

NORTH COAST ADVISORY COUNCIL
August 16, 2017
Rabobank Community Room

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

Present: Iggy Federoff, John Nixon, Marjorie Sewell, Barbara Beane, Susan McDonald, Don Sather, Ted Siegler, Cindy Steidel, Laurel Stewart, Dixie Walker, Dawn Dunlap, Aaron Linn, Bruce Mumper.

Excused: Mike Lyons, Debby Mix, Mary Webb.

Alan Lavelle resigned. Family issues.

AGENDA APPROVAL: Ted wanted to add to New Business—that Bruce Marchese be considered for appointment to Area 5 alternate. John Nixon moved to accept the agenda as amended. Dixie Walker 2nd.

Unanimous.

MINUTES APPROVAL: Dixie said the Chairperson of the Pinedorado Parade is Jeff Nielsen. Laurel said 100 projects have been built, but there are 15 more projects to come. Dawn Dunlap asked about an old building—what does it mean that a building can't be changed. Laurel said the character of the building can't be changed Susie McDonald moved to accept the minutes as amended. John Nixon 2nd.

Unanimous.

PUBLIC COMMENT:

- Iggy Federoff – Sept. 13 – 12:30 to 2:30 -- attended a meeting of the Cambria Health Care District. Members of Tennant will be coming to Cambria on Sept. 13 –12:30 – 2:30. Anyone who wants to be briefed on what will be available in Cambria by Jan 2018 for health care, thanks to the Linn family. The lower floor of the Linn Building will be available; Mr. Linn will help with changes to the building. All non-medical people will be found other homes.

- Don Sather – So Cal Gas—transmitting towers –Park Hill and Happy Hill don't appear to have enough coverage. Approved, but have questions. Marj and Don met with Tim Mahoney, who has been knocking on doors to inform people. Juan Maldonado, to gather information –For the Nelson's are able to move pole 30' feet on Leimert. Will use standalone metal poles or concrete street lights. Will continue to knock on doors to engage people. As for Happy Hill and Park Hill, a pole will be added to Cambria Pines Ridge. All directional antennas. Dir. Bahringer – can we help? Juan Maldonado has own people to do that. Ted Siegler—Will coverage work and how will that be done? When? Tony Church – Will any other poles be moved?

Tim Mahoney – Talked to some people, left information if not home. Will go back to see if they can connect. If new development areas show up, then may need to add poles.

Laurel Stewart -- How about Ralph Covell?

Tim Mahoney – Need his information. Need to move a pole at Newport and Pierce. Working to get it adjusted.

Dawn Dunlap – Try Tara Covell – 927-3398 Ralph Covell’s home. When pursuing the building of a pool a Coast Union, do resources and environmental checks.

REGULAR PUBLIC AGENCY REPORTS

Public Safety - - Commander Voge

There were 98 Radio calls from Harmony to Ragged Point. 13 audible alarms
18 suspicious calls, 1 Apple scam, Child hurt by mother-goes to child services, elderly people have a helper come in—but these people steal from them.

CCSD -Director Bahringer

- East Ranch is being developed – should be done by the middle of September. Will include parking, handicapped access and a dog park (fenced). First step, then soccer fields will follow.
- Purchased the old library building for \$499,000. Hoping people will help offset cost of old library. Hopefully have a place where people can do research. Be a welcoming place.
- Will return trucks to rodeo grounds area.
- Change software to make it more simple, but know where all the meters are, know where all the manhole covers are, Can use a smaller staff.
- EIR was produced to build all the stuff on the Ranch. Stays the same; doesn’t include a lot of extra stuff. Could make a change by re-entering and suggesting new sites. CCSD put in 2 ½ million dollars into the Ranch.
- Dawn Dunlap – At the old library site, where is parking? Across street, and at the Vet’s Hall.
- Laurel – how about the old dog park for the schoolhouse.
- Tony Church—is there water there at the dog park? Possibly compostable toilets.

County Supervisor—Cherie McKee

- Bruce Gibson is speaking in SLO for bigotry and against Blacks. He did spend 45 min. at the Library today, before going for his speaking engagement.
- Bob Sfarzo – Street cleaning – Cherie- on a system. Contract with a street cleaning system.
- Aaron Linn – Santa Rosa Ck. Rd.—beyond Linn’s Farm. Needs work on the road. Nothing is happening. Worried about the rains this year. No road work yet.

County Planning—Airlin Singewald

- Amendment to the TDC program –Pulled until further study.

- V. R. – on Marine Terrace -- September 19 will be heard by board.
- Background –in Cayucos override—the decision to keep it a V.R.
- So Cal Gas – September 14 for further discussion.
- 100 permits for Cannabis ordinance – must work on who would be the best people to grow it. Sept. 14 for more discussion. Oct. 3 for cannabis discussion.
- Transfer water meter.
- Bob Sfarzo – TDC – are there legal easements to retired lots to do TDC's? Some are permitted.
- Susie McDonald – Cannabis – would it need a MUP?
- Airlin – not set yet. All will need MUP.
- Hank Krzciuk will be in charge of cannabis growing.
- Susie – Rod and Reel – Is it a RV park or what? Airlin -- Working with owner to have it in keeping with historical use. 10 RV's and 10 mobile homes. Complicated issue. Ted S. –Is there a limited amount of time to complete construction? Been going on for five years – debris, porta pots. Proposed as a mobile home park.
- Cindy S. – Coastal Commission meeting at Lodge –Sept 13, 14, 15.
- Aaron L. – no place for RV's to park – people move from place to place.
- Harry Farmer—should be serious penalties on owner.
- Ted S. – Building needs to be done in a timely manner. Make sure they code issues and not done quickly. Oversized garage doors – noise, porta pottys, trucks all over the place. Over 5 years. Blight on the neighborhood. Out of money at the moment. Hard on neighborhood. Building along the property line. Airlin will check with builder.
- Bob Sfarzo—thought there could only be 100-150 permits at one time.
- Laurel S. – 3 extensions for three years each for a building. Must keep building permit going. It's on 9 lots. Think about character of neighborhood Airlin S. – supposed to be regular inspections. The penalty would be to need to apply for a new permit. Will check with building inspector.

LAND USE COMMITTEE – Laurel Stewart (Mike Lyons was in charge of meeting)

DRC2016-00127—State Park at Piedras Blancas Cove—Doug Barker from State Parks to oversee building of 14 cabins, 29 campsites, a restroom building, 59 parking spaces and entry kiosk at 16420 Highway 1, San Simeon. Truncated road to service the area. Recommend approval for project.

Doug Barker, District Service Manager, to amend on project, focused on campground. Complete the four Mile Coastal Trail along the bluffs, no hookups for RV's. A café is being remodeled with a sprinkler System. For motel as Phase 2, Campground and southern trail to vista point and elephant seal viewing. Remodel motel, adding patios plus interior work. Will put it all into one project. Airlin said it will return to LUC. Ted agrees.

Bob S. – Thinks it's a waste of time and not a safe place for a campground.

Doug B. – Has to have setbacks, done studies on project, Coastal Commission to have a retreat plan (cabins on wheels). Have two wells.

Dawn D. - Sq. footage of motel and restaurant? Is it larger? Archaeological?
Doug B. - Same footprint. Archaeological has been done.
Ted S. - Will hold off on approval till we see rest of project.

DRC2016-00133—Garcia -Burton and Pineridge.

Convert existing single-family residence 500 sq. ft. into a guesthouse (remove kitchen) and build a new 5-bedroom house. Has two parking places and would add two more (concerned about parking). County needs to watch this project and submit a parking plan.

Don S. - - stated that one of the entrances is difficult.

John Nixon moved to accept. Susie McDonald 2nd. 8 yes,1 no. Passed

LRP2015-00014 - County of San Luis Obispo

Proposed amendments to the LU element/local Coastal Plan (NCAP) and the Coastal one Land Use Ordinance-Title 23 of the county Code applicable to the Cambria Transfer of Development Credits program. Authorized by the County Board of Supervisors on Nov. 15, 2016. This project would expand the range of potential “sender sites” (lots which would be retired and no longer eligible for residential development.) and would clarify language for “receiver sites” (lots for which an applicant could apply for a land use permit for a larger residence through the purchase of TDC’s.

The LUC recommends approval of the changes, with the following concerns:

- LUC urges SLO County Enforcement to be diligent in enforcing restrictions on use of sender lots and new requirements with respect to maximum TDC’s allowed. Also think about Cambria’s narrow streets, fire equipment access and parking and evacuation routes. LUC urges the use of Code Enforcement to follow the rules.
- Crosby Schwartz - Restrict TDC’s for receiving sites and sender sites.
- Don S. - More restrictions on receiver sites. No other changes.
- Ted S. --- Area 2 -is Highway 1 viewshed, Area 1 -habitat—more sensitive.
- Laurel -Is size of building in keeping with the neighborhood? No provision for ultimate. Lots can be sold off to connecting neighbors. No extra parking, no fences, no other uses other and conservation. This is a concern.
- Crosby S--Land Conservancy is required to inspect all the areas, if there’s a problem in compliance.
- Ted S. - Easement is held by Land Conservancy. Consider the view shed from Hwy 1. Their obligation is to respect it. CCSD needs to protect the land and not park trucks or do grading in those areas.
- Dawn D. - Fern Dr. -purchased by Land Conservancy, but it wasn’t protected; it had a land slide; a tree fell on a house. When purchased by a private party, it cost a huge amount of money, and had to sell it for the same price. Slope work needs to be done.
- Laurel - let’s table it for another month.
- Ted - when this returns the concerns need to be written in.

NCAC REPORTS

Transportation Committee – no meeting

Aaron Linn will be the chairperson. Will notify when he can do it—time and place.

See paper tomorrow for slide—open ended. Rain is a factor, must not expect Hwy. 1 will always be open. Don't know when it will be completed.

Website Committee – Dixie Walker

Cindy will spend time with Bob Sfarzo on Saturday. Work on platform requirements, needs to be more flexible, fresher graphics, get archival stuff, more user friendly.

Treasurer's Report – Mike Lyons (Not here but left report)

\$1489.15 on hand.

Need to submit budget to county for our next running money.

Environmental Report – Bruce Mumper

- FFRP -- \$500 set aside, mailing to ranch neighbors about not using anticoagulants.

- Saturday – Bring back wild flower party –north end of Windsor. Bring stuff to collect seed.

Corresponding Secretary – Laurel

Sent 5 letters

Community Outreach Committee—Dixie Walker

- Cindy S. – on Neighborhood –Next Door. Put info on Next Door, that tells one is on the NCAC and which area. What we do and don't do.
- Now have the trifold with info about NCAC. 50 in English and 50 in Spanish

OLD BUSINESS -- none

NEW BUSINESS

- Consider for appointing Bruce Marchese as an alternate for area 5
He volunteers at HART, American Legion member, plays baseball, and likes to oil paint.

Ted S. moved to nominate Bruce for area 5 alternate. John Nixon 2nd.
Unanimous.

Bruce Mumper moved to adjourn at 8:55 PM.

Respectfully submitted,
Marjorie Sewell, Secretary