



Westport Municipal Advisory Council

P. O. Box 307, Westport, CA 95488
www.westportmac.org

Summary Minutes—April 22, 2009

The WMAC Board of Directors convened for a meeting on April 22 at 7:05 PM at the Westport Community Church in Westport. The meeting was duly noticed.

1) ROLL CALL

Roll call was conducted with directors Van Bueren, Vidaver, and Fostiak present. Directors Knapp, Eyerly, and Grigg were absent.

2) APPROVAL OF MINUTES

Discussion: No discussion

Public Comment: None

Motion: Upon motion by Director Vidaver, seconded by Director Van Bueren, and carried unanimously; it is ordered that the Minutes of the March 25, 2009 meeting are hereby approved.

3) Public Expression

Presenters: None

4) Old Business – Discussion and Actions

a) Review of procedures and Conflict of Interest Requirements

Discussion: Director Van Bueren announced an ethics training course by County Counsel Jeanine Nadel will be held April 24 at Dana Gray School in Fort Bragg and urged directors who have not had the training to take that class. A conflict of interest summary from that training was also provided.

Motion: None.

b) Offshore development update – Director Vidaver

Discussion: Director Vidaver summarized the public hearing held by Secretary Salazar in San Francisco on April 16. The meeting focused on offshore wind power generation, with wave power considered a more distant prospect. Although wind potential is high on the Mendocino coast, waters are generally too deep to make wind and wave power very feasible there. Many spoke out against oil development, including some elected officials. Supervisor Kendall Smith attended. Mendocino had the largest group of attendees.

Motion: None

c) Jackson-Grube Development status update – Director Van Bueren

Discussion: Director Van Bueren spoke with Bob Merrill of the Coastal Commission who related that the applicant is moving forward under De Novo review and a hearing may occur as early as June 10-12 Commission meeting. The project is being modified and reports have been filed, including hydrological and traffic studies among others. The public can comment on any aspect of the project, not just appealed issues under the De Novo procedure. Director Vidaver asked if the WMAC could comment, since it is now outside the county's jurisdiction.

Action: Director Van Bueren to ask County Counsel about commenting procedure.

d) Sosa subdivision – Wages Creek (CDMS 2-2002)

Director Van Bueren noted that WMAC comments were conveyed to Mary Lynn Hunt of the Planning Department following the March 25 WMAC meeting. A revised tentative subdivision map was received and distributed to the WMAC. The map revised the configuration of Parcels 1 and 2.

Public Comment: Ernest (Pic) Sosa presented the new mapping for his proposed subdivision and indicated he is working on the trailer cleanup issue. He indicated a willingness to give the WMAC a tour as convenient between May 4 and 7, 2009 and confirmed an archaeological surveyed covered part of the property. Tom Kisliuk read into the record a letter of comment he sent to Planning Department that is attached and made part of the record for this meeting. He opposes the revised project on several grounds.

Discussion: The revised map does not appear to address previous WMAC comments. Access to the newly configured Parcel 1 appears excessively steep and thus noncompliant with Cal FIRE and County DOT access requirements. It is also unclear if a suitable building site in Parcel 1 given the steep terrain. Director Van Bueren mentioned commenting as an individual on the inadequacy of the archaeological survey for the project, which covered only a portion of the property. Two archaeological sites are known to exist in unsurveyed portions of the property. Building envelopes still are not shown and questions exist about the full extent of areas that should be excluded from future development. Delineation of exclusion zones for Environmentally Sensitive Areas (wetlands, archaeological sites) and unstable slopes is considered desirable on the Tentative Map.

Motion: Director Vidaver moved to table the project until WMAC receives a geological report and wetland delineation. The WMAC also requests that the Planning Department require a complete archaeological survey of the property. Further, the WMAC would like to inspect the property if the proponent is willing. Seconded by Fostiak.

Action: Motion approved unanimously.

5) New Business – Discussion and Actions**a) Haagen-Smit subdivision (CDMS 20-2008)**

Director Van Bueren recused himself for this item because he conducted an archaeological survey for the proponent.

Public Comments: Jan and Joline Haagen-Smit answered minor questions about the proposed subdivision, indicating it would divide the 162 parcel in half with each lot greater than the 60 acre minimum required for the present zoning as Agricultural land. Mr. Haagen-Smit reviewed the studies they have completed, including road inspections by CalFIRE and County DOT.

Discussion: Director Vidaver indicated she is a neighbor and that she researched the zoning and parcel and confirmed it is allowable.

Motion: Director Vidaver moved that the WMAC recommend approval of the subdivision, seconded by Director Fostiak.

Action: Motion was approved unanimously.

b) Caltrans Storm Damage Repairs (CDU 5-2009)

Discussion: Director Van Bueren indicated he now works for Caltrans, but has no involvement with the project. He suggested commenting that sufficient width be established to allow a bicycle lane adjacent to the southbound lane.

Motion: A motion was made by Director Van Bueren and seconded by Director Fostiak to support the approval of the permit with a request to build sufficient width for a bicycle lane along the southbound lane at Locations 2 and 3. At Location 2 it is recommended that the temporary detour be paved and the highway restriped to accommodate the bicycle lane.

Action: Motion approve unanimously.

c) New Septic System Requirements.

This matter was tabled for lack of information. Director Vidaver will ask the Planning Department about the status and report back next meeting.

6) Other Business – Discussion only

a) Announcements – General Plan hearing by Planning Commission will be April 30, 2009.

b) Correspondence – Letter received from Tom Kisliuk on Item 4(c) was received and filed.

7) Set Preliminary Agenda for next meeting

The next meeting is scheduled for May 27, 2009 at 7:00 PM in the Westport Community Church at 24900 Abalone Street in Westport.

The preliminary agenda for the meeting:

- 1) Sosa subdivision update
- 2) Status of Jackson Grube Development – Director Van Bueren
- 3) New planning permits
- 4) Revised septic systems requirements – Director Vidaver

8) Adjournment

Chair Van Bueren declared the meeting adjourned at 9:00 PM



Name, Chair

ATTEST:

Name, Secretary