

South County
Advisory Committee
Meeting
Minutes
July 24, 2006
Chair: Ed Eby

Present:	Vince McCarthy	Phil Henry
	Reggie Dion	Istar Holliday
	Dan Woodson	Harry Walls
	Rick Dean	Jim Harrison
	Ed Eby	Kevin Beauchamp
	Mike Winn	

Additions/Deletions to the agenda

- Remove Nipomo Watershed Management Plan
- Remove Follow-up report on Projects of County Drainage Study
- Add under New Business reactivate Park and recreation sub-committee

Approval of last month's minutes

Motion by Dan Woodson and seconded by Jim Harrison to approve the minutes as posted. Passed unanimously.

Treasurer's report

Not available
Ed Eby noted that the County's yearly grant to SCAC has been approved but has not been received. When it is received we will buy a projector.

Chair comments

Nipomo Community Park Draft Initial Study

There will a community meeting for public comment on August 14 at 6:30 PM at the High School.

There will be a special SCAC meeting on August 21 for SCAC input and recommendations.

DeLideo project

Save the Mesa will host a debate on September 9 at NCSD.

Meetings with County Planning concerning Rural Multi Family housing in Nipomo has resulted in a possible new ordinance that will discourage new houses on less than 6 thousand square foot lots.

Low-income housing fees and property taxes

Per Chuck Stevenson, fees to be paid by developer for affordable housing:

Road Impact Fee - Yes

Public Facility Fee (PFF) - No

School Fee - Yes

Quimby Fee - Yes

Property Tax - No, if dwelling units are rental

Yes, if dwelling units are occupier owned

Correspondence

Notice of a SLOCOG meeting	August 2
Notice of an APCD meeting concerning fees for burning	July 26
Notice of Chevron Clean up hearing	August 24
Notice of County Parks and Recreation PRE hearings	August 3

Community Presentations

SLO Sheriff's Sgt David Kenitz: The department continues to respond to reports of illegal fireworks. The 4th was busy doing the same thing. Motor vehicle burglaries continue. A bi-county commercial burglary task force has been formed to cope with the problem.

CDF commander Dan Anderson: CDF responded to 143 call last month. There were no 7/4 fires. This has been a busy fire season.

SLO County Planning Brian Pedrotti is sick. Ed reported that the Chevron Guadalupe clean up hearing has been canceled. No information on the Bartelson Ranch. The south Oakglen trash problem is hopefully being clean up. Distributed a list of projects in the Planning pipeline.

NCS D Mike Winn

Water and sewer plan is being updated

NCS D will attend a meeting in Ventura on directional drilling similar to how the supplemental water pipeline will be installed. Comments on the supplemental water pipeline draft EIR are due by August 8/16

A committee will be appointed to look into NCS D assuming Park powers.

Consent agenda

Rick asked that the Hosier project be moved to New Business

Public Comment

Jesse Hill-Noted that the Parks PRE hearing will be on August 10. He asked if he was the chair of the TDC committee.

Mike Winn-The Proposition J opposition committee is meeting. The Wildlife feeding ordinance is on the Board of Supervisors agenda tomorrow. The updated

Housing Element places condominium conversions in jeopardy. OSO Flaco Lake has a problem with Total Maximum Density Load. The Chamber of Commerce Luncheon is tomorrow and the topic will be business partnerships with the Dana Adobe.

Bonnie Eisner- Asked that the Parks and Recreation sub-committee be re-established. She asked that the Committee ask for an accounting of the South County's Quimby and PFF monies.

Phil Henry-Noted that Nipomo is very active the Santa Maria County Fair and that the Central Coast Green House Growers Association was a major play at the Fair.

Kevin Beauchamp-Discussed his sub-division on So. Oakglen. He complained that the County had changed its mind on the width of the road, which jeopardized his project. He noted that the Kaleidoscope Inn is doing very well and is for sale.

Old Business

NCSO Supplemental Water DEIR –Motion by Rick Dean and seconded by Vince McCarthy that a committee revises, update and strengthen the current draft response prepared by Jim Harrison. The committee will meet prior to SCAC meeting on August 14, develop a final draft, distribute it to the SCAC via email, solicit and incorporate committee comment and present the resulting final draft a final vote at the special meeting on August 14. Motion passed unanimously.

New Business

Hosier MUP-Motion by Rick Dean and seconded by Istar Holliday suggests approval of the project but requests that County Planning give consideration to the orientation of the proposed metal building with respect to the street, and that fencing and landscaping be required to screen the building from the street and preserve the view shed of nearby residential properties. Motion passed unanimously.

Ortiz SUB-Motion by Jim Harry Walls and seconded by Rick Dean that due to the history of this parcel we recommend the project not be approved until there is adequate water documented by a certified engineer. We also recommend the no access be allowed from Hetrick Road because of the nature of the traffic and visibility in this area. Motion passed unanimously.

Romero MUP-Motion by Istar Holliday and seconded by Rick Dean that the SCAC recommends the County deny this application as proposed because the distance a 210 feet from the main residence exceeds the allowable 50 feet under old law as well as the 100 feet allowed under the proposed new secondary dwelling ordinance. Motion passed unanimously.

NCSD Notice of Mitigated Negative Declaration-Motion by Rick Dean and seconded by Vince McCarthy that the SCAC has reviewed the Notice of Intent and has no comment on the proposed adoption of the Negative Declaration.

Motion passed Yes 9 No 0 Abstain Ed Eby.

Kaminaka Initial Study-Motion by Rick Dean and seconded by Vince McCarthy that the SCAC has review the applicants proposal and have no comment at this time. Motion passed unanimously.

Nipomo Water Shed Management Plan-Taken off agenda.

County Drainage Study-Taken off agenda.

Reactivate the Parks and Recreation sub-committee-Motion by Rick Dean and seconded by Istar Holliday to form and ad hoc Park and Recreation sub-committee and appoint Mike Eisner as chair, charged with developing a permanent Park and Recreation sub-committee.

Motion passed Yes 9 No 1.

Committee reports

Traffic and Circulation-Dan reports that SLOCOG has a report on the Dlidio Project forthcoming that is very negative.

Meeting adjourned 9:51 PM