

Nipomo Community Advisory Council Meeting Minutes

July 25, 2005

Chair: Bonnie Eisner

Present:	Vince McCarthy	Alex Mendoza
	Bonnie Eisner	Harry Walls
	Dan Woodson	Rick Dean
	Jesse Hill	Curt Curtis
	El-Jay Hansson	Stephanie Franks
	Dawn Afman	Jim Harrison
	Chet Boyd	Ed Eby

Additions/deletions to the agenda-None

Motion by Rick Dean and seconded by El-Jay Hansson to amend the minutes of the last meeting as follows: Under "Committee Reports: Parks and Recreation" --

1. AMEND "Motion by Rick Dean and seconded by Curt Curtis to resubmit our list of priorities and endorse Table Two of the PRE" to read:

"Motion by Rick Dean, seconded by Curt Curtis, to endorse Table 2 of the draft Parks & Recreation Element, and to have NCAC Chair Susie Hermreck send another letter to County Parks and Supervisor Achadjian asking that the County proceed with the improvement priorities for Nipomo Community Park previously requested by the NCAC, namely: horseshoe pits, pathways/ multi-use trails, additional BBQ pits, basketball courts and volleyball courts, and a horse staging area."

2. AMEND "Little Bits Preschool lease/renewal in Nipomo Community Park" to read:

"Lil Bits Lease/renewal in Nipomo Community Park. SLO Parks Commissioner Paul Teixeira said the temporary use permit issued by the County 'renews automatically and nothing can be done about it.' No motion was proposed pending further fact finding."

3. AMEND "Susie Hermreck asked Stephanie Franks to provide the council with proof NARA has filed income tax returns" to:

"Chair Susie Hermreck asked Stephanie Franks to provide the Council with copies of the Nipomo Area Recreation Association's Form 990s for the past three years. Stephanie agreed to provide copies of the 990s at the July 2005 meeting."

Stephanie Franks objected. She asked that the minutes reflect that she did not agree to provide 990s at the July meeting but only that she would provide them at some future date. She stated that she would not provide copies of the 990s to the NCAC at all, but would give copies to

Supervisor Achadjian."

MOVED: approve the minutes, as corrected by Rick Dean, with further corrections by Stephanie Franks, as noted above. PASSED unanimously.

Treasurer's Report

Board Meetings	Dump Fees	Library	Total
\$869.69	\$2004.86	\$845.45	\$3720.00

Motion to accept the Treasurer's Report passed.

Stephanie will order copies of the Land Use Element.

Stephanie needs copies of the Treasurer's audit letters approving the books.

Motion by Jim Harrison and seconded by El-Jay Hansson to accept the Treasurer's Report as given by Stephanie Franks passed.

Correspondence

Letter from CalTrans describing work to be done at Hwy 1 and Halcyon

Letter from The Land Conservancy asking for words to describe Bill Roelman for his memorial

Chair Comments

Presented certificates of completion of the Community Advisory Council training.

Community Presentations

Sgt Aaron Nis SLO Sheriff's Department reported that there have been auto burglaries, Commercial burglaries by professional gangs, uneventful 4th, Megan's Law registration is up to date. There was a discussion about charity scams.

Brian Pedrotti-SLO County Planning

Public Comment

Peg Miller- Asking CDF to better monitor the clearing of private property of fire hazards. Old Towne Association is hosting the annual Wine Art and Wine Festival at the Kaleidoscope Inn in September.

Marianne Buckmeyer -Asking that the information about accessing the NCAC web site be put in the Adobe Press.

Ed Eby discussed the EIR on the Nipomo Oaks Project

Consent Agenda

Llamas/DRC2004-00268: CUP for 4,000sq ft residential home at 1710 Via Alta Mesa on 12.4 acres zoned open space; Land Use recommends this project be approved with review by Jan Dileo and Public Works for trails and appropriate pedestrian improvements

Vanderlei/CO-05-0170/SUB2004-00373: Parcel map for two lot split of an existing 13.97 acre parcel; located at 1475 Dawn Road; one parcel to be 7 acre, other 6.97 acres; zoned RR; Land Use recommends approval of this project with a review by Jan DiLeo for possible trails in

accordance with the South County Area Trail Map

Motion by El-Jay Hansson and seconded by Rick Dean to approve the Consent Agenda on condition the Llamas CUP is pulled from the Consent Agenda passed unanimously.

Llamas CUP

Motion by Rick Dean and seconded by Curt Curtis to deny the motion to allow construction on open space because the NCAC supports the concept that open space should be dedicated as open space, and because County Council states that building on the lot is not allowed and we support County council's position.

Motion approved Yes 12 No 0 Abstain Dawn Afman

Old Business

Nipomo Commons- Richard Holgren reported that the West Tefft Corridor Design Committee approved the new Nipomo Commons design plan.

Presentation of the new Nipomo Commons design plan.

West Tefft Corridor Design Plan

Tannis Street is still on the map.

Report from the Traffic and Circulation Committee noting that SLO County Planning said Tannis Street would not be in the West Tefft Corridor Design Plan.

Motion by Jesse Hill and seconded by Rick Dean to remove from Chapter 3 of the West Tefft Corridor Design Plan that language and paragraph following the Implementation Plan and Figure 3.2 the illustration of the West Tefft Corridor Design Plan.

Passed unanimously

Hernandez Tract Map

Motion By El-Jay Hansson and seconded by Rick Dean to send the following letter to County Planning: When the Hernandez project came before the NCAC in April, one page was incorrect. Based on what we had we determined the 2 _ acre lot subdivision would fit in with the community of Callender Garrett as long as we had the appropriate trails. The building sites could be far enough from the highway so that should not be a problem.

Now all these months later the county has informed the applicant he must cluster and therefore submit new maps. We realize that Land Use does not spell out specifically no clustering but SCAP does spell out 2.5 acre minimum for Callender Garrett. As past history shows the community of Callender Garrett is very adamant. They do not want clustering. We naturally will appeal and decision to the Coastal Commission.

When did clustering become the RULE rather than the exception? Callender Garrett and the community in general have witnessed how this clustering is not working. We have lots of open space weed patches that no one wants to maintain. A Home Owner's Association is only as good as its members. There are several examples in the community where it is inevitable the new owners on their perfectly manicured small lots will start complaining for the County to do something about weed patches. Then what more building? And thus perpetuity will have a new meaning. Before any more clustering is allowed the county must take a good look at what we now have.

Motion passed unanimously

Nipomo Retail Project-Motion by Stephanie Franks and seconded by Curt Curtis to approve letter by Marianne Buckmeyer for NCAC to send to County in support of revisions by King Ventures re: Hill Street and Frontage Rd.

Motion passed Yes 8 No 3

New Business

Troesch Outdoor Storage- motion by Jesse Hill and seconded by Jim Harrison to approve the project. Motion passed unanimously.

Nipomo Oaks CUP-Motion by Rick Dean and seconded by Stephanie Franks to deny this project as proposed with the NCAC restating its strong desire

- that single family dwellings be on lots no smaller than 6000 square feet
 - that the streets be wider
 - that the park area be larger
 - that the project be redesigned as duplexes or triplexes with more open space in between
- Motion passed Yes 12 No 1

Planned Rural Ordinance- Motion by El-Jay and seconded by Curt Curtis to table this matter until next meeting. Motion passed unanimously.

Incorporation

Report by Mike Eisner on the Incorporation meeting.

Motion by Rick Dean, seconded by Curt Curtis to establish an NCAC Incorporation Committee to study the pros and cons of incorporation, oversee further studies, and coordinate town hall meetings to educate the public on the benefits of incorporation, and to report back to the NCAC on a regular basis. Also, that Guy Murray and Mike Eisner co-chair the new committee.

Jesse Hill noted that under the NCAC Bylaws, the new committee will be required to provide a mission statement at the next meeting, and must operate in compliance with the Brown Act. Mr. Murray and Eisner agreed to provide a mission statement at the next NCAC meeting.

Motion PASSED: Yes 8 No 4 Abstain El-Jay Hansson

Growth Management EIR –Ed Eby reported on the matter.

Motion by El-Jay Hansson and seconded by Stephanie Franks to congratulate them on a good job but have a few questions- Traffic and Circulation should be #1 along with water etc.

Motion passed unanimously.

Bill Roelman Memorial- The chair will respond with our suggested list of adjectives.

Committee Reports

By-laws Committee-Colette Hyder reported that the committee was considering reducing the number of NCAC representatives by reducing the number of areas and changing the NCAC election year to March thru February.

Parks and Recreation

Nipomo Little League and Football have reached tentative agreements with the County to sign separate Use Permits. Fees for Little League will be \$1500/year and Football will be \$1000/year with possible mitigations in reductions in fees for services and materials rendered.

Traffic and Circulation Committee

Dan Woodson reported that an Oakglen secondary access letter will be sent to the Board of Supervisors and that a left turn lane and school crossing will be added at Juniper and Pomeroy.

Adjourn 11:03 PM