

Meeting called to order by President John Carsel - 7:05 PM

approx. 60 in public attendance

Present: John Carsel, Carol Baptiste, Arley Robinson, Bill Shea, Roland Hutchinson, Margaret Ambrosavage, DeAnn Harland, Marie Jaqua, Christopher Pope, Larry Fishman and Clay Selkirk.

Paul Choucalas, Jim Christiansen, Steve Beightler and Greg Bettencourt were absent and excused.

Minutes

Bill Shea moves to approve the minutes of May 4, 2011. Arley Robinson seconds the motion. The minutes are unanimously approved.

Treasurer's Report: balance \$1,086.91.

Roland Hutchinson: We had a beginning balance of \$1,119.37. The ending balance is \$1,086.91.

Announcements:

John Carsel:

The San Luis Obispo Cycling club will have their annual Lighthouse Tour on September 24, 2011 on local roads. There will be about 1,200 cyclists.

Correspondence:

Nothing.

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

Donna Dawson, Orville Ave.: We are starting to have aerobics at the Cayucos pool on June 21 T - F. Willy McConagal is back by popular demand as our leader. It is \$75 for the whole season. Passes are \$3 if you want to drop in. The program is for both men and women.

Jean Edwards, Ocean Blvd.: I drive in to town on Hwy 1. Cal Trans has put a thin patch on the Hwy that is like a wash board. Another patch coming back by the Monterey sign is a wash board as well.

DeAnn Harland: On Friday or Saturday this last weekend, some kids pulled in a 3' shark.

Dave Dabritz: A larger shark had been sighted down by my place.

Public Agencies

County Sheriff: Jason NeFores, Commander, Coastal Patrol Division

Deputy Sheriff Todd Steeb:

This month we had 126 calls. There were 4 alcohol related, 6 criminal investigations, a prowling, 2 burglaries, 1 attempted burglary, 9 noise complaints and 2 trespassing. The 4th of July is coming up. That is the one day that we bring in every deputy plus officers from other agencies. There will be bike patrols and foot teams and a car team. Last year for the first time, we had zero arrests. The Cayucos elementary school will be the home base.

I am on the dive team. The ocean is where the sharks live.

John Black: Do you have addresses for the burglaries?

Deputy Steeb: I do but not with me. It was South of town. I get the same thing in Cambria. Lock your doors and your cars.

CHP - Officer Jim Townsend

Officer Jim Townsend: No Report.

Parks -

No report.

Co. Planning - Paul Sittig

Paul Sittig: On June 7th, the Board of Supervisors will hear the proposed project on Cerro Gordo. On June 9th and June 30th, the Events Ordinance will go before the Planning Commission. On July 1st, the Planning Commission will review the "cell sight" at the Boradori garage. It will not be visible. The cells will be in the building behind the window glass. The Vacation Rental Ordinance will be heard on July 14th. There is discussion about how to measure the 200 ft. radius. Cyndi Prange: We are not in favor of the 200 ft. measurement. Paul Sittig: Stennerson will be discussed later tonight.

Co. Public Works - Jeremy Ghent

No report.

Chamber of Commerce - Bill Shea

Bill Shea: "May Madness" was last week. It was successful. We have been about \$7,000 short for fireworks for 3 yrs. in a row. We have enough \$ but we need more fund raising in the future.

County Supervisor - Bruce Gibson

Cherie Aispuro: Bruce sent home made chocolate chip cookies since he was unable to be here tonight. The budget dates are June 14th and June 15th. Their summer breaks are the weeks of June 27th and July 4th. Next week, on June 7th, there will be an item on traffic codes. No vehicles over 6' on 3rd St. should be adopted next week. With re: to Stennerson, in 2008 there was an amendment to Title 19 that gave people who were making progress on their projects more time. Stennerson opted to comply with the new Title 19 standards. All that needed to happen was to remove the roof deck. A notice of "nuisance" can not be recorded. The project does not have gas and the building is structurally sound. There are no codes that apply to this particular situation. Margaret Ambrosavage: With the new codes, is the project required to have six month inspections? Cherie Aispuro: The new code does not require six month inspections. Margaret Ambrosavage: Without any progress, can the permit stay active? Cherie Aispuro: Yes. It can go on indefinitely. John Black: Don't you have to show progress every six months? Paul Sittig: The land use fits within building permit standards. It was too tall. They need to remove the roof rail and roof deck. The old building code required six month inspections. They opted to go with the new code. No inspections are required. If it comes to the point that it is a safety hazard, then we can look at it. John Black: If a 3,000 sq. ft. hole was dug in the ground and abandoned, it could remain that way? Paul Sittig: In short, yes. John Carsel: The wall on Old Creek Rd., DeVoe. Could that go on indefinitely? Paul Sittig: That one is something else. John Black: With the old codes, you had to make progress every six months.

John Carsel: If we want to make a recommendation, who would we send that to?

Cherie Aispuro: In writing to our office.

Carol Baptiste: A lady who owned a house behind Stennerson lost her house to foreclosure because she was not able to sell it.

Cherie Aispuro: We are in a housing economy crunch.

Carol Baptiste: But Stennerson has to affect the property values of the homes around it.

Cherie Aispuro: I understand.

John Carsel: What is the Title #?

Cherie Aispuro: Title 19. I believe the section is 108.2.1.

Paul Sittig: I will send it to you.

Jean Edwards: The siding looks like it's growing mold. Someone should check it for mold.

Cherie Aispuro: It has been checked recently for mold and for structure stability.

John Black: It seems like it would be better to have more frequent checks for progress. If the project at 709 Lucerne Rd. was abandoned, it would be a huge mess.

John Carsel: The people directly around this type of thing are directly affected. We will go over this more next month.

Committee Reports

Land Use - Larry Fishman

Larry Fishman: We received a letter from the neighbor to the Loperena project. Some people say there is no lot there. An EIR is going forward. The letter from the neighbor states that they would like to be kept up on any actions, hearings, etc. and would like to encourage friends and neighbors to keep informed. It is a ways down the road and we will keep people posted.

I got an email from Ryan Chapman indicating that a request had been made for considering a four way stop at 13th and Ocean. In summary, Frank Honeycutt has determined that a four way stop is not warranted and would increase risks for problems.

New arrangements for parking around 3rd St. park are in the works in time for July 4th.

Yesterday at the LUC meeting, 709 Lucerne Rd. took most of our time. On Tuesday, June 21st, this project goes back before the Board of Supervisors. The CCAC voted to deny the project. The Planning Commission voted to deny the project and to support the CCAC. It came back to us. We voted again for denial. We would like any support you might be able to lend at the Board of Supervisors meeting.

The next Land Use Committee meeting will be July 5th.

Public Safety - DeAnn Harland

DeAnn Harland: I was hoping Jeremy would be here. I would like to talk about pot holes and sidewalks.

Recreational Planning - Greg Bettencourt

Greg Bettencourt: No report.

Utilities - Margaret Ambrosavage

Margaret Ambrosavage: I am looking into WWTP issues and if anyone would like to attend a meeting.

Community Design - Margaret Ambrosavage

Margaret Ambrosavage: Our next meeting will be next Monday at 4:00 PM, here.

CSA 10-A

CSA 10-A will be discussed later tonight.

By-Laws - Arley Robinson

No Report.

Traffic - Margaret Ambrosavage

Nothing new.

Old Business

a. CSA 10-A - Water Infrastructure Inadequacies and Continued Building.

John Carsel: I would like to introduce Dean Benedix from Public Works.

Dean Benedix: I would like to introduce Doug Bird, who will give a brief history and will discuss "will serves".

Doug Bird: CSA 10-A is South of the Cemetery. In 1993, the Board of Supervisors declared a water emergency as Whale Rock reservoir did not have enough water. We started issuing limited "will serves". There was another project that allowed for 67 "will serves" after that. Every year we do a management assessment to determine how many "will serves" will be issued.

In 2009, the CCAC voted to limit "will serves" to properties with less than 1,000 gal. per min. of water flow. Then we found out we can only limit "will serves" for a water shortage. We have talked about infrastructure and shortage limitations. The Board of Supervisors recommend that we look at water flow.

Tom Trott: Util. Corp. Projects.

I would like to present you with the information and some recommendations. And get input from you. And then take your input and come back in August. There are two types of needs. What to do to bring up to standards. Normal operations and maintenance. Codes and Standards requirements. California Fire Code requirements. American Water Works Assoc. requirements.

We have some deficiencies. The entire stretch of Shearer Ave. needs to be replaced. And Richard Ave.. The 4" pipe in these areas constricts water flow. Sprinkled throughout the community, there are 2 1/2 " ports at fire hydrants. We need to replace those. The existing tank is corroded. It needs a new roof and it needs to be recoated on the inside.

What do we need to do to bring it up to code? Flow and storage. 1,000 gal. per min. flow in residential areas and 2,000 gal. per min. in commercial. There are nine properties in CSA 10-A zoned commercial. 500 to 1,000 gal. per min. is okay if homes are sprinklered.

Storage: AWA Standards.

Three days of normal use for emergencies. 289,000 gal. storage for when water supply is cut off. You want that available at all times. For fire, 120,000 gal.. You want that there at all times. 1,000 gal. per min. for two hours.

Operations: 78,000 gal. is what is used in a day.

What we need is 486,000 gal.

What we have is 287,000 gal.

A storage deficiency of 200,000 gal.

CSA 10-A has deteriorated and has substandard pipelines. It does not meet the California code of 1,000 gal. per min.

What can we do?

We need to replace the pipes on Shearer Ave and increase the size of the pipes on Stuart St. and on Richard Ave.

That leaves the top of Chaney and the top of Stuart.

We need to re-hab the tank.

Re; Storage: we need a new 200,000 gal. additional water tank.

The tank sites have been narrowed down to two.

1. next to the existing tank.
2. at the South end of town.

We recommend site # 6 at the South end of town on the Chevron property. We are going forward with both sites before The Coastal Commission.

What does it cost?

The new tank at site # 1, next to the existing tank:

\$1,149,000

New tank at site # 6 on the Chevron property:

\$1,224,000.

Operations and maintenance upgrades, \$1,546,000.

We propose three projects.

1. Waterline and wharf head replacement.

Jan. 2013, six months.

2. New project site #6.

Jan. 2014

The Coastal Commission approval and right of way approval.

3. Re-Hab existing tank.

July 2014

After we have a new tank, we don't have to spend the \$90,000 renting a temporary tank while the existing one is being rehabbed.

Rate Increases

Option 1. O & M

\$1.5 Million

rate increase, one option, \$ 7.96 per mo.

or, 11.09 per mo.

depending on the loan.

For Code and Standards, \$1.2 Million.

Option 2.

both \$13.80 per mo.

or 19.22 per mo.

Ralph Wessel: Why wasn't it replaced before?

Answer: Funding.

Ralph Wessel: It should have been done before.

Doug Bird: We don't have water shortage anymore. We should go back to the Board of Supervisors. You had your proposal. We can't restrict "will serves" except for water shortage. We are going to go to the Board of Supervisors and ask for a lifting of the "will serve" moratorium.

Your committee voted against a "will serve" for the Cerro Gordo project. We issued a "will serve" and we will stand behind them.

We have 43 "will serves" that were issued in CSA 10-A that were issued previously before all of this came up.

John Carsel: Looking at the Water Master plans, you've just reduced the storage requirements by saying we are only going to be residential. When I look at the disasters that are occurring all over and the increases in extreme weather, why are we looking only at minimum standards instead of looking at emergency standards?

Right now we don't have adequate water storage or adequate water flow. In 2003, the prices for replacing 2, 700 feet of pipe on Shearer Ave. were written in. I understand that it gets more expensive every year.

We were told at the time of the tank siting study that we couldn't put new pipes in until we decided upon where the tank site would be.

One time it was 8" pipe. Now it is 6" pipe. I think we should be thinking about disaster planning. We need adequate disaster planning. Each new house contributes to the problem.

Dean Benedix: Cost is a big issue. We down graded size because of cost. We understand the issue. We have 210,000 gal of storage on the hill.

John Carsel: When we were talking about Nacimiento improvements, we were putting money away for the studies that we are seeing here.

I thought there are different size pipe requirements for the different tank sites. The Coastal Commission may say site #6 would have to be buried which would double the cost although it might be more hydraulically correct.

Dean Benedix: We don't know where it's going to go. We have to go with our best recommendation.

Marie Jaqua: I'd like to compliment Tom on his presentation. I am concerned about "will serves". When are you going to the Board of Supervisors?

Doug Bird: We are looking to come back to you in August with a recommendation and ask for your support. We will come back to you before we go to the Board of Supervisors.

Marie Jaqua: But you are issuing "will serves".

Larry Fishman: I think that our recommendation was not that a "will serve" be pulled on Cerro Gordo.

John Carsel: Reading from my letter to Supervisor Gibson, our recommendation was that CSA 10-A will only issue a "will serve" when there is 1,000 gal. per min. water flow. With the recent fires in Southern California and the similar winds that we get here, w/ insufficient water to knock down a fire, it is unconscionable to be issuing "will serves".

Felix Rusnak: This community recommended against "will serves" because of fire hazard but now you are coming back and disregarding that.

Dean Benedix: We do not have the authority to restrict "will serves" unless there is a water shortage.

Carol Baptiste: You and your policies should be held liable for jeopardizing the property of the property owners in CSA 10-A.

Dean Benedix: The average water bill in CSA 10-A is \$38.

{Everyone Laughs!}

United statement: That must be because of the high number of vacation homes and part time residents that are figured into that number.

Cyndi Prange: We don't want to add more homes when there isn't enough water. You can't limit "will serves". Is there an avenue we can go to to restrict building w/o infrastructure?

Dean Benedix: We can ask legal counsel. What if we get sued for not issuing "will serves".

Carol Baptiste: What if you get sued for issuing "will serves" when there is inadequate water to fight a house and/or multiple house fires?

Cyndi Prange: Who makes these rules?

Doug Bird: State law, federal law. We don't know if we could face a law suit.

Felix Rusnak: Didn't you say you could change the rules if there was an emergency situation. We are in an emergency situation now because we don't have adequate fire safety water flow and storage?

Doug Bird: Now that we have Nacimiento water, there are 121 lots in CSA 10-A that are eligible to "will serves". I'm not going to say they are all build able. We've got enough for 100 additional residences. Sufficient for building out CSA 10-A within the urban service line.

Clay Selkirk: With 25 ft. from Nacimiento, we have enough for build out in CSA 10-A?

Public Works: The two tanks are enough for build out.

Dave Dabritz: Is the increase by meter or by usage?

Dean Benedix: By meter.

Larry Cleveland: I have a lot on Gilbert. I agree with getting it right the first time. Put in a bigger tank to start with or whatever.

Dean Benedix: If someone wants to build full out commercial w/o 2,000 gal. per min., that would be a Fire Dept. issue.

Larry Cleveland: Lots on South Ocean Blvd. are mixed use.

Margaret Ambrosavage: The Board of Supervisors enacted the level based on water shortage.

Doug Bird: Undersize pipes on Shearer Ave., Chaney and on Stuart St..

Margaret Ambrosavage: All of that is still the case. Why then can we lift the moratorium?

Doug Bird: Because we have the water analysis and flow rates.

Marie Jaqua: What was the water shortage based on?

Doug Bird: We weren't going to run out of water but we weren't going to reach build out.

Marie Jaqua: Water safety for fire is not an issue?

Ralph Wessel: Are we at a point where we can get a printout of this information?

John Carsel: The water treatment tank, is that also used for the other two water companies?

Doug Bird: Yes. If the Fire Dept. is fighting a fire, they will take whatever they can get.

Bill Radke: Sea water through a fire engine will wreck the fire engine in one year. That is not a practical solution. In San Francisco, they do use "grey" water but not salt water.

Cyndi Prange: Has a plan like this been presented to CSA 10-A before?

Dean Benedix: Yes. We were here last year and that's when we got direction from the CCAC.

John Carsel: It might be advisable for the CSA 10-A committee to meet with you.

Doug Bird: We can get this power point presentation available on our website.

b. Report on Proposed Modifications to Events Ordinance (6/30/11 Planning Commission).

Larry Fishman: Differentiating on permitting. Parking---what about bad weather. Grasses in summer, safety. Minimum one parking attendant. If it's on a major road, like Hwy 1, attendants and signage. We have no idea about enforcement and penalties. Use of alcohol. Has any thought been given to that?

c. 3rd Street - One Way around the park with only diagonal parking.

An email came in from Ryan Chapman today. The signage is being worked on. Temporary signs for vehicles over 6' high. I'm preparing a design for diagonal parking.

Dave Dabritz: If you have a vehicle over the 6' limit, you have a lot of vehicles that that affects. I had a van and they chased me off the Embarcadero.

New Business

Nothing today.

John Carsel: Thank you Dean, Tom, Doug.

Good of the Order.

9:15 PM.

Next meeting of the CCAC will be July 6 , 2011.

The next Land Use Committee meeting will be July 5, 2011.

Set up and refreshments will be precincts 3 &4.

Respectfully Submitted: Carol Baptiste

June 28, 2011