



## Los Osos Community Advisory Council

March 24, 2022

7pm Zoom

### The LOCAC meeting was called to order

- A. Roll call was taken.** Present were Trish Bartel, Sue Morgenthaler, Deborah Howe, Lynette Tornatzky, Larry Bender, Sandra Sarrouf, Jan Harper, Yael Korin, James Bishop and Jim Stanfill. Absent was Tim Carstairs.

**Chairperson Announcements** Having no announcements, the Chair moved to **Council Member Announcements** where Yael Korin and James Bishop stated they both would be leaving LOCAC as of this month.

### County and Local Agency Reports

- A. Sheriff Sergeant Doughty** of our Coastal Station reported 63 calls for Los Osos last month that ranged from assault, disturbances, vehicle burglaries and thefts to suspicious circumstances and enforcement stops.
- B. California Highway Patrol Captain Klingenberg** reported 5 collisions for February, one which involved a DUI.
- C. Cory Hanh from the SLO County Planning Dept** came prepared with answers to questions we had asked of him last month, specifically regarding definitions and terms used with permits so that we can better understand their process: our Local Coastal Plans, Land Use Ordinances, Area Plans, Land Use Categories, types of permits, differences in the permits, etc.

Below is a link to the list of terms:

<https://locac.info/wp-content/uploads/2022/03/Common-Terms-Use-in-Planning.pdf>

Afterwards Cory was asked if we would ever see the monthly list of Ministerial Permits we have been requesting. Cory has met with the County IT Department, and we should have that list starting next meeting. We asked if we could have a copy of the list early, he said he would oblige.

Cory was asked if he would consider coming to a LUC meeting to work with us so that we might have a better understanding of what we are responsible for, etc. Cory said he would do so.

Cory was asked about the Coastal Appealable Zone map, could he bring one to LUC that actually shows streets so that we can understand exactly what is CAZ in Los Osos and what is merely CZ.

- D. **Blake Fixler was representing Supervisor Gibson.** On the Supervisor's behalf, Blake thanked Yael and James for their service to LOCAC.

He further announced ARPA funds of \$3M have been set aside by the Supervisors for small businesses who were negatively impacted during the pandemic. Each County district will receive \$100,000 in grant money. The Board also allocated \$3M for new childcare facilities, something of a big concern to working families. These funds will be allocated through proposal requests.

Homeless vehicles are coming back to Palisades. Kansas Ave is full, and by law they cannot be removed from Palisades because there is no reasonable place to take them. There are discussions to expand the footprint of Kansas Ave and a search for other sites is still in the works.

It was pointed out that the Current Manager of Kansas Ave appears to have been admitting more people even though the facility is full. These additions may be from the Prado Safe Parking program.

- E. **Lynette Tornatzky from the Chamber of Commerce** said there was nothing new to report this month for the Chamber of Commerce Jim Stanfill added that the office is open 11-2 Tuesdays through Fridays. They are manned by volunteers so please call first before coming!

## **Public Comment**

**Public Comment** began with Larry Siegel and Adrienne DeWolfe expressing their frustration and anger over their perception of LOCAC process, claiming we had unduly delayed their application and had been untransparent in doing so.

Linde Owen talked about the many lots that are being sold and is concerned the county is not being clear to the property owners as to our water issues and what that might mean if they want to build. She suggested there be a clarification to what it all means to all those wanting to build, including those on the infamous list. Jeff Edwards stated many lots are being purchased by adjacent homeowners, calling it a lot retirement program and we should encourage people to put guest houses on these lots to ensure they never go back to being sold for SFRs.

**Minutes from the February 24, 2022 meeting were unanimously approved.**

### **Treasurer and LOCAC Committee Reports:**

- A. **Treasurer Deborah Howe** announced our balance is \$2200.38 and we earned 17 cents interest last month. She asked and we decided our fiscal year begins May 1<sup>st</sup>. She will file our IRS return accordingly.

Deborah itemized the budget for the May 1 outreach event at the Red Barn. Costs totaling \$1690 include ad designs, Red Barn rental, a LOCAC banner which can be reused, 2 large ads in the Estero Bay News, printing costs and give aways, etc.

This budget was approved.

She has asked our Supervisor for help, and we were graciously given a grant application and will be refunded our expenses by the county. Thank you, Supervisor Gibson!

B. **Committee Reports:**

1. **Land Use:** Larry Bender will discuss the regular agenda items.
2. **Traffic and Circulation:** Again nothing coming from the county to warrant another meeting. If we see issues, remember to call Public Works 805-781-5252 to report.
3. **Trees and Landscaping:** LOCAC needs to find a new chairperson. It is important because we do not want to lose this committee nor its possible participation in the May 1<sup>st</sup> outreach event. Perhaps it would be easier if the committee met only once every 2 months.
4. **Outreach Committee:** Sandra Sarrouf said it is important to maintain the Trees and Landscape Committee. She suggested we consider editing the bylaws to reflect an option to allow a non LOCAC member to be a Committee Chair.

May 1, outreach event at the Red Barn, 2-5pm! Be there! She is hoping the entire council attends and that Committee chairs find a way to connect with the

community. Many local organizations will be participating from Los Osos Cares and CSD to the Elfin Forest. She is hoping Cal Fire brings one of their trucks for the kids!

Lynette offered two suggestions from responses on Next Door, those of a microphone and perhaps someone might video tape this to be archived, perhaps streaming on Facebook?

5. **Ad Hoc Water Committee** presented information assembled by James Bishop. He presented the status of our basin in a very positive way citing consistent water levels and putting much of the blame for saltwater intrusion on earlier overextraction.

Questions started when Larry Bender asked how long until we might see results with reversing the sea water intrusion. He had heard 30 years. James' data for this report came from a 2020 annual report, and the BMC anticipated at that time, results perhaps around 2033. What happens if the pattern of no rain continues?

Several people expressed concern for the data presented-the County says we are at a critical level, Coastal Commission says we do not have a sustainable water supply, we must be cautious! We need to be careful; it is hard to believe the water level has risen in 2021. We still have nitrate pollution which the presentation did not address, and we still have sea water intrusion. We have not yet stopped the sea water intrusion. The purveyors have stated they do not know how long they will be able to provide safe drinking water for us.

Where is the money to mitigate all this coming from?

Jeff Edwards feels our basin needs management.

One resident wanted to see a rain graph vs a storage graph.

Another said the presentation misrepresented our situation. Water levels in Zone D need to be at 8' yet are only averaging 2'. Zone E has the highest volume of water, but it needs to be at 12' and is now much less. We quit pumping in the western portion (which was offered in the presentation) but that is because the nitrate contamination forced us to do so.

Blending was brought up; Golden State is blending in an attempt to dilute the nitrates.

The Coastal Commission says we are in extreme overdraft and have not improved the nitrate contamination nor the overall water levels as we had expected would happen in 10 years. There has been no major improvement in the past 6-7 years. No rain is also a problem.

It is also important to note we are only discussing a portion of Los Osos water use, the purveyors have no idea what the private wells are doing.

6. **Active Transportation Committee:** Los Osos Valley Rd is the committee's #1 priority. They are looking at a multi-use path from Doris to Palisades for pedestrians and bikes. They are also looking at a sidewalk back to the library. Deborah would like a letter of support from LOCAC to use in applying for funding. Deadline is April 6. Motion was unanimously approved to authorize this letter which Deborah will write and send to us for our approval.

## Regular Agenda:

- A. **C-DRC2022-00042**, a Minor Use Permit request for a homestay at 2505 Rodman Drive.

This item was tabled until this meeting so LOCAC could coordinate with the County as to the definition of a homestay. We found out kitchenettes disqualify a room from being a homestay.

Larry Bender stated LUC will support county regulations, whatever those are. Cory stated we could condition an approval on this that the Kitchenette must be removed prior to the permit being issued.

With 1 abstention, LOCAC voted to recommend this homestay on condition we get verification from the county that they have physically inspected the removal of the kitchenette and that the owners are in compliance with the homestay regulations.

- B. **C-DRC2022-00005 STAMBACK** Minor Use/Coast Development Permit to allow for a 370 sq. ft. ground level (bedroom enlargement including addition of an en suite bathroom) to an existing 997 sq. ft. single family residence, 200 sq.ft. addition to existing detached garage (storage rooms and office) and a 546 S.F. second story home office addition (2 additional office rooms, bathroom and storage) and deck over existing detached garage in accordance with CZLUO Sec. 23.08.032e.

The discussion centered around water use. The applicants claim their usage would not increase despite the addition of 2 new bathrooms. The argument was then made that although this may be the case, guests could still come and when the property changes hands in the future, the addition of the 2 bathrooms could invite a much larger family to purchase the home, perhaps doubling the present water usage at that time.

After the discussion, a motion was made to withhold a recommendation on this project, that motion failed.

The council chose to make a recommendation, so a second motion was made to recommend approval of this project. That vote also failed. The vote was 5 in favor of recommendation, with 2 opposed and 3 abstains. According to LOCAC Policies and Procedures, a passing motion must be approved by a majority of those present.

LOCAC is not supporting this project.

### **Business Items:**

- A. With approval of Council (unanimous), the CEC will serve as the committee to vet Chair appointees for Council membership.
- B. It was moved, seconded and unanimously approved that the Traffic and Circulation Committee combines with the Active Transportation Committee to become the Active Transportation and Circulation Committee.
- C. The budget for election costs was approved. It will cover mainly envelopes and a ream of paper.
- D. Outreach budget for the May 1 event was approved during the Treasurer's report.
- E. Candidates for the May 7 District elections are official:

District 1: Lynette Tornatzky, Patrick McGibney and Patrick Kimble

District 2: Tom Cross and Kristen Horowitz

**Meeting was adjourned. 9:38PM**