

AVILA VALLEY ADVISORY COUNCIL (AVAC)

San Luis Obispo County, CA

PO Box 65

Avila Beach, CA 93424

July 12, 2021

www.avac-avila.org

1. **Call to Order:** by the chair Steve Benedict, for regular meeting at 7:00pm, via Zoom.

Roll Call (present): Mary Matakovich, Julia Hartzell, Mary El Hansen, Marti Brand, Sherri Danoff, Jim Hartig, Ken Thompson, Curtis Cole, Denise Allen, Carol Hayden, Margaret Greenough, Anne Brown, Lisa Newton, Bill Crewe, Kirt Collins. Quorum was established.

2. **Approve Minutes:** Motion was made and seconded to approve the June, 2021 meeting minutes as amended. Motion carried.

3. **Chair's Comments:** Steve Benedict welcomes the group and thanks Denise Allen for chairing the June meeting.

4. **Public Comment:**

- a. Bob Pusanik provided a comment on the Golf Course 10-unit Project, stating that excess parking spaces being sought are outside of the "developed area" proposal and are part of the major resort application submitted earlier. Thus, only thirteen spaces should be included for the 10-unit Project.

5. **Treasurer's Report:** Denise Allen gives the June report.

Balance in Checking Acct: \$2302.28.

Expense: \$14.99 in Zoom fees

She would also like to suggest renting the Community Center space in Avila in an attempt to have more public involvement. There was some discussion regarding amenities at other locations outside the PGE education center. M Matakovich to check into the Avila Beach Community Center.

6. **County and Local Agency Reports:**

- a) **Sheriff** –Commander McDonald is not present to give report. There are 2 emergencies ongoing per Denise Allen.

- b) **Highway Patrol** – Greg Klingenberg present to give report. June 5 collisions, one at Avila Beach Drive, no injuries. 2nd on cave landing road, 2 vehicles, no injuries. 3rd Avila Beach Dr./Ontario rd solo vehicle collision (logs) no injuries. 4th San Antonio st at Front st unattended vehicle rolled into another vehicle. 5th Collision Front st W San Francisco hit and run, no injuries. 1 DUI arrest. On July 4th there was 1 DUI arrest as well full report next month.

- a. Ken Thompson: were people involved in the collisions local? GK all were local.

- c) **Cal Fire:** Battalion Chief Paul Lee out of the area, he is in Mariposa fighting a wildfire.

- d) **Planning** – Nicole Ellis reports. July project list has 3 new projects (1-3) with in progress updates as well.

- a. M Matakovich #5 is under appeal at the BOS meeting. Several people are expected to recommend the BOS does not approve

- b. S Benedict: Could the spreadsheet be updated to include due dates?

- c. Airlin Singewald: Update to the Avila Community Plan and a presentation on the plan from the consultants.

- i. Goal is to lay out the community plan and county policies for land use for the next 20 years. There is a community workshop Aug 5, Review ends Aug 14

- ii. Chapter outline and summary provided

- iii. Workshop agenda reviewed

- iv. D Allen: Does the plan affect properties already zoned? A Singewald: this is a comprehensive review of land use and zoning so potentially.

- v. D Allen: how far does the community plan zoning go up See Canyon? L Journey: it does not include See Canyon.

- vi. Meeting will be August 5th via zoom
- d. Susan Strachen for Diablo Canyon provides updates on their decommissioning process applications that are before the board tomorrow. They have sent information to AVAC and are looking for feedback in 60 days
- e) **Public Works** – John Waddell and Josh Roberts with Matt Leal.
 - a. Bob Jones trail warning lights have been funded at Ontario Rd. They will be adjusting speed limits on San Luis Bay Dr. The \$18mil contract to complete the trail is getting started. There are electronic message boards available to be deployed in AV. Seeking funding via COVID grants to fix drainage problem at First st. Not much going on with road crews during summer in order to minimize traffic disruptions
 - b. Introduces Matt Leal who will help with transportation planning. Matt says hello and gives his background.
 - c. Questions:
 - i. D Allen: Bob Jones trail grant may not get through the BOS, is that true? Thank you to Davies tree service for clearing trees in See Canyon. J Waddell: we expect it to go through.
 - ii. Rick Cohen: R hand turn lane on San Miguel st is often blocked by parked cars. Traffic is backing up. Can we paint the curb red or put up signs? Brad can re-paint.
 - iii. Allegra Shea (public comment) She has called CHP re. corner of San Miguel and the illegally parked cars, dispatch disagrees it is CHP responsibility.
- f) **County Parks** – Nick Franco reports.
 - a. Bob Jones funding is going to the BOS tomorrow. He is not concerned about funding, it has good community support. There is some concern re. future phases and obtaining rights of way.
 - b. Cave Landing: They are waiting on a building permit. The encampment is at bay. Graffiti has been removed, it does come back
 - c. Avila Point: Chevron will be presenting today.
- g) **Port San Luis Harbor District** – Harbor Manager Andrea Lueker
 - a. Flying Flags Avila Beach Port San Luis (formerly Harbor Terrace) Project – PGE onsite this week working on the electrical. Paving of Babe Lane will occur this week and the pedestals for the RV spaces have been installed. Fencing and landscape around the park models is occurring. A general manager has been hired. The website is (highwaywestvacations.com) and reservations are being taken for October 1st and beyond. The soft opening is scheduled for August 16, 2021.
 - b. Redistricting - Port San Luis Harbor District currently elects its Board through an at-large electoral system. As have a number of other agencies, in late 2020 the District received a correspondence noticing violation of the California Voting Rights Act. As a result, in early 2021, the Harbor District Board of Commissioners adopted Resolution No. 21-2 which declared the Harbor Districts intention to transition from at-large to district-based elections by November 2022. The District is in the process of gathering proposals for qualified consultants/firms to provide demographic services and preparation of proposed district maps. The District will be reviewing the proposals received at their July or August Board of Commissioners meeting.
 - c. In Person Meetings at the District – the District began with in-person meetings this month, with the July 27, Board of Commissioners meeting the next on the schedule.
 - d. Pre-Breakwater Replacement Work – staff from Merkle & Associates (Environmental Consulting) are back in Port San Luis, continuing their planting of eel grass, prior to the \$14M breakwater repair project slated to start
 - e. Avila Pier Project Coastal Development Permit (CDP) – the CDP for the Avila Pier repair project is scheduled for the August 2021 Coastal Commission meeting. Once the conditions are placed on the permit and the permit is approved, District Staff will be able to specifically determine the timing and scope of repairs. April 2022. They are conducting their work near the base of the breakwater inside the harbor.
 - f. Harbor Patrol/Lifeguard Key Statistics – June 2021 Harbor Tows – 1, Vessel Assists – 20, Rescues – 7. Water Taxi – 193 runs, with 418 people, Assist Other Agencies (Sheriff, Highway Patrol, CalFire, Fish and Wildlife) – 17
 - g. Lifeguard Statistics – 13 rescues, 982 public contacts, 225 contacts for dogs, 95 contacts for alcohol and 5 lost children/lost parents

Questions: Allegra Shea: when will the sea trains be removed from the parking lot? A Lueker planning to remove in July this year. There is an appeal on the minor use permit but they hope not to need it.

- h) County Supervisor** –Supervisor Ortiz-Legg reports on a few projects coming before the BOS tomorrow. There has been discussion on replacing the county clerk recorder. There is a potential that the deputy recorder could serve in the interim. There will probably be an application process state wide. Dawn has quite a few concerns regarding the department and some of the controversy it has faced recently.
- a. 54 million dollars from the American rescue plan that they need to decide how to spend. Potentially they will try to replace lost revenue or use it on water, sewer and broadband. It will be a big project
 - b. K Thompson: can you update us on the budget? DOL going well, we did not have as big of a budget shortfall as we expected after COVID. There were some COVID funds that re-appropriated without the entire board's knowledge, she was disappointed one member of the BOS acted independently. Most everything that was requested was funded. No major cuts
 - c. Dawn is available by email – dortizlegg@co.slo.ca.us and phone 805-781-5450.

7. Old Business: None

8. New Business:

- a. Chevron will present on Avila Point. It used to be a petroleum processing facility mostly. It is 95 acres in total. They are brainstorming possible plans and uses. There are 4 total lots. Thought is to create 2 public lots and 2 development lots (totaling 33 acres). The previously proposed resort development is no longer on the table. Lot 2 would likely be dominated by Avila Beach utility uses. Lot 3 could go to county parks at 47.4 acres. Lots 1 and 4 are potential development. Lot 1 is 3.9 acres, lot 4 29.8 acres. These lots had tank farms on them and are 'scarred'--development would probably serve the community and beautify the space. There is potential for open space trail connector. There would be active management of the space as well. Partnership with development will help to fund some of the public space infrastructure.
 - i. Chevron declined to name the developer specifically. They are local.
 - ii. M. Matakovich: is there an evacuation route through the property to Shell Beach? D. Fitzgerald yes it will have to be considered.
 - iii. S. Danoff: where is the public access to the property? Development would be accessed through Cave Landing rd. and San Rafael. Cave Landing will probably not be widened.
 - iv. Brian LoCante: He is concerned re. increased traffic on cave landing rd. Can there be a connector from Avila to the area? It would facilitate an evacuation rt. He is pleased to see the effort to work with county parks.
 - v. Judy Paige (?): please clarify the area you would remediate would it be short term rental or more permanent housing? You discussed a TOT. S Fitzgerald it would be visitor facilitation, small boutique hotel, small campground etc. Re. remediation it mostly involves the parking lot. Will town water and sewer be used? Probably not.
 - vi. AVAC board is invited to tour the site
- b. Jamie Jones Kirk Consulting, several representatives from the ABR permit application. They plan to build 10 lodging units at the property. She reviewed the plans for the expansion in detail. The new construction is less than 3000 sq feet. There will be many more parking spaces needed than just those for the 10 units. There are 160 spaces intended for meetings, events etc.
 - i. R. Cohen: where will the carts go? Can you clarify what the spaces on Blue Heron will be used for? Where will carts be staged?
 - ii. Curtis Cole: Is it significant that this project is within a common interest development? R. Rossi: the common interest development is not applicable. Only the master plan is applicable. There are follow up questions regarding time shares and the Common Interest Development of San Luis Bay Estates.
 - iii. D. Allen: what is the significance of Lot 279? R. Rossi that lot was subdivided, it is not owned by the golf course, but it is used for maintenance.
 - iv. Allegra Shea: Are there 2500 parking spaces being saved for the golf course is that correct? J Jones: it is overflow parking.

9. Community Liaisons

- a. **Avila Beach Civic Association** – Mary Matakovich reports, she is now the official representative. She welcomes new board member John Janowicz. 4th of July doggy parade had 73 dogs represented. There is now a 'little library' which will open 7/31 in the garden. Bingo night on September 17th 7pm.
- b. **Avila Beach Foundation** – Rick Cohen. Foundation board (*garbled feed cannot report*). Grants from the foundation will roll over from 2021 to 2022.
- c. **PG&E/Diablo Canyon** – Eric Daniels reported that Units 1 & 2 are operating safely at 100%. He then responded to a question about possible cracks in the Spent Fuel Canisters and he said that additional testing has been identified and is scheduled. The balance of documents for the Decommissioning Permit Application have been provided to County Planning and PG&E is finishing their response to Planning's initial questions. Eric stated that PG&E is not utilizing any helicopters in the Avila Valley and a comment was made that maybe they were from GOOGLE Maps. Eric has set the (2) Decommissioning Plant Tours for July 21 and the AVAC Members have been invited.

10. AVAC Committees:

- a. **Land Use** – Sherri Danoff. Steve Benedict recuses himself. Vice-Chair Kirt Collins leads Land Use recommendations, discussion and motions
Reviewing 2 projects, one is for a few signs on Harbor Terrace oversized entrance signs. There is a comment on having the mockup of the signs be made to scale, the motion is passed.
 - i. The committee met re. the Avila Beach Resort 10 unit expansion with representatives of the project. Most comments related to parking and how they could affect emergency egress on Blue Heron. There is also concern regarding this being an 'incremental project' which receives less scrutiny.
 1. Curtis Cole comments on a notification he received from R. Rossi council regarding his involvement in this issue as his role on the SLBE board. He objects to this but recuses himself
 2. Motion to approve the letter as is, approved
- b. **Diablo** – Ken Thompson. No Report
- c. **Port** – Mary Matakovich. Things are going well with the nice weather. No report
- d. **Avila Beach** – Mary Matakovich. No report.
- e. **San Luis Bay Estates** – Jim Hartig no report.
- f. **Avila Valley** – Julia Hartzell no report.
- g. **See Canyon** – Denise Allen. No report other than 45 apricot trees on her property, open to picking.
- h. **Squire Canyon** –. Kirt Collins. No report.
- i. **Avila Plan Update Committee** – Jim Hartig AP draft is available for public comment, please attend the virtual meeting. No report

13. **Next meeting date:** Monday, August 9, 2021 - 7 PM

14. **Adjourn:** Meeting was adjourned at 9:25 PM

Respectfully submitted:
Margaret Greenough, Secretary