

TDC Blue Ribbon Committee  
December 6, 2006 Meeting Minutes Final

**Members Present:** Farm Bureau – Joy Fitzhugh; Active Agriculturalist – Charles Whitney; ECOSLO- Maria Lorca; Sierra Club – Susan Harvey; Existing TDC receiver site – Chad Whittstrom; Development Firm – Dennis Sullivan; Land Conservancy – “BK” Bruce Richard; Subdivision Review Board, Public Works – Richard Marshall ; Subdivision Review Board, Air Pollution Control Board – Aeron Arlin Genet; General Public – Mellissa Boggs; General Public - Christine Volbrecht; South County Community Advisory Group - Jesse Hill; Templeton Area Advisory Group - Nicholas Marquart ; City of San Luis Obispo – Kim Murry.  
**Members Absent:** Ag Liaison – Mark Pearce; City of Paso Robles- Ron Whisenand

**Committee Staff Present:** Karen Nall, Planning and Building

**Others Present:** Bill White, Sheila Lyons, Dorothy Jennings, Lynda Auchinachie Co Ag Department and Sue Luft.

Public Comment: Karen Nall requests any Public Comment for items not on the agenda. Sheila Lyons reads a letter from Kathy Sweet regarding the use of TDC’s in South Atascadero. Letter attached to minutes.

Karen Nall questions whether any members are having difficulty opening agenda and minutes. Discussion ensues. Karen Nall will provide PDF versions and will delete county logo from future agendas.

Minutes from the last meeting are presented. Committee asks that the attendees listed be divided between members and who they represent and staff and public. Karen Nall will modify.

Mellissa Boggs questions whether ethics training is needed. Karen Nall will review notes from previous meeting and return.

Discussion of timeframes was not added to November minutes. Karen Nall will revise minutes. Group discussed opening the table to all people present. Consensus to take each item on the agenda discuss with members first then ask for public comment on each agenda item.

Group discusses use of web site. Karen Nall explains that we can easily post small item such as agenda and minutes but larger documents will be more difficult. Karen Nall states that she would like to post items that this committee creates not other documents and will return with amount of time and space available.

Karen Nall notes that Brown Act committee members can meet outside of regular meetings as long as there is not a quorum which is seven members.

Discussion ensues about the two year time frame of a blue ribbon committee.

Maria Lorca provides a method for group discussions in which each member in turn is ask to provide comments. Group agrees to try process.

Susan Harvey requests that the Assessor’s Office provide the committee information on conservation easements. Karen Nall suggest having that discussion later.

Group Discussion – Item A. 1. of Work Program. What was the identified problem with land use that the TDC program was created to solve?

The following items were listed as the identified problems:

1. Antiquated Subdivisions – the right to build on smaller remote parcels
2. Avoid developing environmental sensitive areas and preserve natural areas (Natural Areas Plan), relocate development to more suitable areas.
3. Lack of infrastructure and maintenance for antiquated subs.
4. Tools, financial incentive to development
5. Provides Farmer and Rancher an option
6. Loss of open space
7. Method of getting open space without taxing, assessing or legislating
8. Option for landowners of antiquated subdivisions
9. Compact urban form
10. “we got discovered” – growth pressures.
11. Cost of development in urban areas pushing development into rural areas.
12. Loss of rural character/ sprawl.
13. The following taken from the May 12, 2005 PC letter to the BOS:

The TDC program is not meeting its objective as stated in the Land Use Ordinance Section 22.24.010 A. “...*the objective of this section is to relocate development from environmentally sensitive land, land with agricultural capability or antiquated subdivisions to more suitable areas*”.

The TDC program is not fulfilling the land use goals for the TDC program as set forth on page 17 of “TDCs Lesson Issues and Recommendations for a TDC program in San Luis Obispo County”: “*The original purpose from Phase II of the Rural Settlement Pattern Study was to retire lots.*” .... “*A TDC program can provide a financial incentive to a small antiquated lot owner, protect the family farm, large ecosystems, and urban green belts.*”

Public comments taken on list above and group discusses. Group agrees to discuss items A. 2. – A .4. at next meeting.

Karen Nall request what information is needed for the next meeting? The following is suggested:

1. History of GPAs
2. Building permit activity by planning areas or land use categories.
3. Subdivision activity.
4. Annual growth rate.
5. Map of antiquated subdivisions.
6. Map of 5 mile receiving sites

Maria Lorca suggests bringing the Viborg project to next meeting.

Charlie Whitney questions whether the City of Atascadero was asked to participate and request permission of the committee to attend a city council meeting to try to get participations. Group agrees.

Karen Nall provides presentation on Case Studies. Denny sending site is reviewed.

Meeting adjourned.