



SOUTH COUNTY ADVISORY COUNCIL

PO Box 2355 Nipomo, CA 93444-2355

<http://scac.ca.gov>

MEETING AGENDA

(revision-B as of 6/19/15)

Monday, June 22, 2015, starts at 6:30PM

NCS D Building - 148 South Wilson Street, Nipomo, California

Officers

Area 6 - Art Herbon, Chairman
Area 3 - Sandra Caughell, Vice Chairman
Area 5 - Gary Spelbring, Treasurer

Area 3 - Richard Malvarose, Recording Secretary
Public Safety - Richard Wright, Correspondence Secretary

Members

Area 1 - Michael Pieper
Area 1 - Vince McCarthy
Area 2 & NCS D - Dan Woodson
Area 2 - Harry Walls
Area 4 - David Nilsen

Area 6 - Kevin Beauchamp
Area 7 - Susan Cholakian
Area 7 - Ron Smith
Agriculture - Pat Duron
LMUSD - Vern Dahl (Ex-Officio)

ROLL CALL

ADDITIONS OR DELETIONS TO AGENDA

CORRESPONDENCE AND COMMENTS FROM THE CHAIR - South County Advisory Council (SCAC) provides a forum for citizen involvement and information on issues affecting unincorporated areas in South SLO County. The objective of SCAC is to advise County Government entities on those issues.

COMMUNITY PRESENTATIONS - The SCAC Council may ask questions at the conclusion of each presentation. The Chairman may invite questions from the public if time permits.

1. CALFIRE - Battalion Chief Geoff Money
2. SLO Sheriff's Office - Commander Jay Donovan
3. California Highway Patrol - Caption Michael Bueno
4. Nipomo Community Services District - Dan Woodson
5. Lucia Mar Unified School Dist - Vern Dahl
6. Nipomo Chamber of Commerce - Richard Malvarose
7. SCAC Active Project Status Report - Brian Pedrotti, Planner (see appendix A)

PUBLIC COMMENT: Public testimony on items not scheduled on today's old and new business. Speakers are allotted 3 minutes for comments (total time for public comment is 15 minutes).

CONSENT AGENDA: These are items scheduled for consideration as a group, and for approval as recommended (Motions are underlined below). Any Council Person may request an item to be withdrawn from the Consent Agenda, to permit discussion or change the recommended course of action after the Consent vote.

1. Minutes of May 18, 2015 SCAC Meeting. Motion: Approve minutes.
2. Financial Audit of 2014/2014 finances by Audit Committee. Motion: Approve 2014/2015 audit
3. Treasurer's Report for May 18, 2015 by Gary Spelbring. Motion: Approve Treasurer's Report.
4. SLO County Water Conservation Supplemental Environmental Impact Report (SEIR)
 - The following motion was made and seconded at SCAC's May 18th meeting: "SCAC to endorse the position outlined in the NCSA's letter to the county, dated May 14, 2015.
 - SCAC's vote was delayed to May 22nd to allow council time to review material that was distributed at the meeting. SCAC conducted a "vote by email" (as outlined in SCAC Bylaws) on May 22nd. Results of vote: unanimously in favor of the motion, and the Correspondence Secretary sent a letter to the county.
 - Motion: Record results of vote-by-mail in June Minutes, as required by SCAC Bylaws.
5. DRC2014-00142 VAHABNEZHAD - Proposed minor use permit for 2,400sf primary residence (existing residence becomes secondary). 1055 Patricio Ln, Nipomo. Application received on June 3rd by SCAC.
 - Motion: Request Land Use Committee to review project and advise action for July 22nd SCAC meeting.
6. DRC2014-00131 MARINAI - CUP for three-story , 83 unit Hilton Hotel with a total of 38,500 sf. Site location is 549 Hill St., Nipomo. APN: 092-579-004. Representatives: Brianna Everett; Rob Marinai (owner); Robert Winslow (agent, Cambria). Land Use Committee meeting on 5/11/15: Extended stay hotel with 93 parking spaces.; Unusual lot shape (5:1 ratio); Includes sidewalk and street improvements.
 - 6/16/15 - Rob Winslow requested that the hearing be postponed to July 27th.
 - Motion: Continue the agenda item to Old Business on July 22nd SCAC meeting.
7. DRC2014-00148 JOHANNESSEN, Minor use permit to convert an existing garage and office into a secondary dwelling of 880sf, 110' from existing residence. 804 Pomeroy Rd, Nipomo
 - Motion: Request Land Use Committee to review project and advise action for July 22nd SCAC meeting.
8. DRC2014-00126 AQUINO - Cell phone tower at 514 Eucalyptus (at Osage). Application received by SCAC on May 15th. Applicant requests that hearing be postponed to July 22nd.
 - Motion: Request Land Use Committee to review project and advise action for July 22nd SCAC meeting.
9. DRC2014-00130 MONARCH DUNES - Conditional use permit for 242 homes, roads and open space at Woodlands Phase II . 6/15/15 - Applicant requests that SCAC hearing be postponed.
 - Motion: Request Land Use Committee to review project and advise action for July 22nd SCAC meeting.
10. DRC2014-00150 EVENSON, Proposed minor use permit for two mixed use buildings: First building with commercial on 1st floor and two residential studios above; Second building a residential duplex.
 - Motion: Request Land Use Committee to review project and advise action for July 22nd SCAC meeting

SCAC advises county decision-makers (Board of Supervisors, Planning Commission) on issues affecting unincorporated southern SLO County. Council actions are advisory only, and do not represent a county decision.

Procedural Guidelines for items on Old and New Business

- | | |
|---|---|
| 1. Introduction of item | 5. Invitation for motion from council |
| 2. Report on item (appropriate persons) | 6. Clarification of motion |
| 3. Questions from Council | 7. Council discussion of motion (5 minutes) |
| 4. Public comments (3 minutes each) | 8. Vote on Motion & announce results |

OLD BUSINESS

1. SUB2003-00001 - LAETITIA AGRICULTURE CLUSTER 102 residential lots
 - Oct-2008 SCAC advised against project due to water and Traffic/circulation concerns
 - May-2012 SCAC advised against the project due to water availability concerns
 - 6/14/15 - Planning Commission hearing rescheduled to August 13th. County staff reports will be prepared before the July SCAC meeting.
 - Action Requested: Advise county on SCAC's review of the project.

2. DRC2014-00153 - Revise DRC2013-00003, approved in February, 2014. It was 96 bed assisted living center, and a 36 unit apartment for independent living. It was approved in February, 2014. DRC2014-00153 proposes to keep the 96 bed assisted living center unchanged, increase the number of apartments from 36 to 40, divide the building into two buildings, and increase the number of stories from 2 to 3 to allow for a cafeteria/meeting room on the first floor.
 - Staff report (Brian Pedrotti)
 - Land Use Committee comments (El Jay Hansson)
 - Action requested: Advise county on SCAC's review of project.

NEW BUSINESS

1. SCAC Exposure on Social Media - Richard Malvarose has offered to set up and manage a Facebook page on our behalf. He would manage it with informational items as he already does for many other non-profits in Nipomo. He would connect us to over 1,000 local followers.
 - Action Requested - Approve Richard Malvarose as committee chair. Establish a "Social Media Committee" that would periodically meet to review content of the site, and report status of site to SCAC. Authorize Richard Malvarose to activate Facebook page.

SCAC COMMITTEE REPORTS

- Land Use Committee - Istar Holliday
- Traffic and Circulation Committee - Dan Woodson
- PM10 Committee - Patricia Duron
- Audit Committee - Dave Nilsen, Harry Walls, Clyde Cruise

NEXT MEETING: July 27, 2015, 6:30PM at NCSD

ADJOURN

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| 1. Introduction of item | 5. Invitation for motion from council |
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| 3. Questions from Council | 7. Council discussion of motion (5 minutes) |
| 4. Public comments (3 minutes each) | 8. Vote on Motion & announce results |

HOUSING (active project requests)

1. SUB2001.0001 LAETITIA AGRICULTURE CLUSTER 102 residential lots
 - Oct-2008 SCAC advised against project due to water and Traffic/circulation concerns
 - May-2012 SCAC advised against the project due to water availability concerns
 - Apr-2015 SCAC Land Use suggested placing item on May SCAC agenda
 - May - 2015 - Planning Commission hearing scheduled August. Schedule SCAC hearing July
2. DRC2014.0097 VAN PETTEN at 916 Mesa View Dr.
 - Mar-2015 SCAC advised County to allow 5' bluff setback instead of 50' minimum.
 - May-2015 - County requested more information from applicant.
3. DRC2014-00130 MONARCH DUNES PHASE 2 - 242 homes
 - May-2015 - Land Use Committee recommends postponing SCAC hearing to June 22nd
4. LRP2014.0016 Blacklake Specific Plan.
 - Feb-2015 SCAC advised County to begin review process for modifying the specific plan
 - May-2015 BOS hearing scheduled June 2nd to authorize the Specific Plan project.
 - 5/19 Town Hall - Remove plans for 100 single family homes, and for rebuilding water treatment plant. Hotel: 65 suites and 65 condos. Senior living. No RV park. No new street.
1. DRC2014-00130 initiated to build 242 homes on existing Specific Plan.
 - May-2015 - Land Use Committee recommends postponing SCAC hearing to June 22nd

BUSINESS (active project requests)

1. DRC2011.0065 UNOCAL/Guadalupe Oil Field Cleanup (Willow truck route)
 - Jun-2014 SCAC advised against project. Mr. McKenzie will investigate accuracy of EIR regarding 100-200 homes not considered on the proposed route.
 - May-2015 County waiting for more info before scheduling Planning Commission.
2. DRC2012.0095 Phillips 66 Rail Spur.
 - Feb-2014 SCAC tabled the issue pending completion of the final EIR
 - Oct-2010014 Comment letter to County. SCAC tabled issue until REIR is finalized.
3. DRC2013.0062 10200 Alamo Creek Rd (Huasna) Porter Ranch Exploration Wells
 - Mar-2014 SCAC tabled request until more information is available.
 - May 2015 County waiting for air quality information
4. DRC2014.0018 Mesa Dunes Retail, 719 Tefft St, Nipomo.
 - Nov-2015 SCAC advised against the project.
 - May 2015 - On hold - waiting.
5. DRC2014.0024 RV Storage - 245 Frontage Rd. Add 300 parking spots for swap meet.
 - Nov-2015 SCAC tabled item until after Mary Avenue widening project is decided.
 - May 2015 - On hold - waiting.
6. DRC2014-0065 Nichols - Wine production and tasting room, 1543 Los Berros.
 - Jan-2015 SCAC advised for approval of project.

- May 2015 - On hold - waiting.
- 7. DRC2014-0070 Ethnobotanica - 2122 Hutton, Nipomo. Medical marijuana dispensary.
 - Feb-2015 SCAC advised county to deny the application
 - May-2015 Planning Commission hearing scheduled July 9th
- 8. Viva Nursery and Plant Source
 - Aug-2014 - Plant Source relocated to Oceano to reduce truck traffic on Camino Caballa
 - Mar-2015 - Supervisor Compton will coordinate five tasks aimed at renewing efforts to reduce impact of trucking activities. SCAC will schedule item after completing the tasks.
- 9. DRC2014.0132 SHARMA - Minor use permit for water tank storage yard and office on Hutton Rd between Winding Way and Cuyama Ln, Nipomo
 - May-2015 - SCAC advised county to approve application.

PUBLIC INFRASTRUCTURE (active project requests)

1. DRC2014.0010 - Wise, Antennas at 2286 S. Halcyon.
 - Mar-2015 SCAC advised use of faux Eucalyptus tree instead of pine tree.
 - May-2015 County waiting for more information
2. CAL2015 - Caltrans two-way left turn channel at Hwy1 and Sheridan.
 - Mar-2015 SCAC advised County to encourage minimal removal of trees on the project
 - May-2015 County waiting for more information regarding the number of trees to remove

OLD PROJECTS - APPROVED, REJECTED, WITHDRAWN**HOUSING**

- ~~1. SUB2006.0205 Vista Grande 18 unit planned development at 545 Grande Ave, Nipomo~~
 - ~~• Apr-2014 SCAC advised for approval of project. Approved.~~
- ~~2. DRC2013-0071 Dana Foothill Rd, Nipomo Distance waiver of 350' for a second home.~~
 - ~~• Mar-2014 SCAC Advised County to approve the project. Approved.~~
- ~~3. SUB2013.0058 1288 Hetrick Ave, AG. Subdivide 10.8 acres into 5.3 and 5.5 acre parcels~~
 - ~~• Apr-2014 SCAC advised against based on water issues. 8/14 withdrawn by applicant~~
- ~~4. DRC2014.0014 Peachy 164 S Mallagh St. Six 2 bedroom homes on 1/2 acre (section 8)~~
 - ~~• Nov-2015 SCAC advised for approval of project. Jan-2015 Approved.~~
- ~~5. LRP2014.0001 MONARCH DUNES PHASE 2 SPECIFIC PLAN~~
 - ~~• Nov-2014 Project to update specific plan was approved by BOS~~
 - ~~• Apr-2015 - Specific Plan request withdrawn by applicant and DRC2014-00130 initiated to build 242 homes on existing Specific Plan.~~

BUSINESS

- ~~1. DRC2008.0146 Phillips 10% capacity increase~~
 - ~~• March 17, 2015 BOS Agenda #6 Submittal of a Defense and Indemnity Agreement~~
- ~~2. DRC2012.0101 Oil Pipeline - From Price Canyon to P66 line @ Oak Park & Grande Ave.~~
 - ~~• Oct-2014 reported to SCAC by Brian Pedrotti. May-2015 Approved~~
- ~~3. DRC2014.0076 Peoples Care, 150 Mary Ave, Nipomo. Day Care Center~~
 - ~~• Feb-2015 SCAC advised allowing exemption to parking standards for day care center.~~
 - ~~• May-2015 Withdrawn by applicant~~

PUBLIC INFRASTRUCTURE

- ~~1. DRC2013.0076 Land Conservancy, 1290 Mesa View Dr. New 12 acre public park.~~
 - ~~• Apr-2014 SCAC advised county to support project. Approved July-2014~~
- ~~2. DRC2013.0084 Two Cell Towers 1070 Mesa View Dr, Arroyo Grande.~~
 - ~~• May-2014 Approved May-2014~~