



SOUTH COUNTY ADVISORY COUNCIL

PO Box 2355 Nipomo, CA 93444-2355

<http://scac.ca.gov>

MEETING AGENDA

Monday, April 27, 2015, starts at 6:30PM

NCSD 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 - Dan Woodson

Area 2 - Harry Walls

Area 4 - David Nilsen

Area 6 - Kevin Beauchamp

Area 7 - Susan Cholakian

Agriculture - Pat Duron

Lucia Mar School District Ex-Officio - Vern Dahl

ROLL CALL

ADDITIONS OR DELETIONS TO AGENDA

CORRESPONDENCE AND COMMENTS FROM THE CHAIR

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

1. SLO County District 4 - Supervisor Lynn Compton
2. CALFIRE - Battalion Chief Geoff Money
3. SLO Sheriff's Office - Commander Jay Donovan
4. California Highway Patrol - Caption Matt Bueno
5. Nipomo Community Services District - Dan Woodson
6. Lucia Mar School Dist - South County Parent Institute - John Denno (Nipomo HS Principal)
7. Nipomo Chamber of Commerce - Amber Wilson
8. SLO County Water Conservation SEIR - Impact on SCAC area - Xzandrea Fowler, Planner
9. SLO South County 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 (total time for public comment is 15 minutes).

CONSENT AGENDA: These are items scheduled for consideration as a group, and for approval as recommended. Any Council Person may request an item to be withdrawn from the Consent Agenda, to permit discussion or change the recommended course of action after the Consent vote.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 March 23rd Agenda distributed by Richard Malvarose. Request approval.
2. Treasurer's Report previously distributed by Gary Spelbring. Request approval.
3. SCAC Area 7 vacancy - Application received from Ron Smith, along with required number of signatures. Request approval of application, and schedule swearing in at May meeting.
4. Reschedule May SCAC Meeting to avoid conflict with Memorial Day. There were two objections to May 18 (Walls, spelbring), and two objections to May 26 (Malvarose, Pieper). Since Supervisor Compton and SCAC applicant Ron Smith are also not available on the 26th, the Chairman recommends rescheduling the May SCAC meeting to Monday, May 18th at 6:30PM.
5. DRC2014.0122 Promesa, 1049 Dawn Rd., Nipomo - Verizon 100' tall antenna on faux Eucalyptus along Camino Caballo near Calle Fresa. Land Use Committee recommends that SCAC advise approval of project on the consent agenda, unless residents impacted by the project appear at the meeting. The applicant's representative, Tricia Knight, agreed to invite residents within 300' of the structure to attend SCAC on April 27th. [Direct link to PROMESA LLC referral package](#)

OLD BUSINESS - None

NEW BUSINESS

1. SCAC's group membership in Chamber of Commerce - Action requested to join.

SCAC COMMITTEE REPORTS

- Land Use Committee - Istar Holliday
- Traffic and Circulation Committee - Dan Woodson
 - Traffic Light - Willow @ Pomeroy - Scheduled completion Spring, 2016
 - Mary Avenue - Widen between Tefft and Juniper to accommodate left turn lanes
- PM10 Committee - Patricia Duron
- Parks and Recreation - Clyde Cruise
 - Pickleball court - slight modification of old tennis court to accommodate growing interest.
- Audit Committee - Dave Nilsen, Harry Walls, Clyde Cruise
 - Audit report scheduled for May SCAC meeting
- Election Committee - Disbanded at 3/23/15 meeting

NEXT MEETING: changed to avoid Memorial Day scheduling conflict.

ADJOURN

SCAC advises county decision-makers (Board of Supervisors, Planning Commission) on issues affecting the unincorporated portion of southern SLO County. Council actions are advisory only. They are not decisions.

Procedural Guidelines for items on Old and New Business

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| 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 |

1. SUB2001.0001 Laetitia
www.slocounty.ca.gov/planning/environmental/EnvironmentalNotices/laetitia.htm
 - 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
2. SUB2006.0205 Vista Grande - 18 unit planned development at 545 Grande Ave, Nipomo
 - Apr-2014 SCAC advised for approval of project.
 - Nov-2014 Applicant resubmitted project to County
3. DRC2008.0146 Phillips 10% capacity increase
 - March 17, 2015 - BOS Agenda #6 - Submittal of a Defense and Indemnity Agreement
4. DRC2011.0065 UNOCAL/Guadalupe Oil Field Cleanup (Willow truck route)
 - Jun-2014 SCAC advised against project. Planner Mr. McKenzie will investigate accuracy of EIR regarding 100-200 homes not considered on the proposed route.
5. DRC2012.0095 Phillips 66 Rail Spur.
 - Feb-2014 SCAC tabled the issue pending completion of the final EIR
 - Oct-2015 Comment letter to County. SCAC tabled issue until REIR is finalized.
6. DRC2012.0101 Oil Pipeline - From Price Canyon to P66 line @ Oak Park & Grande Ave.
 - Oct-2014 reported to SCAC by Brian Pedrotti.
7. DRC2013.0062 10200 Alamo Creek Rd (Huasna) Porter Ranch Exploration Wells
 - Mar-2014 SCAC tabled request until more information is available.
8. DRC2013-0071 Dana Foothill Rd, Nipomo - Distance waiver of 350' for a second home.
 - Mar-2014 SCAC Advised County to approve the project.
9. DDRC2013.0076 Land Conservancy, 1290 Mesa View Dr. New 12 acre public park.
 - Apr-2014 SCAC advised county to support project.
10. DRC2013.0084 - Two Cell Towers - 1070 Mesa View Dr, Arroyo Grande.
 - May-2014 SCAC postponed item until a future meeting
11. SUB2013.0058 1288 Hetrick Ave, AG. Subdivide 10.8 acres into 5.3 and 5.5 acre parcels
 - Apr-2014 SCAC advised against approving the subdivision based on water issues.
12. DRC2014.0010 - Wise, Antennas at 2286 S. Halcyon.
 - Mar-2015 SCAC advised use of faux Eucalyptus tree instead of pine tree.
13. 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.

14. DRC2014.0018 Mesa Dunes Retail, 719 Tefft St, Nipomo.
 - Nov-2015 SCAC advised against the project.
15. 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.
16. DRC2014-0065 Nichols - Wine production and tasting room, 1543 Los Berros.
 - Jan-2015 SCAC advised for approval of project.
17. DRC2014-0070 Ethnobotanica - 2122 Hutton, Nipomo. Medical marijuana dispensary.
 - Feb-2015 SCAC advised county to deny the application
18. DRC2014.0076 Peoples Care, 150 Mary Ave, Nipomo. Day Care Center
 - Feb-2015 SCAC advised allowing exemption to parking standards for day care center
19. DRC2014.0097 Van Petten at 916 Mesa View Dr.
 - Mar-2015 SCAC advised County to allow 5' bluff setback instead of 50' minimum.
20. LRP2014.0001 Monarch Dunes Phase 2 Specific Plan
 - Nov-2014 Project to update specific plan was approved by BOS
21. LRP2014.0016 Blacklake Specific Plan. - Allow 5' bluff setback instead of 50' minimum.
 - Feb-2015 SCAC advised County to begin review process for modifying the specific plan
22. 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.
23. Viva Nursery and Plant Source
 - Aug-2014 - Plant Source relocated to Oceano to reduce truck traffic on Camino Caballa
 - Mar-2015 - Renewed efforts to reduce impact of trucking activities. Will return item to Old Business after five issues (see minutes) are addressed.