

Avila Valley Advisory Council (AVAC)

San Luis Obispo, CA

PO Box 65

Avila Beach, CA 93424

Date 2/05/2024

www.avac-avila.org

1. **Call to Order:** by the chair, Denise Allen, for regular meeting at 18:02 PM, via Zoom.
Roll call (present): Denise Allen, Mary El Hansen, Mary Matakovich, Jim Hartig, Carol Hayden, Kirt Collins, Ken Thompson, Steve Benedict, Bob Pusanik (alt), Michael Clayton, Allegra Shea (alt), Mandi George (alt), Sheri Robesky (alt), John Janowicz, Bradley Escobar, Bill Crewe (alt) and Percy Jones.
Quorum was established.
2. **Approval of Minutes:**
 - A motion was made by Carol Hayden and seconded by Mary Matakovich to approve minutes of the January 08, 2024 AVAC meeting as presented. The motion carried.
3. **Chair's Comments:**
 - Thankful that little damage reported from the storm.
4. **Public Comment:**
 - No written reports.
 - No Oral Comments:
5. **Treasurer's Report: Steve Benedict reports:**
 - Balance of Checking Account: \$ 1,329.74.
 - Expenses: \$ 15.99 for Zoom.
6. **County and Local Agency Reports:**
 - A. **Sheriff: Commander Stuart MacDonald reports:**
 - 59 calls for service, 23 in Avila Beach proper as compared to 90/24 last year.
 - 6 disturbance calls, 3 suspicious activities, 2 burglarizes, 6 enforcement stops, 0 thefts, 2 preventive patrol activities, 1 vandalism, 2 assault/battery
 - B. **Highway Patrol: Capt. Greg Klingenberg reports:**
 - No report.
 - C. **Cal Fire: Battalion Chief Paul Lee reports: (in absentia)**
 - 40 calls for service 23 were medically related.
 - Calls for service for the past storm were heavy but we kept our heads above water.
 - Grant funded projects continue. The Fireshed project for the Coastal Hills continues to look at fire history, weather and resources. This project will help identify additional projects we can seek grant funding for.

- The Avila Valley Grant Funded Projects are moving forward, meetings will be held in spring to ID crew allocations through out the valley. I am extremally proud of the Working Groups progress and use you as the example of what to do County Wide!

D. Planning: Nicole Ellis/Susan Strachan reports:

The following projects have been updated:

AVILA COMMITTEE PROJECT UPDATES

- C-DRC2021-00028 Avila Schoolhouse (item 4 on the Active/In Process list)- February 2024 update:

Project status updates include the following: “The Rehabilitation Report and most current right-of-way and on-site plans which were submitted on December 4, 2023 have been deemed accepted as complete. The County will begin its Environmental Review (preparation of a Mitigated Negative Declaration). A hearing date is anticipated to be approximately 6 months out.”

DIABLO CANYON POWER PLANT COMMITTEE PROJECT UPDATES

- DRC2021-00092 (item 8 on the Active/In Process list)- revised Project Updates to reflect “...It is anticipated that the Final EIR will be issued in August 2024. A Planning Commission Final EIR study session and hearings will be held in the fall after the Final EIR is released.”

LAND USE COMMITTEE PROJECT UPDATES

DRC2021-00015 Avila Valley Barn (item 9 on the Active/In Process list)

As a recap from the 1/8/24 AVAC meeting, resident Kristen McKiernan read into the record comment on this item which has also been saved to the County project file. Comments included a request that AVAC request the applicant and agent coordinate with the neighborhood group, AVAC and County Departments prior to resubmitting to the County. Resident Kristina Spearman shared the same concerns and requests as Ms. McKiernan. County staff on 1/8/24, prior to the AVAC meeting, shared with Ms. McKiernan and neighborhood group that “Customarily, an applicant would submit directly to the County for the County to begin a re-review of revised application materials (to determine if materials are complete or incomplete). These revised materials would also be available to the public and any other Departments and Agencies on PermitSLO. I can consult with the applicant and agent to see if they are amendable to a courtesy pre-submittal meeting with the neighborhood group to review and provide input on the revisions before they are resubmitted to the county. To reiterate, this would not be standard practice nor something we could require.”

During the 1/8/24 AVAC meeting Sheri Robesky also spoke on this item stating that the site already operates night events and Michael spoke on this item asking whether existing operations would stay open (serve several hundred customers a day currently) when outdoor gatherings are proposed to also occur. County planning clarified the applicant’s project description and operation plan is to have uses closed and staggered as to not result in an overlap or accumulation of impacts from on-site uses. County Planning also clarified that cumulative effects of projects are only for projects subject to an EIR... i.e. (Avila Beach Golf Report project, Diablo, etc.) and that so far, the Avila Valley Barn outdoor activities program would not be subject to an EIR based on conclusions of studies, peer review of those studies, and which Indicate whether there would be unavoidable impacts. To date, studies have shown impacts can be avoided or reduced.

February 2024 update in project spreadsheet:

Please be advised that the applicant has not formally resubmitted application materials at this time.

Revised Project Updates to reflect... “The agent anticipates resubmitting materials to the County within the month of February 2024... During the January 2024 AVAC meeting, members of the neighborhood interest group asked whether the applicant would be interested in presenting their revised project materials to the neighborhood group before submitting to the County to provide input ahead of time. County Planning indicated that this would not be the typical process but that the County would ask the agent whether there is interest in this approach expressed by the neighborhood interest group. The agent spoke to the applicant who wishes to proceed with the typical county process by resubmitting to the County to ensure the project complies with standards. At this time the applicant would like to resubmit the revised materials and attend another AVAC meeting prior to the hearing.”

CAC Orientation...

The County of SLO’s 21st Annual CAC Orientation has been scheduled for the morning of Friday, April 26, 2024 at the SLO Library located at 995 Palm St, San Luis Obispo, CA 93403. We look forward to your participation! More details to follow! If the group has questions; please email Eric Tolle at etolle@co.slo.ca.us

Susan Strachan for Diablo Canyon:

DIABLO CANYON POWER PLANT COMMITTEE PROJECT UPDATES

- DRC2021-00092 (item 8 on the Active/In Process list)- revised Project Updates to reflect “...It is anticipated that the Final EIR will be issued in August 2024. A Planning Commission Final EIR study session and hearings will be held in the fall after the Final EIR is released.”
- **Offshore Wind:**
 - Many studies look into onshore infrastructure, and what is necessary to accommodate offshore wind. Studies have identified Morro Bay, Diablo Canyon Power Plant, Port San Luis and Cal Poly Pier as possible operations and maintenance facilities and locations for birthing, office or storage yards.
 - A couple of grants have been awarded, one for 1 million dollars, to investigate onshore infrastructure. For this grant, The Operations and Maintenance Waterfront Infrastructure Facility Study and Site Readiness Plan, working with Morro Bay, Port San Luis and Cal Poly. The study will examine where such facilities could be located.
 - Once potential facilities are located, community outreach would follow.
 - For this funding, the County has prepared a Notice of Funding Availability Document, sent to each potential site, asking what specifically they would like addressed in the study. This is due February 23rd. Letters of understanding by March or April.
 - Question: Mary Matakovich questions the short timeline and Susan indicated that she has been working with the potential sites for a while on this.

E. Public Works: John Waddell reports:

- No report.

F. County Parks: Tanya Richardson reports:

- No report.

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

- The storm caused minor damage. Several boats were washed onto the beach and are being attended to. Crews are monitoring for any environmental impact.
- Pier construction making good progress on the project.

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

- Thanks to Susan for update on notice of funding in regards to port capacities within our region and either 1, 2, or 3 entities. These are public entities not private. Many issues will be studied and very early in the process.
- Having meeting in the next few weeks regarding the flooding we are experiencing, especially at high tide.
- Supervisor's Committee had their first meeting. Thanks to those participants. Major topic was vacation rentals. Evaluating vacation rental rules.
- Chief Administrative Officer search continues with 9 candidates in consideration from western states mainly.
- A State of the County Luncheon will convene on April 11, 2024 at Embase Suites in SLO. Paid event and probable Zoom as well.
- Onterio Ridge Trail and Mc Carthy home. Asking McCarthy agent to come and conduct a presentation. Also, easements across the top of the trail to be taken in by Parks. The Parks Department will then manage the trail, which will now start at the parking lota at the roundabout, instead of Shell Beach. Must still go through The Coastal Commission
- 23-million-dollar budget shortfall discussions to be taken up by BOS from February to June, with public safety being number one propriety.

7. **Old Business:**

- No report.

8. **New Business:**

- No report.

9. **Community Liaisons:**

- **Avila Beach Civic Association: Mary Matakovich reports:**

- Encourage membership.
- The Civic Association is looking forward to a Spring event spaghetti dinner, date to be determined.

- **Avila Beach Foundation: Rick Rowe reports:**

- Foundation Grants each year: This year adding Local Community Impact Grant of up to \$8,500 one time grant. Applications available on March 1st on website and in the Avila Beach Newsletter.
- Danise Allen comment to Bradley Escobar to request Bellevue Sante Fe school to apply for this grant.

- **PG&E / Diablo Canyon: Eric Daniels reports:**

- The NRC is holding a meeting at **Embassy Suites** Thursday at 6:00 PM for scoping regarding licensing rule. PG&E is continuing plans to continue operation Diablo Canyon Power Plant. As directed, PG&E will provide public comment on decommissioning DCP.
 - The Engagement Panel has now opened its time period for panel selection. So, members interested in participating can obtain information on how to apply at PG&E.com/Diablo Canyon or DiabloCanyon.com website. For Avila Beach this is important to have candidates apply.

- Outages: No major outages throughout the community, however, still ongoing outage at top of Lupine Canyon, Harbor Lights Lane and Playa Vista. (55 homes)
- Stebe Benedict (upper Lupine Canyon) comments that since May of 2019, 109 outages have occurred with 6 days of power loss. Why this area? Eric will look into.

10. AVAC Committees:

a. Land Use:

- No report:

b. Diablo Canyon: Ken Thompson reports:

- The Diablo Canyon Independent Safety Committee will have their Public Meetings on Feb.21 & 22 with presentations by PG&E Executives and Top Management. When their agenda is available, Ken will forward to the Council Members.
- Encourages participation at NRC meeting at 6:00 PM **Embassy Suites** in SLO.

c. Port: Mary Matakovich reports:

- No report.

d. Avila Beach: Mary Matakovich reports:

- Avila Beach Committee with an appeal to the Board of Supervisors on two projects that were reviewed over 2 years:
 - 1 lot turned into 3 lots with 3 vacation rental licenses and two lots turned into 4 vacation rentals.
 - Two things going on here of concern: One is the approval of a planned unit development, which is allowing the project to continue, is required to have homeowner association participation to manage the affairs of the participating units. A template the County is following, however it is our opinion that there are a couple of areas having to do with shared parking and vacation rental permits that need to be looked at by the owners of these new units.
 - Currently we have two good projects in a multi-family area (zoned area), however, it seems premature for this project to be ensuring shared parking of common areas and giving vacation licenses.
 - Asking County to carefully review of the permit rule we have in place. This residential is being turned not a commercial zone.
 - We're a small town with an estimated 400 water meters, 50 businesses, 288 water bills mailed out of town of which are connected to businesses, leaving 62 full-time residences in the town of Avila. We want to provide housing to people who want to live here and contribute. We are hoping, that by appealing to the BOS, that they will not approve the planned unit development, as well as, the request for vocational rentals. We want to preserve our town.

e. San Luis Bay Estates: Percy Jones reports:

- No report.

f. Avila Valley: Julia Hartzell reports:

- No report.

g. See Canyon: Denise Allen reports:

- No report.

h. Squire Canyon: Kirt Collins reports:

- No report

- Kirt is moving from Squire Canyon.

11. Next Meeting Date:

- March 11, 2024 at 6:00 pm.

12. Adjourn: 6:49 PM

- 7:26 PM.