

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 6/2/2015	(3) CONTACT/PHONE Kerry Brown, Planner / (805) 781-5713	
(4) SUBJECT Request to authorize processing of an Amendment of the Official Maps – Part III of the Land Use Element / Local Coastal Plan Amendment (LRP2014-00021) to adjust the Urban Services Line to include the neighborhood of Monarch Grove, located south of Monarch Lane and west of Pecho Valley Road, in the community of Los Osos. District 2.			
(5) RECOMMENDED ACTION It is recommended that the Board review the proposed amendment to the Los Osos Urban Services Line and determine whether it should be authorized for processing.			
(6) FUNDING SOURCE(S) Planning Staff Budget	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ___) <input checked="" type="checkbox"/> Board Business (Time Est. <u>30 mins.</u>)			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input checked="" type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa Howe			
(18) SUPERVISOR DISTRICT(S) District 2			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Kerry Brown, Planner

VIA: Matt Janssen, Policies and Programs Division Manager

DATE: 6/2/2015

SUBJECT: Request to authorize processing of an Amendment of the Official Maps – Part III of the Land Use Element / Local Coastal Plan Amendment (LRP2014-00021) to adjust the Urban Services Line to include the neighborhood of Monarch Grove, located south of Monarch Lane and west of Pecho Valley Road, in the community of Los Osos. District 2.

RECOMMENDATION

It is recommended that the Board review the proposed amendment to the Los Osos Urban Services Line and determine whether it should be authorized for processing.

DISCUSSION

Summary of Request

The County Department of Planning and Building is requesting an amendment to the Official Maps/Local Coastal Plan to adjust the Urban Services Line of the Los Osos Urban Area (Estero Area Plan) to include the neighborhood of Monarch Grove. The purpose of this amendment is to allow the Monarch Grove neighborhood to be served by the Los Osos Wastewater Project (LOWWP). Only areas within the Urban Services Line can be served by the LOWWP, per condition of approval number 4 of the Coastal Development Permit for the LOWWP, which reads as follows:

4. The approved service area for the wastewater treatment facilities corresponds to the area shown on the Service Area Map attached. Future additions to the wastewater treatment service area shall require a separate coastal development permit, and must be preceded or submitted concurrently with a Local Coastal Plan (LCP) amendment that incorporates the proposed service area expansion within the Urban Service Line designated by the LCP.

The Monarch Grove neighborhood is currently served by a package treatment sewer plant operated by the Monarch Grove Homeowners Association (MGHOA). The treatment plant has been the subject of many discharge and reporting violations with the Regional Water Quality Control Board (70 violations within the last 5 years). Allowing the neighborhood to connect to the County's LOWWP will be beneficial overall because the wastewater from the neighborhood will be treated at the community plant, which will have a higher level of treatment and include more efficient reuse of the wastewater. [Currently, wastewater from the package plant must be blended with groundwater to be recycled, which will not be the case with the LOWWP.]

This Urban Services Line adjustment is included as part of the Public Review Draft of the Los Osos Community Plan. However, the Los Osos Community Plan process is anticipated to take another year to complete and then will be considered by the Coastal Commission. The community plan may not be adopted and in effect by the time the LOWWP is completed and available for connection. Therefore, the Department has determined that processing the Urban Services Line amendment should be separated from the County's efforts to amend the Estero Area Plan, the Los Osos Urban Area (the Los Osos Community Plan). This will allow the MGHOA to close their small treatment plant and connect to the County's LOWWP once available.

Project Data

Assessor Parcel Numbers: 074-027-001 thru 039; 074-028-001 thru 007; 009; 011-029; 031; 034; 035; 074-029-001-015
Area: 21 acres (83 parcels)
Topography: Nearly level
Water Supply: Community water
Sewage Disposal: Community system
Vegetation: Ornamental landscaping
Existing Use and Improvements: Single family homes

Land Use Category / Surrounding Land Uses

North: Residential Single Family / residences
South: Residential Single Family and Residential Suburban / residences
East: Residential Single Family and Public Facilities / residences
West: Residential Single Family and Recreation / Monarch Grove Natural Area and Montana de Oro State Park

General Plan Information

Land Use Element Category: Residential Single Family and Residential Suburban
Combining Designation: Local Coastal Plan and Coastal Appealable Zone
Planning Area Standards: Estero
Community: Los Osos

Authority

Unlike the processing of land use permits, the first step when considering requested changes to the general plan, specific plan or land use ordinance is for your Board to determine whether to initiate the amendment (i.e. to "authorize" processing of the amendment or not). If you authorize this request for processing, the item will be scheduled for public hearings before the Planning Commission and your Board after the environmental review process and staff report is completed.

Appendix F of Coastal Zone Framework for Planning – Part I of the Land Use Element (LUE) of the General Plan, provides guidelines for processing General Plan amendment requests. The guidelines include this step where your Board determines whether to authorize processing of the application. The Department of Planning and Building is to provide a preliminary analysis of the major issues likely to be involved in the request and the items that need to be studied in more detail. The Board should consider the following factors and any other issue raised by the proposal:

- Necessity – Are there policies in the LUE/LCP that make the proposal unnecessary or inappropriate?
- Timing – Is proposed amendment premature in relation to the inventory of similarly designated land and the timing of projected growth?

- Vicinity – Should the area of the proposed amendment be expanded or reduced based on the site’s relationship with surrounding area and surrounding condition?

Staff Response

The neighborhood of Monarch Grove is a fully developed subdivision of 83 lots (approved in 1994). The neighborhood is served by community water (Golden State Water Company) and a package treatment sewer plant (operated by the Homeowner’s Association). Since Monarch Grove is a fully developed subdivision amending the Urban Services Line does not raise significant issues. The Urban Services Line generally reflects available public services and utilities for urban development. Including this fully developed neighborhood within the Urban Services Line is appropriate and will allow the neighborhood to connect to the LOWWP.

Necessity: In terms of necessity, there is nothing in the proposal that conflicts with General Plan policies to declare the proposal to be unnecessary or inappropriate at this time. In order for this neighborhood to connect to the LOWWP, a Land Use Element / Local Coastal Plan amendment is necessary.

Timing: Considering the fact that the Monarch Grove neighborhood is fully developed (all lots are developed with residences), the proposed amendment is not unnecessary or premature in relation to similarity designated land and the timing of growth. Adjusting the Urban Services Line now is better than waiting until the Los Osos Community Plan is approved and adopted. The amendment is a map correction.

Vicinity: This proposal does not include changes to the Urban Reserve Line or changes to the land use intensity adjacent to surrounding areas that may warrant changing the scope of the proposal. The Urban Services Line amendment reflects the fact that the Monarch Grove neighborhood is developed with urban services and there is no need to further expand the USL to include other properties.

Authorization Options

Your Board should consider the following options as part of your discussions when considering whether to authorize this project for processing:

1. **Authorize as Requested.** Authorize the application for processing as requested, to amend the Official Maps – Part III of the Land Use Element / Local Coastal Plan to add Monarch Grove to the Urban Services Line, as described in this report, for the corresponding Urban Services Line changes.
2. **Do Not Authorize.** Do not authorize the processing of this application.

OTHER AGENCY INVOLVEMENT/IMPACT

If the project is authorized for processing, the application will be referred to all applicable agencies and advisory bodies, including but not limited to: the Regional Water Quality Control Board, the Los Osos Community Advisory Council, and the California Coastal Commission.

FINANCIAL CONSIDERATIONS

There is no processing fee for this County-initiated General Plan / Local Coastal Plan amendment. The cost of processing the amendment will be paid with funds from the Department of Planning and Building’s regular staffing budget.

RESULTS

Authorization of the General Plan Amendment application will allow continued processing and a final decision to occur. Not authorizing the application will stop the further processing of the General Plan Amendment

ATTACHMENTS

1. 1: Maps
2. 2: Letter from Monarch Grove HOA
3. 3: Los Osos Wastewater Project Service Area