

NORTH COAST ADVISORY COUNCIL

Meeting Minutes

October 18, 2017

Rabobank

Ted Siegler called the meeting to order at 6:30 PM with apologies for having forgotten to secure the key to the Rabobank Community Room. The meeting was held outdoors.

ROLL CALL

Present: Iggy Federoff, Marj Sewell, Susan McDonald, Bruce Marchese, Ted Siegler, Cindy Steidel, Laurel Stewart, Debbie Mix, Aaron Linn, Bruce Mumper, Dante Garcia

Excused: John Nixon, Barbara Beane, Don Sather Mike Lyons, Dixie Walker, Dawn Dunlap, Mary Webb

CONSENT AGENDA

Agenda Approval: Laurel Stewart moved to accept the Agenda. Debbie Mix seconded. Approval was unanimous.

Minutes Approval: Debbie Mix moved to accept the Minutes of the September 20, 2017 meeting. Bruce Mumper seconded. Approval was unanimous.

PUBLIC COMMENT

Nancy Moss asked about opportunities to comment on State Park plans to develop campgrounds and other facilities north of Piedras Blancas. Airlin Singewald and Supervisor Gibson clarified the process. Currently, State Parks is soliciting public input to the Mitigated Negative Declaration (deadline November 9th). That will be included with the application for a County land use permit. When the application is complete, the project will be sent to the NCAC for review, followed by public hearings when the County considers the application.

PUBLIC AGENCY REPORTS

Public Safety: Commander Voge reported there were 109 calls for service in the last month. Then he reported on homeless encampments along Santa Rosa Creek. The camps he visited included fire hazards, trash, and even a dam across the creek. He is reviewing actions that the sheriff's department can and will take to mitigate the problem. Steve Cole asked about the use of body cameras. Response: currently cars have video and deputies carry audio recorders. The department continues to review the potential use of body cameras.

CCSD: Director Bahringer reported that the upcoming agenda consideration of a technology upgrade, a loan for renovating the library and a rate study by Bartels and Wells. Supervisor Gibson will present a County proclamation recognizing Director Sanders' service.

County Supervisor: No report. Steve Cole asked about County initiatives regarding the treatment of women and girls in the County. Response: Zero tolerance for harassment or abuse within County administration. County has a good record of employing women in positions of responsibility. Sheriff's department aggressively pursues criminal abuse of women. Susan McDonald asked about impact of cannabis production and distribution on rural areas of the County. Response: Discussion and deliberation of ordinances is in process. Meeting was

continued to October 20th. Objective is to distribute impact evenly throughout the County including the Coastal Zone. Kathe Tanner asked whether the County would make production and distribution too difficult, pushing those activities to the cities and whether there would be a resulting loss of revenue. Response: Activities likely throughout the county, including cities. County objective is to make revenue received through taxes match the costs of administration. Avoid either profit or loss.

County Planning: The Windeler application to build a 4,000 sf home with its own water and wastewater sources was denied by the County Supervisors. Also, the CCSD is applying for a CDP to trench around the Brine Pond to limit rainwater runoff refilling the pond during the upcoming rainy season.

REGULAR BUSINESS

Land Use Committee: DRC2017-00024 Hearst Holdings. Committee discussed and considered the proposal to use Warehouse #1 as an accessory to Sebastian's Deli and the Hearst Ranch Winery Tasting Room. Susan McDonald moved to recommend approval of the project with the following conditions proposed by the Land Use Committee. Bruce Marchese seconded.

- (1) A "Deed of Conservation Easement and Agreement Concerning Easement Rights (Old San Simeon Village)" [*or* OSSV Easement Area] was recorded on February 18, 2005. We ask that County work with the Grantee or their successor easement-holder to ensure that this project complies with all applicable conservation easement requirements.
- (2) This project must be limited, as far as any structures go, to Warehouse #1. We support Jim Saunders stated goal to exclude from this project the grounds surrounding the old concrete warehouse and the old wooden warehouse by installing gates at either end of the wooden warehouse's loading dock..
- (2) This stated approval is limited to this specific project alone, and does not apply to any additional development or proposed uses in Old San Simeon Village.
- (3) We support, as indicated in this Hearst Holdings project proposal, a maximum of 12 events per year if consistent with conservation easement.
- (4) We encourage minimal signage and lighting, as applicant Saunders indicated was the project intent. Signage and lighting under the County purview should be consistent with County ordinance and conservation easement.
- (5) We are concerned about pedestrian safety in crossing between Sebastian's Deli/Hearst Winery Tasting Room and the project site, due to the right angle turn in San Simeon Road and poor visibility at this corner. We ask that Public Works and Planning take a close look at possible safety improvements in this regard.
- (6) Water for events is supplied from the Hearst Ranch.
- (7) Archaeological and Sensitive Habitat considerations are enforced per conservation easement and County ordinance.

Approval was unanimous.

Sidewalk Encroachment – Vault Gallery: No presentation. Council did not take any action.

NCAC REPORTS

Transportation Committee: Committee discussed timing of chip seal treatment on Cambria roads after Scarecrow Festival. Budget for roadwork was presented and list of projects – not enough money to accomplish the list. Next, he reported the trucks hauling boulders to the Mud Creek slide have adopted new routes that avoid using Main Street. No commitments on repair of Santa Rosa Creek Road. Hank Kczryk asked about removal of pedestrian crossing signs at Weymouth on Highway 1. Aaron will investigate.

Website Committee: No report

Treasurer's Report: Account balance is \$1,420.57. Budget request for \$1,500 has been submitted to the County.

Environmental Report: No report

Corresponding Secretary: Four letters sent from last meeting.

Community Outreach: Susan McDonald thanked Dante Garcia for translating the NCAC brochure materials into Spanish.

Meeting was adjourned at 7:30