



SOUTH COUNTY ADVISORY COUNCIL

PO Box 2355 Nipomo, CA 93444-2355

<http://scac.ca.gov>

MEETING AGENDA

Monday, 02/27/2017 - 6:30PM

NCS D Building - 148 South Wilson Street, Nipomo, California

Area 6 - Art Herbon, Chairman

Area 1 - Michael Pieper, Vice Chairman

Area 5 - Gary Spelbring, Treasurer

Area 3 - Richard Malvarose, Recording Secretary

Public Safety - Richard Wright, Correspondence Secretary

Area 1 - Vince McCarthy

Area 2 & NCS D - Dan Woodson

Area 2 - Harry Walls

Area 3 - Elaine Thomas

Area 4 - David Nilsen

Area 6 - Kevin Beauchamp

Area 7 - Ron Smith

Agriculture - Pat Duron

LMUSD - Vern Dahl (Ex-Officio)

(vacancies in Area 4, 5 and 7)

CORRESPONDENCE AND COMMENTS FROM THE CHAIR - SCAC provides a forum for citizen involvement and information on issues affecting 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.

- SLO County - Supervisor Lynn Compton
- CALFIRE - Battalion Chief Eric Shalhoob
- SLO Sheriff - Commander Jay Donovan
- CHP - Lieutenant Mike Brown
- Public Safety (optional) – Richard Wright
- Agriculture (optional) – Pat Duron
- NCS D - Dan Woodson
- Nipomo Chamber – Rudy Stowell
- LM School District - Vern Dahl
- SLO County Planning - Stephanie Fuhs

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 of the recommended motion (Motions are underlined below). Any Council Person may withdraw an item from the Consent Agenda, in order to permit discussion after the Consent vote:

1. January Treasurer's Report (Spelbring). **Motion: Approve Treasurer's Report.**
2. January Minutes (Thomas). **Motion – Approve Minutes.**

OLD BUSINESS

1. Viva Farms – Review a status report from Mike Berry, related to progress made on five action items that were promised by county representatives in a community meeting in August, 2015. (see 8/12/15 letter from From delzeit@charter.net to lcompton@co.slo.ca.us).

NEW BUSINESS

1. Monarch Dunes Assisted Living facility at 1555 Mesa Rd, Nipomo (LRP2016-00008 AND DRC2016-00069) – Request by Land Use Committee to place the item on the SCAC agenda in order to advise county on the project.

The proposed project will provide residences for 108 assisted living and 21 memory care residents, located near Monarch Dunes golf course, and within the Woodlands Trilogy development. The following issues were discussed by the committee:

- Lack of close proximity of shopping or medical facilities for residents of the proposed facility;
- Existing dust pollution impact (related to Oceano Dunes) on the residents of facility.
- Permitting questions regarding disposal of medical waste;
- Additional water use with 134 new residents and 60 new employees.
- Adequacy of parking spaces;
- Lack of traffic studies;
- Close proximity to proposed Phillips 66 Rail Spur - impact on “Quality of life” for residents;
- Lack of a full EIR.

SCAC COMMITTEE REPORTS

2. Land Use Committee - Richard Malvarose
3. Traffic and Circulation Committee - Dan Woodson
4. SCAC Bylaws Ad Hoc Committee - Dick Wright
5. Election Committee – David Nilsen

ADJOURNMENT

- The Election Town Hall will take place immediately following adjournment of this meeting
- SCAC elections on March 20th, 5PM to 8 PM.
- The next SCAC meeting will be March 27th.

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

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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 |

HOUSING (active project requests)

1. LRP2014.0016 BLACKLAKE SPECIFIC PLAN - Feb-2015 SCAC advised County to authorize processing of Specific Plan. 5/19 Town Hall - Remove plans for 100 single family homes, and for rebuilding water treatment plant. Hotel: 65 suites and 65 condos. Senior living. No RV park. Board of Supervisors authorized processing on 1/12/16.
2. SUB2015-00009 CO15-0065 CASTANEDA- Proposed parcel map to divide two parcels of approximately 20.9 acres into four resulting parcels of 5.2,5.3,5.3,and 5.1 acres. Site location is 1650 Rocky Place, Arroyo Grande. Sept., 2015 - SCAC recommended approval of application. Feb-2016 - Planning Commission accepted for processing but no hearing scheduled yet.
3. DRC2016-Fulton - minor use permit for a detached 4,000 sf garage/workshop at 1455 Verano Way, Nipomo. SCAC recommended approval Nov-2016.
4. DRC2016-Edwards - minor use permit to allow modification of the building envelope and the road incline which needs to be 16%. SCAC recommended approval Nov-2016.

BUSINESS (active project requests)

1. DRC2011.0065 UNOCAL/Guadalupe Oil Field Cleanup (Willow truck route) - Jun, 2014 SCAC advised against project. Mr. McKenzie will investigate accuracy of EIR regarding 100-200 homes not considered on the proposed route. Mar-2016 – Planning Commission waiting for more information.
2. DRC2012.0095 PHILLIPS 66 RAIL SPUR - Feb-2014 SCAC tabled the issue pending completion of the final EIR. Oct-2014 SCAC sent letter to County. Jan-2016 - SCAC advised county to reject application based on "intensified land use". Oct-2016 – PC denied application.
3. DRC2014.0018 Mesa Dunes Retail, 719 Tefft St, Nipomo. Feb-2016 - County waiting for more info. 10/16 - Enforcement case and information hold items pending.
4. DRC2014-00131 MARINAI – Conditional Use Permit for three story, 83 unit Hilton Hotel with a total of 38,500 sf. SCAC voted to recommend approval provided that the project adhere to I) Cal Fire guidelines, II) that a traffic study be completed and show no deterioration from the current level of service and III) that the project adhere to the West Tefft Commercial Corridor Aesthetic Plan.. Oct-2016 – Project will have to be re-noticed before going back to Planning Commission.
5. Viva Nursery and Plant Source - Aug-2014 - Plant Source relocated to Oceano to reduce truck traffic on Camino Caballa. Feb-2016 - Viva announced they will be closing operations. Oct-2016 – Code Enforcement report to SCAC indicates that operations might not close.
6. LRP20154-0025 Monarch Dunes Retail - Change site zoning from commercial to retail. July, 2015 - SCAC recommended approval. Sept-2016 Board of Supervisors authorized.
7. DRC2015-00044 Deactivate Phillips 66 Pipelines - Minor use permit to deactivate pipelines between Phillips 66 and Chevron's Guadalupe Dunes cleanup site. Oct-2015 - SCAC recommended approval.

8. LRP2015-00007 - Proposed Residential Vacation Rental Ordinance - Neighborhood compatibility concerns and community character impacts associated with establishing vacation rentals in residential neighborhoods and rural/agricultural areas of the county. The proposed amendments would disallow temporary events (e.g. weddings, reunions, concerts, etc.) at sites with residential vacation rentals unless they obtain land use permit approval for the event. Oct-2016 – waiting for direction for BOS.
9. DRC2016-0002 MONARCH DUNES – 32,000 SQ. FT. Mini storage facility – project location is off highway 1, in the woodlands area of Nipomo. SCAC recommended approval Sept-2016.

PUBLIC INFRASTRUCTURE (active project requests)

1. 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. May-2015 County waiting for more information regarding the number of trees to remove.
2. DRC2014-00152 PG&E- Proposed Minor Use Permit for a cell site consisting of one antenna to be installed on an existing utility pole at 125 S. Thompson Ave, Nipomo (Trisha Knight). Aug-2015 - SCAC requested that the applicant review the placement and style of the cell site with the Olde Towne Nipomo Association prior to the SCAC making a recommendation. 10/20/15 - Trisha requested moving the item to November's SCAC meeting to all design review with Olde Town Association.

HOUSING (projects that were approved, rejected, withdrawn)

- ~~1. SUB2006.0205 Vista Grande – 18 unit planned development at 545 Grande Ave, Nipomo. Apr-2014 SCAC advised for approval of project. Approved.~~
- ~~2. DRC2013-0071 Dana Foothill Rd, Nipomo – Distance waiver of 350' for a second home. Mar-2014 SCAC Advised County to approve the project. Approved.~~
- ~~3. SUB2013.0058 1288 Hetrick Ave, AG. Subdivide 10.8 acres into 5.3 and 5.5 acre parcels. Apr-2014 SCAC advised against based on water issues. 8/14 – withdrawn by applicant~~
- ~~4. 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. Jan-2015 Approved.~~
- ~~5. LRP2014.0001 MONARCH DUNES PHASE 2 SPECIFIC PLAN – Withdrawn by applicant.~~
- ~~6. DRC2014.0097 VAN PETTEN (916 Mesa View Dr.) Mar-2015 SCAC advised to allow 5' bluff setback. May-2015. Approved 1/15/16 with no appeal.~~
- ~~7. DRC2014-00148 JOHANNESSEN – Convert an existing garage and office into a secondary dwelling, 804 Pomeroy Rd, Nipomo. Planning Commission approved 10/2/15.~~
- ~~8. SUB2001.0001 LAETITIA AGRICULTURE CLUSTER 102 residential lots. 6/22/15 – SCAC advised against project due to road access and water issues. Project denied by Planning Commission on 2/11/16. BOS denied the appeal at their 9/28/2016 meeting.~~
- ~~9. SUB2015-00004 HURDLE – 975 Theodora St., Nipomo. Subdivide 0.9 acres into four residential parcels. June, 2015 – SCAC recommended approval of application. Subdivision Review Board approved project 3/8/16.~~

BUSINESS (projects that were approved, rejected, withdrawn)

- ~~1. DRC2012.0101 Oil Pipeline – From Price Canyon to P66 line @ Oak Park & Grande Ave. Oct-2014 reported to SCAC by Brian Pedrotti. May-2015 Approved~~
- ~~2. DRC2014.0076 Peoples Care, 150 Mary Ave, Nipomo. Day Care Center – Feb-2015 SCAC advised allowing exemption to parking standards for day care center . May 2015 Withdrawn by applicant~~
- ~~3. DRC2014.0132 SHARMA – Minor use permit for water tank storage yard and office on Hutton Rd between Winding Way and Cuyama Ln, Nipomo May-2015 – SCAC advised county to approve application.. September, 2015 – project approved.~~
- ~~4. DRC2014-00153 – 96 bed assisted living center and 36 unit apartment for independent living. SCAC advised approval of modification to project from 36 unit to 40 unit, and other changes, providing the project meets criteria of West Tefft Corridor Plan. August, 2015 – project approved~~
- ~~5. DRC2013.0062 PORTER – 10200 Alamo Creek Rd (Huasna) Porter Ranch Exploration Wells. Mar-2014 SCAC tabled request until more information is available. Project withdrawn 1/13/16.~~

6. ~~DRC2014-0065 Nichols – Wine production tasting room (Peacock). 1543 Los Berros. Jan-2015 SCAC advised for approval of project. Approved by Planning Commission 10/26/15.~~
7. ~~DRC2015-00017 – 15 Year extension for freeway billboard – Conditional use permit to extend approval an additional 15 years. Nov,2015 – Application rejected by Planning Commission.~~
8. ~~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. Approved at PDH 6/17/2016.~~
9. ~~DRC2014-0070 Ethnobotanica – 2122 Hutton, Nipomo. Medical marijuana dispensary. Feb-2015 SCAC advised county to deny the application. July-2015 – Planning Commission approved the project. Nov, 2015 – BOS denied the project.~~
10. ~~DRC2015-00101 BAKER – Proposed Conditional Use Permit / development plan for a self-storage facility at 2710 Willow Road, Arroyo Grande. SCAC recommended approval Apr, 2016.~~
11. ~~DRC2016-00005, GHAZALY SOUTH COUNTY E-REFERRAL, 1020 DIVISION STREET, NIPOMO PROPOSED. MIX USE DEVELOPMENT : 8,200 SQ. FT. COMMERCIAL, 4,800 SQ. FT. STUDIO APARTMENTS. Changed the number of buildings from four to six and stated that they are in possession of an intent to serve from NCSO for sewage and a Will Serve from Golden State. This discussion was for reference only and is being moved to the Project Appendix.~~

PUBLIC INFRASTRUCTURE (projects that were approved, rejected, withdrawn)

1. ~~DRC2013.0076 Land Conservancy, 1290 Mesa View Dr. New 12 acre public park. Apr-2014 SCAC advised county to support project. Approved July-2014~~
2. ~~DRC2013.0084 – Two Cell Towers – 1070 Mesa View Dr, Arroyo Grande. May-2014 Approved May 2014~~
3. ~~DRC-2014-00156 – Proposed minor use permit for the Jim Miller Community Park in Olde Towne Nipomo. Site location: corner of West Tefft and Carillo Streets. Sept., 2015 – SCAC recommended approval. March, 2016 – Planning Commission approved.~~
4. ~~DRC2014.0010 – Wise, Antennas at 2286 S. Haleyon. Mar-2015 SCAC advised use of faux Eucalyptus tree instead of pine tree. October 22, 2015 – Planning Commission approved.~~