

**CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST DISTRICT OFFICE  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060  
(408) 427-4863  
HEARING IMPAIRED: (415) 904-5200



# W3b

February 16, 2006

TO: Commissioners and Interested Parties

FROM: Charles Lester, Deputy Director  
Steve Monowitz, District Manager  
Jonathan Bishop, Coastal Planner

SUBJECT: **COUNTY OF SAN LUIS OBISPO LCP AMENDMENT NO. SLO-MAJ-1-04 (PART 2) CERTIFICATION REVIEW:** Concurrence with the Executive Director's determination that the action of the County of San Luis Obispo accepting the Commission's certification of LCP Amendment No. SLO-MAJ-1-04 (Part 2) is legally adequate. For Commission review at the meeting of March 8, 2006 in Monterey.

## **A. BACKGROUND**

The Commission acted on County of San Luis Obispo LCP Amendment No. SLO-MAJ-1-04 Part 2 on June 9, 2005. The amendment includes changes to the Official Maps of its certified Local Coastal Program (LCP) to bring properties with land use categories other than Agriculture (AG) into conformance with Williamson Act contracts by changing the land use categories to Agriculture (AG). The relevant map changes are reflected in the following two locations of the LCP: 1) North Coast Area Plan Maps– Proposal to convert the 32-acre Wells Fargo Bank Trust property from the Residential Suburban (RS) land use category to Agriculture (AG). A second element of this map amendment is to remove both the Wells Fargo Bank Trust parcel and the embedded Camp Ocean Pines property from within the Cambria urban reserve line (URL); and 2) San Luis Bay Area Plan Map – Proposal to convert 43 acres on two separate parcels of the Thousand Hills Ranch property from the Rural Lands (RL) land use category to Agriculture (AG).

The Commission rejected the amendment as submitted but certified the proposed amendment to the LCP if modified to place the 32-acre Wells Fargo Bank Trust property into the Open Space (OS) land use category rather than Agriculture (AG). In addition, the amendment was modified to place Camp Ocean Pines within the urban service area and restricted the amount and location of public services that can be provided to Camp Ocean Pines, to ensure that the provision of such services does not induce new development that would conflict with LCP ESHA and coastal resource protection provisions.

**B. EFFECTIVE CERTIFICATION**

On November 15, 2005, the County of San Luis Obispo Board of Supervisors held a public hearing and adopted Resolution No. 2005-360 which acknowledged receipt of the Commission's resolution of certification, accepted and agreed to the Coastal Commission's modifications, agreed to issue permits in conformance with the modified LCP, and formally approved the necessary changes to the County's LCP (see Exhibit A).

As provided in Sections 13544 and 13544.5 of the California Code of Regulations, for the amendment to become effective, the Executive Director must determine that the County of San Luis Obispo's actions are legally adequate and report that determination to the Commission. Unless the Commission objects to the determination, the certification of County of San Luis Obispo LCP Amendment No. SLO-MAJ-1-04 (Part 2) shall become effective upon the filing of a Notice of Certification for the LCP amendment with the Secretary of Resources, as provided in Public Resources Code Section 2180.5(2)(V).

**C. STAFF RECOMMENDATION**

Staff recommends that the Commission concur with the determination of the Executive Director that the action of the County of San Luis Obispo accepting the Commission's certification of County of San Luis Obispo LCP Amendment No. SLO-MAJ-1-04 (Part 2) is legally adequate, as noted in the attached letter (see Exhibit B), to be sent after Commission concurrence.



SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

**RECEIVED**

DEC 02 2005

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

November 29, 2005

California Coastal Commission  
725 Front Street, Suite 300  
Santa Cruz, CA 95065

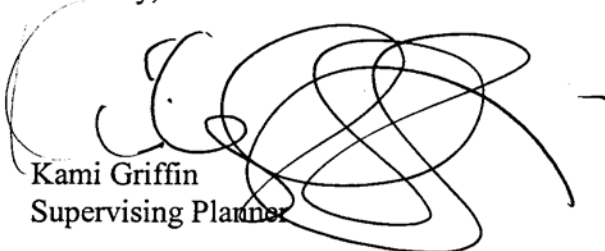
SUBJECT: Resolution acknowledging receipt of the Coastal Commission's Certification of LCP  
Amendment #1-04 - Part 2

On November 15, 2005, the Board of Supervisors adopted a resolution acknowledging receipt and agreeing to the Coastal Commission's modified language pertaining to Local Coastal Plan - Amendment Number 1-04, Part 2. A copy of the resolution and accompanying exhibits are enclosed.

We are now producing replacement pages which reflect the changes made by this amendment. We will send you a copy of the replacement page package as soon as it is available.

If you have any questions, please call me.

Sincerely,



Kami Griffin  
Supervising Planner

**CCC Exhibit A**  
**(page 1 of 4 pages)**

**RECEIVED**

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

DEC 02 2005

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

Tues day November 15, 2005

PRESENT: Supervisors Harry L. Ovitt, Jerry Lenthall, K.H. "Katcho" Achadjian,  
James R. Patterson and Chairperson Shirley Bianchi

ABSENT: None

RESOLUTION NO. 2005-360

RESOLUTION ACKNOWLEDGING RECEIPT AND AGREEING TO CALIFORNIA COASTAL  
COMMISSION'S MODIFIED LANGUAGE PERTAINING TO  
LOCAL COASTAL PLAN - MAJOR AMENDMENT NUMBER 1-04 - PART 2

The following resolution is now offered and read:

WHEREAS, the County of San Luis Obispo Board of Supervisors conducted a public hearing on September 23, 2003, and approved amendments to the Coastal Zone Land Use Element/Local Coastal Plan; and

WHEREAS, the County submitted Local Coastal Plan - Major Amendment Number 1-04, to the California Coastal Commission for certification on April 16, 2004; and

WHEREAS, on June 9, 2005, the California Coastal Commission recommended modified language in Local Coastal Plan - Major Amendment Number 1-04- Part 2; and

WHEREAS, on June 9, 2005, the California Coastal Commission certified Local Coastal Plan - Major Amendment Number 1-04- Part 2 provided certain modified language suggested by the California Coastal Commission was adopted by the County, said language is contained in the California Coastal Commission staff reports, dated May 19, 2005, attached hereto and incorporated by reference herein; and

WHEREAS, pursuant to the California Code of Regulations, title 14, sections 13544(a), 13544.5(a), 13547(a) and 13551(b), the San Luis Obispo County Board of Supervisors may now accept and agree to the terms and modifications suggested by the California Coastal Commission on Local Coastal Plan - Major Amendment Number 1-04 - Part 2, and take formal action to satisfy the terms and modifications.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Supervisors of the County of San Luis Obispo, State of California, in a regular meeting assembled on the fifteenth day of November, 2005, that the Board of Supervisors of San Luis Obispo County, acknowledges receipt and hereby agrees to the modified language, as suggested by the California Coastal Commission, without further changes, pertaining to Local Coastal Plan Major Amendment Number 1-04- Part 2 as set forth in Exhibit "A", attached hereto and incorporated herein as though fully set forth.

BE IT FURTHER RESOLVED AND ORDERED that the Land Use Element and Local Coastal Plan, be amended and adopted as follows:

1. As to California Coastal Commission's suggested modification language, the Board of Supervisors takes the following action:

a. The Board of Supervisors accepts the modified language suggested by the California Coastal Commission pertaining to Agricultural Preserves - as it implements the California Coastal Commission's recommendation by amending and adding the language as it appears on Exhibit A attached hereto and incorporated herein as though fully set forth.

BE IT FURTHER RESOLVED AND ORDERED that pursuant to California Code of Regulations, title 14, sections 13544.5(b) and 13547(b), the Board of Supervisors directs staff to submit this resolution to the Executive Director of the California Coastal Commission for a determination, in writing, that the County's action is legally adequate to satisfy the conditions of certification set forth in the California Coastal Commission's certification order.

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

AYES: Supervisors Achadjian, Ovitt, Lenthall, Patterson, Chairperson Bianchi

NOES: None

ABSENT: None

ABSTAINING: None

the foregoing resolution is hereby adopted.

SHIRLEY BIANCHI

Chairman of the Board of Supervisors

ATTEST:

JULIE L. RODEWALD  
Clerk of the Board of Supervisors  
By: C.M. CHRISTENSEN Deputy Clerk  
[SEAL]

APPROVED AS TO FORM AND LEGAL EFFECT:

JAMES B. LINDHOLM, JR.  
County Counsel

By: [Signature]  
Deputy County Counsel

Date: 10.24.05

STATE OF CALIFORNIA ) COUNTY OF SAN LUIS OBISPO ) ss
I, JULIE L. RODEWALD, County Clerk of the above entitled County, and Ex-Officio Clerk of the Board of Supervisors thereof, do hereby certify the foregoing to be a full, true and correct copy of an order entered in the minutes of said Board of Supervisors, and now remaining of record in my office.
Witness, my hand and seal of said Board of Supervisors this <u>NOV 15 2005</u>
<b>JULIE L. RODEWALD</b> County Clerk and Ex-Officio Clerk of the Board of Supervisors
By <u>[Signature]</u> Deputy Clerk

# EXHIBIT A

## II. Suggested Modifications

The Commission hereby suggests the following modifications to the proposed LCP amendment, which are necessary to make the requisite consistency findings. If the County of San Luis Obispo accepts the suggested modification within six months of Commission action (i.e., by December 9, 2005), by formal resolution of the Board of Supervisors, the corresponding amendment will become effective upon Commission concurrence with the Executive Director's finding that this acceptance has been properly accomplished.

### 1. Modify Proposed Changes to LUP Official Maps and North Coast Area Plan Map #8

Proposed changes to LUP Official Maps (submittal Exhibits G990014P:8 & G990014P:9) shall be modified to show a land use designation change from Residential Suburban (RS) to Open Space (OS) for the 32-acre Wells Fargo Bank Trust property. The same change shall be made to North Coast Area Plan Map #8

### 2. Modify Proposed Changes to LUP Official Maps and North Coast Area Plan Map #8

Proposed changes to LUP Official Maps (submittal Exhibits G990014:8 & G990014P:9) shall be modified to show the Camp Ocean Pines property within the USL and URL. The same change shall be made to North Coast Area Plan Map #8.

### 3. Sewer/Water Facilities. Add the following North Coast Area Plan Standard to Chapter 8 Planning Area Standards for the Recreation land use category and specific to the Camp Ocean Pines property.

Camp Ocean Pines. Standards 27 and 28 apply only to the Camp Ocean Pines Property

Sewer/water facilities. Water supply and sewage disposal service may be provided to Camp Ocean Pines as follows:

27. The installation of public sewer and water utilities may be allowed on the Camp Ocean Pines Recreation site only where necessary to serve recreational uses that have received all necessary development approvals, provided that all pipelines are the minimum size necessary to serve the approved development and the deed for the property is permanently restricted in a manner that prohibits offsite tie-in to the utility lines. In addition, the Camp shall record a one-foot wide easement around the perimeter of the site, to a third party, acceptable to the Planning Director, that creates a utility prohibit zone. This zone shall prohibit the extension of water & sewer utilities across it, except in the single location required to provide such services to the Camp.

28. All water and sewer lines shall be designed and installed in accordance with the requirements of the County of San Luis Obispo and the Cambria Community Services District. The water and sewer lines shall be the minimum size necessary to accommodate the permitted use; designed and built without extra offsite connection points (i.e., stub-outs) not necessary for the permitted use; and, accompanied by a permanent restriction recorded on the deed for the property that prohibits the extension of water and sewer service beyond site. Fire flows must be considered when designing these pipelines, which shall be installed only in conjunction with actual construction of the development that they are to serve. Plans for water and sewer infrastructure shall identify the location and size of all water and wastewater main and service pipelines, as well as calculations indicating the amount of water needed and wastewater generated from the development, and the commensurate sizing of the utility line.

**CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST DISTRICT OFFICE  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060  
(408) 427-4863  
HEARING IMPAIRED: (415) 904-5200

**March XX, 2006**

Kami Griffin  
Supervising Planner  
Department of Planning and Building  
County Government Center  
San Luis Obispo, CA 93408

Subject: ***Effective Certification of County of San Luis Obispo Local Coastal Program Amendment No. SLO-MAJ-1-04 (Part 2)***

Dear Kami,

We have received County of San Luis Obispo Resolution Number 2005-360, adopted by the Board of Supervisors on November 15, 2005. By those actions, the County acknowledged receipt of the Coastal Commission's approval with suggested modifications of Local Coastal Program (LCP) Major Amendment 1-04 (Part 2), and incorporated the Commission's suggested modifications into the County's LCP.

I have determined, and the Commission has concurred, that the County's action with respect to LCP Major Amendment 1-04 (Part 2) is legally adequate to satisfy the requirements of Section 13544 of the California Code of Regulations. This determination was reported to the Coastal Commission at the Commission's March 8, 2006 meeting in Monterey. As a result, the County's LCP, as amended by LCP Major Amendment 1-04 (Part 2), was certified as of March 8, 2006 and is now in effect.

If you have any questions, please contact Jonathan Bishop of my staff at (831) 427-4863.

Sincerely,

Peter M. Douglas  
Executive Director  
California Coastal Commission

Steve Monowitz  
District Manager  
Central Coast District Office

**CCC Exhibit B**  
**(page 1 of 1 pages)**