

SOUTH COUNTY ADVISORY COUNCIL
Minutes for the July 27, 2009 Meeting
NCS D Building, 148 South Wilson St. Nipomo, CA

The meeting was called to order by Chairman Dan Gaddis who led the Pledge of Allegiance. The roll was called by Secretary Elaine Thomas.

Members present:

Stephanie Franks	Dan Gaddis
El-Jay Hansson	Istar Holliday
Vince McCarthy	Elaine Thomas
Harry Walls	Mike Winn
Richard Wright	

Members absent:

Patricia Duron	Rick Dean
Howard Hess	Mike Murphy

A quorum was declared.

Additions to Agenda

New Business:

Notice of E.I.R. Scoping Meeting on Grading & Storm Water Management on July 30, 2009 at 6:00 p.m.

Brush Poppers Riding Club request to waive conditional use permit fees, building permit fees & public facilities fees for equestrian facility in Arroyo Grande on the Nipomo Mesa.

Minutes of the June 22, 2009 Meeting was approved with a motion by Harry Walls, seconded by El-Jay Hansson. Motion carried.

Correspondence: A copy of the Grand Jury Report is available for viewing.

Treasurer's Report: Stephanie Franks submitted the following report:

Board Meetings	\$ 369.00	Dump Fees	\$1885.76
Library	\$2182.01	Total	\$4436.77

Stephanie Franks asked permission to submit a request to San Luis Obispo County for additional funds for the SCAC. It was moved by El-Jay Hansson, seconded by Istar Holliday. Motion passed.

Community Presentations:

Cal Fire Battalion: Chief Bill Fisher submitted the following:

Nipomo Station 20 – 102 total calls – Year to Date 651

26 Fires 10 Vehicle Accidents

55 Medical 11 Other

Mesa Station 22: 34 total calls – Year to Date 297

3 Fires 3 Vehicle Accidents

18 Medical 10 Other

Training: Nipomo paid Call Firefighters trained on structure fire protection and wild land hose lays.

Prevention: It is time for fuel clearance, 30 to 100 feet of clearance of all flammable vegetation around structures. Mow before 10:00 a.m.

Administration: Please stop by and see your new Nipomo Fire Station.

Cal Fire is working with County Code Enforcement on the burned-out Community Recreation Center at 170 South Frontage Rd. SLO Dept. of Planning & Building on June 23rd sent out a notice of violation regarding the Recreation Center due to extensive fire damage and stated that it had been deemed an unsafe structure. Owners are directed to completely secure the building from entry, or obtain a demolition permit and have the building removed.

SLO County Sherriff's Department: Commander Brian Hascall reported the following:

1. There has been an increase in vehicle break ins and vandalism in the Blacklake and Via Seco areas. People are urged to lock their car and keep cars in the garage or off the street if possible.
2. There was an assault with a deadly weapon in Oceano and also in Arroyo Grande.

California Highway Patrol: not present

Planning Commission: not present

Park Commissioner: Paul Teixeira reported some staff changed in the department. The Department is down two rangers, but they will not be able to fill the vacancies because of State of California budget constraints.

Nipomo Community Services District: Mike Winn reported:

1. The plan for the Santa Maria Pipeline is presently on hold because the Joint Powers Agreement to achieve funding is not yet in place. A narrative report will be available to SLO County.
2. He said on July 30, the Planning Commission will hold another meeting to discuss the Energy, Air Quality, and Water Elements.
3. On August 20, a LAFCO meeting will be held to discuss the Jim Miller Park on Tefft. This meeting will determine if the park can be approved and completed. The County presently owns the land and may be willing to donate it to the Nipomo Community Services District.
4. A copy of the Nipomo Community Services District Strategic Plan was handed out to each member of the SCAC Board.

Informational Presentation:

Citizen Awareness: Chairman Dan Gaddis, Board Members, and the audience joined together to give a standing ovation to congratulate Board Member El-Jay Hansson and her husband Hans Hansson who became citizens of the United States last month.

Jim Miller Park status: Nipomo Community Services District General Manager Bruce Buel discussed the Miller Park Assessment District Formation and Park Construction Project, Expanded Initial Study. A copy of the report was given to each SCAC member. There will be a meeting on August 26 to work through this report. The park will be 1.4 acres; 1.0 acres from County property & .4 acre from railroad right of way property. The park will be partially paid for from property taxes reserves and also from assessments to residents. An Assessment District would be required & an EIR would be needed. Mr. Buel showed a map of a potential layout of the park and a discussion followed.

Public Comment:

Elaine Thomas read a letter from Supervisor Katcho Achadjian's office concerning the Recreation Center on Frontage Rd. The letter reiterated that the owner has been contacted and County Code Enforcement is involved. It is hope that this building will soon be razed.

Supervisor Katcho Achadjian was present at the meeting and discussed the following: He indicated that legal procedures must be followed towards demolishing the fire damaged Recreation Center and the process is now in place. He indicated that the building might be able to be used for practice by the Fire Department to fight fires. There have been noise complaints from a bar and from St. Joseph's Church, both located on Thompson Rd. If there is more than one visit to a facility from the police for noise complaints, a citation will be issued and the fine will come out of the pocket of the owners.

Chairman Dan Gaddis mentioned that the Planning Commission and Planning Staff in their review of the Housing Element had been receptive to a recommended change acknowledging that the supplemental pipeline water will only supply water needed to meet our present shortfall in water.

The planning Commission & Planning Staff later made the following change: Nipomo water: "In a LOS III, but the Nipomo Community Services District has taken the lead to bring new water resources to the Nipomo Mesa Water Conservation Area to address the existing shortage".

Old Business:**Dana Adobe Lease:**

Mr. Joe Dana, President of Dana Amigos spoke on the lease agreement for the 100 acres for the Adobe. It had been suggested that the lease include a playground be placed on the

property. However the Dana Adobe Amigos Board, which was all in attendance at the meeting, had discussed the proposal and determined that this Historic restoration project would not be an appropriate place to include playground. Equipment. They stated that the recreation facilities presently on the property are conducive to children's play and activities. There are hiking and equestrian trails in the plan for the property. SLO County Counsel has already approved the lease and Mr. Dana requested that the lease be approved as is.

There was some discussion concerning the wording concerning admission to the Dana Adobe property. Mr. Pete Jenny of the County Parks Department indicated that admission would be charged only for special events. Mr. Jenny also noted that PFF and Quinby Fees are to be used in a community for recreation and the Dana Adobe project conforms to those requirements.

The following people spoke on behalf of the Dana Adobe Lease to be approved as is:

Paul Mangiani	Nona Nicholson
Ed Eby	Marina Washburn
Clyde Cruise	Stephanie Franks
Herb Kandel	

Chairman Dan Gaddis asked Joe Dana to comment on the Restoration Specialist gentleman that addressed the Land Use Committee regarding the Dana Adobe. Joe Dana said that John Fowler, of the Cultural Heritage Commission, had toured the Adobe and was impressed with its historical significance. He has been a Project Manager involved with the Mission San Miguel, and the Mission San Luis Obispo, as well as other historical restorations, and is an expert in the field of cultural preservation. He was excited about restoring the Dana Adobe property to the way it was in Captain Dana's time.

Stephanie Franks moved that the lease be approved, seconded by Richard Wright. Chairman Dan Gaddis polled the SCAC Board for a vote approval of the Lease as is.

Richard Wright – yes	Elaine Thomas – yes
Dan Gaddis – yes	Istar Holliday – yes
El-Jay Hansson – yes	Vince McCarthy – yes
Dan Woodson – yes	Harry Walls – yes
Stephanie Franks - yes	

Motion passed.

Lighthouse Church Cell Tower:

Tricia Knight representing Verizon spoke about the cell tower and indicated it will be disguised as a pine tree, it will be 50 feet tall and the supporting building will be 12x20 feet and finished to match the Lighthouse Church. The neighboring area has been

canvassed and there is no objection from the neighbors. The following people spoke advocating approval of the tower and said present reception around the church is poor:

Mark Parks, Pastor of the Light House Church

John & Anna Kopp, neighbor

Sarah Laughtin, church member

Jesus Ramos, neighbor

The church will receive recurring funds from Verizon for the privilege of placing the tower on their property.

Istar Holliday moved the tower be approved, El-Jay Hansson, seconded. Motion carried.

Conoco-Phillips request for Increase in Volume of Crude Oil Processed:

Jim Anderson representing the refinery is requesting an increase from 44,500 barrels per day to 48,950 barrels per day. There will be no additional construction and present equipment can be used. The present coke pile is now being diminished and will be trucked out over a period of time. It is unknown if Willow Rd. Interchange will be used by vendors in the future to truck out the processed crude oil as well as the coke. Dan Gaddis asked for more information on the “off-set credits” which would be used, would they come from off site locations? Jim Anderson said all off set credits would be obtained from efforts made at the local on site property.

Istar Holliday noted that if additional truck traffic would be generated that Conoco Phillips should be assessed for the Willow Rd. Interchange if it is used. Mr. Anderson indicated a timeline of about a year if all burners meet emission requirements. The plant will be prohibited from generating increased emissions.

Harry Walls moved, seconded by Istar Holliday that the request be approved by the SCAC. Motion carried.

Conservation and Open Space Element, Chapter 2, Air Quality, Planning Commission Hearings.

Nipomo has no real employers of any magnitude and no real shopping, where residents can easily walk or bicycle to. Instead the opposite happens and we flood the roads with increased numbers of vehicles going South to Santa Maria and further or North to the Five Cities Area and SLO.

The SCAC recommended in a presentation to the Planning Commission, in their July 23rd Public Hearing meeting, the following new paragraph to be inserted after the policy statement: “Implementation Strategy AQ 1.1.1 Strategic Growth Principles” found on pages 2.9 & 2.10:

Paragraph: “h. Allow to not follow strategic growth principles in an area: when construction of high density housing on a parcel in lieu of single housing, would due to lack of local employment and shopping infrastructure in that unincorporated area, would result in more vehicle miles being driven, and would result in more greenhouse gas

emissions (such as carbon dioxide) being emitted, and therefore would have a greater negative impact on air quality”
SCAC looks forward to their response.

Housing Element, Planning Commission Hearings:

As mentioned above in Public Comment:

Chairman Dan Gaddis mentioned that the Planning Commission and Planning Staff had been receptive to a recommended change on their review of the Housing Element:

Where the Housing Element Draft previously said:

“Nipomo water was in a level of severity III” (where the existing community demands exceed the capacity of the resource), “but the Nipomo Community Services District has taken the lead to bring new water resources to the Nipomo Mesa Conservation Area”.

The SCAC recommended to the Planning Commission in their June 6th Public Hearing meeting on Housing that they say the supplemental pipeline water will only supply water needed to meet our present shortfall in water, not water for future development.

The planning Commission & Planning Staff later agreed to the following change:

Nipomo water: “In a LOS III, but the Nipomo Community Services District has taken the lead to bring new water resources to the Nipomo Mesa Water Conservation Area to address the existing shortage”.

We thank the Planning Commission for making the change.

The Housing Element Draft previously had stated regarding Nipomo: “Roads: No immediate concerns were identified for Tefft Street”. “Infrastructure financing is being explored for freeway interchange improvements. A pilot project for Willow Road is underway by the County.”

The SCAC recommended to the Planning Commission in their June 6th Public Hearing meeting on Housing that: “In actually, Tefft Street in Nipomo, with it’s interchange with Highway 101, frequently can be backed up for blocks with vehicles, and the Willow Road Interchange is severely needed to relieve traffic congestion.”

The planning Commission & Planning Staff later agreed to the following change: “The interchange of Tefft Street at US 101 presently operates below acceptable peak hour levels of service. This condition is expected to improve with the proposed Willow Road extension and interchange improvements.”

The Planning Commission’s new statement says it better and the SCAC thanks them for the change.

New Business:

Edwards Barn: They are requesting 16 additional days of operations “for-profit type events.” Angela Thompson representing the Edwards Barn announced the following:

1. The Barn property which consists of 5 acres, has been in the Camacho family for many years
2. They hold approximately 24 -32 major events per year which include about 200 people
They hold approximately 26 small evening events per year which include about 75 people
There are about 43 non-profit events per year for organization such as 4H, Rotary, and Chamber of Commerce. Etc/
3. They wish to continue the non-profit events, with no more than 4 event weekends in a row, at the Barn.
4. The additional 16 events will be “for profit type events” such as wedding, receptions, and birthday parties, etc.
5. All speakers are within the Barn and sound levels are monitored.
6. Landscaping was installed 5 years ago and is increasing in size.
7. There is no on-road parking for events. There are approximately 100 parking spaces on the property and there are security-parking attendants on duty
8. They get a renewed fire permit each year from the fire dept. and no smoking is allowed in the building.
8. Alcohol can be served but the permit must be obtained by the renter of the Barn

Istar Holliday noted that the property is zoned Rural/Residential and she thinks it might be more proper to go for a General Plan Amendment than a Minor Use Permit. A discussion followed that efforts are presently underway to change the General Plan which will allow these type events.

The following people spoke in support of the plan to increase to 16 additional for profit type events per year: Les Vreize, neighbor; Tom Geasilen, neighbor; Jeanne Taylor, Nipomo resident; Paul Teixeira, Park Dept., Jim Harrison, SCAC member; Stephanie Franks, SCAC member.

Harry Walls moved, seconded by Stephanie Franks for approval for the additional events. Motion carried. Istar Holliday – abstained – El-Jay Hansson voted no.

Willow Road Interchange: Dale Ramey County Public Works Department: He announced that the acquiring of rights-of-way for the interchange in Phase I. from Pomeroy Road to Hetrick Avenue has been done. In Phase 2 they are in the process of obtaining easements on seven land parcels between Hetrick Avenue and the Highway 101 interchange. The EIR for the entire project has been completed and approved; and they have environmental approvals from both the State and Federal agencies.

El-Jay Hansson moved, seconded by Istar Holliday that the interchange easement requests be approved with the wording changed as follows: page 9 of 16 change #2 and 3 to yes; page 11 of 16, change #2 to yes. Motion carried. Dan Woodson voted no.

Highway 101 Grinding & Paving Project: The off-ramps at Tefft and Los Berros will not be closed during the daylight hours for the project. The grinding and paving will take place at night and one lane in both directions will be open at all times.

Brush Poppers request for fee waiver: The Brush Poppers Riding Club has requested a waiver of conditional use permit fees, building permit fees & public facilities fees for their proposed equestrian facility to be built on property they own in Arroyo Grande on the Mesa near Route 1.

Cherie Dodds speaking for the Bush Poppers requested the SCAC to write a letter to the Board of Supervisors to waive the fee for the organization to establish a new 5 acre arena immediately north of the Lopez Continuation School on Fowler Rd. off Highway 1. The arena when open can generate the needed funds but the fee needs to be waived in order for the arena to be constructed. It will consist of a riding ring where herding skills and other equestrian events can be held. Several pens for cattle and horses will be included to hold the animals which will be participating in the events. Stephanie Franks moved, seconded by Istar Holliday that the SCAC write a letter to the Board of Supervisors requesting the fee to be waived for the fees for the arena. Motion passed.

Grading and Storm Water Management – Amendments to the General Plan and County Code: Notice that there will be an E.I.R. Scoping Meeting on Grading & Storm Water Management on July 30, 2009 from 6:00 to 8:00 p.m. at the San Luis Obispo County Library to discuss the Amendment and Code changes. The Storm water Management Plan is a document guiding the County's actions to ensure compliance with the National Pollution Discharge Elimination System Phase Two Program. Additionally the proposed ordinance revisions will make the grading, drainage and erosion control requirements in the inland and coastal portions of the county consistent with one another.

Committee Reports:

Istar Holliday – Land Use no further report

Dan Woodson – Traffic and Circulation – no further report

Meeting Adjourned: 10:20 p.m.

Next meeting – August 24, 2009