



**SOUTH COUNTY ADVISORY COUNCIL**

PO Box 2355 Nipomo, CA 93444-2355

March 3, 2017

Supervisor Lynn Compton, 4th District Supervisor  
County Government Center  
San Luis Obispo, CA 93408

Dear Supervisor Compton:

The SCAC took the following action at its February 27, 2017 meeting:

**Monarch Dunes ALF LLC** – LRP2016-00008 and DRC2016-00069 – General Plan Amendment and Conditional Use Permit. A proposed project that would provide for 108 assisted living and 21 memory care residents, located near Monarch Dunes golf course and within the Woodlands Trilogy Development. The Land Use Committee had a number of questions regarding location, dust pollution, medical waste, parking, traffic, and the lack of a full EIR. The Committee recommended that the full Council should review the project.

After a lengthy project overview, with questions from the full Council and the public, a motion to recommend approval of the project was made. The motion was passed with ten (10) members voting in favor and two (2) against.

**Viva Farms** – A review of a report on Viva Farms from resident Mike Berry regarding the progress on five items that had been promised by County representatives during a community meeting in August 2015.

The five action items included:

- Unannounced random inspections at Viva Farms.
- Public Works' research and feedback concerning road standards and safety issues in the affected area.
- A report within 30 days of the March 23, 2016 SCAC meeting from Planning Director Jim Bergman.
- County Counsel's review of the definition of Nursery Specialties addressing concerns about the requirement in the first sentence of the definition that specifies that the permitted use requires the growing of plants on site.

2.

- A reminder to the owner of Viva Farms concerning the Good Neighbor Policy, specifically regarding working and delivery hours of operation.

Due to Council concern that neighborhood problems involving Viva Farms have been unresolved for six years, a motion was made to expand the five action items to include the status of non-permitted structures and unauthorized residences on the subject property. The motion respectfully requests that Supervisor Compton, Mr. Art Trinidad and Mr. Harley Voss respond in writing prior to the next Land Use Committee meeting on March 13, 2017 at 10:00 a.m. to provide updates on these action items. The motion passed with ten (10) voting in favor and two (2) voting against.

On behalf of the South County Advisory Council,

A handwritten signature in cursive script that reads "Richard Wright".

Richard Wright,  
Correspondence Secretary