

SOUTH COUNTY ADVISORY COUNCIL
Minutes for the July 28, 2008 Meeting

Chairman Richard Wright called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance. The roll was called by Recording Secretary Elaine Thomas and a quorum was declared. Members present were:

Dan Gaddis	El-Jay Hansson
Istar Holliday	Sean Schuur
Elaine Thomas	Harry Walls
Richard Wright	Dan Woodson
Jim Harrison	

No additions or corrections to the June 23rd minutes were noted. Mrs. Istar Holliday moved the minutes be approved; Mr. Dan Woodson seconded the motion. Motion carried.

Treasurer's Report: Treasurer Stephanie Franks was not present and no report was available.

Comments from the Chair: Chairman Richard Wright indicated that webmaster Derek Eby was working on upgrading the SCAC map on our website to depict the seven represented areas. It was hoped that this would assist citizens in determining their representative and allow prospective candidates to know which area they resided in. He also noted that there are vacancies on the SCAC that should be filled. The areas needing additional representation are Areas 7, 5, 1 and LMUSD.

Community Presentations:

Cal-Fire Sgt. Michael Deleo represented Battalion Chief Bill Fisher who is presently fighting the Telegraph Fire. Sgt. Deleo gave the following report:

Nipomo Station 20: 95 total calls	Year to Date 581
17 Fires	60 Medical
9 Vehicle Accidents	9 Other

Mesa Station 22: 83 total calls	Year to Date 484
14 Fires	3 Vehicle Accidents
46 Medical	20 Other

Training was held for Nipomo Paid Call Firefighters for wild land fire behavior. Twenty eight large wild land Fires or Complexes are burning in California at this time. A fire prevention program was held on Father's Day at a barbeque at St. Joseph's Church.

The chipping program for the Nipomo area will be coordinated by Nipomo CSD. He indicated that another chipping event will probably not be held until next year in June or

July. The recent chipping event produced 168 tons of green waste. There will be a two day chipping event for Suey Canyon in September.

He noted there are approximately 30-40 local firefighters total, but the staff has been stretched recently because of all the fires presently burning in California.

San Luis Obispo County Sheriff's Department Commander Brian Hascall reported 10 arrests and 6 citations on the weekend of July 4.

A vacant house which was in foreclosure was vandalized on Silvercharm Place. Two young adults broke in and spray painted the interior. They were arrested and admitted their guilt and are presently in jail.

The theft of copper wire is becoming more prevalent. A vacant house was being stripped of copper wire and the sheriff's deputies discovered over 500 pounds of wire in the back of the suspect's pickup. The wire was returned to Southern Pacific Railroad. The thieves are currently in jail.

He reported on the recent criminal activity on Price Street that was discussed by Kevin Beauchamp at the June 2008 SCAC meeting. Mr. Beauchamp had indicated the Sheriff's Department, the District Attorney's Office and the judicial system did not properly handle the prosecution of the suspect responsible for the theft of his property.

Commander Hascall indicated that the Sheriff's Department did their job properly and that the criminal was charged with 3 counts of stolen property, 1 count of burglary, 1 count of possession of burglary tools as well as other charges which were all classified as felonies. He could have received 15 to 20 years in prison. Commander Hascall was unaware why the man received only 60 days in jail. He indicated that the court proceedings are public record and the answer could be determined by court documents.

California Highway Patrol Lt. Mark Badovinac: not present

San Luis Obispo County Parks Commissioner Paul Teixeira gave his report later in the meeting. He indicated that a Ground Breaking Celebration was held Sunday, July 27, 2008 at the Dana Adobe. The celebration was in honor of the Adobe receiving an additional 100 acres of property.

Additionally, a fund raiser for the Jack Ready Park was held by the Jack's Helping Hands Organization at Santa Margarita Ranch. A total of \$140,000 was raised.

Nipomo Community Services District: Mr. Jim Harrison reported the Santa Maria water acquisition tie-in is still going forward. He indicated that Mr. Dan Woods was awarded the job of producing an E.I.R. which will be available in approximately 45 days. The total project is estimated to cost approximately \$22 million. Dan Gaddis asked if the Trilogy Community will have access to water from the Santa Maria pipeline. The answer was that the recently resolved lawsuit required the disbursement of supplemental water to contracted entities. Mr. Harrison indicated there will be a meeting with the NCS D in August to discuss this proposal and also the Black Lake proposal. The NCS D Board is presently looking for grant monies to help pay for the Santa Maria water acquisition.

The Black Lake Community recently defeated the proposal to consolidate their water district with NCSA at the proposed buy-in rate.

San Luis Obispo County Planning Staff Brian Pedrotti reported that the Inclusionary Housing Ordinance was approved with “in lieu” fees on off site property. Mr. Jim Harrison asked if the entire EIR was used to determine the outcome, but Mr. Pedrotti was not sure.

There are two mobile home type trailers near the Race Track near the Highway 166 interchange. Mr. Harrison asked if they have approval from County Planning. Mr. Pedrotti indicated that he did not know but would inquire.

INFORMATIONAL PRESENTATIONS

County Parks Planner Jan Di Leo reported that the EIR work scope for the Nipomo Community Park Master Plan EIR is almost complete. County Parks anticipates that consultant requests for proposals (RFPs) for the EIR should go out in late August 2008. In addition to the EIR reviewing a community center within Nipomo Park, the project’s EIR will also look at alternative locations for a community center. These alternative locations will be discussed in the Alternatives Chapter of the EIR. An initial group of volunteers have identified seven potential alternate sites generally located in the hub of Nipomo. Through the EIR process Parks will take input on additional alternative sites for a community center. It is likely the EIR will review between 3 to 5 alternative community center locations. The recreation center discussed in the EIR would require approximately 2 acres. The types of uses being discussed for the center are: a gymnasium, an area to accommodate events such as wedding receptions, a pre-school facility, an area for seniors, an area for teens, , , and office area for recreation center staff. The facility would also include a kitchen, a stage, parking, and restrooms.

Proposed 4 Table Card Room at 622 West Tefft: Mr. William Rutland representing owners Mr. Russ Shore and Mr. Steve Waldman gave the following proposal: A four table card room is planned for the strip mall location between Antonio’s Restaurant, Art of Flowers and the nail and hair salon. Mr. Rutland has talked to the owners of each of the businesses and has received favorable comments from each of them. Mr. Mark Sargen, owner of the property and a partner in the Art of Flowers business also offered his approval of the plan.

Mr. Rutland investigated the parking issue and noted there is adequate parking for all the businesses including the nearby CVS drugstore. He mentioned that the card room will generate most of its business later in the day. There will be no food or alcohol served and no smoking will be allowed. Food may be catered in from the nearby restaurants. The hours of operation will be weekdays from 10:00 a.m. to 2:00 a.m. and weekends from 10:00 a.m. to 4:00 a.m. Tournaments may be held from time-to-time on weekends. There will be approximately 20 employees with usually 6 or 7 on the premises at a time. Unarmed security will be provided to ensure the safety of employees, patrons, neighboring businesses and the parking lot. Security personnel will be on the premises during business hours.

Mr. Rutland indicated that there is presently a state moratorium on licenses for card rooms. However, he felt confident that when he receives approval from the neighboring businesses, the SCAC and San Luis Obispo County he will be able to go to the State of California to apply for and receive a license. The SCAC will review his request for support once the County has approved a Conditional Use Permit.

Mr. Rutland indicated there will be a limited amount of cash on the premises at any one time. He noted that the Rabobank across the street will be available for bank deposits at any time.

Department of Public Works Representative Dale Ramey reported that the Willow Rd. interchange project is scheduled to begin in 2010. The funds for the project are still inadequate but he is hopeful that S.T.E.P. funds will be made available. Another \$15 million is needed in addition to the \$6 million currently designated for the project. There are three ways that additional funds may be raised:

1. Sell bonds with a loan from the County
2. Additional taxes levied on new businesses and residences
3. Parcel tax for all property owners

Chairman Dick Wright asked what is the most common way of funding these types of projects and Mr. Ramey said a sales tax increase is often used. STEP funds could be used if the County approves. He also noted that it will cost about \$65 million to realign the Brisco interchange in Arroyo Grande.

PUBLIC COMMENT

Jeanne Taylor said a detailed report of all fires recently in California is available from her.

Mrs. Mary Woodson announced a concert series at the Dana Adobe is being organized. The first concert will be September 21 and the cost will be \$18.50 per person. The music will be provided by Nu Monet with Jim Barnett and vocals by Deanna Delore. Mrs. Woodson hoped this will be an ongoing activity with concerts planned each summer. These concerts will benefit the Adobe both monetarily and in visibility to the community.

Mr. Sean Schuur announced a Chamber of Commerce Luncheon on Wednesday, July 30. Mr. Bruce Buel will present information on the NCSA at the luncheon.

Mr. Clyde Cruise stated he did not believe the recreational center planned for Nipomo should include facilities for wedding receptions since this takes business away from hotels and other locations that provide these facilities.

Mr. Mike Eisner complimented Jan Di Leo for her work in preparing the information concerning the Community Park. He stated the recreational center should consist of approximately 2 acres with accommodations for 150 cars.

CONSENT AGENDA

Osler Property at 1720 Scenic Way, Nipomo, 20.1 acres – 4 lot parcel map.

Woodlands – authorization for three business park buildings totaling 47,400 sq. ft. plus permanent golf course maintenance facility – consistent with specific plan, but location moved.

Land Use Chair Istar Holliday indicated both of the proposals had received Land Use Committee approval. Mr. Harry Walls moved, seconded by Mrs. El-Jay Hansson that the SCAC approve these proposals. Motion carried.

NEW BUSINESS

Mr. Hess, 410 Nopal Way, Nipomo requested that his one acre site be divided into two parcels. He has received an Intent to Serve letter from NCS D and Health Department approval for his septic system. It was noted there may be a problem with the septic tank regulation that has been recently passed limiting the number of septic tanks per acre. Mr. Sean Schuur moved and Mr. Harry Walls seconded that we approve the proposal. Motion carried.

LAND USE COMMITTEE

CHAIR ISTAR HOLLIDAY sought permission to send a letter to the County Planning Department in reference to those projects that in some manner had bypassed SCAC review. In the past, the Land Use Committee has indicated problems and concerns with the projects and requested the proposal be resubmitted to Land Use and SCAC when the changes were made. However, the proposal is sometimes presented to County Planning Commission directly thus by-passing Land Use and SCAC altogether. In many cases, County Planning has approved projects without the information that Land Use and SCAC had noted problems and concerns.

Mrs. Holliday's letter was approved by the SCAC board and she will send it to the County Planning Commission. She drew this problem to the attention of Mr. Brian Pedrotti who was in attendance at this meeting.

Rodriquez Property at Avocado and East Tefft consists of a one acre lot with a duplex and single family house already on the property. The request for an additional four apartment unit on the property presents several concerns: it is in a flood zone adjacent to the creek, there would be no play area for the family's children, no access for emergency vehicles and inadequate parking space. Mrs. Holliday's concern is that this proposal may by-pass Land Use and SCAC and go directly to County Planning. Mr. Pedrotti of County Planning indicated there is a 3 – 4 month time period to voice our concerns for a Minor Use Permit. Mrs. Holliday will draft a letter to County Planning, attention Mr. Warren Hoag indicating Land Use concerns. Mrs. El-Jay Hansson moved, seconded by Mr. Dan Woodson that a letter be sent. Motion carried.

TRAFFIC AND CIRCULATION COMMITTEE DAN WOODSON noted a speeding complaint on Mesa Rd between Tefft and Osage. The issue relates to the current speed limit of 40 mph. Residents desire that this be lowered to 25 mph. However, there is a question as to whether this roadway meets the Vehicle Code requirements of a "residential area" that could qualify for the reduced speed limit. Mr. Woodson recently

walked the road to view the problem. Supervisor Achadjian is calling a meeting with the California Highway Patrol to discuss the problem.

SCAC REPRESENTATIVE AREA 3 - SEAN SCHUUR offered his resignation from the SCAC board since he has moved out of Area 3. The Board thanked him for his service.

Next meeting will be August 25, 2008

Mrs. Istar Holliday moved meeting is adjourned, Mr. Harry Walls seconded, motion carried. Meeting adjourned at 8:35 p.m.