

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

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 7/21/2015	(3) CONTACT/PHONE Stephanie Fuhs, Planner/(805) 781-5721	
(4) SUBJECT Request to Authorize the Use of Alternative Publication Procedures for the Summer General Plan Amendment Cycle (Water Amendments), including amendments to the Agriculture Element, the Conservation and Open Space Element, Title 8, Title 22, and Title 19 of the County Code, and the County Fee Schedule . All Districts.			
(5) RECOMMENDED ACTION It is recommended that the Board of Supervisors: 1. Authorize that a display advertisement of one-quarter page be published in a newspaper of general circulation in the County on or before July 31, 2015, indicating the general nature of the proposed General Plan and ordinance amendments that will be considered on August 11, 2015, can act as the alternative publication. 2. Authorize that a one-quarter page display advertisement be placed in a newspaper of general circulation within 15 days after adoption of the proposed amendments by your Board.			
(6) FUNDING SOURCE(S) Current Budget	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ___) <input type="checkbox"/> Board Business (Time Est. ___)			
(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 N/A	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input checked="" type="checkbox"/> N/A Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa Howe			
(18) SUPERVISOR DISTRICT(S) All Districts			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Stephanie Fuhs, Planner

VIA: Trevor Keith, Deputy Director, Policies and Programs

DATE: 7/21/2015

SUBJECT: Request to Authorize the Use of Alternative Publication Procedures for the Summer General Plan Amendment Cycle (Water Amendments), including amendments to the Agriculture Element, the Conservation and Open Space Element, Title 8, Title 22, and Title 19 of the County Code, and the County Fee Schedule. All Districts.

RECOMMENDATION

It is recommended that the Board of Supervisors:

1. Authorize that a display advertisement of one-quarter page be published in a newspaper of general circulation in the County on or before July 31, 2015, indicating the general nature of the proposed General Plan and ordinance amendments that will be considered on August 11, 2015, can act as the alternative publication.
2. Authorize that a one-quarter page display advertisement be placed in a newspaper of general circulation within 15 days after adoption of the proposed amendments by your Board.

DISCUSSION

On August 11, 2015, your Board will hold a public hearing for the following amendment:

Hearing to consider a request by the COUNTY OF SAN LUIS OBISPO for amendments to the Agricultural Element and the Conservation and Open Space Element of the General Plan; and amendments to Title 22 (Land Use Ordinance) of the County Code; Title 8 (Health and Sanitation Ordinance), Title 19 (Building and Construction Ordinance), and The County Fee Schedule (Ordinance 3274) in order to implement the Water Neutral New Development and the Water Waste Prevention components of the proposed Countywide Water Conservation Program. The proposed Countywide Water Conservation Program and associated amendments would affect water use in both new and existing development, including all urban and rural land uses within the unincorporated areas of the county as well as agricultural operations. The requested amendments would specifically modify: 1) the Agricultural Element of the County General Plan, Agricultural Goal – AG1(Support County Agricultural Production), Agricultural Policies – AGP10 (Water Conservation) and AGP11 (Agricultural Water Supplies); 2) the Conservation and Open Space Element of the County General Plan, Water Resource Policy – WR 1.7 (Agricultural operations), Water Resource Implementation Strategy - WR 1.7.1 (Protect agricultural water supplies), and Water Resource Policy - WR 1.14 (Avoid net increase in water use); 3) Title 8 (Health and Sanitation Ordinance) of the County Code for amendments to Section 8.40.030 – Acts Prohibited, Permit Required and Section 8.40.040 – Permits, and for the addition of a new Chapter 8.69 – Urban and Rural

Development Water Conservation Requirements; 4) Title 19 (Building and Construction Ordinance) of the County Code, Chapter 7 – Plumbing Code, Section 19.07.42 – Water Conservation Provisions; and 5) Title 22 (Land Use Ordinance) of the County Code, Chapter 22.06 – Allowable Land Uses and Permit Requirements by Land Use Category, Section 22.06.030 - Table 2-2, Section 22.06.040 – Exemptions from Land Use Permit Requirements, Chapter 22.30 – Standards for Specific Land Uses for the addition of a new Section 22.30.204 – New or Expanded Crop Production Overlying the Paso Robles Groundwater Basin, Section 22.30.310 – Nursery Specialties, Chapter 22.62 – Permit Approval or Disapproval, Section 22.62.030 – Zoning Clearance, and Chapter 22.80 – Definitions/Glossary, Section 22.80.030 – Definitions of Land Uses, and Specialized Terms and Phrases. This project affects all of the unincorporated portions of the County.

County File Number: LRP2013-00012
Supervisory District: ALL

APN(s): County-wide
Date Accepted: N/A

Staff Comments

The California Government Code, Section 25124, establishes specific publication requirements for ordinance amendments. Your Board can order that a display advertisement be published in a newspaper of general circulation in the county prior to the public hearing and that a display ad be placed in a newspaper of general circulation following action on the amendments.

The California Government Code establishes specific publication requirements for ordinance amendments, and offers two cost-saving alternatives to publishing the complete text of an adopted ordinance after its passage (which has historically been the most commonly-used method). The alternatives include either publishing a summary of the proposed amendments; or, where the official responsible for the ordinance determines that a summary would not be effective, and with the consent of your Board, a simple display ad can be published in a local newspaper noting passage of the ordinance, where it can be obtained, and how your Board voted on its adoption.

Therefore, in accordance with Section 25124 of the California Government Code, we are requesting that your Board order that a display advertisement of a one-quarter page be published in a newspaper of general circulation in the county, indicating the general nature of the proposed ordinance amendments to be considered. In addition, it is requested that your Board direct that a one-quarter page display advertisement be placed in a newspaper of general circulation within 15 days after adoption of the proposed amendments.

Because publication of a display advertisement would cost substantially less than the full text of the adopted amendments, and because the diversity of topics covered in the amendments does not enable a meaningful summary, your favorable consideration on this matter is appreciated.

OTHER AGENCY INVOLVEMENT/IMPACT

Applicable agencies and Community Advisory Committees were provided referrals of the amendments.

FINANCIAL CONSIDERATIONS

The current cost of publishing two quarter page display ads is approximately \$800. Reproducing the complete text of all of the amendments contained in these ordinance amendments could cost approximately 50 percent more than the cost of two quarter-page display ads depending on the size of the amendment text.

One ad is published prior to the hearing and the second ad, or “summary” ad, is published following the decision which summarizes the decision made by the Board. This summary ad provides disclosure to the public that amendments were approved, but does not require that the entire amendment text be published, thereby saving the cost of publishing the amendments in their entirety, while still providing adequate information to the public.

RESULTS

Advertising of the amendments will allow public hearings to occur in conformance with the Government Code and will cost substantially less than publishing the full text of the adopted amendments while still providing adequate information to the public. This is consistent with the County goal of a prosperous and well governed community.