



REGULAR MEETING

Wednesday, May 17, 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:** April 2016 (**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

V. Regular Business:

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

Project description: SUB2016-00070 WINSOR Proposed Lot Line Adjustment from (approximately) 81 acres to be reduced down to 41 acres (Parcel A), and 360 acres to be increased to 400 acres (Parcel B), respectively. San Simeon Creek Road. Primary parcel APN: 013-271-027 (Parcel A) & Related parcel APN: 011-291-052 (Parcel B)

http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/SUB2016-00070_WINSOR_Lot_Line_Adjustment.pdf

Letter from David Brown: Advisor to Applicant (Attachment C)

VI. NCAC Reports

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

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

April 19, 2017

Rabobank Community Room

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

Present: Bambi Fields, Iggy Fedoroff, Marjorie Sewell, Barbara Beane, Susan McDonald, Don Sather, Mike Lyons, Ted Siegler, Cindy Steidel, Bruce Fosdike, Laurel Stuart, Allan Lavelle, Paul Carlson, Dixie Walker, Debby Mix, Aaron Linn, Bruce Mumper, Mary Webb.

Excused: John Nixon, Shana McCormick, Dawn Dunlap, CeCe Lomeli.

CONSENT AGENDA

Bruce Fosdike moved to accept agenda. Susan McDonald 2nd.

Unanimous.

Mike Lyons moved to accept minutes for March. Paul Carlson 2nd.

Unanimous.

PUBLIC COMMENT:

- Bruce Fosdike – attended a Forum on Offshore Wind Energy Planning Process, hosted by Bruce Gibson. Fascinating process- Renewable energy machines 15 miles off shore.
- Bambi Fields – Shirley Bianchi on the news said there's lots of ticks on Ranch and other places—be careful.
Bambi said there's no appropriate lighting in San Simeon—hard for tourists to walk at night.—no clear path Uneven areas with debris by Motel 6. Scary.
- Marj Sewell – On the street near Cutruzzola Winery some stripes for parking were painted for them, but they are too narrow. Once Upon a Tyme is not happy.
The Section 8 house at 442 Leighton has a couple of pop-up tents in front of their house close to the street. People on the street think it's an eyesore.
- Sheryl McDowell--handicapped parking on Main Street.

PUBLIC SAFETY AGENCY REPORTS

Public Safety – Commander Voge

- Is the new commanding office, lives in Cambria, will be coming to NCAC meetings.

- Had several calls – dispute with a lady, actually ran over a person to help, narcotics offences, loud wind chimes, stolen cell phone, fake phone calls asking for money, stolen goods at a private home. The best one was turning in a wallet with \$\$ in it.

CCSD – Director Amanda Rice

- Meeting Thursday at 12:30. Discussing the amended budget. EIR almost finished—done by May.
- Ted Key—Is there a timeline for trimming the grass? New fire code—hoping to get to the weed abatement earlier this year. Notifying people of weed abatement, doing inspections on properties to see that suggestions have been taken and that weeds and trees have been trimmed. Chief Hollingsworth has been doing a good job on keeping tract of the issues.

County Supervisor – Supervisor Gibson

- Commander Voge –comes to us after a stellar career of 30+ years in Law Enforcement.
- Thanks to Bruce Fosdike, Shana McCormick, CeCe Lomeli for their service on the NCAC, now finished their tenure.
- Cal Trans is working around the clock to repair Hwy 1. The Pfeiffer Bridge, a 300 ft. span across the creek will be replaced by a steel bridge. Plus two significant land slides—hopefully done by May, then will be able to travel to Pfeiffer Canyon Bridge site.
- Renewable wind energy program – a wind farm—50 miles off shore. Two groups are interested. Could generate 50% of energy now produced by Diablo Canyon. Huge impact on SLO Co.
- Office hours at Cambria Library –4-5—on NCAC meeting nights.

County Planning – Airlin Singewald

- Friday was the annual NCAC training meeting. Good turnout.
- Revised draft for cannabis ordinance – May 25.
- Changing secondary building update in ordinance—these are accessory units. This is to bring into compliance with State law.
- Mary W. –People are renting rooms in their private homes. What is needed for this? Homestay needs a MUP. Similar to V R.
- Attendee--Many Homestays are in SLO. Not too much is said about them.
- Cathy Hurrle – Is it the same rule for Homestay as for VR or guest houses?

Airlin – Guest houses are not rentable. If you know of someone renting, then call Airlin—must follow the same rules as VR and homestay.

- Bambi – 2 VR have been stopped in San Simeon.
- Mary Webb –Need to have a workshop on VR, Homestay for info.
- Sup. Gibson – the County is working for compliance. A couple hundred VR are being shut down. Been going on for 6 months. Water use goes through CCSD—need to work with them.

REGULAR BUSINESS

Ted Seigler --Encroachment process—How are they different from other permits? Airlin wants to have permits. No committee review, because they came out of sequence. Ted-- Come up with a process that works for all permits. Sup. Gibson – County will take it to public works.

- Soto Sidewalk—Claudia Worthen

Beautify Cambria chose this site, because Soto's was interested in working with the group. Beautify Cambria is working with Code Enforcement. Fix sidewalk to stop standing water—County doesn't do this. Will need to raise the curb to stop the puddling, Roman Slate will be the finish. 36" medallion.

Looking to do all the streets in Cambria. Done by building owners.

Bruce Fosdike – What will happen for future sites?

Mike Lyons—Is it wheel chair compliant?

Bruce Fosdike – 36" medallions may be over the top. Move to Approve with the medallions set at 12 ". Aaron Linn 2nd.

Paul Carlson –secondary motion—keep the 36" medallions. Iggy Federoff 2nd. 8 passed. 3 no.

- Land Use Committee -- Laurel Stewart

- LRP2016-000009 – Accessory dwelling unit ordinance

Bruce Fosdike- Moved to approve the ordinance. Mike Lyons 2nd. Unanimous.

- DRC2013-00112 – CCSD – Proposed follow-up plan/CDP for 250 AFY capacity emergency back-up brackish water supply project on San Simeon Creek. Now for a substantially revised project.

- Laurel Stewart – The CCSD is applying for the required “follow up” Development Plan/Coastal Development Permit for the Cambria Emergency Water Supply Project, which was

and constructed under Emergency Permit

authorized

ZON2013-00589, and would authorize implementation of the Cambria Sustainable Water Facility Project. The Cambria EQSP was to provide advanced treated water for existing development/ water connections during a Stage 3 water shortage. See board meeting agenda –p. 9.

Laurel can't vote for it because it's a different configuration – Not the same project as started. Don't modify it or rebrand it. Weigh in with other agencies and see what they say.

- Ted Key – Vote no on this project. This desal plant was for emergency water. Cambria had no input, never needed extra water, failing effluent pond. 162 violations. Justify a no vote. This was for a stage 3 only. Effluence going into the Sanctuary. No idea what the costs of changes will be. Rate payers have never known what the problems will be in the end.

- Mr. Crosby – The repurposing costs way too much and never has been presented to the people of Cambria.
- Mark Rochefort –here for 30 years. Worked on sustainable water—wants it to work.
- Clyde Finchamp – opposed to desal plant.
- Laura Crosby -- Opposed
- Tony Church – Was for it, but now I'm unable to support it. I've found several inconsistencies in the project. Haven't seen costs.
- Claudia Harmon Worthen – Voted against it. Not prepared to know the costs or the problems.
- Tom Gray – Financial costs are very high.
- Amanda Rice – Brine will be expensive to remove. Want to replace with reservoir instead of brine pond. Still revising the EIR. WE need a resilient water supply in Cambria
- Tony Church – There are inconsistencies in document – 3.5.2.3 – Average operation 9 hours a day for 12 months.
- Terry Thilvin—What is the process here? Retired Environmental Resources
- Airlin Singewald – NCAC hands in report to County. CCSD implements the project for the EIR by end of May. A copy will be available for the public.
- Karen Pearson – How can you advise in a project when you don't know the cost?
- Ted Siegler - Airlin does the permitting. Advisory only from NCAC. We don't advise the CCSD.
- Dave Pearson – Why wasn't the emergency water project

- Amanda Rice – Temporary solution for pond, alternative element for brine at end of project. Same amount of water is used to remove brine.
- Mrs. Lee -- ?
- Dwayne Lee – When was it changed from an emergency water supply to a sustainable one?
- Amanda—Change happened over time with in the office Will be happy to discuss this at another time. Anyplace.
- Debby Mix – Still must dispose of the effluence – some will be emptied, but only for an emergency measure.
- Amanda—having an emergency meeting about this issue.
- Bob Gressens – SWF permit – 11 inches higher—moving water out – up higher—75mg. per liter. Trucking water out. Then it will work.
- Airlin—2014 emergency permit—asked CSD to re-submit it as a regular permit application and authorize it as a sustainable water supply.
Needs to be amended. It is a bonafide entry.
- Mary W. – Agrees with Laurel – it’s a bait and switch. In 2014 it was an emergency water source. However, there was a 40% water savings for Cambria. Then it went directly to a sustainable water source with an emergency permit. Still waiting for an EIR. There is going to be effluent going into Monterey Bay Marine Sanctuary.
- Aaron Worth – had difficulty staying alive as a business with water problems. This project needs to move forward.
- Robin McDonald – a resident, supports the water project.
- Bradley Zane – Move ahead with project; it is evolving.
- Karen Wharton – opposes Mary W’s direction. Move ahead with project.
- Bob Kasper—move project forward. # 1 on the water list is still #1 after 15 years. Realtor in town.

- Barbara Bronson Gray - Move project forward.
- Laurel Stewart – In the EIR there is no guarantee that we will have water.
- Amanda R. – nothing in EIR – no plan for out fall. Working to fix that. Won’t need to worry about whether we run out of water.
- Paul Carlson – Move ahead with project – some signees of petition are out of the country.

- Mary W- They have homes here.
- Susan McDonald – Bob Gresham gave a good report at the LUC. How is it sustainable for growth?
- Bob. Gresham – up date, Dec. 2016. Program B Aggressive program, shows time line including the build out on CCSD wait use it as way to give service. list -- an
- Susan McD.—District plan includes measures to take care of creek. I care about SS Creek, because I live there and want it safe.
- Bob G. – Analysis shows that the creek will be taken care of in the EIR.
- Susan McD.—Will take care of the critters and such, no potable water for new plantings, use native plants
- Bob G. – New technology – one water system for inside the home, with a separate grey water system for outside, which can return inside for toilet flushing.
- Aaron Linn- If we scrap all this, then we lose all we have done so far.
- Bruce Fosdike – Work in progress. Let CCSD fix the problems.
- Mike Lyons – Sorry about the dissention of the meeting.
- Iggy Federoff – Santa Barbara mothballed a desal plant, then Lake Cachuma dropped to 10%. Now SB is now paying 70 million to put desal back in operation.
- * Mike – Move to approve the CCSD LRP2013-00112 as is written in the plan for the LUC committee. Aaron Linn 2nd. 9 yes, 1 no, 1 abstention.

DRC2016-00066 Clemece – Proposed MUP request to waiver of the 150 ft. distance requirement, allowing for the use of an existing single family residence as a vacation rental. 2701 Windsor Blvd. Gave history about family with Evans.

- Lots of VR in area. County recommend denial. May 19 Recommend denial.
- Bruce Fosdike –Moved to deny
- Barbara Crowley – supports denial
- Laurel – Difficult to see where we are with VR. County is now working on finding just where they are.
- Joe Crowley – Passed out map
- Paul Carlson 2nd. 10 yes, 1 abstension.

NCAC REPORTS

Transportation –Bruce Fosdike

- Are businesses suffering because of road closure?
- Aaron Linn – no alternative options, just push ahead with the bridge. San Simeon is hurting because of closure. (Bambi)
- Hurrying the bridge, but time will tell.
- Kathe Tanner—Bridge will be constructed and moved into place.

Website Committee Report – Paul Carlson

- Added minutes
- Susan McD. edited stories
- Process is in the works.

Treasurer’s Report – Bruce Fosdike

- \$1717.15 on hand.
- All executive committee need to sign.

Environmental Report – Bruce Mumper

- Sat. Earth Day –Creekside Park, \$10.00, music, dancing, beer, wine
- Annual wildflower show. April 29,30.
- May 6, Green Space wkshp

Corresponding Secretary -- CeCe Lomeli

- Letters were done.

Community Outreach – Shana McCormick

- excused

OLD BUSINESS

Election Results – Susan McDonald – April 3

- Area 3
 - Marj Sewell ---41
 - Barbara Beane --- 31
 - Ted Key --- 26
- Area 7
 - Laurel Stewart --- 64
 - Allan Lavelle --- 24

Thanks to Dixie for helping with the election.

Seat new members

- Seat Laurel Stewart for Area 7, seat Mike Lyons for Area 5, Allan Lavelle as Area 7 as Alternate.

Elect officers

- Nominate Laurel Stewart for Corresponding Secretary by Ted Siegler, Paul 2nd. Unanimous.
- Susan McD. Nominated Ted Seigler for Chairman, Paul C. 2nd. Unanimous.
- Ted Siegler nominated Susan McDonald for vice chair, Mike Lyons 2nd. Unanimous
- Ted Siegler nominated Marj Sewell for Secretary, Susan McDonald 2nd. unanimous.
- Treasurer – Ted nominated Mike Lyons, Bambi 2nd. Unanimous.
- LUC –Ted nominated Laurel Stewart, Mike L. 2nd, unanimous.
- Transportation –nominated Allen Lavelle, Debby 2nd. Unanimous.
- Website – Paul Carlson nominated by Susan McDonald, Bambi 2nd. Unanimous.
- Outreach: Susan nominated Dixie Walker, Marj S. 2nd. Unanimous.
- Laurel nominated Merasol Poteet for Latina Representative

Susan McD. moved to adjourn at 9:45 Pm.

Respectfully submitted ,
Marjorie Sewell, Secretary.

Attachment B –

Land Use Committee Report for May 2017

Project description: SUB2016-00070 WINSOR Proposed Lot Line Adjustment from (approximately) 81 acres to be reduced down to 41 acres (Parcel A), and 360 acres to be increased to 400 acres (Parcel B), respectively. San Simeon Creek Road. Primary parcel APN: 013-271-027 (Parcel A) & Related parcel APN: 011-291-052 (Parcel B)

Referral: April 6, 2917

Planner: Terry Wahler

http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/SUB2016-00070_WINSOR_Lot_Line_Adjustment.pdf

This application concerns two of the applicants' agriculturally zoned parcels, located west and north of San Simeon Creek Road, approximately 4.2 miles to the east of Highway 1. Both are within the Coastal Zone. The smaller 81-acre Parcel A fronts on San Simeon Creek Road. The larger 360-acre Parcel B abuts the northern boundary of Parcel A. They are under Williamson Act agricultural preserve contract. At present, the smaller Parcel A is non-conforming or substandard in terms of minimum parcel size currently required, while Parcel B conforms to current parcel size requirements. The smaller parcel has an area of viable graze land in its northern sector, and a small wooded flat down by the road, but is otherwise mostly steep brush-covered and wooded slopes of over 30%. The larger parcel is generally more suited to grazing. There is an active cattle operation.

Planner Wahler answered a number of questions our committee had regarding the project. He noted that many agricultural parcels in our area are substandard by current minimum size requirements, largely stemming from divisions made before present subdivision act standards were put in place. County is using current standards as a benchmark when looking at applications of this kind. Wahler said the applicants describe the project as promoting "a more viable agricultural parcel" by enlarging B to include A's piece of graze land and protecting open space on Parcel B by "limiting development". Parcel A, which would be reduced to 41 acres, is suggested by reference in the application as slated for future development adjacent to San Simeon Creek Road, and already contains an unpermitted yurt and recently drilled well, but any future development is not included in this project application.

The Council might find the following useful, from Title 21 – Real Property Ordinance, Section 21.02.030 Lot Line Adjustments. This is one of several planning documents containing policy or standards applicable to this proposal.

"21.02.030, 5b. Statement of Explanation. A statement shall be prepared and submitted by the applicant showing how the proposed lot line adjustment satisfies the criteria that are required by this section."

"21.02.030, 5c. Criteria to be considered. A lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from a lot line adjustment will conform to the County's General Plan, Specific Plan, Local Coastal Program, and zoning and building ordinances. The criteria to be considered includes, but is not limited to, standards relating to parcel design and minimum lot area. These criteria may be considered satisfied if the resulting parcels maintain a position with respect to said criteria which is equal to or better than such position prior to approval or conditional approval of the lot line adjustment."

The Committee did not reach consensus on a recommendation. Some of us made comment explaining our recommendation, which I will be happy to add to this report if requested to do so at the NCAC

meeting.

Committee results: No recommendation / unable to recommend approval or denial: 3.

Recommend approval: 2.

Recommend denial: 3.

The applicants, their agent, and the planner for this project have all been invited to attend the May NCAC meeting, and we hope they will be able to do so. In addition, the full Statement of Explanation for this project was provided by the applicants' agent, and we are asking Chair Siegler to send it out to the Council as supplementary to the referred application.

Respectfully submitted,

Laurel Stewart, LUC Chair

Attachment C –

January 10, 2017

WINSOR LOT LINE ADJUSTMENT

A.P.No. 013 271 027 (Lower parcel A at road)

A.P.No. 011 291 052 (Upper parcel B)

STATEMENT OF COMPLIANCE with LOT LINE ADJUSTMENT REQUIREMENTS

The proposed lot line adjustment parcels are located on the west side of San Simeon Creek Road, approximately 4.2 miles east of Highway One and north of the community of Cambria in the North Coast Planning Area. It is in a rural setting and zoned Agriculture. The historical use of the property has been as a part of a large cattle grazing ranch that was subsequently split into smaller parcels and sold separately.

The two existing parcels currently total 441 acres and include one parcel at approximately 81 acres which will be described as the "Lower Parcel" and the second parcel is approximately 360 acres and will be described as the "Upper Parcel". Upon approval of the Lot Line Adjustment the new parcel sizes will be 41 acres for the new lower parcel A and 400 acres for the new upper parcel B.

The topography can be described as moderately to steeply sloping with some nearly level areas at the top and bottom of the proposed site. The vegetation includes grasses, generally located towards the upper west end of the site with scrub brush towards the middle and oak woodland located towards the bottom of the site and adjacent to San Simeon Creek Road. There are some existing ranch roads, a spring, a 256 SF storage yurt (non permitted) located approximately 200 feet from the road, power and telephone at the roadway. The surrounding land use categories include:

North: Agriculture / Grazing

South : Agriculture | Grazing

East: Agriculture | Grazing

West Agriculture | Grazing

It is anticipated that the relatively level area adjacent to San Simeon Creek Road will be developed in the future with a residence and a building envelope will be created and no trees will be removed unless required by Cal Fire. This potential future development is not within the scope of this proposal and will be handled separately under its own

permitting process .if and when an application is submitted.

By consolidating open grazing land into contiguous parcels this lot line adjustment will promote a more viable agricultural cattle grazing operation. At the same time protecting and preserving open space on the lower parcel by limiting potential development down

adjacent to the existing roadway where other services, utilities and access roads are currently located.

The applicant, Mr Winsor, is a long time local resident and has acquired various nearby parcels. His cattle ranch now includes upwards of approximately 1200 acres. The more contiguous parcels the more it promotes the efficient use of agricultural resources, sound management practices and a more efficient rangeland operation. This lot line adjustment will result in a net increase in the use of grazing lands.

Currently, there is an existing Agricultural Preserve and Contract in effect. The applicant wished to continue with the Preserve and Contract This site appears to qualify for the addition to the preserve according to the following provision in the Rules of Procedure:

The property owner under contract who acquires adjacent parcels of any size may add this land by amendment of the existing agricultural preserve and contract : The contract amendment is to recognize the remaining term of the original contract but in no event, less than 10 years.

In any case we will need to address the Ag Preserve contract which will be a part of this approval.

With respect to the minimum parcel size of 320 acres., the upper parcel meets that requirement before and after the Lot Line Adjustment. Parcel B , the lower parcel does not currently meet the minimum parcel size requirement. With the Lot Line Adjustment we still do not meet that minimum parcel size requirement of 320 acres.

In our opinion, the proposed Lot Line adjustment will create an equal or better situation with respect to parcel size adjustments based on the information presented above.

Respectfully submitted,  ,

Agent for Mr. Winsor

Attachment D –

TRAFFIC REPORT FOR MAY 2017

Attendees:

Allen Lavelle

Bruce Fosdike

Mary Webb

Mike Britton, County of San Louis Obispo

Meeting Minutes, during the meeting we discussed the following:

1. Nitwit Ridge Parking Issue – Mike indicated they are aware of the issues and are working on a solution.

2. Deer Signage – Bruce continues to work on the deer signage on Hwy 1. Mike offered his assistance to us when we are dealing with CalTrans.
3. Median Maintenance in Cambria – Mike indicated they are aware of the issues and have been working with Beautify Cambria to resolve them. None one at the committee wants trees in any of the middle of the street medians due to health and safety issues. Further discussion led to a potential conclusion which would be to require an organization to get a County Encroachment Permit since this would allow for thorough review of the project and solve the maintenance issues.
4. San Simeon Crosswalks – Mike indicated that this is a CalTrans issue. The general consensus from committee members was that the issue needs further study and approval from CalTrans.
5. Curb Striping and Crosswalks in Cambria – Mike indicated this issue is being studied.
6. Burton Guardrail and Path – Mike indicated that the county received funding and the issues are being studied based on priorities in the County.
7. Potholes by the bridge on Burton – this is included in the county funding. Based on a lack of manpower the County does not drive around looking for potholes to fix (they did in the past), so it up to citizens to report them to Maintenance Service at 781-5252. This applies to potholes, guardrails, and similar safety issues. The caller should expect a 24/48 hour response.
8. Mike took the time to explain the processes for speed issues (should be reported to CHP), traffic signs (they are based on the Manual of Uniform Traffic for California) which requires 9 warrants (issues) like collisions, signals, etc. to be studied and an engineering judgement be made by the County engineers, speed limit establishment (there is a system they use to establish speed limits for all residential streets and they are checked approximately every 5 years)
9. Mary asked about the hillside above Burton with all the soils movement. Mike indicated that soils engineers are studying a number of soils problems throughout the County including this area. It appears that the recent rains have caused issues with slopes and bridges around Cambria and the surrounding areas.

NOTE: From my perspective, this was an excellent meeting with much give and take conversation about traffic and related issues. It was great for me to have all of the participants there, especially Mike, since I was educated on most of the pending and potential traffic issues in the NCAC area. Everyone participated and the discussions were serious but friendly.

Mike asked that NCAC take some of the burden of people calling in with problems (like people speeding on residential streets, sidewalks, potholes, etc. to allow the County professionals to spend less time on the telephone answering the same questions from multiple callers. I asked how we can help and the suggestions were to have NCAC put out a flyer, ads in the newspaper, word of mouth thru various clubs and organizations, etc. to let the folks we are representing who to call for which issues.

To the best of my knowledge based on my notes, that covers the approximately 2-hour meeting. If you have any questions or need anything further, please let me know.

Allen Lavelle