



Fw: Tighter Restrictions

Cytasha Campa to: cr_board_clerk Clerk Recorder,
BOS_Legislative Assistants Only

11/22/2013 08:33 AM

Kindest regards,

Cytasha Campa

Board Secretary

Board of Supervisors

San Luis Obispo County

805-781-4335

----- Forwarded by Cytasha Campa/BOS/COSLO on 11/22/2013 08:33 AM -----

From: "moragahenry@aol.com" <moragahenry@aol.com>
To: darnold@co.slo.ca.us, fmecham@co.slo.ca.us, ahill@co.slo.ca.us, bgibson@co.slo.ca.us,
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Cc: anutdee1951@yahoo.com, promotepeace@verizon.net
Date: 11/22/2013 08:00 AM
Subject: Tighter Restrictions

To: The Honorable Supervisors of the San Luis Obispo County

At your next Board of Supervisors meeting that will be held on November 26, 2013, please take into consideration the recommendations given to you from PRO Water Equity for establishing a clear definition of vested rights that tightens the "in the pipeline" projects. We support tighter restrictions on vested rights on "in the pipeline projects".

Thank you for your consideration.

The Moraga, Nailor and Smith Families



Fw: Vesting Rights Outreach Information - Urgency Ordinance 3246

Cytasha Campa to: BOS_Legislative Assistants, cr_board_clerk
Clerk Recorder

11/21/2013 12:01 PM

Kindest regards,

Cytasha Campa

Board Secretary

Board of Supervisors

San Luis Obispo County

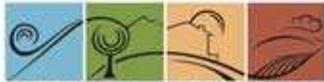
805-781-4335

----- Forwarded by Cytasha Campa/BOS/COSLO on 11/21/2013 12:01 PM -----

From: Kami Griffin/Planning/COSLO
To: Cytasha Campa/BOS/COSLO@Wings
Date: 11/21/2013 11:34 AM
Subject: Fw: Vesting Rights Outreach Information - Urgency Ordinance 3246

Please include with correspondence for this item.

Kami Griffin, Acting Director



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"Follow your bliss and don't be afraid,
and doors will open where you didn't
know they were going to be"- Joseph Campbell

----- Forwarded by Kami Griffin/Planning/COSLO on 11/21/2013 11:34 AM -----

From: "Bruinsma, Tim" <tim.bruinsma@nortonrosefulbright.com>
To: "kgriffin@co.slo.ca.us" <kgriffin@co.slo.ca.us>
Cc: "darnold@co.slo.ca.us" <darnold@co.slo.ca.us>, "fmecham@co.slo.ca.us" <fmecham@co.slo.ca.us>
Date: 11/21/2013 11:33 AM
Subject: Vesting Rights Outreach Information - Urgency Ordinance 3246

Dear Ms. Griffin:

The vested rights determination reflects some constructive thinking and some obvious cooperation among the interested parties. However, the critical Section 1.d seems to have a noticeable flaw. It calls out some specific requirements but it ignores at least one other that is quite important; namely, substantial expense incurred by the applicant in site analysis, environmental reports and other such property preparations. Significant out-of-pocket expenses of this type incurred prior to August 27, 2013 should be recognized; certainly, such expenses are as significant as expenditures on the other items listed in Section 1.d.

I strongly urge that a subsection 1.d.vii be added, to the effect that: "The applicant has incurred substantial expense in the nature of site analysis, environmental review and reports and regulatory compliance in furtherance of the site preparation." Certainly, this type of investment is as compelling as fencing, disking and other site preparation. It also reflects the attempt made by the applicant to conform to all legal requirements and good agricultural practices, at great expense. The applicant should not be penalized for making this investment.

Staff should have no problem determining "substantial expense" since it can use the expense of the other requirements as a ready frame of reference. The cost of a fence line or some disking, for example, typically pales in significance to the cost of a professional survey and an environmental review. Accordingly, I would ask you to please add this subsection 1.d.vii to the determination.

Thank you for your consideration.

Tim C. Bruinsma
Rancho de Suenos

tim.bruinsma@nortonrosefulbright.com

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