

# SOUTH COUNTY ADVISORY COUNCIL MINUTES

Meeting of July 23, 2007

Present: Phil Henry Ed Eby  
El-Jay Hansson Vince McCarthy  
Dan Gaddis Debbie Sprague  
Elaine Thomas Dan Woodson  
Rick Dean Kevin Beauchamp  
Reggie Dion Istar Holliday  
Stephanie Franks

Meeting called to order by Chairman Phil Henry at 6:30 p.m. Jim Harrison led the Pledge of Allegiance. Elaine Thomas called the roll.

Minutes of meetings of June 25 and July 16, 2007 were approved by motion from Ed Eby, second by Vince McCarthy. Rick Dean abstained.

Phil suggested a Certificate of Appreciation and a plant be given to Bonnie Eisner for her service as Chairman of the Land Use Committee. Phil also thanked Jim Harrison for his service.

Ed Eby nominated Istar Holliday as Chairman of the Land Use Committee. Second by Reggie Dion. Motion passed. Istar will appoint El-Jay Hansson as Vice Chairman. Istar was selected at the SCAC meeting on July 16, 2007 and this was the confirmation vote for her.

#### Treasurer's Report:

Balances in categories:	Board Meetings	\$795.47	Dump Fees	\$1,905.76
	Library	\$2,288.45	Total	\$4,988.68

Mike Winn suggested that the Save the Mesa money should be separate from regular funds. It was stated that this is already the case.

#### CHAIRS COMMENTS;

Phil said he had received an Affordable Housing Document that is about 500 pages long. He passed to several members a CD of the document to several members. He suggested we may schedule a special meeting to review this document and be ready to respond to the County. Phil will communicate with the member to announce the meeting.

West Tefft Corridor Report: El Jay will issue copies to several interested members of the board.

Cal Poly Architecture Design Department has selected Nipomo for their Community Lab Project. Istar and Phil attended a meeting with two faculty

members who are working on curriculum for the program and copious notes were taken. Phil and Istar believed that they were sincerely hearing our concerns. They will be studying High Density, Affordable Housing and Community Impact. They will plan to hold a community workshop in Nipomo on November 17, 2007.

Mike Winn pointed out that the County has designated Nipomo for 80% of the high density affordable housing for the entire county.

Framework for Planning Document will be issued by Phil. We need to respond prior to August 9 when the County Planning Commission meets.

#### COMMUNITY PRESENTATIONS;

Fire Department Report: Capt. Felix Camacho reported:

Nipomo Station Emergency responses: 17 fires ; 21 Vehicle accidents; 78 Medical aids

Mesa Station #22: 54 total calls: 5 fires; 7 Vehicle accidents; 33 Medical aids 10 other incidents.

Recent significant events:

Fatal structure fire on Summit Station

Fatal big-rig accident on Hwy 166. Used new extrication equipment

Zaca fire, local crews returning. Battalion Chief Fisher still assigned

Chlorine spill at Tefft and Orchard. Closed pre-school

Engine crews missed the summer fest due to fire. FF auxiliary attended

Movie filming in Los Berros area July 24 & 25, Cal Fire on standby

Chipping event to continue next year due to fund now available from APCD/Conoco-Phillips Refinery. 2007 chipping stats: 183 total signups – 200 tons of material chipped.

#### SLO County Sherriff Report

Commander Martin Basti, South County said a number of illegal fireworks were seized and destroyed.

The bank robbery investigation at the Los Padres Bank on Tefft is receiving Federal help since FDIC funds were involved. Commander Basie was urging no public announcement about this robbery since it tends to propagate more bad behavior. He also urged that tagging be removed as soon as possible since it tends to promote more tagging.

#### California Highway Patrol:

Lt. Mark Badovinac reported a quiet time for the 4<sup>th</sup> of July. There was a small chlorine spill on Tefft and Orchard. It closed the school for the day so clean-up could take place.

The Highway Patrol has a “loaner car” that reads license plates of cars and can report instantly if the car is stolen. The computer reads 360 degrees and gives information.

Dan Woodson asked how we get more patrols in Nipomo and the officer said some grant money has recently been made available.

He also indicated that there is more need for bicycles to obey traffic laws.

#### SLO County Planning and Building Department

Brian Pedrotti, Staff Member noted two projects are in the works:

1. Change in lighting at the Vons Store 2. Street name change

Istar asked how three story building can be approved if they have no elevators. Brian said he would find out.

Vince McCarthy asked if the lighting permit for Vons was for more lighting and Brian confirmed that it was.

Kevin Beauchamp asked how the 52 unit apartment on Grande impact traffic. The infrastructure must be in place for this high density housing. Discussion on traffic followed. It was suggested that James Carruso should be invited to determine impact on water and roads. Brian indicated that a project that meets county standards will be approved.

Istar mentioned that the paving quality in front of Vons was inadequate. Brian indicated that Vons did the median and the county did the road.

Park Comissioner Paul Teixeira, thanked those who helped with the Dana Adobe fund raiser which generated \$15,000.

The concession stand at Nipom High School is completed and will be used for football and other sports starting this fall.

A bicycle facility that would be paid by developers was mentioned.

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#### NCSD Report

Jim Harrison reported:

1. Waste water needs upgrade
2. Citizens group will review Parks in Nipomo and area of influence
3. A dependable water supply is needed since we are using more water than is being replenished each year. He reported that a desalination plant would cost approximately \$35 million. Water from Santa Maria or the State Water Pipe would be only a temporary solution to the problem.

#### SPECIAL PRESENTATION

Warren Hoag, Department of Planning and Building gave proposed amendments to the Agriculture Preserve (Williamson) Act. He indicated that these amendments are submitted to insure the preservation of agriculture land by offering a tax break for certain parcels of land that qualify for this program. Rick Dean moved that we fully support the proposed amendments. Ed Eby second the motion. Passed.

#### PUBLIC COMMENT

Jean Taylor: Vons Island sprinkler system problem was solved by Vons employee

Peg Miller: Make development costs high enough to prevent more housing.

Mike Winn:

1. Noted that Supervisors, led by Katcho approved the use of net rather than gross acreage in determining how many horses are allowed on a property.
2. To disapprove affordable house that has less than 6000 sq. ft. of land, no parks or play areas, no architecture review
3. NCSD will hold change in water rate meetings will be Aug 28; one in the morning at at Blacklake and in the evening at the NCSD office on South Wilson.
4. Nipomo has an illegal tax that is on so-called "air pollution." It was never voted on and is therefore illegal and no other area in the county pays this tax.
5. The Snack Bar located at Nipomo High School was built partially with Quinby fees, and that this should be charged to a different account since this is not a legal use of those funds.

OLD BUSINESS: None

#### NEW BUSINESS:

I. Vista Grande, 557 Grande, KSM Enterprises - 18 units, not affordable housing, will be offered for sale at market value and people will own their lot. Lisa Plowman gave information about the project. El-Jay felt that three stories was too much even though it can be allowed under the county height limit. Rick Dean indicated yard size of 15' X 20' was inadequate. He said this is too high density. Istar said not enough parking was planned. Stephannie Franks said there is no play area for the children even though the 3 bedroom units are being marketed to families with children. Mike Winn said this amounts to child abuse to not allow play areas for children. Other aspects of the project discussed were: The drainage basin, Traffic generated by the project, not in compliance with county parks requirements, and the belief that this is a potential high crime area in the making.

Istar moved that the County reconsider this project with a view toward:

1. Including a more adequate common area for children to play
2. Considering the cumulative impact of traffic exiting onto Grande
3. Viewing these matter with "smart growth" in mind

#### 4. Recognizing the need for parks, road and other essential elements of a community

El-Jay second. Passed

El-Jay recommended that each member of the Board write to Katcho with these concerns.

II. Ramos Project: Tract map to divide property on Eucalyptus Rd. into 7 parcels.

Rick Dean moved to table Ramos until next month with note that they or their representative needs to appear and answer questions and also ask them to appear at the Land Use meeting.

Ed Eby second. Passed

III. Puhek MUP: to demolish garage and re-build structure and barn located on 2.06 acres off Grant Ave. in Nipomo. This appears to be a granny unit, it has no exterior staircase to the 2<sup>nd</sup> story.

Ed Eby moved we recommend disapproval of the project since it clearly does not meet secondary residents standards.

Istar Holliday second. Passed.

IV. Global Premier – Roosevelt Project: on Grande Ave, 52 units. Istar spoke with them and requested they appear at the Land Use Committee meeting. They have been previously asked to appear, or indicated that they will appear, but do not and their projects are approved anyway.

Ed Eby motioned to table this project until we have further information

Rick Dean second. Passed

Traffic and Circulation:

Dan Woodson indicated that Cal Trans has decided against the Hill Street on-ramp onto South 101. There are several alternatives they are considering. Discussion followed. Dan is meeting with Katcho to further discuss this problem.

Land Use Committee: Chairman Istar Holliday said she had no further report.

Next meeting: August 27, 2007

Meeting adjourned at 11:00 p.m.