

**SOUTH COUNTY ADVISORY COUNCIL AGENDA**  
**May 22, 2006 - 6:30 PM**

Est.  
Start

- 6:30 **Call to Order**  
**Pledge of Allegiance**  
**Roll Call**  
**Additions/Deletions to Agenda**  
**Approval of Minutes from April 24th and May 4 meetings**
- 6:45 **Announcement of New NCSD Representative**
- 6:50 **Chairman's Comments:**  
Growth Management Ordinance  
Meeting with Katcho May 12  
**Correspondence:**
- 7:00 **Community Presentations:**  
SLO County Sheriff: Commander Martin Basti, South Co. Station  
CDF: Battalion Chief Dan Andersen  
SLO County Planning Staff: Brian Pedrotti  
Park Commissioner: Paul Teixeira  
NCSD: Mike Winn
- 7:30 **Consent Agenda:**
- Macagni/DRC2005-00202:** MUP to install 3 wind turbine towers on a 30.2 acres site off Guadalupe Rd. 1550 Guadalupe Rd. **Land use recommends approval as presented, because of it support for agriculture sustainability by using renewable energy resources.**
- 7:35 **Public Comment:** (Limited to 3 minutes, Items not on Agenda)
- 7:45 **Old Business:**  
**Rural Planned Development - John Nall**
- 8:00 **Break**
- 8:15 **New Business:**
- Nipomo Native Gardens -** Approval of concept to replace barbwire fence with a split rail fence prior to presentation to County Parks Dept. - Larry Vierheilig
- Craig/SUB2005-00233:** 16 lot subdivision located on 18.89 acres. (14) One acre lots, (1) 1.20 acre and (1) 1.18 acre. Located on Willow Road & Via Concha. **The applicant did not appear at the Land Use Committee meeting. Land use does not support this project without the following questions being answered:**

- 1.) Is there a perimeter/multiuse trail?
- 2.) How will the eucalyptus refuse be cleaned up?
- 3.) How will the destruction of the butterfly habitat be mitigated?
- 4.) How much grading will be done, and how will the earth be moved through town?
- 5.) How is school access guaranteed?
- 6.) Where are the sidewalks, curbs and gutters?
- 7.) Will there be advanced road fees to assist with the Willow Road extension?

**Shepard/SUB2005-00221:** 5-lot cluster subdivision with 4 buildable lots & 1 open space lot on 5-acre site. Located off Montclair Pl in A.G. **The applicant did not appear at the Land Use Committee meeting. Land Use does not support this project without the following issues being addressed:**

- 1.) Grading
- 2.) Horse trails
- 3.) Open space maintenance by a homeowner association

**Beauchamp/SUB2005-00209:** Subdivide into two 7,200 SF lots. Make a lot line adjustment to create a 10,00 SF lot. Located at 153 S. Oakglen. **The applicant did not appear at the Land Use Committee meeting. Land use does not support this project without comments from the applicant regarding:**

- 1.) Interface between residential & commercial components
- 2.) Access to lots 1 & 2
- 3.) Width of the driveway and the lack of a turnaround at rear for fire safety.

**Mobilehome Park, Condo Conversion Ordinance/LRP2005-0009A/B:** New ordinances to help retain the County's existing affordable housing stock, specifically mobilehome parks and rental housing units. - Jim Harrison?

**Sidewalk Vendor Law Revision** - Revision of law to prevent sidewalk disruptions - Jim Harrison?

9:25 **Re-establish Committees** (See April 5 e-mail to council) - Jim Harrison

9:55 **Committee Reports:**  
 Incorporation Committee: Mike Eisner / Guy Murray  
 Traffic and Circulation: Dan Woodson  
 Pathways and Trails: El Jay Hansson

10:15 **Adjournment**

**Format:**

Project Description (5 min)  
Action expected from SCAC  
Council Questions  
Public Comment (3 min. ea)  
Council Comment (5 min. ea)  
Motion/ Action

**Future Agenda Items**

6/26 Roosevelt Affordable Housing  
6/26 Nipomo Watershed Management Plan- Bob Hill  
6/26 Follow-up report on Projects of County Drainage Study, to be implemented - Herb Kandel  
6/26 West Tefft Corridor Plan -Chuck Stevenson