



REGULAR MEETING
October 16, 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: September 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

e. County Public Works: Michael Britton

V. Regular Business

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

DRC2019-00214 Bookout – Proposed Minor Use Permit for a construction of a 3178 SF single family residence, attached 2092 SF garage, and associated driveway, underground utilities, and septic/leach system. The project is located at 6725 Cambria Pines Road in Cambria.

b. Transportation Committee: Aaron Linn, Tom Gray (**Attachment C**)

Report from October 1, 2019 Meeting.

VI. Reports

a. Treasurer's Report: Mike Lyons (**Attachment D**)

b. Environmental Report: Bruce Mumper

c. Corresponding Secretary's Report: John Nixon

John will bring letters to Mechanics Bank and Pacific Premier Bank for council to sign.

d. Community Outreach Report: Dixie Walker

e. Agriculture Report: Beth Kendall

g. Business Report: Aaron Linn

h. Climate Change Report: Michael Broadhurst

i. Election Code/Bylaws Changes: John Nixon, Mike Lyons, Dixie

Walker

VII. Old Business:

Recruit Latino/Latina rep and alternate.

Holiday Party is set for Wednesday, Dec. 11, 6:30 p.m., Bruce Black Barn.

Please RSVP to Susan McDonald. Bring beverage and appetizer.

VIII. New Business:

Appoint 2020 Election Committee, Susan McDonald

Adjourn :

Attachment A - Meeting Minutes, September 18, 2019

Chair Susan McDonald called the meeting to order at 6:32 pm, noting that a quorum was present.

Council members present: Hank Krzciuk, Iggy Fedoroff, Mark Kantor, Don Sather, Cindy Steidel, Tom Gray, Jamie McLeod, Michelle Roest, Dixie Walker, Aaron Linn, Michael Broadhurst, Beth Kendall, Mike Lyons

Members absent: Bruce Mumper, Marj Sewell, John Nixon, Paul Gullion, Tamara Corbett, Bruce Marchese

AGENDA APPROVAL: Mike Lyons moved to accept with no changes, Aaron Linn 2nd. Unanimous

MINUTES APPROVAL: Tom Gray suggested removal of a question by Claudia Harmon Worthen in the minutes of the meeting held August 17 regarding the proposed new swimming pool planned for Shamel Park. Dixie Walker moved to approve with this edit, Cindy Steidel 2nd. Unanimous.

PUBLIC COMMENT:

Chair Susan McDonald reminded the Council and public that the meeting should exhibit civility and respect towards all. One speaker at a time, please remember to listen to understand and not to respond.

NO public comment except that of Aaron Linn to note the presence of Kathe Tanner and to thank her for attending.

GIFT FOR AIRLIN SINGEWALD: Chair Susan McDonald noted the gift of a framed photo of Cambria to be given to our former liaison from the County Planning Department for his 11 years of able service to the North Coast. This will be presented to Mr. Singewald at the Board of Supervisors' meeting, 9 am on October 1, 2019 during the public comment period.

AGENCY REPORTS:

Public Safety: Report by Sergeant Odom of the Sheriff's Department Coastal Station: For the month of August, 2019: 425 calls for service (versus 398 for the same period 2018), resulting in 46 reports, among them 2 for assault/battery, 3 for burglary, 3 for theft, 1 for vandalism, 0 for

mail theft, 0 for phone scams, and 1 for suspicious circumstances, that being a report of possible human bone found in San Simeon, but a Coroner's review determined it to be an animal bone.

Sgt. Odom reported on an upcoming mobile phone application that would allow reporting of area homeless camps. This information would go to all responsible agencies, enabling them to better locate the camps and to offer help to the occupants.

There are now 3 occupied homeless camps in Cambria, with 13 having been cleared up and 4 abandoned. Deputy Fellows will ride along with the C.A.T. team.

There is now a mobile phone app for 911 calls, details given to several Council members.

Question by Aaron Linn about the discovery and raid by law enforcement on a cannabis grow site between the Cambria Middle School and High School. Sgt. Odom stated that no one was taken into custody and that he could not report any further information at this time.

CCSD, Director Donn Howell: Report on the special Town Hall meeting held September 7 focusing on the facts surrounding the Advanced Water Treatment Plant and other CCSD facilities. About 100 people attended this meeting at the Vets' Hall, which was well received and televised. Mr. Paavo Ogren was the M/C with Melissa Bland and Jim Green of CCSD staff making an informative PowerPoint presentation. There was some discussion of another meeting which would be for the purpose of public input on the same subject, but Director Howell has no further information at this time.

Question by Aaron Linn about the status of the skate park. Dir. Howell responded that the CCSD closed the park over safety concerns and discussions are ongoing about how to repair it and perhaps relocate it. Aaron Linn suggested that grant funds received must be used for this facility, and Dir. Howell replied that there was a possibility of receiving additional financial support from the school district.

The CCSD board of directors voted to receive some real property from the Land Conservancy during the Sept. 12 meeting, low maintenance lots in a residential zone.

The CCSD board voted to rescind its long-standing and oft-renewed "Intent to Serve" letter for the project owned by Mr. Boris Pilch. In case the property owner decides to build only affordable housing units on that parcel, there is no need for the District to issue another ITS letter.

The CCSD board discussed the disposition of District-owned residential property on Van Gordon Creek Road where there is an old house in need of repair, currently a magnet for the homeless and presenting problems to the adjacent State Parks property. The house has now been boarded up pending a decision on whether restoration can be done or a teardown is necessary.

An ad hoc committee consisting of Dir. Howell and Dir. Steidel has been formed to study the subject of affordable housing and the question of limited water availability. No meeting has yet been held.

The board is seeking applications to fill a vacancy on the standing committee on Policy, chaired by Dir. Howell. Deadline for applications is October 1, contact the CCSD.

Dir. Howell announced a change in the format of the twice monthly CCSD meetings. Starting at the next meeting, Sept. 19, the first monthly meeting will concentrate on the business of the District, whereas the second meeting will be mostly for committee reports.

In answer to a question put to him during the NCAC meeting held on August 21, Dir. Howell, reported that the primary capital improvement projects identified by the District regarding waste water, besides the proposal by PG & E for their wastewater infrastructure upgrade, will be the Vac Truck, repair/upgrading of several lift stations, and a study by video camera of Cambria's waste water system to identify and prevent problems. Regarding the water system, budget priorities will be for the purchase of 2 trucks, many pipeline repairs, and replacement of a temporary pipe across the FRP bridge serving nearly all of Lodge Hill. In addition, water meters and the SCADA system need repairs and replacement with an estimated cost of \$430,000.

Question by Aaron Linn about how to note a line breakage or leaks within the bimonthly billing period. Suggestion by Cindy Steidel and others that if any meter can be determined to serve a known set of water using fixtures, all should be shut off and if the meter is still showing water flow, that would indicate a problem within the area served by that individual meter.

Question by Laurel Stewart: since the area along Highway 1 from about Burton Drive to the FRP is within Special Projects Area #1, was a permit obtained to clear homeless encampments and areas of potential encampment? Dir. Howell answered that he did not know as this matter was handled within the staff of the CCSD.

Susan McDonald noted that the NCAC voted several years ago to recommend approval of the proposed additional affordable housing units spearheaded by Peoples' Self Help Housing and that in a meeting on September 11, 2019 the California Coastal Commission hearing in Newport Beach declared the need for a "de novo" hearing on the project, having found "substantial issues" cited by CCC staff. She asked Dir. Howell about any plans that the CCSD has to answer the declaration by the Coastal Commission. Dir. Howell stated that the CCSD has voted on numerous occasions to move forward on this project, but that in the absence of any Board of Directors' discussion on this subject he is not in a position to speak for the CCSD as to whether or how they plan to defend their position at the CCC.

Supervisor Bruce Gibson: Further discussion of the Peoples' Self Help project on Schoolhouse Lane. Sup. Gibson noted a meeting held with CCSD, PSHH, and SLO County Planning on this subject about 2 weeks before the CCC meeting on Sept. 11. Even though the Coastal Commission found "substantial issues" sufficient to trigger the need for a "de novo" hearing, the County hopes for eventual approval of the project. CCC staff considered that the available water for this project is "not reliable" and "not adequate" for current customers of the CCSD and that the EWS is only able to operate under Stage 3 emergency conditions. Sup. Gibson stated his opinion that CCC staff's assertions were made "without adequate factual information" and failed to include extraordinary structural changes in per person water use over the last several years, including the estimated use of 69 gallons of water per person/per day, much less than before the last drought emergency triggered a declaration of a "Section 350" ordinance.

Sup. Gibson stated that the CCC decision amounted to an "aggressive overreach" in considering this housing project. Projects like this are normally handled under the Local Coastal Program,

whose usual standard is receipt of an “Intent to Serve” letter from the responsible water authority and consideration of whether the County followed its own policies properly. Sup. Gibson hopes to receive support of this project with the presentation of new information and he will be present at those meetings in the future. However, the “de novo” hearing is likely to require about a year to be heard by the CCC.

Hank Krzciuk asked if the proposed 100 new condominiums for San Simeon Acres is likely to follow the same path. Sup. Gibson reminded that the County considers local Community Services Districts to be the authority on water issues, while the County leads on land use concerns.

Sup. Gibson announced allocation of \$130,000 from County funds for the San Simeon CSD to begin planning for the mandatory relocation of the wastewater treatment plant which must occur in about 20 years.

Sup. Gibson will participate in a “ride along” with the C.A.T. team on Tuesday, September 24.

The annual report of the County of San Luis Obispo, dated Sept. 17, is available on the website.

There was a meeting during the week of Sept. 9-13 of the County Office of Emergency Services on how to prepare for, respond to, and recover from local emergencies. Consult: ReadySlo.org for that report.

The Community Choice Aggregation program presents the possibility of purchasing electric power jointly by various groups of communities within California, with the potential saving of 3% on the cost of electric power heretofore provided by PG & E. The County is considering joining the Monterey Bay group, which in addition to cost savings will offer statewide electricity efficiency training and power sourcing from various renewable energy resources.

There is ongoing collaboration between Cambria, Cayucos, and Morro Bay in an effort in Spring 2020 to preserve the old Chevron property in that area as open space. The area west of Highway 1, known as “dog beach” presents one of the most significant issues in the use of public property.

Regarding emergency evacuation routes along major thoroughfares in SLO County, and the proposed use of bike lanes as extra vehicular lanes, Sup. Gibson does not envision the need for major infrastructure changes in the Cambria area.

Schani Siong, Planning Department liaison with NCAC: Schani reviewed the appeals process for Minor Use Permits handled by the County. After receiving recommendations from local Community Councils, the Planning Department schedules public hearings on each application that the Planning Department forwards to the Planning Commission. Often the matter is placed on the consent agenda, but it can be heard individually upon application by anyone. Once the matter is decided either by consent or by decision of the Hearing Officer, the application can be appealed “locally” to the County Board of Supervisors. After a hearing and decision by the BOS, the matter can be appealed to the California Coastal Commission, but only if the appellant requested a local hearing first.

Cambria Scarecrow Festival: detailed presentation by Dennis Frahmman of the upcoming festival, with the mission of “improving art through creativity, whimsy, and fun.” The festival is a certified 501-3-C non-profit organization, whose yearlong effort results in the presentation of local scarecrows but also awards scholarships, offers art classes, and awards grants to support local beautification projects. 2019 will be the 10th year with about 400 scarecrows between Cambria and San Simeon. In 2018 the festival attracted 16,000 visitors with 400 nights of local hotel room rentals specifically made to visit the area for the festival. Their Facebook site receives 6000 hits per day. Goals are to maximize the appeal to local visitors and to minimize local disruption, with the specific goal of enticing people out of their cars to walk to the sites and to minimize traffic congestion.

This year the festival will see all of the festival-owned displays installed on Friday, Sept. 20 and those privately owned by the end of the weekend of Sept. 20-22nd. This year the festival coincides with two other major seasonal events in Cambria, both occurring on Oct. 19th: the Octoberfest and the Arts and Crafts Fair, and the 5K Scarecrow Run on Oct. 20. The festival ends on November 1 with all displays removed by the end of that day.

Land Use Committee Report: Mike Lyons summarized the activities of the committee and reported on the recommendations of 4 referrals from County Planning:

1. DRC2019-00177 TERRELL: MUP for installation of an emergency electric power generator and propane tank at 2040 Marlborough Lane, Cambria. Hank Krzciuk moved to recommend approval, Mark Cantor 2nd. Unanimous
2. DRC2019-00091 BROWN: MUP for a bed and breakfast permit at 2861 Burton Drive, Cambria.
Iggly Fedoroff moved to approve with the change to B & B classification, Mike Lyons 2nd.
9 Yes, 1 No, and 1 abstain
3. DRC2019-00182: AT & T MUP for installation of 3,082 feet of buried broadband fiber cable from Exotic Gardens Drive to the entrance to San Simeon State Park day use campgrounds. Iggly Fedoroff moved to recommend approval, Mark Cantor 2nd. 10 Yes, 1 No.
4. DRC2013-00048 RAMEY (Ragged Point Inn) was tabled due to lack of information and release of the “information hold” items by County. Discussion of 7 areas of concern by the LUC, mostly coinciding with the items on “information hold” and pending the archeological report.

Traffic/Transportation Committee report by Tom Gray: the Council agreed to the renewal of the annual “improvement fee” but Mr. Gray noted very little new construction that generates these fees. The County completed a special traffic study along Eton Road with the conclusion that there is no need for new signage since the study showed that the average speeds are between 31-40 mph in that 35 mph zone and that 85% of the traffic is within the 39 mph level. An unmanned radar trailer will be placed along Eton Road in the near future for a short period of time to serve as a reminder of the speed limit.

Aaron Linn spoke of the schedule of “overlay” along residential roads in Cambria between Oct. 1-13. The Council agreed to put the map on our website, even though it lacks details of exact

locations and times for this disruptive roadwork. The committee will follow up with the CHP on plans to use the bike lane for southbound emergency exits along Highway 1.

Mr. Linn reported receipt of a letter from County Public Works stating that they have no funds to put into effect a proposed bike lane in the 2800 block of East Main Street in the area of the new location for the Old Schoolhouse building. The estimate is for County support for this improvement of between 8-9 years, but several Council members and members of the public suggested that funding might be obtained from other sources such as grants from local and County tourism boards, the PROS Commission, T-Grants, SLOCOG, County beautification organizations, and the local school district, all in an effort to promote safety along that area of East Main Street to the Cambria High School.

Environmental Report: Michelle Roest reported on the Fiscalini Ranch Preserve cleanup by Cal Fire along the Forest Trails removing diseased trees, non-native plants, and downed material on the forest floor, as well as the exposure of homeless camp areas.

Coastal Cleanup day will be held Sept. 21, 9 am at the Moonstone Beach parking and the State Parks parking lots, sponsored by Ecoslo.org, and Greenspace.

Outreach Committee: Dixie Walker: Mike Britton from County Public Works will attend October 16 NCAC meeting.

Agricultural Report: Beth Kendall, calving season is ongoing.

Business Report: Aaron Linn: the last month has seen a steady increase of visits from “empty nesters” who are a “higher echelon” of well-heeled tourists. Polling of several area restaurants reports steady to slightly increased patronage from 2018. The EROICA bike ride organization hired a local organizer for the April 3-5, 2020 ride. Cambria, Cayucos, and San Simeon contributed \$40,000 toward the event, although the venue is not yet determined.

Climate Change: Mike Broadhurst reported on the first meeting of interested parties on Sept. 5, attended by Susan McDonald, Mike Lyons, and Mike Broadhurst, with a special report given by George Kendall of his personal efforts to slow the speed of water in Santa Rosa Creek, in an effort to overcome 200 years of human impact on the local aquifer. The goals of the group are to take a holistic approach to climate change and how it affects coastal erosion, water storage, residential growth, firefighting and prevention, forest management, local employment, and the environment in general. The committee intends to put an end point on the subcommittee and to determine how the NCAC might participate in this subject area.

Aaron Linn suggested that school aged children can be a good source of information and interest, perhaps by asking the Lions Club to sponsor an award for essays from local students.

OLD BUSINESS: Latino/Latina representative on the Council is still sought, applications encouraged

NEW BUSINESS: Mike Lyons suggested that the Council send letters of appreciation to the managers of both the Pacific Premier Bank and Mechanics Bank acknowledging the use of their meeting rooms. He also suggested that the recently appointed ad hoc committee of the NCAC,

as part of the review of the Election Committee bylaws, undertake a study of bylaws for the Land Use Committee.

Chair Susan McDonald announced that Cindy Steidel, currently rep for Geographical Area 6 will become alternate, and current alternate Tom Gray will become the rep on the NCAC board. Dixie Walker moved to accept, Mike Lyons 2nd. Unanimous.

Bruce Black has again generously agreed to the use of his Squibb House property for the NCAC holiday party, tentatively scheduled for Wednesday, Dec. 11, 2019 at 6:30, to be confirmed.

Meeting adjourned at 9:03 pm

Respectfully submitted,
Mike Lyons

Attachment B - Land Use Committee Report

LAND USE COMMITTEE
October 7, 2019
Pacific Premier Bank Conference Room

Committee Members Attending: Tony Church, Claudia Harmon Worthen, Marge Sewell, Don Sather, Mike Lyons, Hank Krzciuk, (Laurel Stewart at site visit)

The regular meeting of the Land Use Committee began at 1:00 PM with the following discussion:

1.DRC2019-00214 Bookout – Proposed Minor Use Permit for a construction of a 3178 SF single family residence, attached 2092 SF garage, and associated driveway, underground utilities, and septic/leach system. The project is located at 6725 Cambria Pines Road in Cambria.

Planner: Young Choi – ychoi@co.slo.ca.us

The committee met with the owner on site on October 5. The committee discussed siting, tree removal and planting, water catchment system, septic system and leach field, length and route of driveway.

The committee recommends approval of this Minor Use Permit, with the recommendation that permeable paving be used wherever possible on driveway and turnarounds.

Respectfully submitted,

Don Sather, Co-chair

Attachment C - Transportation Committee Report

The Transportation Committee of the NCAC held its regular monthly meeting on Oct. 1, 2019 at 3 p.m., at Pacific Premier Bank.

Members attending: Tom Gray (Co-Chair), Bruce Marchese, Hank Krzciuk
Also attending: Mike Britton (SLO County Public Works), Cathy Novak
(consultant to Daou brothers), Blake Fixler (via phone)

Topics discussed:

- 1) Cathy Novak presented a proposal by the Daou brothers, owners of the former Centrally Grown & Hamlet property, to convert the County right-of-way adjacent to the property into a private road. The right-of-way, now an extension of Exotic Gardens Road, would be vacated by the county at the south corner of the Daou property.

Discussion by the committee and Novak focused largely on possible impacts to public access if the right-of-way becomes private property and access is restricted at the discretion of the property owner. Committee member Hank Krzciuk said the current right-of-way has excellent views and is a popular spot for photography. Novak suggested that some form of pedestrian-only access might be feasible.

Novak noted that the Daou brothers have not formally requested a vacation of the right-of-way. If and when they do, the matter will come before the NCAC for review. The Transportation Committee makes no recommendation at this time.

- 2) Blake Fixler, assistant to County Supervisor Bruce Gibson, joined the meeting via telephone to discuss the status of the Committee's efforts to improve the capacity of Highway 1 in emergency evacuations. At his suggestion, the Committee decided to draft a letter, for adoption by the full NCAC, requesting Supervisor Gibson's assistance in developing plans for emergency-only use of shoulders for evacuation traffic on two sections of Highway 1 – southbound from Burton Drive to Highway 46, and northbound from San Simeon Acres to the Hearst Caster Visitor Center. The letter is included in this report.

- 3) In other discussion –

- a. Hank Krzciuk drew attention to a motor home that has been parked on Pico Avenue for two months. Mike Britton noted 1) that the state Vehicle Code requires vehicles to be parked off pavement, and 2) that the County has a 72-hour parking ordinance, enforced by the California Highway Patrol.
- b. Bruce Marchese noted a discrepancy in speed limit information on Windsor Blvd. at Highway 1. A 35 mph limit is painted on the pavement, with a 25 mph sign a few feet away. Mike Britton said he would look into the matter.

-- Tom Gray, Co-Chair

Letter to Supervisor Gibson:

Dear Supervisor Gibson,

We are writing to ask for your assistance in expanding the capacity of Highway 1 in wildfires and other emergencies that require mass evacuation.

As you know, the North Coast of San Luis Obispo County is vulnerable to wildfire and has very limited evacuation routes to areas of relative safety. This deficiency has been highlighted by current research on evacuation scenarios undertaken by Cal Poly Professor Cornelius Nuworsoo under the sponsorship of CalFire and the San Luis Obispo County Fire Safe Council.

One important finding of Prof. Nuworsoo's Task 1 study – for evacuation of the West Lodge Hill and Marine Terrace neighborhoods of Cambria – is that in a worst-case scenario (with all full-time and vacation rental units occupied) it would take more than four hours for all of the residents to reach the junction of Highway 1 and Highway 46, designated in the study as a safe refuge area. A large part of that delay would be due to congestion on southbound Highway 1. The June 21, 2019 draft of the study notes (*italics ours*):

Analysis of queue formation on individual roadway segments revealed that it would take nearly three hours for anticipated volume of vehicles to traverse the heaviest traveled segment, *which is the section of Highway 1 south of Ardath Drive.*

The study also estimated that a “conventional” additional southbound traffic load on Highway 1 would add more than a half hour (0.6 hours) to the evacuation delay, which otherwise would be 4.1 hours under “optimal throughput conditions” – i.e. with southbound traffic blocked from the north.

As Prof. Nuworsoo's study proceeds through other areas of Cambria, we can expect that delay on Highway 1 will again be a major factor, since that road is the only southbound egress from this community.

With no prospect of another workable evacuation route being developed in the near future, we believe that the best potential solution to Highway 1 bottlenecks in emergency evacuations is to expand the highway's emergency (not permanent) capacity. We ask that the county, working through the appropriate departments and state agencies, pursue this goal with a focus on utilizing the highway's shoulders, which appear to be consistently 8 feet or more in width except for pinch points at bridges and guardrails.

We believe two stretches of the highway bear particular attention. One is the southbound stretch from Burton Drive in Cambria to the Highway 46 junction. The other is the northbound side of the highway from San Simeon Acres to a potential safe refuge area at the Hearst Castle Visitor Center. On both of these sections, the highway has wide paved shoulders on both sides and, it appears to us, enough overall room to allow two lines of traffic in one direction and one line – for emergency vehicles – in the other.

As we note above, we are requesting a plan for emergency-only use of shoulders. We believe that this might be achievable at relatively low cost through signage and public education.

We appreciate your attention to this matter, and we look forward to working with the County on details of emergency evacuation plans as they are developed.

Yours truly,

Tom Gray, Co-Chair
Transportation Committee
North Coast Advisory Council

Attachment D - Treasurer's Report: Mike Lyons

October 8, 2019

TREASURER'S REPORT

Beginning balance as of Treasurer's Report of Sept. 8, 2019 \$1,872.37

Check #1081, Sept. 19, 2019 Susan McDonald, CBC copies -6.01

Account balance as of PP Bank statement Sept. 27, 2019 \$1,865.36

Mike Lyons

Treasurer

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