

Nipomo Community Advisory Committee Meeting Minutes

November 28, 2005

Chair: Susie Hermreck

Present: Bonnie Eisner Harry Walls
 Clyde Cruise Dan Woodson
 Rick Dean Jesse Hill
 Curt Curtis Stephanie Franks
 Susie Hermreck Jim Harrison
 Ed Eby Kevin Beauchamp

Minutes of last meeting

Motion by Bonnie Eisner and seconded by Rick Dean to approve the minutes of October 24th with the following changes: The Doty project was tabled until the November meeting not moved to new business.

Treasurer's Report

Board meetings	Dump fees	Library	Park Trees	Total
\$2759.69	\$2004.86	\$845.45	\$260	\$5350.

Vacancies on the NCAC

The Chair noted that the Agricultural Representative seat was still vacant.

Correspondence

Letter from the Nipomo Parks Conservancy discussing using Quimby and PFF monies to buy park land and suggesting the NCAC participate in the County Park and Recreation's Blue Ribbon committee being formed to respond to the Civil grand Jury's suggestions concerning park maintenance and park development.

Letter from Dave Flynn discussing the traffic problems at Pomeroy and Juniper.

Petition presented opposing development of Nipomo Community Park.

Chair Comments

The draft study of the Nipomo Community Park Master Plan EIR will not be available until after December 15, 2005.

Community Presentations

Tree planting committee, Mike Eisner-The tree planting was a success. 27 trees were purchased and planted in the Nipomo Community Park by community volunteers.

Incorporation committee, Mike Eisner-25 people are attending meetings to discuss Nipomo's incorporation. The next meeting will be in January. The committee returned \$183 to the NCAC treasury. Mike asked that the money be held in a suspended fund for the future needs of the Incorporation committee.

Motion by Rick Dean and seconded by Bonnie Eisner to accept the money and place it in a suspended fund. Motion passed unanimously.

SLO County Sheriff, Commander Basti: The Senior Center parking issues have been resolved. The Department's spike strip was used in Nipomo. The commander noted that the Sheriff would be participating in the Avoid the 13 program during the holiday season.

CDF, Captain Anderson-Two new medics have been added to the area. He reminded us that Christmas trees need to be watered regularly to avoid fires.

SLO County Environmental Department, John McKenzie-He presented the South County Air Quality Mitigation Program's annual and 5-year report. The report recommended an increase in the impact fees.

SLO County Public Works, Dale Ramey-Presented the South County Circulation Study Update/Road improvement Fee Increase.

Motion by Dan Woodson and seconded by Harry Walls to approve new road improvement fees as proposed by the County with the understanding that these fees are interim fees and they will be modified upon acceptance of the South County Traffic Model Update.

Yes 10 No 0 Abstain 1

SLO County Planning, Brian Pedrotti-Presented upcoming land use applications. Motion by Rick Dean and seconded by Bonnie Eisner to have a town hall meeting to discuss the 5 year traffic circulation report and Omni Means report.

Motion passed Yes 11 No 1

Public Comment

none

Consent Agenda

Doty / SUB2005-00049: Equal lot line adjustment (Properties are on the bluff near Mesa View Dr and Kip Lane). Doty parcel exceeds allowable number of dwelling units. Lot line adjustment will have a condition for the lot to be brought into conformance. **Land Use recommends approval of this project**

Goularte/DRC 2005-00075: MUP for site disturbance greater than one acre, located at 106,108,110,112 Branch St; clearing lots to build four 1897 sq ft homes / **Land Use recommends approval of this project**

Motion by Bonnie Eisner and seconded by Jim Harrison to accept the Consent Agenda.

Motion passed Yes 9 No 0 Abstain 2

New Business

Harland LLC

Motion by Rick Dean and seconded by Jim Harrison to support the alternative plan with the proviso of a limit one per unit assigned parking, 60 parking spaces minimum, additional fenestration and lighting security features for the main entrance and other publicly accessible areas and fencing along Kent street to secure the areas for the senior residents. Motion passed unanimously.

Cappelli

Motion by Jim Harrison and seconded by Harry Walls to recommend denial of the request for a road exemption and we want the road to the back lots to be wide enough for emergency equipment to turn around at the end.

Motion passed Yes 6 No 4

Koon

Motion by Jim Harrison and seconded by Curt Curtis that no exception be granted for road requirements. That roads be adequate width for emergency equipment turn around at the other end of the road.

Coffman

Motion by Jesse Hill and seconded by Curt Curtis to accept County Planning staff recommendations in the matter.

Land use recommends

Motion by Susie Hermreck and seconded by Rick Dean to send a letter to Planning, Public Works and Katcho asking to discuss the initiation of an ordinance to remedy the lack of a requirement for curb/gutter/sidewalks in residential single family areas east of Highway 101. Motion passed unanimously.

Old Business

Urban Water Management Plan-Report by Ed Eby

Resource Management System-Report by Ed Eby

Motion by Rick Dean and seconded by Bonnie Eisner that in light of substantial and compelling technical data and the nearly unanimous views expressed by local water and planning agencies, the NCAC urges that the Board of Supervisors certify a level of Severity 3 for the water supply on the Nipomo Mesa and that measures be implemented to lessen the adverse impacts of future development, including, County adapts mandatory planning area standards for all new permits on the Mesa:

Drought resistant landscaping and a limitation on turf area

All subdivisions, GPAs and Specific plans to pay supplemental water fees and annex into the NCSD (if it is in the SOI or if not into the nearest mutual water purveyor

No new mutual water companies on the Mesa

Fund additional ground water monitoring on the Mesa.

Motion passed Yes 10 No 1

Planned Rural Ordinance

Motion by Jesse Hill and seconded Stephanie Franks that Rural Planned Ordinance should only be in effect five miles from urban reserve lines and only on agricultural zoned parcels. There should be no additional density bonuses allowed and property should have a conservation easement in affect or be placed in an open space zoning for perpetuity.
Vote was 7 YES and 4 NO

Change of December meeting date

Motion by Bonnie Eisner and seconded by Jim Harrison to hold the December meeting on the 19th. Motion passed unanimously.

Committee reports

Traffic and Circulation, Dan Woodson- Motion by Dan Woodson and seconded by Curt Cutis to allow the Traffic and Circulation Committee chair and designees to meet with Supervisor Achadjian and Biachi to agendize a request that indirect costs be financed from the general fund, thus allowing accrued project funds to be dedicated for expenditure on direct project costs. Motion passed unanimously

Bylaws Vice chair Ed Eby presented the final draft of the new bylaws for approval.

Article VI Section 1 subsection c, d and i passed Yes 10 No 1

Article VI Section 6 failed to pass Yes 3 No 7

Article VI Section 8 passed Yes 11 No 1

Article VII Section 6 Subsection d passed unanimously.

Article VIII Section 6 Subsection j passed unanimously.

Article X Section 2 passed unanimously.

Article X Section 3 failed to pass Yes 5 No 6

Article X old section 4 passed unanimously.

Article X new section 4 passed Yes 10 No 1 with subsection c undeleted

Article X section 5 passed unanimously.

Article X section 6 subsections a and b passed Yes 10 No 1

Article X section 6 subsection c and d failed to pass Yes 6 No 4

Article X section 6 subsections e passed Yes 8 No 1

f passed Yes 10 No 1

g passed Yes 11 No 0

h failed to pass Yes 6 No 4

i passed unanimously

j passed unanimously

k failed to pass Yes 5 No 5

Article X Section 7 Subsections a and b passed unanimously

Article XI Section 1 passed unanimously

GPA Jesse Hill

Closed session

Meeting adjourned 11/29/05 at 12:11 AM