

Tuesday, July 10, 2001

The Board of Supervisors of the County of San Luis Obispo, and ex-officio the governing body of all other special assessment and taxing districts for which said Board so acts, met in regular session at 9:00 A.M..

PRESENT: Supervisors Shirley Bianchi, Peg Pinard, Michael P. Ryan and Chairperson K.H. 'Katcho' Achadjian

ABSENT: Supervisor Harry L. Ovitt

PLEDGE OF ALLEGIANCE TO THE FLAG LED BY CHAIRPERSON ACHADJIAN.

SUM AGN

Presentation Items

1 A-1 Thereafter, on motion of Supervisor Pinard, seconded by Supervisor Bianchi, and on the following roll call vote:

AYES: Supervisors Pinard, Bianchi, Ryan, Chairperson Achadjian

NOES: None

ABSENT: Supervisor Ovitt

RESOLUTION NO. 2001-268, resolution of commendation upon retirement Michael W. Sheridan, Sheriff's Sergeant, adopted.

Chairperson Achadjian: reads the resolution and presents the same to Sergeant Sheridan.

Sheriff Pat Hedges: thanks Sergeant Sheridan on behalf of San Luis Obispo County and the Sheriff's Department for his years of service; states he has filled most position in the Department and they have gained from his experience.

Sergeant Sheridan: indicates the time has gone by fast and it was a pleasure serving the County; thanks everyone for his successful career.

Consent Agenda

- 2 B- This is the time set for members of the public wishing to address the Board on items set on
PC the Consent Agenda.

Mr. Michael Kovacs: states the Consent Agenda is loaded with requests to approve consulting contracts that are from outside the area; feels the departments have qualified professionals that can do these jobs; urges tax refunds.

Mr. Michael Winn: invites everyone to the third annual Nipomo Wine and Flower Festival on Sunday July 15, 2001 from 1:00 p.m. to 5:00 p.m..

Mr. Rolf Monteen: addresses Item B-10; speaks to the accomplishments of the Parks and Recreation Commission; states he is stepping down to take on other projects and indicates Jan Thomas will be an excellent replacement. No action taken.

- 3 B-1 Thereafter, on motion of Supervisor Ryan, seconded by Supervisor
thru Bianchi, and on the following roll call vote:

B-
43

AYES: Supervisors Ryan, Bianchi, Pinard, Chairperson Achadjian

NOES: None

ABSENT: Supervisor Ovitt

Consent Agenda Items B-1 through B-43 are approved as recommended by the County Administrative Officer.

Consent Agenda Items B-1 through B-43 are on file in the Office of the County Clerk-Recorder and are available for public inspection.

Items set for bid opening

B-1 Plans and specifications (Clerk's File) for road improvements on Paso Robles and 19th Street in the community of Oceano; 4th District, Approved and the Clerk is instructed to give notice of bid opening set for August 9, 2001, at 3:00 p.m..

B-2 Plans and specifications (Clerk's File) for the Cambria Cooperative Roads Project; 2nd District, Approved and the Clerk is instructed to give notice of bid opening set for August 9, 2001, at 3:00 p.m..

Administrative Office Items

- B-3 A letter to Senator Jack O'Connell and Assemblyman Abel Maldonado expressing the Board's opposition to Senate Bill 910 (Dunn, Burton, Haynes and Monteith), Approved.
- B-4 Notice to commence negotiations for the exchange of property tax revenue and annual tax increment and RESOLUTION NO. 2001-269, accepting the exchange of property tax revenue and annual tax increment for Annexation No. 65 to the City of San Luis Obispo (Volny), Adopted.

Auditor-Controller Items

- B-5 Contract with Government Finance Officers Association for advisory services related to the County's financial management system and; 2) a corresponding budget adjustment in the amount of \$160,000, Approved.
- B-6 Unannounced cash count report conducted on June 1, 2001 of the Information Services Division, Received and Filed.

Board of Supervisors Items

- B-7 Appointment of Daniel Cashier as the District Four Representative to the Interim Hospital Authority Board, Approved.
- B-8 Reappoint of Marsha Lifter as a District Four Representative to the Commission on Children and Youth, Approved.
- B-9 Appointment of Karen Croley as a District Two Representative to the Commission on the Status of Women, Approved.
- B- Appointment of Jan Thomas as a District Three Representative to the Park and Recreation
10 Commission, Approved.
- B- Allocation \$4,000 from Community Project Funds (\$2,000 each from Districts Two and
11 Four) to the San Luis Obispo Mozart Festival to be used for Mozart fringe concerts,
Approved.

Clerk-Recorder Items

- B- Minutes of the May 1, 8, 15 and 22, 2001 Board of Supervisors' meetings, Approved.
12
- B- Appointment of Judith (Sally) Friend and Bob Sparling (Wildlife Representative) to the
13 San Luis Obispo County Grazing Advisory Board, Approved.

District Attorney Items

- B- RESOLUTION NO. 2001-270, authorizing the District Attorney to participate in the State
14 Workers' Compensation Insurance Fraud Prosecution and Investigation Program for 2001-
02, Adopted.
- B- RESOLUTION NO. 2001-271, authorizing the continuance of an agreement with the State
15 for the Spousal Abuser Prosecution Program for 2001-02, Adopted.

General Services Items

- B- Budget adjustment in the amount of \$100,000 from unanticipated revenues (Coastal
16 Resources Grant) into a new maintenance project, Elfin Forest Recovery Plan, Approved.
- B- RESOLUTION NO. 2001-272, authorizing the General Services Director to act as the
17 County's agent in connection with a grant application submittal to the Safe Neighborhood
Parks, Clean Water, Clean Air and Coastal Protection Bond Act of 2000 (Prop 12) for the
replacement of play equipment at the Oceano Community Park, Adopted.
- B- RESOLUTION NO. 2001-273, authorizing execution of a notice of completion and
18 acceptance in connection with a project to construct the North County Parks Maintenance
Facility at Santa Margarita Lake, Adopted.

Health Agency Items

- B- Contract (Clerk's File) with Seneca Residential and Day Treatment Center for Children,
19 Inc., to provide group home services for Mental Health clients, Approved.
- B- Contract (Clerk's File) with Sanford Friedlander, M.A., M.F.T., to provide crisis
20 intervention services for Mental Health clients, Approved.
- B- Contract (Clerk's File) with Caryl Willard to assist with Mental Health financial analysis
21 and planning, Approved.
- B- Contract (Clerk's File) with Family Care Network, Inc., to provide behavioral health
22 services to Mental Health clients, Approved.
- B- Contract (Clerk's File) with Phillip Coleman, dba Rising Sun Consulting Associates, to
23 provide Medicare billing services, Approved.
- B- Contract (Clerk's File) with Karl Weaver, M.D., to provide psychiatric services to Mental
24 Health clients, Approved.

- B- Contract (Clerk's File) with Sandra Blamires to provide marriage and family therapist
25 intern services for Mental Health clients, Approved.
- B- Contracts with Arroyo Grande Community Hospital and French Hospital Medical Center
26 for County Medical Services Program hospital services and amendments extending Sierra
Vista Regional Medical Center and Twin Cities Community Hospital for medical services
to medically indigent adults for 30 days, Approved.

Planning Items

- B- Five agreements (Clerk's File) with qualified environmental consultants to included on the
27 County's Environmental Studies Roster for the preparation of environmental impact reports
and other environmental documents, Approved.
- B- RESOLUTION NO. 2001-274, approving an agreement with Gerald Schweitzer,
28 establishing restrictions and obligations for real property adjusted by lot line adjustment
COAL 99-0024; 2nd District, Adopted.
- B- RESOLUTION NO. 2001-275, approving an avigation easement with Henry and Leslie
29 Heer for property located near the Paso Robles Municipal Airport; 1st District, Adopted.
- B- RESOLUTION NO. 2001-276, approving an avigation easement with Tyson Heer for
30 property located near the Paso Robles Municipal Airport; 1st District, Adopted.
- B- RESOLUTION NO. 2001-277, approving an open space agreement with Timothy and
31 Mary Bennett, located on the north side of Perfumo Canyon Road; 3rd District, Adopted.

Public Works Items

- B- Flood Control and Water Conservation District Zone 3 Surplus Water Declaration,
32 Approved.
- B- Amendment to the joint power agreement (Clerk's File) for the San Luis Obispo County
33 Integrated Waste Management Authority, Approved.
- B- Agreement to extend the use of video equipment and a cable channel by the Los Osos
34 Community Services District, Approved.
- B- RESOLUTION NO. 2001-278, authorizing execution of a notice of completion for road
35 improvements on Ash Street from Pine Avenue to Broderson Avenue in the community of
Los Osos; 2nd District, Adopted.

B- The following maps:

36

- A. CO 00-0215, a proposed subdivision resulting in 2 lots by James and Irene Hall, located on Santa Margarita Road, south of the City of Atascadero; 5th District, Approved.
- B. COAL 99-0104, a proposed lot line adjustment of 10 lots which will not result in any new lots by Steve Cass/Dean and Denise McDavid, Linne and Geneseo roads, east of the City of Paso Robles; 1st District, Approved.

Social Services Items

B- Contract (Clerk's File) with San Luis Obispo County Community College District to expand
37 a CalWORKs Work Study Program to include up to fifteen additional students for 2001-02, Approved.

B- Various appointments and reappointments to the Local Child Care Planning Council,
38 Approved.

B- RESOLUTION NO. 2001-279, amending the position allocation list for budget unit 3200 -
39 Social Services by adding 1 full time Program Specialist and 4 half-time Personal Care Aides to support implementation of the In-Home Supportive Services Employer of Record Legislation, and a request to approve a corresponding budget adjustment in the amount of \$174,488, Adopted.

Tax Collector Items

B- RESOLUTION NO. 2001-280, authorizing the issuance and sale of 2001 tax and revenue
40 anticipation notes on behalf of the San Luis Coastal Unified School District, Adopted.

B- RESOLUTION NO. 2001-281, authorizing the issuance of Lucia Mar Unified School
41 District promissory notes, Adopted.

Other Items

B- RESOLUTION NO. 2001-282, commending Beverly Heaton upon her retirement from
42 San Luis Obispo County, Adopted.

B- Application to the Office of Justice Programs to provide funding for the implementation of
43 the Local Law Enforcement Block Grant, Approved.

Hearings/Discussion Items

4 SP **Mr. David Edge:** County Administrator, states he just got off the phone with Supervisor Ovitt and he wants to thank everyone for their good wishes and hopes to be here next week.

5 C-1 This is the time set for hearing to consider an appeal by Dr. Javad Sani of the Planning Commission's denial of a request to modify section 21.03.010(d)(1) of the Real Property Division Ordinance and the County's Standard Specifications and Drawings to allow a 40 foot offer of dedication for Tract 2389; 1st District.

Mr. John Busselle: Planning, presents the staff report; describes the property and the basis for the appeal.

Board Members: discuss various issues, comments and concerns regarding: private versus public easement's; usable space for the applicant; keeping the trees on the property; if this request is approved how difficult, in the future, would it be to deny a similar requests, with staff responding.

Mr. Ralph McCarthy: representing the Appellant, states they disagree with the analysis of the findings; feels there are special circumstances to this request because this is located in a rural area and the road doesn't lead anywhere; indicates the only difference is 10 feet being taken away from Dr. Sani's property.

Board Members: discuss various issues, comments and concerns regarding: most County roads having a 50-foot easement; this property not being treated any differently; traffic impacts; off-street parking; and, the trees being in the public right-of-way, with staff responding.

Mr. Richard Marshall: Public Works, addresses the concern to uniformly applying the ordinance requirements.

Chairperson Achadjian: questions if this item has input from the community.

Mr. Busselle: states the advisory council approved the subdivision however, they did not discuss the 40-foot offer of dedication.

Matter is discussed and thereafter, a motion by Supervisor Bianchi, seconded by Supervisor Pinard to uphold the Planning Commission's approval of Tentative Tract 2389 and deny the appeal by the applicant of the Planning Commission's decision to deny an adjustment to Section 21.03.010 (d)(1) of the Real Property Division Ordinance and the County's Standard Specifications and Drawings for road improvements, fails on the following roll call vote:

AYES: Supervisors Bianchi, Pinard
NOES: Supervisors Ryan, Chairperson Achadjian
ABSENT: Supervisor Ovitt

A motion by Supervisor Ryan, seconded by Supervisor Pinard to continue this item and send it back to the Templeton Area Advisory Group (TAAG) for discussion of private versus public easement's and the increase in density and have them respond back to the Board, is discussed.

Supervisor Pinard: states she would like TAAG to look at the ramifications this would have on the entire area, not just this block.

Mr. James Lindholm: County Counsel, states that whatever the recommendation is that comes back from the Advisory Group, the Board may want to direct staff to come back with findings so the matter would not have to be continued again.

Supervisor Ryan: amends his motion to continue this item to September 11, 2001, with Supervisor Pinard concurring.

Thereafter, on motion of Supervisor Ryan, seconded by Supervisor Pinard and on the following roll call vote:

AYES: Supervisors Ryan, Pinard, Bianchi, Chairperson Achadjian
NOES: None
ABSENT: Supervisor Ovitt

the Board continues this hearing to September 11, 2001 at 9:00 a.m. and sends this item back to the Templeton Area Advisory Group for a discussion of private versus public easements and the increase in density and to report back to the Board on September 11, 2001.

- 6 C-2 This is the time set for hearing to consider an appeal by the Santa Margarita Area Residents Together (SMART) of the Subdivision Review Board's decision to approve a Negative Declaration and lot line adjustment, located south of Santa Margarita Road adjacent to Garden Farms; 5th District.

Ms. Ellen Carroll: Environmental Coordinator, introduces the item; hands the Board a packet and a letter submitted by Mr. Bill Walters, representing the Santa Margarita Ranch property owners and a memorandum written by Ms. Carroll responding to Santa Margarita Area Residents Together (SMART) letter dated June 25, 2001; indicates there is no change to the staff's recommendation; states this lot line adjustment is only a reconfiguration of the parcel.

Mr. John Farhar: Planning, presents the staff report; describes the property location; presents maps of the existing lot line and the proposed lot line; indicates no new parcels will be created by this request; addresses the issues of the appeal; indicates a Negative Declaration is appropriate for this project and there are no significant impacts.

Ms. Jude Rock: SMART, commends the Planning staff for their helpful attitude during this process, however, SMART raises strong objections to staff's approach to analyzing this project; feels staff and the Subdivision Review Board have presented a "deskbound analysis"; states SMART feels the lot line adjustment is not consistent with the language, nor the intent of Government Code Section 66412 (d); feels the proposed lot line adjustment is the first step of a project and requires a specific plan; states if there are no plans then the lot line adjustment is premature; believes this is development disguised as agriculture; feels the project may have a significant affect on the environment and that the preparation of an Environmental Impact Report (EIR) is necessary; reads a letter from Julie D. Clark an agricultural biologist from California Polytechnic State University at San Luis Obispo, urging environmental review due to potential effects the lot line adjustment will pose.

Mr. John Beccia: SMART, states the Ranch is a special place and warrants special treatment; addresses the Ranch owners building entitlement in exchange for leaving a significant amount of land undeveloped; indicates the lot line adjustment goes against the spirit of that agreement; states there have been numerous meetings where the owners have shared potential development that they have negotiated with the California Ranch Land Trust; indicates the plan is outlined in the document entitled Santa Margarita Ranch available on the ranch owners web site; feels this lot line adjustment does fit into the concept of development; states the public needs to see the large picture.

Mr. John French: representing Santa Margarita Ranch, states the packet handed in this morning was background information; indicates he has reviewed the staff report and points out the Subdivision Review Board voted unanimously to approve this lot line adjustment; states the purpose of the lot line adjustment is for agriculture financing for the property; indicates this is a long-term agriculture operation and there will be no physical change to the property; states the lot line adjustment is not related to the Ranch Land Trust; indicates no development plans have been filed; urges the Board's approval.

Ms. Sandra Sarrouf: ECOSLO, states she is disappointed in the staff report; questions if no development is being proposed then why are they requesting a lot line adjustment; feels a Negative Declaration is inappropriate and urges an EIR.

Mr. Steve Crandall: attorney representing SMART, addresses Mr. Walters' letter; discusses the reasons why SMART dismissed their prior lawsuit; states the lot line adjustment will make development possible and probable; speaks to the issue of a Negative Declaration versus an Environmental Impact Report; indicates staff has done a plan-to-plan analysis.

Ms. Tina Salter: states she came to the meeting today looking for a reason to go along with SMART; indicates she still feels the lot line adjustment in the long run is in the best interest of the community.

Mr. Phil Ashley: feels the environmental constraints analysis is inadequate and additional studies are necessary; addresses the marsh wetlands and the valley grass lands.

Mr. Bill Clark: states he is in favor of the appeal; indicates the citizens care about the future of the Santa Margarita Ranch because it affects them; questions the intent of the lot line adjustment; feels it's the County's responsibility to protect the best interests of the public; urges the Board to uphold the appeal.

Mr. Bill Walters: attorney representing Santa Margarita Ranch, speaks to the detailed review given to this application by the Subdivision Review Board; urges the Board to uphold their decision; indicates the reality is a lot line adjustment will not change the physical environment or use of the property; states there will be severe financial consequences for the owners if they are not able to put longterm agriculturally viable financing on this property.

Mr. Daryl Nelson: states he has lived in Santa Margarita for 31 years and SMART does not represent him; indicates he tried to join however, membership was not available to him; states he agrees with the staff recommendation.

Mr. French: reminds the Board that the General Plan provisions and the development agreement all stay in place after the lot line adjustment.

Ms. Rock: clarifies the votes of the Santa Margarita Advisory Council; questions the financial consequences to the property owners; asks for a continuance so that SMART can review the documents submitted by Mr. Walters.

Board Members: discuss various issues, comments and concerns regarding: no project to perform an EIR; making a decision based on speculation; different kinds of studies previously done by the Ranch owners.

Matter is fully discussed and thereafter, on motion of Supervisor Ryan, seconded by Supervisor Bianchi and on the following roll call vote:

AYES: Supervisors Ryan, Bianchi, Pinard, Chairperson Achadjian

NOES: None

ABSENT: Supervisor Ovitt

the Board denies the appeal by Santa Margarita Area Residents Together (SMART) and RESOLUTION NO. 2001-284, resolution affirming the decision of the Subdivision Review Board and conditionally approving the application of Santa Margarita Ranch, LLC for Lot Line Adjustment COAL 00-0264, adopted.

Closed Session

7 CS The Board announces it will be going into Closed Session regarding:

1. PENDING LITIGATION (Gov. Code, § 54956.9.) It is the intention of the Board to meet in Closed Session concerning the following items:

A. Conference with Legal Counsel - Existing Litigation (Gov. Code, § 54956.9(a).) (Formally initiated) 1) *In re Bankruptcy of PG&E*, 2) *In re Lum*, 3) *Webber v. County of San Luis Obispo*, 4) *Atascadero Mutual Water Co. v. County of San Luis Obispo*, 5) *Munari v. County of San Luis Obispo*, 6) *County of San Luis Obispo v. KFX*, and 7) *Coastal Commission v. Babbit*.

B. Conference with Legal Counsel - Anticipated Litigation (Gov. Code, § 54956.9.) 8) *Significant exposure to litigation* (Gov. Code, § 54956.9(b).) No. of cases 2. Facts and circumstances not known to potential plaintiff which indicate significant exposure to litigation. 9) *Initiation of litigation* (Gov. Code, § 54956.9(c).) No. of cases 2.

CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Gov. Code, § 54956.8.) It is the intention of the Board to meet in closed Session to have a conference with its Real Property Negotiator concerning the following: 10) *Property Description: Avila Park*, Parties with whom negotiating: *John Wallace, Avila CSD and Russ Keissig*, Instructions to Negotiator will concern: *Price, Terms and Conditions*, 11) *Property Description: San Luis Regional airport Runway Extension*, Parties with whom negotiating: *Ben Maddalena*, Instructions to Negotiator will concern: *Price, Terms and Conditions*.

Chairperson Achadjian: opens the floor to public comment without response.

Thereafter, the Board goes into Open Public Session.

(SUPERVISOR PEG PINARD IS NOW ABSENT.)

Public Comment

8 PC This is the time set for members of the public wishing to address the Board on matter other than scheduled items.

Mr. Randy Young: states the County caused structural damage to his business due to a faulty grading to the road which caused flooding during the rainy season; states he has tried to get someone to help him, with no success; indicates they also cut a old tree in front of his building that was only supposed to be trimmed; urges the Board's help.

(SUPERVISOR PEG PINARD IS NOW PRESENT.)

Mr. Noel King: Public Works Director, states he heard about this problem yesterday; states modifications to solve the problem will be taken care of.

Mr. Richie Ray Walker: reads from a fortune cookie "good sense is the master of human life" and what it means; addresses California becoming a growing communist state.

Mr. Andrew Carter: addresses his concerns for MTBE exceedence at Santa Margarita Lake; states he is appalled at the lackadaisical approach to this public health issue and urges the Board to ban all two cycle motorboats.

Mr. George Layman: states he hopes Supervisor Ovitt is well; addresses rentals and housing in San Luis Obispo; states an EIR should be done on housing and the impacts it has on the public.

Mr. Brad Brown: presents the new schedule of Charter Public Access; states for any information the public can call 783-4942.

Ms. Susan Coward: SLONET, states she is here to support the strategic plan for PEG access.

Mr. Eric Greening: thanks the Board for their quick response to the tree cutting project by PG&E; states he would like to know if there is any new information for the public and if any meetings are scheduled, with Supervisor Ryan responding.

Mr. Michael Passarelli: questions why the County would hire a consultant for public access; feels the money could be used for a wider range of services, with Mr. Noel King, Public Works Director, responding.

Mr. Michael Kovacs: addresses the 225th anniversary of the Declaration of Independence; addresses taxation without representation; urges the Board to refund taxes. No action taken.

9 CS Thereafter, pursuant to the requirements of the Brown Act, County Counsel reports out on the items discussed during Closed Session as follows: Items 1 thru 11 - no report is required because no final action was taken.

10 This is the time set for submittal of the first edition of the County's Communitywide Results Report.

Ms. Deb Hossli: Administration, presents the staff report; states the purpose of this report is to: 1) improve communications with the public; and, 2) enhance the strategic plan; indicates the report is pleasing in some areas and there are challenges in others; states because this is the first report of its kind staff would like feedback on the content and format; thanks everyone who helped put the report together.

Mr. Michael Kovacs: states the report is loaded with misinformation and false statements; feels it should have been presented before budget hearings; addresses the increase in fees and the wage gap; urges the Board to instruct staff to tell the truth.

Mr. David Edge: County Administrator, states this report is a working collaboration; indicates it is a first effort to put together survey responses; states there are good things and challenges; feels this is the start of something very useful.

Mr. George Layman: questions where San Luis Obispo County ranks in the State; addresses the need for good planning.

Board Members: discuss various issues, comments and concerns regarding: where San Luis Obispo County stands in comparison with other counties in the State; data on water quality; agriculture economy; the format indicates where time and energy needs to be spent.

Matter is fully discussed and thereafter, on motion of Supervisor Ryan, seconded by Supervisor Bianchi, with Supervisor Ovitt being absent, motion carries and the Board receives and files the County's Communitywide Results Report as outlined in the staff report dated 07/10/2001.

- 11 E-1 This is the time set for consideration of a request for a Land Use Element amendment application (G00009M - Norma Erenius) to amend the San Luis Bay Area Plan, by changing the land use category on a 41.36 acre site from Agriculture to Rural Lands, located approximately one-half mile north of Huasna Road, in the Arroyo Grande fringe area; 4th District.

Ms. Kami Griffin: Planning, introduces the item.

Mr. Bill Roalman: Planning, presents the staff report; describes the property and its location; states this is a request to change the land use category from Agriculture to Rural Lands; addresses the major issues regarding: 1) consistency with applicable Land Use Element plan policies; 2) logical extension of the existing Rural Lands land use category; 3) creation of land use conflicts with surrounding agricultural uses; 4) agricultural production capabilities of the site; 5) the need to designate more land Rural Lands in this area; 6) appropriate conversion of agricultural land; states the Board can authorize this request for processing or not.

Board Members: discuss various issues, comments and concerns regarding: development in the area; neighboring land use; this request being precedent setting; topography; rescuing prime agriculture land and allowing the applicant to build an additional home; any surrounding land currently in the Williamson Act, with staff responding.

Mr. Jeff Edwards: representing the Applicant Norma Erenius, states changing to Rural Lands is a logical extension of approximately 180 acres to the north of the subject property; it is a viable and reasonable transition between this site and residential suburban; states the level of development in the area is approximately 80%; indicates a change to Rural Land would create a match of existing densities on the subject property with the land use category and would not result in impacts to prime soils on the property; believes the application merits further consideration.

Supervisor Bianchi: states this is not a matter of the number of houses but rather a question of conformity with the General Plan; addresses the City of Arroyo Grande opposing any conversion of agricultural land in this area; believes this change would not adhere to the General Plan and feels this request is inconsistent with goals and policies of the Agriculture and Open Space Element as well as the Area Plan.

Supervisor Ryan: questions if this is a zoning change to Rural Lands or a zoning change of convenience.

Matter is fully discussed and thereafter, on motion of Supervisor Bianchi, seconded by Supervisor Pinard, with Supervisor Ovitt being absent, motion carries and the Board denies the request to authorize processing of G00009M.

- 12 E-2 This is the time set for consideration of a status report on the proposed joint regional master planning for the Price Canyon area.

Mr. Warren Hoag: Planning, present the staff report; states Mr. King has requested that the City of Pismo Beach take the lead in the development of a City/County master plan for the Price Canyon area, with the City supporting this request and they also adopted a resolution supporting the current sphere of influence on the application for the South Ranch; indicates the City will develop a draft work program for the master plan which they will share with the County and LAFCO for internal review and take it to their City Council for consideration; addresses the issue of including the South Ranch in the city's sphere of influence and doing a joint master plan for the greater Price Canyon area; speaks to the County's participation.

Mr. David Watson: representing Mr. King, states this is an opportunity to talk about regional planning; indicates they stand in support of this process and encourage the Board to stand behind the idea of participating cooperatively in the master plan; feels this will increase the awareness and communications of all parties involved.

Thereafter, on motion of Supervisor Pinard, seconded by Supervisor Ryan, with Supervisor Ovitt being absent, motion carries and the Board receives and files the staff report dated 07/10/2001 and directs staff to follow through and look beyond the box in future planning efforts.

Economic Advisory Committee

- 13 E-3 This is the time set for consideration of recommendations from the Economic Advisory Committee regarding strategies for meeting housing needs.

Mr. Dana Lilley: Planning, presents the staff report; states the Economic Advisory Committee (EAC), over the past six-month period, has reviewed information about housing needs and came up with 9 recommendations for the Board; discusses each recommendation from the EAC and compares them to staff's recommendation.

Board Members: discuss various issues, comments and concerns regarding: duplication of work; population distribution; the pros and cons of each recommendation.

Ms. Rachel Richardson: Housing Services Coordinator for the AIDS Support Network and the Chair for the San Luis Obispo Supported Housing Consortia, addresses the need for housing and how the problem has escalated over the years; urges the Board to take whatever action is needed to move along their proposal for a housing trust fund.

Mr. George Moylan: indicates just building homes is not the solution; indicates part of the problem is student housing; addresses the need for workforce housing.

Mr. Don Maruska: EAC, urges the Board to adopt the EAC's recommendations; feels if there are "big goals" and "leadership" this will equal "results"; addresses the need for diversity.

Mr. Hal Rosen: states this County has a serious crisis regarding the need for workforce housing; urges the adoption of staff's recommendations which will create a plan of action and an ordinance that will work.

Thereafter, on motion of Supervisor Bianchi, seconded by Chairperson Achadjian, with Supervisor Ovitt being absent, motion carries and the Board agrees to continue the meeting past 5:00 o'clock p.m..

Mr. Allen Haile: EAC, acknowledges the commitment of the members of the EAC; addresses "the way of life"; states the EAC is willing to "walk hand in hand with the Board to get across this river."

Ms. Marianne Kennedy: Executive Director of Women's Shelter Program and Supportive Housing Consortia, thanks the County and the EAC for their dedication to meeting the housing needs; states there needs to be local solutions; urges the support of the housing trust fund.

Ms. Sara Horne: President of the League of Women's Voters, presents the official League of Women's Voters position regarding affordable housing; states they support affordable housing for all Californians; suggests a number of tools that could be used to address this housing shortage; urges the Board to approve the staff recommendations.

Mr. Michael Winn: commends the EAC; urges the Board to not approve recommendations 3 and 4 until they have been sent to the advisory councils; would like to add language to recommendation #2 requiring the inventory to include all antiquated subdivisions and encourages the inclusion of community members to represent the impacts to the infrastructure in recommendation #9.

Mr. Victor Montgomery: EAC, states we cannot build or regulate our way out of this dilemma; feels there is only one way to solve the housing problem and that is to think and cooperate our way out; urges consideration of all the suggestions from the EAC.

Mr. George Layman: addresses the housing problems for the young and working class; feels consultants are not needed; urges the Board to act now.

Mr. Eric Greening: indicates he disagrees with recommendations 3 & 4 because the purpose of the Growth Management Ordinance is to implement the Resource Management System; states he would like to add a recommendation to re-examine the building codes to see whether novel but safe and creative methods of building are being considered.

Recommendation #1 is discussed and thereafter, on motion of Supervisor Bianchi, seconded by Supervisor Ryan, with Supervisor Ovitt being absent, motion carries and the Board authorizes staff to identify the cost and potential funding sources for a "nexus" study for proposed ordinances requiring employee housing in major new commercial developments and affordable housing in new housing developments, *having a target number of units*, including participation by the cities, and report back to the Board of Supervisors within 90 days.

Recommendation #2 is discussed and thereafter, on motion of Supervisor Bianchi, seconded by Supervisor Ryan, with Supervisor Ovitt being absent, motion carries and the Board authorizes staff to update information regarding the inventory of vacant Residential Single Family (RSF) and Residential Mutli-Family (RMF) land, and to cooperate with SLOCOG and the cities during preparation of the Regional Housing Allocation Plan by SLOCOG.

With respect to Recommendation #3, a motion of Supervisor Bianchi, seconded by Supervisor Ryan to authorize processing of amendments to the Growth Management Ordinance to provide an exemption for market-rate housing units in developments that include the following minimum amounts of affordable housing: 60% for very low-income households or 80% for low-income households, with the proviso that this recommendation go out to the advisory councils for review, is discussed.

Board Members: discuss various issues, comments and concerns regarding: a Countywide cap on the number of projects that could be allowed; directing staff to bring back a recommendation for a Countywide cap; low income, very low income, and moderate housing right now is categorically exempt from the Growth Management Ordinance; economic incentive to build more affordable housing.

Thereafter, on motion of Supervisor Bianchi, seconded by Supervisor Ryan, with Supervisor Ovitt being absent, motion carries and the Board authorizes the processing of amendments to the Growth Management Ordinance to provide an exemption for market-rate housing units in developments that include the following minimum amounts of affordable housing: 60% for very low-income households or 80% for low-income households, with the proviso that this recommendation go out to the advisory councils for review.

Recommendation #4 is discussed and thereafter, on motion of Supervisor Bianchi, seconded by Supervisor Ryan, with Supervisor Ovitt being absent, motion carries and the Board denies authorizing processing of an amendment to the Growth Management Ordinance exempting "move up" housing targeted to above-moderate income households.

Recommendation #5 is discussed and thereafter, on motion of Supervisor Bianchi, seconded by Supervisor Ryan, with Supervisor Ovitt being absent, motion carries and the Board authorizes staff to research the cost and possible participation by the cities for an analysis of potential funding sources identified in the Supportive Housing Consortium's Affordable Housing Trust Fund Proposal, and report back to the Board of Supervisors for further direction within 120 days.

With respect to Recommendation #6, a motion by Supervisor Bianchi to direct staff of Public Works and Planning and Building Departments to prepare a scope of work, schedule and budget for a proposed Capital Improvement section or division within the Economic Element and report back to the Board of Supervisors within 90 days, is discussed.

Mr. Lilley: suggests using the language "capital improvement plan", with Supervisor Bianchi agreeing to the change.

Thereafter, on motion of Supervisor Bianchi, seconded by Chairperson Achadjian, with Supervisor Ovitt being absent, motion carries and the Board directs the staff of Public Works and the Planning and Building Departments to prepare a scope of work, schedule and budget for a proposed Capital Improvement Plan and report back to the Board of Supervisors within 90 days.

Recommendation #7 is discussed and thereafter on motion of Supervisor Bianchi seconded by Supervisor Ryan, with Supervisor Ovitt being absent, motion carries and the Board postpones this item until the discussion of a redevelopment agency takes place at the Board level.

With respect to Recommendation #8, a motion by Supervisor Bianchi, seconded by Chairperson Achadjian to include the proposed inclusionary housing requirement in the nexus study recommended under item #1, is discussed.

Supervisor Pinard: states her concern with studying something that has already been studied and spending money on duplication of efforts, with staff responding.

Chairperson Achadjian: suggests bringing the study back prior to going to a consultant.

Thereafter, on motion of Supervisor Bianchi, seconded by Chairperson Achadjian, with Supervisor Ovitt being absent, motion carries and the Board includes the proposed inclusionary housing requirement in the nexus study recommended under item #1, with the initial research to be done in house.

Recommendation #9 is discussed and thereafter, on motion of Supervisor Ryan, seconded by Supervisor Bianchi, with Supervisor Ovitt being absent, motion carries and the Board authorizes the Planning and Building Department to initiate a public meeting co-sponsored by organizations representing the building industry and environmental groups to identify pros and cons of an EAC proposal to create new towns, and report back to the Board within 120 days.

Board Members: thank the EAC for their time and energy.

On motion duly made and unanimously carried, the Board of Supervisors of the County of San Luis Obispo, and ex-officio the governing body of all other special assessment and taxing districts for which said Board so acts, does now adjourn.

I, **JULIE L. RODEWALD**, County Clerk-Recorder and Ex-Officio Clerk of the Board of Supervisors of the County of San Luis Obispo, and ex-officio clerk of the governing body of all other special assessment and taxing districts for which said Board so acts, do hereby certify that the foregoing is a fair statement of the proceedings of the meeting held Tuesday, July 10, 2001, by the Board of Supervisors of the County of San Luis Obispo, and ex-officio the governing body of all other special assessment and

taxing districts for which said Board so acts.

JULIE L. RODEWALD, County Clerk-Recorder
and Ex-Officio Clerk of the Board of Supervisors

By: /s/ Cherie Aispuro,
Deputy Clerk-Recorder

DATED: 07/13/2001

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