

**Nipomo Community  
Advisory Committee  
Meeting  
Minutes  
December 19, 2005**

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

**Additions or deletions to the agenda**

None

**Approval of the minutes of the last meeting**

Motion by Bonnie Eisner and seconded by El-Jay Hansson to accept the minutes as amended to reflect that under Old Business Resource Management the motion had one dissenting vote. Motion passed unanimously.

**Treasurer's Report**

Board Meetings	Dump fees	Library	Incorporation	Park trees	Total
\$2684.99	\$2004.86	\$505.45	\$505.45	\$0	\$5378.30

**Vacancies on the NCAC**

Phil Henry presented his petition to fill the vacant Agriculture position.  
Motion by El-Jay Hansson and seconded by Rick Dean to accept Phil Henry as the Agricultural representative. Motion passed unanimously.  
Chair Hermreck officially swore in Phil with the LUE ceremony.

Area one representative Alex Mendoza wants to resign.  
Motion by El-Jay Hansson and seconded by Stephanie Franks to leave the position vacant until the election in March. Motion passed unanimously.

**Chair Comments**

Discussion about the donation of 30 acres of land for open space to be called Jack Ready Park.

There will be a town hall meeting to discuss the West Tefft Corridor Design Plan. There will be four major topics of discussion

- set backs
- Tannis Raod
- The traffic study
- mixed use

Susie had a meeting with Supervisor Achadjian concerning multifamily housing.

### **Community Presentations**

SLO Sheriff's Commander Basti

Calls for service has declined in Nipomo.

The Avoid the 13 Program is active during the holidays

Santa Maria police were chasing a murder suspect that ended with the suspect being stopped using the SLO Sheriff's spike strip.

There will be extra staff assigned to New Year's Eve

CDF Captain Dan Anderson-absent due to fighting a fire.

SLO County Parks and Recreation Commissioner Paul Teixeira

The Commission is developing a blue ribbon committee to examine the SLO County Grand Jury's suggestions about Park maintenance.

The Commission will finalize the Parks and Recreation Element at the January meeting.

A town hall meeting to discuss the Nipomo Community Park Master Plan will be held in March,

The Jack Ready Park will be a wonderful donation

**Incorporation Committee-Mike Eisner discussed the Cambria incorporation committee's decision to not pursue incorporation.**

SLO County Planning-None

### **Public comment**

Jesse Hill discussed the NCAC's decision to recommend no new water companies on the Mesa.

Peg Miller-Old Town Association, Thanked police and fire for their participation in the Santa Claus parade.

Rick Dean discussed current litigation against the NCSO.

Bob Blair discussed development in Nevada and road fees.

### **Consent Agenda**

**Vawter/ DRC 2005-00073:** CUP for an industrial park on 13.74 acres located at 804 Sheridan Road; to be completed in phases; Phase 1 to be 9,168 sq. ft; At completion to be 107,409 sq. ft: Current use is 2 residences; metal building and outside storage **Land Use recommends to approve project as presented with the following conditions: 1. Table O to be strongly considered 2. Evaluation of water availability and conservation measures 3. Study of potential traffic impacts**

**Camacho/SUB 2005-00124:** Lot Line adjustment and Parcel map for 1.03 acres to be divided into two lots of 0.5 acres; located at 174 Orchard Road **Land Use recommends Lot Line Adjustment be approved as presented. Land Use recommends that the parcel map be approved as presented**

**Romero/ SUB 2005-00128:** Parcel map for 1.17 acres located at 852 Primrose Lane; Dividing into 3 parcels of 7,919, 7,919 and 35, 288 sq. ft **Land Use recommends approval of this project with the recommendation of an evaluation and implementation of a regional drainage plan**

**Mitchell/DRC 2005-00100:** MUP for size requirement (1200 sq. ft) for secondary dwelling located on five acres at 1050 Hetrick Ave **Land Use moves to approve the MUP for size variance, but strongly recommends the use of one driveway for primary and secondary dwelling access and also recommends that the secondary dwelling's architecture reflect the primary dwelling**

Motion by Jim Harrison and seconded by Curt Curtis to accept the Consent Agenda. Motion passed Yes 11 No 0 abstain Rick Dean.

### **New Business**

Cypress Ridge GPA-Motion by Curt Cutis and seconded by Vince McCarthy to convene a GPA committee meeting at a Town Hall meeting at Cypress Ridge on January 9, 2006 at 6:30 PM to formulate the community's response to the request. Motion passed Yes 11 No 1

Stroom MUP-Motion by Jesse Hill and seconded by Jim Harrison to recommend denial of the request. Motion passed Yes 11 No 0 abstain El-Jay Hansson

Mayfield MUP-Motion by Rick Dean and seconded by Harry Walls to recommend denial of the project unless the applicant returns to the NCAC with

- geo-technical report
- photos of the property
- topographical map
- County geologist report

Motion passed Yes 11 No 1

Trail easements for SCAP

Motion by Jim Harrison and seconded by Bonnie Eisner to approve the trails letter as amended

- drop "lot line adjustment" from the first paragraph
- change #1 to read one to 2.5 acres
- drop #4 from the letter
- add along roadway frontage to #1 after the word "provided"

### **Committee Reports**

Traffic and Circulation-Motion by Dan Woodson and seconded by Rick Dean to accept Marianne's letter concerning the use Area Two funds being used for Halcyon Road excluding the last three sentences.

By Laws-The new by laws have corrected and posted on the web site.

GPA- Meeting on January 9

Website- The Web site is up to date.

Meeting adjourned at 9:16 PM