



SOUTH COUNTY ADVISORY COUNCIL

PO BOX 2355 NIPOMO, CA 93444-2355

SCAC - AGENDA

Meeting held at NCS D Chambers
148 South Wilson, Nipomo, CA 93444
Monday, November 27th, 2017 – 6:30 PM

- Area 1 - Vince McCarthy **A**
 - Area 1 - Open
 - Area 2 - Dan Woodson **P**
 - Area 2 - Harry Walls **A**
 - Area 3 - Elaine Thomas **P**
 - Area 3 - Open
 - Area 4 - Cody King **P**
 - Area 4 - Open
 - Area 5 - Gary Spelbring (Treasurer) **P**
 - Area 5 - Open
- Quorum Established**

- Area 6 - Art Herbon (Chairman) **P**
- Area 6 - Kevin Beauchamp **P**
- Area 7 - Ron Smith **P**
- Area 7 - Open
- Agriculture - Pat Duron **P**
- Public Safety-Richard Wright, Correspondence Secretary **P**
- Lucia Mar Unified School District-Vern Dahl
(Ex-Officio)**P**
- Nipomo Community Services District - Dan Woodson
(Ex-Officio) **P**

CORRESPONDENCE FROM THE CHAIR - No correspondence from the chair.

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.

- SLO County - Supervisor Lynn Compton
- CALFIRE - Battalion Chief Eric Shalhoob
- SLO Sheriff - Commander Stuart MacDonald
- CHP - Lieutenant Mike Brown
- NCS D - Dan Woodson
- Nipomo Chamber – Rudy Stowell
- LMU School District - Vern Dahl
- SLO County Planning - Stephanie Fuhs

Lynn Compton- Not Present

Cal Fire- Not Present

SLO Sheriff- Sergeant Jeff Nichols stated department is short staffed due to retirees and is in the process of hiring new deputies. Also talked about the work of the CAT team’s work to engage and assist the transient population

CHP- Sergeant Eric Martinez cautioned drivers to slow down and take basic precautions to prevent crimes of opportunity.

NCS D- Dan Woodson reported that the Black Lake Sewer Master Plan has been completed. Facility is near the end of its design life and repairs and upgrades will become more expensive. A plan is being considered to connect Black Lake to the the Southland Treatment Plant. The plan would provide cost savings to Black Lake. NCS D is undergoing an energy audit of all facilities and is considering installing automated water meters.

LMUSD- Vern Dahl- LMUSD Board denied Trivium charter and has many bond projects underway. Dana will be connecting to sewer in the summer. Lange and Mesa are building shade structures. Lopez has a new entrance to improve safety off HWY 1.

SLO County Planning- Stephanie Fuhs Cannabis ordinance approved and will take effect 12/27 for inland areas. Coastal area codes are pending coastal commission approval.

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).

Mike Berry reported on Viva Farms and the limited demolition to date. Stephanie Fuhs will look into any permit applications by Viva Farms to bring operation to code.

Istar Holiday opposed SCAC membership in Nipomo Chamber of Commerce due to conflicts of interest and purpose. She urges the withdrawal of membership.

Dan Woodson asked to have the issue agendized for the January meeting.

CONSENT AGENDA - Council may pull items from 'Consent' to permit discussion after the Consent vote:

Dan Woodson requested that the October Minutes be pulled from the consent to correct name spellings.

Elaine Thomas requested item 3 and 4 be pulled for council to review projects.

1. ~~October 25, 2017 SCAC Minutes (Walls). Motion – Approve Minutes.~~
2. ~~August, September and October, 2017 Treasurer's Reports (Spelbring). Motion – Approve Reports.~~
3. ~~SUB2017-00022 TR1931 BROSKI LLC – Proposed Tract Map to modify building envelope on Cimarron Way in Arroyo Grande. APN(S): 090-042-041. Land Use Committee recommended approval on consent agenda. Refer to the following link for more information:~~

~~<http://www.slocounty.ca.gov/getattachment/2771765e-7479-4f7d-aa6e-eed10d99ec79/SUB2017-00022-TR1931-BROSKI-LLC-Referral-Package.aspx>~~
4. ~~PMT2016-01335 AG PROPERTY HOLDINGS (EL CAMPO RANCH) – 4.5 acre foot water pond at 111 E. El Campo Road (El Campo Road @ Los Berros Road). Applicant representatives, Brian Reely (Project Engineer and Hydrologist), and Sage Finch (Operations Manager) explained that they want to construct a holding pond (4.5 acre-foot), 82' X 160' X 18' deep, to improve water management at a blueberry growing operation. The blueberries are grown in 23 acres of 'hoop tunnels'. The hoop tunnels have been in operation for five years. Land Use Committee recommended approval on consent agenda. Refer to the following link:~~

~~http://archive.slocounty.ca.gov/Assets/PL/referrals/south+county/PMT2016-01335_AG_PROPERTY_HOLDINGS_LLC_Major_Grading_Permit.pdf~~

**Dan Woodson moves to approve consent agenda, seconded by Richard Wright.
Consent agenda passes with 7 yes votes and 3 abstentions.**

OLD BUSINESS

Consent Agenda item 1 (October Minutes) is amended to change the SLOCOG representative's name to Geoffrey Chiapella and correct the spelling of Stephanie Fuhs.

Dan Woodson moves to approve, seconded by Richard Wright

Motion passes with 7 yes votes and 3 abstentions.

Kevin Beauchamp talks about Consent Agenda item 3 and the Land Use Committee's decision to approve the project.

Motion to approve made by Richard Wright, seconded by Kevin Beauchamp

Motion passes unanimously

Gary Spelbring asks applicant about Consent Agenda item 4 and potential disruption of natural water flow. Project will only collect water on site using rain gutters on green houses and will not stop any natural streams.

Richard Wright moves to approve project, seconded by Ron Smith

Motion passes unanimously

5. Bylaw Committee – 2nd review for modifying the SCAC bylaws manual. (Dick Wright moderator)

Kevin Beauchamp moves to approve all recommended bylaw changes, seconded by Dan Woodson

Motion passes unanimously

NEW BUSINESS

1. DRC2017-00057 LFOA LLC – Land Use recommendation to consider a motion for recommending approval of a Minor Use Permit to construct two (2) 70,000 SF industrial buildings, in two phases over five years, located at 654 Winterhaven Way, Arroyo Grande. Refer to the following link for more information:

<http://www.slocounty.ca.gov/getattachment/b1cdc59b-f6f7-4422-b845-5b0d65e56534/DRC2017-00057-LFOA-LLC-MUP-Referral-Package.aspx>

Applicant representatives, Thomas Reay (Architect) and Ken Fontes (CFO) discussed the following:

- 1.1. Zoo Med has owned the property for two years. The reptile products company moved from L.A. in 1992 and currently operates SLO. They will continue operating in SLO after this expansion.
- 1.2. The proposed building will have a barn theme design. The operation is quiet. It performs repacking, glass cutting, and assembly of terrariums. 25 to 60 employees are planned at the site.
- 1.3. Tree barriers and 60' buffer is along Winterhaven and Willow. Most heritage trees will be saved.
- 1.4. It is a daytime operation. No trucking activity allowed during early or late hours.
- 1.5. Fencing runs around the property. Applicants will provide details at the SCAC meeting.
- 1.6. Current zoning is Industrial. However, it is adjacent to Rural Residential Zoning, including existing homes, and is generating concern from residents of adjacent homes.
- 1.7. Applicants expect to pay about \$850,000 traffic mitigation fees.
- 1.8. Connie Rose (neighbor) commented on flooding on the corner of Winterhaven and Idylwild. The applicants are aware of the issue but do not know if their project will improve the situation.

New Zoo Med facility on Winterhaven discussed. Truck traffic will be limited to scheduled trips during business hours and will have room to wait on the property and not on the public street. No industrial noise

or odors are expected. Water will be limited to bathroom needs and will not be used in production. Stephanie Fuhs states that project is on hold pending traffic and noise studies. Motion by Elaine Thomas, seconded by Pat Duron to approve project. Motion passes with 9 yes votes and 1 abstention.

2. DRC2016-00097 T-Mobile (Eugene) – Land Use Committee recommended an SCAC hearing to consider a Conditional Use Permit for a 80’ antenna support structure disguised as a Mono Eucalyptus tree, including ground mounted equipment cabinets and generator. Project location is 268 N. Oakglen Avenue in Nipomo. APN: 090-151-009. Refer to the following link for more information:

http://archive.slocounty.ca.gov/Assets/PL/referrals/south+county/DRC2016-00097_T-MOBILE_EUGENE_Conditional_Use_Permit.pdf

Discussion on location of project and aesthetics. Motion made by Kevin Beauchamp for approval, seconded by Richard Wright Motion passes with 9 yes votes and 1 no.

3. PROJECT DESCRIPTION: DRC2014-00131 –Conditional use permit for a three-story, 38,500 sf, 71 unit hotel, at 549 Hill St, Nipomo. SCAC previously recommended approval in the July, 2015 SCAC meeting. Refer to the following link for more information:

http://archive.slocounty.ca.gov/Assets/PL/referrals/south+county/DRC2014-00131_MARINAI_CUP.pdf

Some discussion on the project’s parking and potential traffic impact. No Project representative present. No action taken.

4. Formation of SCAC Election Committee
Pat Duron and Cody King volunteered to serve on the Election Committee. Pat Duron will serve as chair.

SCAC COMMITTEE REPORTS

1. Land Use Committee (Kevin Beauchamp) **No report**
2. Traffic and Circulation Committee (Dan Woodson) **See attached**
3. Bylaws Review (Richard Wright) **Richard Wright dissolved the Bylaw Review Committee.**
4. Audit Committee – missing audit report **No report**

UPCOMING MEETINGS- Cancel December SCAC meetings (including committee meetings) due to holidays?

All December meetings cancelled.

The next December SCAC meeting will be held at 6:30 on January 22nd.

Meeting adjourned at 9:00 PM