

AVILA VALLEY ADVISORY COUNCIL (AVAC)

San Luis Obispo County, CA

PO Box 65

Avila Beach, CA 93424

March 11, 2019

www.avac-avila.org

1. **Call to Order:** by Chair, Jim Hartig for regular meeting held at 7:02pm, at the PG&E Energy Education Center.

Roll Call (present): Mary Matakovich, Lisa Newton, Anne Brown, Julia Hartzell, Marti Brand (alt - voting), Sherri Danoff, Jim Hartig, Ken Thompson, Martin Suits, Steve Benedict, Lynn Walter (alt -voting), and Denise Allen. Roll Call (excused): MaryEl Hansen, Saul Goldberg, Carol Hayden (alt), and Kirt Collins. Mike Casola, Liz Guho-Johnson (alt), and Margaret Greenough were not present. Quorum established.

2. **Approve Minutes:** Motion was made by Danoff and seconded by Thompson to approve minutes. Approval of minutes by vote was unanimous.
3. **Chair's Comments:** Jim Hartig: Jim thanked Rick Cohen for organizing the very successful "community spotlight" event held February 28th. AVAC had a spot where they showed the type of planning applications that they reviewed as an example using the Somera cottages. This provided for many lively conversations with members of the community. Secondly Jim thanked Chief Lee for the community wildfire protection plan performed by Cal Poly and presented to about 12 members of the San Luis Bay Estates last Friday. On April 4th the presentation will be given to a broader audience and the San Luis Bay Estates Homeowners Board of Directors. The next phase will be to secure funding for many of the very good plans proposed for the area.
4. **Public Comments:** There were two public comments. (1) Shirley Goetz, resident of Avila Beach and founder of the Avila Beach Bird Sanctuary, brought the signed petitions that she had from back in 2012 when she sought a letter of support from AVAC for the Bird Sanctuary proposal. She is not pleased with what has transpired since then. Her idea of a Bird Sanctuary with its benefits to the community has not come to fruition. Somehow, the non-profit that was formed has not been active or responsive to Shirley's concerns. (2) Vicky Book of Avila Beach brought a petition to present at her and Anne Brown's appeal to the Coastal Commission regarding the property on First Street between San Miguel and San Luis streets. The basis for their appeal is that the proposed development is not in accordance with Title 23 of the Coastal Land Intensity Regulations. The current approved by the County square footage is 1714 sq. ft. over the Title 23 density regulation. The resulting impact is a project that is "under parked" and "overbuilt".
5. **Treasurer's Report:** Julia Hartzell: There were no expenses for February 2019 and the checking balance remains at \$1,751.63.
6. **County and Local Agency Reports:**
 - a) **Sheriff** – Commander Michael Manuele: There were 70 Calls for Service in the Avila area during the month of February. This compares to 85 calls last year (down 18%) and 137 calls in Cayucos, 283 in Cambria, 534 in Los Osos, and 55 in San Simeon. There was another vehicle window smashed at the Bob Jones parking lot. The purse was left in view.

Also, items were stolen from another locked vehicle with no indication of a break-in. The Coast Station has two new deputies that have completed the field training program. A question was asked about cameras at the Bob Jones parking lot. They are there and in use but apparently during these recent break-ins there was a power outage and the cameras were of no help. There were multiple complaints about homeless campers around the promenade area and also with a tent at the end of San Rafael Street. It isn't allowed to camp on public streets. If the property is private then calls need to be made so that the sheriff can arrest the perpetrator for trespassing. Last month's discussion was about a camp in the Heron Crest area. The Sheriff investigated and only found one abandoned camp.

- b) **Highway Patrol** –Sergeant Heiderbrink: Sergeant Heiderbrink didn't bring the collision statistics for last month however he was able to state that there were no arrests during February. There is a business on First Street in Avila that has been parking bicycles on the street. This is against the regulation and if you see this happening, the CHP should be called so that they can address the issue. The owner has been warned multiple times.
- c) **CAL Fire** - Batt. Chief Paul Lee: For February there were 48 calls for service of which 23 were medical related. One of the calls was to rescue a climber at cave landing where the steep bank was soaked with rain. It was a dangerous rescue for Cal Fire. There was a 5-car vehicle crash due to someone coming around the corner at too high a rate of speed and having to slam on brakes near the Diablo Canyon entrance on Hartford Drive and causing a chain reaction (no pun intended). Chief Lee is very pleased with the Cal Poly project that identified several ways of making the area fire safe. Finally, we just changed the clocks ahead one hour for Daylight Savings Time so it is time to replace your fire detector batteries.
- d) **Planning** - Sara Sanders: Changes to the Avila Planning and Building Projects include; Project #1 (PG&E Conditional Use Permit Development Plan for road improvements) – the site visit has been rescheduled to March and now the environmental evaluation is underway and will be wrapping up. Project #2 (Salucci and Hodge) – the project is being appealed to the Coastal Commission. Project #6 (General Plan Amendment) – a consultant has been chosen – Rincon Consulting. Project #13 (PG&E conditional use permit for a communications facility on the access road) – has been accepted for processing. Sara gave an update based on her research of County jurisdiction for the Cave Landing area between Pismo and Avila. In 1988 the property's land use changed from "Residential Single Family and Recreation" to "Residential Rural" in the San Luis Bay Area Plan. Property annexation from the Sunset Palisades/Ontario Ridge area to the County occurred in order to provide for four large residential lots on the portions to remain in the County. In May of 1989 the County adopted a tentative parcel map and in October, the City of Pismo Beach divided their parcel into 23 lots. In 1996, the County approved a lot line adjustment for the five parcels that remained within the County jurisdiction and through this adjustment, building control lines were established for the four residential use lots. A question was asked about the Salucci/Hodge project that is being appealed to the Coastal Commission because it doesn't meet the density regulations for the lot categorization: How does something that doesn't meet County regulation get approved by the County Board of Supervisors? Sara couldn't offer an answer. Another question was asked about how long the "information hold" status is maintained. Sara's answer was that the standard was 2 years unless the applicant is making any progress. With regards to the Tank Farm project which has been on hold for a long time, the planner will be in touch with the applicant and if there is no further progress, the application will be pulled within a month.

- e) **Public Works** - Dave Flynn (no representative but report provided): Public Works will be meeting with the Land Use Committee in the afternoon of March 14th at the Avila Community Center to discuss Avila Beach Drive Capacity, downtown parking options, and a review of the interchange analysis for the all-way stop control at San Luis Bay Drive at Ontario Road intersection. The informal meeting with business/residents in Avila for parking was rained out on February 27th. They have re-scheduled that meeting for Wednesday, March 20th at 4:00 pm at the steps area at the Pier/Plaza to talk in general about parking, one way streets and other parking concepts. Reminder: service requests for the area can always be submitted on the County Public Works website.
 - f) **County Parks** - Nick Franco: Nick followed up on the Blue Heron Road signs that were discussed last month at AVAC. One of Nick's superintendent's met with interested AVAC members and has a full idea about the signage concerns. He will be evaluating and cleaning up the signs to ensure they are clear, not conflicting and not overwhelming. An update on Cave Landing is that there was another workshop held with the public to review the project. The goal is to gain consensus on a project that there is no opposition to. This looks like gravel fill for the parking lot, addition of two ADA compliant parking spaces, drainage, installation of recycle and trash bins. There were a few comments from the public about the impact on the number of parking spaces due to the drainage design. So, Parks is going back to evaluate a better design. The plan will be then to move forward with the permitting process for the agreed upon project. There was a comment that the Avila Beach park lights have not been sprung forward for day light savings time and that one light needed to be repaired.
 - g) **Port San Luis** - Andrea Lueker (not present but update provided by Mary Matakovich): There will be a financial sustainability workshop held on March 12th from 12:30 to 2:30 pm. They will also be meeting with the Avila Beach Community Services District to discuss issues, costs and working together on sewer and water.
 - h) **County Supervisor** - Adam Hill: Adam gave an update on the determination by the County Counsel on the Avila Beach Resorts permits. He promised that AVAC will get to review the proposal before it goes to the board. The County continues to be involved in the bankruptcy filing by PG&E and is engaged with the CPUC to ensure County interests are considered. The County will be updating and discussing budget issues this week as well as considering the continuing pressures on services. Regarding development, Adam said that urban density will have to be increased because sprawl isn't viable for wild land fire control and affordability. He also stated that the County is currently looking at their processes for areas where they can gain efficiency and streamline the right kind of development.
7. **Old Business:** Update on Ontario Road 22 lot cluster development – presentation by Jim Rendler: This development is now named “Cerros Avila” and consists of 2257 acres located between the Jehovah’s Witness and PG&E properties. The project proposes two cul-de-sac in roads to the property from Ontario Road. The developers are working with the existing topography and minimizing the impact to the view from Highway 101. The architectural style will be Spanish Colonial but lots of variation amongst the houses will eliminate the “tract home” look. Parking was discussed – comments from AVAC included advice to establish guest parking spaces to eliminate overflow from driveways when guests visit. The development is allowing for a widening of the bike lane along Ontario Road. They anticipate that the planning commission will be hearing about this project during the spring/summer of 2019 and construction could start in 2020. Jim and his family are residents of San Luis Obispo County and are looking to move into one of the homes in this development. They will be forming a new mutual water company

and they have reserved water from State Water supplies. Sewage will be taken care of by an onsite fully remediated system, when treated it will be at a standard that can be discharged to any stream. AVAC thanked the developer for addressing their previous comments. Questions can be addressed to Jim Rendler of Avila Valley Partners LLC at email rendelerjim@gmail.com.

8. **New Business:** none.

9. **Community Liaisons:**

- a) **Avila Beach Civic Association** - Lisa Newton: Lisa announced that the Easter Egg Hunt will be held at the community center on April 13th from 10:00 am to 11:30 am. Bring your kids and grandkids because this event has always been a lot of fun for the children.
- b) **Avila Beach Foundation** - Rick Cohen: Rick thanked the people who attended and helped out with the February 28th community spotlight event. He reiterated that the Avilones of Distinction awards were selected by people from the community who were given applications and information with names redacted. This ensured that it wasn't a contest to vote for friends or popular people but instead it was a selection based on merits. Anne Brown thanked the Foundation for making the awards available and was glad that the recipients could donate their stipend to a non-profit of their choice. The Civic Association benefitted by \$1500, for which they are very grateful.
- c) **PG&E/Diablo Canyon** – Eric Daniels: Eric mentioned that the Unit 1 outage is still in progress but that most of the contract workers have completed their work. Soon the unit will ramp up in power again. Unit 2 remains at 100% power. The company bonus plan that will not be provided in 2018 is impacting the happiness of people working throughout the company. However, the company is in bankruptcy and that is the reality. The retention package for Diablo Canyon employees is not affected by bankruptcy. Soon Diablo Canyon employees will be getting an additional 10% on top of the 15% they have already received for retention over the last two years and will continue to receive the CPUC approved 25% retention bonus in the years to come. The electrical outages in See Canyon seem to have been improved due to the insulated wires and pole replacements that have been worked on over the last several months. There is a Community Engagement Panel Meeting this Wednesday, March 13th on the subject of spent fuel management. There will be a poster session starting at 6:00 pm with the meeting following at 6:30. He noted that the meeting is live streamed and past meetings can be viewed on the website for the PG&E Engagement Committee. Jim Welsch, the Chief Nuclear Officer at Diablo Canyon will be taking Jon Frank's place as the sponsor of the Engagement Panel. Sherri added that the Engagement Panel will be looking at the desalination plant on the Diablo property at a future meeting.

10. **AVAC Committees:**

- a. **Land Use** - Sherri Danoff: The Land Use Committee will meet on March 14th with the County and one of the topics included one that has been difficult to agree upon - the acceptable capacity for Avila Beach Drive.
- b. **Diablo** - Ken Thompson: Ken reported on some highlights from the last Diablo Canyon Independent Safety Committee meeting. The Unit 1 refueling outage is on schedule and should be completed by the end of the month. There will be no bonuses for Executives in 2018 and other management employees will not be receiving bonuses as part of their

incentive pay at risk. Mike Ginn, the PG&E Emergency preparedness manager mentioned that there will be 2 FEMA drills planned for this spring. Past Independent Safety Committee meetings can be viewed at SLO-SPAN.org. The next Community Engagement panel Meeting is Wednesday, March 13th with a presentation by a member of the Independent Safety Committee. AVAC will invite the new OES Manager, Joe Guzzardi to speak at an upcoming meeting.

- c. **Port** – Mary Matakovich: Information provided in section 6g above.
 - d. **Avila Beach** - Anne Brown: Anne reiterated that she and Vicky Book will be appealing the Salucci Hodge development to the Coastal Commission.
 - e. **San Luis Bay Estates** - Jim Hartig: Nothing to report.
 - f. **Avila Valley**: - Julia Hartzell: Julia thanked the developer of the Cerros Avila project for responding to the committees previous comments. The committee will be looking at the latest package of documents for further review.
 - g. **See Canyon** - Denise Allen: Nothing to report.
 - h. **Squire Canyon** – Kirt Collins: not present and no report.
 - i. **Ad Hoc Committees** - Jim Hartig: No meetings were held last month.
11. **Next meeting date**: Monday, April 8, 2019
12. **Adjourn**: Meeting was adjourned at 8:32 pm.

Respectfully submitted:
Lynn Walter
Secretary