



Date: November 2, 2023
To: LOCSD Board of Directors
From: Christine Womack, Director
Subject: **Agenda Item 4G – 11/02/2023 Board Meeting**
LOCAC report from 10/26/2023 Meeting

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Discussion Anastasi project - LOCAC has concerns about our water basin not being able to support new development. They are also concerned that the plan does not include public amenities like green/open space or safe pedestrian routes to schools or shopping.

County and local agency reports were given.

Claire M. from County planning, Annual priorities report will be presented to the board. Title 19 adjustments are being made to the plan from the completed offset study.

Bruce Gibson's report: not a lot of Los Osos specific to report. Tentative track map Anastasi project before the board on Tuesday. It's the first agenda item. Be there by 9:30 if you want to be there in person or online for this agenda item.

Rejoining Integrated Waste Management. Previous BOS decision to leave the IWMA cost tax payers most of 1 million dollars for the county to take on Waste management themselves. Going back will, on the whole, save money. There will be some increase due to handling (diverting) the organic materials. County is leading edge because it has an anaerobic digester that gathers the methane and immediately burns it.

Late January or early February the board wants to have a housing policy, and to encourage building affordable homes. Board wants to meet production numbers set by the state with the Goal being 1600 new homes by end of 2028 (5 years). Will be a tough target to meet, but a good focusing tool to have.

Q: Andrea Lueker- Asked for updates on Advisory board questionnaire. Nov 1st Wind energy meeting. How will the Questioning go for public comment? Last meeting was poor for being able to ask questions.

Paulding and Ortiz Legg working on guidelines for advisory council's work. Close to having county wide guidelines.

Wind energy forum is an informational panel. Laird will speak on how projects organized and permitted.

Addis will address environmental impacts.

Gibson - 3 successful leaseholders and 2 reps from trade groups will discuss the wind energy projects from the business side and the community side. After that there will be 1 hour for public comment.

Permitting is on federal and state level. Impacts onshore should be minimal.

Q . John Lindt are there any projects for low priced homes in Los Osos to accommodate the workforce? Why not make it a priority to make it come to Los Osos.

A. Absolutely, a priority of mine. Working with Coastal commission to show there is a plan for water and habitat conservation. Gibson is hopeful that sometime in the next year they will have a hearing to get affordable homes in Los Osos.

Q. Molly- In terms of waiting for the community plan are multifamily and single family both addressed by this plan?

A Yes.

Q Larry: heard anything about developers offering water companies money for a third well?

A: BMC is looking at having a 3rd well on someone's property on the east side of town.

The fact that a property owner provide land doesn't mean development will happen. People on waitlist will have priority over developers.

Q. Linde Owen inquired about an update on Kansas on Oklahoma, until there is a place to move to can ordering people to leave be reconsidered? Can CSD get reimbursed for the removal of the rubber chips? County said it had 3 more years of use.

A: County is providing incentives help people leave with placement help and \$1000 cash to help find suitable alternative. Whether it was a place in the park where RV's can be relocated or moved into a rental. Target for closure is still early next year. It's an old landfill not suitable for long term residential use. No, rubber chip project will not be reimbursed to the CSD. That was a community decision to remove the chips.

Q Chris: re Anastasi project. developer had water in place why is the sustainability director taking a position on this when BMC is not taking a position?

A. Director was making a comment on whether there was enough water availability. Will serve letter is a decision made by Golden state water not the county. Observation that hydrologic production occurs at roughly 80% of sustainable yield. Safe yield on the basin is not being exceeded.

Comment from Patrick: Sustainable yield is not being based on good data, just assumptions.

Q. What is the incentive for a private property owner to provide land for a well?

A . Land could be taken by eminent domain or the property owner could come to terms that the owner wants they could choose to lease or sell the property.

Octoberfest is this Sunday

Public comments for items not on the agenda

Linde: I want to go back to understanding a little more about the 98-home project. Thought moratorium was started because of too high nitrates in our water. Project has no public review.

Treasurers report.

No treasurers report as Jim is not available.

Land Use report

By Larry Bender - Last meeting cancelled. At the Nov 6th meeting a vacation rental will be discussed.

Trees and Landscape

Drought county public works turn down multiple effort to plant at LOVR and Southbay Blvd. Care taker of the existing landscape Edwards vetoed efforts to do more plantings.

Outreach Kristen Horowitz

Will do next community outreach at Red Barn in January.

Regular Agenda Items – Agenda Items

Consent Agenda Items

None

Regular Agenda Item

C-DRC2023-00022, Proposed 1,234 SF second story addition to an existing residence. No proposed addition of bathroom or kitchen. Existing kitchen and bathroom to be relocated to the proposed second floor. Upgrade electrical service to 200 amp and replace all existing windows. Residence located at 631 Highland Dr., Los Osos C-DRC2023-00022 (sloplanning.org)

No comments or concerns from council on this project

Public:

Linde concerned about having to rush through the project. Personally, not bothered by the project but doesn't like that the proposal was not submitted in time to go to committee.

Trish said they were asked by the county to comment now.

Claire M. says county obligated to schedule for hearing within 30 days, so they'd like LOCAC feedback now.

John motioned to approve. Larry 2nd. Was approved unanimously.

Business items:

Choose Date for Nov/ Dec LOCAC meeting

Nov 16th or Dec 14th

December 14th was chosen.

Meeting adjourned 8:22pm

Next LOCAC December 14th, 2023