



**Date:** March 6, 2025  
**To:** LOCSD Board of Directors  
**Ron Munds, General Manager**  
**From:** Chuck Cesena, Director, LOCSD  
**Subject:** **Agenda Item 5D – 03/06/2025 Board Meeting**  
February 2025 LOCAC Report

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The February 2025 Los Osos Community Advisory Council meeting began with Chair Deborah Howe announcing the informational meeting regarding the potential sale of the Sunnyside School property. The meeting will be held at the Sunnyside School Auditorium on Saturday, March 22 from 3-5 pm and will feature representatives from the school district, County and LOCSD.

This announcement was followed by the various public safety reports. Of note is the new CHP liaison, James Ferguson.

Mason Denning from County Planning gave updates on three potential code violations and the corresponding compliance efforts. He was then questioned about two SFR building permits that had been referred to LOCAC for review. As I understand it, the permit process is basically divided into two steps: establishing an Entitlement which allows for filing a building permit application and then securing the allocations required in the Growth Management Ordinance (HCP and Title 19 credits). LOCAC had questions about how much time might be required to review projects with entitlements that were not likely to secure required allocations. This could happen if an applicant is further down on the waitlist but wants to start the process, hoping to secure a spot from someone higher on the list that is not ready to build immediately. It was a lengthy discussion ending with the conclusion that it was going to be a complicated process.

Blake Fixler from Supervisor Gibson's office then discussed the Sunnyside School situation. Though the County is interested in cooperating on an effort to purchase the property, it has no interest in the operation of the site. The LOCSD is likely to assume that responsibility, if the community supports that. He then discussed potential changes to mental/behavioral services the County will be providing based on the passage of Proposition 1 last year. Basically, this will open up the potential uses of the State funding (approximately \$27 million last year) to areas such as substance abuse/treatment and homelessness and housing support but will require a shift from outreach and prevention. The County is hoping to find other revenue sources that will allow the continuation of at least some of the existing services by the July 2026 implementation of the new law.

In addition to the attached CSD report, I mentioned our new groundwater monitoring wells and soon to be completed Program C supply well. I also mentioned the Estero Bay news article, which reported on the State Water Intertie funding being caught up in the Federal funding freeze. This prompted a question regarding how this might affect the Community Plan and subsequent building permit applications. I stated that it would have no effect on this process as this potential water was always seen as a way to supplement our basin when available but not anything we could count on with certainty. Regarding the Sunnyside School discussion, I reiterated our Board's position of interest in operating the site if that was the desire of the community.

The Trees and Landscape Committee has several more projects in the works but nothing imminent.

The Active Transportation Committee reported that the LOVR Corridor Study should be ready by April.

Land Use Committee discussed an application for a retail wine tasting room in the business park at Santa Maria and 3<sup>rd</sup> Steets in Baywood Park. As the project is on an “informational hold” regarding water usage at the County, this will come back to the Land Use Committee at a later date.

Attachment

# **LOCAC Meeting CSD Report**

## **Sunnyside School Opportunity**

San Luis Coastal Unified School District is selling the Sunnyside School property. On January 22, 2025, the CSD received a letter from the school district notifying us of the availability of the property and gave a 60-day deadline to submit an offer. It was the Districts understanding that the County was in negotiations with the school district to possibly buy the property.

The CSD Board met in closed session on February 13<sup>th</sup> to discuss the opportunity and approved moving forward to engage the school district to see what kind of terms they are looking for. The Board approved a contract with the Wallace Group to assist with developing conceptual designs for the property and the cost information needed to make the important decisions ahead.

Fortunately, over the past year, LOCAC and the CSD teamed together with stakeholder groups to gain a better understanding of the active recreational needs of the community. This work will help in engaging the community to see if there is financial support for the effort to secure the property.

Since the timeline is compressed, LOCAC is organizing a town hall meeting which is now scheduled for March 22<sup>nd</sup> from 3:00 to 5:00 in the auditorium at Sunnyside School. A survey is being developed and will be available by March 22<sup>nd</sup>; we urge all community members and especially property owners to complete the survey.

## **Other Initiatives**

There are other initiatives coming up regarding emergency preparedness and response for Los Osos that the District will report on as more information becomes available.