

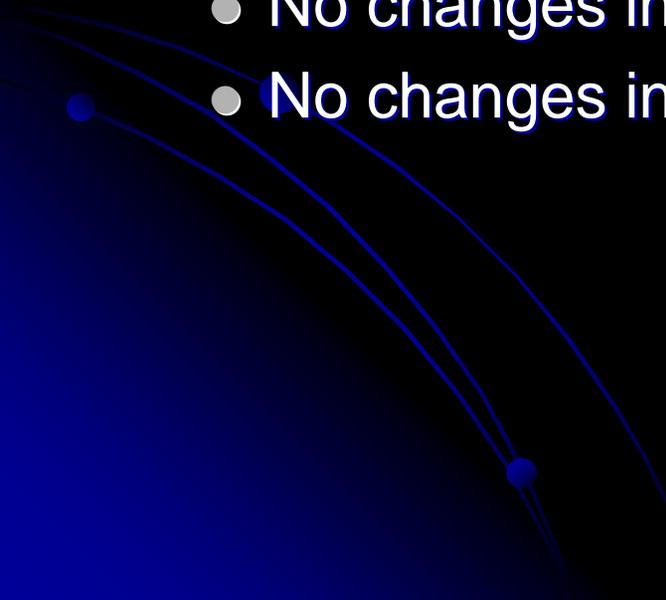
Los Osos Wastewater Project

August 7, 2007

Weekly Update

- August Milestones:
- August 28 - Assessment Proceedings
- August 21 - Technical Resolution
- August 14 - Analysis & Future Steps
- August 7 - TAC appointment & Coastal Permit

Coastal Development Permit *Extensions*

- SLO County Code section 23.02.050, Extensions granted when permittee requests and:
 - No changes to applicable ordinances
 - No changes in character of the site or surroundings
 - No changes in resource capacities
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Coastal Development Permit

Extensions

(14 CCR § 13169)

- Application for an extension requires:
 - “evidence of an approved, unexpired permit”,
 - “evidence of the applicant's legal interest in the property involved in the permit”,
 - fees
 - noticing information

Coastal Development Permit *Alternative*

- Action:
 - Seek permit transfer and extension
- Likely outcome:
 - If coastal approved, could trigger appeal per CCR. Ultimately, permit transfers with liability.
 - Transfer includes significant uncertainties regarding:
 - Mitigation/restoration costs
 - Habitat impacts during restoration
 - Other Agency Involvement
 - Other unknowns

Coastal Development Permit

Alternative / Additional Action

- Action:
 - Request Coastal Commission consider extending CDP without transfer, on Coastal's sole authority
- Likely outcome:
 - Coastal determines no extension without transfer, permit expires as of 08/11 (per coastal letter of July 30, 2007)

Coastal Development Permit

Long Term Value of Prior Work

- An “expired” CDP still has important value to the community: The CDP establishes the details of the Coastal Commission’s approach to key issues:
 - Routing of collection system
 - Mitigation of ESHA
 - Balancing of ESHA vs. Project Objectives
 - Approach to infill development
 - Relationship between wastewater, habitat, water and land use planning issues

Coastal Development Permit

Long Term Value of Prior Work

- An “expired” CDP:
 - Levels the field for CEQA
 - Levels the field for grants
 - Is consistent with the County’s adopted project policies
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Questions ?