

**MINUTES: October 22, 2007 Monthly Meeting**

Members Present:

Rick Dean	Reggie Dion
Ed Eby	Stephanie Franks
Dan Gaddis	Istar Holliday
Vince McCarthy	Elaine Thomas
Dan Woodson	Richard Wright
Jim Harrison	

Acting Chairman, Vice Chairman Reggie Dion, called the meeting to order at 6:30 p.m. Pledge of Allegiance was let by Jim Harrison. Elaine Thomas called the roll and declared a quorum.

September 24<sup>th</sup>, 2007 Minutes were corrected by Istar Holliday: changed wording from Planning Commission to Planning Department and at the end of the minutes the words residence was added to the last sentence. Istar moved that minutes be approved as corrected, 2<sup>nd</sup> by Richard Wright, Motion passed.

Stephanie Franks presented the Treasurers report as follows:

Board Meetings	\$ 56.54	Dump Feeds	\$1,905.76
Library	\$2,285.45	Total	\$4,247.7

**Comments from the Chair:** Dale Ramey, report on Traffic Mitigation Fee Committee deleted from the agenda. Dale had no further information at this time, but will present it when available.

Istar Holliday will handle the letter for the Quimby fees at this meeting.

Reggie requested that all comments and discussions be brief this evening since we have a number of items to discuss.

**Community Presentations:**

**CAL Fire Captain Kirk Petrie**

Captain Kirk Petrie gave the report since Capt. Bill Fishers is in Southern California with the fires. He reported the following for Station 20. Report for Station 22 not available:

Structure Fire: 3

Traffic Collision: 8

Initial Attack: 9

Public Service Assist: 8

Vegetation Fire: 6

Vehicle Fire: 2



Smoke Check: 2  
False Alarm: 4  
Fire Menace Standby: 2  
Other: 1

Captain Petrie reported that there are 23 engines from our area in Southern California fighting the fires. He indicated that fire may be especially bad this year because of the underbrush and this will cause a great amount of smoke pollution.

He mentioned that the Zaca Fire has already begun the restoration process with seeding and trenches to catch any rain water. He said this is the last stage of fighting a fire.

**SLO County Sheriff Report Commander Brian Hascall [bhascall@co.slo.ca.us](mailto:bhascall@co.slo.ca.us)  
Office tel 473-7108**

Commander Hascall is the new commander in our area since Commander Martin Basti has been promoted. He was welcomed by the SCAC board. He reported there has been an increase in drug arrests, mostly methamphetamine, an increase in DUI's, and graffiti. There was a car burglary in which \$2000 of stereo equipment was stolen. He emphasized the need to lock cars.

There is a scam on the internet to be aware of in which you are sent a bogus check which looks authentic. There is an Internet Crime Specialist who deals mostly with child porn on the net and works with the FBI and Interpol from time to time.

Commander Hascall said that gang activity has decreased in Nipomo since school started. Dick Wright asked if we can receive a copy of the Board of Supervisors report on gang activity. The report has been postponed, but we will receive a copy when available.

Commander Haskall said there are 3-4 drug arrests per week, mostly methamphetamine related. They are usually made incidental to traffic stops when the occupants are often under the influence. Officers find the drugs in the car.

**SLO County Planning and Building Department, Brian Pedrotti**

Istar asked about "ghost property lines" in which one acre parcels are divided into \_ or \_ acre parcels with the owner required to build in a designated area of his property. Mr. Pedrotti said this is done on a case-by-case basis and there is some flexibility. Istar wanted to know if this is ever challenged. Brian indicated it would have to go to a court case. Istar asked if owners were required to sign a contract in agreement to place their house in a designated area of the property. Brian said he would get back to her on this.

**Nipomo Community Services District report, Jim Harrison**

A new liner was installed in the sewer pond at Blacklake. A reliable source of water for NCSD is still being researched. Blacklake presently has two working wells, but they



will not support their needs. Dick Wright asked Jim to comment on the fact that a desalination plant will cost about \$100 Million while the Santa Maria hookup would cost approximately \$26 million. Jim explained that the CA State water will probably not be available; it is likely that the State will only be able to deliver some limited fraction of their advertised projections. Jim says dependence on State water from Santa Maria is not a viable project. Santa Maria is growing and they will need the water. We can keep an eye on Long Beach which is testing the feasibility of a desalinization plant.

Stephanie Franks asked if NCS D has a policy on water conservation. Jim said a conservation specialist is working on a program to promote this. Rick Dean said one of the best ways to conserve water is for the county to stop issuing building permits.

### **PUBLIC COMMENT**

Dennis Sullivan, developer for Cypress Ridge area is planning a project to trade 13 acres at the bottom of Blacklake Slough to the Land Conservancy in exchange for credits to allow him to add 6 or 7 lots to the present 15 five acre lots planned for development in the strawberry fields off of Zenon. The donated acreage will include access to a trail system around the Blacklake Slough. Mr. Sullivan's proposed plan would have 21 lots divided over 60 acres with the majority of the lots being 5 acre. He requested and was granted time on the November 27<sup>th</sup> SCAC Agenda to present his plans for review. He was asked to present his plan at the Land Use Committee Meeting on Monday November 19<sup>th</sup>, 9:00 AM at the NCS D Building.

Mike Winn said the NOA meeting has been postponed. He mentioned several upcoming meetings including Library, Chamber of Commerce luncheon at Blacklake on Oct. 31 at 11:45, Resource Management on Nov. 7, Banking State Water in North County, and the Planning Commission/Department meeting on November 8. He urged everyone to attend the Planning Commission/Department meeting to present our thoughts about Inclusionary and "affordable" high density housing in Nipomo. Contact Mike Winn for details.

Dan Woodson asked Collete Hyder, of By-laws Committee if there are changes that need to be made. She indicated there are no changes at this time.

### **OLD BUSINESS**

Dana Lilley County Planning & Building Department, presented a review and status Affordable Housing Ordinances. He indicated the high density package has been withdrawn from the Nov. 8 meeting of the Planning Commission/Department.. The Department misgauged the resident's opposition to this package and the lack of water for this housing. The plan is tabled until 2009 in anticipation of more available water.

He presented an Inclusionary Housing draft proposal in which new developments would provide for some inclusionary housing at approximately 20% of the total number of dwellings. The density would target "very low income – low income, moderate and workforce income." The developer would get more density or in-lieu fees or land



donated to county for development. A commercial development would be required to pay an impact fee which would subsidize affordable housing.

Ed Eby asked if this would propose in-lieu fees for a single house, Dana said yes.

Istar pointed out that the way the ordinance is now written shows that the developer is required to offer the homes for sale for 90 days after which the county would buy and market the homes. She said the county should not be in the real estate business. Dana indicated this has been removed from the ordinance. Istar asked for written confirmation.

Vince McCarthy says this is only trading one problem for another since the housing will be even more dense. Mike Winn asked that the locality or community involved in the Inclusionary Housing should retain the credit/benefit in the same community that area where it was accumulated. It should not be applied across the county in another community.

Several SCAC board members objected to the in-lieu fees and said the number of affordable homes in our county has been reduced by State of California and that should be reflected in the number of units which could be built in Nipomo,. The number of low income homes in our area is out of balance with the rest of the county. Dana Lilley said we may still be required to build the larger percentage of this type of homes due to lack of land in other parts of the county. There was a lively discussion of the problems of inadequate infrastructure in Nipomo to accommodate the increasing higher density and growth to date and projected. Worsening infrastructure problems include significant lacks of: Water, Public Transportation, streets and roads, lack of local jobs, available parking spaces for the commuter population, shopping, and play areas within the higher density developments or nearby parks. Istar Holliday suggested that the Planning Department make a field trip to our community to see what we are dealing with in relation to the lack of public transportation, very limited shopping and few jobs. It was pointed out this is a commuter community with people having to go either north or south 101 for work.

Dana said this is set for discussion for the January 24 meeting.

### **OLD BUSINESS**

Istar presented a draft of a letter objecting to the Negative Declaration on the EIR for the Community Park with a Recreation Center addition. Stephanie Frank said those living near the park should not take part in the vote since it is a conflict of interest. This was resolved by using a Roll Call vote and some members abstaining from voting.

There was extended discussion concerning the Recreation Center and its placement in the Park – whether it should be on the perimeter or in the center, traffic and gate control in the evenings especially if the Rec Center were to schedule fund-raising events in the evenings as has been done in the past. There was discussion about what should be



included in an EIR and the SCAC letter. After numerous changes a draft letter was approved by a Roll Call vote as requested by Stephanie Frank:  
Rick Dean – Abstain; Reggie Dion – yes; Ed Eby - abstain; Stephanie Franks – no; Dan Gaddis – yes; Istar Holliday – yes; Vince McCarthy – abstain; Elaine Thomas – yes; Dan Woodson – yes; Richard Wright – yes.

The letter objecting to the Negative Declaration was subsequently e-mailed to Ms Carroll, the Environmental Coordinator and appropriate people including the Park Commission, Supervisor Katcho and SCAC members on October 24<sup>th</sup>.

REVIEW - Report on “How Higher Density Makes Traffic Worse ” The report was emailed to the Board members for information.

Mike Winn pointed out the research is showing that “smart growth” does not work as originally thought. It is causing numerous problems in other areas that have implemented these plans.

#### **NEW BUSINESS**

##### **Land Use-Istar Holliday**

Letter from SCAC to BoS and Planning Department regarding concerns about Inclusionary and Affordable Housing, Rick Dean moved the Board support sending letter composed by Istar Holliday and Mike Winn with our position on Inclusionary and Affordable Housing – 2<sup>nd</sup> by Vince McCarthy, passed.

Land Use – Istar Holliday – Consent agenda for Nichols property for Special Events on Los Berros. Istar moved the items to be accepted, 2<sup>nd</sup> Vince, passed

Quinby and PFF Fees – Breakdown of fees and disposition – Item tabled pending attendance of El-Jay Hansson.

##### **Traffic and Circulation – Dan Woodson**

Dan Woodson issued a draft letter by email to the SCAC Board that is addressed to Abel Maldonado with copies to Supervisor Katcho, Ron DeCarli, Director of SLO County of Governments, Representative Sam Blakeslee, Rusty Silex Executive Director, California Assoc of Councils of Governments, John Barna, Executive Director, California Transportation Commission. The letter requests that these individuals intercede in order to promote the on-ramp to South 101 at Tefft that should be routed to Hill Street rather than the CALTRANS mandated “diamond” interchange at Tefft and 101 which would block off Frontage Rd. According to a courtesy agreement between Dan and Supervisor Katcho, the letter will be sent after the BOS reviews the situation on November 27<sup>th</sup>.

Jim Harrison objected to this plan and favors the “diamond” interchange. Extended discussion followed both for and against the plan. Ed Eby moved that the letter is accepted and sent, Stephanie Franks – 2<sup>nd</sup> – motion passed



Dan received an email from Dale Ramey, Public Works Engineering Manager that he will attend the next SCAC meeting with new items on Cal Trans discussions.

Next Monthly Meeting scheduled for November 27<sup>th</sup>.

Meeting adjourned by Reggie Dion at 10:30 p.m.