



REGULAR MEETING

Wednesday, August 19th, 2015
Rabobank Community Room
1070 Main St., Cambria, 6:30 PM

Agenda

I. Roll Call, Establishment of Quorum

II. Consent Agenda

- a. Agenda Approval:
- b. Minutes Approval: July 2015 (**Attachment A**)

III. **Public/Council Comment:** Limited to items NOT on the agenda (3 min per person).

IV. Regular Public Agency Reports

- a. **Public Safety:** Commander Taylor / Parker / Sargent MacDonald / Odom
- b. **Cambria Community Services District:** Director Clift
- c. **County Supervisor:** Supervisor Gibson
- d. **County Planning:** Airlin Singewald

V. **Cambria Firesafe Focus Group:** Motion for NCAC Representative for Focus Group

VI. Regular Business:

- a. **Land Use Committee:** Mary Webb, Chair (**Attachment B**)

DRC2014 – 00158 Bailey – Proposed MUP for existing SFR for a vacation rental at 313 Drake St, Cambria. APN: 023-045-039

http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2014-00158_BAILEY_MUP.pdf

DRC2015-00006 Crawford – Proposed MUP for a new detached garage (1,155sf), plus laundry addition (71sf) at 2571 Camborne Pl. Cambria APN: 023-193-058

http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2015-00006_CRAWFORD_MUP.pdf

DRC 2015-00009 through 11 Verizon – Proposed MUP for 3 new 2' OD canister antenna mounted to an existing JPA pole with associated equipment and meter pedestal at grade level at 3 locations:

00009 - at Melrose Ave. and Berwick Dr. Cambria adjacent to APN: 024-093-030

http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2015-00009_VERIZON_MUP.pdf

00010 – at 2599 Pineridge Dr. Cambria adjacent to APN: 023-303-050

http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2015-00010_VERIZON_MUP.pdf

00011 – at Dorset St. and Whitehall Ave. Cambria adjacent to APN: 022-227-016

http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2015-00011_VERIZON_MUP.pdf

VIII. NCAC Reports

- a. **Transportation Committee:** Tony Church- (**Attachment C**)
- b. **Website Committee Report:** Ted Siegler
- c. **Treasurer's Report:** Heide Santos
- d. **Environmental Report:** Mary Webb
- e. **Latino/Latina Report:** Cesilia Lomeli
- f. **Corresponding Secretary's Report:** Cesilia Lomeli
- g. **Community Outreach Committee:** Shana McCormick
- h. **Bylaw Committee Report:** Ted Siegler – Approve Bylaw revisions (**Attachment D**)

X. Old Business: Cambria Firesafe Focus Group: Motion for NCAC Representative for Focus Group

XI. New Business:

Adjourn :

Attachment A – July Minutes

NORTH COUNTY ADVISORY COUNCIL MEETING

July 15, 2015

MEETING WAS CALLED TO ORDER AT 6:30

Present: Jason Anderson, Cesilia Lomeli, Tony Church, Ted Siegler, Marjorie Sewell, Debbie Mix, Vari MacNeil, Bambi Fields, Heide Santos, Jim Webb, Laurel Stewart, Mike McLaughlin, Mary Webb.

Excused: Dawn Dunlap, Bruce Fosdike, Barbara Beane, Shana McCormick, Marty Main, Mike Lyons, John Nixon.

Absent: Clive Finchamp,

AGENDA APPROVAL: Laurel Stuart moved that the Cambria Firesafe Focus Group for the NCAC be moved to next month. Mary Webb 2nd. Unanimous.

MINUTES APPROVAL

- Debby Mix moved that the Executive Committee meeting minutes be included in the Council minutes.

Laurel Stuart 2nd Unanimous.

- Amend the minutes to include page #'s

Remove the comment by Mike McLaughlin (asked about Code Enforcement, which is active on this issue).

- Mary Webb moved to approve the minutes. Debby Mix 2nd. Unanimous.

PUBLIC COMMENT:

- Crosby Swartz thanked the council and county for approving tree removal, also LUC for assuring saving trees.

- Steve Cole – asked about NCAC board calendar for meeting dates on Web page.

Bambi Fields – mentioned the tragic deaths of Patience and William Robbins on Hwy 46; Israel Ochoa was hurt.

- Memorial –celebration of life for Art and Artie James – 2-5 at Vets Hall.

- Debby suggested that comments be written out and handed to secretary to be added to the minutes.

- Heide Santos liked Supervisor Gibson's 3 essentials for a meeting – respect, listening, and leadership and suggested that we incorporate it into our meetings.

REGULAR PUBLIC SAFETY AGENCY REPORTS:

- Public Safety --Commander Jim Taylor reported that there were 354 calls from Harmony to Ragged Point during the last reporting period.

Vari- confiscate property from homeless when discovered? Given 72 hours to vacate.

Mike – are there areas at Rodeo grounds for Squatters Rights?

- CCSD – Director Clift –meeting next week is about 11% increase to pay firefighters over three years. Thanks up Supervisor Gibson for completing tree removal in the right of ways.

Comments: Mary, Debbie, Marj, Tony, Jason

• Status on blanket tree removal? What about nitrates? Dir. Clift said that nitrates are at 7ppm, which is OK. CCSD has made several changes. Will probably restart EWS when San Simeon well field drops below 8-10 feet above sea level.—probably late Sept. or Oct.

- Re. Tracer test, when? Dir. Clift – when running 24 hours per day—probably next year
- What about the Warren water – same aquifer? Dir. Clift said 2 different aquifers. Warren has 180 acre feet to use, but doesn't use it all.
- Testing fire hydrants? Can do some tests but not yet –two much water usage.
- Pinedorado water use –its a million gallons for 3 days.
- County Supervisor ---Bruce Gibson
 - Removed about 200 trees—working with CCSD and CalFire.
 - Santa Rosa Creek Rd. – 3-5 miles will be resurfaced – fix 3 miles out for bank stabilization

Comments: Laurel, Heide, Mary

 - At the Firesafe Meeting, will be working on better cell phone service
 - Council funding coming soon -- \$1500 request
 - tree removal—will we see permits for LUC? Will trees be replaced? Sup. Gibson said that's down the line when water is available
 - County Planning – Airlin Singewald
 - NCAC class in SLO was very positive.
 - Water project permanent permit still on hold pending EIR.
 - Emergency tree removal – working with CCSD – will be FYI response. CeCe asked about the self-help housing – on hold because of lack of water.

LUC COMMITTEE – Mary Webb

- DRC2014-00117 Statton – Proposed MUP for a 2nd floor deck addition of 537sf to the rear of property at 1290 Ellis Ave, Cambria, APN:024-341028. Mary moved for approval. Tony 2nd. Unanimous.
- Airlin said that Vacation Rentals are usually approved over the counter if all the requirements are met
- Mary – mentioned other projects that are on hold: Harmony (Business Assistance Fast Track), Ragged Point, Rod and Reel, Fiscalini Ranch grading, Lodge Christmas Market. Mary asked that the county respond to us about projects.

NCAC REPORTS

- Traffic Committee – Tony Church
Centrally Grown—Meeting with Beautify Cambria and report next month.
- Website Committee Report – Ted Siegler
Bob Sfarzo has done most of the work. Next month will include bio data.
- Treasurer's Report – Heide Santos
Paid Amanda Rice for web hosting
Paid Lighthouse Litho for printing the Bylaws
Balance of \$982.17
- Environment report – Mary Webb: It's dire.
- Latino/Latina Report – Cesilia Lomeli
Self-help housing is not available, something must be done.
- Corresponding Secretary's Report – Cesilia Lomeli
Letters are sent quickly. As soon as Bruce signs them, they are sent to us.
- Community Outreach Committee: Cesilia Lomeli
Ad Hoc Committee – focus groups for packets are available – meet in Schools, churches, Laundromats. Fire safe rules need to be in Spanish. Bruce will take info to Firesafe.
 - Bambi Fields needs packets in San Simeon, too.
 - Kathe Tanner wishes to be notified, too.
- Bylaw Committee Report: Ted Siegler

Met July 9 -- revised version is done—will be on the Website. Will approve Bylaws in August.

- *Laurel stated that some of the election rules need to be revised.*

OLD BUSINESS: none

NEW BUSINESS:

- *Laurel – Need reports from Business and Ag.*

Heide moved to adjourn at 7:50 PM. Debby 2nd. Unanimous.

Executive Committee Meeting

Heide moved to approve P. O. Box invoice --\$82 for 1 year. Ted 2nd. Unanimous

Respectfully submitted,

Marjorie Sewell

Attachment B – Land Use Committee Report

LAND USE COMMITTEE MINUTES

8/3/15

The meeting was called to order at 3:30 p.m. by Chairperson Mary Webb at Rabobank.

Present: Tony Church, Bob Sfarzo, Steve Cole, Jason Anderson, Vari McNeil, Laurel Stewart, Claudia Harmon-Worthen, Mike Lyons and Marj Sewall.

Guests: Airlin Singewald from County Planning, Bill Carter, Bob Brown, Brenda Keen and Phil?

Direct link to CRAWFORD referral package

Planner: Megan Martin 781-4163 or
mamartin@co.slo.ca.us.

Applicant Name: CRAWFORD

Case Number: DRC2015-00006

Project Description: MUP

APN: 023-293-058

2574 Camborne Place

Project Description MUP - for a new detached garage (1,155 sf) with new bathroom, and 2,079 sf paving; plus a laundry addition (71 sf) to an existing 1,154 SF residence on a 10,500 sf lot. Existing laundry was not shown on plans. Addition of spare bathroom within proposed new garage not listed in project description.

Existing attached, garage being replaced with a detached garage consisting of 3 bays = (34' x 12' with skylights, 30' x 12', and 26' x 12') large enough to hold trailers/cars/ RV. Existing garage to be converted into family room with laundry addition.

Existing 6'6" Camborne Street fence is improperly located on County right of way.

Proposes removal of 1 Monterey pine and 2 Oaks, although other healthy Oaks flanking driveway will be impacted by grading. One oak is in County right of way, not on property. Site visit revealed 7 tree stumps on site from 6-36". Bordering Fern Canyon Special Project Area #1. Two (2) above ground 5,000 gal. Water tanks to be added in the setback areas which could impact three (3) additional, large Monterey Pines.

The existing two car driveway (460 sf) is being removed and replaced with drought tolerant landscaping. Site disturbance is minimized to the area of the garage with a cut and fill pad creation of less than two feet in depth in that area because of the sloped yard and the new drive is relatively on-existing-grade.

Design Standards from the North Coast Area Plan:

"Residential Single Family: The following standards apply to all land within the Residential Single Family land use category.

"Design Criteria - This section contains discretionary design criteria that are flexible in their meaning to allow for interpretation. Application for development shall include a statement explaining how the proposed project has met the intent of the criteria.

A.Impermeable surfaces. Impermeable surfaces should be minimized in order to maintain a sense of open space and the serve specific purposes, such as retaining clusters of trees and the visual quality of public corridors.

(1) Structures, landscape screening and fences should be located to leave green space in larger areas rather than splitting into small units, particularly as seen from the street...[and]

B.Parking Drives and Garages. Garages should not dominate the site or the design of the house.

(1) The mass of the garage should appear subordinate to the house, and the design of the garage should appear integrated into the building design. Garage door colors and materials should be the same or subordinate to the house design...[and]

D.Drainage. Drainage systems should be designed to retain water on site and encourage infiltration when feasible...[and]

E.Building Design Standards

(1) Reduce apparent massing to achieve a small-scale appearance appropriate for the character of the neighborhood.

(2) Design building to avoid removal of significant vegetation and blend structures into the natural setting to the maximum extent feasible."

23.05.064 - Tree Removal Standards.

d. Tree removal within public view corridors. Tree removal within public view corridors (areas visible from collector or arterial roads) shall be minimized in accordance with Visual and Scenic Resources Policy 5.

e. Preservation of trees and natural vegetation. New development shall incorporate design techniques and methods that minimize the need for tree removal.

Move to deny or Move to accept these recommendations per NCAP:

- Existing 6'6" fence should be removed from County right of way and replaced with similar fence on or within property line.
- Water tanks can be filled with nonpotable water only.
- Attach garage to home to integrate into building design and reduce appearance
- Reduce size of bays to make project subordinate to home and integrate into existing home.
- Reduce overall project size to avoid removal of vegetation and blend into natural setting.
- Reducing number of bays would significantly reduce size of driveway and amount of paving.
- Use permeable paving to encourage infiltration of water on site.
- More than 2 Oaks and 1 Pines should be mitigated due to loss during construction and as many as possible should be replanted on site. All trees impacted should be clearly marked.

[Direct link to BAILEY referral package](#)

Case Number: DRC2014-00158

Project Description: MUP

Planner: Cody Scheel at 781-5157 or cscheel@co.slo.ca.us.

APN(s): 023-045-039

313 Drake

Applicant Name: BAILEY

The proposed vacation rental requires a minor use permit because there are two existing vacation rentals (334 Castle St. & 320 Drake St.) that encroach into the allowable 150 foot radius, and one

of them (320 Drake St.) is within 200 linear feet on the same side of the street, and within 200 linear feet on the opposite side of the street from the proposed vacation rental. To add another Vacation Rental at this location violates the Vacation Rental Ordinance.

Comment: Received email "opposed to the Bailey Vacation Rental Waiver".

Recommendation: To deny waiver citing NCAC Motion of 7/14/14/ which reads "**all ordinances that apply to the North Coast Region are to be strictly upheld and enforced by the County and County Planning for vacation rentals.**"

In addition the Land Use Committee:

- Requests complete and detailed project descriptions.
- Want Project descriptions to state if the home is a licensed Vacation Rental.
- Would like neighbors to be notified of projects sooner than 10 days before the public hearing
- Request Project notifications to appear in the local newspaper.
- Want Vacation Rental location maps, licenses, and status be made publicly available on SLO County Planning website.

VERIZON:

Chair Webb contacted Verizon Representative Aaron Anderson and thru an extensive phone conversation received the following information (*italics*) in answer to questions posed by the committee:

From a business standpoint Verizon wants as few cell boosters as possible as they are expensive to permit and construct. The proposals are reactionary, based on customer complaints and number of dropped calls which automatically generate algorithms to improve service. Although requested, the committee received no actual data on numbers of complaints or dropped calls.

More sites are needed due to these complaints, as well as increased cell phone usage, Voice Over Internet services, video and movie streaming, and increased numbers of tablets and other mobile devices. The Verizon goal is to avoid having someone stand outside their home to use their device, which is happening today. Home based boosters work in some cases on homes but won't solve a neighborhood lack of service.

Telemetry and smart meters are on a different frequency and this proposal won't affect those uses.

Poles are in the public right of way - not on private property. Space is limited on each pole Residential cell boosters have not been installed anywhere else in SLO County which is a concern to several committee members. Verizon submitted four proposals and the committee has received and reviewed three of four.

Once equipment is installed maintenance is minimal and involves a truck driving by to visually inspect, possibly once a month. GPS satellite can get out of sync and require adjustment at cabinet. Installations can be removed if no longer needed or utilities are under grounded.

If power goes out cells have battery backup for 72 hours approximately. Said San Diego cell phones went out in a fire 2 years ago. Said Cambria's forest and hills make 100% cell coverage virtually impossible i.e, if topography was flat we would need less boosters. Agreed that land lines are probably the most reliable in Cambria for those worried about health and safety.

Aaron complimented SLO county planner Airlin Singewald and felt County Planning, in contrast to other counties, was very thorough, clear about limits, and responsive in their permit application process.

Public comments were made that cell phones are needed for public health and safety citing Fire concerns and need for emergency response. Others are concerned about health impacts from being exposed to EMF waves. Verizon says they stay at the low end (3% out of a possible 100%

range) of the EMF range allowed by the FCC. International scientists are currently appealing to the United Nations (UN) and, all member States in the world, "to encourage the World Health Organization (WHO) to exert strong leadership in fostering the development of more protective International EMF guidelines." <https://www.emfscientist.org/index.php/emf-scientist-appeal>

Emails were received from approx. 6-8 Park Hill neighbors who are opposed to the installation at Dorset and Whitehall. The steep incline and 3-4' high Cabinets at this location block driver line of vision of Whitehall as drivers accelerate coming up the steep Dorset hill. Installation would also disturb a garden area. Emails received include complaints that equipment cabinets are not properly maintained around town, that cell installations should be limited to protect local character, and that the Dorset pole is highly visible and additions to it will impact homeowner ocean views and property values.

Alternative location proposed at Hastings St. contains two usable poles and dead ends at Whitehall which avoids the traffic issue. LUC majority agrees Hastings is a preferable location.

Several comments were made regarding need for a cell tower at Fiscalini Ranch. Committee has no project referral for Fiscalini Ranch and cell towers are not allowed per the NCAP. Committee member suggests the County perform an appraisal to offer suggestions for nearby locations that might serve the Ranch. Airlin is researching DAS services and will discuss alternatives with Supervisor Gibson.

Propagation maps were received following our meeting, but they are vague. Requests for detailed customer complaint/dropped call logs and a Cambria master plan analyzing cell service and forecasting future cell installations from all carriers is needed but was not provided.

[Direct link to VERIZON referral package](#)

Date: 07/15/2015

Planner: Airlin Singewald

Applicant Name: VERIZON

Case Number: DRC2015-00011

Project Description: MUP

APN: 022-227-016

Dorset and Whitehall

Recommendation: Motion to deny due to absence of a long range master plan that limits cell installations area wide or motion to approve if cell site and cabinets are moved to either of two poles at Hastings/Whitehall (one block north) adding that "a precautionary approach should be taken until the controversy among international scientists in regards to setting standards for limits to human exposures to radio-frequency (RF) and extremely low frequency electromagnetic field (ELF-EMF) fields is resolved."

[Direct link to VERIZON referral package](#)

Date: 07/15/2015

Planner: Airlin Singewald

Applicant Name: VERIZON

Case Number: DRC2015-00010

Project Description: MUP

APN: 024-303-050

2599 Pineridge

Recommendation: Motion to deny due to absence of a long range master plan that limits cell installations area wide or motion to Approve adding that "a precautionary approach should be taken until the controversy among international scientists in regards to setting standards for limits to human exposures to radio-frequency (RF) and extremely low frequency electromagnetic field (ELF-EMF) fields is resolved."

[Direct link to VERIZON referral package](#)

Date: 07/15/2015

Planner: Arlin Singewald

Applicant Name: VERIZON

Case Number: DRC2015-0009

Project Description: MUP

APN: 024-093-030

Melrose and Berwick

Recommendation: Motion to deny due to absence of a long range master plan that limits cell installations area wide or motion to Approve adding that "a precautionary approach should be taken until the controversy among international scientists in regards to setting standards for limits to human exposures to radio-frequency (RF) and extremely low frequency electromagnetic field (ELF-EMF) fields is resolved."

NEW BUSINESS/OLD BUSINESS

1. CSD Emergency Hazardous Tree Removal permit (and Hazard Mitigation Plan). ZON2014-00693 remove condition 8 and change condition 7 to specify # and species of tree. Permit location is 2850 Burton Drive Fire Dept. No definition of Hazardous Tree although 1000 trees identified. Not known if dead trees are in addition to "Hazardous Trees" -no mitigation until a permanent permit is obtained. Arlin reported that the County would not accept the permit without Condition 8 (legal indemnity clause). Committee wants to comment on this plan and has received no project referral.
2. Cambria Pines Lodge Christmas Market comments made on parking specifically.
3. Cambria Pines Lodge Restoration/Remediation Plan not yet received.
4. Town of Harmony extensive development is a concern. LUC received no project referral.
5. An approx. 12" deep slab of cement has been poured in back of Allied Arts Center for a "pickle ball court" adjacent to Santa Rosa Creek. LUC did not receive a project referral.
6. Centrally Grown had a sewage problem/leak that is being monitored by the Water Board.

MEETING ADJOURNED

6:00 P.M.

Attachment C – Traffic Committee Report

Traffic Committee Report, 3rd August 2015

The meeting was called to order at 3.00 p.m.

Present: Tony Church, Mary Webb, Laurel Stewart and Bob Sfarzo

Guests: Jason Anderson, Mike Lyons, Vari MacNeil and Steve Cole

I advised the Committee about the SLO County 2015 Pavement Management Report issued by the Department of Public Works and Transportation that I had received and briefly detailed its content. Funds are limited and as Cambria's roads are considered in general to be in average condition, a major overhaul cannot be expected. However, as a cost saving measure, it has been intimated that dead-end roads in rural areas serving five or fewer parcels be abandoned and the owners of such parcels be encouraged to take ownership. Of particular concern to the Committee was Lone Palm Road which leads to a State Park entrance. It seems that most of the roads proposed are relatively small and therefore reflect little or no cost to the County to maintain so privatization seems inappropriate.

I also submitted a summary of the Traffic Committee's role at the NCAC that I had prepared for the website which was approved and then passed to Bob Sfarzo for him to refer to the website committee.

The Traffic Committee was aware that many of the signs at Centrally Gown had been removed. I advised that I had been in contact with CalTrans about the signage and that they had confirmed that many had been illegally placed. I hazarded a guess that they may have been the ones who enforced the regulations.

During this past month I advised the group that Laurel Stewart and I had a meeting with Vari MacNeil from Beautify Cambria and Mr. Mel McCulloch, President of the Cambria Chamber of Commerce, concerning signage in Cambria. Mel let us know that he was not speaking for the Chamber, but did advise that the Chamber Board had decided as a group, not to take any position on signage in the town, and they will not be involving themselves at this time in any enforcement of current regulations. It was suggested that a presentation by Beautify Cambria to the Chamber with regard to signage improvements and enhancement might be the best and most positive step to take going forward. Mel said that he would try and arrange for this to take place, but because of the Chamber's current schedule the earliest that this could occur would be in October. In the meantime, we agreed that no further action would be taken at this time.

Bob Sfarzo reported that he had received several complaints about pot holes along Moonstone Beach Drive, especially opposite the Sea Chest Restaurant, and I have reported these to the County in hopes that these will be addressed.

It was brought to our attention that the exit ramp from the lower parking lot leading up to Main Street, behind the Medical Building at 2150 Main Street, presents a danger to pedestrians as there is limited visibility. This is because of a hedge on the south side and the building's wall on the north side. It was suggested that either a stop sign or at least a yield sign be placed at the top of the driveway to minimize the problem. I was unsure whose responsibility this may be, but have passed this information to the County for their consideration.

The Committee extensively discussed the proposed Christmas Market at the Cambria Pines Lodge. It was understood that the plans had not been finalized with the Coastal Commission but it was agreed that the parking plan we had been provided seemed to be totally inadequate. Although the plan called for a shuttle service to be provided by four school buses, the location of many of the pick-up sites appeared to be too remote from the actual market location. It was believed that visitors will not voluntarily seek these out but instead will first drive to the market and attempt to find parking on residential streets thus heavily impacting the neighborhood. This will also lead to visitors, especially those with children, walking on unlit streets presenting a real danger, both to themselves and other motorists. The time taken for the shuttles to run the proposed route when combined with the time it takes to load and unload passengers, we believe, will deter shuttle use. We are also concerned that approval may not have been firmly established with all the proposed shuttle stop locations. A possible solution suggested was that discounted advanced ticket sales with parking vouchers be issued to force visitors to shuttle locations. Another solution might be that parking at the Lodge only be allowed to hotel guests, market vendors and handicapped denoted vehicles thus forcing most people to use the shuttle locations. These shuttle sites might also be the only places to get event vouchers and then visitors would proceed to the Lodge to pay the entrance fee. If it is seen that the Lodge parking would be underused maybe VIP parking could be offered at that location at an inflated price discouraging its use. I wish to make a motion that these comments from the Traffic Committee be put in a form letter to Daniel Robinson at the Coastal Commission on NCAC letterhead for his consideration.`

Attachment D – Bylaw Amendment

Please see NCAC Website at <http://northcoastadvisorycouncil.org/> on the July agenda for Bylaw amendment.