

**SOUTH COUNTY ADVISORY COUNCIL**  
**Minutes for the November 25, 2013 Meeting**

The meeting was called to order by Chairman Dick Wright at 6:30 p.m. Dan Woodson led the Pledge of Allegiance and Secretary Elaine Thomas called the roll with the following members present:

Susan Cholakian	El Jay Hansson
Istar Holliday	Vince McCarthy
Gary Spelbring	Elaine Thomas
Dan Woodson	Dick Wright
Craig Armstrong - NCSD	

The following members were absent:

Sandra Caughell	Rick Dean
Pat Duron	Harry Walls
Vern Dahl - LMUSD	Bill Dorland

A quorum was declared.

**Additions or Deletions to the Agenda:** It was agreed that the agenda item relating to the Roadside Gateway signs for Nipomo be moved to Public Comment.

**Approval of Minutes for the October 28, 2013 Meeting:** Istar Holliday moved, seconded by Gary Spelbring that the minutes be approved. Motion carried with El-Jay Hansson abstaining.

**Treasurer's Report:** Treasurer Dick Wright offered the following report:

Grant Funds	\$1090.00	Dump Fees	\$895.96
Library	\$ 952.42	Total	\$2938.18

El-Jay Hansson moved that the Treasurer's Report be approved. Dan Woodson seconded the motion. Motion carried.

**Correspondence:** Chairman Dick Wright said the only correspondence received was the Chamber of Commerce Newsletter. The newsletter was routed to the Council.

**Comments from the Chair:** Dick Wright thanked the Land Use Committee for changing their meeting date to the second Monday of the

month. This will allow the newspapers in the area to have sufficient lead time to publish the agenda so that the public is aware of items of interest. He also thanked Sandra Caughell for her efforts in establishing the proper contacts.

### **Community Presentations**

**SLO County District 4** - Chairman Dick Wright introduced Elizabeth Ruth, assistant to Supervisor Caren Ray. Ms. Ruth was thanked for attending the meeting.

Ms. Ruth announced that the proposed Phillips 66 railroad spur is ready for public comment. There will be a meeting at Mesa Middle School on December 12, 2013 at 6:00 to 9:00 p.m. in which public comment will be heard. The final date for public comment will be January 27, 2014.

**Cal-Fire - Battalion Chief Paul Van Gerwen** reported the following for the month of October, 2013:

Nipomo Station 20 - Total Calls 120

13 Fires	68 EMS
15 Vehicle Accidents	24 Miscellaneous

Mesa Station 22 - Total Calls 65

1 Fire	41 EMS
8 Miscellaneous	11 Dune responses

Chief Van Gerwen urged everyone to be especially aware of fire safety during the coming holidays.

**SLO Sheriff's Office - Commander Jay Donovan** reported the following for the last four weeks:

Total Calls	814	4 Identification Theft
Thefts	22	5 Residential Burglaries

He again cautioned everyone to be careful about leaving mail in their unlocked mailboxes since Identity Theft is on the rise. He also indicated it was important to lock your car and not leave visible items in the car.

**California Highway Patrol - Officer Laura Browning, Public Information Officer.** -- **Officer Browning** urged everyone to be extra

careful during the coming holidays with more traffic on the road. She said there will be a conference coming up next year on Training for Crisis Issues.

**SLO County Planning Staff - Planner Brian Pedrotti** - not present

**Nipomo Community Services District - Director Craig Armstrong** announced that the Santa Maria Pipeline has been completed under the Santa Maria River and progress has been made.

**Lucia Mar United School District Board Member - Vern Dahl:** not present

**Nipomo Chamber of Commerce - President Rudy Stowell** said this is his last meeting as President of the Chamber. Mr. Rick Malrose, who was present at this meeting, was introduced as the new in-coming President of the Chamber.

Rudy said one of the things he was most proud of during his year serving as President is the trash pick-up that has been organized. He hopes this effort continues to make our community attractive.

Rudy announced an Awards Dinner will be held at Trilogy on January 16, 2014 to honor Clyde and Theresa Cruise as Outstanding Citizens of the year.

Rudy was thanked for his service and his faithful attendance at the SCAC meetings.

**Public Comment:**

**Mike Eisner** announced that new roadside WELCOME signs listing all organizations in the Nipomo area will be placed on the sides of the freeway approaching Nipomo from both the north and the south. This plan is being promoted by the Rotary Club of Nipomo, the Chamber of Commerce and the Nipomo Lions Club. These organizations have been working on this project for about 2 years and will be submitting requests for approval to the County.

The signs will be approximately 12' by 8' and will be placed on private property. The signs will be placed sometime in 2014 with the goal of promoting the businesses, service organizations and churches in our area.

**Mike Berry**, area resident, said that the traffic from Viva Farms is still continuing at all hours of the day and night. He said there are trucks arriving from Vancouver, Canada as well as New Mexico and points east. He said he was informed that the plants from out of state had to be inspected by the California Agriculture Department when arriving in California and asked if these inspections had taken place. The residents of the Camino Caballo area concerned about this issue have had a meeting with Supervisor Caren Ray and were pleased that she is cognizant of the problem.

### **Consent Agenda**

LRP2011-00017 Green Canyon - Proposed GPA/Land Use Ordinance Amendment to remove a grazing animal restriction. After inspection of the property and meeting with applicant Christopher Helenius, the Land Use Committee and the SCAC recommended approval. Istar Holliday moved, seconded by Susan Cholakian to approve this amendment. Motion carried.

### **Old Business**

**DRC2013-00003/SUB2013-00005** Private Capital - 96 bed assisted living facility and 37 independent senior studio apartments at the corner of Mary St. and Juniper St., Nipomo. Mr. Todd Smith, the applicant's agent, presented further information about the proposed facility. He said the building is designed to be in compliance with the West Tefft Corridor Plan with 97 parking spaces at the rear of the building. Non-traditional hours of approximately 100 employees are planned to mitigate peak-hour traffic congestions.

Chairman Dick Wright poled the Council for comments and questions.

Discussion pointed out the following concerns:

- \*\*Inadequate number of parking spaces
- \*\*Inadequate availability of public transportation
- \*\*Questions regarding the open space property behind Vons and the proposed facility. This property is presently owned by Vons and the promoters of the Assisted Living Facility have requested to buy the property.
- \*\*The appearance of the building - low grade construction materials
- \*\*Serious traffic concerns particularly on weekends due to the Swap Meet traffic.

Istar Holiday moved, seconded by Dan Woodson that this application for the Assisted Living Facility be recommended for approval with the following negative conditions that need to be resolved:

1. Inadequate number of parking spaces
  2. Inadequate availability of public transportation
  3. Heavy traffic problems particularly on weekends and
  4. The need for resolution of Private Capital's intent to purchase adjoining property from Vons for the creation of a passive park for the residents.
- Motion carried.

### **New Business**

**SUB2013-00031 Mesa Dunes (with CUP) Conversion** of Mobile Home Park to one lot condominiums at 765 Mesa View Drive, Arroyo Grande. Mr. John Wallace of the Wallace Group said the change would allow residents to buy the property their mobile home is on.

The park consists of an older section of 186 lots built in the 1970's and a newer section of 118 lots. Improvements were made to the park at the time the newer section was built including more family parking, a fitness trail, an additional club house and pool, upgraded sewer and water basin and additional open space. The residents would be able to choose to buy their property or continue to rent if this proposal is approved by the County and State agencies.

Mr. Wallace introduced Paralegal Suzie Forbath who indicated this is a long and complicated process and is controlled by the State Rent Control Board. Many residents of the park were present at the meeting and 22 of them spoke both for and against the change. A number of residents were concerned about the appraisal determining the value of their property. They said they would be unable to make a decision until the cost of owning the property was determined. Some believed the property values were going to be inflated. Other believed it would be a good plan so they would no longer have to pay rent. Many residents believe affordable housing in our area would no long exist.

The HOA fund would be responsible for the upkeep and repairs to the park and each resident that owned their lots would be assessed for contribution to this fund.

A survey of the residents generated by the owner's representatives took place early in the summer and many of the residents said the survey should be

repeated since not all residents responded and the questions that were asked did not adequately cover the issues.

Istar Holliday moved that the SCAC recommend approval of this conversion with several conditions:

1. A new survey is conducted with the questions originating from a 3rd party such as the County Planning Department or some other County Staff. The survey is to be distributed to all residents.
2. The condition of the infrastructure and the cost of any necessary replacements or repairs be evaluated and distributed to the residents.
3. A determination of the approximate price range of the cost of the lots be made considering the size and location of each.

El-Jay Hansson seconded the motion. Motion carried.

**Proposal for widening Halcyon:** Dan Woodson indicated that the County was proposing that Halcyon Rd. be widened from the bottom of the grade to Mesa View. A retaining wall would be needed, utilities would have to be moved and a survey of the property would be needed. Genaro Diaz is the representative for Public Works which is offering this proposal. Dan Woodson moved, seconded by Vince McCarthy to recommend approval of the initial survey. Motion carried.

**Election Committee - Susan Cholakian, Chairman** Susan said she needs three people on the committee with at least one who is not running for office. The election will be held in March, 2014 and proper notice will need to appear in the newspaper. Volunteers were Vince McCarthy, Dick Wright, Elaine Thomas and Istar Holiday. Susan will be in touch with her committee to schedule a meeting.

**Cancellation of December SCAC meeting.** El-Jay Hansson moved, seconded by Gary Spelbring that the December SCAC meeting be cancelled due to the proximity to the holidays. Motion passed.

### **Committee Reports**

**Land Use Committee - Istar Holliday** - no further report

**Traffic and Circulation Committee - Dan Woods reported:** The Committee met on November 14. Ryan Chapman, Traffic Engineer, announced that he would be moving to Monterey County soon. He was thanked for his valuable service to the committee. Jeremy Ghent, Roads Division Manager will be his interim replacement.

About 40 residents of the Black Lake area were in attendance at a meeting to discuss a proposed stoplight at Willow and Pomeroy. Supervisor Caren Ray also attended the meeting. The majority of the residents were in support of the stoplight. Discussion followed with the proposal being approved by the Traffic and Circulation Committee.

Dan reported there was no progress on the visibility problems at Mary/Hill intersection and Camino Caballo/Olympic. The illegal left turns in and out of Vons parking lot on Mary St. was also discussed.

Maryanne Buckmeyer has been working with the Greenhouse Growers Assoc. to mediate some of the traffic problems generated by their truck traffic. Efforts have included meetings with the organization, creation of a road/speed limit chart, bilingual handouts to the drivers and a vendor recognition program.

**PM10 Committee- Patricia Duron reported** that at the APCD Board meeting, it was announced that the APCD, CARB and State Parks attorneys would be meeting to discuss State Parks concerns about the Permit to Operate issued in August. Deputy Director Christopher Conlin of the OHV Division of State Parks also spoke stating they had finished their study and were ready to begin monitoring and mitigation. He said over the last 2 years they had assembled experts to study the PM10 issues.

Their efforts produced (1) a monitor site selection plan (2) particulate Matter Reduction Plan and (3) Coastal Development Permit request. He said they need approval from the APCD for temporary monitoring and approval from the Coastal Commission. This is holding State Parks up. He thinks they have a 70% solution now.

Also at the APCD meeting there was a presentation of the 2012 SLO County Air Quality Report. The link is:

[http://slocounty.granicus.com/MediaPlayer.php?view\\_id=8&clip\\_id=1641&meta\\_id+272771](http://slocounty.granicus.com/MediaPlayer.php?view_id=8&clip_id=1641&meta_id+272771)

There was a meeting with Supervisor Caren Ray at Trilogy on Nov. 15. It was well attended and she spoke for 2 hours and answered questions. She had a power point presentation with information about the rail spur project and air quality issues. The main audience concerns were (1) rail spur (2) air

pollution -PM10 and (3) air pollution -i.e. fumes coming from the refinery. At least 2 people reported calling about the fumes and being told that the monitor did not pick up anything and no one else had complained. They then learned via the Trilogy Website that others had complained. One woman said that the refinery was still polluting like they had years ago, but they were doing it at night, so it would not be noticed.

There was an article in the Off Road Magazine about Huckfest. It was suggested that the SCAC should start planning for the problems coming with the 2014 Huckfest. Sanitation problems, lack of law enforcement presence and excessive traffic were serious problems in the past.

**Final Comments:** Dick Wright mentioned that Rick Dean has been having some medical problems and that is why he has not been attending the SCAC meeting. Rick had sent his best regards to the Council and that he hoped to be back in January.

Istar Holliday said the hearing on the DEIR for the DANA Adobe will be held at the December 10 Board of Supervisors meeting.

Meeting adjourned at 10:15  
Next meeting: January 27, 2014