

SOUTH COUNTY ADVISORY COUNCIL
Minutes for the May 21, 2012 Meeting

The meeting was called to order by Acting Chairman Dan Woodson who led the Pledge of Allegiance. The roll was called by Acting Secretary Dick Wright with the following members present:

Sue Cholakian	El-Jay Hansson
Istar Holliday	Vince McCarthy
Dan Gaddis	Dan Woodson
Patricia Duron	Ed Eby, NCSD
Gary Spelbring	Dick Wright

The following members were absent:

Rick Dean	Bill Dorland
Elaine Thomas	Harry Walls

Vern Dahl, LMUSD (checked in and excused)
A quorum was declared.

Approval of Minutes for Previous Meetings:

El Jay Hansson moved, seconded by Istar Holliday that the minutes for the Regular Meeting of the SCAC on April 23, 2012 be approved and filed. Motion carried.

Comments from the Chair: **Acting Chairman Dan Woodson** commented that due to the absence of Chairman Bill Dorland, Vice Chairman Harry Walls and Secretary Elaine Thomas, he was substituting as the Acting Chairman and Dick Wright was substituting as the Acting Secretary.

Treasurer's Report: **Treasurer Dick Wright** reported the following:

Dump Fees - \$895.76	Library - \$1,410.42	Total - \$2,306.18
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El Jay Hansson moved, seconded by Vince McCarthy that the report be approved. Motion passed.

Correspondence:

Acting Chairman Woodson indicated that he did not have access to the correspondence listed on the agenda.

Comments from the Chair: Acting Chair Woodson suggested that during the next Bylaws revision the Council consider increasing the succession of acting chairpersons in the absence of the Chairperson, Vice Chairperson and Secretary.

Community Presentations:

Cal-Fire Battalion Chief Bill Fisher - Not present

Sheriff's Department – Commander Jim Taylor - Not present

California Highway Patrol - Officer John Townsen – Not present

Parks Commissioner – Connie O’Henley – Not present

Nipomo Community Services District – Ed Eby reported that the election for the supplemental water pipeline assessment measure failed. 48% of the voters supported the measure (\$6.9M) while 52% opposed it (\$7.5M).

Additionally, Mr. Eby stated that on Wednesday, May 23rd the NCSO Board will meet at 9 a.m. to consider actions to address water resource options to fulfill its statutory and legal obligations. The NCSO is required to provide safe and reliable drinking water to residents at cost and meet court-ordered requirements from the Santa Maria Valley Groundwater litigation. The topics to be considered include:

- Other funding methods
- How to preserve a \$2.3M state grant and keep it from going to the Los Osos sewer project
- Legal options to insure NCSO water availability

The NCSO Board will also address a resolution to suspend “Intent to Serve” applications, review a draft budget of over \$7M, and to authorize a sale of \$10M in bonds to upgrade the sewer plant. The NCSO currently has a credit rating of “AA”.

Lucia Mar School District – Vern Dahl – Excused absence

Chamber of Commerce – Rudy Stowell announced that this year’s Octoberfest will be on October 15th from 9 a.m. to 5 p.m. and that the Chamber’s May 24th luncheon at 11:45 a.m. will be held at the Las Cazuelas restaurant at 131 W. Dana St.

SLO County Planning Staff – Brian Pedrotti - Not present at this time but was expected to arrive later to respond to questions regarding planning issues.

Public Comment:

- John Snyder reported that the actual ballot count, not the dollar amount, for the voting on the supplemental water pipeline was 31% in favor and 69% against the measure.
- Jeanne Taylor commented that the 72 hour timeframe for the SCAC agenda to be posted on the website prior to the meetings was too short of a timeframe for the public to properly prepare for the items scheduled to be discussed. She also advocated the use of “Redial” on the telephone to identify possible identity theft suspects.

New Business:

Guldeman, Philip, SUB 2011-0028 CO12 – Subdivide long narrow lot into four parcels, one of which will be undeveloped open space and the other 3 – one acre net- 524 Mesa View Drive, Palo Mesa (Corte De Mayo) – 5.35 Acres.

Candice Guldeman and representative Dennis Schmidt made a presentation and answered questions regarding the project. Their information disclosed that the proposed map had been revised to provide for 3 parcels instead of 4. Each parcel

would have individual septic systems. They had received a “will serve” letter from the Rural Water Company but the status of the access road/driveway from Mesa View Drive was still undecided. This project was tabled by the Council pending further developments regarding the road access.

Teresa Mullany, a neighbor to this project, voiced her concerns about the safety issues regarding access to Corte De Mayo from Mesa View Drive. She indicated that 4 families use that access and that the best option involved widening Corte De Mayo with a left hand turning lane on Mesa View Drive to prevent rear-end collisions.

Viva Way Truck Traffic Concerns – *This issue involves numerous complaints about the activities related to Viva Farms Plant Source Inc., a nursery/distribution center at 1091 Viva Way Nipomo.*

The majority of the audience (approximately 50 individuals) at this meeting was present to voice their concerns regarding this issue. The following area residents spoke about their observations; Nancy Shipley, Richard Cox, Mike Berry, Janice Porter, Don Lenker, Madaline Walker, Karen Waterman, Patricia Fuller, Pat McDuffie, Thomas Mason, and Stephanie Green.

The information from the speakers indicated that a small family farm on Viva Way had been sold and the new buyers had expanded the property through purchase or lease. The property now seems to include a warehouse and/or a distribution center for plants. Allegedly, numerous 18 wheel trucks arrive and depart the location via Camino Caballo and Waypoint Way on a 24 hour basis and create noise and pollution, deposit trash and human waste and are a public nuisance to residents in the area. The noise from the trucks that either traverse the roadway or park alongside the road disrupt residents trying to sleep at night and have damaged the pavement. Ms. Shipley indicated that she had counted as many as 37 trucks in a 24 hour period.

Brian Pedrotti, County Planning, was present during the comments from residents. He indicated that the County was aware of the problem and was investigating possible code violations. He could not provide a specific time frame for a resolution. Supervisor Paul Teixeira was also present and indicated that his office had also been addressing the complaints.

Infill Standards Background Report – Brian Pedrotti, County Planning, described the report and its objectives. He indicated it was part of a larger grant project and its intent is to implement the County’s Strategic Growth principles by providing guidelines and standards for promoting high quality infill development within unincorporated communities.

The report did raise some concerns and questions from Council members as the report stated that, “The County could encourage infill development with

incentives such as streamlined permitting, relaxed development standards and increased allowable density”, The report also stated that, “Some of the County’s standards for building height, minimum lot size, off-street parking and residential density may prevent certain desired forms of infill development. The County should remove these barriers while also ensuring high quality design and minimal impacts on neighboring properties.”

This report can be obtained at:

<http://www.slocounty.ca.gov/Assets/PL/pdfs/Infill+Standards+Background+Report.pdf>

Laetitia Agricultural Cluster Tract Map and CUP, Recirculated Draft EIR – Brian Pedrotti, County Planning made a presentation on this expanded version of the EIR. Three new chapters on water resources, biological impacts and alternatives have been added to the original EIR. Mr. Pedrotti indicated that all the original comments on this EIR were still in play and would be included in the final EIR. The project applicant, Victor Montgomery, was also present but did not wish to make any presentations at this time.

A number of residents who reside in the area of the project addressed the Council regarding issues with the REIR. The speakers included; Jay Hardy, Carol Garcia, Ernie Penny, Ray Toomey, Kem Weber, and Gordon Gill. They expressed concerns over the decreasing amount of well water they have already experienced in the area that required deepening of existing wells or drilling new wells. They fear that additional water demands of a large development will have a negative impact on all area residents. Another major issue with the speakers was the impact of additional traffic on Dana Foothill, Rimrock, Sheehey, and Thompson Road.

Mr. Weber stated that he was concerned that this project would destroy a habitat of a vast array of wildlife and the historical home of the Chumash. He opined that “this project does not provide for the general welfare of the community. It is for the exclusive benefit of one individual, the owner, and is a burden on all others. There was no benefit to the community.”

Jeanne Taylor stated that she was concerned about the traffic problem also considering that Thompson Road has and will be having increased use due to the expanding student body at Nipomo High School and the upcoming completion of the extension of Willow Road to Thompson Road.

Istar Holliday made a motion to forward a letter to the BOS recommending that they give close attention to the serious negative impacts of the proposed project in regard to water and traffic issues which affect the community and have not been mitigated. El Jay Hansson seconded this motion. The motion was voted on and approved.

Committee Reports:

Land Use Committee: Istar Holliday stated that the Exceleron project had a hearing in front of the Board of Supervisors on August 15th. Another hearing is scheduled for August 21st.

She also indicated that she attended the County training for Advisory Councils recently and formed the opinion that from the County's perspective, it was "full speed ahead" on Smart Growth.

Istar also mentioned the Council's need to respond to the County's Economic Element Report. A motion to forward Dan Woodson's suggested response to this report was made by Dick Wright. Istar Holliday seconded the motion. The motion was passed.

Traffic and Circulation – Dan Woodson said the Willow Road interchange is progressing and that it was approximately 3 weeks ahead of schedule. The involved art work is beginning to be put in place. He also stated that the road funds for Area 1 are currently at a minus \$1.6M and in Area 2 the County was still looking at creating a plan for a round-about at Halcyon Road.

Next meeting: June 25, 2012

Meeting adjourned at 9:35 p.m.