



REGULAR MEETING

Wednesday, July 18, 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:** June 2018 (**Attachment A**)

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

IV. Regular Public Agency Reports:

- a. **Public Safety:** Commander Jim Voge
- b. **Cambria Community Services District:** Director Jim Bahringer
- c. **County Supervisor:** Supervisor Bruce Gibson (Cherie McKee)
- d. **County Planning:** Airlin Singewald
- e. **County Public Works:** Sarah E. Crable, Water Resources Engineer
Announcement of a public/community outreach meeting about the SLO County Storm Water Resource Plan (SWRP) to be held Aug. 18, 6 p.m., Cavalier Oceanfront Resort, San Simeon. Topics: plan timeline, submitted project list, approach to project prioritization, and types of storm water projects the community would like to see submitted in the plan.

V. Regular Business:

- a. **Transportation Committee:** Tom Gray (**Attachment B**)
 - 1) **Reverse Diagonal Parking Proposal, West Village, Cambria**
Mike Britton, representing SLO County Roads Engineering, will present the proposal for a pilot project that would change diagonal parking on both sides of Main Street in the vicinity of Main Street Grill.
 - 2) **Road Widening plan, Sunbury Avenue, Cambria**
- b. **Land Use Committee:** Don Sather, Mike Lyons (**Attachment C**)

All referrals may be found at:

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

- 1) **DRC2018-00080 Worthington**, proposed Minor Use Permit to construct a 265 sqft deck on an existing single family residence at 240 Lancaster St., Cambria.
- 2) **DRC2018-00096 O'Sullivan**, proposed Minor Use Permit for a 599 sqft guest house and a 599 sqft garage at 2741 Banbury Road, Cambria.

- 3) **927 BEER COMPANY, APPLICATION FOR TYPE 42 ALCOHOL BEVERAGE CONTROL LICENSE FOR ONSITE SALE OF BEER AND WINE.** Location: 821 Cornwall St, Cambria.
- 4) **5LRP2013-00017: Amendments to the General Plan and County Code to modify combining designations for lands with significant mineral resources and lands adjacent to existing mines and quarries.**

VI. Reports

- a). **Treasurer's Report:** Mike Lyons (**Attachment D**)
- b. **Environmental Report:** Bruce Mumper
- c. **Corresponding Secretary's Report:** Hank Krzciuk
- d. **Community Outreach Committee:** Dixie Walker (**Attachment E**)
- e. **Latino/Latina Report:** Dante Garcia
- f. **Agriculture Report:** Beth Kendall
- g. **Business Report:** Aaron Linn

VII. Old Business:

VIII. New Business:

(For future meetings)

Cannabis Ordinance
Vacation Rentals
Accessory Dwelling Units

Adjourn :

Attachment A –

NORTH COAST ADVISORY COUNCIL
Wednesday, June 20, 2018
Rabobank Community Room

Chairman Susan McDonald called the meeting to order at 6:30 PM.

ROLL CALL

PRESENT: Hank Krzciuk, John Nixon, Iggy Fedoroff, Marjorie Sewell, Barbara Beane, Susan McDonald, Don Sather, Bruce Marchese, Cindy Steidel, Tom Gray, Dixie Walker, Beth Kendall, Tamara Corbet, Aaron Linn, Mitchel Gregory, Bruce Mumper, Dante Garcia.

EXCUSED: Mike Lyons, Laurel Stewart, Mary Webb.

We have a quorum. Susan talked about group civility.

CONSENT AGENDA

AGENDA APPROVAL: Aaron moved to accept the agenda. Cindy Steidel 2nd.

Unanimous.

MINUTES APPROVAL: Dixie moved for approval. Bruce Marchese 2nd.

Unanimous.

PUBLIC COMMENTS

No public comments

COUNCIL COMMENTS

Marj Sewell – illegal Airbnb at 555 Cambridge – last week group was there, noisy, she called police, kids thrown out. Now another group using profane language. What to do?

Aaron Linn – more and more of this with noise. Surprised that there are so many.

Airlin Singewald – Call Code Enforcement.

Bruce Gibson – Cherie McKee will call Code Enforcement.

REGULAR PUBLIC AGENCY REPORTS

PUBLIC SAFETY – Commander Jim Voge

There were 68 calls for service. Somewhat down.

CCSD – Director Jim Bahringer

CCSD Town Hall Meeting – 50 people in attendance. Bartle and Wells talked about rate increase.

Tomorrow Board is going to address 3 options. Also review *draft budget*. Vets Hall – 2 PM. Claudia Harmon Wortham – 138% increase

COUNTY SUPERVISOR – Bruce Gibson (Cherie McKee)

Susan congratulated Bruce Gibson on continuing as our supervisor.

Sup. Gibson congratulated Susan on becoming the chair of the NCAC.

Cambria and Cayucos – don't need more V.R. Might reach out to Los Osos to share ideas. More information coming.

Prop 68 passed – Park and water board. Watershed improvements – will help.

Hank Krzciuk - Code Enforcement Budget getting down to 1 person –

more going for Cannabis.

Dir. Gibson—Cannabis is taking more time—two officers just for this. Hiring freeze—budget tight. Each new hire must be vetted—does position really need to be replaced? Getting ready for new budget and how it will work.

Budget doing OK, so there are gaps, but it's OK.

Hwy 1 is scheduled to open in July.

Pinedorado Grounds—1-2 feet when it rains hard, so pump at end of street does not work. It's county property that Lion's leases. Cal Trans has dug a ditch and Code Enforcement available

Claudia – When is Code Enforcement in place? Friday- 5-10, Sat and holidays 8-10.

Old Library still for sale -- \$400,000.

COUNTY PLANNING – Airlin Singewald

Thank you for coming to the workshop – NCAC had the most participants.

VR – 24 hr. hotline—will send tel. #

Susan—is there a limit to complaints?

Airlin – Will decide when to stop the rental.

Hank—How about the person living in a camper shell? (Cartright) Can people come in for a weekend in a camper shell on their property?

Airlin – You can't bring a camper to a property unless there's a house.

Cherie McKee-- Cartright got a couple of court dates and has moved his camper off the property. Date is set for July 14.

Mitch Gregory – trying to clean the place up. Has vacated the premises.

COUNTY PUBLIC WORKS –Michael Britton

Transportation --- Talking about reverse angle parking. Planning to start in front of Main Street Grill for a trial. Because of resurfacing of roads, this would be an opportunity to try reverse angle parking before striping is in place.

Aaron –Would this be both sides of the street?

Cindy – What's behind this? Was there a reason for this

Michael B. -- It was a single person who suggested this. It started because of bike lanes.

Dixie – Most cars have cameras now.

Hank – Might be confusing, people turning around in the block.

Michael B.- dramatic reductions in traffic accidents.

Claudia – might back into Beautify Cambria trashcans. Confusing to people.

Sara Russo – May be a problem for visitors -- confusing – have a cluster.

Is this just here? I'd like to know how it works in other places.

Michael B – It has been successful.— don't know all the statistics.

Tom Gray – Does this need to be now?

Michael B- Time line for striping means it needs to be now – no time to wait. Striping is in the next few weeks.

Straw Pole – 5 would like to see it at Main Street Grill, 5 suggest a different location, 18 don't do it.

Resurfacing – contractor won't be back until after July 4.

Dixie – What would happen if the street would need to be restriped if it didn't work.

Dir. Gibson – Don't worry about cost. It's a pilot program.

Aaron moved to bring it to Traffic Committee – 1st Tues. at 3 (July 3)

2nd Beth Kendall. Unanimous

Tony Church – Let Main St. Grill know about the Traffic Meeting.

REGULAR BUSINESS

Proposal to initiate international Dark Skies Certification for Cambria
Beautify Cambria – Claudia Harmon Worthen and Frank Whidmann
(astronomer)

Presented an idea that Cambria needs to work on the idea of having a dark sky, which means that outside house lights need to be hooded and not shine in the sky. People who like to look at the stars will be able to see the stars and the Milky Way.

Frank Widmann presented the idea of a dark sky and how to accomplish that – Build community involvement and want to support to have a dark sky.

Bruce Mumper moved that a letter of support of a dark sky be written, perhaps by FFRP. Hank will write one for NCAC.

Cindy Steidel 2nd. Unanimous.

Land Use Committee

DRC2018-00049 – SFC Communication-- Ashley Weber – Sprint --- install a 78’6” mono-pine telecommunications facility located at 812 Hartford. Tree size and shape incompatible for neighborhood. Can be seen from Hwy 1 and is behind old Pine Tree Inn on a very steep hill.

Ashley Weber—Wants to understand community and hear concerns. Want to put in one large site, rather than 3 or 4 small ones. Not an easy thing to do.

Claudia – I have Sprint and love it. I’m supposed to be able to roam, but I can’t from the Verizon tower near me. What about the roaming?

Ashley – You will be able to roam with the new tower. Too many people roaming off the Verizon tower, so doesn’t work. Roaming site not efficient.

Lucille Bosco – Why are we having this energy pollution from cell towers?

Airlin – Can’t address magnetic fields of cell towers.

Sara Russo – doesn’t want it in her front yard.

John moved to recommend denial. Bruce Marchese 2nd. 10 yes, 2 abstention

DRC2018-00068 - Braun – 1475 Berwick, add a new 832 sq. ft. detached garage. Met with owner and architect on site. Concerns including siting, colors, permeable drive, and tree replacement plan. Owner will move mailboxes, and follow coastal zone dark sky lighting – none to sky and none to neighbors.

Bruce Mumper moved to accept the plan. Aaron 2nd. Unanimous.

DRC2018-00059 – Martin—324 Bristol St. to repair fire damage. Reconstruction of this multi-family residence to meet all current County codes as per the Fire Repair Project Plans. Exterior lighting to meet light requirements – full cut-off recommended. John Nixon moved to accept. Cindy 2nd. Unanimous.

DRC2018-00056 – Tune -440 Cambridge St., construction of a 176 sq. ft. deck over garage. Met with owner/applicant on site. Proposed plan will blend with and improve current architecture. Exterior lighting to meet requirements of CALO 23.04.320 full cut off recommended. Dixie moved to approve. John Nixon 2nd. Unanimous.

REPORTS

Transportation Committee – Aaron Linn

Discussed flooding earlier

Trimming trees and brush that obstructs traffic

Meeting July 3 at 3PM at PP Bank

Treasurer’s Report – Mike Lyons

\$1958.70 on hand. Need to apply for next years allotment.

Environmental Report – Bruce Mumper

Greenspace Club July 13

Forest Committee has maps from Cal Poly

FFRP – Cutting eucalyptus—mitigate erosion and runoff before next rainy season—Carlos Mendoza working on this.

Corresponding Sec. – Hank Krzciuk

Wrote one letter plus 4 permit letters

Community Outreach – Dixie Walker

Cindy doing a great job with the website

Do something in San Simeon next year for Community Interaction

Susan –thanks to Iggy for taking pics of board members for website.

Cindy –make meeting dates more visible on website—do it more formally.

Latino-Latina Report—Dante Garcia

-nothing to report

Agricultural Report – Beth Kendall

Talked about grape growth

Business Report – Aaron Linn

Business will boom when Hwy 1 opens. Need to get ready.

Trouble getting employees, affordable housing are problems

OLD BUSINESS

CAC Training Recap

The meeting was amazing. Talked about how we can be the most effective in projects that we are reviewing. Best way to talk to County.

First point of contact is with Airlin. Size and scale, consistency of architecture, how it impacts community, tree removal and replacement,

Be specific about concerns about a given project.

Given crazy scenarios for a project and how to make them palatable.

Give the staff options. Must be set within our scope.

Are we protected by the county –we self regulate.

Are we indemnified? Yes, we are.

NEW BUSINESS

Will work on the County Mining Designation Amendment. County planner will attend the next LUC meeting next month.

Cannabis Ordinance - Talked a bit about it at the CAC Training meeting. We would like a workshop and the County will do one here.

Vacation Rentals - It would be good to meet with Cayucos and Los Osos to discuss them. Aaron will contact chairs of Cayucos and Los Osos. Exchange ideas. Los Osos doesn't have an ordinance—distance is the big problem. Approached San Simeon about an ordinance; haven't heard back.

Construction – blind intersections, info about what is going on. Go through Transportation Committee.

Don Sather – Suggests buying a small ad in paper each week with our logo. Have Outreach Committee work on this. How about other media?

Share on radio. Barbara Beane sends stuff to KPIG. Susan -- How about NextDoor? It's all of Cambria. We might think about going back to Farmer's Market.

Dixie Walker moved to adjourn at 9:00PM.

Respectfully Submitted,

Attachment B – Transportation Committee Report

The Transportation Committee met Tuesday, July 3, 3 p.m., at Pacific Premier Bank. It was a very successful and productive meeting, perhaps the best attended meeting yet.

1) Reverse Diagonal Parking Proposal, West Village, Cambria

At the July 18 NCAC meeting, Mike Britton, representing SLO County Roads Engineering, will discuss the proposal for a pilot project that would “reverse” diagonal parking on both sides of Main Street in the vicinity of Main Street Grill to “back-in” parking. Britton will answer questions and hear the Traffic Committee’s report,

Transportation Committee Discussion:

In general, the people present (7) were either neutral or against reverse diagonal parking, citing for the most part the confusion that would likely result. Mike did say that if his manager had come to him and asked his opinion from an engineering standpoint whether this should be done, Mike would have advised against it. He said he still thinks they will do a test of reverse-angle parking as previously suggested, utilizing both sides of the street for a block's distance. The lines for the rest of that side of town would therefore be held up until after the pilot project so that the public can assess and react.

Realtor Joe Prian was there, too, as a business owner of ReMax, He will be talking to other businesses at that end of town, pushing for dismissal of the idea.

Recommendation:

While there were positive and negative points for the reverse-angle parking, the majority of people don't care to see it happen. Residents and business owners deserve to weigh in. The committee recommends the council hear the proposal, take public comment and make a recommendation. After the vote, Mike Britton will report the results to the County transportation department head.

Letter from Beautify Cambria



June 10, 2018

North Coast Advisory Council P.O. Box 533^[SEP] Cambria, CA 93428^[SEP] Susan McDonald,
Chairperson

Dear Advisory Council,

Thank you for giving the public the opportunity to comment on Alternative Back-In parking on Main Street before instituting it.

Beautify Cambria Association has discussed the proposal for Alternative Back-In parking on Main Street. We ask the North Coast Advisory Council to reject it. Consider the following reasons:

Alternative back-in parking has a steep learning curve for drivers. While arguments are made for better vision and ease of traffic movement leaving parking spaces, Cambrians and visitors will have to learn the new strategy of backing in rather than backing out.

Only a single accident has been attributed to backing out of a parking space on Main Street in the past five years. This does not demonstrate a need for a change.

Even advocates for Alternative Back-In parking acknowledge that installation needs to be carefully planned to avoid creating problems with sidewalks and pedestrian features, such as cafes. Alternative Back-In parking puts car and truck tailpipes right in café patrons' and pedestrians' faces. Cambria's West Village is a unique area with retail stores, coffee shops, restaurants and outside seating. Exhaust fumes from idling cars and trucks will chase patrons from those businesses, as well as creating a health risk.

BCA presented Cambria with the Trash/Recycling/Planter Receptacles, courtesy of grant funding, to replace the outdated trash cans. They are framed with sustainably harvested hardwood bases and topped with attractive planters filled with succulants and blooming plants. Unless the parking stops are installed far enough forward, the long tailgates of trucks will endanger the TRPRs. Damage will be expensive to repair. TRPRs cost \$2,600 each.

Sidewalks along Main Street vary in width. In some places, people using walkers and wheelchairs find it difficult to manage. If TRPRs are repositioned to allow for parked trucks, the sidewalks will be further reduced.

Rather than making this major change on Main Street, consider installing it on side streets first. That would give drivers time to learn how to use it. Cambria can observe how well it works before committing Main Street parking to it.

For all of these reasons, we ask you to reconsider using taxpayer money to experiment with Alternative Back-In Parking on our Main Street.

Thank you,
Clau a Claudia Harmon Worthen President BCA

1241 Knollwood Drive.PMB 113 • Cambria. CA 93428 •
www.beautifycambria.org • info@beautifycambria.org • 805.927.1934

2) Road Widening plan, Sunbury Avenue, Cambria

Britton We discussed Sunbury Lane and its narrow, substandard width being an issue. Mike agreed to bring the widening of Sunbury up to Tim Cate at SLO County and he expected it would be handled as a project which has a substantial lead time and must be worked into the County budget. Iggy asked Mike what the minimum for residential street width is and he said 18 feet. I showed him these pictures of the section of Sunbury near 5580/5581 and let him know that at the widest part near 5580 Sunbury was 12 feet and the narrowest by 5581 Sunbury about 10 feet. Mike acknowledged it was County responsibility to clear the roadway.



Widest Spot Just North of 5580 Sunbury



Narrowing in front of 5581 Sunbury

For Future Transportation Committee Discussion:

Dangerous intersection at Weymouth and Highway 1, Cambria

Attachment C – Land Use Committee Report

LAND USE COMMITTEE

JULY 2, 2018

Pacific Premier Bank meeting room

Present: LUC members Tony Church, Laurel Stewart, Steve Cole, Claudia Harmon-Worthen, Marj Sewell, Hank Krzciuk, Don Sather, and Mike Lyons

Absent: Mary Webb

Also present: Susan McDonald, NCAC Chair

The regular meeting of the Land Use Committee began at 12:00 with the following discussions and decisions.

1) DRC2018-00080 Worthington, proposed Minor Use Permit to construct a 265 sqft deck on to an existing single family residence at 240 Lancaster St., Cambria. The LUC site visit was held on Saturday, June 30 with the applicant and their architect/representative David M. Brown attending. Mr. Brown also attended the LUC meeting.

Recommendation: APPROVAL, with the recommendation that the applicant consider, in the interest of neighborly privacy, reducing the width of the west facing deck so as to align it with the western exterior wall of the current house structure.

2) DRC2018-00096 O’Sullivan, proposed Minor Use Permit for a 599 sqft guest house and a 599 sqft garage at 2741 Banbury Road, Cambria. The site visit was held on Saturday, June 30 with the applicant attending. Mr. O’Sullivan also attended the LUC meeting on July 2.

Recommendation: APPROVAL, with the comment that the LUC supports the proposed variance of allowing more than the required 50 feet distance between the primary residence and guest house.

3) PUBLICATION OF REFERRALS TO NCAC: A discussion was held on the subject of publishing all referrals from SLO County to the NCAC as soon as possible after receipt, with the goal of notifying any interested parties as early as possible in the comment and recommendation process.

Recommendation: the Outreach Committee of the NCAC is exploring the most efficient methods of dissemination of these referrals and costs of publication in The Cambrian. The Outreach Committee will put forth their proposals as an agenda item at the next NCAC meeting.

4) 927 BEER COMPANY, APPLICATION FOR TYPE 42 ALCOHOL BEVERAGE CONTROL LICENSE FOR ONSITE SALE OF BEER AND WINE. Location: 821 Cornwall St, Cambria.

Recommendation: APPROVAL, and that the NCAC Chair sign and the Corresponding Secretary send the “REFERRAL FOR ALCOHOL BEVEREGE LICENSE” form back to the County Information Planner, Susan Callado, adding Advisory Council comments as solicited on the form.

5) LRP2013-00017: Amendments to the General Plan and County Code to modify combining designations for lands with significant mineral resources and lands adjacent to existing mines and quarries.

Present were Megan Martin and Michael from SLO County Planning Department.

LUC decision: to formulate a memorandum summarizing the proposed amendments and listing the features of this proposal as understood by the LUC. This memorandum

will be presented to the NCAC on July 18th in order to have the Council formulate a recommendation to the County.

Meeting adjourned at 2:25 pm.

MINING DESIGNATION AMENDMENTS REFERRAL

SUMMARY by Land Use Committee

In 2015 the State Mining and Geology Board updated maps of significant mineral resources in SLO County. The County is now required to adopt mineral resource management policies to promote conservation of those lands, especially those used for production of sand and gravel for construction purposes, for future mineral extraction and to restrict incompatible development. Changes to the Surface Mining and Reclamation Act (SMARA) include changes in the designation of such lands:

“EX” designation, currently defined as “Energy and Extractive Area” applied to land with existing energy or mineral extraction activities **CHANGE TO:** *modify boundaries to include existing mines and remove defunct energy facilities, and to expand the mapping to include 28 active mines within the County.*

“EX-1” designation, currently defined as “Extractive Resource Area” applied to lands that contain significant mineral resources. **CHANGE TO:** *“MRA” Mineral Resource Area, applying to areas that the state has classified as containing minerals of regional significance*

And adding: “MDZ” Mining and Disclosure Zone which will apply to lands within ¼ mile around an existing active mine or quarry and providing constructive notice to potential landowners that mining is occurring nearby.

The proposal would only restrict incompatible development from occurring at existing mines and ensure that development of large scale urbanized uses such as commercial, retail, and multi-family uses do not create new land use conflicts.

Things we learned in a regular Land Use Committee meeting on July 2, 2018 with Megan Martin and Michael Conger from County Planning Department attending:

1. Any amendments that are to be made in the Coastal Zone must get California Coastal Commission approval before they are adopted.
2. The proposal would only restrict incompatible development from occurring at existing mines and ensure that development of large scale urbanized uses such as commercial, retail, and multi-family uses do not create new land use conflicts.

3. Amend Title 23 of the Coastal Zone Land Use Ordinance to revise the boundaries of minerals of regional significance as classified by the State Mining and Geology Board, to expand the “EX” designation to include the footprint of existing active and idle mine operations, to remove the Guadalupe Oil Field and Estero Marine Terminal Tank Farm properties from the EX designation, and to map all properties within ¼ mile buffer of active and idle mines into the MDZ designation.
4. In most cases, restrict residential parcels within the EX and MRA zones to a minimum of 10 acres.
5. Within the EX designation, prohibit uses such as: recycling/scrap and waste disposal sites, clubs/lodges and private meeting halls, libraries and museums, churches, rural recreation and camping, schools, restaurants, most lodging, and airfields and landing strips.
6. There are no MRA designated lands within the Coastal Zone. Presently only sand and gravel are identified as “regionally significant minerals” in the Coastal Zone.
7. In general, this ordinance does not apply to areas offshore.
8. The Conservation and Open Space Element will be amended to add a new table showing all locations that are EX-designated.
9. Any completely new mines or proposals to restart operations at closed mines will require a full set of approvals including Coastal Development Permit involving public input.
10. The County will create a database of all affected properties, but will not notice these changes or restrictions to owners of these properties. Property owners or prospective property owners will have to query the County to find the new designations and restrictions.

MINING DESIGNATION AMENDMENTS

Frequently Asked Questions [provided by SLO County Planning Department](#)

Why is the County pursuing these amendments?

The State Mining and Geology Board (SMGB) requires that cities and counties develop “Mineral Resource Management Policies” for any lands that are designated as containing significant mineral resources. These policies are designed to ensure that sand and gravel resources are available to support the region’s construction needs. Essentially, the state forecasts how much sand and gravel must be produced to meet a

region's consumption needs. They then map the lands that could supply the forecasted demand. In 2015, the state updated the mapping for the County's significant mineral resources. This requires use to update our Mineral Resource Management Policies.

What does this have to do with mining?

The state periodically assesses the production and consumption levels of important mineral resources. Amongst these resources are sand and gravel, which are typically used in the production of construction materials such as asphalt and concrete. Mining activities are inherently incompatible with most urbanized uses. A concern arises: If all of the land containing sand and gravel were urbanized, there would be no local sources of sand and gravel. The State Mining and Reclamation Act seeks to address this by requiring jurisdictions to implement development standards on land that is designated as a regionally significant mineral resource. These development standards are a component of the County's Mineral Resource Management Policies. Essentially, this approach tries to ensure that the mining we will need to meet future construction demand can be done in the appropriate places without creating a new land use conflict.

How will this affect existing mining operations?

These amendments do not address mining operations, as these are already regulated by existing ordinances and land use permits. The proposal would only restrict incompatible development from occurring at existing mines. Incompatible development includes large scale urbanized uses, such as commercial retail and multi-family residential uses. Beyond that, existing mining operations would continue to legally operate pursuant to their underlying land use permit and conditions of approval.

How will this affect new mining operations?

It will ensure that incompatible development (commercial retail, dense residential, etc.) does not occur on lands where future mining is likely to take place. New mining operations will still be subject to existing land use permit requirements. This includes analysis of potential environmental impacts, inclusion of mitigation measures, and a public hearing before the Planning Commission. Even if the proposed mine is in a designated Mineral Resource Area, the Planning Commission may still deny it, if it finds that a new mine would be incompatible with the adjacent development.

How will this affect properties near mining operations?

Properties within a one-quarter mile of an existing mine will be placed within the Mining Disclosure Zone (MDZ) combining designation. There are no ordinance requirements or restrictions associated with this designation. It is proposed merely as a way of providing constructive notice to potential landowners that mining is occurring nearby.

Why don't these amendments address issues with existing mines, like traffic, noise, and air quality?

In some cases, existing legal mining operations were established before modern mining regulations were in place. Most, however, would have been approved by the County under a land use permit which contains project specific requirements, called conditions of approval. In either case, legally established operations have a right to continue operating as approved under a concept commonly referred to as "grandfathering." The County only gets to evaluate environmental impacts and modify mitigation measures when a new proposal is made or when a mine seeks to expand beyond its permitted boundaries or amend its conditions of approval.

I'd like to know more about the requirements for a specific mine. Where do I find this information?

You would be looking for the conditions of approval for that mine. You can contact our research clerk, Kelly Walsh at (805) 781-5977. She will need to gather some basic information, like parcel number or address. Most of the active mines in San Luis Obispo County were permitted more than 25 years ago. As a result, permit records may only exist on microfiche. Mines that were more recently permitted may have digital records.

What if I believe an existing mine is violating its conditions of approval?

You can contact Code Enforcement to have them investigate any potential violations. Remember, though that the grandfathering concept is still in play. The earlier the mine was established, the less likely that there were specific requirements in place to address such things as noise, traffic, and air quality.

Does this make it easier to get a mine permitted if it's in the Mineral Resource Area?

No. The same land use permit and environmental review process we follow now will be used.

Does it make it more difficult to get a house permitted if it's in the Mineral Resource Area?

No. Constructing a house on an existing legal lot of record will follow the current process. This amendment would, however, prohibit new subdivisions resulting in lots of less than 10 acres in Mineral Resource Areas.

Attachment D – Treasurer’s Report



P. O. Box 533

Cambria, CA 93428

northcoastadvisorycouncil.org

July 12, 2018

TREASURER’S REPORT

<u>Beginning balance as of Treasurer’s Report of June 13, 2018</u>	<u>\$1958.70</u>
<u>Check #1061, Susan McDonald, copies for NCAC meeting</u>	<u>-18.59</u>
<u>Account balance as of PP Bank statement June 27, 2018</u>	<u>\$1940.11</u>

Mike Lyons, Treasurer

North Coast Advisory Council

Attachment E – Outreach Committee Report

The NCAC Outreach Committee met on July 13 and presents to the Council the following items for discussion and action:

1. The Committee proposes that the Council authorize the purchase of a monthly black and white ad in the Cambrian (4"x4" at a yearly cost of \$1,593.60) that would include the Council's logo, date and location of the [upcoming] meeting, a brief listing of significant topics on the agenda of the following week's NCAC agenda, and citation of the Council website, with notation that details on the Council's agenda, as well as web links to County land use applications under review by the NCAC Land Use Committee are posted on the NCAC website. The ad would run in the Cambrian the Thursday prior to each NCAC meeting. (Providing direct links to the County website for viewing land use applications avoids any third-party interpretation of the applications.)
2. The Committee proposes that following each NCAC meeting, a member of the Committee will write a summary of the topics discussed and actions taken by the Council for submission to the Cambrian for a possible news story.
3. For expansion of Council outreach to the community, the Committee proposes regular postings on Next Door, Facebook, and Cambria Open Forums about topics of interest and Council and Committee meetings. Committee members will make the postings.
4. The Committee proposes and encourages Council members to engage in area "walk arounds" to meet constituents to discuss the role of NCAC and to distribute NCAC brochures.
5. The Committee proposes that the Council sponsor community forums on topics that do or could impact Cambria. Suggested topics for three possible forums are County Cannabis regulations, laws and regulations affecting AUD's, and status of vacation rentals – regulations and enforcement – possibly organized jointly with Cayucos and Los Osos.