

NORTH COAST ADVISORY COUNCIL  
November 20, 2019  
Mechanics Bank Community Room

#### ROLL CALL

Present: Hank Krzciuk, John Nixon, Marjorie Sewell, Mark Kantor,  
Don Sather, Mike Lyons, Bruce Marchese, Tom Gray, Jamie  
MacLeod, Paul Gullion, Beth Kendall, Aaron Linn, Bruce Mumper,  
Michele Roest.

Excused: Iggy Fedoroff, Susan McDonald, Cindy Steidel, Dixie Walker,  
Tamara Corbet, Michael Broadhurst.

#### CONSENT AGENDA:

Agenda Approval: Aaron Linn moved to accept the agenda. Hank  
2<sup>nd</sup>. Unanimous.

Minutes Approval: Beth Kendall said that the notes from Michael  
Broadhurst were not a part of the Agriculture Report, so it was  
moved to Public Comment. Mike Lyons moved to accept the  
minutes. Don Sather 2<sup>nd</sup>. Unanimous.

#### PUBLIC COMMENT

- Barbara Bronson Gray—President of Cambria Community Health Council. She introduced the new administrator, Mike Madonna. He's an experienced administrator and paramedic.
- Mike Madonna - new to Cambria and is looking forward to serve in a new capacity and improve the Health District to get people in for help.

#### REGULAR PUBLIC AGENCY REPORTS

- Public Safety: Commander Justin Nelson—not here tonight.
- CCSD: Director Donn Howell
  - Resource Committee—talking about differences in Stage 1 and Stage 2—needs to reflect on what is really happening.

- Looking at the Vet's Hall schedule—need to determine costs of renting the Hall.
- Tyler finance system—very up to date, but need new software the old system is cumbersome. Better interaction among different areas of billing. Very pleased with the new process. It should be implemented after a year.
- Policy Committee -complicated
- Hank—Concerned about rising costs in San Simeon.
- Need funding to support Ranch maintenance—looking for funds and grants.
- The Skate Park is proceeding. The wooden ramps are being Removed and being replaced with concrete. It may take a while. The school district has been approached to help with this project.
- Cross training and sharing of staff in emergencies for CCSD and SSCSD. It has not been discussed at the Board. The meeting Is tomorrow.
- Hank - May work on a study to see if that will work (through the County).
- May be discussing the water treatment plant at the meeting tomorrow. It's going forward but slowly.
- It's coming to decide what to do about the Van Gordon House. It will be expensive to restore.
- Two Ad Hoc committees. One is lower rates for poor families. They do get assistance on lower sewer rates. On Affordable housing looking to determine the whole problem and how much is needed. Can't do it if there's no water to serve it. How many are we serving and what the balance would be. Cindy Steidel and Donn Howell working on this project,
- Michele Roest—Van Gordon home is of historical value and may

have some historical features worth saving. The old barn is gone, but wood was saved and used by people. Again some of the special features were saved,

- Aaron Linn-Regarding the Vet's Hall and the rental; have not been careful to keep track of fees. Talked with the non-profits to gain understanding. It's a community building and all need to help maintain it. It needs help. Two fridges don't work; the roof needs work.
- Jerry McKinnon -There is a state vets building code—vets have preemptive rights so could cancel a group if considered undesirable.
- Hank -Two developers want to come into San Simeon to build condominiums are demanding "will serve" letters. Still working on the new tanks and new treatment plant.

County Supervisor – Supervisor Bruce Gibson and Blake Fixler

- Welcome to Mr. Madonna to the community, (new director of Health District).
  - SSCSD – Received a grant for \$130,000 to work on waste water plant. It's to be moved off the beach—a model of sea level rise. Seal Level Rise with Coastal Commission. City
  - Workshop on
- reps and County supervisors have had four workshops on this. Talked about short term rentals and sea level rise. Will need to spend millions of dollars in the next 20 years on sea level rise. San Francisco Airport is spending \$10 million on a sea wall around the airport. Will be done locally all up and down the Coast.
- Talking about getting water service, especially for affordable housing, Now appealing to the Coastal Commission. CCSD will tell us whether they can serve with having enough water to update the water plan. The Coastal Commission doesn't believe we have

enough water to serve the people who have water now. The County doesn't agree with the process of the Coastal Commission.

We need to check with the CCSD to be sure there is enough water for service, without damage the local resources.

- On the letter sent by John Nixon that Hwy 1 going south be two lanes for emergency evacuation. Talked to people to speed up process for emergency lanes. Talk to Cal Trans. First check with Fire Safe people in January.
- Hank -Will it include the Police Dept. or CHP?
- Sup. Gibson—They don't need to be there. We'll make sure the proper people will be there.
- Aaron—Are there special projects to make water resilient for the creek to improve steelhead habitat in the watershed?  
Do VR use more water than regular residences?
- Sup Gibson - It would definitely be useful to improve the watershed. We don't know about water usage for VR. Need to check with CCSD.
- Tom Gray - VR water usage is close to what family home uses.

#### County Planning - Schani Siong

- Heads up for next year. State law has a new ordinance for adequate housing. When it's ready Schani will send it to us. Looking to add more affordable housing across the State.
- Hank - Junk cars -10-15 cars—an eyesore.
- Aaron—Mechanic is possibly moving. Same is true in Cambria.
- Hank -VR - How many people can be in a home?
- Schani - depends on size of home and parking spaces.
- Manya Brett - How do you know when a VR is legal or not
- Schani - Local residents police each other. Call Code

Enforcement—on website.

- Tony Church – What about ADU's? Separate water meter?
- Donn Howell—Some ADU's require a separate, while others do not.
- Schani – Detached buildings (ADU) require an ADU; while an attached building does not need a separate ADU. CCSD would weigh in on that matter.

REGULAR BUSINESS -- Tom Gray

- Fire Focus Group –plan to move forward on evacuation program.
- Sup. Gibson –Will work with group to advance this project.
- Tom Gray – A group is here to talk about problems with the Moonstone Beach boardwalk. Do we need to get State Parks here to help with this?
- Sup. Gibson – Talked to Sup Fallatt this morning; State Parks will help.
- Manya Brett, Marion King, Taylor Hilden – Pictures were shown telling of problems with the boardwalk. Safety is the primary concern. Reached out to many groups to help. Many people walk the boardwalk; it is part of Coastal Trail and the Monterey Bay Marine Sanctuary. It's weathered and uneven.
- Hank – Walks boardwalk, but we need to add ADA part to the area as well.
- It's a sensitive area, plant overgrowth, screws sticking up, difficult for strollers and walkers. Want to work with various groups—Tourism Board, Discovery Center, State Parks and innkeepers.
- Tom Kidder, State Parks district maintenance chief—Planning to work on boardwalk in 2023. Leffingwell boat ramp is waiting for funding—FEMA is slow.
- Jerry McKinnon—Walked trail when it was a dirt trail. Some of the wooden part was taken care of by the Grizzly Academy. They

screwed down the bolts that were sticking up.

- Patti Rowe—How do we get instructions to people at the motels if they want to help?
- Tom Kidder—Call me direct, and I will help anyway I can.
- (from a motel) How do we move on to help? Went out and nailed a board myself.
- (someone walking the boardwalk) Said there's an ap from Montana de Oro to report problems—would go directly to SP.
- Theresa Desmond - keep a list of evidence when there's a problem with the boardwalk.

#### Land Use Committee—Don Sather

- DRC2019-00232 - Upper Salinas-Las Tablas Resource Conservation District; 4560 Santa Rosa Ck Rd in Cambria; MUP restoration of 300 linear feet of streambank to improve steelhead habitat. Includes installation of stream structures, restore native riparian corridor with native trees and shrubs.  
Mike Lyons moved to recommend approval. Hank 2<sup>nd</sup>.  
Unanimous.
- DRC2019-00233 - Hauge, Giannini, Negranti. 6425 Green Valley Rd., Paso Robles. MUP for a 21.8 acre-foot agricultural irrigation reservoir to improve seasonal irrigation practices for existing 30 acre avocado orchard. This will be pvc lined, to be filled with water from an existing well.  
Beth Kendall—Appreciated that the water would be saved during the wet season.  
Tom Gray recommends approval. Bruce Marchese 2<sup>nd</sup>.  
Unanimous.
- Propane tanks - Chief William Hollingsworth  
Regarding impacts and requirements for the installation of propane

tanks to fuel emergency generators.

The Chief will get back to us with information for setbacks,  
Installation, and the requirements.

- Mike Lyons - I'm having a propane tank installed at my house.

In our case it will be hooked up to the gas line. You are  
welcome to come and look at it. You need to have certain  
setbacks. There are other options.

- Tony Church—may be noisy.

Housing Element Update - Mike Lyons

## Notes of “HOUSING ELEMENT UPDATE” by SLO County Planning Dep

Wednesday, Oct. 16, 2019 SLO Library

Airlin Singewald opened the meeting, about 35 guests present and about 10 members of Planning Department. Coordinator: Cory Hahn

Housing Element of County General Plan must be updated every 8 years, and the final re-visit end of 2020 must be State Certified. It is a review of all housing policies particularly pertaining to unincorporated property within the County. The review of policies looks at 8 subjects, with the addition of “Environmental Justice.”

The review starts with an inventory of sites that might be potentially used for different purposes. One of the questions that might be the need for re-zoning to provide enough residentially zoned land.

County does NOT provide any money for development, but Senate Bill 2 does provide block grants to encourage creation of affordable and homeless housing.

Study shows that by 2028 the county as a whole will need 10,810 new homes, roughly estimated. Unincorporated areas would be required to produce 3200 units, 40% of which MUST be for “very low” income qualified residents. This goal is difficult to achieve without subsidies.

Existing initiatives and outreach:

1. Accessory Dwelling Units: ongoing revision of County standards, will be complete
2. Agricultural Worker Dwellings: increase in quantity and density at or near agricultural areas
3. Moveable tiny homes: effort to make tiny homes part of the ADU permitting process
4. CEQA: speed up environmental review process
5. Inclusionary Housing Ordinance: newly revised in 2019 to generate funds from housing tax to encourage constructing more than 2200 sq. ft.
6. Reducing permits and fees, shortening wait times. Handle ADU’s and tiny homes
7. Work regionally, use more blanket EIRs to avoid needing one for each process
8. Rehab rentals, convert housing from “brownfield” sites, encourage mixed use projects

At State level lots of activity foresees changes starting in 2021, chance of a Statewide rental assistance program, use of surplus government lands, new density bonuses for those developing or constructing affordable units.

NOTE: streamlining, granting, rezoning, bonusing, and setback/parking restriction easing applications outside of the system of consulting with Community Advisory Groups like NCH

Reports

Treasurer’s Report --Mike Lyons



- \$1865 on hand. \$1,400 is coming

Environmental Rep - Bruce Mumper

- Sat, 12-12 –plant Monterey pines on Ranch.
- Party at Fog's End Barn –12-14

Corresponding Secretary –John Nixon

- 2 letters to thank the hosting banks (PPB and Rabobank.)
- 1 letter to Sup Gibson about the Hwy 1 evacuation.

Agriculture Report – Beth Kendall

- Based on 2017 data – for production of 2.5 billion 7% of the counties total of grapes and strawberries,
- FFA – high school won the national.

Business Rep.-- Aaron Linn

- Busy Scarecrow season
- Thanksgiving busy season,
- Hospitality Night—12/4/19
- Eroica – 1000 riders –all went well. 30 counties represented, No problems, no trash, no one complained about the bikers.

Election Code/By laws changes- John Nixon, Mike Lyons, Dixie

Walker

- Developed without options—Leave it like it is with all areas as it is
- Even and odd areas every two years.
- Option 3 –leave it like it is.
- Election will be held on April 7, 2020.

Old Business

- Need Latino/Latina Reps,
- Dec 11, -2019 at Bruce Back Barn-- NCAC Party –Bring a appetizer and beverage.

Aaron Linn – About the homeless—Theresa Desmond will work for

homeless in our area, give updates. Need socks, hats.

Meeting was adjourned at 8:37 PM

Respectfully submitted,

Marjorie Sewell, Secretary