



**Date:** April 4, 2024  
**To:** LOCSD Board of Directors  
**From:** Chuck Cesena, LOCSD Director  
**Subject:** **Agenda Item 8G – 04/04/2024 Board Meeting**  
March 28, 2024 Community Advisory Council Report

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County staff reported that the Retrofit to Build ordinances and revisions are now in effect, having been passed by the Board of Supervisors on February 27<sup>th</sup>. No real news on the Community Plan review by the Coastal Commission.

The US Fish & Wildlife Service (USFWS) has approved the Community Habitat Conservation Plan (HCP). This is a critical step toward the eventual approval of the Community Plan. Without the HCP each proposed development, whether public or private, that disturbed ground needed an individual authorization from USFWS. Now there is a road map to establishing a bank of mitigation credits that each development can draw from by paying a fee in lieu of finding their own mitigation land. County staff hopes to have an implementation plan ready this fall with the details. Both land preservation and restoration efforts will be part of the plan, no specific parcels have been identified yet other than the restoration potential possible at the Morro Dunes Ecological Preserve south of the community.

The HCP has a 25-year term and is based on a concept of always having mitigation credits available prior to approval of a project. That will require the County to fund the mitigation bank up front with reimbursement coming from the development fees from projects. Initial fees start at \$1.19 per square foot of disturbance and the fee schedule will be reevaluated every three years. The County will need to hire staff to administer the program and will be looking for organizations to partner with to accomplish the restoration efforts. This will be a complicated effort and many details need to be developed.

The County will be holding an open house to discuss the long awaited LOVR Corridor Study at Monarch Grove Elementary the evening of April 23 or 24. All aspects of transportation along this corridor are on the agenda. The Bicycle Advisory Committee is transitioning to an Active Transportation Committee, which should bring opportunities for additional funding.

LOCAC has a tree planting project on the parcel next to the Post Office. Verizon wants to build a cell tower behind Grocery Outlet.

Revisions to the Noise Ordinance will be on the Supervisors agenda on April 9.

Sunnyside School appraisal is still two months out.