



REGULAR MEETING
September 18, 2019
6:30 p.m.
Mechanics Bank Community Room
1070 Main Street, Cambria

AGENDA

I. Roll Call, Establishment of Quorum

II. Consent Agenda

a. Agenda Approval:

b. Minutes Approval: August 2019 (**Attachment A**)

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

IV. Regular Public Agency Reports:

a. Public Safety: Commander Justin Nelson

b. Cambria Community Services District: Director Donn Howell

c. County Supervisor: Supervisor Bruce Gibson (Blake Fixler)

d. County Planning: Schani Siong

Cambria Scarecrow Festival Presentation, Paula Ufferheide, Dennis Frahmman

V. Regular Business

a. Land Use Committee: Mike Lyons, Don Sather (**Attachment B**)

DRC2019-00177 Terrell: MUP for the installation of a residential standby generator system and a 250 gallon propane tank, Marlborough, Cambria

DRC2019-00091 Brown: MUP for a home stay at 2861 Burton Drive, Cambria.

DRC-2019-00182 AT&T. MUP for a 3,082 FT buried broadband fiber near Exotic Gardens Drive.

DRC2013-00048 Ramey (Ragged Point Inn LP): Proposed Conditional Use Permit for the redevelopment and expansion of motel in 4 phases totaling 69 guest rooms, a new spa building, 8 unit permanent employee housing, a new resort operations office, additional parking, and related site improvements. Location is 19019 Cabrillo Highway, San Simeon.

b. Transportation Committee: Aaron Linn, Tom Gray

North Coast Road Improvement Fee Update.

County Roads Overlay Schedule for Cambria and San Simeon

VI. Reports

- a. **Treasurer's Report:** Mike Lyons (**Attachment C**)
- b. **Environmental Report:** Bruce Mumper
- c. **Corresponding Secretary's Report:** John Nixon
- d. **Community Outreach Report:** Dixie Walker
- e. **Agriculture Report:** Beth Kendall
- g. **Business Report:** Aaron Linn
- h. **Climate Change Report:** Michael Broadhurst

VII. Old Business: Recruit Latino/Latina rep and alternate.

VIII. New Business: Consider position change for Area 6: Cindy Steidel to become Alternate Member and Tom Gray to become Council Member.

Adjourn :

Attachment A - August 21, 2019 Council Meeting Minutes

NORTH COAST ADVISORY COUNCIL
August 21, 2019
Rabobank Community Room

Chairperson Susan McDonald called the meeting to order at 6:30 PM.

ROLL CALL, establishment of Quorum

Members present: Hank Krzciuk, John Nixon, Iggy Fedoroff, Marjorie Sewell, Mark Kantor, Susan McDonald, Don Sather, Mike Lyons, Bruce Marchese, Cindy Steidel, Tom Gray, Jamie McLeod, Dixie Walker, Beth Kendall, Michael Broadhurst, Aaron Linn, Bruce Mumper

Excused: Paul Gullion, Tamara Corbet

Non-Excused: Michele Roest

CONSENT AGENDA

Agenda Approval: In the Public Agency Reports, Mark Ruffing will go before Schani Siong. Dark Skies will be presented later.

Dixie moved to approve the agenda. Cindy S. 2nd. unanimous.

Minutes approval: P. 3 Cindy S.-CCSD-Goals and Objectives. Hank - position for use of Round Up, rather than ban it.

Jamie moved to approve the minutes as changed. Mike 2nd. 1 abstention.

COUNCIL COMMENT:

- Iggy Fedoroff — new administrator, Mike McDonough, for CCHD.
- Susan M. — report from the Executive Board meeting — doing a photo of the North Coast for Airlin Singewald as a thank you for his service. We also need recognition plaques for Dante Garcia and Mitchell Gregory from the county,

PUBLIC COMMENT:

- Mike Broadhurst — Complexity of climate change, interest in global warming. Many of you saw the article in the Tribune about sea level rise and temperature rise. Dr.

William Hay from U. of Colorado believes that we may not be paying enough attention to these catastrophic events, like the ice sheets melting in Antarctica and raising water levels drastically. Lions Club has had severe floods on their grounds. There needs to be a sub committee to study global warming and sea level rise, hopefully by the NCAC.

- Sup. Gibson— needs to be a grassroots venture. San Simeon has a problem with waste water. Everyone needs to pay attention to these problems.
- Cindy S — An observation about fires going in the Amazon.
- Aaron—Be good to include kids in the process.
- Kyle — Environmental class in High School for life science and environmental work.
- Claudia Harmon — Squibbing -Sunday Sept 8. 12-3. Cookies and lemonade. Collect cigarettes separately from trash.

REGULAR PUBLIC AGENCY REPORTS

PUBLIC SAFETY - Sgt. Odom.

478 calls for service, up from last year. Of those it 76 from San Simeon.

Hank K. — Who to call for non-emergency calls. 805-781-4550.

CCSD — Director Donn Howell

- Success in passing 2019 budget.
- Project description for water project
- Town Meeting pm Sept. 7th – 10-12. To give information to the public about issues on the plan.

If we can agree on facts, it will help. Vets Hall

- Issues regarding affordable housing and water issues—need sub-committee
- Amanda Rice chair of the Standing Committee resigned, Harry Farmer will chair Infrastructure, and Donn Howell will chair the Policy Committee. Policy agenda will include Ted Key.

Board and staff will work out differences next Thursday at Vet Hall at 3 PM.

- Cindy Steidel, Finance Committee, Sept. 10.
- Bruce Mumper – What projects are coming up?
- Sup. Howell – Improvements in sewer plant, help from PG &E – built in late 70s—needs work.
- Cindy Steidel – Issues to keep the plant in readiness, maintenance, waste water plant
- Aaron Linn--Skate park -fence off; there's been injuries, so will reopen when safe.
- Sup. Howell – check with PROS.

COUNTY CODE ENFORCEMENT: Mark Ruffing

- Matt Janssen, division manager, for county. Introduce new Code Enforcement officer. Mark Ruffing has been here 7 months, comes from Santa Clara County.
- Focusing on health and safety issues first, Vacation Rentals 2nd.
- Mark Ruffing – Ragged Point to Montana de Oro. Just trying to get a feel of what to do.

Just stopped a job where the person was building without a permit. Still learning about

Vacation Rentals. Better to go online to report violatons; it will be quicker.

- Cindy Steidel -- Health and safety, what about cannabis?
- Mark --Cannabis is a separate department; Marie is doing cannabis now.
- Claudia Harmon – Is there weekend Code Enforcement?
- Mark --Go online for reporting on weekends. A photo is really helpful. Don't put yourself in jeopardy.

- Tony Church—How large is your caseload?
- Mark--84, 85 cases; some are two years old.
- Mike Lyons – invitation for Mark to come to a LUC meeting to get acquainted—work together.

COUNTY SUPERVISOR – Bruce Gibson

- Get Code Enforcement staffed. Make it more definitive.
- Public Works uses Roundup safely.
- Park reserves (\$123,000) to replace playground equipment at Shamel Park.
- Grant for County bus-SLOCOG. Cambrian Bus.
- Tom Gray is pending for water council.
- Creek to Coast clean up, Sept. 21 to cover the watershed.

COUNTY PLANNING – Schani Siong

- Talked about pool at Shamel Park—meeting with county and Tom Gray
- Ragged Point development—came back for review. More complete – plans for Mike Lyons.
- Claudia Harmon – New pool at Shamel Park, moving from one side of park to other.

Will water seep into the ground from pool?

- Schani – too early in planning stages, probably not.
- Mike Lyons – will we have the standard amount of time to go over the plans?
- Schani – 60 days.
- Mike L.-- MUP for a propane powered unit for a referral; a life saving issue. Concern about it being outside the house. How about noise?
- Schani – It will be covered and behind a fence.

CUSD—Kyle Martin, principal from Santa Lucia Middle School

- In Coast Union School District, there is the Cambria Elementary School, Santa Lucia Middle School, Coast Union High School, and Leffingwell High School. 606 students. 259 in the Elementary School.
- 73% are below the poverty line. All students receive a free breakfast and lunch. 42.4 % have English as a second language. 17% are homeless.
- Goals –Expand student’s understanding of math, advancing students toward college.

• Second highest performing high school in county. Santa Lucia Middle School got the Distinguished School Award. 2% more students reached higher level achievement. 2% gain in math. Growing FFA; when students are finished with the program, they can be lab techs for a vet. Focus on film and the arts. More technology classes. It’s a basic aid school district.

SAN LUIS OBISPO BICYCLE CLUB – Mary Ann Gustafson.

- 48th Lighthouse Century Bicycling Event – Sept. 8. Begins and ends in Morro Bay, stopping at the lighthouse. Rest stops—food, water, bike mechanics.
- Expect 1st arrivals at 9:30 AM; Most around 11 AM, thorough Cambria by 4PM.
- Will donate about \$50,000 for local youth.

HOMELESSNESS

- Continue discussion.
- Transportation—problem because working on cleanup – work in progress.
- Letter to FFRP—for cleanup. Suzy will meet with FFRP.
- InThe Solution group– On August 17 lunch was served for homeless or poor at Vineyard Church.

REGULAR BUSINESS

LAND USE COMMITTEE – Mike Lyons/Don Sather

- DRC2018-00122 Anglin
MUP for a construction of a 550 sq. ft. garage/shop building at 2455 Pierce.
John Nixon moved to approve. Marj Sewell 2nd. Unanimous.
- DRC 2018- 00138 - Hayward
Demolition of existing residence to replace with same footprint at 2215
Madison totaling 3302 Sq. Ft.
Cindy Steidel moved to approve. Dixie 2nd. Unanimous.
- Dark Sky Project – Claudia Harmon
Claudia making a pamphlet in the dark sky. Wants to hand out pamphlets to
landowners.
John Nixon—handing out pamphlets is not within our purview.
Mike Lyons moved that it is not the role of the LUC to pass out brochures, not to be an
advocate for design solution. John Nixon 2nd. Unanimous.

TRANSPORTATION—Tom Gray

- Recommendation for bike lane along Main St. where the old school
house is to be placed.
- Concern about “alligatoring” of road way in Cambria
- Dark Sky -- Sign at Burton Circle – no decision.
- Sept. 10 for meeting.

REPORTS

Treasurer’s Report -- Mike Lyons

\$1947.27 on hand.

Environmental Report – Bruce Mumper

- Docent walk – Birds on Sept 14
- Greenspace Nature Club—3rd Sun of the month.

Corresponding Secy’s Report – John Nixon

- Letter to Bruce Gibson
- Letters to Planning

Agriculture Report – Beth Kendall

Not this time.

Business Report – Aaron Linn

From July 18, 2018 – Aug. 18, 2019, Business is slightly up and steady

Community Outreach - Nothing right now.

OLD BUSINESS

- CAC Training is next month.

NEW BUSINESS

- Latino/Latina –Looking for someone to take that position
- Executive Committee met. Considering changes to elections - alternate every other
year for a two-year term. Elected member for 4 years. Appointed for 2 years.

Dixie moved to adjourn at 9:15

Respectfully submitted,

Marjorie Sewell

Attachment B - Land Use Committee Report

LAND USE COMMITTEE

Minutes of September 9, 2019 meeting at Pacific Premier Bank

Members attending: Don Sather, Tony Church, Laurel Stewart, Marj Sewell, Claudia Harmon Worthen, Mike Lyons.

Absent: Steve Cole, Hank Krzciuk

Meeting start: 1:05 pm

Deliberation and recommendations:

- 1. DRC2019-00177 Terrell:** MUP for the installation of a residential standby generator system and a 250 gallon propane tank. A site visit was held by the LUC on Friday, September 6th with the homeowner and agent for the project present to answer questions. Planner: Emi Sugiyama, esugiyami@co.slo.ca.us
Recommendation: APPROVAL
- 2. DRC2019-00091 Brown:** MUP for a home stay at 2861 Burton Drive, Cambria. Planner: Melina Smith, mmsmith@co.slo.ca.us
Recommendation: APPROVAL, subject to verification that this project meets all County regulations pertaining to distances between all types of temporary vacation rentals.
- 3. DRC-2019-00182 AT&T.** MUP for a 3,082 FT buried broadband fiber, location near the entrance to Exotic Gardens Drive and terminating near the entrance to San Simeon State Park daytime use campground and parking lot. A site visit was held on Friday, Sept. 6, 2019, with the representative from AT&T, Mr. Neil Zacharia, in attendance. Planner: Young Choi, ychoi@co.slo.ca.us
Recommendation: APPROVAL
- 4. DRC2013-00048 Ramey (Ragged Point Inn LP):** Proposed Conditional Use Permit for the redevelopment and expansion of motel in 4 phases totaling 69 guest rooms, a new spa building, 8 unit permanent employee housing, a new resort operations office, additional parking, and related site improvements. Location is 19019 Cabrillo Highway, San Simeon. A site visit was held on Wednesday, Sept. 4 with Mr. Jim Ramey, property owner, and agent Mr. Chuck Stevenson of CHS Design attending. Planner: Schani Siong, ssiong@co.slo.ca.us
Recommendation: the Land Use Committee recommends **APPROVAL** of this project in concept, with concerns about significant issues we found in our discovery and in meetings with the property owner and agents.

Issues:

- A. Wastewater use: The current Waste Water Treatment Plant will be upgraded during Phase 1 by installing a Membrane Bioreactor (MBR), providing tertiary treated waste water for use as landscaping irrigation as well as to provide recycled water for toilet flushing. The LUC recommends that all toilet fixtures, piping, and components necessary to make use of the recycled water from the upgraded WWTP be installed beginning with Phase 1 and continue throughout completion of the project.
- B. Internet communication from WWTP: The County should ascertain that internet capacity and reliability will be sufficient for constant monitoring and trouble alerts at the newly upgraded Waste Water Treatment Plant.
- C. Tree trimming: Recommending minimal trimming of the perimeter cypress trees to maintain visual screening and wind breaking.
- D. Parking: The committee considers that the parking plan is significantly insufficient for special events and suggests a thorough review of the requirements.
- E. Highway 1 Right of Way: the committee asks to review the Cal Trans plan to prohibit parking on State Right of Way for the entire length of 1100 ft. of hotel property frontage.
- F. Information Hold: All items on the County "information hold letter" be addressed satisfactorily.
- G. The LUC requests being kept up-to-date on all significant changes in the project throughout all phases.

The meeting was adjourned at 2:45 pm

Attachment C - Treasurer's Report: Mike Lyons

Sept.8, 2019

TREASURER'S REPORT

<u>Beginning balance as of Treasurer's Report of Aug. 6, 2019</u>	<u>\$1947.27</u>
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<u>Check #1080, Aug.15, 2019 to The Tribune for ad run July 11, 2019</u>	<u>-75.90</u>
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<u>Account balance as of PP Bank statement Aug. 27, 2019</u>	<u>\$1871.37</u>
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Mike Lyons

Treasurer

*The NCAC strives to develop a unified, cooperative effort among individuals,
organizations and public jurisdictions*