

NCAC Minutes

28 March 2005

Time: 6:30 PM

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

Roll Call

Present:	Vince McCarthy	Alex Mendoza
	Bonnie Eisner	Harry Walls
	Carol Mitchell	Clyde Cruise
	Dan Woodson	Rick Dean
	Jesse Hill	Curt Curtis
	El-Jay Hannson	Stephanie Franks
	Susie Hermreck	Dawn Afman
	Jim Harrison	Ed Eby

Introduction of the Motion Maker Form by Harry Walls

Motion by Bonnie Eisner and seconded by Vince McCarthy to approve the minutes of the February 28, 2005 meeting passed unanimously with the following changes

To strike the word "accept" from the motion concerning the Nipomo Commons Project. That Colette Hyder's name is spelled with one L. That the sentence should read "Introduction of New Area Representatives".

Treasurer's Report-Stephanie Franks

Balances for

Board Meetings	Dump fees	Library	Total
\$1070.39	\$1948.46	\$1189.45	\$4208.30

The letter has been sent requesting our annual County grant.

Stephanie was told that we should ask for the amount we would actually need as County money is scarce.

Correspondence

Susie Hermreck read

Letter from Pete Jenny concerning antenna fees generated in Nipomo Community Park.

Letter from Pete Jenny to Mark Kirby of Nipomo Parks Conservancy concerning the dead and dying trees in Nipomo Community Park.

Chair comments

Susie and Bonnie Eisner had a productive meeting with Pete Jenny concerning Nipomo Community Park.

Bonnie Eisner will attend the RMF meeting with NCSD and Katcho concerning the upcoming Board of Supervisor's vote on Level Three Water Crisis determination.

Susie reported that Ted does not own the land west of the Nipomo Commons Project which affects the extension and realignment of Hill Street.

Community presentations

Sheriff's Commander Basti reported on two recent major crimes in Nipomo.

The Sheriff's Department has radio transmitters available for Alzheimer patients.

June 7 will be the annual Special Olympics Torch Run which will effect traffic

Disaster plans for local schools are being developed

CDF Chief Dan Anderson reminded us that smoke detectors are important and CDF can help with the maintenance.

CDF Captain Felix Camacho that there have been 260 emergency

responses since 1/105. The annual chipping event will be held between April 11 and June 3 and participants will need to sign up with CDF.

The Adobe Press will publish monthly fire/emergency statistics.

Dale Ramey-SLO County Planning discussed the Tefft Street median at Von's. There will not be a left-hand turn pocket into Von's.

Brian Pedrotti-SLO County Planning presented all the Land-use projects for March and noted that they can be viewed on-line.

Public Comment

Mike Eisner thanked the Committee for the forum on the Park Master plan and urged the community to have a broader view.

Mike Winn announced tomorrow's Chamber of Commerce meeting. He noted that on April 6, 2005 the Water Resources Board will meet concerning Prop 50 monies and NCSD's request for pipeline money is on the agenda. Mike announced that the Chamber of Commerce fund raiser is on April 30 at the Edward's Barn.

Jim Tefft announced that the Old Town Gold Tournament fund raiser was a success.

Consent Agenda

Motion by Jim Harrison and seconded by Bonnie Eisner to accept the Consent Agenda as recommended by the Land-use Committee.

Motion Passed unanimously

Old Business

San Antonio Multi family Project – The developer discussed NCAC's list of concerns and asked NCAC to host a neighborhood meeting to discuss the project.

Motion by Jesse Hill and seconded by Stephanie Franks to have Vince McCarthy and Alex Mendoza host a neighborhood meeting about the

San Antonio Lane RMF use and CF zoning.

Motion passed unanimously

Motion by Rick Dean and seconded by Dan Woodson to write County Planning and restate and reemphasis the importance of Kent Street being opened up as access for the development.

Motion passed unanimously

Nipomo Hills Project – The developer asked for a committee to help with the development.

Motion by El-Jay Hansson and seconded by Jesse Hill that no committee would be formed until RRM comes back to the NCAC with a plan for 46 units in Nipomo Hills.

Motion passed Yes 12 No 1

Cypress Ridge/LRP – The developer is asking for a General Plan Amendment to develop the property.

Motion by Carol Mitchell and Seconded by Stephanie Franks to refer this project to our General Plan Amendment Committee, Chair Jesse Hill, for a review. The GPA committee will meet on April 7 and the NCAC will meet on April 11 to act on the GPA committee's recommendations.

Motion passed unanimously

Nipomo Commons Project

Motion by Rick Dean and Seconded by El-Jay-Hansson to send a formal request to County Planning and Supervisor Achadjian requesting that Nipomo Commons return to the NCAC for further

review to address the various serious concerns raised about the project.

Motion passed unanimously

New Business

Incorporation of Nipomo-Guy Murray presented the current state of the incorporation effort. He urged a continuing effort.

Motion by Rick Dean and seconded by Vince McCarthy to support all efforts to form a citizens committee to solicit public input, educate the public and continue exploring the feasibility of city hood on an on going basis. The NCAC will appoint delegates to help with this effort.

Motion passed unanimously

Motion by Rick Dean and seconded by Vince McCarthy to appoint Clyde Cruz and Curt Curtis as NCAC delegates to the citizens committee.

Motion passed unanimously

CALTRANS DISTRIC 5 Gateway Monument Demo Program

Bonnie Eisner presented the program and moved to send the idea to our Traffic and Circulation Committee for review. Motion was seconded buy Carol Mitchell

Motion passed unanimously

Growth Management Ordinance Yearly Review

Motion by El-Jay Hansson and seconded by Rick Dean to recommend to Supervisor Achadjian that the growth rate should be 1%, that there be no carryover allotments, and restrict allotments to any one

developer/development to 10%.

Motion passed unanimously

RMF and Mixed-use Zoning

Motion by Rick Dean and seconded by El-Jay Hansson to make the following General Plan changes for Nipomo

1. Not more dense than 6000 square feet per home
2. Eliminate all required minimum density RMF zoning
3. RMF structures must be under single ownership

Motion passed Yes 13 No 2

NCAC meetings

Motion by Bonnie Eisner and seconded by Dawn Afman to have only one NCAC meeting per month.

Motion passed Yes 12 No 2

Committee reports

Web sight Committee

Traffic and Circulation Committee

Parks and Recreation Committee

Drainage Basins Park conversion

Motion by Rick Dean and seconded by Bonnie Eisner to recommend that County Parks allow the four drainage basins listed below to be used as parkland without compromising the drainage basins

- Galaxy at Mercury
- Division at Meredith
- Orchard at Grande

- Montecito at Belanger

Motion passed unanimously

Activation of NCSD's park powers

Active Fitness Zone Equipment-Janet Pelkey to report at the April meeting

Discussion about the tenor of the last Parks and Recreation Committee meeting.

Landscaping Committee

Wireless Committee

Adjourn 11:34 PM