

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

(1) DEPARTMENT Planning and Building		(2) MEETING DATE July 25, 2006		(3) CONTACT/PHONE Karen Nall 781-5606	
(4) SUBJECT Approval and authorization of Blue Ribbon Committee membership, committee work scope and timeline for the Transfer of Development Credit (TDC) Program. (Supervisory Districts No. 1, 3, 4 & 5)					
(5) SUMMARY OF REQUEST On November 22, 2005, the Board of Supervisors directed planning staff to form a TDC Blue Ribbon Committee to evaluate the following: <ul style="list-style-type: none"> ◆ The method of assigning credits to sending sites. ◆ The uses allowed within conservation easements for sending sites. ◆ The density bonuses for receiving sites. ◆ The use of TDC's with general plan amendments for conversion of agricultural lands. <p>On February 28, 2006, the Board authorized the creation of a 15 member blue ribbon committee with specific areas of representation. County planning staff has reviewed the applications and recommends that your Board authorize specific candidates as committee members and approve the committee work scope and timeline.</p>					
(6) RECOMMENDED ACTION That your Board approve the attached list of candidates (Attachment A) to participate as members of the TDC Blue Ribbon Committee. Also that your Board approve the TDC Blue Ribbon Committee work scope and timeline.					
(7) FUNDING SOURCE(S) Department budget		(8) CURRENT YEAR COST N/A		(9) ANNUAL COST N/A	
(10) BUDGETED? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes N/A <input type="checkbox"/>					
(11) OTHER AGENCY/ADVISORY GROUP INVOLVEMENT (LIST): N/A					
(12) WILL REQUEST REQUIRE ADDITIONAL STAFF? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, How Many? _____ <input type="checkbox"/> Permanent _____ <input type="checkbox"/> Limited Term _____ <input type="checkbox"/> Contract _____ <input type="checkbox"/> Temporary Help _____					
(13) SUPERVISOR DISTRICT(S) , <input checked="" type="checkbox"/> 1st, <input type="checkbox"/> 2nd, , <input checked="" type="checkbox"/> 3rd, , <input checked="" type="checkbox"/> 4th, <input checked="" type="checkbox"/> 5th, <input type="checkbox"/> All			(14) LOCATION MAP <input type="checkbox"/> Attached <input checked="" type="checkbox"/> N/A		(15) Maddy Act Appointments Signed-off by Clerk of the Board
(16) AGENDA PLACEMENT <input type="checkbox"/> Consent <input type="checkbox"/> Hearing (Time Est. _____) <input type="checkbox"/> Presentation <input checked="" type="checkbox"/> Board Business (Time Est. 60 mins)			(17) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions (Orig + 4 copies) <input type="checkbox"/> Contracts (Orig + 4 copies) <input type="checkbox"/> Ordinances (Orig + 4 copies) <input checked="" type="checkbox"/> N/A		
(18) NEED EXTRA EXECUTED COPIES? <input type="checkbox"/> Number: _____ <input type="checkbox"/> Attached <input checked="" type="checkbox"/> N/A			(19) APPROPRIATION TRANSFER REQUIRED? <input type="checkbox"/> Submitted <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A		
(20) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) _____			(21) W-9 <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		(22) Agenda Item History <input type="checkbox"/> N/A Date <u>2/28/06</u>
(23) ADMINISTRATIVE OFFICE REVIEW <p align="center"><i>OK Leslie Brown</i></p> <p align="right"><i>7-25-06</i> <i>D-3</i></p>					



SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

TO: BOARD OF SUPERVISORS

FROM: KAREN NALL, SENIOR PLANNER

VIA: WARREN HOAG, DIVISION MANAGER, CURRENT PLANNING *WH*

DATE: JULY 25, 2006

SUBJECT: APPROVAL AND AUTHORIZATION OF BLUE RIBBON COMMITTEE MEMBERSHIP, COMMITTEE WORK SCOPE AND TIMELINE FOR THE TRANSFER OF DEVELOPMENT CREDIT (TDC) PROGRAM. (SUPERVISORIAL DISTRICTS No. 1, 3, 4 & 5)

RECOMMENDATION

That your Board approve the attached list of candidates (Attachment A) to participate as members of the TDC Blue Ribbon Committee. Also that your Board approve the TDC Blue Ribbon Committee work scope and timeline.

DISCUSSION

Background

On November 22, 2005, the Board of Supervisors directed planning staff to do the following:

1. Process amendments to the TDC program to delete agricultural land from being eligible receiver sites.
2. Process amendments to the TDC program to delete receiver sites within 0 to 5 miles of a village reserve line.
3. Form a TDC Blue Ribbon Committee to evaluate the following:
 - ◆ The method of assigning credits to sending sites.
 - ◆ The uses allowed within conservation easements for sending sites.
 - ◆ The density bonuses for receiving sites.
 - ◆ The use of TDC's with general plan amendments for conversion of agricultural lands.

On February 28, 2006, your Board authorized the creation of a 15 member committee with specific areas of representation as follows:

- 1 member representing the Farm Bureau
- 1 member who is an active agriculturalist
- 2 members representing environmental organizations
- 1 member representing an existing receiver site
- 1 member representing a development firm operating in the county
- 1 member representing the Land Conservancy of San Luis Obispo County

*10-3
2*

- 1 member representing the Ag Liaison Board
- 2 members from the Subdivision Review Board (Public Works and APCD members)
- 2 members representing the community advisory groups
- 2 members from the general public (with direction to look for at least one of these in an area where receiver sites have been approved)
- 1 member representing the Planning Directors of the incorporated cities.

Progress on November 22, 2005 Board Direction

Amendments

The amendments have been prepared and were reviewed by the Planning Commission on June 22, 2006. At that meeting the Planning Commission voted to modify your Boards direction and recommended that all receiver sites be located only within urban reserve lines. A public hearing is tentatively scheduled before your Board on August 22, 2006 for final action on the amendments. Your action on these amendments could affect the scope of work of the TDC Blue Ribbon Committee.

Blue Ribbon Committee

The Board of Supervisors authorized the creation of a 15-member committee made up of individuals to representing specific areas of interest. To attract interested citizens, staff sent out news releases and notifications to the inland community advisory group, the cities and various agricultural and environmental organizations. We received 26 applications. County staff has reviewed the qualifications and recommends that your Board authorize the candidates listed on Attachment A to participate as committee members. Due to the amount of interest, we are encouraging everyone who submitted applications (included in Attachment B) to continue to participate in the process and upcoming public workshops and meetings. We have developed a mailing list and we will use this list to notify interested citizens of the time and location of public meetings and activities.

Scope of Work and Timeline

Staff recommends that the Board of Supervisor's approve the following work scope and timeline for the TDC Blue Ribbon Committee's review and discussions:

1. Reevaluate the number that is divided into the development value that is used to determine the number of sending credits assigned to sending sites to reflect current property values.
2. Reevaluate the allowed uses in conservation easements for sending sites and establish additional specific requirements for management.
3. In order to protect against a sprawl pattern of development, review whether density bonuses should be increased within existing communities that have adequate services as an incentive to direct growth into the existing urban and village areas and away from the areas distant from communities.

D-3
3

4. Modify the density bonuses and locational criteria to provide incentives for directing growth into the existing urban and village areas where appropriate services exist. This can be done through increasing density bonuses within URLs that have water and sewer service and VRLs that have water service.
5. Evaluate the use of TDC's for general plan amendments that could convert land designated Agriculture to a more intensive land use category or categories.

Timeframe: Provide an initial report back to your Board no later than 8 months from the first committee meeting. All blue ribbon committee meetings must be completed no later than 2 years from the date of the first meeting which is tentatively scheduled for September 2006.

OTHER AGENCY INVOLVEMENT/IMPACT

None

FINANCIAL CONSIDERATIONS

All committee members will be providing their time on a volunteer basis. The staff time has been included in the approved FY 2006-07 budget.

RESULTS

Approving the recommended membership of the TDC Blue Ribbon Committee will allow staff to schedule meetings to evaluate the issues in the recommended scope of work with the TDC Blue Ribbon Committee.

D-3
4

ATTACHMENT A

RECOMMENDED BLUE RIBBON COMMITTEE MEMBERSHIP

Agriculture Representatives

1. Farm Bureau – Joy Fitzhugh, SLO County Farm Bureau
2. Active Agriculturalist – Charles Whitney, Rancher, Santa Margarita

Environment

3. ECOSLO- Maria Lorca, Creston
4. Sierra Club – Susan Harvey, Paso Robles

Development

5. Existing TDC receiver site – Chad Whittstrom, Paso Robles, Tract 2723, CO04-0475
6. Development Firm – Dennis Sullivan, South County, Cypress Ridge Home Building Inc.

Land Conservancy

7. Land Conservancy – Richard Bruce, Vice President, Land Conservancy of SLO County

Boards and Commissions

8. Ag Liaison – Mark Pearce, Farm Credit West
9. Subdivision Review Board – Richard Marshall, Public Works
10. Subdivision Review Board – Aeron Arlin Genet, Air Pollution Control Board

General Public

11. Mellissa Boggs-Blalack, Arroyo Grande, Env Scientist with CA Depart of Fish and Game
12. Christine Volbrecht, Santa Margarita, Realtor,

Advisory Groups

13. South County Community Advisory Group - Jesse Hill
14. Templeton Area Advisory Group - Nicholas Marquart

Incorporated Cities

15. Member representing the Planning Directors of the incorporated cities - This individual will be a rotating member, an assigned staff member or other, as determined by the City Planning Directors.

D-3
5

ATTACHMENT B

OTHER APPLICANTS FOR THE TDC BLUE RIBBON COMMITTEE

Susan DeCarli, Atascadero
James Ellman, Cambria
Pamelia Finley, Templeton
Louise French, Adelaida
William Garfinkel, Los Osos
Diane Hull, San Luis Obispo
Pamela Jardini, Templeton
Dorothy Jennings, Templeton
Sheila Lyons, Creston
Tim O'Keefe, Atascadero
Elizabeth Rolph, Adelaida
Brahama D. Sharma, Pismo Beach

D-3
6