

SOUTH COUNTY ADVISORY COUNCIL
Minutes of the February 25, 2008 Meeting

Members Present:

Reggie Dion	Vince McCarthy
Ed Eby	Elaine Thomas
Dan Gaddis	Dan Woodson
El-Jay Hansson	Richard Wright
Phil Henry	Jim Harrison
Istar Holiday	

The roll was called by Secretary Elaine Thomas and a quorum was declared.

Chairman Phil Henry called the meeting to order at 6:30 p.m.

Pledge of Allegiance was led by Dick Wright

Additions & deletions to the agenda: Finance Audit Committee matter by Phil Henry, Removal of Brackett item from consent agenda by Istar Holliday.

Motion to approve January Minutes by El-Jay Hansson, 2nd by Vince McCarthy, passed.

Treasurer's Report:

Treasurer Stephanie Franks was not present and a report was not available

Comments from the Chair:

Chairman Phil Henry reported on the workshop at Nipomo High School with Cal Poly Community Planning students who are working on a concept plan for Nipomo. The students had obviously listened to the residents of our community at the November meeting. They saw many of the same problems that have been voiced by the SCAC, noting a strong sense of community, a vision commitment and community pride. The students recognized the problems associated with lack of jobs in our area, our desire to maintain a rural character, and the water problem, and offered some ideas on our transportation and traffic difficulties.

Correspondence:

Phil announced no SLOCOG meeting March 5, 2008, with a SLORTA meeting instead.

A letter of appreciation of the work of Code Enforcement personnel was sent to Planning and Building and to the Supervisors, suggesting that adequate resources be provided for their important work. A note from Art Trinidad acknowledged and thanked the Council for this communication.

Our letter to the Regional Water Control Board urged that settlement funds from the Dunes matter should be used in this community to benefit residents who live, work, and recreate in the affected area, rather than go to projects which would have no direct benefit here.

Phil indicated his disappointment with the negative comments from residents in the neighborhood of the proposed Jack Ready Park, and hoped that the County will be able to use this valuable donated property for the use of the disabled as was intended.

Air Pollution – Phil indicate there would be a handout at the end of the meeting concerning air pollution in our area. The handout was prepared by Dr. Nell Langford who spoke on this subject at the January meeting.

Community Presentation

Cal Fire Battalion Chief Bill Fisher submitted the following report:

Nipomo Station 20 – 95 total calls

5 Fires, 14 Vehicle Accidents, 50 Medical calls, 26 other

Mesa Station 22: 60 total calls

4 Fires, 9 Vehicle Accidents, 32 Medical, 15 other

He announced a CPR free training class at the Nipomo Library on March 3, 2008 from 1: 00 p.m. to 6:00 p.m. This class will teach skills in CPR and relief from choking. Call 929-3911 to sign-up.

Fisher answered questions about weed abatement, noting that there is no County ordinance in place which would require property owners to clear brushy properties.

SLO County Sheriff Sgt. Tony Perry, reporting for Commander Brian Hascall:

1. Suspect Rodriguez in the stabbing incident at a party in Nipomo on January 5th was arrested.
2. There have been 20 car burglaries in the past month and arrests have been made.
3. There were two gang related stabbings in Oceano.
4. The CMC escapee is now in custody. He escaped near K-Mart in Arroyo Grande and was arrested in Nipomo. His crimes were gang related.
5. An invitation for a ride-along with the Sheriff's department was issued. Arrangements can be made for the 4 hour-ride along by called the department.

Vince McCarthy commented out that the Gang Task Force can be much more effective with citizen cooperation. He urged residents of our area to not turn a blind eye when they see things happening.

California Highway Patrol: Lt. Mark Badovinac not present and there was no report.

Park Commission: Paul Teixeira reported that we may have a separate Parks Department in the future. This will be decided at the County level. The meeting of residents near the proposed Jack Ready Park voiced their concerns about traffic. The water issue at the site has been solved. Paul also announced another on-site meeting on the Jack Ready Park, Saturday, March 1, 2008.

Nipomo Community Services District: Jim Harrison reported that the CSD is moving forward with plans for the Jim Miller Park and seeking funding.

There will be an open house at the new NCSD facility at Southland and South Frontage Road on March 19 from 4:00 – 6:00 p.m.

Discussions continue about the combining of the Blacklake and Nipomo water districts. This merger is only for water and does not include the Blacklake sewer which will continue to be maintained at the expense of Blacklake residents.

Bruce Buell, General Manage NCSD submitted a report on Agenda Item #3, Planning Commission Meeting, February 28, 2008 in reference to the Diani Construction Company/Bjorn Amendment to the South County Area Plan of the Land Use Element.

Bruce also announced several upcoming meetings concerning water conservation.

Next NCSD meeting is February 26.

PUBLIC COMMENT:

Jeannie Taylor offered thanks and appreciation to the SCAC for their service to our community.

Herb Kandel indicated his impression that the Regional Quality Water Control Board has a problem with wanting to keep available funding from settlements for their own “pet projects.” Herb urged the community to visit the Dana Adobe and view the plans for the future.

Dick Wright announced a meeting at Allan Hancock College February 12, 19 and 26 and continuing on March 4. The topic of the meetings a Forum on Gangs. The gang activity in Santa

Barbara and San Luis Obispo Counties is prevalent and there is not enough law enforcement to maintain control.

Dick spoke to an inability of fire, police and emergency agencies to communicate with each other. Agencies are presently unable to communicate directly with each other and must go through dispatch. It will be very expensive to update the communications equipment to solve this problem.

OLD BUSINESS:

Code Enforcement: Resident **Harry Walls** expressed concern that the catering trucks often parked at Los Berros and 101 Highway and on Hutton Road by the race track may be operating illegally. Phil asked Dick Wright to work with Art Trinidad on the matter to ascertain whether these trucks have a business license and are legally parked.

BRACKETT SUB2007-00147 APN092-361-010, 013, 015. Lot line adjustment between three parcels, 18 acre site off Sheridan Road. Presently there are three lots and a building is sitting on the property line of two of the lots. Land Use chair Istar Holliday has not been able to determine if there was a permit for this building. Bracketts are asking for retroactive approval and it is in question how this should be handled in the future, should we set a precedent of approving items after the fact. El-Jay moved, Istar second that this request is tabled until further information is available. There was no one present to represent the Brackett property request.

NEW BUSINESS:

Greg Nester: Builder and Developer presented his plans for the Vista Roble project known as “The Trading Post,” located on the southwest corner of East Tefft and Thompson. The property will house several commercial and residential units, of both one and two story construction. The plan presented showed adequate parking and appealing architecture including a “water tower” and foot bridge over the creek connecting the residences to the commercial buildings. The landscaping was well planned and Mr. Nester pointed out that an association would need to be formed to care for the grounds. An intent-to-serve letter has been obtained from the NCSD. Istar moved, Dan Gaddis 2nd that the Council recommend approval of the project and that Phil write a letter to Building and Planning voicing our endorsement. Motion passed.

Promesa Project: – 10 lot tract map off Dawn Rd. in Nipomo. Item tabled for further information.

Water Conservation Retrofit Ordinance: – Kevin Beauchamp spoke concerning water conservation in low flow toilets. He suggested that the minimal amount of water saved by changing a 1.6 gallon toilet to a 1.1 gallon tank was insignificant and not worth the expense involved for homeowners who wish to sell their homes. He did not address new construction constraints. He requested the SCAC voice our disapproval of “prior to sale” requirements for the toilets. El-Jay moved that a letter to go to the BoS and to Mr. Caruso indicating the SCAC is not in favor of the retro fit which does not show a significant quantity of water being conserved as a result. Vince McCarthy 2nd – Passed.

Possible joint meeting -with the NCSD and SCAC regarding Oak Glen GPA and Specific Plan was discussed. Phil indicated that this is a good idea and urged that it take place. It was pointed out that NCSD would conduct the meeting with SCAC invited. A date of this meeting will be determined.

West Tefft Corridor plan submitted to American Planning Association for award. Moved by Dan Gaddis, 2nd El-Jay Hansson that Phil send a letter recommending this plan for award. Passed.

Annual Audit: Phil noted that we are required to do an annual audit of the books for SCAC. He appointed Reggie Dion and Dick Wright to do this audit. He will also check with Debbie Sprague to ask for her help.

Committee Reports:

SCAC By-Laws Committee: Colette Hyder was not present to give the report on the by-laws changes needed for SCAC compliance with County rules. We are presently in compliance except with educating and updating members and communicating our decisions. Phil has written the Board of Supervisors and Planning and Building indicating that these items are being handled.

Election Committee: Ed Eby announced vacancies for members of SCAC Board. Applications for membership must be submitted by March 10, the election is March 17 and new members are to be seated at the March 24, 2008 meeting.

Land Use Committee: El-Jay Hansson said the Brackett and Nester projects were discussed at the last meeting. She said we must avoid looking like Los Angeles with too much density and traffic. She suggested a letter be sent to County Planning Committee and BoS. Phil suggested that email be sent, and noted that the County has shown to be less than enthusiastic about our concerns.

Smart Grown Proposal: Reggie Dion spoke to the Smart Growth Proposal that has been issued by the County. He said they show a number of items which are in agreement with what we have proposed for our community and he was encouraged by this. He suggested the following:

1. Letters are not found to be effective
2. He said Mike Winn has stated that the only thing that is effective is to submit a framework plan to County Planning.
3. Join forces with sympathetic members of Planning with the goal of generating dialogue

Phil said this is a good idea, Reggie has done an excellent job and his suggestions are superior. Reggie was thanked by the SCAC Board for all the work he has put into this project.

It was decided that Reggie and Phil will go to the County Planning and speak with some members of the Committee. They will state what we are looking for in the way our community should look. They will report the Land Use Committee. El-Jay agreed this would be a good plan.

DeGroot Property: El-Jay reported that the Planning Committee approved of this plan over the objections of NCS D. Mike Winn stated to them that the water issues affecting this decision have not yet received approval from the judge and have not yet been signed off. The approval by County Planning will now be appealed by NCS D on that basis.

Traffic and Circulation: Dan Woodson reported a meeting was held concerning the proposed speed bumps on Los Flores. Many of the neighbors were for the bumps, but many of the neighbors and those on adjoining streets were opposed. Cameras were discussed, but determined to be too expensive and unavailable at this time. It was decided the SCAC would approve re-stripping the lanes to 11 feet width in the hopes this would slow down the traffic. It was also suggest that a police car unit be placed on the street when school and begins and ends, with the hope that the presence of the police will slow traffic. Dan moved for the lane change to 11 feet, Ed Eby 2nd, motion passed – Vince McCarthy – abstain.

Next meeting will be held on March 24, 2008, at the NCS D Building at 6:30PM

Meeting adjourned 9:50 p.m.