

ATTACHMENT B – Outline Table

Feasibility Legend

High = Easy to establish and implement

Medium = More challenging to establish and implement

Low = Could be more difficult to establish and implement

***Options shown as a Low or Low to Medium Implementation Feasibility may nonetheless have the potential to greatly reduce the demand on the Basin.**

Option	Proposal	Implementation Feasibility	Comments
Applicability			
I.A.1	All areas of the main basin	High	Apply the ordinance to all unincorporated areas of the main basin (outside of incorporated city boundaries, two urban areas and the Atascadero sub basin).
I.A.2.a	Lesser area of the main basin	High	Add Jardine Rd area and other small areas around the city to areas not subject to the ordinance.
I.A.2.b	Lesser area of the main basin	High	Adds the village areas of Whitley Gardens and Creston to the areas not subject to the ordinance.
Prohibitions			
II	Prohibit all new uses that would require new water extractions from the Basin	High	Reducing extractions from the Basin for a two year period will reduce projected demand increases and will allow time to look at other solutions and permanent ordinances.
II.A.1	Prohibit new or expanded irrigated crop production	Low to Medium	Will reduce projected demand increases, but difficult to enforce where a well already exists on site as most of these uses do not otherwise require permitting.
II.A.2	Prohibit conversion from dry farm/grazing to new irrigated crop production	Low to Medium	Will reduce projected demand increases, but difficult to enforce especially where a well already exists on site as most of these uses do not otherwise require permitting.
II.A.3	Prohibit new development dependent upon a well	High	Use the well permit or construction permit as a “trigger” for applying the ordinance. Typically these types of uses require some type of permit.

Option	Proposal	Implementation Feasibility	Comments
Other uses that can be prohibited			
II.B.1	Prohibit new secondary dwellings	High	Easy to implement but does not reduce projected demand if new construction is required to offset.
II.B.2	Prohibit new second primary dwellings	High	Easy to implement but does not reduce projected demand if new construction is required to offset.
Exemptions			
III.1	Allow minor modifications to existing supply for existing uses	High	A basic exemption for minor changes to water systems/supply that do not increase demand.
III.2	Allow efficiency improvements to existing water systems/supply	High	A basic exemption to allow changes to existing water systems/supply to improve efficiency.
III.3	Allow additional demand for a public use/facility	High	This exemption would be used for a fire station (the new Creston station could have been an example).
III.4	Allow rebuilding of destroyed structures and uses	High	Basic exemption that allows replacement of destroyed structures.
III.5	Allow uses that receive an <i>Urgency Water Permit</i>	Low to Medium	Introduces the concept of a water permit for new water using land uses.
Other uses that can be exempted			
III.A	Allow additional exemptions beyond those in III.1-4	Medium to High	These additional exemptions go beyond repairs and modifications and reconstruction.
III.A.1	Exempt small (20 acres and less) new irrigated crop production	Medium	Difficult to enforce. The exemption would make it clear that large areas of crop production are the focus of conservation efforts, not smaller crop areas.
III.A.2	Exempts one residence with Best Management Practices for water conservation	Medium	Allows one single family residence with minimal landscaping and other water conservation standards including metering, monitoring and reporting.
III.A.3	Exempts farm support quarters	Medium	Allows farm support quarters if they are allowed on a site with minimal landscaping and other water conservation standards including metering, monitoring and reporting.

Option	Proposal	Implementation Feasibility	Comments
Urgency Water Permit: Ministerial or Discretionary			
IV.1.a Ministerial	Offsets required for all new development and irrigated crop production (2:1 or 1:1)	Low	This option allows new water using development or crop production with issuance of a water permit with performance standards that must be met. Offsets at 2:1 will reduce demand on the basin. Offset program may be difficult to initiate and enforce. Will require additional staff to implement the program.
IV.1.b Ministerial	New water demand will be metered, monitored and reported	Medium	Metering and monitoring of water use is vital to effective management of the basin. However, stakeholders have raised concerns with metering and monitoring of water use.
IV.1.c Ministerial	Water permit will set limits on water use	Low	Suggested limits for new water use for irrigated agriculture to an average of 0.2 af per acre per year and new structural development to an average of 0.5 af per year. The 0.2 figure was derived by dividing the basin's approximate safe yield of 100,000 af per year by the approximate 500,000 acres of land the basin covers. The 0.5 figure for new development is substantially less than large lot uses which would reduce demand. These numbers are offered as options, the Board could choose to develop different numbers. This option would reduce demand on the basin. However, its enforceability is difficult.
IV.2.a Discretionary	Offsets determined on a case by case basis through discretionary process	Medium	Land use descriptions are variable; this option would allow for case by case determinations for offsets. However, every case would require CEQA review and development of individual standards.
IV.2.b Discretionary	New water demand will be metered, monitored and reported	Medium	Metering and monitoring of water use is vital to effective management of the basin. However, stakeholders have raised concerns with metering and monitoring of water use.
IV.2.c Discretionary	No set water use; to be determined on a case by case basis	Medium	Land use descriptions are variable; this option would allow for case by case determinations for offsets. However, every case would require CEQA review and development of individual standards.
IV.2.d Discretionary	Special findings required	Medium	An example of a special finding would be that the proposed project would not increase groundwater demand.

Option	Proposal	Implementation Feasibility	Comments
<p>Existing Irrigated Crop Production Existing irrigation practices will not be required to altered. However, future expansions or changes in irrigation practices on the site could subject existing irrigation to the new standards.</p>			
V.A.1	Offset water use on existing acreage at same time as expanded acreage	Low	This option would reduce demand on the basin. However, its enforceability is difficult.
V.A.2	Use BMPs on existing acreage at the same time as the expanded acreage including metering, monitoring and reporting	Medium	Once BMP's are established a longer term outreach/education program is needed to implement those practices. However, its enforceability will be difficult.
V.A.3	Same a V.2.A but adding an average per year per acre limit on water use	Low	This option would reduce demand on the basin. However, its enforceability is difficult.
<p>Agricultural Ponds New agricultural ponds are reviewed through either alternative review with the RCD or though the County's Grading Ordinance.</p>			
VI.A.1	Prohibit all new agricultural ponds during the life of the urgency ordinance	High	Large agricultural ponds require either review by the RCD as part of the Alternative Review Program or a County Grading Permit. In both cases CEQA review is required. There are still unanswered questions about the impact of large agricultural ponds on the basin.
VI.A.2	Allow new ponds of <1 acre	High	
VI.A.3	Allow new ponds <5 acres	High	
<p>Pipeline Projects All issued construction permits and approved land use permit or land division applications would be allowed to continue subject to the conditions applied at the time the project was approved. A vesting map is subject only to the rules in effect at the time of project acceptance by State law.</p>			
VII.A.1	No pipeline exemptions for land use permits in process	High	This is the standard that would otherwise apply.
VII.A.2	Exempts all projects submitted before 8-6-13	High	All applications that are currently in for review would be exempt.
VII.B.1	Existing crop production considered in the pipeline	High	This would be subject to the existing irrigated crop production section of the ordinance.
VII.B.2	Crop production that is underway considered in the pipeline	High	Would allow for new irrigated crop production that is underway to be completed and exempted from the ordinance.

Option	Proposal	Implementation Feasibility	Comments
VII.B.3	Crop production where a site has been prepared for planting considered in the pipeline	High	Would allow for new irrigated crop production where site work has been completed, but plantings have not yet occurred to be completed and exempted from the ordinance.
VII.B.4	Crop production where financing has been obtained considered in the pipeline	Low	Would allow for new irrigated crop production where the agriculturalist has received financing but where no site preparation or planting has occurred to be completed and exempted from the ordinance.