

**SOUTH COUNTY ADVISORY COUNCIL**  
**Board of Directors Meeting Minutes**  
**April 23, 2007**

Meeting was called to order at 6:30 p.m. by Chairman Phil Henry.

Pledge of Allegiance was led by Jim Harrison.

Members Present:

Phil Henry	Vince McCarthy
Dan Woodson	Jim Harrison
El-Jay Hansson	Istar Holliday
Ed Eby	Rick Dean
Kevin Beauchamp	Dan Gaddis
Christy Laschiver	Stephanie Franks
Jim Harrison (NCS D Rep.) ``	Elaine Thomas
Debbie Sprague	

Debbie Sprague, Elaine Thomas and Wayne Madden applied for open seats in Area 3. Stephanie Franks applied for the open seat in Area 7. Candidates introduced themselves and spoke of their interests and qualification, after which elections were held. Debbie Sprague, Elaine Thomas and Stephanie Franks were elected to fill the vacant positions. Debbie Sprague agree to be Corresponding Secretary and Elaine Thomas agreed to be Recording Secretary. They were elected to their respective positions and Stephanie Franks was elected Treasurer.

Minutes were read and approved.

Chairman Phil Henry congratulated the Council for their turnout at the County training session on February 14.

Correspondence: The Agenda for the April 24<sup>th</sup> meeting of the Board of Supervisors indicated that no matters of concern in the South County were to be discussed. A letter from the Department of Public Works noted that a new Stormwater Pollution Prevention and Discharge Control Ordinance is being prepared. The Council indicated interest inn hearing the PowerPoint presentation of the proposed ordinance, and the Chairman will schedule the presentation for our next meeting.

Treasurer's Report: Stephanie Franks Total balance \$5,381.71. Report accepted and filed.

**Community Presentations:**

**SLO County Sheriff Commander Martin Basti** reported no repeat gang incidents. Neighborhood Watch on Honeygrove has been formed. Minimal problems during Spring Break – some graffiti reported.

**Calfire Battalion Chief Bill Fisher** handed out report on month's activities. Chipping Program is scheduled April 30 to June 15. Announcements will be in the Adobe Press and the Tribune. One wildland engine will be staffed at Station 20 on May 14,, 2007. Starting LE 100 inspections.

**SLO County Planning Staff Representative Brian Pedrotti:** In response to a question indicated there is not a church being built at Albert and Willow, only residential. He also indicated that requests for building permits are that day in the computer. He said there is no plan for a signal on Willow and Via Concha but the wiring will be installed for future use if needed. Pedrotti was asked about heavy trucks with dirt or coke driving from Guadalupe or the refinery onto Willow to Pomeroy to Tefft and to the freeway. This is not supposed to be allowed. He was not aware of the situation and Council members will try to determine the source and destination of the loads. It was mentioned that sale of the Oceano Dunes discussion will take place by the Board of Supervisors in a closed session.

**Parks Commissioner Paul Texiera** noted that Nipomo Park will be discussed at the Supervisors meeting in reference to Park Department realignment. Bob Jones trail will also be discussed. It was noted that the Park Department should stand on it own and not under General Services.

**NCSD Representative Jim Harrison** indicated the water problem on the Mesa will likely result in an increase in water rates. He reported Assembly Bill #885 which states that septic tanks will be required to have special equipment so that only clean water of near drinking water standards may be discharged. Several companies make this equipment, but the cost is approximately \$30,000 per unit. If this Bill passes it will affect all of California. Also, no water will be allowed in streets except storm water.

**Events Ordinance Coordinator and Ag Tourism:** Karen Nall, from the Department of Planning and Building spoke about the proposed changes to the events ordinance. Mike Isensee from the Agriculture Commissioner's office was on hand to answer questions. The chair suggested that an ad hoc committee be formed to study the entire matter. Kevin Beauchamp moved, Stephanie Frank 2<sup>nd</sup> that such a committee be formed. Passed. Kevin Beauchamp and Phil Henry will form the committee which will coordinate with other concerned groups.

**Consent agenda:**

1. Laursen/SUB2006-00151. Request split of 2 lots totaling 23.73 acres into four lots of 6,13,7.74, 5.15 and 5.0 acres. Land use committee voted unanimously to approve.
2. Woodlands/SUB 2006-00132. Request to change Phase 1B golf course of nine holes to twelve holes with the same area. Land Use committee voted unanimously to approve.

3. Woodlands/LRP 2006-00014. Request to amend the specific plan by exchanging location of golf maintenance facility with business location. Land Use committee voted unanimously to approve.
4. Ellis/SUB 2006-00160. Lot line adjustment between lots to change 2.65 acres into two lots, 1.65 and 1.0 acres at 536 Pomeroy. Land Use committee voted unanimously to approve.
5. Doll/SUB 206-00162. Lot line adjustment between lots to change 2.5 and 2.4 acres lots into 2.8 and 2.18 acres to accommodate garage not meeting setback requirement at 524 Via Concha. Land use committee voted unanimously to approve contingent upon approval of adjoining land owner, and to question the existence of this 2.4 acres lot in RR zone.

El-Jay Hansson moved acceptance of Consent Agenda; Istar Holiday second – passed.

**Public Comment:** Jennie Taylor **requests** traffic signal at Juniper and Pomeroy. Phil Henry stated this would need to be approved by SCAC prior to recommending it.

#### **Old Business**

County Road Department Representative Dale Ramey gave a report on the proposed change at Tefft- Mary – and Hill with on-ramp to 101 South. He indicated Cal Trans has put their original plan back on the table for consideration. The County Road Department plan was discussed at length. Dan Woodson moved – Ed Eby 2<sup>nd</sup> that SCAC state their objection to Cal Trans plan with no reference to the County Road Department plan. Motion passed. Abstained: Rick Dean and Vince McCarthy

Dale Ramey reported on the Pomeroy- Primrose- Camino Caballo changes: widening/realignment – move curb three feet, add street light, pedestrian lighting, five foot sidewalks, seven foot parkway, flashing sign for pedestrians. It was moved by Dan Woodson, Istar Holiday 2<sup>nd</sup> that we approve the changes except for the recommendation for street lights. Passed. Vince McCarthy opposed.

Global Premier Development is building more “Low Income” housing on Hill Street and there is more to come. The SCAC Board is upset that so much of this housing is being required of our community. Global Development does not answer to anyone but State of California. Rick Dean researched this company and discovered they build mostly Section 8 housing. The State of California says we have to agree to it. It was strongly suggested that we attend the County Supervisor meeting when this is discussed to show strong opposition to this housing since our community has had to accept far more than our share.

By-Laws discussion regarding voting on unopposed candidates to the SCAC. Rick Dean moved – 2<sup>nd</sup> by Vince McCarthy that no election is required for candidates who are unopposed. Passed. Opposed by Stephanie Frank.

Illegal Signs: It was reported that there are a number of illegal signs, especially along West Tefft and on Pomeroy. A letter will be sent to the County Code Enforcement Board requesting removal of these and other non-conforming signs.

### **New Business**

Mishoulam/DRC 2006-00161. A second dwelling and garage was requested on 1130 Cielo Lane. Land use committee suggested approval subject to condition on a split vote. Kevin Beauchamp moved, Vince McCarthy 2<sup>nd</sup> that this request is denied because of the presence of gray water, fire truck access and tree removal. Suggestion was made that the secondary dwelling could be placed in a conforming location. Passed

Troesh/SUB 20063-00153. Request to split parcel in order to create two separate parcels. Land Use Committee requested SCAC approval. Istar Holiday moved, Rick Dean 2<sup>nd</sup> to deny request based on errors in report and the fact it is in a flood plain.

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Norholm/SUB 2006-00170. Request to split 10.03 acre parcel off Halcyon Rd. into two 5.015 acre parcels. Request has not been to Land Use committee. Istar moved – Rick Dean 2<sup>nd</sup> approval. Passed.

West Bay LLC request for office and metal canopy addition to existing building. Stephanie Frank moved - Rick Dean 2<sup>nd</sup> approved.

Trails and Parks Responsibility – El Jay Hansson requested the trail on Woodland to Camino Caballo become top priority. El Jay moved, Rick Dean 2<sup>nd</sup> that letter be sent to Parks Department stating that SCAC strongly recommends that the county accept the dedication of trails that were required of the developers and as promised by County Parks Planning and other County agencies.

### **Committee Reports**

Ed Eby gave report on water levels in our area and indicated we are Level III severity level which means we are using more water than is being replaced in the aquifer. Istar moved, 2<sup>nd</sup> by El-Jay that we request the Board of Supervisors certify that Level of Severity III exists for the Nipomo Mesa area and that measures be enforced to lessen the adverse impacts of future development.. Passed. Kevin Beauchamp abstained

Meeting adjourned at 11:00 p.m.