



SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

Promoting the Wise Use of Land – Helping to Build Great Communities

COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
OFFICE MEMORANDUM

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**DATE:** April 13, 2016  
**TO:** Planning Commissioners  
**FROM:** Schani Siong, Current Planning  
**SUBJECT:** April 14, 2016 Planning Commission Hearing – Item 6  
Hurley Ranch Vesting Tentative Tract Map SUB2013-00009 Tract 3053

County staff is requesting a continuance of this project in order to evaluate the City of Arroyo Grande's comments related to water in the environmental document. The City's comments were received via email on Tuesday April 12, 2016.

County staff is currently working with the applicant, hydrogeologists and the City of Arroyo Grande to evaluate the information presented.

**ATTACHMENT:**

- City of Arroyo Grande email



FW: Hurley Ranch ND

Kelly Heffernon

to:

'ssiong@co.slo.ca.us', 'smcmasters@co.slo.ca.us'

04/12/2016 11:20 AM

Cc:

Teresa McClish, Geoff English, Shane Taylor, 'Heather Whitham'

Hide Details

From: Kelly Heffernon <kheffernon@arroyogrande.org>

To: "'ssiong@co.slo.ca.us'" <ssiong@co.slo.ca.us>, "'smcmasters@co.slo.ca.us'" <smcmasters@co.slo.ca.us>

Cc: Teresa McClish <tmclish@arroyogrande.org>, Geoff English <genglish@arroyogrande.org>, Shane Taylor <staylor@arroyogrande.org>, 'Heather Whitham' <hwhitham@carnaclaw.com>

History: This message has been replied to and forwarded.

1 Attachment



ATT00001.jpg

Hi Schani –

Thanks again for taking the time last week to discuss the Hurley Ranch subdivision with me. City staff has reviewed the documents you provided regarding the groundwater analysis and we have concerns about the lower Pismo Formation water use calculations. Please see the below comments from Geoff English, Arroyo Grande Public Works Director. Apparently, the CHG report greatly underestimates the amount of water the City uses from this basin and therefore doesn't accurately represent future impacts to this water supply. The City has established appropriative rights to this water from wells #9 and 10, and well #11 will be in operation soon.

**The City therefore requests that, at a minimum, conditions be added to the project requiring a formalized water conservation program and metering of the wells.**

Please let me know if you have any questions regarding this request or wish to discuss further. I am available anytime today that is convenient for you.

Thank you,

Kelly Heffernon, AICP  
Associate Planner  
City of Arroyo Grande  
Community Development Department  
300 East Branch Street  
Arroyo Grande, CA 93420  
(805) 473-5425

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**From:** Geoff English  
**Sent:** Tuesday, April 12, 2016 8:52 AM  
**To:** Teresa McClish  
**Cc:** Kelly Heffernon; 'Daniel Heimel'; Shane Taylor  
**Subject:** FW: Hurley Ranch ND  
**Importance:** High

Teresa:

The June 2, 2015 Addendum to the Groundwater Assesement for the proposed subdivision at 68 Erhart Lane is not correct. On page 2 of the CHG report, it assumes the City of Arroyo Grande use of 50 AF per year from lower Pismo Formation. Actually, we currently have an entitlement of 160 AF per year and will be using an additional 40 AF per year when well #11 is brought on line later this year. The total current annual AF use from the lower Pismo basin should be calculated at 398 AF per year. Still less than the estimated 540 AF safe yield, but not this accurate calculation will impact potential future proposed pumping from the basin. If you need additional information, please contact Shane directly.

Thanks  
Geoff

Geoff English, Director of Public Works  
City of Arroyo Grande, 1375 Ash Street, Arroyo Grande CA 93420  
805-473-5466 (office) 805-473-5462 (fax)

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**From:** Teresa McClish  
**Sent:** Friday, April 08, 2016 2:33 PM  
**To:** Geoff English; 'Daniel Heimel'  
**Subject:** FW: Hurley Ranch ND

Teresa McClish, AICP  
Director of Community Development  
City of Arroyo Grande  
300 E. Branch Street  
Arroyo Grande, CA 93421  
(805) 473-5420  
fax (805) 473-0386  
[tmcclish@arroyogrande.org](mailto:tmcclish@arroyogrande.org)

**From:** Kelly Heffernon  
**Sent:** Friday, April 08, 2016 11:42 AM  
**To:** Teresa McClish  
**Subject:** FW: Hurley Ranch ND

Teresa –

I spoke with Schani from the County this morning and she explained that the Hurley Ranch project started in 2013, but it took two years to adequately address the water issue. The applicant hired a hydrologist to complete the initial report which Fugro peer reviewed. The final report included water demand for cumulative projects. Attached is the MND water section that summarizes the reports. Let me know if you want to look at the original reports and I'll have Schani email them to me. Regarding water conservation measures, the County catches all indoor and outdoor measures during the building permit process and does not state what they are upfront in subdivision conditions. I also have an email from Schani regarding drainage that I will forward to you. Let me know what I can do to assist once you review this information.

Thanks,

Kelly Heffernon, AICP  
Associate Planner  
City of Arroyo Grande  
Community Development Department  
300 East Branch Street  
Arroyo Grande, CA 93420  
(805) 473-5425

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**From:** [ssiong@co.slo.ca.us](mailto:ssiong@co.slo.ca.us) [<mailto:ssiong@co.slo.ca.us>]  
**Sent:** Friday, April 08, 2016 10:59 AM  
**To:** Kelly Heffernon  
**Cc:** [smcmasters@co.slo.ca.us](mailto:smcmasters@co.slo.ca.us)  
**Subject:** Hurley Ranch ND

Kelly

As discussed, this project took a long time to get this tis stage. The project was referred to AG City on Aug 20 ,2013.

heres the water section of the ND and also, CHG's report that addresses specifically the cumulative draw impact.

Best regards,

**Schani Siong**  
Department of Planning and Building  
County of San Luis Obispo  
976 Osos Street, Rm. 300  
San Luis Obispo, CA 93408  
805.781.4374  
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