

Reviewing Project Benefits

Los Osos Wastewater Project

County of San Luis Obispo Public Works Department

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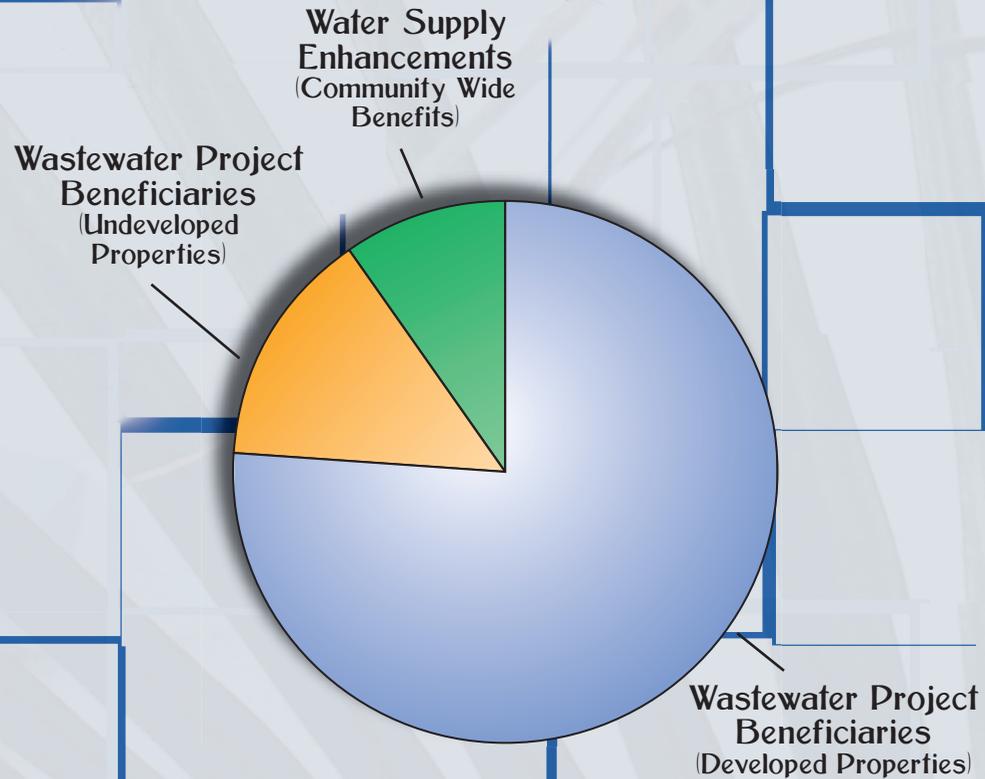
Board Policy

On July 17, 2007, the San Luis Obispo County Board of Supervisors approved the following policy determining who will be voting in Proposition 218 votes for the wastewater project. The policy was developed recognizing the differences facing owners of developed properties versus the owners of undeveloped properties and the need to be fair for both groups.

1. The Proposition 218 vote required by AB 2701 is conducted for developed parcels subject to, or threatened with, regulatory enforcement action by the Central Coast Regional Water Quality Control Board (Regional Water Board).
2. Staff shall prepare a report on options for undeveloped properties, both within the boundaries of the "prohibition zone" developed by the Regional Water Board, as well as undeveloped parcels outside of the prohibition zone but within the Los Osos Urban Area, including but not limited to the following considerations:
 - a. Wastewater infrastructure needed for those undeveloped parcels before they can be developed.
 - b. Water supply infrastructure needed for those undeveloped parcels before they can be developed, which shall include consultation and possible development of conceptual terms of agreements with the water purveyors of Los Osos.
 - c. Habitat Conservation Resource issues that may need to be resolved before those undeveloped parcels can be developed.
 - d. General Plan issues that may need to be resolved before those undeveloped properties can be developed.
 - e. Options for a second Prop 218 vote for owners of undeveloped parcels, including but not limited to the following:
 - i. "Availability" assessments pursuant to the Uniform Standby Charge Procedures Act (Chapter 12.4 (commencing with Section 54984) of Part 1 of Division 2 of Title 5).
 - ii. A "resource project" that would cover proportional special benefits for those undeveloped parcels, including wastewater infrastructure, water supply infrastructure, and/or habitat conservation resources that may be needed for those undeveloped parcels before they can develop.
 - f. Options for development of wastewater and water supply infrastructure capacity for undeveloped parcels, and provisions for habitat conservation, with the imposition of development related fees which would be paid at the time of the development of those undeveloped parcels in lieu of a second Prop 218 vote.
 - g. Other considerations that may be identified during the preparation of the report.

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Analyzing Costs



While this chart generally reflects approximate benefits, it is intended for overall illustrative purposes only. Actual dollar amounts and percentages have been intentionally omitted from the chart since analysis has not been completed.

Solving the Septics

Owners of developed property are subject to, or threatened with, significant enforcement actions by the Central Coast Regional Water Quality Control Board (Regional Water Board) as a result of water quality pollution from the use of septic systems. County policy is that owners of developed property should make the decision, through the Prop 218 vote required by AB2701 (Blakeslee), whether the County can proceed with the development of a community wastewater project.

Resource Needs for Undeveloped Properties

Owners of undeveloped parcels within the prohibition zone will need more than the construction of wastewater infrastructure before they may develop their parcels. The County will prepare a report on options for undeveloped properties, both within the boundaries of the "prohibition zone" developed by the Regional Water Board, as well as undeveloped parcels outside of the prohibition zone but within the Los Osos Urban Area.

Community-Wide Water Supply Enhancement

It is important to recognize that the water supply enhancements identified in the Fine Screening Report for a wastewater project only include those that could be directly developed with the wastewater project. These enhancements would not be sufficient to fully mitigate existing sea water intrusion, nor would they be sufficient to meet water supply demands at build-out. Consequently, resolution of water supply needs for undeveloped parcels will require involvement with the water purveyors and is not the sole responsibility and/or role of the County. Addressing water supply issues will require the cooperation of the County, the Los Osos water purveyors and the community.