

# NCAC Minutes

28 February 2005

Time: 6:30 PM

Place: Nipomo Community Services District (NCSD) Building 148  
South Wilson Street

Introduction of the new Area three committee members

- Clyde Cruise
- Carol Mitchell

Roll Call

Present:	Chair Susie Hermreck	Vince McCarthy
	Alex Mendoza	Bonnie Eisner
	Harry Walls	Carol Mitchell
	Clyde Cruise	Dan Woodson
	Rick Dean	Jesse Hill
	El Jay Hansson	Jim Harrison
	Dawn Afman	Ed Eby

Approval of the minutes:

Motion by El-Jay Hansson and seconded by Carol Mitchell to approve the January 31, 2005 meeting minutes. Minutes amended to include our Park and Recreation list priorities, which are

- Horseshoe pits
- Basketball courts
- Horse staging area
- Multi-use trails
- Volleyball courts
- Additional BBQ pits

Approved as amended unanimously.

February 7, 2005 minutes approved unanimously.

Motion by Dan Woodson and Seconded by Vince McCarthy to amend the minutes of the July 12, 2004 meeting to include the statement by Pete Jenny that the NCAC should approve the Scheme One development plan for Nipomo Community Park so an Environmental Impact Report could be prepared on the most intensive plan. Jenny said this was an efficient use of an EIR as items in Scheme One could be eliminated later but it is very expensive to add items to an EIR at a later date. Jenny said there would many opportunities for further public comment.

Treasurer's Report:

Board meeting fund balance	\$1103.39
Save the Mesa Dump fund	\$1948.46
Save the Mesa Library Fund	\$1189.45
Total	\$4241.30

Motion by Vince McCarthy and seconded by El-Jay Hansson to accept the treasurer's report. Approved unanimously

Motion by Bonnie Eisner and seconded by El-Jay Hansson to purchase 10 Land-Use documents for \$150 from the Save the Mesa library fund and place them in the NCAC library. Passed unanimously.

Motion by Jesse Hill and seconded by Rick Dean to have Stephanie Franks send a letter to Supervisor Achadjian asking for our annual \$1500 allowance from Community funds. Approved unanimously

Correspondence:

Letter from Dale Ramey of County Planning asking NCAC to endorse a request to have Van's Grocery Store install a median on Tefft Street.

Letter from County Parks Dept. responding to recommendations from NCAC concerning Dana Adobe Amigos.

Letter from Cherie Dodds asking us to support slower growth,

resolve worsening traffic problems and preserve the rural nature of Nipomo

Chair comments:

Certificates of Appreciation presented to

- Collette Hyder
- D. Eby

Quimby/PFF community meeting with Pete Jenny was a success.

Chair Hermreck presented a map of current zoning of South County Planning Area for public review.

The Nipomo Sports Association, which includes Little League Junior Football and Softball recently had their user fees increased to \$1500 dollars per year. Susie and the Nipomo Sports Association met with County Parks and the fees were reduced to \$1000 per year and it was agreed that the Association could mitigate the cost even more by doing some of the maintenance themselves. Outside groups must pay a \$500 deposit and \$10 per hour.

Susie and Bonnie will be meeting with Pete Jenny to discuss the progress of the Nipomo Park Master Plan, timing of public review of that plan and obtaining the operating budget of Nipomo Community Park.

Community presentations:

SLO County Sheriff's Commander Basti introduced the new Nipomo beat Sergeant.

CDF Battalion Chief Dan Anderson announced a chipping event in April or May.

SLO County Code enforcement officer Harley Voss discussed Nipomo issues.

## Public Comment:

Jesse Hill asking who will maintain the Kamanaka playing fields. It has been suggested that NCSD could do it. He remarked the Field of Dreams Group had said they would mow the grass and keep the fields maintained, but nothing has come of that.

Ed Eby of NCSD noted that NCSD has not been approached to maintain the Kamanaka fields and the property is outside the NCSD's boundaries.

John Brantingham noted that the issue of a Redevelopment Agency will be coming before the NCAC in the near future. John reminded us of the 2050 SLOCOG planning seminar on March 18, 2005.

Susie Hermreck announced that there will be a meeting with SLO County planning on March 3, 2005 at Noon at NCSD to discuss RMF and RSF zoning.

## Old Business:

### Trail Map of Nipomo

Motion by El-Jay Hansson and seconded by Rick Dean to accept the trail map as presented and to write letters to County Parks, County Planning and the Board of Supervisors asking that the map be made the official trail map of the South County Area Plan. Motion passed unanimously.

### Nipomo Commons Development

Motion by Rick Dean and seconded by Bonnie Eisner to accept the proposal and submit a letter to County Planning listing the following concerns about the project

- Three stories is too high for Nipomo
- Too many condominiums
- Not enough parking
- Traffic problems will be increased
- Project atmosphere is not rural
- Architecture needs to be consistent with the neighborhood

Motion passed with 9 votes in favor and 2 votes opposed

Motion by Dan Woodson and seconded by Carol Mitchell to send a letter to County Planning listing the following things we like about the Nipomo Commons project

- Frontage Road realignment
- Neighborhood connectivity
- Bringing business to Nipomo
- Park and oak tree preservation
- Underground utilities
- Spirit of cooperation

Motion passed with 9 in favor and 2 opposed

Dan Adobe Amigos

Herb Kandell announced that the Patterson Property has become available to them and an offer has been made.

Supervisor Achadjian asked for discretion in using the previously approved \$700,000 to help buy the Patterson property.

Motion by El-Jay Hansson and seconded by Jim Harrison to give Supervisor Achadjian the flexibility and discretion to use the previously approved \$700,000 in Quimby monies to help buy the Patterson property.

Motion passed unanimously.

New Business:

Canada Ranch/Crystal Oaks Development

The developer asked to have a sub-committee appointed to work with them to develop the property.

Susie recommended that Richard Holquin be appointed as chair of the sub-committee. A motion was made by Bonnie Eisner and

seconded by Clyde Cruise to appoint Richard Holquin as chair. Motion passed with 8 in favor, 2 opposed and 1 abstaining

#### San Antonio Lane Multi-family proposal

Motion by Rick Dean and seconded by Carol Mitchell to support RMF use of this property because of the limited access with the following list of ideas and concerns

- Additional parking by realigning the 1 and 2-bedroom mix
- Strongly support ingress from Tefft Street and egress to Kent street
- Support rural architecture
- Subject to the acceptability of San Antonio Lane being wide enough with sidewalks depending on ingress and egress

Motion carried with 10 in favor, 1 opposed and 1 abstaining

#### Powers Project

Motion by Jesse Hill and seconded by Carol Mitchell to disapprove the project because it is too dense and there is no open space.

Motion carried unanimously

#### Level three water severity

Motion by El-Jay Hansson and seconded by Dan Woodson to immediately send a letter to the Board of Supervisors recommending they declare a Level Three Water Severity.

Motion carried with 5 in favor, 5 opposed, 2 abstaining and a yes tie-break vote by Susie.

#### Committee Reports

Web site Committee-Bonnie presented a Mission Statement.

Motion by Rick Dean and seconded by El-Jay Hansson to accept the Mission Statement. Motion passed unanimously

## Traffic and Circulation

Library Parking lot: County Public Works is working with Dana School to mitigate the problem.

Speed bumps on Eucalyptus Road being evaluated by Public Works

Traffic Study and 5-year plan will be available in April. The consultant fees are \$93,000.

Woodlands \$1.5 million will be spent on the Willow Road extension design.

Tefft Street Median in front of Von's.

Motion By Vince McCarthy and seconded by Carol Mitchell to recommend a median be installed on Tefft St. in front of Von's with a left turn pocket into Von's.

Orchard Street: Public Works will prepare a work order to strip with a two-way turn lane and a bike lane.

Parks and Recreation: Susie has been pressing Pete Jenny to have a meeting.

Street tree and Landscaping Committee: Alex Mendoza presented a Mission Statement for the committee.

Motion by El-Jay and seconded by Jim Harrison to accept the Mission statement. Motion carried unanimously

Motion by Alex Mendoza and seconded by Carol Mitchell to write a letter to Public Works recommending the eucalyptus trees in the County right-of-way in front of Save-on at Mary and Tefft streets be removed.

Dead and Dying trees in Nipomo Community Park: Mike Eisner has volunteered to chair an NCAC sub-committee to resolve the tree problem.

Motion by Rick Dean and seconded by Jim Harrison to form and ad hoc committee chaired by Mike Eisner to resolve the tree problem in

the park.

Wireless Committee:

Vince McCarthy reported that the money from the antennas in the Park have been going into the County's general fund and not into Nipomo Community Park.

Motion by Dan Woodson and seconded by Bonnie Eisner to write a letter to Pete Jenny asking for an accounting of the Wireless antenna monies.

Passed unanimously.

Motion by Jesse Hill and seconded by Jim Harrison to have El-Jay Hansson write a letter to the County asking them to enforce Nipomo Trail easements.

Motion passed unanimously

Adjournment at 11:59 PM