

Sierra Club comments on Adelaida/Willow Creek Vacation Rental Ordinance

Santa Lucia Chapter of the Sierra Club <sierraclub8@gmail.com>

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To: Board of Supervisors <Boardofsups@co.slo.ca.us>; cr_board_clerk Clerk Recorder <cr_board_clerk@co.slo.ca.us>;



San Luis Obispo County Board of Supervisors
 San Luis Obispo County [Government Center](#)
[San Luis Obispo, CA 93408.](#)

Sent Via Email: BoardOfSups@co.slo.ca.us cr_board_clerk@co.slo.ca.us

November 9, 2016

Re: Adelaida/Willow Creek Vacation Rental Ordinance

Dear Chair Compton and Supervisors:

Vacation rentals should have a permitting process that requires a business permit, limits the number of daytime guests, overnight guests, parking, etc. and any health and safety issues associated with vacation rental stays. Vacation rentals are not an appropriate venue for events.

Allowing Temporary Events at vacation rentals is essentially abridging the CEQA process by further piecemealing the environmental review of a countywide Temporary Events Ordinance. The county should have done a full programmatic EIR on the potential cumulative impacts of events at vacation rental properties. Failing this, the worst case of impacts from conversion of residential properties to event venues has to be considered, dictating a full EIR for every application for a temporary event permit, but even if this were done CEQA review would be incurably defective because piecemealing and cumulative impacts would not be cured. *Save Adelaida v. County of San Luis Obispo* is the prevailing precedent.

While we support some level of events associated with active agriculture, vacation rentals are not an appropriate venue for events. There is a material difference between having an ag operation planning and overseeing events and events planned and carried out by transient populations that utilize vacation rentals.

The ordinance should specifically ban **Temporary Events**.

Maximum Overnight Occupancy Section 22.30.510(b)(iv) and **Maximum Number of Guests and Daytime Visitors** Section 22.30.510(b)(v) are acceptable levels and should be adopted in final ordinance language. Occupancy levels must be enforced.

On-Site Parking Section 22.30.510(b)(ix) must require vegetation-free, graveled parking areas that are adequate to accommodate the maximum number of vehicles likely to be on the property, including daytime guest parking.

Thank you for your consideration of our comments.

A handwritten signature in black ink, appearing to read 'SAH', is written over a light yellow rectangular background.

Susan Harvey, Chair
Conservation Committee, Santa Lucia Chapter