

TDC Blue Ribbon Committee

July 25, 2007 Meeting Minutes Final

Members Present: ECOSLO- Maria Lorca; Sierra Club – Susan Harvey ; Land Conservancy – “BK” Bruce Richard; Templeton Area Advisory Group - Nicholas Marquart; Active Agriculturalist – Charles Whitney; Subdivision Review Board, Public Works – Richard Marshall; General Public – Melissa Boggs; General Public - Christine Volbrecht ; City of Paso Robles- Ron Whisenand

Members Absent: Development Firm – Denis Sullivan; Ag Liaison – Mark Pearce; Subdivision Review Board, Air Pollution Control Board – Aeron Arlin Genet; Farm Bureau – Joy Fitzhugh; Existing TDC receiver site – Chad Whittstrom; City of San Luis Obispo – Kim Murry; South County Advisory Council - Jesse Hill

Committee Staff Present: Karen Nall, Planning and Building

Others Present: Dorothy Jennings, Kathryn Sweet, Tina Salter, Sue Luft, Jim Patterson – 5 District Supervisor and Lynda Auchinachie – Ag Department

Richard Marshall opens the meeting at 3:20 upon reaching a quorum.

New Business: Sue Harvey notes that the latest edition of SLO Steward has an article by Neil Havlik regarding the Brughelli Ranch conservation easement and she suggests that we invite Neil Havlik to come back to the group to present to the committee. She adds that she will provide copies to the group for the next meeting. Sue Harvey notes that at the Board Meeting, Kami Griffin noted that we will be having Michael Bell come discuss the Pine Barrens Program. Sue Harvey suggests that we have Todd Murphy an appraiser also present to the group. Melissa Boggs notes the article in the Tribune regarding the lack of progress that this committee has made and suggests that the Board update and discussion be put on the next agenda. Maria Lorca also suggests that we discuss the Board discussion. Sue Harvey suggests that we request to receive all Board correspondence from the TDC item on the July 17 meeting. Chris Volbrecht notes she would like to have a copy of the board staff report. She further notes that she would like a general discussion as to the direction the group is going. Lynda Auchinachie recalls that Neil Havlik provided a lot of discussion regarding the Brughelli Ranch when he came before the committee. Ron Whisenand does not see the need for Neil to return because the committee has many tasks to complete and suggests that Kim Murry could provide an update. Maria Lorca notes that the Gorham TDC project is being reviewed again and suggests that it would make a good case study of how the program gets abused; the site is within the Ag category and within an antiquated subdivision. Richard Marshall notes that we will discuss whether each item should be added to a future agenda. Consensus is that there is no need for Neil Havlik to return or to have an appraisal expert to come to the meeting. BK notes that Darren Greve will be providing a presentation at the next meeting. Karen Nall notes that BK has contacted Michael Bell and that he is interested in making a presentation but no date has been scheduled. Charlie Whitney suggests inviting Rick Pruetz. Karen Nall notes that Kami Griffin also wanted to have Rick Pruetz and suggested it at last week’s Board discussion. Ron Whisenand suggests inviting other communities to share the cost. The group consensus is for staff to explore having Rick Pruetz provide a presentation to the committee. Chris Volbrecht suggests revisiting the program. She adds that she feels the entire program is broken and suggests that the committee should identify items that can fix the program. Melissa Boggs notes that she believes that the Board believes that the group is focusing on the minutia. Ron Whisenand notes that we are still discussing sending sites and have yet to discuss receiving sites. He adds that the committee is not at a point to suggest changes because we have not explored the entire program. Richard Marshall notes that he believes that the committee direction has been to go through the sending sites then receiving sites as a way for the committee to really understand the program. Richard Marshall suggests having a consensus “wrap up” discussion when we have gotten through sending sites and before we begin receiving site discussions. Maria Lorca is concerned about looking at the fine details without stepping back to look at the entire program. Nick Marquart raises concerns that we need to get through TDC first then get into antiquated subdivisions. BK notes that the Land Conservancy has started a new study of antiquated subdivisions

and that he can bring this data to the committee. Richard Marshall suggests that we add this to a future agenda. Ron Whisenand likes the idea of having a summary discussion. There is concurrence that on August 8 we will have Darren Greve and on August 22 we will have BK provide a discussion of the antiquated subdivisions. Karen Nall notes she will put the Board discussion on the next agenda and will send all members the staff report. Richard Marshall questions whether the Gorham case should be added. Karen Nall notes that this project is an approved project which is being reconsidered for road improvements. Charlie Whitney notes that the problems have been fixed but does not see value on reviewing this particular project at this time. He adds that the committee will get into more discussion as we begin to discuss receiving sites.

Item 1. Review of Maps: BK notes that he does not have anything to present.

Item 2 Reevaluate the Number that is divided e 3.

Karen Nall provides a brief overview of the divisor. Discussion ensues regarding the current value of the TDC credit compared to the value of lots created. Chris Volbrecht notes that the profit margin is very small and she states that she would not use the program again. Discussion ensues regarding the value of the credits. Discussion ensues regarding land banking. BK notes that we have speakers planned for future agendas which will be discussing land banks. Discussion continues. Richard Marshall questions whether one could pay into a fund for receiving additional development up front and then the bank could use accumulated funds to purchase property or easements. Charlie Whitney believes that landowners of antiquated subdivisions will not use the program because it takes too long and there is too much controversy. Ron Whisenand notes that the funds paid to the land bank could be for height adjustments or other types of exceptions. Sue Harvey questions whether every subdivision should be required to pay into the funds. Discussion ensues regarding what types of development would be required to pay into the fund; any development, or any modifications and increases in density.

Public Comment is taken on this item. Lynda Auchinachie likes the discussion regarding banking and notes that the Ag Department is looking for an option for mitigation for loss of agriculture. Ron Whisenand notes that LAFCo is looking for mitigations for ag conversion also. BK notes that he would like to move his presentation to the group about land banking up to the August 22nd meeting and move the antiquated subdivisions discussion to September. Dorothy Jennings notes the importance of the cities' involvement and notes that she wrote a letter to the BOS regarding the City of SLO's land banking program. Sue Luft likes the discussion and notes that the BOS encouraged the committee to look at new ideas. Tina Salter concurs. Kathryn Sweet has concerns with water needed for growth. Charlie Whitney reports that he thought the City of Atascadero was on board but received an email that they cannot participate at this time. Ron Whisenand notes the community adversity to growth. Richard Marshall notes that the cities must feel like they receive a benefit from the land bank. Chris Volbrecht notes that the County needs to identify where development should go and designate open space or greenbelts. Jim Patterson supports the discussion regarding alternatives such as a land bank. He notes that there are 8 urbanized areas within the County's jurisdiction as well as the incorporated cities and many have resource constraints. Jim Patterson also notes that he suggests bringing other people in to talk to the group about other programs. He further adds that we need to be sensitive to the additional fees imposed on development. Discussion ensues regarding the annual state population allocations.

Approval of Minutes from June 20, 2007 meetings: Sue Harvey moves to approve, BK seconds, the minutes are approved.

Public Comment for items not on the agenda:

Dorothy Jennings requests that any correspondence sent to the chair be forwarded to all members.

Dorothy Jennings refers to a memo she provided to the committee regarding the list of allowable uses

for conservation easements and notes that the committee only reviewed the list for sending sites based on ag resources and that the committee did not review the other list for sending sites for natural resources and antiquated subdivisions. Sue Luft requests that the copies of the DVDs of the Planning Commission and BOS meetings that she had provided to the committee be returned to her. Sue Luft also notes that there is a TDC project "Mc Namee" going to public hearing.

Karen Nall requests that the committee decide whether all correspondence should be forwarded. Discussion ensues. Consensus is that Karen Nall will forward all correspondence but if there becomes too much she will bring issue back to the committee. Karen Nall questions whether there is interest in putting Work Program B. 2. back on the agenda to go through the other list and notes that there are two uses (libraries and warehousing) that are allowed if the sending site is based on natural resources or an antiquated subdivision. Richard Marshall does not feel the need to add this to the next agenda but that we will discuss this further at a later date. Ron Whisenand raises concerns about the amount of time the committee took to go through the lists. Group agrees that we will discuss at a later meeting.

Meeting adjourned.

Next Meeting – August 8, 2007 at 3:00.