

August 31, 2024

TO: LOCSB Board of Directors, General Manager Munds
CC:
FROM: Director Matthew Fourcroy
SUBJECT: Agenda Item 9D - Summary of the August 22, 2024 LOCAC Meeting

The meeting was called to order at 6:30 PM

County Staff Report

County staff Claire Momberger gave a presentation on the Los Osos Growth Rate Implementation Approach. This is part of the Los Osos Community Plan Update and all information can be found at the County's website:

<https://www.slocounty.ca.gov/departments/planning-building/grid-items/community-engagement/active-planning-projects/los-osos-community-plan-update>

Our community is at a critical time in this process. Upcoming are important Town Hall, Board of Supervisors, & Coastal Commission meetings. The recent past milestones and upcoming actions:

Project Updates

Project Updates

Los Osos Community Development Upcoming Milestones

June 13, 2024: California Coastal Commission provided suggested modifications to Local Coastal Plan (LCP) amendment for community of Los Osos

July 25, 2024: Los Osos Community Advisory Council (LOCAC) General Council meeting

August 21, 2024: Los Osos Basin Management Committee (LOBMC) Board meeting

August 22, 2024: LOCAC General Council meeting

Mid to Late September 2024: County Debt Advisory Committee Meeting

September 26, 2024: LOCAC General Council meeting

October 5, 2024: Los Osos "town hall" community meeting

October 8, 2024: County Board of Supervisors meeting – Introduction for ordinances relating to Los Osos growth rate and Los Osos Habitat Conservation Plan fees (consent agenda)

October 24, 2024: LOCAC General Council meeting

October 29, 2024: County Board of Supervisors meeting – Hearing to consider acceptance of California Coastal Commission's suggested modifications, amendment to Los Osos Community Plan, establishment of Los Osos growth rate and protocols for implementation of the "Los Osos Waitlist to Build", and implementation of Los Osos Habitat Conservation Plan

December 2024 (Tentative): California Coastal Commission meeting to consider County Board of Supervisors action

The night's presentation focused on growth rate and waitlist to build.

Coastal Commission suggested modifications include:

- 1% residential growth rate cap
- Requirement for development to comply with the Habitat Conservation Plan
- Requirement for development to be served by a sustainable wastewater treatment system (such as the Los Osos Sewer)

The 1% residential growth rate cap from Coastal Commission is addressed in the County's Title 26 Growth Management Ordinance (GMO). Existing GMO:

- Established in 1990
- Annual review of the maximum growth rate for new dwelling units for each year after consideration of the most recent resource reports.
- Maximum number of new dwelling units allowed each year is known as the "maximum allocation".
- Provision for the Los Osos wait list to build
- 0% growth rate for vacant parcels in the prohibition zone.

Recommended Amendments to the GMO:

- Specifies growth rate is applicable within the Los Osos Urban Reserve Line
- Requires review of the "best available groundwater monitoring data"
- Requires annual coordination with LOBMC
- Establishes maximum residential growth rate of 1% that includes accessory and affordable housing units
- Utilize Los Osos Waitlist to Build to determine priority of allocation in the community sewer service area
- Clarifies when an applicant may request allocation
- Establishes a growth rate not exceeding 1% and dependent upon the best available groundwater basin data: 5Year Rolling average of Basin Yield Metric (BYM)
- Establishes a metered approach to allowable development based on recent available groundwater data
 - Calendar Year 2025: 0.4%
 - Calendar Year 2026: 0.6%
 - Calendar Year 2027: 0.8%

County Supervisor Report

County's Operation Agreement with State Parks expires in August. In the Operation Agreement there is an option for State Parks at Montana De Oro to install a kiosk, collect fees, and transfer ownership of Pecho Road from the County to State Parks. This provision is something that State Parks could have exercised. However, the Supervisor clarified with State Parks that the State does not have any current or future interest to exercise that option in the contract. The Board of Supervisors meet on the extension & re-negotiation of that contract. The Operation Agreement was extended for 5 years while they re-negotiate. Supervisor Gibson will work to take the option out of the contract. Community said loud and clear that they don't want it. State Parks has said that is not something that they would want to do.

There was a decision on the Bob Jones trail eminent domain issue. There is one last required easement on property that the owner will not sell. Item before the board was to use eminent domain to secure the easement. The Board was unable to pass the eminent domain. Board is now at a loss of how to move forward. There is and \$18,000,000 grant in hand contingent on construction starting by March 2025. Board and staff are scrambling to see if there are any other alternatives and/or can get a timing extension.