



REGULAR MEETING

Wednesday, June 21, 2017
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: May 2017 (**Attachment A**)

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

IV. Regular Public Agency Reports:

a. Public Safety: Commander Voge / Parker / Sargent MacDonald / Odom

b. Cambria Community Services District: Director Bahringer

c. County Supervisor: Supervisor Gibson

d. County Planning: Airlin Singewald

Guest Speaker: Art Trinidad, SLO County Code Enforcement Supervisor, will update current Vacation Rental Ordinance enforcement activity.

V. Regular Business:

a. Land Use Committee: Laurel Stuart (**Attachment B**)

VI. NCAC Reports

a. Transportation Committee: Allen Lavelle (**Attachment C**)

b. Website Committee Report: Paul Carlson

c. Treasurer's Report: Mike Lyons

d. Environmental Report: Bruce Mumper

e. Corresponding Secretary's Report: Laurel Stuart

f. Community Outreach Committee: Dixie Walker

VII. Old Business:

VIII. New Business:

Adjourn :

Attachment A –

NORTH COAST ADVISORY COUNCIL

May 17, 2017-revised

Rabobank Community Room

Chairman Ted called the meeting to order at 6:30 PM.

Present: John Nixon, Marjorie Sewell, Barbara Beane, Susan McDonald, Don Sather, Mike Lyons, Ted Siegler, Laurel Stewart, Paul Carlson, Dixie Walker, Aaron Linn, Bruce Mumper, Allan Lavelle.

Excused: Bambi Fields, Iggy Federoff, Cindy Steidel, Dawn Dunlap, Debby Mix, Mary Webb.

CONSENT AGENDA

Agenda Approval: Laurel Stewart moved to accept the agenda. Aaron Linn 2nd. Unanimous.

Minutes Approval: for April--corrections

- p. 5 – Laurel, was making comments separate from role on LUC Please clarify
- p. 6 – Change Karen to Aaron Wharton
- p. 6 – Laurel. No guarantee that the project won't draw down the water required to sustain the ecosystem.
- Paul Carlson moved to accept the minutes with corrections. Mike Lyons 2nd. Unanimous.

PUBLIC COMMENT

None

REGULAR PUBLIC AGENCY REPORTS

Public Safety – Commander Voge

- 112 calls for service

CCSD – Director Bahringer

- Working on EIR – to be completed by May 31
- June to certify it, then get permits. Beginning of sustainable water supply
- John Nixon –Have you started a plan for the level of the evaporation pond? Have plan approved where the water is viable. Get Boron 5mg per liter down, then empty the pond. If so, it will be expensive. Hopefully it will evaporate.
- Laurel – leak on pond? CCSD doesn't concur with that. No water came from clean water, water came across the road and went in pond. Water table increased because of the rain. Pumping 2000 gallons of water a day. Checking to see that water is going to the right place.
- Suzy McDonald – after an event at the Vets Hall –loud talking in the parking lot.

County Supervisor – Bruce Gibson

- In Sacramento

County Planning – Airlin Singewald

- unable to attend

REGULAR BUSINESS

Land Use Committee – Laurel Stewart

- SUB2016-00070 – Winsor. Proposed Lot Line Adjustment from approximately 81 acres to be reduced down to 41 acres (Parcel A). 360 acres to be increased to 400 acres (Parcel B) on San Simeon Creek Rd. In the Coastal Zone.

- * Did not reach consensus on recommendation

This would increase grazing land by moving the lot line. County is using the benchmark for projects of this kind. We don't know what the contract contains.

- * Tim Winsor—Want to go from 360 acres of grazing land to 400 acres of grazing land. Bottom 40 will stay inactive. Still doesn't comply. Would like to have the 400 acres without being built on, just for agriculture. Might build a home on the 40 acres. That would be another project. Linda Winsor was adding information as well.

- * Steve Cole – have you owned the land for a long time?

- * Suzy McD. – Winsors have done a good job on bringing the ranch back together.

- * John Nixon—I don't think the county or agriculture stuff needs the NCAC to interpret the Williamson Act.

- * Mike Lyons – The application didn't have enough information. Williamson Act—dividing the property must enhance agriculture. How does it enhance the agriculture? The small parcel is too steep and two small for agriculture.

- * Paul Carlson – Williamson Act—The County can do whatever they want in the preserve now. We should approve it.

- * It would be a 9 year contract for the property lines—the lower tract would be substandard.

- * Steve Cole – would vote to approve the lot line adjustment.

- * John Nixon – moved to approve the lot line adjustment. Suzy 2nd. 7 yes, 0 no, 2 abstained

- * Laurel –All referral projects applicants should be forwarded to the whole council, so everyone has all the information. Wants Ted to send it out as was the paspractice with NCAC Chairs.

NCAC REPORTS

Transportation Committee – Allen Lavelle

- Mike Britton from SLO Co. gave a lot of information about specific topics. Co. prefer not to hear from individuals about specifics—would like it to go to the proper source.

- The hillside of Lodge Hill is showing trees leaning precariously.
- Laurel—Asked why money needed to be raised by volunteers maintaining meridians. Possible a volunteer group may not be able to raise money. Allen—need volunteers to maintain them.
- Dixie – need to be maintained. Take charge to make sure it's maintained.
- Allen –Look at permit process before the plantings can go forward.
- Paul Carlson—trees on sidewalk.
- Ted – dangerous for people who are working on the street. No signage
- Suzy- - Street signs missing

Website Committee –Paul Carlson

- Working on updating with chairmen. If anything is missing, please contact Paul.
- Tony Church – Kathe Tanner does a great job. If she's not here how does the info get out? Paper has cut her hours.

Treasurer's Report – Mike Lyons

- \$1668.56 on hand. Will be getting a credit from the Cambrian.

Environmental Report –Bruce Mumper

- May 27 – Heritage Day – Chinese history. Lion dancers coming from Cal Poly
- Wilton and Burton - Plant native plants at Pocahontas Park.
- Fiscalini Ranch – Eucalyptus tree removal MUP. LUC walk through, 900 AM, Santa Rosa Trail
- Be commended for fixing the trail. Carlos Mendoza has done a great job on the fixing the trails.
- Aaron –chips cause a problem on trail for bikes and runners.

Corresponding Secretary's Report – Laurel Stewart

- Ted sent 3 letters out, Laurel will send letter on Winsor.

Community Outreach Committee – Dixie Walker

- Ted to speak to Lions about what NCAC is. He will go to other groups in town as well.
- Brochure that tells NCAC Mission Statement is.
- Cambrian has cut hours for Kathe Tanner and other columnists.
- Ted—Outreach Committee please propose what and how to get the information to the Cambrian in the form of an article.

OLD BUSINESS

Laurel --Glen Marshall --regarding sidewalk by Beautify Cambria -- must be completed by June. Laurel -- not doing the medallion by Soto's. Sidewalk will be restored, work starting May 24th.

NEW BUSINESS

- Ted will be gone next time, so Susan McDonald will be the chair.
- Aaron Linn -- Bike Committee. Santa Rosa Creek --repair road 2018. Main to High School -- safe way to school. FEMA is going do something about Santa Rosa Rd. Aaron wants to keep the bike lane, which is nonexistent. This is unacceptable.

Meeting adjourn

John Nixon moved to adjourn at 8:15 PM. Paul Carlson 2nd.

Respectfully submitted,
Marjorie Sewell, Secretary

Attachment B --

Land Use Committee, NCAC -- Report for June 2017

The committee met Monday, June 5, 2017, at 1:00 p.m. Present were: Marj Sewell, Mary Webb, Mike Lyons, Don Sather, Claudia Harmon Worthen, Tony Church, Laurel Stewart, and applicant's agent Holly Sletteland. We reviewed five new referrals and an update on a past referral.

1 -- DRC2016-00085 ABRAHAM Proposed Minor Use Permit (MUP) for a 300 sf second floor addition and interior remodel and a 200 sf deck expansion of an existing 1,473 sf two-story residence. Project includes excavation of the lower floor understory to create a first floor utility room with exterior access and expanded crawl space. 675 Ardath Drive, Cambria. Referred: 3/17/17 APN: 023-092-033

Planner: Cindy Chambers

www.slocounty.ca.gov/Assets/PL/DRC2016-00085_ABRAHAM_Minor_Use_Permit.pdf

RECOMMENDATION: We recommend approval of the project as represented by revised plans architect Dave Brown brought to our site visit on 5/6/17, which include a reduction in square footage, fronting the dining area, of the proposed upper deck expansion. We appreciate the exterior improvements (Hardie siding, shingles and trim) and the runoff management via connection of all downspouts to a reverse French drain.

2 -- DRC2016-00123 WEINMEISTER Proposed MUP for the remodel of existing 930 sf single family residence to add 235 sf, and the addition of 38 sf to existing 225 sf garage. 599 Leighton St. in Cambria Referred: 5/20/2017 APN: 022-243-023 Planner: Cindy Chambers

www.slocounty.ca.gov/Assets/PL/DRC2016-00123_WEINMEISTER_Minor_Use_Permit.pdf

RECOMMENDATION: We recommend approval, and support alteration of plans to allow the extension of driveway pavers across County right-of-way to the existing street pavement.

3 -- DRC2016-00109 ECOPLEXUS, Inc. (California State Parks and Rec.) Proposed MUP for the installation of [~] 85,000 sf of solar carport canopies. 750 Hearst Castle Road in San Simeon Referred:

5/30/2017 APN: 011-242-011 Planners: Megan Martin, Sara Sanders
www.slocounty.ca.us/Assets/PL/DRC2016-00109_ECOPLEXUS_Minor_Use_Permit.pdf

Information obtained on site visit, 6/2/17, with State Parks' Tom Kidder: This is a project proposal that has been "in the works" for three years. Ecoplexus proposes to build and maintain an electricity-generating solar canopy complex in the central portion of the Hearst Monument visitor center parking area, and State Parks will be under contract to buy power generated at a set purchase price, for use by the visitor center, office, and maintenance areas. The 70 trees to be removed from parking medians where panels are to be erected will be replaced with shrubbery in the medians, and replacement cypress trees, as well as native oaks, will be planted on a 2:1 basis in the parking lot perimeter to supplement existing perimeter plantings and add screening from Highway 1. State Parks is 50% toward their goal of 100% LED on site, but does not have a study of projected power requirements upon reaching that goal. Ecoplexus provided a generic isometric sketch of the proposed panel support structure, but without details shown. We were not fully able to assess the aesthetic impact. Don Sather contacted the company, but was not able to obtain answers to our construction detail questions. We did take a look at representations of similar Ecoplexus projects. Kidder had estimated that tilted panels would be 14 ft to 16 ft at the high edge, slanting down to 12 ft. The number of solar arrays needed may be more or less than proposed for this project. We noted that plans shown us on the site visit differed from those provided by County Planning, in that County's plan packet Array Breakdown shows 1,812 modules in 7 arrays, whereas the plans State Parks had from Ecoplexus show 2,646 modules in 8 arrays.

RECOMMENDATION: We recommend approval of the project provided that:

(1) this project be sized for minimal impact to the Highway 1 view shed, with replacement planting for removed trees on a 2:1 basis in the perimeter area to further screen the project from view shed, and (2) this project (described in the application as 85,000 sf of solar carport canopies; described in plans sent us by Planning as 1,812 modules in 7 arrays; described in plans shown us by State Parks as 2,646 modules in 8 arrays) is not overbuilt per power requirements, and (3) generated power is only for onsite use.

4 – DRC2016-00108 CAMBRIA CSD (Landowner) Applicant is Friends of Fiscalini Ranch Preserve (FFRP)

Proposed MUP for Eucalyptus Tree Removal on the FFRP. Off Hwy 1, NW of Santa Rosa Creek Bridge
 Referred: 5/3/2017 APN(s) 013-121-025, 023-221-042 & -061 Planner: Airlin Singewald
www.slocounty.ca.us/Assets/PL/DRC2016-00188_CAMBRIA_CSD_Minor_Use_Permit.pdf

This is a proposal to remove 175 Eucalyptus trees of various dimensions, cape ivy, and French broom from a 1.9 acre slope near Park Hill on the west side of the utility road which runs along the west side of Santa Rosa Creek. The project is to be phased, with ultimate replacement planting of native oaks, pines, and native understory. Our committee read a position letter on the project sent by Greenspace, citing inconsistency of this project with elements of the Fiscalini Ranch Preserve Monterey Pine Forest Analysis Maintenance and Monitoring Program of May 30, 2014. We heard from applicant FFRP's agent, Holly Sletteland, and read additional information she provided on Eucalyptus. She informed us that FFRP Directors have not yet agreed on the number of trees to be removed, and she solicited our input on that. Questions were asked and answers tendered regarding the use of heavy equipment, timing of removal, hillside erosion, sedimentation of Santa Rosa Creek, disposal of biomass, why FFRP wants to remove Eucalyptus, whether or not there are any plans to remove any other Eucalyptus on the reserve [answer: "none"]. Concerns included the historic, view shed, windbreak, and biotic value of the

Eucalyptus trees, and on the other hand, associated fire danger, debris fall, water consumption and breakage of limbs.

Following discussion, committee vote was:

RECOMMENDATION A: No project, recommend denial - 1 in favor

RECOMMENDATION B: Recommend approval of project, with retention of all 21 Eucalyptus trees over 18" in diameter. - 3 in favor

RECOMMENDATION C: Recommend approval of project application as is - 3 in favor

5 – DRC2016-00111 WINDELER Proposed Variance, a request to waive North Coast Planning Area Standard CW-8. 2600 Block of Ramsey St. in Cambria Referred: 5/16/17 APN: 023-202-018 Planner: Airlin Singewald

[www.slocounty.ca.us/Assets/PL/DRC2016-00111 WINDELER Variance.pdf](http://www.slocounty.ca.us/Assets/PL/DRC2016-00111_WINDELER_Variance.pdf)

We have been sent an application to build a new 2,002 sf residence on a lot in East Lodge Hill on a parcel which holds position #102 on the County waitlist for water will serve from the CCSD. An accompanying letter from a law firm representing the landowners is requesting "relief from" various sections of County Code 19, the Building Code, as well as a request to waive North Coast Planning Area Standard Community Wide-#8 (NCAP, p.7-31), which requires a will serve review and letter for water and sewage from the CCSD before a land use or building permit application is accepted by the County.

RECOMMENDATION: We are being asked to recommend on a portion of this request, specifically to waive North Coast Planning Area Standard CW-8, requiring a will serve letter from the CCSD before a land use or building permit application is accepted by the County, and we recommend denial of such a waiver or variance, whichever is applicable.

6 – Revisit of LRP2016-00009 ACCESSORY DWELLING UNIT ORDINANCE (Revision to Secondary Dwelling Ordinance) Referred: 3/21/17 Planner: Brian Pedrotti

<http://agenda.slocounty.ca.gov/agenda/sanluisobispo/Proposal.htm?select=7391>

In April the NCAC voted to recommend approval of LRP2016-00009 which was a referral proposing only one change to the Coastal Zone Land Use Ordinance, an amendment to the Accessory Dwelling Unit Ordinance which would involve removing a requirement for paved access (amending Section 23.08.169.g.1), and we asked that any future proposed amendments to this ordinance be referred to us. During the draft review process (per Brian Pedrotti), a meeting was held in South County with Supervisor Compton, Planning personnel, the Economic Vitality Corp., and some other folks and they asked that a second amendment be added in, removing the requirement that the owner occupy one unit as their primary residence (Section 23.08.169.b.2). On May 25th, the Planning Commission held a hearing in which LRP2016-00009, a version containing both amendments, was recommended for Board of Supervisors approval. Per Mr. Pedrotti, notification to the public in general of the May 25th Planning Commission hearing containing the additional proposed amendment action served as notice to us.

RECOMMENDATION: The NCAC send a new letter to County clarifying that our recommendation concerned the paving amendment only. Council and the public may also want to recommend on impacts the occupancy amendment may have in our area.

Attachment C –
TRAFFIC COMMITTEE REPORT FOR JUNE 2017

Attendees:

Allen Lavelle
Bruce Fosdike
Mary Webb
Don Sadler
Aaron Linn
Tony Church
Laurel Stewart

The two biggest issues we discussed are the number of deer being hit on Hwy 1 especially between Burton and Cambria Drive and the parking problems adjacent to the Nitwit house.

On the deer issue, the flashing signs are still in the works and there was a consensus of the participants that a fence along the west side of Highway 1 in the Caltrans right-of-way between Burton and Cambria Drive would be helpful. I notified the County about the complaints we are receiving from Cambrians and potential solutions to the issue. I will also follow up with Caltrans to see what can be done.

On the Nitwit issue, the County is still working on a solution. Don Sadler told us that there have been a number of complaints from residents in Area 8 so I will follow up with County on this one as well.

Both of these issues are long-term problems (5 or more years so far) and an easy, quick solution appears to be difficult. We are looking for any input available from Cambrians and we would encourage anyone who has either been involved in or knows of someone who has been involved in a deer vs car incident over the past 5 years to report the details to the NCAC. We will need community input and verifiable numbers to support any potential solutions we provide to Caltrans, County, CHP, Fish and Wildlife, etc.

One other issue was the reporting of potholes. Per Mike Britton, they should be reported to County Maintenance Services at 781-5252. The County no longer has the manpower to look for potholes but they have been very responsive in filling them when they are reported.

Allen Lavelle