

IN THE BOARD OF SUPERVISORS
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

_____ day _____, 20__

PRESENT: Supervisors

ABSENT:

RESOLUTION NO. _____

**RESOLUTION AUTHORIZING THE DEPARTMENT OF PLANNING AND BUILDING
TO SUBMIT AN APPLICATION TO THE CALIFORNIA COASTAL COMMISSION FOR A LOCAL
COASTAL PROGRAM ASSISTANCE GRANT TO FUND TECHNICAL STUDIES AND
TASKS FOR THE LOS OSOS COMMUNITY PLAN UPDATE**

The following resolution is hereby offered and read:

WHEREAS, the Budget Act of 2013 provides an appropriation of \$1 million for Coastal Commission grants in Fiscal Year '13-14 to local governments to support Local Coastal Program (LCP) planning, and

WHEREAS, the California Coastal Commission, under the authority of the California Coastal Act, may provide financial assistance to support coastal planning and has approved a competitive grant program to provide such financial assistance for LCP planning; and

WHEREAS, the grant program requires all award recipients to commit to threshold requirements; and

WHEREAS, the goal of the grant program is to develop new or updated LCPs in conformance with the California Coastal Act and to reflect current circumstances and new scientific information, including new understandings and concern for the effects of climate change; and

WHEREAS, grant proposals submitted under this grant program must complete land use plan and/or zoning work to achieve submittal for certification of an LCP Amendment to significantly update a certified LCP, with special emphasis on effects of climate change and sea-level rise; and

WHEREAS, on February 25, 1988, the California Coastal Commission certified the Local Coastal Program, including the Estero Area Plan and its Los Osos urban area; and

WHEREAS, on March 1, 1988, the San Luis Obispo County Board of Supervisors adopted the Local Coastal Program as amendments and additions to the Land Use Element of the San Luis Obispo County General Plan, specifically incorporating the Land Use Plan of the Local Coastal Program into the Land Use Element of the General Plan; and

WHEREAS, the County of San Luis Obispo desires to pursue a project that would result in the completion and submittal for certification by the California Coastal Commission of an amendment to

update the portion of the LCP pertaining to the Los Osos urban area of the Estero Area Plan, also known as the Los Osos Community Plan; and

WHEREAS, the County of San Luis Obispo commits to and agrees to fully support a planning effort intended to update a certified LCP pursuant to the provisions of the California Coastal Act, with full public participation and coordination with the Coastal Commission staff.

NOW, THEREFORE BE IT RESOLVED AND ORDERED by the Board of Supervisors of the County of San Luis Obispo, State of California, as follows:

1. That the County of San Luis Obispo, Department of Planning and Building is directed to submit the grant application package attached hereto as Attachment 1 to the California Coastal Commission to provide financial and planning assistance, under authority of the California Coastal Act, in the amount of \$220,250 to fund the project more particularly described in the grant application package.
2. That the Director of Planning and Building of the County of San Luis Obispo, or designee, is authorized to execute, in the name of the County of San Luis Obispo, all necessary applications, contracts and agreements and amendments thereto to implement and carry out the grant application package attached hereto and any project approved through approval of the grant application.

Upon motion of Supervisor _____, seconded by Supervisor _____, and on the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINING:

the foregoing resolution is hereby adopted.

Chairperson of the Board of Supervisors

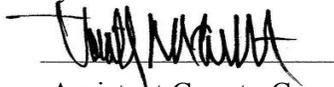
ATTEST:

Clerk of the Board of Supervisors

[SEAL]

APPROVED AS TO FORM AND LEGAL EFFECT:

RITA L. NEAL
County Counsel



By: Assistant County Counsel

Dated: November 22, 2013

CALIFORNIA COASTAL COMMISSION

LCP PLANNING

GRANT APPLICATION FORM

SEPTEMBER 5, 2013

For Fiscal Year 2013-2014, Governor Brown and the California Legislature approved an augmentation of \$1 million to the California Coastal Commission's budget to support local governments responsible for planning under the [California Coastal Act](#) (Coastal Act) to develop or update Local Coastal Programs (LCPs). A full description of the grant program is available <http://www.coastal.ca.gov/lcp/lcpgrantprogram.html>.

Coastal Commission staff is available to work with local governments and to assist you during the application process. Please note the entire grant application will be public record upon submittal. Click in the shaded text fields to enter text, numbers and dates. The fields will expand to accommodate the data. Press the tab key to move between fields.

APPLICANT INFORMATION

Applicant name (organization): County of San Luis Obispo, Department of Planning and Building

Address: 976 Osos Street, Room 200, County Government Center, San Luis Obispo, CA 93408

Contact name: Kerry Brown Title: Planner III

Telephone: 805-781-5713 Fax: 805-781-1242 Email: kbrown@co.slo.ca.us

Federal Tax ID# 95-6000939

Person authorized to sign contract and amendment: Name: Kami Griffin Title: Acting Director

Application prepared by: Name: Kerry Brown Title: Planner III

Signature: _____ Date: November 22, 2013.

PROJECT INFORMATION

Project title: Community Plan Update for a Sustainable and Healthy Los Osos

LCP/ LCP Segment: Estero Area Plan – Los Osos Urban area

Project location: City / Geographic area: Community of Los Osos County: San Luis Obispo

Project timeline: Start date: Started End date: April 2016

MAPS AND PHOTOS: See attached maps

APPLICATION MATERIALS

1. PROJECT DESCRIPTION.

2.

COMMUNITY PLAN UPDATE FOR A SUSTAINABLE AND HEALTHY LOS OSOS

Project Description

The Los Osos Community Plan is the community's vision for the future. It is part of the Local Coastal Program and the County General Plan. It contains policies, programs, standards, and zoning that will guide future land use and transportation. The Community Plan has not been comprehensively updated since it was prepared in the 1980's and certified in 1988. It needs to be comprehensively updated to better reflect current land use, transportation, population, environmental, resource, and economic conditions, as well as community goals and aspirations for the next 20 years. Importantly, updating the Community Plan is a prerequisite to and essential for renewed residential and commercial development and economic investment in the community, most of which has been under a development moratorium since 1988.

The Los Osos Urban Reserve Line includes two uncertified areas, the Otto property (now known as the Elfin Forest) and the Sweet Springs property. These areas will be included in the Community Plan update, as will a comprehensive chapter on maximizing coastal access.

The Community Plan update will feature measures to achieve the following goals:

- Sustainable resources and development
 - Assure that future development is supported by the sustainable capacity of the groundwater basin
 - Preserve natural resources such as habitat for endangered species
 - Protect the Morro Bay Estuary and its watershed
- Strategic (smart) growth
 - Focus on infill and mixed use development and supporting infrastructure
 - Improve and diversify the local economy, capitalizing on tourism and maximizing opportunities for coastal access and recreation
 - Focus on achieving a safe, active and healthy community
 - Provide neighborhood and community parks and recreation facilities to serve existing and future populations
 - Encourage pedestrian and bicycle travel, transit, and carpooling
 - Mitigate or adapt to projected sea level rise

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- A high level of community participation and voice in land use planning decisions

Objectives

1. Protect and enhance the Morro Bay Estuary so that it is a clean, healthy, functioning ecosystem that harbors a diversity of wildlife.
2. Establish a maximum rate of growth within the Los Osos urban reserve line, consistent with available resources, services and infrastructure provided and the community's sense of place.
3. Provide flexible zoning that enables businesses to expand and remain in the community, and establish incentives to encourage good design of commercial development.
4. Encourage improvement of tourist-oriented facilities.
5. Base all land use policies and plans on sustainable development that meets the needs of current population and visitors without endangering the ability of future population to meet its needs or drawing upon outside resources.
6. Carefully manage water resources to provide a clean, sustainable resource for the community. Also provide water conservation education and incentives for updating the community's water utilities.
7. Plan transportation system improvements to provide for, but not exceed, the demand of visitors and permanent residents at build-out conditions. These improvements should be consistent with the land use patterns allowed by both the land use element and the general plan, so that growth is not facilitated or induced in inappropriate amounts or locations.
8. Establish an efficient circulation system and pattern of land uses that minimize the number of automobile trips.
9. Provide maximum public access, and protect existing public access, to the coast, the shoreline, the bay, and public recreation areas, consistent with the need to protect natural resources and private property rights.

Project details

The County Planning and Building Department will prepare the Los Osos Community Plan update, building upon previous planning efforts that resulted in a locally accepted plan in 2004. However, data, policies, standards, etc. will be thoroughly revised and updated as needed to reflect current conditions, resource plans and community participation. For example, the Los Osos Groundwater Basin Plan (Basin Plan) will be incorporated into the Community Plan to ensure that development does not outpace available water resources. Conservation strategies and development standards from the Habitat Conservation Plan (currently underway) will also be integrated into the Community Plan. In addition, the following reports and tasks will be prepared and performed by outside consultants and incorporated into the Community Plan. These work products will advance the key goals and objectives of the Community Plan to

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achieve sustainable resources and development, implement strategic growth and encourage a high level of community participation, as described above.

Sea Level Rise Study

The County's EnergyWise (climate action) Plan includes the results of an assessment of local climate change projections by the GEOS Institute and the Local Government Commission, based on climate modeling software, specific to San Luis Obispo County. The projections include the expected long-term (year 2100) increase in sea level along the coast. The EnergyWise Plan also includes a number of mitigation and adaptation strategies to limit the effects of climate change. This proposal includes a study that expands on the climate change modeling that has already been done, using that information to conduct more focused mapping of potential sea level rise in Los Osos. This sea level rise study will identify potential impacts specific to Los Osos, for example, increased coastal erosion, coastal flooding, infrastructure vulnerability and maintenance costs, loss of coastal wetlands and saltwater intrusion. The study will then recommend Los Osos-specific Local Coastal Program policies, development standards, revisions to existing standards or procedures, or other measures needed to mitigate or adapt to projected sea level rise. This study will lead to measures to help sustain sensitive coastal resources in the long-term and assure a healthy community.

Transportation Study

The Los Osos Community Plan will include the Circulation Element for Los Osos. The Transportation Study will provide guidance and direction for future growth. The Study will provide analysis of future traffic conditions under buildout of the plan, recommending transportation system improvements that provide for, but do not exceed the demand of visitors and permanent residents at build-out conditions. The Study will investigate whether certain currently recommended future circulation routes are still needed in light of reduced buildout. If such routes are not needed, significant impacts to sensitive coastal resources would be avoided. The Study will also pay special attention to providing a variety of transportation options and incorporating a network of Complete Streets throughout the community, helping to achieve a safe and healthy community.

Economic Strategy

The community of Los Osos has been under a moratorium (for septic discharge) since 1988, which has resulted in a lack of growth and economic stagnation. The community's economy is fueled primarily by income from jobs located in other communities. Los Osos is a "bedroom community," since roughly 85 to 90 percent of its workers commute to jobs in other communities (2010 US Census).

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Los Osos has businesses that provide retail and service uses to local residents, but lacks employment-generating businesses. Although there are many tourist attractions in the area, there are currently few visitor-serving businesses. The commercial sector is currently under-developed compared to nearby incorporated cities, and residents are spending much of their money outside of the community. An Economic Strategy for Los Osos will recommend programs and measures to promote economic activity and employment, help the community capture some of the “leakage” of retail sales outside of the area, and enable residents to purchase a greater variety of goods and services locally. Besides advancing the goal of improving and diversifying the local economy (and thereby promoting a more vibrant community), an Economic Strategy could help reduce vehicle miles traveled and greenhouse gas emissions by avoiding the necessity for travel outside of the area for goods, services and employment. As such, a successful economic strategy is a key smart growth strategy.

Archaeological Update

The community of Los Osos is culturally sensitive. Construction of a community-wide wastewater project is well underway within the community. The wastewater collection system covers most of the streets within the prohibition zone and is resulting in excavations within the County right-of-way to install the wastewater pipeline. New archaeological data is being compiled and recorded. An Archaeological Update will allow the County to update, revise, and refine archaeological maps and development standards as needed based on this new data. This will lead to more effective protection of sensitive cultural resources, consistent with LCP policies, while potentially reducing the need for some property-specific archaeological studies in connection with proposed development.

Tree Master Plan

A tree master plan is long overdue for Los Osos because the community has lost most of the Monterey pine forest over the years (to pine pitch canker and other diseases). However, timing for this Tree Master Plan is favorable now, as an aggressive street tree planting program could begin after completion of the community sewer project. The Tree Master Plan will be prepared with public participation. It will define areas to be planted, including any key street corridors and gateways to have special treatment. It will include a palette a tree species that is appropriate for the community, planting requirements, planting and maintenance information, and ways to provide and pay for street trees in existing neighborhoods. There are numerous benefits of preparing a Tree Master Plan and pursuing a communitywide tree planting program, as an urban forest enhances aesthetics, serves as a wind break, calms traffic, and provides health benefits by encouraging an attractive and pedestrian-friendly environment. Tree planting is also a mitigation measure for climate change: planting native trees reduces

greenhouse gasses by sequestering carbon and can lower energy consumption. Tree planting can also increase storm water infiltration and reduce surface runoff, thereby helping to protect sensitive coastal resources.

Public Facilities Funding and Financing Plan

Adequate infrastructure is necessary to enable orderly development consistent with the goals of the Community Plan for sustainable and strategic growth and to provide needed resources and facilities to support economic development. To facilitate the provision of adequate infrastructure and public facilities, a Public Facilities Funding and Financing Plan (PFFP) will be prepared. It will also ensure fairness in the allocation of costs and benefits to all affected parties. The PFFP will consist of a “Complete Sustainable Community” technical report on the acquisition, capital and operating costs of sustaining water resources, infrastructure and facilities, parks and habitat, and transportation needs for existing and potential alternative plans. The PFFP will include a Funding and Financing Action Plan to identify necessary infrastructure, facilities and services and the best funding and financing options to provide needed improvements and implement the Community Plan.

Public Participation Plan

The County has engaged in extensive public participation in past efforts to update the Los Osos Community plan. In recent months, County staff has been meeting with the Los Osos Community Advisory Council (LOCAC) and its subcommittee to work through planning issues and elicit early input into the public review draft of the Community Plan. The advisory council is hosting the community meetings. These community meetings are open to all residents and focus on different issues affecting Los Osos. The community meetings will continue into next year. To date, these meetings have not garnered much input from the community at large. A Public Participation Plan will help the County reach a representative cross-section of residents and better represent the community’s desires in the Community Plan. Tasks for a consultant led Public Participation Plan will include stakeholder meetings, public workshops, use of online media, web design, and newsletters.

Public Benefit/Significance

The Community Plan update will bring future growth into alignment with available resources and will protect sensitive coastal resources. For example, the Community Plan will identify appropriate and sustainable development and buildout limits that correspond to the safe yield of the groundwater basin and phased implementation of the Basin Plan. In addition, the Community Plan will incorporate a Habitat Conservation Plan (HCP) for the long-term preservation of habitat remaining within the Los Osos Greenbelt, including habitat remaining on individual vacant lots. By enabling

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development on vacant lots in the Prohibition Zone that has been largely curtailed in much of Los Osos since 1988, the Community Plan update will also enable strategic or smart growth projects that provide public benefits such as recreation, open space, coastal access, and needed infrastructure and public facilities. This will help diversify and strengthen the local economy, providing more certainty to economic development. Given all of the obstacles facing renewed development in Los Osos, this Community Plan will serve as a model for effectively planning for sustainable future growth and development in an area with highly sensitive and constrained coastal resources.

Relative Need for LCP Update/Extent of Update

The Los Osos Community Plan is the plan for land use and transportation for the community of Los Osos. It contains zoning, vision, policies, programs, and standards that will guide land use and transportation for the entire area within the Los Osos Urban Reserve Line. The Community Plan will also serve as the Circulation Element for the community, together with Coastal Framework for Planning of the LCP. The Community Plan needs to be updated for the following reasons:

- The Community Plan has not been comprehensively updated since it was prepared in the 1980's and certified in 1988. Since that time, development patterns and trends have changed, resource constraints and endangered species have been identified, traffic has increased, and community desires have been articulated.
- The update will better reflect current land use, transportation, population, environmental, and economic conditions, as well as community goals and aspirations for the next 20 years.
- The update is a prerequisite to and essential for renewed residential and commercial development and economic investment in the community, most of which has been under a development moratorium since 1988, causing economic stagnation. New development will occur in accordance with smart or strategic growth principles and policies and will be accompanied by needed recreation, open space, coastal access, infrastructure, and public facilities.
- The update needs to incorporate information and results from the following efforts:
 - A community sewer system that is on track to construction and operation in 2015
 - A Basin Management Plan nearing completion to manage a sustainable water supply
 - A habitat conservation plan that is also underway
- The update will include for certification two areas that have been uncertified or “whiteholed” since 1988: the Otto (Elfin Forest) and Sweet Springs properties

Addressing the Effect of Climate Change

As discussed in the project details.

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Likelihood of Success

Major planning efforts to update the Los Osos Community Plan began in the early 1990's and resulted in a Board of Supervisors-approved plan in 2004. Work on the new, revised Community Plan has been authorized by Board of Supervisors and is underway. The County has allocated resources and staff dedicated to working on the Community Plan update and is committed to the timely completion of this effort.

There have been enormous efforts regarding planning and resource issues in Los Osos. The water purveyors have recently released a draft Los Osos Groundwater Basin Management Plan to deal with water quality degradation of the Upper Aquifer, primarily by nitrate and seawater intrusion into the lower aquifer. Additionally, the County is working on a Habitat Conservation Plan for the Morro shoulderband snail, Morro manzanita, Morro Bay kangaroo rat, and Indian Knob mountain balm, all federally listed species occurring in the community of Los Osos. Adoption of the Habitat Conservation Plan and issuance of the incidental take permit(s) will facilitate a streamlined permitting process and also provide a cohesive conservation strategy managed by one entity with a single funding source. The County's communitywide wastewater system is under construction currently and is expected to be completed in 2015. In order to allow development of the currently vacant parcels, the County needs to update the Los Osos Community Plan. The County is committed to this effort, and has dedicated staff and resources toward the effort. This grant will aid in the effort.

The County will work closely with the Coastal Commission to ensure coordination through the update process. Close coordination will be in the form of quarterly meetings (face to face) and conference calls with Coastal Commission staff to discuss issues of concern. The Coastal Commission staff provided a letter of issues in response to the County's 2004 plan for Los Osos, and County staff has been working to address these outstanding issues. The County will make every effort to ensure close coordination with the Coastal Commission staff and keep them fully apprised of the continued progress of the update.

Workload and Permit Streamlining

The Los Osos Community Plan update will allow for efficient and streamlined permitting in the future by providing clear standards for phased development and conservation and protection of coastal resources. In addition, the update and its Environmental Impact Report are expected to reduce the need for some property-specific archaeological studies in connection with proposed development (see the preceding discussion of the Archeological Update study under "Project Details.")

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Project Integration /Leverage/Matching Funds

The County of San Luis Obispo is fully committed to completing the Los Osos Community Plan update in a timely manner and has committed substantial resources to this effort. The Community Plan update is already underway with a substantial investment in staff time. In addition, many substantial supporting efforts dovetail with the update and are in progress. All of these efforts aid the County in updating the Los Osos Community Plan.

- Since July 2012, the County has spent over \$42,000, primarily in staff time, on the Community Plan update.
- The County has committed, through the Planning and Building Department's budget, over \$465,000 for professional services needed for a comprehensive update of the Los Osos Community Plan, most of that amount to be allocated for preparation of an Environmental Impact Report.
- The County is committing to spend at least another \$112,000 in staff time to complete the Community Plan update as described in this grant application.
- Substantial County effort is dedicated to the Community-wide Habitat Conservation Plan and Environmental Impact Report / National Environmental Policy Act Compliance that is underway.
 - Preparation of the HCP and accompanying environmental documents is being led by the County and is being funded by a Section 6 grant from the California Department of Fish and Wildlife in the amount of \$365,000 and a Coastal Impact Assistance Program grant from the US Fish and Wildlife Service in the amount of \$311,483.
- Substantial County effort is dedicated to the Basin Management Plan, a draft of which was recently released.
 - The County is a party to the adjudication process for the Los Osos Groundwater basin, the Interlocutory Stipulated Judgment (ISJ). The County provides staff time and input into the Basin Plan and discussions with the water purveyors.
- Substantial County effort is dedicated to preparation of the Infill Development Standards study, which is being funded by a Strategic Growth Council grant (\$92,800 for this study, plus additional County match in the form of staff time).
 - This effort focuses on amending the County's development regulations and guidelines to encourage high-quality development on vacant or underutilized land in a manner that fits in with existing neighborhoods and the unique character of each community. Through the update, these standards will be adapted for Los Osos, as the Community Plan's focus is infill development.

3. A WORK PROGRAM AND SCHEDULE.

SCHEDULE

Proposed starting date: Started already

Estimated completion: April 30, 2016

WORK PROGRAM

	Complete Date: Click here to enter a date.
Task 1. Public Review Draft Plan	
<u>County of San Luis Obispo</u>	
1.1 Agency referrals	January 2014
1.2 Property owner requests.	Started
1.3 Initiate Technical Studies	April 2014
1.4 Public Review Draft Plan Document	April 2014
Outcome/Deliverables: Public Review Draft	Projected date: February 2014
Task 2. Public Outreach	
2.1 Website Development	On-going
2.2 Seek comments from stakeholders	Started in June 2013 and is on-going
2.3 Agency-specific review/comment	January 2014
2.4 Hold community meeting	April 2014
Outcome/Deliverables: Public meeting	Projected date: April 2014
Task 3. Public Hearing Draft	
3.1 Public and Agency Comment Incorporation	December 2014
3.2 Release Public Hearing Draft Plan	January 2015
Outcome/Deliverables: Public Hearing Draft	Projected date: January 2015
Task 4: Environmental Impact Report	
4.1 Prepare Initial Study, Notice of Preparation and Request for Proposals	January 2014
4.2 Select consultant to prepare EIE	January 2014
4.3 Contract for EIR approved	March 2014
Outcome/Deliverables: Start the EIR	Projected date: March 2014
Task 5 Technical Studies	
5.1 Obtain technical study proposals	February 2014
5.2 Review proposals	February 2014
5.3 Coordinate with consultants, contracts approved	March / April 2014
5.4 Complete technical studies	May 2014
Outcome/Deliverables: Technical Studies Complete	Projected date: May 2014
Task 6 EIR Scoping meeting	
6.1 EIR scoping meeting preparation	March 2014
6.2 Conduct EIR scoping meeting	March 2014
Outcome/Deliverables: Public Meeting	Projected date: March 2014
Task 7 Draft EIR prepared	
7.1 Assemble and manage EIR team	April 2014
7.2 Coordination with EIR consultant	April 2014
7.3 Alternatives developed with consultant	November 2014
7.4 Review Administrative Draft of EIR	December 2014
Outcome/Deliverables: Draft EIR completed	Projected date: January 2015
Task 8 EIR and Public Hearing Draft	

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Review and Comment Period	
8.1 Meet with LOCAC and public	On-going throughout the process
Outcome/Deliverables: Public Meeting	Projected date: January 2015
Task 9 Planning Commission Public Hearings	
9.1 Study Session at Planning Commission	February 2015
9.2 Public Hearing Notice and staff report	February 2015
9.3 Planning Commission hearings	March 2015
9.4 Planning Commission recommendation to Board	March 2015
Outcome/Deliverables: Planning Commission recommendation	Projected date: March 2015
Task 10 Board of Supervisors Hearing	
10.1 Public Notice	April 2015
10.2 Meet with Board members	April 2015
10.3 Board of Supervisors hearings	May 2015
10.4 Finalize a Board approved Plan	June 2015
Outcome/Deliverables: Board of Supervisors approved Plan	Projected date: June 2015
Task 11 Coastal Commission Review	
11.1 Meet with Coastal Commission staff	July 2015
11.2 Coastal Commission review of the plan	July thru November 2015
11.3 Coastal Commission hearings	December 2015
11.4 Coastal Commission approves a plan	January 2016
11.5 Potential revisions to the Plan based on Coastal Commission review	February 2016
11.6 Board of Supervisors approved Coastal Commission modifications	March 2016
11.7 Coastal Commission final approval	April 2016
Outcome/Deliverables: Coastal Commission approval!	Projected date: April 2016
Task 12 Print the final Los Osos Community Plan	April 2016
Outcome/Deliverables The final plan!	Projected date: April 2016

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Please list (1) all significant and pertinent project benchmarks related to the project for which funds are being requested, (2) expected dates for reaching or completing those steps. These will be used in monitoring grant progress and in grant reporting under approved contracts.

BENCHMARK SCHEDULE

ACTIVITY	COMPLETION DATE
Public Review Draft	April 2014
Public Hearing Draft and Draft EIR	January 2015
Planning Commission hearings	March 2015
Board of Supervisors hearings	May 2015
Board of Supervisors approval	June 2015
Submittal to Coastal Commission	July 2015
Coastal Commission approval	January 2016
Board acceptance of CCC approval	April 2016