



SOUTH COUNTY ADVISORY COUNCIL

PO Box 2355 Nipomo, CA 93444-2355

<http://scac.ca.gov>

MEETING AGENDA

Monday, May 18, 2015, starts at 6:30PM

NCS D 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 & NCS D - Dan Woodson

Area 2 - Harry Walls

Area 4 - David Nilsen

Area 6 - Kevin Beauchamp

Area 7 - Susan Cholakian

Area 7 - Ron Smith

Agriculture - Pat Duron

LMUSD - Vern Dahl (Ex-Officio)

ROLL CALL

ADDITIONS OR DELETIONS TO AGENDA

CORRESPONDENCE AND COMMENTS FROM THE CHAIR - South County Advisory Council (SCAC) is an elected group of volunteers that provide a forum for citizen involvement, education, and information on issues which affect unincorporated areas in South SLO County. The objective of SCAC is to advise County Government entities on those issues.

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.

1. SLO County District 4 - Supervisor Lynn Compton
 - Swearing in for Ron Smith - Area 7 representative
2. CALFIRE - Battalion Chief Geoff Money
3. SLO Sheriff's Office - Commander Jay Donovan
4. California Highway Patrol - Caption Michael Bueno
5. Nipomo Community Services District - Dan Woodson
6. Lucia Mar Unified School Dist - Vern Dahl

7. Nipomo Chamber of Commerce - Amber Wilson
8. SCAC 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 for comments (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 Any Council Person may request an item to be withdrawn from the Consent Agenda, to permit discussion or change the recommended course of action after the Consent vote.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 April 27, 2014 Agenda. Richard Malvarose requests approval.
2. Financial Audit - Audit Committee request approval of 2014/2015 audit
3. SCAC Budget - Gary Spelbring requests approval of 2015/2016 budget.
4. Treasurer's Report for April 27, 2014 - Gary Spelbring requests approval.
5. Parks and Recreation ad hoc committee - Clyde Cruise requests that SCAC officially disband the committee that has been dormant for the last few years.
6. DRC2014-00132 SHARMA-Proposed Minor Use Permit for water tank storage yard with an office of 960 sf. on Hutton Rd. between Winding Way and Cuyama Ln, (Nipomo. APN: 090-301-065). Land Use Committee advises that SCAC recommend approval to the County.

OLD BUSINESS

1. SCAC group membership in Nipomo Chamber of Commerce (NCOC) -
 - 4/27/15 - Council requested Mr. Herbon to seek county council advice.
 - County Council's response: *"SCAC Nipomo Chamber Membership: The current Agreement is for fiscal year 2014-15. Thus, they can wait until fiscal year 2015-16 (beginning July 1) and include a specific request for the Chamber membership in their overall request. In the future, the South County Advisory Council could request funding to pay for a membership in a Chamber of Commerce. This should be specifically described in a future funding request. Funding a membership in a Chamber of Commerce does not appear to be inconsistent with the Policy, as membership arguably furthers the goal of a local advisory council (to stay informed and advise the Board of Supervisors about local matters), a goal which is beneficial to the County."*
 - Action requested: Budget NCOC membership in SCAC 2015/2016 budget. Direct the SCAC Chairman to enroll SCAC into NCOC if the county accepts SCAC's 2015/16 annual budget.

SCAC advises county decision-makers (Board of Supervisors, Planning Commission) on issues affecting unincorporated southern SLO County. Council actions are advisory only, and do not represent a county decision.

Procedural Guidelines for items on Old and New Business

- | | |
|---|---|
| 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 |

NEW BUSINESS

1. SLO County Water Conservation Supplemental Environmental Impact Report (SEIR) - Impact on SCAC area - Xzandrea Fowler, Planner
 - Summary of 4/27/15 staff report, with focus on South County impact by Xzandrea Fowler
 - Motion requested: Advise County Planning Commission and Board of Supervisors on SCAC's issues regarding the SEIR.

SCAC COMMITTEE REPORTS

- Land Use Committee - Istar Holliday
- Traffic and Circulation Committee - Dan Woodson
- PM10 Committee - Patricia Duron
- Parks and Recreation - Clyde Cruise
- Audit Committee - Dave Nilsen, Harry Walls, Clyde Cruise

NEXT MEETING: June 22, 2015, 6:30PM at NCSD

ADJOURN

SCAC advises county decision-makers (Board of Supervisors, Planning Commission) on issues affecting unincorporated southern SLO County. Council actions are advisory only, and do not represent a county decision.

Procedural Guidelines for items on Old and New Business

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

HOUSING

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
 - May - 2015 - Planning Commission hearing scheduled July 9th. Schedule SCAC hearing on June 22nd with the objective of advising the Planning Commission.
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. DRC2013-0071 Dana Foothill Rd, Nipomo - Distance waiver of 350' for a second home.
 - Mar-2014 SCAC Advised County to approve the project.
4. 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.
5. 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.
6. DRC2014.0097 Van Petten at 916 Mesa View Dr.
 - Mar-2015 SCAC advised County to allow 5' bluff setback instead of 50' minimum.
7. LRP2014.0001 Monarch Dunes Phase 2 Specific Plan
 - Nov-2014 Project to update specific plan was approved by BOS
 - Apr-2015 - Specific Plan request withdrawn by applicant and DRC2014-00130 initiated to build 242 homes on existing Specific Plan.
 - May-2015 - Land Use Committee recommends postponing SCAC hearing to June 22nd.
8. 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

BUSINESS

1. DRC2008.0146 Phillips 10% capacity increase
 - March 17, 2015 - BOS Agenda #6 - Submittal of a Defense and Indemnity Agreement
2. 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.

3. 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.
4. DRC2012.0101 Oil Pipeline - From Price Canyon to P66 line @ Oak Park & Grande Ave.
 - Oct-2014 reported to SCAC by Brian Pedrotti.
5. DRC2013.0062 10200 Alamo Creek Rd (Huasna) Porter Ranch Exploration Wells
 - Mar-2014 SCAC tabled request until more information is available.
6. DRC2014.0018 Mesa Dunes Retail, 719 Tefft St, Nipomo.
 - Nov-2015 SCAC advised against the project.
7. 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.
8. DRC2014-0065 Nichols - Wine production and tasting room, 1543 Los Berros.
 - Jan-2015 SCAC advised for approval of project.
9. DRC2014-0070 Ethnobotanica - 2122 Hutton, Nipomo. Medical marijuana dispensary.
 - Feb-2015 SCAC advised county to deny the application
10. DRC2014.0076 Peoples Care, 150 Mary Ave, Nipomo. Day Care Center
 - Feb-2015 SCAC advised allowing exemption to parking standards for day care center
11. Viva Nursery and Plant Source
 - Aug-2014 - Plant Source relocated to Oceano to reduce truck traffic on Camino Caballa
 - Mar-2015 - Lynn Compton will coordinate five tasks aimed at renewing efforts to reduce impact of trucking activities. Will return item to Old Business after completing the tasks.

PUBLIC INFRASTRUCTURE

1. DRC2013.0076 Land Conservancy, 1290 Mesa View Dr. New 12 acre public park.
 - Apr-2014 SCAC advised county to support project.
2. DRC2013.0084 - Two Cell Towers - 1070 Mesa View Dr, Arroyo Grande.
 - May-2014 SCAC postponed item until a future meeting
3. DRC2014.0010 - Wise, Antennas at 2286 S. Halcyon.
 - Mar-2015 SCAC advised use of faux Eucalyptus tree instead of pine tree.
4. 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

OTHER FUTURE ISSUES

1. 975 Pomeroy Tree Removal (5/11/15 Land Use Committee) - Resident (Patty Fuller) requests clarification on land use options and restrictions for 55 acres adjacent to her residence (1055 Pomeroy). The property, identified by Ms Fuller as 975 Pomeroy, is in process of clearing most trees on the property, and is conducting grading.
 - What are the future options and restrictions for the property. Could it become another greenhouse (Viva Farms is down the street from this lot)
 - The owner notified Jocelyn Brennan that they were cleaning up the property and removing "a few" of the trees. Ms Fuller estimates that the vast majority (100's) of trees were removed. Are there restrictions or permits required for removing trees? Were any trees removed from County property? What is the current permitted land use?
 - Brian Pedrotti to provide brief update at 5/18/15 SCAC meeting.
2. DRC2014-00131 MARINAI - CUP for three-story , 83 unit Hilton Hotel with a total of 38,500 sf. Site location is 549 Hill St., Nipomo. APN: 092-579-004
 - Representatives: Brianna Everett; Rob Marinai (owner); Robert Winslow (agent, Cambria)
 - Land Use Committee discussion 5/11/15: Originally DRC2005-0007, but applicant states that CUP Expired; Extended stay hotel with 93 parking spaces.; Unusual lot shape (5:1 ratio); Project includes sidewalk and street improvements.
 - 5/13/15 - applicant requests that hearing be postponed from May to June.
3. 945 Pomeroy - (Complaint from Patty Fuller at May 11 Land Use Committee) - 55 acre tree clearing ... what are land options and restrictions going forward?
4. Tree Rules governing the area - suggestion for future training seminar by David Nilsen from May 11th Land Use meeting