

Meeting called to order by President John Carsel - 7:05 PM approx. 55 in public attendance

Present: John Carsel, Carol Baptiste, Arley Robinson, Paul Choucalas, Bill Shea, Dave Dabritz, Roland Hutchinson, Margaret Ambrosavage, Steve Beightler, DeAnn Harland, Marie Jaqua, Greg Bettencourt, Larry Fishman and Clay Selkirk.

Cyndi Malmen, Jim Christiansen, and Chris Pope were absent and excused.

Minutes:

Dave Dabritz moves to approve the minutes of November 2, 2011. Roland Hutchison seconds the motion. The minutes are unanimously approved.

Treasurer's Report: beginning \$ 906.72 balance \$ 746.39

Roland Hutchinson: Checks were written in the amount of \$62.00 for rent of the Post Office box, \$75 for rent to the Vet's Hall, and to Carol Baptiste in the amount of \$23 for copies.

Announcements:

John Carsel: There was an editorial in the Tribune commending Advisory Councils.

The Parks and Recreation Commission will be holding a meeting on December 15, 2011 at 6:00 PM in the Board of Supervisors Chambers. The Cayucos to Morro Bay connector trail will be on the agenda.

Dave Dabritz: I received communication regarding the meeting and passed it along. Their report will be available Monday evening before their meeting and I will pass it along to Carol Baptiste to forward to the email list. There was a question about the crossing of Hwy 1 at Chaney. Be there promptly, the meeting is expected to move fast.

John Carsel: The report is available.

I attended the Coastal Trail Workshop #2 which was held November 15th. They do a nice presentation.

Correspondence:

John Carsel: I received a letter from the Lionesses requesting a correction to the CCAC minutes. The correction has been made and approved.

Public Comments: use the microphone, state name and residence, 3 minute limit.

No public comments.

Public Agencies

County Sheriff: Jason NeFores, Commander, Coastal Patrol Division

Senior Deputy Todd Steeb:

No report.

CHP - Officer Jim Townsend

Officer Townsend:

No report.

Parks -

No report.

Co. Planning - Paul Sittig

Paul Sittig: There will be a Planning Dept. meeting next Friday. There are two items. The addition of a second story at 45 20th Street and a first story addition at 56 9th Street behind a second story house. Both of these went through the LUC and were supported.

The Vacation Rental Ordinance will be addressed next month.

Larry Fishman: Has this been changed to January 10th?

Paul Sittig: Yes, I believe so.

Cyndi Prange: Is that on tonight's agenda?

John Carsel: Yes, but I received an email from Toni LeGras requesting a sub committee and now we have the extended time so we can do that. Marie Jaqua will again chair the sub committee.

Cyndi Prange: Please sign me up for the sub committee.

Co. Public Works - Jeremy Ghent

No Report.

Cayucos Sanitary District - Bill Callahan:

No Report.

Chamber of Commerce - Bill Shea

Bill Shea: This Friday is "Christmas in Cayucos". Put your mittens on and spend some money! The church will be doing the Christmas tree lighting and there will be carriage rides and caroling. On January 1, we will be having the annual Polar Dip!

March 10th and 11th will be the second annual Sea Glass Festival. This year it will be for two days.

Greg Bettencourt: In conjunction with "Christmas in Cayucos", Dave and Evelyn Dabritz will be doing a "bluff walk" on Estero Bluffs from 10:00 to 12:00 on Saturday. Park at the San Geronimo pull out.

County Supervisor - Bruce Gibson

Bruce Gibson: I don't have much tonight that is Cayucos specific. Our most significant move has been to adopt policy in support of bill #AB32 to reduce greenhouse gas. This is landmark legislation that is laying out goals of green building and better transportation choices, among other things.

Today was the Council of Governments meeting. This is a County wide organization that handles disbursement of County transit systems. SLOCOG had been exploring going to the ballot for a 1/2 cent sales tax increase for transportation improvements. Many other counties have approved tax increases for transportation. We have support but we don't have 2/3's support. We need to do a better job of communicating what SLOCOG does.

During that meeting we assigned the money that we do have to the priorities that we have. We have so little money for so many needs. SLOCOG is tracking the Morro Bay to Cayucos link and the Morro Bay to SLO bikeway.

At the end of August, there was a meeting of the Senior Symposium. Issues of the aging were discussed. There were presentations regarding healthcare, transportation, housing and protection from fraud. The Wilshire Foundation and the SLO Community Foundation brought together people to talk about the trends.

Single use plastic bags were discussed.

Larry Fishman: With regard to bill #AB32 and greenhouse gases, how much is voluntary?

Bruce Gibson: We want it to be as much voluntary as possible. The 3rd largest cost of home ownership is energy use. Energy has cost. You can make investments in home improvements that will pay you back over time. “Renewable Portfolio Standard”. In 2020, a certain percentage of electricity will have to come from a renewable energy source. Doing the environmentally correct thing and doing what is economically viable thing.

John Carsel: Speaking of energy, weren’t you just put on the committee to study seismic activity in relation to Diablo Canyon?

Bruce Gibson: Yes. There is new earthquake data showing a fault that runs very close to Diablo Canyon. Significant surveying off shore will be undertaken next year. There is \$64 million to conduct the survey. There needs to be an independent peer review. The County requested a seat on the panel. My first career was in geologic studies so I will be in a position to ask the right questions.

Dean Benedix: The 1/2 cent sales tax, does that include gas?

Bruce Gibson: Anything that has sales tax. Gasoline does not, at this time, have sales tax.

Land Use - Larry Fishman

Larry Fishman: The temporary/permanent events ordinance has been taken off calendar.

Bruce Gibson: It has been continued off calendar. I would expect to see it the middle of next year.

Larry Fishman: We will be discussing extended building permits later.

The Eismann property, where Hoppes and the Cayucos Bakery are located, has three rooms upstairs. The property owner is requesting that the rooms be approved as a motel as opposed to offices. That area is considered to be “motel” as opposed to “vacation rental”. We discussed parking w/regard to this proposal. We made a motion to approve this. Our committee recommended for this.

Larry Fishman: I make a motion to support the parking as discussed for the Eismann property. Marie Jaqua: I second the motion. The motion is approved unanimously.

Larry Fishman: As part of the National Scenic Bi-Way, there is a proposal for interpretive and informative signage. SLOCOG has money for the signs. Unfortunately, we, as a community, were not informed before the deadline for this. There would be items listed on signage such as: Polar Bear Dip, Sea Glass Festival, Portuguese Festival, Beaches, Abalone Farm, etc.

These would be “walk up” signs. The County isn’t paying. SLOCOG is not paying. It is Federal money from Scenic Bi-Way. It could be good for business. Other things like “Dog Beach” and “Beach Wedding” locations would probably be located on the beach by the bed and breakfast next to the Vet’s Hall or a wooden sign next to the pharmacy. Greg Bettencourt has provided information regarding Estero Bluffs and Harmony Headlands.

Public Safety - DeAnn Harland

DeAnn Harland: Bruce, are you aware of anything about sidewalk improvements?

Bruce Gibson: I’ll let you know if I hear any updates.

DeAnn Harland: I keep asking about the slough off from the bluffs. It is just constant.

Bruce Gibson: Where?

DeAnn Harland: At the 1000 block of St. Mary’s St.

Recreational Planning - Greg Bettencourt

Greg Bettencourt: No report.

Utilities - Margaret Ambrosavage

Margaret Ambrosavage: No report.

Community Design - Margaret Ambrosavage

Margaret Ambrosavage: No report.

CSA 10-A

Arley Robinson: CSA 10-A is an agenda item.

By-Laws - Arley Robinson

No Report.

Traffic - Margaret Ambrosavage

No report. Ad hoc traffic is not a part of Community Design.

Old Business

a. Vacation Rental Ordinance - Action After Planning Commission's Changes.
A sub committee has been formed and we will discuss this at the next meeting.

b. CSA 10-A Water Infrastructure Inadequacies and Rate Increase. Presentation by Public Works and Discussion - Vote to Occur at January 4th Meeting.

Dean Benedix, manager of the utility division: After the information presentation, the CCAC will have the opportunity to discuss the presentation with their constituents.

Eric Laurie: This is the presentation of the purpose.

Water System Needs:

Deteriorated and substandard existing waterlines, deteriorated storage. Shearer Ave., deteriorated and substandard pipe size. Richard Ave., wharf heads too small at Shearer Ave., Richard and Stuart Sts. The minimum flow for residences is 1,000 gal. per minute at 20 PSI. Flow requirements for fire prevention and emergency storage for three days of normal use, 120,000 gallons.

The current fire storage is 287,000 gallons. 486,000 gallons are required. There is a deficiency of 200,000 gallons. This does not meet the AWWA and the CFC storage requirements.

The Proposed Improvements.

New Water Tank.

Rehabilitate the existing tank.

\$2.72 Million.

Replace and upsize substandard water lines and wharf heads.

Re-hab existing tank. Replace roof and re-coat interior.

\$1.6 Million.

Construct new 200,000 gallon tank.

We do not have approval from The Coastal Commission for the siting of the tank. If the tank siting is not approved by The Coastal Commission, this could become more costly.

Waterlines, replacement would begin a year from now and would take six months.

Water Tank, would begin construction two years from now and would be finished in six months.

After that, re-hab existing tank.

Doug Bird: With regard to "will serve" issuance status; there was a moratorium established in 1993 due to water shortage.

The current concerns are that:

1. The water system now has sufficient water source supply from the PWA Nacimiento. This is the only basis the County has to limit "will serves".

2. The water delivery system does not meet requirements in some areas. The Cayucos Fire Department has authority over issuance of building permits with reference to the inadequate water delivery system. The Department of Public Works will be asking the Board of Supervisors to lift the moratorium on "will serves" due to the adequate water supply.

This will probably be in March 2012.

Water Service Rates:

\$40.24 a month per meter is the base rate now.

USDA Loan

\$11.04 per month increase per meter.

Other Capital Improvements
\$ 6.63 a month increase per meter.
Proposed Rate Increase
Totals \$17.67 per month.

Proposition 218 Process

Noticed Hearing January 10, 2012 at the Board of Supervisors.
Notices were mailed to all property owners and tenants. Four protests have been received so far.
On December 7, 2011 CCAC Presentation.
On January 4, 2012 the CCAC will vote on the rate increase.
John Carsel: There will be a CSA 10-A sub committee meeting between now and then.
The CCAC will vote whether or not to support the recommendation of the Department of Public Works.
On January 10, 2012 the proposition 218 hearing will be held. All written protests must be in by the end of the meeting on that date.

Summary:

The water delivery system is deteriorated.
Water lines need replacement.
The existing tank needs rehabilitation.

Public Works will recommend lifting the "will serve" moratorium. We will present this recommendation at the Board of Supervisors meeting on January 10, 2012.

Les Garden: Regarding the Richard Ave. replacement, is that "all" of Richard Ave.?

Eric Laurie: Just the end that is substandard.

Les Garden: Could you elaborate on the loan percentage rates? Is it administered by the USDA?

Steve Beightler: The size of the additional tank, is that today's requirement or is that based on "build out"?

Eric Laurie: It is based on build out.

Steve Beightler: If the Coastal Commission denies the location proposal for the new tank, what about the existing tanks ability to deliver the 1,000 gal. per minute?

Bill Radke: The existing tank can meet the 1,000 gal. per minute but not the storage minimum requirement.

Eric Laurie: The emergency component is based on the plant not working.

Dean Benedix: You take off your main well feed and look at the back up. During Summer or fire, it puts more pressure on The Fire Department.

John Carsel: If this were to be voted down, what would happen to people's fire insurance?

Bill Radke: Area fire adequacies are rated by insurance companies. We have not been rated or reviewed for twenty years. We got a good rating back then but we would have a problem now.

Larry Fishman: If the USDA loan was not available, is there a back up plan?

Doug Bird: It is available now and it is the best we could find.

Larry Fishman: Currently the base tier rate is \$40 and it is going up to \$57 a month, a \$17 increase which is a 45% increase.

Doug Bird: Correct.

Larry Fishman: Even though it's not a water shortage now. Is there any water we can sell?

Doug Bird: You pay for Nacimiento whether you use it or not. From Whale Rock, it's take it in and treat it.

Connie Paine: When you issue a "will serve", does the person pay for it?

Doug Bird: We have a waiting list. It costs \$1,100 to be put on the waiting list. When we issue the "will serve", and we're ready to go, then you pay the balance.

Connie Paine: If you issue enough "will serves", will the money help to pay for the infrastructure?

Doug Bird: I have 40 people who have already been approved who could come in at any time to proceed. It would still have to pass The Fire Chief.

John Carsel: The house next door to a house with sprinklers that does not have sprinklers is the one that is at risk. If we have under sized lines, shouldn't we get that fixed first? We don't understand why we are going to allow building when we do not have the water delivery system in place.

Doug Bird: We can not deny "will serves".

Bruce Gibson: Because the water supply is more than sufficient, the "will serves" must be allowed. The County can only deny "will serves" if the water supply is insufficient. The water delivery system for fire suppression is the responsibility of the Cayucos Fire Department. I don't mean to put the Fire Chief on the spot, but the Cayucos Fire Department will be the one who decides if the fire safety issues are met at each specific lot.

Dave Dabritz: We've been waiting 15 years for this upgrade. I want to get it done as soon as possible. You are financing over 40 years. In the past it was going to be financed over 20 years for less cost. I would rather pay more now and get it done faster and cheaper.

Ed Carnegie: There are initial hook up costs and there are monthly charges. Could more of the revenue that is needed come from the hook up charge. When we put our house in, we had to pay to increase the size of the pipes. It seems like the initial fees should be going up.

Public Works Accountant: Right, but it's complicated. It costs \$8,000 now for hook up.

Russ Taylor: The rate increase is based on build out and that is an unknown. With the economic downturn, less people are building. This rate increase is based on premature guessing. There are homes in foreclosure. These estimates are based on false expectations.

Public Comment: There are people who can not afford this. Is there a supplemental program for those people?

Accountant: Short answer: No. Los Osos is the only place that can give a discount. It is basically illegal for us to give a discount to some but not to all.

Les Garden: Technically the expenditures are justified. You can make intelligent arguments either way. Lets assume the technical expenses are 100% justified. So then how do we pay for it. The 45% increase per month is an enormous increase during these times. Has anyone looked at other available options that would reduce the monthly increase? A lot of people are upset about the amount of the increase.

Doug Bird: We have explored all of the options and USDA is the best out there.

Carol Baptiste: Fire Chief Radke, while you are here I would like to take the opportunity to benefit from your knowledge. If there is an emergency and fire trucks are drawing water out of the tank, can the clear water tank feed the existing tank as fast as the fire trucks are drawing it out.

Bill Radke: It is difficult to say. It would depend on the situation. The water would likely be drawn out faster than the clear water tank could replace it.

Carol Baptiste: Mr. Radke, I have an ongoing concern that there is not enough storage in the existing tank to put out a fire until there is a new tank. Any new additional homes create a greater drain on the storage as well as more fire danger potential. More houses, more draw on the water storage, greater fire danger. The timing of the improvements is important. It is important that the improvements to the infrastructure be in before there is any new building construction. Behind Shearer Avenue are open grassy hillsides and we have periods of strong winds. There are smaller older homes and there are new homes that are built out to the last square inch. I have a concern about the timing of the new homes going in when we have the water storage shortage, inadequate pipes, and a plan to issue "will serves" to build more homes. You are the expert with this scenario - short of water, lack of ability to deliver - if you lived on Shearer Avenue, would you be comfortable with this.

Bill Radke: My board has adopted certain standards at public hearings that we will enforce. I enforce the codes and the germane question and proper form is there. I enforce the codes and I'm not prepared to have that discussion on "will serves" and fire protection now. I don't share your concern but anything is possible.

John Carsel: I lived in Oakland for a while. We should be planning for the worst scenario rather than hoping for the best.

Paul Choucalas: Is there anyway to run an untreated water line from Whale Rock reservoir?

Dean Benedix: We looked at that. The Whale Rock level isn't high enough. We were hoping that could be a contingency plan.

Ed Carnegie: This proposal has three projects running at the same time. There should be an order. It seems like infrastructure should be first.

John Carsel: Thank you Fire Chief Radke, Dean Benedix, Doug Bird and Eric Laurie.

MaryAnn Carnegie: If this is based on protest approval, can the protests be in petition form?

John Carsel: No, they have to be individual letters.

c. Extending Building Permits.

Larry Fishman: We have drafted a letter to the Planning and Building Department to be reviewed at the January meeting.

John Carsel: I am chairing a meeting of the Advisory Council chair persons which will be held the end of January and I will need the final letter before then.

Larry Fishman: Okay, we will have it ready for the next CCAC meeting.

Dave Dabritz: I would like to put on the agenda for the next CCAC meeting that Studio Drive be removed from the bike path plan options.

New Business

a. Nothing.

Good of the Order - 9:30 PM.

Next meeting of the CCAC will be January 4, 2012.

Set up and refreshments will be precincts 7 & 8..

The next Land Use Committee meeting will Monday, January 2, 2012.

Respectfully Submitted: Carol Baptiste

December 29, 2011