

**SOUTH COUNTY ADVISORY COUNCIL AGENDA**  
**November 27, 2006 - 6:30 PM**  
**NCS D Building, 148 South Wilson Street, Nipomo**

Est.  
Start

6:30

**Call to Order**  
**Pledge of Allegiance**  
**Roll Call**  
**Additions/Deletions to Agenda**  
**Approval of Minutes from October 23 Meeting**  
**Treasurer's Report**

6:50

**Chairman's Comments**  
**CAC Chair Forum with Planning**  
**BOS RMF Action**  
**BOS Nipomo Oaks GPA**  
**Letters on Clustering and Landscape Maintenance**

**Correspondence**

7:15

**Community Presentations:**  
SLO County Sheriff: Commander Martin Basti, South Co. Station  
CDF:  
SLO County Planning Staff: Brian Pedrotti  
Park Commissioner: Paul Teixeira  
NCS D: Mike Winn

7:45

**Consent Agenda:**  
**Jafroodi Properties/SUB2006-00077:** Subdivide 39-acre RR lot into one 20-acre "residential" parcel (no change from RR zoning) and one 19-acre greenhouse parcel at 906 Eucalyptus, east of Indiana. **The Land Use Committee recommends approval with a trail with a reasonable separation from the road on Eucalyptus and place on consent agenda.**

7:50

**Public Comment:** (Limited to 3 minutes, Items not on Agenda)

8:15

**Old Business:**  
**Woodlands Ventures/DRC2006-00042:** CUP for Woodlands Village Center to include 20 residential units @ 20,500 sqft 99,750 sqft lease space, 1.5-acre center plaza area, 3,700 sqft sheriff's substation, 385 parking spaces, including park and ride lot for Woodlands Specific Plan Village Center Area, 919 Via Concha. **Applicant will give an informational presentation.**

8:30

**Break**

8:40

**Mobile Home Park Conversions:** Request County development of a fair, equitable plan to solve a challenging "Affordable Housing" issue facing mobile home residents and owners. Presentation by Reggie Dion

and Sarge Edwards.

9:15 **New Business:**

**December Meeting:** Recommendations to postpone December meeting scheduled for December 25.

**Hilliard/SUB2006-00051:** Lot line adjustment at 1731 Pomeroy near Rocky Place. Neither agent nor applicant could be present at Land Use Committee meeting.

**Valentine/SUB2006-00071:** Subdivide 20-acre RR lot into four 5-acre parcels at 805 Villa Concha, between Willow and Dawn. Neither agent nor applicant was present at Land Use Committee Meeting.

9:45 **Committee Reports:**

**Traffic and Circulation** - Dan Woodson

**Bylaws** - Recommendations for referrals to committee

Other

10:00 **Adjournment**

**Agenda Item Format:**

Project Description (5 min)

Action expected from SCAC

Questions from Council members

Public Comment (3 min. ea)

Council Comment (5 min. ea)

Motion/ Action