



SOUTH COUNTY ADVISORY COUNCIL

PO Box 2355 Nipomo, CA 93444-2355

<http://scac.ca.gov>

MEETING AGENDA

Monday, September 25, 2017 - 6:30PM

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

Area 6 - Art Herbon, Chairman
Area 5 - Gary Spelbring, Treasurer

Area 3 - Richard Malvarose, Vice Chair & Recording Secretary
Public Safety - Richard Wright, Correspondence Secretary

Area 1 - Vince McCarthy
Area 1 - Open
Area 2 & NCS D - Dan Woodson
Area 2 - Harry Walls
Area 3 - Elaine Thomas
Area 4 - Cody King

Area 5 - Open
Area 6 - Kevin Beauchamp
Area 7 - Ron Smith
Area 7 - Open
Agriculture - Pat Duron
LMUSD - Vern Dahl (Ex-Officio)

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.

- Regional Transportation Plan – Dan Woodson requests that SLOCOG make a presentation at October's SCAC meeting. He recommends that we all do this online survey so that SLOCOG gets adequate feedback to understand the needs of our rural community: www.slocog.org/rtpinfo

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 Stuart MacDonald
- CHP - Lieutenant Mike Brown
- NCS D - Dan Woodson
- Nipomo Chamber – Rudy Stowell
- LMU 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. August 28th SCAC Minutes (Malvarose). Motion – Approve Minutes.
2. Trilogy Phase 2B DRC 2016-00132 – Design review for 163 residential units and project features: 45 acre vineyard; 3rd water tank; Expanded waste water system; landscaping; perimeter landscape buffers; pocket park and trails. Land Use Committee unanimously voted to place the item on the consent agenda to recommend approval. Motion: Recommend approval.
3. DRC2017-00020 - Minor Use Permit, Nipomo. APN(s): 091-508-002, -003, & -006. Vehicle Storage facility. Pat Lodi and Brad Brechwald provided a short overview of the project: 88

indoor storage units; 6 offices. Land Use Committee unanimously voted to place the item on the consent agenda for approval. **Motion: Recommend approval.**

4. DRC2017-00011 VIOLANTE - Modify existing 477 square foot garden shed into 600 square foot second home. This request seeks approval for the second home being further than 50' from the first home, since the existing shed is 77' from the home. No additional water meter planned. John Violante and Stacey Stipp provided a short overview of the project. Land Use unanimously voted to place the item on the consent agenda for approval. **Motion: Recommend approval.**
5. SUB2017-00011 E+M LIMITED PARTNERSHIP, South County E-Referral, Lot Line Adjustment, Arroyo Grande APN(s): 075-181-036, -035, -033, 032, & -003. David Cross made a short presentation: Four parcels were previously (July 2017) merged into one 206 acre parcel. This request seeks to divide the 206 acres into two agricultural parts. Land use voted unapproved a short overview of the project: Four parcels were merged into one. Land Use unanimously voted to place the item on the consent agenda for approval. **Motion: Recommend approval.**

OLD BUSINESS

1. DRC2017-00016 CAL COAST (CALLENDER) COMMERCIAL -- Proposed Conditional Use Permit for 8,433 sf warehouse shell building at 2600 Callendar Road in Arroyo Grande. Michael Danmeyer provided a short overview of the 6,500 square foot industrial space, along with 1,100 sf caretaker space upstairs. Applicant plans for one or two new water meters. The Land Use Committee was concerned about the water meter approvals, and for building being taller than 30' (design showed 38'). Land Use voted unanimously to conduct a hearing at SCAC so the applicant can answer further questions. On September 13th (after Land Use Meeting) the applicant requested, and was granted approval, to reschedule this item for the October SCAC meeting, since his water expert is unavailable on September 25th. No action required at this time.
2. Bylaw Committee – Review recommendations and reach a consensus on revising the bylaws manual. (Dick Wright moderator) – might be moved to October at Dick's request

NEW BUSINESS - none

SCAC COMMITTEE REPORTS

1. Land Use Committee (Kevin Beauchamp)
2. Traffic and Circulation Committee (Dan Woodson)
3. Bylaws Review (Richard Wright)
4. Audit Committee – missing audit report

UPCOMING MEETINGS

- Land Use Committee – Monday, October 9th at 9:00 AM – NCSO Chambers
- Traffic and Circulation Committee – Thursday, October 12th at 10:00 AM – NCSO Chambers
- SCAC – Monday, October 23rd at 6:30 PM – NCSO Chambers

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 |