

NIPOMO COMMUNITY ADVISORY COMMITTEE

MEETING

August 22, 2005

Chair-Susie Hermreck

Present: Vince McCarthy Bonnie Eisner
 Harry Walls Clyde Cruise
 Dan Woodson Rick Dean
 Jesse Hill El-Jay Hansson
 Susie Hermreck Jim Harrison
 Ed Eby

Additions or deletions of the agenda-none

Approval of the Minutes of the last meeting

Motion by Bonnie Eisner and seconded by Vince McCarthy to accept the minutes of the last meeting as posted with following corrections

Treasurer's Report should read Land Use Element instead of book.

Treasurer's Reports should read Treasurer's audit instead of letter.

Motion passed unanimously

Treasurer's Report-Stephanie is ill tonight.

Correspondence

Letter from Supervisor Katcho Achadjian asking for a person from Nipomo to fill an opening on the County Bicycle Advisory Committee.

Letter from Jan Deleo of County Parks and Recreation noting that the Nipomo Community Park Environmental Impact Report Negative Declaration is being reviewed by staff and will be set for a public meeting in September or October.

Letter from James Coruso of County Public Works responding to NCAC's letter of concerns about Callendar Growth and Open Space.

Letter from the Land Conservancy concerning the problems at Black Lake Canyon and Zenon Road.

Letter from Dawn Afman resigning from the NCAC because of a change of job.

Chair Comments

Susie Hermreck noted that the agenda was long and difficult and requested civility during the discussions.

Community Presentations

Sheriff's Commander Basti

Deputies apprehended some commercial burglars.

Because of the price of gas more gas thefts are being reported.

Commander Basti suggested theft proof gas caps.

A recent assault on a Mother resulted in the use of bean bag shots being used to apprehend the assailant.

With school starting there are increased patrols at the schools.

The Rural Crime Patrol officer is back on duty.

County Parks and Recreation Commissioner Paul Teixeira

The department recently lost five long time employees and replacements have been difficult to find.

All of the County swimming pools will remain open until the end of September.

The Morro Bay roller hockey rink which is run by the YMCA was recently rededicated.

The Nipomo Community Park EIR negative declaration will be coming to public meeting in September or October.

County Public Works-Dan Woodson Chair Traffic and Circulation Committee reporting for Dale Ramey

Motion by Dan Woodson and seconded by Harry Walls to have a special NCAC meeting on September 12, 2005 to discuss road impact fees, Willow Road EIR and the Halcyon Road realignment.

Motion by Dan Woodson and seconded by Bonnie Eisner requesting that the NCAC chair send a letter to Public Works indicating what the Traffic and Circulation Committee perceives as the shortcomings of the above document, Marianne Buckmeyer will supply the talking points for the letter.

County Planning Chuck Stevens

There is a petition to transfer 5000 acres in the South County to Santa Barbara County that will be on the NCAC agenda next month.

Public Comment

Istar Holliday discussed water resources and shortage that will result in less water from the State of California. Ishtar encouraged the NCAC to insist on comprehensive cumulative EIRs on all future development in Nipomo.

Jon Schneider gave an update on ground water litigation.

Jesse Hill gave an update on Quimby Park fund litigation with the County.

Jim Tefft announced that the Old Towne Association Wine Art and Flower Festival has been moved to November 13.

Consent Agenda

Porter/COO5-0176; SUB2004-00377: Parcel map to split 1.04 acre into four lots of 20,564 sq ft; 8,260 sq ft; 8,259 sq ft; and 8,258 sq ft ; Located at 135 Pino Solo

Court ; zoned SFR **Land Use recommends approval of this project.**

Dunn/DRC2004-00091: MUP for revised project; applicant has added secondary dwelling and additional grading; Located on 1220 Ramal Lane in Rancho Nipomo on 10.3 acres; was previously before NCAC on the placement of a barn outside of cited building envelope **Land Use recommends approval of this project.**

Motion by Bonnie Eisner and seconded by Jim Harrison to accept the Consent agenda as agendized. Passed unanimously

New Business

Vista Robles-The Presenter is ill.

Motion by Rick Dean and seconded by Vince McCarthy to table this matter until next meeting. Motion passed unanimously.

Nipomo Oaks-Notice of preparation of EIR

Motion by Jesse Hill and seconded by Rick Dean to send a letter of concerns to the County.

Motion passed unanimously

Motion by Jesse Hill and seconded by Rick Dean to resurrect the GPA Committee, discuss who will be on the committee and refer the Nipomo Oaks to the GPA committee for further study.

Motion passed unanimously.

Sagaysay request to hold temporary events

Motion by Jim Harrison and seconded by Vince McCarthy to deny the application. Motion passed unanimously.

Crompe-MUP

Motion by Rick Dean and seconded by Harry Walls to follow the secondary dwelling guidelines allowing secondary dwellings of up to 800 square feet and not to exceed 100 feet from the primary dwelling.

Motion passed unanimously.

Woodlands lot line adjustment

Motion by El-Jay Hansson and seconded by Vince McCarthy to accept the presentation.

Motion passed Yes 9 No 1

Biorn asphalt plant Environment Impact Report

Motion by Rick Dean and seconded by Jim Harrison to send a letter to SLOCOG, CalTrans strongly opposing the asphalt plant and summarizing the reasons why we are opposed. We don't recommend rezoning the 9.3 acres from RS to industrial. Jim Harrison will present the list of concerns for the letter.

Motion passed unanimously.

Motion by Rick Dean and seconded by El-Jay Hansson to send a letter to the City of Santa Maria, Guadalupe and other adjoining communities and

groups of agencies and other relevant organizations to alert them to the project and attempt to forge an alliance to oppose their development. Motion passed unanimously.

Old Business

West Tefft Corridor Design Plan

Motion by Rick Dean and seconded by Harry Walls-The Nipomo Community Advisory Council (NCAC) has reviewed the West Tefft Corridor Design Plan dated May 2, 2005, and additional recommendations dated August 22, 2005. The NCAC accepts the West Tefft Corridor Design Plan with the following objections and recommendations:

1. The Design Plan disregards the NCAC's frequently stated position and the overwhelming desire of residents that the rural character and small town ambiance of Nipomo be maintained.
2. The Design Plan is a blueprint for increased density and urban development of Nipomo. The word urban is used many times in the document and infers that urban development is a good thing for Nipomo. We strongly disagree.
3. The Design Plan encourages substantially greater density than the existing infrastructure can support and offers no guarantee that new infrastructure will be built in a timely manner.
4. The Design Plan would allow construction of buildings 45 feet in height, or the equivalent of four stories, along West Tefft, and 35 feet stories elsewhere in Nipomo. The NCAC has consistently opposed projects where structures exceed two stories in height.
5. The Design Plan encourages construction of multi-story buildings close to the street to create a sense of enclosure and a feeling of containment. This standard is typical of urban development and would destroy the rural, country-like feeling of Nipomo.
6. Chapter Three of the Design Plan proposes a series of road improvements, suggested by the County, which were never reviewed by the NCAC Traffic & Circulation Committee. A number of these proposals have sparked protests from the community. Objections include but are not limited to: (a) the need for a second freeway onramp in Nipomo; (b) concerns that simply moving the existing freeway onramp from Tefft Street to Mary Avenue will not improve traffic circulation; (c) concerns that if Mary Avenue is built as a two-lane road as proposed, it will cause traffic bottlenecks and even worse congestion; (d) disagreement over whether a solid median on West Tefft Street from Highway 101 to Pomeroy Road is necessary; (e) complaints that some local property owners are being disproportionately assessed for road improvements; (f) complaints about extending Orchard Avenue into Nipomo Community Park to create a shortcut that would allow motorists to bypass the signalized intersection at Tefft and Pomeroy; (g) concerns that extending Orchard Road will open up the park to intensive urban development which the NCAC is on record as opposing; (h) complaints that extending Tannis Place as proposed is unnecessary, and that constructing a park-like paseo in place of this road would better serve the community; (i) concerns about Tannis Place being extended west beyond Blume Street into a residential neighborhood; (j) concerns that the County may renege on its verbal pledge not to extend Tannis Place beyond Blume.

Recommendations:

1. The Design Plan should be rewritten so that it articulates a rural friendly vision for Nipomo and seeks to achieve the following objectives: (a) preserve the small town ambiance of the area; (b) promote a policy of sustainable growth in which development does not outpace existing infrastructure; (c) encourage conservation of water and other resources; (d) enhance scenic views, trails, and open spaces; (e) emphasize the historic role of farming, ranching, and

equestrians upon the area; and (f) preserve the rural flavor and sense of community which make Nipomo a desirable place to live.

2. Delete all language from the Design Plan that advocates urban development on West Tefft Street or elsewhere in Nipomo. Rewrite the document, emphasizing the following objectives: (a) Articulate the rural friendly vision described above; (b) promote orderly development on West Tefft Street, while preserving the rural flavor and small town charm of Nipomo; (c) encourage low-density development to preserve the country-like feeling of the area; (d) limit building heights on West Tefft Street and elsewhere in Nipomo to a maximum of two stories and 35 feet; (e) advocate sound planning policies for sustainable growth to ensure development does not outstrip existing infrastructure; (f) encourage developers to think creatively and explore economically viable alternatives to high density mixed use projects which are typically urban.

3. Delete all language from the Design Plan that requires buildings to be located close to the street. Substitute alternate guidelines requiring ample setbacks between buildings and the street, and between projects on adjoining parcels, in order to maintain an open, county-like feeling.

4. Submit the circulation plan described in Chapter Three to the NCAC Traffic and Circulation Committee for in depth review.

5. Eliminate the current zoning policy of forced minimum density in Nipomo which requires that a minimum number of RMF units must be built on certain lots and prohibits developers from building fewer units, even if it would enhance the neighborhood (for example, by providing a pocket park or more off-street parking). This zoning policy should be amended and references such as a required density of 20 units per acre should be revised to a maximum density of 20 units per acre.

Motion Passed Yes 8 No 1

Hernandez-No action taken

Planned Rural Ordinance

Motion by Harry Walls and seconded by Rick Dean to table this matter until next meeting. Motion passed unanimously

Gray Family Trust proposed subdivision

Susie Hermreck asked permission to write the Planning commission opposing the project and recommending a different design and a lower density.

Permission granted unanimously.

Committee Reports

By-laws

The proposed bylaw changes will be sent to the committee and the will be voted on at the September meeting.

Incorporation

Mike Eisner presented the proposed Mission Statement for the Committee

NIPOMO INCORPORATION COMMITTEE

A Sub Committee of the NCAC

August 22, 2005

Mission Statement:

The mission of the Nipomo Incorporation Sub Committee of the NCAC is to:

- A. Explore the financial feasibility of Incorporation for Nipomo.
- B. Solicit community input.
- C. Provide additional advice and counsel to the NCAC as appropriate, and obtain all information and data relevant to Incorporation.
- D. Help educate the community about Incorporation.
- E. Solicit assistance from LAFCO in implementing the program.

Committee Co-Chairs:

Mike Eisner
Guy Murray

Motion by Harry Walls and seconded by Rick Dean to accept the mission statement as dispersed.

Motion passed unanimously

Web Site Committee

Bonnie Eisner noted that Derek Eby has done a particularly wonderful job redesigning the web.

Motion by Rick Dean and seconded by Jim Harrison to send a letter of appreciation to Derek.

Motion passed unanimously

Meeting adjourned at 11:51 PM