

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

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 10/6/2015	(3) CONTACT/PHONE Xzandrea Fowler, Supervising Planner / (805) 781-1172	
(4) SUBJECT Introduction of amendments to Title 8 (Health and Sanitation Ordinance), and Title 19 (Building and Construction Ordinance), in order to implement the proposed Countywide Water Conservation Program related to the requirements for the offset of new water use at a ratio of 1:1, well permits, and regulation of wasteful use of water; and introduction of an amendment to Ordinance 3274 (County Fee Schedule), in order to establish new fees associated with the implementation of the proposed water offset requirements; 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. Hearing date to be set for October 27, 2015, will also include proposed amendments to the Agriculture Element and the Conservation and Open Space Element of the General Plan, and to Title 22 (Land Use Ordinance) to implement the proposed Countywide Water Conservation Program. All Districts.			
(5) RECOMMENDED ACTION It is recommended that the Board introduce the ordinances in Attachments 5, 7, and 11, and direct the Clerk to set them for public hearing and action on October 27, 2015. The hearing on October 27, 2015 will also include the amendments in Attachments 1, 3, and 9; however these do not need to be formally introduced.			
(6) FUNDING SOURCE(S) N/A	(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: N/A <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 type="checkbox"/> N/A    Date: <u>3/4/14, 5/20/14, 2/3/15, 2/24/15 &amp; 7/21/15</u>	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa M. Howe			
(18) SUPERVISOR DISTRICT(S) All Districts			

# County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Xzandrea Fowler, Supervising Planner / (805) 781-1172

VIA: Planning and Building / Trevor Keith, Deputy Director / (805) 781-1431

DATE: 10/6/2015

SUBJECT: Introduction of amendments to Title 8 (Health and Sanitation Ordinance), and Title 19 (Building and Construction Ordinance), in order to implement the proposed Countywide Water Conservation Program related to the requirements for the offset of new water use at a ratio of 1:1, well permits, and regulation of wasteful use of water; and introduction of an amendment to Ordinance 3274 (County Fee Schedule), in order to establish new fees associated with the implementation of the proposed water offset requirements; 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. Hearing date to be set for October 27, 2015, will also include proposed amendments to the Agriculture Element and the Conservation and Open Space Element of the General Plan, and to Title 22 (Land Use Ordinance) to implement the proposed Countywide Water Conservation Program. All Districts.

## **RECOMMENDATION**

It is recommended that the Board introduce the ordinances in Attachments 5, 7, and 11, and direct the Clerk to set them for public hearing and action on October 27, 2015. The hearing on October 27, 2015 will also include the amendments in Attachments 1, 3, and 9; however these do not need to be formally introduced.

## **DISCUSSION**

### Purpose

Due to declining water resources levels in the Paso Robles Groundwater Basin as well as other areas throughout the County, the Board has directed staff to develop a Countywide Water Conservation Program. The Countywide Water Conservation Program includes a 1:1 water offset requirement for new uses overlying the Paso Robles Groundwater Basin and the Nipomo Mesa Water Conservation Area in order to reduce further depletion of these groundwater basins. The program also includes measures to reduce the wasteful use of water countywide.

### Process

The intent of the introduction of this item is to provide your Board and the public with an opportunity to review the proposed amendments prior to the Clerk scheduling them for hearing on October 27, 2015. At that hearing staff will recommend that your Board review, deliberate, and take action on the proposed amendments. Since this item is an introduction, no action beyond scheduling the public hearing date is necessary at this time.

The amendments to Title 8 and Title 19 of the County Code and to Ordinance 3274 (the County Fee Schedule) require a formal introduction. The additional amendments included as attachments in this staff report (amendments to Title 22 (Land Use Ordinance), and to the Agriculture and The Conservation and Open Space Elements of the General Plan) do not require a formal introduction.

Based on direction provided by your Board on July 21, 2015, all of the amendments were reviewed during public hearings held by the Planning Commission and were included in the Planning Commission's recommendation. Therefore, all of the proposed amendments associated with the proposed Countywide Water Conservation Program are being provided today

in order for your Board to consider them as a complete package, and to allow the public time to review the final language as a package prior to the public hearing proposed to be scheduled for October 27, 2015.

No action regarding any of these proposed amendments may be taken until the October 27, 2015 hearing date. If your Board wishes to make any changes to the proposed Title 8 or Title 19 amendments shown in Attachments 5 and 7, those changes may be made today and re-introduced at this time. **Any changes** (that are not typographical or clerical) to Attachments 5 or 7 made on October 27, 2015, will require re-introduction at that time and final adoption at a subsequent hearing date.

## **Background**

On August 27, 2013, your Board adopted Ordinance 3246, the Paso Robles Groundwater Basin Urgency Ordinance, which required a 1:1 offset for new irrigated agriculture and new development dependent on a well in the Paso Robles Groundwater Basin. On October 8, 2013, your Board voted to extend the Urgency Ordinance for a total of two years. The Paso Robles Groundwater Basin Urgency Ordinance expired on August 27, 2015.

In response to the water scarcity concerns throughout San Luis Obispo County, the Board of Supervisors declared three groundwater basins; (1) Nipomo Mesa (part of Santa Maria Groundwater Basin), (2) the Los Osos Groundwater Basin, and (3) the Paso Robles Groundwater Basin, at Level of Severity (LOS) III, which indicates that groundwater demand has met or exceeded the dependable supply. In addition, the Board of Supervisors authorized the Department of Planning and Building to process several amendments to the County General Plan and County Code with the objective of the development and implementation of a Countywide Water Conservation Program to substantially decrease groundwater extraction in areas that have been certified LOS III; provide a mechanism to allow new development and new or altered irrigated agriculture to proceed in certified LOS III areas, subject to the requirements of the County General Plan and County Code, in a manner that fully offsets projected water use; and to reduce the wasteful use of water in the county.

The Countywide Water Conservation Program includes programs that primarily address the Paso Robles Groundwater Basin and the Nipomo Mesa Water Conservation Area, as well as some programs that apply throughout all unincorporated areas of the County. Although the Los Osos Groundwater Basin was also certified at LOS III, this area has had water conservation requirements in place since 2008 that are stricter than those imposed by the Countywide Water Conservation Program. In particular, new development in the Los Osos Groundwater Basin must offset water use at a 2:1 ratio. Since this existing requirement is more restrictive than the proposed requirements, the Countywide Water Conservation Program does not propose any changes specific to the Los Osos Groundwater Basin.

## **Board Direction**

On March 4, 2014, your Board authorized for processing various possible General Plan and Code amendments to develop and implement a Countywide Water Conservation Program consisting of New Landscape Requirements, Retrofit-on-Sale, Water Waste Prevention, and Water Neutral New Development.

On May 20, 2014, your Board further directed staff to include incentive based programs that could result in reduction of outdoor water use to the previously authorized processing of the County Water Conservation Ordinance.

On February 3, 2015, your Board gave direction on the scope of specific program components associated with the development and implementation of a Countywide Water Conservation Program, including direction to remove the Retrofit-on-Sale component.

On February 24, 2015, your Board directed staff to develop an Agricultural Offset Program with requirements similar to the Agricultural Offset Program implemented under the Paso Robles Groundwater Basin Urgency Ordinance.

On July 21, 2015, your Board directed staff to defer the introduction of ordinances associated with the Countywide Water Conservation Program and direct the Clerk to set said ordinances for public hearing and action after the Planning Commission had completed its review and had made a recommendation to the Board regarding all of the associated ordinances and General Plan amendments.

## **Planning Commission Recommendation**

The Planning Commission held full day public hearing study sessions on May 14, 2015, May 29, 2015, June 4, 2015, and July 30, 2015, and a half day on August 13, 2015 where they took public comment, and reviewed and provided comments on the proposed Countywide Water Conservation Program. During those hearings the Commission reviewed and

provided comments on both the Draft and Final Supplemental Environmental Impact Report (SEIR), which were prepared to analyze the potential environmental impacts associated with the implementation of the proposed Countywide Water Conservation Program. The Commission also reviewed the proposed amendments to the Agriculture Element and the Conservation and Open Space Element of the General Plan; and the proposed amendments to Title 8 (Health and Sanitation Ordinance), Title 19 (Building and Construction Ordinance), and Title 22 (Land Use Ordinance) of the County Code. At the August 13, 2015 hearing, the Planning Commission made a recommendation that your Board implement the proposed Countywide Water Conservation Program by taking the following actions:

1. Certify the Final SEIR, including Appendices;
2. Adopt CEQA Findings;
3. Adopt amendments to the Agriculture Element and the Conservation and Open Space Element of the General Plan; and
4. Adopt amendments to Title 8 (Health and Sanitation Ordinance), Title 19 (Building and Construction Ordinance), and Title 22 (Land Use Ordinance) of the County Code.

The amendments recommended by the Planning Commission are provided in this staff report as Attachments 1, 3, 5, 7, and 9.

**Proposed Amendments for Introduction Today**

The following discussion summarizes the proposed amendments being introduced today. If introduced today and scheduled for public hearing, the amendments will be considered on October 27, 2015 as part of a package of amendments comprising the Countywide Water Conservation Program. The full text of the proposed amendments to Title 8 and Title 19 are shown in Attachments 5 and 7 with legislative changes shown in Attachments 6 and 8. The proposed changes to the County Fee Schedule are outlined in Attachment 11.

Provided below is a table that summaries where and how the proposed amendments would be applied throughout the County.

	<b>Water Neutral New Development (Titles 8, 19, &amp; 22; Ag Element &amp; COSE )</b>		<b>Water Waste Prevention (Titles 8; Ag Element)</b>	
	Ag Offset	Urban/Rural Offset	Ag Component	Urban/Rural Component
Countywide*	N/A	N/A	<b>Best Management Practices/ Eductaional Efforts</b>	<b>Urban/Rural Water Waste Prevention Ordinance**</b>
Los Osos only	N/A	<b>Existing 2:1 Offset - Plumbing Retrofits</b>		
Nipomo Mesa only	N/A	<b>1:1 Offset - Cash for Grass</b>		
Paso Basin only	<b>1:1 Offset - Ag Offset Clearance</b>	<b>1:1 Offset - Cash for Grass and Plumbing Retrofits</b>		
*All programs and the provisions within are applicable to unincorporated areas of the County, not within any City				
** Except in areas where an equivalent program already exists				

Amendments to Title 8 (Health and Sanitation Ordinance) - See Attachments 5 and 6

The proposed amendments to Title 8 (Health and Sanitation Ordinance), Section 8.40.030 and Section 8.40.040 of the County Code, prohibit construction or modification of any well without first satisfying the proposed applicable provisions of Title 22, Chapter 22.30.204. Under the amendments to Title 8, Section 8.40.030 and 8.40.040 being introduced today, an applicant for a new well to serve new or expanded irrigated crop production in the Paso Robles Groundwater Basin (excluding the Atascadero Sub-basin) must demonstrate that they have already met the requirements for new irrigated agriculture contained in Title 22. The initial compliance with the provisions set forth for an Agricultural Offset Clearance, as required under Title 22, Chapter 22.30.204 would serve as evidence of compliance. The amendments to Title 8, Section 8.40.030 and 8.40.040 ensure consistency within the County Code and interdepartmental procedures. See Attachment 5.

This proposed amendment to Title 8 (Health and Sanitation Ordinance) is necessary in order to implement the Well Permit Requirements associated with the Water Neutral New Development component of the proposed Countywide Water Conservation Program.

The proposed addition to Title 8 (Health and Sanitation Ordinance), Chapter 8.69 of the County Code, is a Water Waste Prevention Ordinance. If adopted, this ordinance will prohibit certain wasteful uses of water in the unincorporated areas of the County where comparable requirements are not already enforced. Prohibited uses include certain requirements for: watering with a hose, watering of lawns and landscaping, maintaining plumbing fixtures, washing vehicles, refilling or overfilling swimming pools and/or spas, use of decorative fountains, serving water at public restaurants, washing towels and linens at hotels, use of water for dust control in construction activities, and water use in wineries. See Attachment 5. This proposed amendment to Title 8 (Health and Sanitation Ordinance) is necessary in order to implement the Urban and Rural Water Waste Prevention Ordinance associated with the Water Waste Prevention component of the proposed Countywide Water Conservation Program.

Amendments to Title 19 (Building and Construction Ordinance) - See Attachments 7 and 8

The proposed amendments to Title 19 (Building and Construction Ordinance) Section 19.07.42 (Water Conservation Provisions) of the County Code, requires that all new construction that overlies or uses water from the Paso Robles Groundwater Basin (excluding the Atascadero Sub-basin) or the Nipomo Mesa Water Conservation Area shall offset new water use at a 1:1 ratio. The amendments include multiple methods to offset new water use. In the Paso Robles Groundwater Basin (excluding the Atascadero Sub-basin), applicants can purchase offset credits that will be generated through two County Approved Water Conservation Programs: the Cash for Grass Program and the Plumbing Retrofit Program. In the Nipomo Mesa Water Conservation Area, applicants can purchase offset credits from only one County Approved Water Conservation program, the Cash for Grass Program. Alternatively, applicants in both the Paso Robles Groundwater Basin and the Nipomo Mesa Water Conservation Area may provide evidence showing water saved through applicant performed retrofits, which would be verified by the County. In addition to the amendments being introduced today, on October 27, 2015 your Board will consider Resolutions establishing these programs.

The proposed amendments to Title 19 (Building and Construction Ordinance) Section 19.07.42 of the County Code, also requires the installation of a well meter on any new or existing well serving new development that overlies the Paso Robles Groundwater Basin (excluding the Atascadero Sub-basin) or the Nipomo Mesa Water Conservation Area. The well meter must be read on a monthly basis and records must be maintained by the property owner. See Attachment 7.

These proposed amendments to Title 19 (Building and Construction Ordinance) are necessary in order to implement the Water Neutral New Development component of the proposed Countywide Water Conservation Program.

Amendments to the County Fee Schedule (Ordinance 3274) - See Attachment 11

Implementation of the water offset requirements proposed as part of the Countywide Water Conservation Program will require augmentation to Schedule B of the County Fee Schedule (Ordinance 3274) for Fiscal Year 2015-2016. The proposed new fees are shown in Attachment 11, Exhibit A. The existing County Fee Schedule B can be accessed online at <http://www.slocounty.ca.gov/admin/Resources/countyfee.htm>.

The Paso Robles Groundwater Basin Agricultural Offset Clearance Fee will be required at issuance of an Agricultural Offset Clearance. An Agricultural Offset Clearance is required under the proposed amendments to Title 22 for new or expanded irrigated crop production that overlies or uses water from the Paso Robles Groundwater Basin (excluding the Atascadero Sub-basin). This fee covers staff time for review of applications, any necessary inspections, and engaging in other activities (i.e., parcel history research, consultation with other agencies, GIS/mapping updates, preparation of legal documents, etc.) required for the issuance of an Agricultural Offset Clearance. The Planning and Building department used a time and motion study based on an average hourly rate to determine the amount of this fee.

The Well Meter Inspection Fee for Paso Robles Groundwater Basin and Nipomo Mesa Water Conservation Area is a Public Works fee for the verification and inspection of well meter installation. Verification of well meter installation is required as part of the Water Neutral New Development requirements for both new urban/rural development and new or expanded irrigated crop production that overlies or uses water from the Paso Robles Groundwater Basin (excluding the Atascadero Sub-basin) or the Nipomo Mesa Water Conservation Area, as required under the proposed amendments to Title 19 and Title 22. The Public Works Department used a time and motion study based on an average hourly rate to determine the amount of this fee. These proposed amendments to the County Fee Schedule (Ordinance 3274) are necessary in order to implement the Water Neutral New Development component of the proposed Countywide Water Conservation Program.

### **Additional Proposed Amendments for Consideration at the Public Hearing on October 27, 2015**

The following discussion summarizes additional proposed amendments that are necessary for the implementation of the Countywide Water Conservation Program. Although these amendments do not require a formal introduction today, they will be considered at the Public Hearing to be set for October 27, 2015, and are included as part of a complete package of amendments for the Countywide Water Conservation Program. This discussion includes amendments to Title 22 (Land Use Ordinance) of the County Code and amendments to the Agriculture Element and the Conservation and Open Space Element of the County's General Plan. The full text of the proposed amendments to Title 22 (Land Use Ordinance) are shown in Attachment 9, and are shown with legislative changes in Attachment 10. The proposed amendments to the Agriculture Element are shown in Attachment 1, and are shown with legislative changes in Attachment 2. The proposed amendments to the Conservation and Open Space Element are shown in Attachments 3, and are shown with legislative changes in Attachments 4.

#### Amendments to Title 22 (Land Use Ordinance) of the County Code - See Attachments 9 and 10

The proposed amendments to Title 22 (Land Use Ordinance) Section 22.06.030 (Permit Requirements by Land Use Category) and Chapter 22.06.040 (Exemptions from Land Use Permit Requirements) of the County Code, requires an Agricultural Offset Clearance for new or expanded irrigated crop production that overlies the Paso Robles Groundwater Basin (excluding the Atascadero Sub-basin).

The proposed amendments to Title 22 (Land Use Ordinance) adding Chapter 22.30.204 (New or Expanded Irrigated Crop Production Overlying the Paso Robles Groundwater Basin, Excluding the Atascadero Sub-basin) to the County Code, requires compliance with Agricultural Offset Clearance requirements prior to the initiation or establishment of new or expanded irrigated crop production and prior to the issuance of a well permit for the construction, repair, or modification of a water well (bore hole, casing, or packing) or establishment of a water system for the purpose of serving any new or expanded irrigated crop production overlying the Paso Robles Groundwater Basin (excluding the Atascadero Sub-basin). The proposed amendment allows new irrigated crop production overlying the Paso Robles Groundwater Basin (excluding the Atascadero Sub-basin) while protecting the critical resource of groundwater.

The proposed amendments to Title 22 (Land Use Ordinance) Section 22.30.310 (Nursery Specialties) require compliance with the Agricultural Offset Clearance prior to the establishment or expansion of any nursery use overlying the Paso Robles Groundwater Basin (excluding the Atascadero Sub-basin). The proposed amendment allows for the establishment of new or expanded nursery uses overlying the Paso Robles Groundwater Basin (excluding the Atascadero Sub-basin) while protecting the critical resource of groundwater.

The proposed amendments to Title 22 (Land Use Ordinance) Section 22.62.030 (Zoning Clearance) include the Agricultural Offset Clearance as a ministerial permit. The proposed amendment authorizes the Planning and Building Department to process and approve an Agricultural Offset Clearance through a ministerial permit process; no Planning Commission or Board of Supervisors hearing is required.

The proposed amendment to Title 22 (Land Use Ordinance) Section 22.80.030 (Definitions) defines the meaning of the terms "Agricultural Offset Clearance" and "New or Expanded Irrigated Crop Production". See Attachment 9.

All of the proposed amendments to Title 22 (Land Use Ordinance) discussed above are necessary in order to implement the Water Neutral New Development component of the proposed Countywide Water Conservation Program.

#### Amendments to Agriculture Element of the County's General Plan - See Attachments 1 and 2

The proposed amendments to the Agriculture Element of the General Plan, Agricultural Goal – AG1 (Support County Agricultural Production) eliminates the exemption to require permits for agricultural practices and improvements for the Paso Robles Groundwater Basin (excluding the Atascadero Sub-basin). With the amendment, agricultural practices and

improvements in the Paso Robles Groundwater Basin (excluding the Atascadero Sub-basin) would not be exempt from permit requirements. However, exemptions identified in AG1 could still be applied to all other applicable agricultural practices and improvements within the other unincorporated areas of the County.

The proposed amendments to the Agriculture Element of the General Plan, Agricultural Policy – AGP10 (Water Conservation) identify special conservation measures to address the unique issues within the Paso Robles Groundwater Basin by requiring new agricultural water use in the Paso Robles Groundwater Basin (excluding the Atascadero Sub-basin) to be offset through a water offset program; encourages farmers to use best management practices; and clarifies that educational efforts regarding agricultural water conservation should be directed at farmers and the general public through a variety of methods (i.e., online or printed materials, expansion of the “Ag in the Classroom” program, farm tours, etc.).

The proposed amendments to the Agriculture Element of the General Plan, Agricultural Policy – AGP11 (Agricultural Water Supplies) would require that all groundwater users within the Paso Robles Groundwater Basin (excluding the Atascadero Sub-basin) conserve water through programs tied to permit applications; includes amendments for ministerial building projects and new agricultural water use in the Paso Robles Groundwater Basin (excluding the Atascadero Sub-basin) and directs County departments to identify feasible long term water resources, groundwater resources, and supplemental water resources as methods to implement the AGP11. See Attachment 1.

All of the proposed amendments to the Agriculture Element, as discussed above, are necessary in order to implement both the Water Neutral New Development and the Water Waste Prevention components of the proposed Countywide Water Conservation Program.

#### Amendments to Conservation and Open Space Element of the County's General Plan - See Attachments 3 and 4

The proposed amendments to the Conservation and Open Space Element, Water Resource Policy – WR 1.7 (Agricultural Operations) require the establishment of groundwater management strategies (including adjudications) for all groundwater uses within certified Level of Severity (LOS) II or III groundwater basins in addition to other groundwater management strategies that give priority to agricultural operations.

The proposed amendments to the Conservation and Open Space Element, Water Resources Implementation Strategy – WR 1.7.1 (Protect agricultural water supplies) adds water offset programs for all types of proposed development as land use standards that should be considered for adoption as an approach to protect agricultural water supplies.

The proposed amendments to the Conservation and Open Space Element, Water Resources Policy – 1.14 (Avoid net increase in water use) identify implementation of water offset programs for all groundwater users as a means to avoid net increase in water use in groundwater basins that are certified at Level of Severity (LOS) II or III. See Attachment 3.

All of the proposed amendments to the Conservation and Open Space Element, as discussed above, are necessary in order to implement the Water Neutral New Development component of the proposed Countywide Water Conservation Program.

#### **Environmental Review**

The proposed Countywide Water Conservation Program was analyzed in a Final Supplemental Environmental Impact Report (FSEIR). The FSEIR was prepared as a supplement to the previously certified Environmental Impact Report for the Conservation and Open Space Element of the County General Plan. The FSEIR addresses potential impacts on: Agricultural Resources and Land Use. Potentially significant but mitigatable impacts were identified. The prescribed mitigation measures to address those impacts have been incorporated into the aforementioned amendments to the County Code and the County General Plan, which are being proposed in order to implement the proposed Countywide Water Conservation Program. Your Board will consider certification of the Final Supplemental Environmental Impact Report (FSEIR) at the public hearing on October 27, 2015. The FSEIR is available for review at the Clerk Recorder's Office and online at <http://www.slocounty.ca.gov/planning/water-amendments/environmental-review.htm>. See Attachment 12.

#### **OTHER AGENCY INVOLVEMENT/IMPACT**

The proposed amendments to the County Code and the General Plan were referred to all applicable Community Advisory Councils, Community Advisory Committees, and Community Service Districts. The Planning Commission reviewed,

provided input, and made a recommendation that your Board adopt the proposed amendments following the conclusion of a series of public hearing study sessions that were held on May 14, 2015, May 29, 2015, June 4, 2015, July 30, 2015, and August 13, 2015. Planning staff consulted with the County Departments of Agriculture/ Weights and Measures, Environmental Health, and Public Works to clarify implementation procedures for the new well permit requirements contained in Title 8 (Health and Sanitation Ordinance) Section 8.40.030 and Section 8.40.040, and the Agricultural Offset Clearance requirement for the Paso Robles Groundwater Basin (excluding the Atascadero Sub-basin) contained in Title 22 (Land Use Ordinance) Section 22.30.204.

In addition, the proposed amendments to the County Fee Schedule were reviewed by the Auditor's Office.

County Counsel has reviewed the proposed amendments as to their form and legal effect.

## **COMMUNITY OUTREACH/INVOLVEMENT**

Since March 2014, the Planning and Building Department has put forth an extensive community outreach effort in order to provide the public with opportunities to be engaged in the process of developing the proposed Countywide Water Conservation Program. A detailed list of outreach and noticing events is provided in Attachment 13. Outreach efforts have included, but have not been limited to the following:

- In depth presentations at public and private community meetings held throughout the County
- Monthly attendance at full member and subcommittee meetings held by the Water Resources Advisory Committee, Paso Basin Advisory Committee, Agricultural Liaison Advisory Board, South County Advisory Council, Los Osos Community Advisory Council, Santa Margarita Area Advisory Council, and the Templeton Area Advisory Group
- Consultation with UC Cooperative Extension
- Attendance at meetings of the Nipomo CSD
- In depth presentations to the Farm Bureau, the Home Builders Association, the Paso Wine Country Alliance, and COLAB.
- Participated in tours of farm and winery operations throughout the County
- Participated in the Paso Basin Open House event
- Maintained and regularly updated a web page dedicated informing the public about the proposed Countywide Water Conservation Program
- Provided email status updates to hundreds of interested parties
- Distributed Press Releases regarding the process and upcoming Board of Supervisor hearing dates
- Conducted an extensive countywide social media outreach campaign

## **FINANCIAL CONSIDERATIONS**

Costs associated with the implementation of the requirements associated with the Water Neutral New Development component of the proposed Countywide Water Conservation Program would be recovered by existing fees or the fees proposed in the amendment to the County Fee Schedule (Attachment 11). All proposed amendments will be considered at the public hearing on October 27, 2015.

## **RESULTS**

Introduction of these amendments today will allow them to be heard on October 27, 2015, and if adopted, would become effective November 26, 2015, with the exception of the fee ordinance amendment, which would become effective December 26, 2015. This is consistent with the County's goal of promoting livable and prosperous communities.

## **ATTACHMENTS**

1. Attachment 1 - Amendment to Agriculture Element
2. Attachment 2 - Amendment to Agriculture Element (Legislative Changes)
3. Attachment 3 - Amendment to Conservation and Open Space Element
4. Attachment 4 - Amendment to Conservation and Open Space Element (Legislative Changes)
5. Attachment 5 - Amendment to Title 8 Health and Sanitation Ordinance

6. Attachment 6 - Amendment to Title 8 of the Health and Sanitation Ordinance (Legislative Changes)
7. Attachment 7 - Amendment to Title 19 Building and Construction Ordinance
8. Attachment 8 - Amendment to Title 19 Building and Construction Ordinance (Legislative Changes)
9. Attachment 9 - Amendment to Title 22 Land Use Ordinance
10. Attachment 10 - Amendment to Title 22 Land Use Ordinance (Legislative Changes)
11. Attachment 11 - Amendment to Ordinance 3274 County Fee Schedule
12. Attachment 12 - Final Supplemental Environmental Impact Report (Clerk Filed)
13. Attachment 13 - Countywide Water Conservation Program Outreach and Noticing