

## Avila Valley Advisory Council (AVAC)

San Luis Obispo, CA

PO Box 65

Avila Beach, CA 93424

Date 04/10/2023

[www.avac-avila.org](http://www.avac-avila.org)

1. **Call to Order:** by the chair, Steve Benedict, for regular meeting at 18:00 hrs., via Zoom.  
Roll call (present): Denise Allen, Mary El Hansen, Mary Matakovich, Jim Hartig, Carol Hayden, Julia Hartzell, Kirt Collins, Ken Thompson, Steve Benedict, Curtis Cole, Bob Pusanik (alt), Lisa Newton, Bill Crewe (alt), Michael Clayton.  
Quorum was established.
2. **Approval of Minutes:**
  - Motion was made and seconded to approve minutes of the March 13, 2023, as presented. A motion to approve was made by Carol Hayden and seconded by Jim Hartig. The motion carried.
3. **Chair's Comments:**
  - No comments.
4. **Public Comment:**
  - No written public comment.
  - No oral comments.
5. **Treasurer's Report: Denise Allen reports:**
  - Balance of Checking Account: \$ 1,559.31
  - Expenses: \$ 15.99 for Zoom.
6. **County and Local Agency Reports:**
  - A. **Sheriff: Sgt. Abbas written report**
    - 82 calls for service, 27 in Avila Beach proper. Cave Landing had 10 calls for service.
  - B. **Highway Patrol: Lieutenant Captain Greg Klingenberg reports:**
    - 2 collisions in March.
    - San Luis Street at Avila Beach Drive collision, minor injury.
    - Cave Landing Road at Avila Beach Drive solo incident, no injury.
    - No speeding violations were involved in either collision.
  - C. **Cal Fire: Battalion Chief Paul Lee written report:**
    - Chief Paul Lee absent attending meeting. Written notes provided.
    - 52 calls for service 27 were medically related.
    - A new set of the Jaws of Life has been placed in the Battalion. The new tool weighs 5 pounds less and has 33% more strength. The lightweight tool will allow for fast victim

removal and is capable of pushing all types of materials found in new vehicles. This tool was funded by the Office of Traffic Safety Grant Program.

- Burning will continue countywide with the recent break in the rain. The next large pile burn in the area is scheduled for next Saturday morning in Gragg Canyon. This burn will help reduce fuels along the Squire/Gragg Canyon Escape Route.
- The first round of Fire Safe Grants have been awarded and Avila Valley was selected for some of the dollars. See Canyon from Pippen to the Coon Creek Gate will have thinning done on both sides of the road. This work will help provide a safer escape route for residents and visitors of See Canyon. If funding allows additional work will be done to provide some safe refuge areas and pay for signs identifying them. As additional funding becomes available more work in the Valley could be funded. A big thank you to SLOFSC, the hard work of the local Avila Valley Fire Safe Working Group, and Group Chair Jim Hartig.

**D. Planning: Nicole Ellis/Susan Strachan reports:**

Update 1: The April 2023 Project Spreadsheet has been updated to reflect project status updates. Where updates were made, the various spreadsheet cells have been highlighted in yellow. The following projects have been updated:

**AVILA COMMITTEE PROJECT UPDATES**

- C-SUB2022-00005- (item 1 on the Active/In Process list)- revised Project Updates to reflect “Applicant obtained HOA CC&R consistency review/confirmation. Avila Committee comments have been prepared; to be presented before AVAC for recommendation.”
- C-SUB2022-00006- (item 2 on the Active/In Process list)- revised Project Updates to reflect “Applicant obtained HOA CC&R consistency review/confirmation. Avila Committee comments have been prepared; to be presented before AVAC for recommendation. Project accepted for processing 03/14/23. Environmental analysis has commenced.”
- C-SUB2021-00001 (item 4 on the Active/In Process list)- revised Project Updates to reflect “Project was scheduled for the 3/23/23 PC hearing – recommendation for denial. The applicant requested a continuance off calendar. A revised project is expected to be submitted shortly.”
- SUB2020-00067 (item 8 on the Active/In Process list)- revised Project Updates to reflect “The project was heard and approved at the February 9, 2023, Planning Commission hearing (subject to appeal period(s)).

**LAND USE COMMITTEE PROJECT UPDATE:**

- DRC2021-00015- Avila Valley Barn Temporary Event Venue Request- (item 11 on the Active/In Process list)- revised Project Updates to reflect “3/21/22 Application deemed Accepted for Processing. Agent to coordinate with AVAC Land Use Committee for re-review and comments to then be presented to AVAC for consideration and recommendation to the County. County Planning beginning Environmental

Review/Determination while Public Works and Environmental Health concurrently re-review the referral materials to ensure any prior information hold items from their departments are addressed.”

- DRC2019-00235 (item 12 on the Active/In Process list)- revised Project Updates to reflect “3/22/23 Agent resubmitted to the County for re-review. Planning conducting re-review and will determine if re-referrals are appropriate.”

**SAN LUIS BAY ESTATES COMMITTEE PROJECT UPDATE:**

- DRC2019-00235- ABR phased expansion project (item 14 on the Active/In Process list)- revised Project Updates to reflect “The County has begun engaging in Tribal Consultations. Applicant and Agent team are working on supplementing evacuation plan information in coordination with CalFire as well as Traffic Study data. SWCA, the EIR consultant, is continuing peer reviews of studies, and work is being conducted on various EIR sections for County review.”

**SQUIRE CANYON COMMITTEE PROJECT UPDATE:**

- SUB2022-00037 (new case number is N-SUB2023-00018)- (item 19 on the Active/In Process list)- revised Project Updates to reflect “Project was converted to a Minor Lot Line Adjustment - applicant has received the tentative map approval letter from Planning and Public Works, as well as refunds.” Project Type and Project Number information have been updated accordingly.

**Susan Strachan Reports:**

- Decommissioning update concerning draft EIR to be presented at the end of April. However, PG&E has made some project description changes that need to be addressed in the document. Changes have been identified and we are working through these changes now. Once known, all updated and how long it will take, PG&E can then revise the schedule and provide an update on when the revised plan will be released.
- Draft EIR will be released with a 60-day public review period.
- At the close of this comment period, there will be a public workshop to help citizens understand the document, followed by a response to comments document to address documented responses. Once completed, PG&E issues final EIR and moves into Planning Commission Process.

**E. Public Works: John Waddell:**

- No report.

**F. County Parks: Nick Franco reports:**

- Pruning of palms on the plaza.
- Avila Park restrooms doors are very old and will be replaced this month. Some restrooms will be out of commission.
- Cave Landing parking lot work begins shortly after geotechnical inspection is completed. Beginning start of May and lasting two months. Should be completed in summer.

- Nick Franco announces his retirement in June, replaced by Tanya Richardson.
- Upgrades to Cave Landing, in addition to the grading and resurfacing, include ADA parking, bike racks, and 2 sets of trash receptacles.

**G. Port San Luis: Suzy Watkins-Harbor Director reports:**

- Building budget for next year.
- Catch up maintenance from flood damage and filing the FEMA claim.
- Public access stairs were damaged and taken out of service and working with FEMA engineers to replace them. Engineers will also be working on other access points to help the Port Authority plan as future funding becomes available.
- Focusing on the upcoming summer season, lifeguards starting up and beaches getting busy.
- Ken Thompson asked about parking kiosks functionality and resultant family frustrations, and long lines. The port is addressing these concerns and staff are looking into relocation and efficiency.
- Celia Zarate asked about enforcement of parking and debris at water's edge near the bridge. Enforcement was done by Harbor Patrol and will check on complaint of debris.
- Lisa Newton posed questions as to stairs closed for 10 years. This is a major project and funding has not been allocated at this time. This is one of the projects that engineering will be assessing looking for cost cutting improvements and grant funding. It has not been budgeted.

**H. County Supervisor: Supervisor Dawn Ortiz-Legg reports:**

- **Code Enforcement:**
  - Important tool for County responds to possible complaints. A link was provided to report possible violations of codes:  
***<https://www.slocounty.ca.gov/Departments/Planning-Building/Most-Requested-Services/Report-a-Suspected-Code-Violation.aspx>***
- **Updates:**
  - SLO County will be selecting a new Chief Administrative Officer. An interim CAO will be selected, followed by nationwide search, lasting several months.
  - Campaign contributions were lowered to a statewide \$5,500.
  - Settlement reached in redistricting lawsuit-redistricting hearing set for April 18<sup>th</sup>.
  - Update on County's homelessness strategic planning scheduled for May 2<sup>nd</sup> Board meeting.
- **County Seeking to Rejoin IWMA:**
  - The Board voted to explore rejoining the Integrated Waste Management Authority to strengthen regional partnerships and reduce garbage collection rates for County residents and businesses.
- **Advisory Councils:**
  - Ad-Hoc Committee with Supervisor Paulding in process of reviewing Advisory Council Handbook with the goals of reaffirm purpose and scope of councils,

improve staff and community interaction, as well as guideline for engagement, consistency and conduct of civility.

- Office hours May 13<sup>th</sup> from 1:00 PM to 3:00 PM.
- Supervisor Ortiz-Legg thanks volunteers and efforts provided by councils. Thanks also for reaching out to her staff with compliments.
- No FEMA funding for roads and resurfacing in See Canyon.
- Denise Allen has been trying to get recycling in See Canyon for 10 years. Would rejoining IWMA allow recycling in See Canyon? Mandy George has also tried and was told the problem is in contracting with South County Sanitation. Supervisor Ortiz-Legg will investigate the situation.
- Bob Pusanik again asks about The Avila Community Plan. Long-term planning is short staffed, and nothing is being done currently.
- We are close to presenting a formal process document for The North Access Road identifying specifics of implementation and usage criteria.

**7. Old Business:**

- No Report.

**8. New Business:**

- No report.

**9. Community Liaisons:**

- **Avila Beach Civic Association: Mary Matakovich reports:**
  - Open invite to Friday Spaghetti & Bingo night at the civic center supporting maintenance of buildings. Come and enjoy!
- **Avila Beach Foundation: Rick Cohen reports:**
  - Special thanks for the historical presentation of Front Street. Many compliments and an excellent turn out with 160 participants. More events are being planned.
  - Clean up project beginning May 8<sup>th</sup>, running for 21 weeks from 9:00 AM to 11:00 AM on M-W-F. Thanks to Supervisor Ortiz-Legg, Eric Daniels and PG&E and Chevron as funding partners.
  - Ken Thompson gave a shout out to Rick Cohen and staff and suggested these presentations could be video recorded in the future and offered on a web site.
- **PG&E / Diablo Canyon: Eric Daniels reports:**
  - Thanks to Supervisor Ortiz-Legg's reference to the operating plan for North Access Road. No formal document, PG&E always open to work with emergency services for ingress and egress.
  - Plan to complete decommissioning plans and permit process. Although permission was granted for extension, PG&E wants to have this in hand. PG&E and citizens want this decommissioning plan ready.

- Customers received 96% greenhouse gas-free electricity in 2022, making PG&E's mix of electricity sources among the cleanest in the world.
- In wildfire safety news, PG&E recently submitted its 2023-2025 [Wildfire Mitigation Plan](#) (WMP) to California's Office of Energy Infrastructure Safety (Energy Safety). The WMP outlines critical layers of protection that work together to reduce wildfire ignition risk and strengthen PG&E's electric grid. These measures include system hardening with stronger poles and covered powerlines; the company's 10,000-mile undergrounding program; tree trimming and removal; inspections and repairs; and improved situational awareness. When wildfire risk is elevated, these efforts are bolstered with operational mitigations that include [Enhanced Powerline Safety Settings](#) (EPSS), and [Public Safety Power Shutoffs](#) (PSPS) under extreme conditions.
- For more information about PG&E Wildfire Prevention Work, I'd like to invite you to join in a public webinar on Thursday, April 13 from 5:30 to 6:30 pm. This is a good opportunity to learn more about PG&E's wildfire safety efforts and the progress we've made throughout the San Luis Obispo and Santa Barbara County areas. Hear about resources available to support you during outages and connect with local PG&E leaders during the call, including our Regional Vice President Teresa Alvarado who is focused on customer concerns and needs. Join the webinar via the link <https://bit.ly/3Y1K2pY> or dial-in at 888-790-1836 and use Conference ID: 7108900.

**10. AVAC Committees:**

**a. Land Use:**

- No report.
- Need a chairperson for this committee. Interested individuals to contact Steve Benedict directly.

**b. Diablo Canyon: Ken Thompson reports:**

Awaiting County to complete EIR draft.  
No Report.

**c. Port: Mary Matakovich reports:**

- No report.

**d. Avila Beach: Mary Matakovich reports:**

- Having the opportunity to revisit two projects on the spreadsheets. Beach Colony Lane Development that there are CC&Rs and an Architectural Control Committee who have responsibility for working with owners to follow guidelines.
- The Planning Department came up with a solution that before a hearing is scheduled for these two projects, there will need to be a letter consistency

coming from the CC&Rs and Architectural Control Committee for Beach Colony Lane.

- Mary would like to present each letter, Beach Colony Lane at 2845 and 2855, addressing density, parking, landscaping, and vacation rentals.
- Ken Thompson requested an explanation as to the number of units total and status as vacation rentals, adhering to such rules.
- Motion made by Mary Matakovich and seconded by Ken Thompson to accept letter, as presented, and send to Supervisors and Planning. Motion was carried.
- Second project presentation letter corrected to 2835 addressing density, parking, landscaping and vacation rentals, and the placement of the exit gate on Beach Colony Lane. This was not specified in the plans and our committee is looking forward to this being addressed by the Planning Department. The committee is confident that Planning and developers can work this out.
- A motion made by Lisa Newton and seconded by Ken Thompson to accept the letter at 2835 Beach Colony Lane, as presented, and send it to Supervisors and Planning. Motion was carried.

e. **San Luis Bay Estates: Curtis Cole reports:**

- No report.

f. **Avila Valley: Julia Hartzell reports:**

- Project for 22 homes along Ontario Road has been dropped.
- King property is still active.

g. **See Canyon: Denise Allen reports:**

**3365 See Canyon Road**

- This ranch is towards the top of See Canyon. The road winds with a creek on one side and crosses a one lane bridge in route. The riparian habitat and creek have several threatened species, and this is an important watershed locally. The location is in a high fire zone, Diablo nuclear power plant evacuation zone, popular bicycle trail and tourist destinations for apple orchards, wineries, hip camps and wedding venues. Therefore, housing density in this part of the canyon is a real safety concern. This ranch has a long history of farming. With the few farms left in the area this is an important fabric of our community. The owner is requesting nonconforming lot sizes and we feel the lots need to conform to the RR lot size unless there is protected dedicated County open space easements included to accommodate the smaller building lots. The ranch has had a prior subdivision with multiple large structures and houses built. Since its initial subdivision hundreds of cement trucks have caused wear and tear on the roads with no mitigation. To prevent piecemeal development with further future excessive house developments, consider open space easements, farmland

easements and number of final structures allowed. There needs to be mitigation for roads, water, fire, and septic appropriately. Thank you for your consideration, See Canyon committee.

- Denise Allen made a motion to accept, as written, the See Canyon Committee's letter, and send to Planning. Motion was seconded by Mary Matakovich and carried.
- Thanks to Cal Fire, Public Works and FEMA helping and caring for citizens of See Canyon.

h. **Squire Canyon: Kirt Collins reports:**

- No report.

i. **Ad Hoc APU (Avila Plan update: Jim Hartig reports:**

- No report.

**11. Next Meeting Date:**

- May 8, 2023, at 6:00 pm.

**12. Adjourn:**

- 7:08 PM.