



## REGULAR MEETING

Wednesday, February 21, 2018  
 Rabobank Community Room  
 1070 Main St., Cambria, 6:30 PM

### Agenda

#### I. Roll Call, Establishment of Quorum

#### II. Consent Agenda

##### a. Agenda Approval:

b. Minutes Approval: November 2017 and January 2018 (**Attachments A & B**)

III. Public/Council Comment: Limited to items NOT on the agenda (3min per person).

#### IV. Regular Public Agency Reports:

a. **Public Safety:** Commander Voge

b. **Cambria Community Services District:** Director Bahringer

c. **County Supervisor:** Supervisor Gibson (Cherie McKee)

d. **County Planning:** Airlin Singewald

#### V. Regular Business:

a. **Discuss and consider recommendations for pedestrian safety in San Simeon**

b. **Discuss and consider recommendations for implementing body cameras in the Sheriff's Department (Attachment C)**

c. **Growth Management Ordinance (Attachment D)**

d. **Land Use Committee:** Laurel Stuart (**Attachment E**)

**All referrals may be found at:** <http://www.slocounty.ca.gov/Departments/Planning-Building/Forms-Documents/Informational/Planning-Referrals/Coastal.aspx>

**1 – DRC2017-00097 HUBBELL.** This is an application for a Minor Use Permit (MUP) to remodel an existing residence's kitchen and bath, and convert the existing unattached garage to living space (bedroom, bath, laundry), add a new carport, and add a new deck.

Address: 2536 Main St., Cambria APN: 013-242-008

**2 – DRC2017-00089 VERIZON WIRELESS.** The applicant seeks a MUP for the construction of a Small Cell Wireless Communication Facility with two antennae to be placed within two faux chimney elements.

Address: 2150 Main St., Cambria APN: 013-261-020

**3 – DRC2017-00109 SAC WIRELESS.** This is an application for a MUP to install 1 Microwave Dish on the roof and 1 Sprint Equipment Cabinet in the basement of an existing building. This is modification of an existing wireless facility

Address: 250 San Simeon Ave., San Simeon (in Cavalier Plaza) APN: 013-031-047

**4 – DRC2017-00050 RADECKI.** The applicant seeks a MUP for homestay in an existing Single Family Residence.

Address: 2334 Wilcombe Dr., Cambria (West Lodge Hill) APN: 024-041-029

**5 – DRC2017-00086 CAMBRIA COMMUNITY SERVICES DISTRICT.** This would be the required MUP following issuance of an emergency permit for “wet weather preparedness” activities at the water treatment facility, to the east and north of the impoundment pond.

Address: 990 San Simeon Creek Road APNs: 013-051-008 & 013-051-024

**A – Letter of Request from NCAC.** We discussed, in connection with the two communication facilities before the NCAC

**B – Letter of Request from NCAC.** In connection with the many guest house and detached bedroom/bath projects

## **VI. NCAC Reports**

- a. **Transportation Committee:** Aaron Linn
- b. **Website Committee Report:** Dixie Walker
- c. **Treasurer’s Report:** Mike Lyons (**Attachment F**)
- d. **Environmental Report:** Bruce Mumper
- e. **Corresponding Secretary's Report:** Laurel Stuart
- f. **Community Outreach Committee:** Dixie Walker

## **VII. Old Business:**

- a. **Election Committee Report – list of candidates**

## **VIII. New Business:**

- a) **Beautify Cambria application for sidewalk encroachment**

**Adjourn :**

**Attachment A –**

NORTH COAST ADVISORY COUNCIL  
Wednesday, November 15, 2017  
Rabobank Community Room

Ted Siegler called the meeting to order at 6:35 PM.

ROLL CALL

Present: John Nixon, Marjorie Sewell, Susan McDonald, Don Sather, Bruce Marchese, Mike Lyons, Ted Siegler, Dixie Walker, Debby Mix, Aaron Linn, Bruce Mumper, Mary Webb, Dante Garcia.

Excused: Iggy Federoff, Barbara Beane, Cindy Steidel, Laurel Stewart.

Absent: Dawn Dunlap, Mary Webb.

## CONSENT AGENDA

### Agenda Approval

Mike Lyons moved to approve, John Nixon 2nd. Unanimous

### Minutes

John Nixon moved to approve minutes. Susan McDonald 2<sup>nd</sup>.  
Unanimous.

## PUBLIC COMMENT

None.

## REGULAR PUBLIC AGENCY REPORTS

### Public Safety: Sergeant Doug Scotto

- 22 personnel on duty
- 104 calls for service from Harmony to Ragged Point
- Working on homeless abatement in Cambria. Cleaning up camps.
- Aaron – When camps are cleaned up, there is no place to go.
- Doug --Chase them from camp to camp. Some will take steps to get help
- Ted—Is there a proportion of people who would like help? Or who would not want help? Mental health component?
- Doug--I'll need to find out. Depends on what is available. Not enough beds. Working on it. Mental health, drug or alcohol problems. Mark the camps with GPS. Check to see if someone else has taken over camp.
- How many people? Doug—30-40 people moving around. Don't give money. Give only to churches or homeless for food.
- Mike L.—Since there's a fire danger, why not take a Cat up and make a fire line? Doug—most is private property—owners wouldn't like it. Homeless people are not environmentally careful.
- Have two cars out on the road at night, but not every night.
- If a problem not an emergency, call the police station, not 911.

### CCSD –Director Bahringer

- Thank Sup. Gibson for financing services.
- Carlos Mendoza helps with cleaning up after homeless; insures that people are safe, that they don't have propane and such. No war on homeless but no help either.
- Fee study underway for west water treatment plant –looking at rate increase, a Prop 218 issue.
- Susan M. – Staff from CCSD –Carlos –are marking problem areas and cleaning up (It's really not their job). Needs to be a professional group to clean up, because there's needles there and so on.
- Dir. B. – Problem areas – plastic and sandbags on Burton Dr. to stop water from flowing to our water facility by Tin City.
- Ted – Perhaps the waste water plant is a waste of money for where it's

located. Viability needs to be confirmed first.

- Dir. B.—It's a ten year issue. Need to fix it. Takes a long time to get things done.
- The present Skate Board Park is not built correctly. Kids take boards away to use at home. Carlos is working on it. No funding for Carlos to do skate park. Need to have a well built park.

#### County Supervisor – Bruce Gibson

- Homeless – don't have enough services. Just two deputies to work the area.
- Since there's no NCAC meeting, office hours will be cancelled.
- International good will tour of Cambrians to Kings county in Nova Scotia. Oct. 3—congratulating Jerry Praver as town crier in competition—Impressed with the regalia, moving voice, geniality .
- Ted – What is the county's thinking on the closure of Diablo Canyon?
- Sup. G. – Large county loss of taxes, due to close in 2024-25. PUC will decide when and if it will close. Concern for lost revenue for San Luis Coastal School District. 60% loss of revenue. Would be a great loss. Looking at possible legislation to help the situation.

#### County Panning: Airlin Singewald

- PDC ordinance amendment is coming to Planning on December 14 for hearing.
- Piedras Blancas campground—referring back to LUC – mostly to do with Coastal Trail, foundation work with coffee shop after Thanksgiving.
- Clements Estes – MUP—VR on Windsor to wave distance requirement approved by the Board of Supervisors, but is appealed by community. It's not yet scheduled, but has to do with granting exceptions.. No direct line to Planning.
- Hank Kzryk from SS – Stretch of road in San Simeon is very dark—need some lighting.

## REGULAR BUSINESS

Land Use Committee—Laurel Stewart – explained by Don Sather

DRC2017-00048 -- Nick and Joan Byrd, 375 Atwell. Bruce Beery  
Expand a 2004 sf family residence to 2314 sf involving bedrooms, master bath, dining and living rooms.  
Approved.

DRC2017-00054 – Kathrine Jenny—735 Wilton Drive Brent Berry  
Addition of 162 sf to existing detached bedroom and addition of a 264 sf carport  
Approved

John N. moved to approve the first two. Mike L. 2<sup>nd</sup>. Unanimous.

DRC2017-00060 - Jeffrey and Ronda Lentz (also architect) -- 610 Warren  
Proposed MUP for 192 sf addition to an existing 1976 sf SFR with a ramp  
and stairs and new roof deck.

Recommend approval with no more than a 10% additions of the existing  
residence because of archaeological concerns in the area.

Mike L. recommends approval with no more than 10% additions.

Aaron L. 2<sup>nd</sup>. Unanimous.

DRC017-00044 – Jeff Boomsma, between Nottingham and Windsor Gary  
Swauger. New structure on very narrow lot—115 ft. long. The proposed  
building is 2248 sf with a 504 garage and 256 sf of deck.

Set backs are OK,. Concerned with fire safety

Need TDC's—structure is too large for parcel.

Hank Kzryk—Need a fire protection engineering report.

Laura Schwartz-Is there an intent to serve letter?

Tony – Property where sender meter came from has not been torn down  
as yet.

Ted – does it add to, detract from there if it fits the neighborhood?

Recommend that letters be sent to County Planning and Chief Hollingsworth  
about fire safety.

Mike L. recommended approval with recommendations. John N, 2<sup>nd</sup> - 9 yes, 1  
abstention.

## NCAC REPORTS

Transportation Report – Aaron Linn

- Yama was there from County Engineers. Moving to a different department.
- Concerns about chip seal problems.
- Hank K. brought up dark 100 feet of street in San Simeon --needs some lighting.

Website /communication: Dixie Walker

- Social media—change website to make it user friendly.  
Cindy Steidel, Susan McDonald, Barbara Beane, and Bob Sfarzo on  
committee.—ready after the first of the year.
- Trifold informational brochure is done. Dante Garcia translated it into  
Spanish. The brochures have been placed in various places in town.
- Still advertising on local radio stations as to what we are about. 105.3 and  
103.5 is working in Cambria.
- Ted has been to three groups to talk about NCAC. Lion's, Rotary, and  
University Women of Cambria. Dixie will work to get Ted to more  
organizations.

Treasurer's Report – Mike Lyons

- \$1500 stipend has been put into the account from the County

- Total money on hand is \$2854.30.

Environmental Report – Bruce Mumper

- Removed eucalyptus trees –small ones
- Monarch Cluster – need to be sure to protect them
- Lots of coyote brush along a fire road—cleaning it up

Corresponding Secretary Report – Laurel

- one letter out

NEW BUSINESS

Nominating Committee—nominate and appoint the 2018 Election Committee

- Put up conditions for candidates for end of January. Candidates pool would be announced at the February meeting.
  - Advertising and ballots for election in March
  - Vote in April
  - John, Mike, and Ted on election committee.
- Ted moved that John Nixon and Mike Lyons will be co-chairs. Dixie W. 2<sup>nd</sup>.  
Unanimous.

Holiday Party

December 13, 6 PM at Linn's. \$30.00 per person.

- Invite LUC members, Cherie and Bruce Gibson, and ?.

Put Latino Report on list. Welcome Dante Garcia.

Dixie moved to adjourn at 8:35 PM.

Respectfully submitted,  
Marj Sewell, Secretary

**Attachment B –**

NORTH COAST ADVISORY COUNCIL  
January 17, 2017  
Rabobank

Chairman Ted Siegler called the meeting to order at 6:30.

ROLL CALL

PRESENT: John Nixon, Iggy Fedoroff, Marjorie Sewell, Barbara Beane, Susan McDonald, Don Sather, Mike Lyons, Bruce Marchese, Ted Siegler, Cindy Steidel, Laurel Stewart, Dixie Walker, Aaron Linn, Bruce Mumper, Dante Garcia.

EXCUSED: Dawn Dunlap, Debby Mix, Mary Webb.

## CONSENT AGENDA

Agenda Approval: No minutes, so will do November and January next month.  
Bruce move to do both minutes next month. John N. 2<sup>nd</sup>. Unanimous.

Minutes Approval: not done, next month.

## PUBLIC COMMENT

- Julie Stanert – Safety issues on Castillo Dr. in San Simeon in front of Wampum Trading Post – road is 8 feet narrower with no lighting. It’s scary for people walking at night; need a sidewalk; hard to see people walking. Narrow escapes sometimes. It’s also dangerous at the Liquor Store at the north end of Castillo Dr. People walk diagonally across the road—concern for tourists. Need Crosswalk. Happy to meet with county planners.
- Hank from San Simeon agreed with Julia. It’s a County road, so needs attention.
- Ted – Take it up with traffic committee. Aaron was going to address the problem, but no one showed up from county. Meeting –2<sup>nd</sup> Thursdays of month
- Hank from San Simeon
  - Thanks to Sheriff’s Town Hall. Aaron Linn and Commander Voge for exceptional leadership. Very informative
  - There are a few body cameras for Sheriff’s department but need more. There doesn’t seem to be commitment to move it along. Wants to be on agenda to say that need support for body cameras.
- Ted will put it on the agenda but it needs parameters for project. Aaron Linn will investigate.
- Susan McDonald—Fire Safety Committee—Journalist Sandra Younger will speak on San Diego wild fire—The Fire Outside My Window. Wed., Jan. 31, 2018. 3-5 pm at Vets Hall. How not to be a disaster victim.
  - council meetings in area. Would like to see our members attend other council meetings in our district
    - 1<sup>st</sup> Wednesday at 7 PM in Cayucos -- Elem. School
    - 4<sup>th</sup> Thursday at 7 PM in Los Osos -- Los Osos Community Center
- Aaron Linn – Tried to tell as many people as possible about the town council meeting; only 9 community members showed up.
- David Hills -- Letter to the County Coastal Commission to deny the Marine Terrace Vacation Rental Application.

## REGULAR PUBLIC AGENCY REPORTS

- Public Safety: Commander Voge
  - 113 calls for services, a bit down
  - Sheriff’s dept. is working on the homeless population and their encampments
  - 28 foot patrols on duty
- Cambria Community Services District: Director Bahringer
  - CCSD meeting tomorrow 2:00 PM
    - Goals and directives coming up—for fire fighters and can’t

support them all. Looking for volunteers and dollar support.

- Study water and sewer rate – to support project.
- Closed session for firefighters –SEIU and others
- Hank from San Simeon – New water fire protection study coming up. What is the cost? Ans.- \$35,000. Prop 218 is expensive.
- David Hills. – Who does the study?
- Dir. Bahringer—Bartels and Wells does the study—they are thorough.
- David Hills – need a technical committee—(engineers, scientists, etc) who live in Cambria to work with the CCSD.
- Ted – stopped the questions—not a CCSD meeting.
- Dir. Bahringer—election of pres. and vice president of CCSD tomorrow
- County Supervisor: Bruce Gibson and Sheri McKee
  - Coastal Commission meeting—February 7-9 -- addressing Vacation Rentals, appeals is on the agenda. plus other projects.
  - San Simeon sidewalk issue –work with Traffic Committee—how to pay for it. See about it soon and get Public Works involved. Will be happy to receive letter from Hank.
  - Appreciate Suzy to suggest visiting other CSD’s.
  - Highlight of Chamber of Commerce Recognition Dinner was when Shani Covey received the first Business of the Year award and when Roger and Sue Robinson received the Citizens of the Year award.
  - Sup. Gibson appreciates his Chief of Staff (Cherie) to be here on her birthday
  - Ted --How are the cannabis growers and dispensers going to pay taxes?
  - Sup. Gibson –Working on it through the State, trying to put together a payment system. The National scene is a whole different thing. Upper CA is supposedly receiving lots of cash.
  - Meetings have been cut to two a month (by the Supervisors). May have an extra meeting if necessary.

County Planning: Airlin Singewald

- Orellana -- MUP application has been withdrawn
- April 3 – Hear Cambria TCD program amendment.
- Tony Church – What is happening with Rod and Reel?
- Airlin—Working with group to become a RV Park. 10 RV sites and a certain number of mobile homes. Code Enforcement is watching. Something like 23 water meters are available
- Mike L.—When our council sends an appeal, how often do appeals from your department? What is the per cent?
- Airlin – About 5-10 %. Ist time Coastal Commission has taken up Cambria Vacation Rental.
- Tony Church – What is the difference between a Vacation Rental and a Home Stay?
- Airlin – V.R. covers the whole house, but a Home Stay is where the owner is there as well.



- Laurel – When does State Parks proposal return to LUC?  
Airlin – It will be returned when we hear.
- Laurel – follow up on illegal home stays, V.R. airbnb's.  
Will we be informed? Do we need to do our own homework?
- Airlin – Home Stays require a MUP. For a V.R., it's less stringent.
- Mrs. Hills – Airbnb – Seems that renting these are really easy,
- Airlin – County has hired a firm to check out airbnb's, Home Stays, and V. R. Letters are going out, but still renting.

## REGULAR BUSINESS

### Blue Star Memorial Sign

Ron Waltman, former commander of the American Legion spoke about the Memorial Signs. The National Garden Clubs place the Memorials and will place one in Cambria at the American Legion site. The first one was placed in New Jersey. Cayucos Garden Club is going to place the Memorial Sign in Cambria at the Vet's Hall. It will be placed in May .  
John Nixon moved to accept the sign. 2nd by Dixie Walker. Unanimous.

### Land Use Committee

DRC2017 – 00073 – Froberg – 348 Harvey Street. Merged two parcels, then to construct a 595 sf guest house with an attached one-car garage and patio. Approval recommended.  
Suzy moved to accept for approval. 2<sup>nd</sup> by Mike Lyons. Unanimous.

## NCAC REPORTS

### Transportation Committee: Aaron Linn

Julia Stannerd and Hank (of San Simeon) attended the meeting to talk about the traffic hazards in San Simeon on both ends of Castillo Dr. 1<sup>st</sup> Tuesday of month, 3 PM

### Website Committee Report: Dixie Walker

Cindy Steidel met with Bob Sfarzo to find ways to update information plus make some cosmetic changes. Need to get election information in place for the election.

Need Bruce Marchese's bio for Website.

### Treasurer's Report: Mike Lyons

\$2774.46 on hand.

### Environmental Report: Bruce Mumper

Forest Committee sponsored speaker. Oak trees OK, but pines need water. Repairing trails, riparian committee progressing

### Corresponding Secretary's Report: Laurel Stewart

Laurel gone, so Mike Lyons wrote the letters.

### Community Outreach Committee: Dixie Walker

- \$102.89 for brochures—in English and Spanish
- Haven't been around town lately to check on brochures, but are all over town
- Ted – gave a talk at Rotary Clubs about NCAC
- Wrong info has been sent by local radio station according to Belinda at

Rabobank.

#### NEW BUSINESS

- Dixie will help Mike L with election.
- Call for candidates – Feb. 1, 8, 15. Plus two election ads up to \$650. Ted moved to pay for ads up to \$650, – Suzy 2<sup>nd</sup>. Unanimous.
- Areas 2, 4, 6, 8, plus San Simeon (vacant). Need to be filled. Open seat for Agriculture and Environment.
- General timeline for election.
- Information sheets for Call for Candidates.

At 8 PM, Bruce moved to adjourn.

Respectfully submitted,  
Marjorie Sewell, Secretary

#### **Attachment C –**

##### **ISSUES TO CONSIDER:**

##### **SOME ARGUMENTS IN FAVOR:**

Body cameras are generally regarded as something the public wants. They help protect all parties involved in policing actions and are viewed as a trust building measure. Although the technology is still evolving, it is reasonably far enough along now for field implementations. An initial field deployment of body cameras in San Luis Obispo County would be viewed as a proactive move on the part of the Sheriff's Office and the County in general.

The City of San Luis Obispo successfully deployed body cameras in 2017 and we believe would openly share their implementation experiences with our Sheriff's Office.

##### **CONCERNS:**

We recognize the complexity, subtleties, storage costs, administrative time, policies, and funding of such an implementation. Sheriff's deputy organizations, Information Technology staff, Administration staff, Legal staff and others may need to be involved.

##### **SOME QUESTIONS**

- Why is this a perceived need at this time?

- What are the experiences (positive and negative) of departments who have deployed?
- What infrastructure is required?
- What is the cost?
- Does the County have any budget for deployment, even on a trial basis?
- How many deputies would be wearing cameras out of how many patrolling?
- Is there a priority activity for deployment (i.e., homeless encampment eviction)?

### **Attachment D –**

File Number: LRP2017-00011 Applicant: County of San Luis Obispo

Request: Amendments to Title 26, Growth Management Ordinance (GMO)

**STAFF COMMENTS:** For the Cambria community, the proposed GMO amendments are noted on the attached sections, 26.01.070, j (1) (a) (i) and j (1) (b). The date is proposed to be extended **from** July 1, 2015 through June 30, 2018 **to** July 1, 2018 to June 30, 2021, in accordance with the water shortage emergency in the community of Cambria and taking into consideration that the Cambria Community Services District has ceased issuing water connections until it obtains an additional water supply as both were identified in the 2008 Annual Resource Summary Report approved by the Board of Supervisors on February 10, 2009, and also reflected in the County 2009-2010 Resource Management System Annual Report approved by the Board of Supervisors on April 26, 2011, and also reflected in the County 2010-2012 Resource Summary Report approved by the Board of Supervisors on March 12, 2013, and also reflected in the 2012-2014 Resource Summary Report approved by the Board of Supervisors on May 5, 2015, and lastly reflected in the 2014-2016 Biennial Summary Report of the Resource Management System approved by the Board of Supervisors on May 16, 2017. If the water situation in the community of Cambria changes (i.e., water is available) then the Growth Management Ordinance can be amended prior to 2021.

### **Attachment E –**

#### **Land Use Committee Report, NCAC – February, 2018**

The Committee met on Monday, February 5<sup>th</sup>. Present were Don Sather, Mike Lyons, Laurel Stewart, Mary Webb, Marj Sewell, and Tony Church. Excused absent: Claudia Harmon Worthen and Steve Cole.

**A past referral, DRC2016-00127 CALIFORNIA (PARKS)**, which was withdrawn by the applicant at the NCAC August, 2017 meeting, will be re-referred in future, per email dated 1/25/2018 from Brandi Cummings, Planner. She writes: “I’m holding off on this because

I had a conversation with State Parks yesterday and they are going to recirculate the environmental document, and have some revisions to the plans. Once I receive these revised documents, I will re-refer to NCAC.”

Current projects reviewed and recommendations:

Access the following referrals at:

<http://www.slocounty.ca.gov/Departments/Planning-Building/Forms-Documents/Informational/Planning-Referrals/Coastal.aspx>

**1 – DRC2017-00097 HUBBELL.** This is an application for a Minor Use Permit (MUP) to remodel an existing residence’s kitchen and bath, and convert the existing unattached garage to living space (bedroom, bath, laundry), add a new carport, and add a new deck.

Address: 2536 Main St., Cambria APN: 013-242-008

RECOMMENDATION: Majority recommendation to approve with no conditions or suggestions.

**2 – DRC2017-00089 VERIZON WIRELESS.** The applicant seeks a MUP for the construction of a Small Cell Wireless Communication Facility with two antennae to be placed within two faux chimney elements.

Address: 2150 Main St., Cambria APN: 013-261-020

Although the application states the building is currently in use as a bank, this is the “Medical Building” in East Village containing a dental facility and medical uses, with intended use of the entire first floor for new medical facilities. This building is already a host site for a T-Mobile facility and an AT&T/Cellular One facility. The estimates of human exposure levels we have been given only involve speculation as to AT&T levels, in addition to proposed Verizon levels. Planner Young Choi has said he will look into exposure levels for all providers.

RECOMMENDATION: Majority recommendation is to approve, with the following suggestion: Since there is concern among some in the community regarding perceived potential health risks from exposure to radio frequency energy (RF) and this is a building hosting multiple wireless communication services, we would like to see notice of the presence of multiple cell facilities and the total of exposure

levels (in terms of percentage of allowed exposure level) be affixed to each point of entry or exit so that patrons and employees of the medical, dental, and other facilities within the building may be informed.

**3 – DRC2017-00109 SAC WIRELESS.** This is an application for a MUP to install 1 Microwave Dish on the roof and 1 Sprint Equipment Cabinet in the basement of an existing building. This is modification of an existing wireless facility

Address: 250 San Simeon Ave., San Simeon (in Cavalier Plaza) APN: 013-031-047

RECOMMENDATION: Majority recommendation for approval.

**4 – DRC2017-00050 RADECKI.** The applicant seeks a MUP for homestay in an existing Single Family Residence.

Address: 2334 Wilcombe Dr., Cambria (West Lodge Hill) APN: 024-041-029

This is a homestay which has been in operation for some time. The applicant is seeking a MUP in response to notice from County as part of their current effort to identify and bring into compliance unlicensed short-term visitor-serving rentals, such as homestay, B & B, and vacation rentals. This is the first homestay to be reviewed by the NCAC, to our knowledge. We are not aware that any problems have been noted in the past by neighbors or others, and this homestay appears to comply with ordinance requirements.

RECOMMENDATION: Although the NCAC is on record as preferring not to grant after-the-fact permits, by committee majority we recommend approval of this homestay application, bringing this existing, unlicensed operation into compliance. It appears to meet ordinance requirements, and no community or neighbor complaints have been lodged that we know of. We are aware of the current County effort to find and give notice to noncompliant homestay, B&B, and vacation rentals, and look forward to all such projects being referred to our community for review.

**5 – DRC2017-00086 CAMBRIA COMMUNITY SERVICES DISTRICT.** This would be the required MUP following issuance of an emergency permit for “wet weather preparedness” activities at the water treatment facility, to the east and north of the impoundment pond.

Address: 990 San Simeon Creek Road APNs: 013-051-008 & 013-051-024

In response to water flowing over San Simeon Creek Road and rising groundwater levels in rain events of January, 2017, CCSD did trenching to the north of the pond. After the Water Board issued Cease and Desist Order R-3-2017-0016, County allowed CCSD, with emergency permitting, to install a graded swale with bionet liner, install rock-filled bags, and hydroseed the project area. A revision of County emergency permitting for this project (ZON2017-00332 CCSD, 10/30/2017) removed permission for additional installation of a French drain, and it permitted removal of two healthy Monterey Pines with replacement to be 4:1, “on site, in street frontage, and to screen proposed development”, or if area not sufficient, off site.

RECOMMENDATION: The NCAC is on record as preferring not to grant after-the-fact permits. However, we do understand that an additional emergency permit (and revision) associated with the water facility project was issued by County for this wet weather preparedness project and that it requires application for a follow-up MUP. By majority, we recommend approval of this MUP for wet weather preparedness activities, consisting of the currently COMPLETED SWALE CONSTRUCTION, BIONET PLACEMENT, HYDROSEEDING, and ROCK BAG DIVERSION BARRIERS NOW IN PLACE, and eliminating construction of a French drain. Additionally, we strongly recommend the planting of the required 8 replacement Cambria seed stock Monterey Pines in the street frontage of Van Gordon Creek Road, west of the impoundment pond, to help screen the facility from State Parks campground at maturity.

#### **ADDITIONAL COMMITTEE RECOMMENDATIONS FOR NCAC ACTION:**

**A – Letter of Request from NCAC.** We discussed, in connection with the two communication facilities before the NCAC this month, what sort of long-range planning and policy County might be, or not be, developing in regard to build-out for cell towers and other communication installations, projects such as the current gas company data transmitters, etc. We recommend that the Council send a letter to County requesting a presentation/community discussion of such infrastructure planning, for placement on a future agenda.

**B – Letter of Request from NCAC.** In connection with the many guest house and detached bedroom/bath projects we have been seeing recently, as well as the apparent proliferation of transient-occupancy rentals (licensed and unlicensed) in our community, we recommend that the Council send a letter to County and/or the CCSD requesting presentation(s)/community discussion in regard to long-term impact of these trends and enforcement of authorized use. We would like to request, as a part of County response, an update on the noticing campaign for unlicensed transient rentals.

Laurel Stewart, Land Use Committee Chair

**Attachment F –**February 6, 2018TREASURER'S REPORT

<u>Balance as of last Treasurer's Report, January 9, 2018</u>	<u>\$2,774.46</u>
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<u>Check #1053, Ted Siegler, NCAC copies, Jan. 20, 2018</u>	<u>-13.51</u>
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<b>Account balance as of Feb. 6, 2018</b>	<b>\$2,760.95</b>
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Mike Lyons, Treasurer  
North Coast Advisory Council