

SOUTH COUNTY ADVISORY COUNCIL
Minutes of September 24, 2007 meeting

Members Present:

Rick Dean	Christy Laschiver
Vince McCarthy	Reggie Dion
Ed Eby	Deborah Sprague
Dan Gaddis	Elaine Thomas
El Jay Hansson	Dan Woodson
Phil Henry	Richard Wright
Istar Holliday	Jim Harrison

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 declared a quorum.

Motion to approve the minutes of the August 28, 2007 meeting by Dick Wright; second by El Jay Hansson. Motion passed.

Stephanie Franks, Treasurer, was absent. Her report was read by Elaine Thomas as follows: Board Meetings - \$106.54; Dump Fees- \$1905.76; Library - \$2285.45; Incorp Committee - -0-; Total - \$4297.76.

El-Jay Hansson moved the report be accepted and filed, second by Vince McCarthy, passed.

Comments from the Chair:

Chairman Phil Henry announced that new Commander of the South County Sheriff's station is Brian Hascall, a resident of Nipomo. Commander Hascall will be attending the SCAC meetings in the future.

Phil attended the Community Council Chairpersons meeting on September 7, 2007. The meeting was chaired by Victor Holanda and many of the Planning and Building staff were present. Topics discussed at the meeting included high density housing, water availability, land use, sewers and waste water, the tank farm in Avila, and the Oceano Dunes.

Phil spoke about several of our problems, including local traffic, Highway 101 access and high density housing issues. He reported that he and several others on the Council were present at a meeting sponsored by the Nipomo Recreation Association held at the Dana School on Wednesday, September 19th. The meeting addressed proposed changes in the Nipomo Regional Park. It was suggested that we follow these activities, as there will be changes recommended in the Park.

Phil read a letter to the Editor in the Adobe Press which criticized comments made about the residents of some of the high-density housing in the neighborhood. He also referred to other comments which described "massive police activity" in the area. He commended our efforts to maintain the rural atmosphere of Nipomo, but suggested that we be certain that our points are factual and credible. Istar mentioned that anytime we take a stand on an issue it will cause offense to someone. The final comment was that we should be sure that when we take positions which have not been endorsed by the Council we should be sure that they are represented as being personal opinions, not representative of the SCAC.

Correspondence:

The Board of Supervisors meeting of September 25, 2007 did not appear to have matters of great interest to the South County.

COMMUNITY PRESENTATIONS:

Fire Chief California Fire Battalion Bill Fisher was not present.

CHP report was given by Sgt. Pete Herrera of the San Luis Obispo office. He mentioned we need more officers in the area because of increased traffic problems. There was a fatal motor cycle crash recently in Nipomo. He urged that all motor cycle riders obey the speed limits and traffic laws. El-Jay asked if there is an age limit for ATV riders. He said there is not, but they must not ride on public streets, only on private property where they have permission from the owner. It was noted that bicycle riders must also obey traffic laws. Dan Woodson asked if the tractors and large trailers which are parked on Division, Orchard and Tefft are being ticketed. Sgt Herrera was not sure, but would check to find out. The noise level from these vehicles is too disturbing to the residential neighbors where they are parked. There is a "No Parking" sign from 2:00 a.m. to 6:00 a.m. that should be obeyed. Debbie Sprague mentioned that Orchard has become a "For Sale" car lot and that these cars need to be placed elsewhere. Istar Holliday mentioned that there is high speed ATV use along Callendar, Sheridan and Idyllwild that needs patrolling

SLO County Planning and Building Department. Brian Pedrotti was not present.

Nipomo Community Services District, Jim Harrison announced the next meeting on October 16, 2007 at 6:30 p.m. Waste water and present/future water needs will be discussed. He mentioned that Moorpark has a better system which produces cleaner output. Our facility at Southland needs upgrading. Bruce Buel of the NCSO discussed de-salination process that was being researched. Istar asked if the salt from a de-sal plant could be sold as sea salt. Jim Harrison said the minimal amount of salt that is produced would not make that feasible. To produce sea salt economically a large acreage is required and solar evaporation must be used as is done in Mexico and elsewhere. Jim Harrison mentioned that the Sacramento River water was cut off for most of Kern County early because of the smelt which were being sucked into the pumps and killed. He also reported that our area will be affected by the dry year and that Santa Maria River water cannot be used. He said agricultural water will be limited state-wide.

Parks Commissioner Paul Teixeira noted that a fund-raiser was held at the Jack Reddy Farm to benefit an individual's medical needs. The Jack Reddy Park site is located at Illinois and Indiana on the edge of the Mesa, and has been donated to the County. The Nipomo Regional Community Park was the topic of discussion, and Paul stated that Parks and Recreation is working on the plans which may include many new amenities, indicating that this plan was approved by the community. Discussion followed with several feeling that this plan was not approved by the community and noting that there has been controversy concerning this plan for several years. Istar indicated that a community-wide vote on this project should be taken. Mike Winn said the Parks Commission is doing an EIR on this project in order to get all the facts. Rick Dean pointed out the Quimby fees will run out and we need to make sure we use that money available or it will revert to the county. Reggie Dion moved that the chair write a letter to the Parks Commission asking for clarification that the park with a recreation center has been approved by the Commission and SCAC with an EIR study. Istar felt that we would not get a fair hearing because of prior bias of Parks Department, and that we need to submit the letter to the Board of Supervision and the Parks Department. Reggie amended his motion, Istar second, motion passed. Rick Dean abstained.

Blue Ribbon Transfer of Development Credits, Jesse Hill Jesse reported on the current status of TDC's in the area. Although the Nipomo community has long opposed the use of TDC's, they continue to be used in the County. The good news is that those generated in the Nipomo area may only be used in this area, and also that any use of TDC's proposed to be used here must be

approved by the SCAC. As long as this situation exists it appears that problems in this area are minimal

Vacancies on the Council

SCAC member Kevin Beauchamp has moved from area 5 which he represented, and is no longer the representative, leaving two vacancies on the SCAC board; one each in Area 5 and in Area 7.

Jim Harrison questioned whether Stephanie Franks was ever voted onto the Board. Phil said that he will research it.

Public Comment

Mike Winn said the NCS D will meet Wed, September 26, 2007 to discuss fees and water rates. Also the DeGroot petition to build on agriculture land will be discussed in closed session since a lawsuit has been filed. There is a drop-off site at the end of Southland Road at Frontage Road that will accept computers, tires and other items that are not acceptable to the County Waste facility.

Big Clean-up is this week; Saturday, September 29, 2007 is the Creek Day Clean-up from 9:00 AM to 12:00 noon

The Planning Commission is meeting September 27, 2007 at 8:45 a.m. Affordable housing, high density housing and supporting infrastructure will be discussed. He urged us to attend the meeting and be prepared to speak.

October Festival will be held at the Community Park on October 13 from 9:00 a.m. to 3:00 p.m. There will be car show, talent, music and food.

Kevin Beauchamp asked that we consider amending the bylaws to allow business owners in the area serve on the board even though they do not live in the area. He urged the SCAC to “get its act together” so we do not lose the Quimby fee funds that are presently available but will not remain available if it is not used.

Niko Hadden is a new resident in the Nipomo community. He saw his former community of Ventura become congested and impacted. He urged the SCAC to do everything we can to make sure that does not happen here. He is opening a new business in the area. He assured us his wife would attend the Planning Commission meeting on Thursday, September 27, in SLO.

Dan Woodson reported that the California Dept of Housing and Community Development figures for the San Luis Obispo County Jurisdictions for 2007-2012 are somewhat lower than anticipated, as follows:

Very Low Income	1136	23%
Low Income	796	16%
Moderate Income	907	19%
Above Moderate	2046	43%

Jesse Hill commented on the Regional Water Quality Control Board’s proposed use of about \$7million in Guadalupe settlement funds. It appears that they propose using \$2M to develop a Central Coast Low Impact Development Institute and \$5M to fund the Central Coast Ambient Monitoring Program. The feeling locally is that these funds should properly be spent in this South County area where the dunes contamination took place. Rick Dean moved we write to the BOS objecting to the proposed uses of the funds and that we recommend local projects. 2nd by Christy Laschiver. Motion amended to include sending a copy of the letter to John Hayashi. Phil will collaborate with Mike Winn to write such a letter. Rick accepted the amendment, motion passed. Rick Dean suggested the NCS D put together a priority list for such projects.

Old Business

Phil said the illegal signs at Hedrick and on Pomeroy have been taken care of by Code Enforcement.

Cal Poly's City & Regional Planning Department is working on a project that will concentrate on the Nipomo Community. Phil attended a meeting with approximately 80 students and discussed the difficulties we are facing. He mentioned the community's desire for a rural atmosphere, the many horses in the area, little industry, many families with children, and the desire of many to have senior housing, the approval of exclusionary housing and the need for roads, water and schools to support this. They should be aware of the Old Towne Plan. The Cal Poly students will hold a workshop in Nipomo at the High School on Saturday, November 17, in the morning. He urged us to attend. Rick Dean pointed out that some of the plans from Cal Poly are less than attractive and are sometimes shown publicly as the plan acceptable to the community.

New Business

Phil said the original guidelines from the Planning and Building Commission for Community Advisory Councils indicated that we could only comment on planning activities. This has since been changed, and the role of CAC's is better defined. The Council reviewed and discussed the new guidelines. Istar moved that we table approval of the guidelines and have each of the SCAC member make comments. A motion by Rick Dean suggested that we approve the guidelines subject to insertion of the word "geographic" to item #3. Vince McCarthy seconded the motion and it was passed.

Committee Reports

Istar Holliday, SCAC Land Use Committee stated that the Planning Commission wants fewer parking places for the high density housing. They want to promote more pedestrian traffic. She stated that they have no understanding of our community with our limited shopping and few jobs available thus forcing people to access the freeway to commute.

Istar moved SCAC write a letter to Board of Supervisors and to Katcho requesting review of the high density housing and the parking issues. Rick Dean second, motion passed.

Istar announced the Vons lighting proposal is being redesigned.

Istar suggested that a complimentary letter be sent to the Board of Supervisors regarding the change from "net" to "gross" concerning Land Use and horses. Motion by Rick Dean to send such a letter, seconded by Istar Holliday, passed.

Traffic and Circulation, Dan Woodson noted that Road Impact Fees are being reconsidered and it may be up to \$13,000 per single family.

The meeting was adjourned at 10:10 p.m.