

SOUTH COUNTY ADVISORY COUNCIL
MINUTES of the August 28, 2007 meeting

Members Present:

Reggie Dion	Phil Henry
Ed Eby	Istar Holliday
Stephanie Franks	Vince McCarthy
Dan Gaddis	Deborah Sprague
El-Jay Hansson	Elaine Thomas
Jim Harrison	Dan Woodson
	Richard Wright

Meeting was called to order by Chairman Phil Henry at 6:30 p.m. Dick Wright led the Pledge of Allegiance. Elaine Thomas called the roll and announced a quorum.

Motion to approve minutes of the July 23, 2007 meeting by Ed Eby, second by Vince McCarthy. Passed
Treasurer's Report, Stephanie Franks:

Balance in categories:	Board Meetings	\$ 657.13	Dump Fees	\$1,905.76
	Library	\$2,285.45	Total	\$4,848.34

Comments from the chair:

Phil Henry reported that at the Planning Commission meeting of August 9th he was allowed only three minutes to speak, although the rules of the Commission state that representatives of groups such as ours should have been allowed five minutes. He was cut off and not allowed to continue.

Correspondence:

A thank you card from Bonnie Eisner was received. Bonnie previously chaired the Land Use Committee, and the Council had sent her a plant and a thank-you letter for her dedication and service.

COMMUNITY PRESENTATIONS

Cal Fire Battalion Chief, Bill Fisher

Emergency responses:

Nipomo Station 20 - 131 total calls

25 Fires, 16 vehicle accidents, 60 medical aids, 30 other incidents

Mesa station 22 -66 total calls

11 Fires, 7 vehicle accidents, 32 medical aids and 16 other incidents

Recent significant events:

1. Fatal structure fire on Summit Station
2. Fatal big rig accident on Hwy 166, used new extrication equipment
3. Zaca fire - local crews assigned for last 6 weeks
4. Chlorine spill at Tefft and Orchard which closed the preschool
5. New state fire station out to bid Aug.16 - Station 20
6. Chipping event to continue next year due to mitigation money available from APCD
7. 2007 chipping stats: 183 total signups - 200 tons of material chipped
8. San Luis County Fire is in the process of contracting an independent study of San Luis Obispo County Fire Dept.

SLO County Sheriff Report Commander, Martin Basti

South County reported another bank robbery at Mid State Bank on Tefft, similar to a previous robbery in Atascadero. The robbery at Los Padres Bank was solved by the robber turning himself in in the State of Arkansas.

School started and the traffic problems may increase with more drivers.

Labor Day is historically a high fatality holiday in the State of California and on the Central Coast. There will be drunk driver checks set up on that holiday.

Answering a question about staffing, Commander Basti pointed out that common standards indicate that there should be 1 sheriff per 1000 population, and that San Luis Obispo County is only at 60% of that figure. He felt that if we were to add more multi-family high density housing, this number of deputies would be inadequate to deal with the resulting problems.

Commander Basti announced that this will be his last meeting with SCAC since he has been promoted to Chief Deputy. He will appoint a replacement to attend our meetings. The SCAC Board thanked him for his previous service.

Park Commissioner, Paul Teixeira

Play at Atascadero's Chalk Mountain Golf Course has increased since the repairs and reconditioning.

There have been 58,000 hours of parks volunteers for the year. He said this number is increased from last year and thanked all of those who participated.

Avila Beach residents will discuss the Chevron Tank Farm Site uses at a Community Forum on Wednesday, Aug. 29, at 6:30 p.m. at the PG&E Community Center, 6588 Ontario Rd, Avila Beach. Potential uses for this valuable land will be discussed at that meeting.

The Coastal Dunes RV Resort was recently acquired by the County, and operations have generated somewhat more revenue that was previously experienced under private ownership.

Friends of Lopez Lake will have a Fishing Derby on September 16th at the lake.

El-Jay Hansson asked what is happening with Jack Ready Park. Paul reported that there has been a meeting with the local residents, and that those ideas are returned to the Parks Commission who will consider them and take amendments back to the residents at a future meeting.

Nipomo Community Services District, Jim Harrison

The board will set priorities on water availability. There is no firm plan at present for supplemental water.

Bruce Buel reported on Blacklake. The Blacklake community pays less for their water, but their system is in need of extensive repair. A merger with NCSO is being discussed. Repairs to the Blacklake system will require at least \$800,000, and the community would be assessed over a period of years.

Mike Winn said the CSD does not have planning powers, but feels that current plans for high density-affordable housing are equivalent to an amendment of the General Plan, and that the County cannot approve this housing until water is available.

El-Jay Hansson asked if this applies to housing already started. Mike said yes, it applies to the file date on the law suit which is 2005.

Stephanie Franks asked how long building permits are going to be issued while there is inadequate water. Mike says we need supplemental water, but a water moratorium is very difficult to obtain.

SLO County Planning and Building Department, Brian Pedrotti

Brian announced the Planning Commission meeting on Thursday, Aug. 30, 2007. Istar Holliday asked if inclusionary housing would be discussed at that meeting. She has read their Planning Document and mentioned several items that are in the developers favor.

Dan Gaddis asked how many building permits have been issued. Brian did not have the figure at hand.

Dick Wright asked who decides who get affordable housing. Brian said the South County Plan was updated in 1993. Dick said North Santa Barbara County is getting more high density-affordable housing and a corridor of this type of housing is being created in South SLO County as well. He said planning should be done on a "regional basis" not piece-meal.

Jim Harrison asked if infrastructure is considered in planning high density. Brian was not sure of the factors which the Department had taken into account.

El-Jay Hansson said an updated map should be published since many changes have occurred since the 1993 map was drawn.

Stephanie Franks asked how many fire units we needed for our population. Bill Fisher, Fire Chief said there is no set number, but that we do need another fire station here presently.

Dana Adobe, Herb Kandel

Herb is President of the Dana Adobe Nipomo Amigos. He announced receipt of a grant from the State of California for \$860,000. He was very pleased that the Adobe received this grant and thanked those who have supported the Dana Adobe Nipomo Amigos. He said Abel Maldonado, Katcho Achadjian and Sam Blakeslee were all beneficial in securing this grant award.

Herb brought the Council up to date on the oil contamination issue near the Adobe. This was a follow-up to his report last year, wherein a leaking pipe was mentioned. As guardians of this public resource, they are following closely the studies which are being undertaken by the Regional Water Quality Control Board and others. They are concerned about the nature of the underlying problem, the magnitude of the problem in terms of depth and area, and the potential impact which it may have upon the Adobe and the grounds surrounding this Historic Landmark.

Herb made an announcement regarding the planned Willow Road Extension which would require substantial planting of Oak trees. The Adobe has been approached as a potential receiving site for some of the projected 3500 trees, and it seems to be a win-win situation to them.

PUBLIC COMMENT

Jeanne Taylor declared that the Fire Department Auxiliary are “volunteers”, not “fire fighters”.

Clyde Cruise- Nipomo Chamber of Commerce announced a lunch meeting Wednesday Aug. 29, at 11:45 a.m. at the Blacklake Clubhouse to discuss traffic and roads. CalTrans representative Jim Shivers, County Public Works representative Dale Ramey and a SLOCOG representative will be present

Mike Winn said that October Fest plans are under way. If you want a booth, talk to the Chamber of Commerce. The NCS D will meet Wed. August 29 to discuss the sewer plant which is presently at 90% of capacity. If additional housing is added our plant will need to expand. Our water table drew 14,000 acre feet from the aquifer in the last 12 months. There are no plans to increase trash pickup rates at the present. The Planning Commission meeting on Thursday, Aug 30 is a very important meeting to discuss high density housing. NCS D will meet September 26. Two water use meetings are scheduled on Sept. 25: One at the Blacklake Club house at 2:00 p.m. and another at the NCS D building at 7:00 p.m.

CONSENT AGENDA:

Land Use Committee Chair Istar Holliday

GARL/MUP 4-M Landscape - Operation of an outdoor sales yard for retail and wholesale nursery. 1.1 acre site at 2279 Willow Rd. A privacy fence will be constructed to make this facility more attractive.

COAL 07-0167 SMITH - Lot line adjustment between 2 parcels off La Serenita Way, Nipomo. The owner was unaware that he was encroaching on neighbor's property. Surveyor Leonard Lanard discovered the problem. The owner paid his neighbor for the property.

A motion by El-Jay Hansson that we accept these two items, second by Vince McCarty, motion passed.

OLD BUSINESS:

Global Premier Development – Roosevelt Family Apartments, 52 units off Grande Avenue. Mr. Hernandez gave a presentation on the project with a book of information showing various facets of the development. Numerous questions and comments followed centering around the following: High density in small space, three stories, 3 and 4 bedroom units with extremely small rooms, too much slope on open space to be used as play area, play area design much too small for the number of families with children this project will attract, excessive traffic will be generated, no consideration for access roads to Hwy 101, size and placement of retention basin, inadequate number of parking spaces having been reduced from 104 to 93, small size of recreation area which will also house laundry, offices, and tech room, access by Fire Department, public safety concerns with the potential for high crime in high density area, too much sewage generated for our small sewer plant, no jobs in the Nipomo area, requiring residents to commute

on Hwy 101, total of 184 bedrooms and the size of families who will occupy these units impacting area schools to absorb hundreds of children, and the use of a traffic model based on obsolete plan for freeway access.

Motion by Istar Holliday to recommend reconsideration of the project for the all of the above mentioned reasons. Second by El-Jay Hansson. Passed – Dan Woodson abstained

NEW BUSINESS:

ZYLSTRA/CUP – To waive exterior lighting standards at Vons Grocery, 520 West Tefft Street. Mark Raissen stated that one of the goals is to keep light levels low. The new lighting will be on time switches, there will be no daytime lighting, each bulb is 20 watts or less and will be directed onto the building, and no up-lighting will be used. The purpose of this lighting is for esthetics and safety. Discussion followed indicating there is already too much light at Vons, mostly generated by the parking lot and gas station. Discussion both pro and con followed. Raissen declared that he would survey existing lighting in the parking lots and determine if there are opportunities to reduce the level and the glare. Ed Eby moved that we approve this proposal with the assurance there will be no up-lighting and this meets with “dark sky” standards which are presently being defined. Second Dan Woodson. Passed

Land Use Committee – no further report from Istar Holiday

AFFORDABLE HOUSING PLANS:

Ed Eby read drafts of two letters which point out the inconsistencies in the high-density “affordable” housing projects which do not meet the General Plan. Discussion followed centering on a number of those inconsistencies. Ed and Phil urged the SCAC to attend the Planning Commission meeting on Thursday, Aug 30, at 8:30 a.m. in San Luis Obispo. Several member of SCAC indicated they will attend the meeting and use their allotted time to discuss the problems and inconsistencies in the projects.

Motion by El-Jay Hansson to accept the letters as amended, second by Vince McCarthy, Passed

Traffic and Circulation – Dan Woodson – no report at this time

Meeting adjourned 10:50 p.m.

Respectfully submitted,

Elaine Thomas, Recording Secretary