

**SOUTH COUNTY ADVISORY COUNCIL**

Minutes of the April 28, 2008 Meeting

The meeting was called to order at 6:30 p.m. by temporary Chairman Dick Wright. The Pledge of Allegiance was led by temporary Vice Chairman Dan Gaddis. Secretary Elaine Thomas called the roll and the following Council members were present or subsequently elected during the meeting:

Rick Dean	Stephanie Franks
Dan Gaddis	El-Jay Hansson
Istar Holliday	Vince McCarthy
Sean Schuur	Elaine Thomas
Dan Woodson	Dick Wright
Phil Henry	Harry Walls
Kevin Beauchamp	Jim Harrison

**ADDITION OR DELETIONS TO AGENDA**

A report on the fiscal review of SCAC’s books will be added after the Treasurer’s Report.

A proposed Sign Criteria for the new shopping area being built at Mary Street and Tefft was received from the County today. Due to time restraints, this proposal will be discussed during this meeting.

**APPROVAL OF MINUTES**

Istar Holliday moved and El-Jay Hansson seconded that the minutes for the March 24, 2008 meeting be approved. Motion passed

**TREASURER’S REPORT**

Stephanie Franks gave the following Treasurer’s Report:

Board Meetings	(\$450.35)	Dump Fees	\$1905.76
Library Fund	\$2285.45	Total	\$3740.86

Istar Holliday moved, and it was seconded by El-Jay Hansson that the Treasurer’s Report be accepted. Motion passed.

**FISCAL REVIEW OF BOOKS**

Phil Henry stated that the SCAC Financial records for the past year have been reviewed and the audit revealed that proper accounting practices were being followed. In the opinion of the auditor the records reflected accurately the financial condition of the Council. The review was performed by Annajane Hugh, CPA, the Past SCAC Chair and the current SCAC Chair. Phil Henry composed a letter of thanks for Mrs. Hugh for her service. The letter was signed by Chairman Dick Wright and will be mailed to Mrs. Hugh. Dan Gaddis moved, and Rick Dean seconded that the Review of the Books be accepted. Motion passed.

## **COMMENTS FROM THE CHAIR**

It was suggested that the SCAC website should be updated by Website Committee Chair Rick Dean. He agreed to take care of that update.

It was noted that a complaint previously forwarded to County Environmental Health regarding the vendors at Los Berros Rd and Hutton Rd. near the Speedway has been resolved. Their investigation determined that the two taco vendors are properly permitted. There were some produce vendors at those locations that did not have permits and they were cited. Two of those vendors have since obtained permits and are operating legally.

## **CORRESPONDENCE**

The SCAC Board had received eight letters from the community in support of the funding for the acquisition of the acreage adjacent to the Dana Adobe.

Dan Woodson will represent the SCAC Board at a meeting April 30<sup>th</sup> with Supervisors Achadjian and Lenthall along with representatives from developers and realtors in a discussion of the proposed retro-fit toilet ordinance.

A hearing has been scheduled on May 6, 2008 at 9:00 a.m. by the Board of Supervisors to hear an appeal by the NCSD of the Planning Commission's approval of a request by Henri DeGroot for vesting Tentative Tract Map 2718 to subdivide an existing 40 acre parcel.

A hearing has been scheduled by the Board of Supervisors on May 13, 2008 at 9:00 a.m. to consider a request by the County of San Luis Obispo to amend the Growth Management Ordinance, Title 26 of the County Code to provide clean up and housekeeping updates of outdated references and information, and simplification of the Growth Management Ordinance for better understanding and efficiency.

A hearing has been scheduled in front of the Planning Commission on May 22, 2008 at 8:45 a.m. to amend Section 22.30.610, of Title 22, the Land Use Ordinance and Section 23.08.248, of Title 23, the Coastal Zone Land Use Ordinance relating to events.

## **COMMUNITY PRESENTATIONS**

**Cal-Fire Battalion Chief Bill Fisher** was not present.

**SLO County Sheriff Brian Hascall** reported the arrest of subjects and the recovery of stolen property in the recent burglaries in the Nipomo area. The investigation is continuing and some of the stolen property has been returned to the owners.

The Las Casuelas Restaurant was recently burglarized and the suspect was apprehended by responding deputies in an open field carrying two bottles of tequila. The tequila was returned to the restaurant.

A phone scam to obtain personal information for identity theft purposes is being used in our area. The caller purports to be a “Jury Coordinator” and states that the person has failed to respond to a jury summons and a warrant for their arrest has been issued. They are asked for their Social Security number and other information in order “to clear the arrest warrant.” Residents are cautioned not to release personal information to unauthorized individuals.

**California Highway Patrol Sgt. Pete Barrera** reported that a CHP Motorcycle Officer is in the area issuing citations. This is a temporary position and hopefully will become a permanent position.

Parked cars on Division Street have been cited and are now moved. It was noted that there are often large trucks parked at illegal hours on Division Street. Sgt. Barrera said he would check into this.

He also noted that it is important when you call 911 on a cell phone that you inform the dispatcher of your location. The police do not necessarily know where you are when you call on a cell phone.

It was suggested that a cross-walk is needed in front of the Post Office on Tefft since parking at the Post Office is limited.

**Parks Commissioner Paul Teixeira** stated that the funding and acquisition of the property adjacent to the Dana Adobe is a good plan. He also stated that the Fund Raiser for the Jack Ready Park was a success and some funds were raised.

**NCS D Jim Harrison** noted that the NCS D meeting will discuss

1. The cost and feasibility of Santa Maria water
2. Blacklake Water system
3. Chipping Program

## **PUBLIC COMMENT: INFORMATIONAL PRESENTATION**

**Herb Kandel, President of the Dana Adobe Rancho Nipomo Association**, requested SCAC support for funding in the amount of \$1.7 million for the acquisition of the 100 acres around the Adobe. He made a slide presentation showing the history and restoration of the Adobe thus far. He noted the cultural benefits of the Adobe in our area which include gardens, orchards, recreation, hiking trails, music event, sports activities and tourism. The historical significance was also discussed and pointed out that this period in California history is extremely important for us and future generations. He also noted that the use and visits to the Adobe would be free. Only a small sum would be charged for groups of school children on field trips.

**DANA Representative Hilda Zacarias** also presented some slides which included a “pie chart” indicating the total project’s costs and source of funds. It was also stated that the \$1.7 million, if approved, would retire the debt on the property.

Several members of the community spoke in favor of this acquisition and indicated the lease would continue for many years and hopefully in perpetuity in order to preserve the rural character and historical significance of the Adobe.

**Supervisor Katcho Achadjian** spoke in favor of this acquisition noting that the funds are available and should be used to benefit our community. These funds are for use in our community and since the funds are presently available he is asking the public to “come on board.” He indicated the ongoing maintenance would be handled by the Dana Adobe Association and that the facility would be well maintained and useful for many cultural activities.

Istar Holliday moved, and seconded by Dan Gaddis that the SCAC Board support funding for this project. Motion passed.

**TDC Representative Jesse Hill** discussed the impact of TDCs and indicated that Nipomo has approximately 11,000 receiving sites.

**Jeanne Taylor** offer thanks for the Fire Fighters Benefit program.

**Mike Eisner** offered an invitation to attend a NICE meeting which will discuss “Incorporation Procedures” at the Black Lake Community Room, Saturday at 9:30 a.m. The speaker will be Johnnie Wallace, from Goleta who will present their process of incorporating.

**Steve Waldman** is interested in opening a 4 table poker room at 720 Frontage Rd. The business would be smoke free and alcohol free and would occupy approximately 1400 sq. feet. Istar Holiday invited him to attend the Land Use Committee meeting and indicated she will place his request on the agenda.

**Phil Henry** invited anyone who is interested to take part in the Nipomo Rotary Club Golf Tournament. This tournament is a fund raiser for various groups in our community.

**Kevin Beauchamp** presented a petition signed by 25 of his neighbors requesting membership on the SCAC Board as Agriculture Representative. This request will be discussed later on in this meeting.

**Sean Schurr** thanked the community for their participation in the Chamber of Commerce Casino Night.

**Istar Holiday** thanked Bonnie and Mike Eisner for their concerns in regard to our community and for taking these concerns to the Parks Board.

## **OLD BUSINESS**

### **Bylaws Update**

**Ed Eby**, representing Colette Hyder, presented the recommended changes in the SCAC Bylaws. Those changes included modifications to:

Article VIII, Section 1, Item j, on page 8

Article VI, Section 3, Item a, on page 3

Article VIII, Section 3, Item b, on page 9

Article VI, Section 1, Item e, on page 3

Article VII, Section 2, Item a, on page 5 & 6

Article IX, Section 1, Item b, on page 10

Istar moved, seconded by El-Jay Hansson that the changes be accepted. Motion passed.

**Planning Staff for SLO County, Brian Pedrotti** presented the request for signs for the new shopping area on Mary Street and Tefft. Istar Holiday indicated that this 8 page report on Sign Criteria was only received today and the SCAC Board has not had time to see the report nor study it. The report should have come before the Land Use Committee prior to being present to the SCAC Board, but Land Use had not seen it either. Brian Pedrotti indicated that the request is in compliance with the West Tefft Corridor Plan.

**Dennis Mitchem, representing E. F. Moore Co. Developers,** discussed the various types and placement of signs. He indicated he is under pressure from the tenants to approve the signs immediately or they would break their agreements to lease the buildings.

Rick Dean moved, seconded by Sean Schurr that we accept and approve the request for the signs with a letter to the Planning Committee and Board of Supervisors that we had not had time to properly review the request and ask that in the future these reports and requests be presented to the SCAC Board in a timely manner. It was also mentioned that there is a history of these types of requests being received by SCAC with little or no time to study the proposal and immediate approval required. Motion passed.

#### **Resignation of Area 5 Representative**

A resignation letter from William Weber, Area 5 Representative, was received. Istar Holiday moved, seconded by Vince McCarthy that we accept his resignation due to health considerations. Motioned passed.

#### **Election of Area 2 Representative**

Harry Walls presented a petition signed by his neighbors to be accepted as a member of the SCAC Board representing Area 2. His credentials are as follows: previously on SCAC Board, member of Nipomo Rotary, on the Parks Conservancy, part-time employee of ACE hardware. An election was conducted and Harry Walls was elected to the Council as an Area 2 Representative.

#### **Election of SCAC Chair and Vice Chairman**

Dick Wright indicated that he and Dan Gaddis had discussed the duties in relation to their travel schedules and had agreed that if elected, Dick would take the Chairmanship and Dan would assume Vice Chair responsibilities with the provision that members of the Council would assist with representing SCAC at various meetings when necessary. He was assured that the Council would give them their full cooperation.

Istar Holiday moved, El-Jay Hanson seconded that Dick Wright be nominated as Chairman and Dan Gaddis as Vice Chairman. Motion carried. An election was held, and Dick Wright and Dan Gaddis were elected to their nominated positions.

**Kevin Beauchamp** submitted his request to become a member of the SCAC Board as the Agriculture Representative. Discussion followed concerning his knowledge and expertise in the field of Agriculture. He admitted he had little or none, but would be willing to learn and have help from Phil Henry. He indicated he would reach out to the agricultural community and represent their interests in our community to the best of his ability. Kevin also indicated that should a fully qualified Agriculture representative be willing to join the Council, he would willingly step down to make room for such a person.

Harry Walls moved we accept Kevin's request for election, El-Jay Hansson seconded. Motion passed. An election was held and Kevin Beauchamp was elected to the Council as the Ag Representative.

### **NEW BUSINESS**

**Matt Priess representing Granite Ridge Engineering Group for Keith Garl** presented a request for road abandonment of a half-block of Avocado north of Dana Street. The purpose of the abandonment is future apartment expansion. The property owners would gain approximately 30' to one side of their property. The project is presently 4 apartments with permits to build 4 more and with this road abandonment it would increase to 6 additional apartment units. Adequate parking would be mandated and 60% of the area would be designated "Open Space." Discussion followed indicating a number of problems with the request.

Istar Holiday moved, Rick Dean seconded that we delay approval of this request with the request for more information with reference to: zoning, adjacent property owner's rights and concerns, flooding issues, drainage problems, and other considerations that impact the area such as prescriptive rights.

Discussion followed. Harry Walls stated he believed this is a bad motion and the concerns are not significant.

Motion passed. Kevin Beauchamp indicated he cannot vote because he owns property in the area. Sean Schurr abstained.

### **Public Relations Liaison**

Dick Wright indicated we could do a better job of keeping the public informed and gaining the participation of the community in issues of interest. He requested Phil Henry be designated as the liaison to the newspapers to get information published concerning our meetings, agenda and members' profiles as well as contact numbers of the SCAC Board. Rick Dean moved, seconded by Sean Schurr that Phil Henry become our Public Relations Liaison. Motion passed. Sean Schurr indicated he would help Phil with this task.

### **Parks and Recreation Committee**

Dick Wright noted that in the past we have had a Parks and Recreation Committee to focus on information concerning parks and their development in our area. Discussion

followed in reference to historical issues that have caused dissension over issues involving the parks. El-Jay Hansson moved, seconded by Istar Holiday that we establish a Parks and Recreation Committee. In the discussion that followed it was pointed out that this issue can become divisive. El-Jay and Istar withdrew their motion and second. The item was tabled for discussion at a future meeting.

### **COMMITTEE REPORTS**

**Land Use Committee, Istar Holiday Chairman** indicated all the items had already been discussed

**Traffic and Circulation Chairman Dan Woodson** announced that an ordinance is being proposed that all trucks over seven tons will be prohibited from parking in residential areas.

The beginning of construction of the Willow Rd interchange is scheduled for 2010 or 2011. The route has been redrawn and approximately 200 old oak trees will be saved.

**NEXT MEETING:** Due to the Memorial Day holiday, it was decided that the next meeting will be on Tuesday, May 27, 2008 at 6:30 p.m.

Meeting adjourned at 10:48 p.m.