



SOUTH COUNTY ADVISORY COUNCIL

PO BOX 2355 NIPOMO, CA 93444-2355

COUNCIL AGENDA

Meeting held at NCSD Chambers
148 South Wilson, Nipomo, CA 93444
Monday, November 27th, 2017 – 6:30 PM

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|-------------------------------------|---|
| Area 1 - Vince McCarthy | Area 5 - Open |
| Area 1 - Open | Area 6 - Art Herbon (Chairman) |
| Area 2 - Dan Woodson | Area 6 - Kevin Beauchamp |
| Area 2 - Harry Walls | Area 7 - Ron Smith |
| Area 3 - Elaine Thomas | Area 7 - Open |
| Area 3 - Open | Agriculture - Pat Duron |
| Area 4 - Cody King | Public Safety - Richard Wright, Correspondence Secretary |
| Area 4 - Open | Lucia Mar Unified School District - Vern Dahl (Ex-Officio) |
| Area 5 - Gary Spelbring (Treasurer) | Nipomo Community Services District - Dan Woodson (Ex-Officio) |

CORRESPONDENCE FROM THE CHAIR - SCAC provides a forum for citizen involvement, and an advisory role to county government entities, on issues affecting unincorporated South SLO County.

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
- NCSD - 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: Council may pull items from ‘Consent’ to permit discussion after the Consent vote:

1. October 25, 2017 SCAC Minutes (Walls). Motion – Approve Minutes.
2. August, September and October, 2017 Treasurer’s Reports (Spelbring). Motion – Approve Reports.
3. SUB2017-00022 TR1931 BROSKI LLC – Proposed Tract Map to modify building envelope on Cimarron Way in Arroyo Grande. APN(S): 090-042-041. Land Use Committee recommended approval on consent agenda. Refer to the following link for more information:

<http://www.slocounty.ca.gov/getattachment/2771765e-7479-4f7d-aa6c-eed10d99ec79/SUB2017-00022-TR1931-BROSKI-LLC-Referral-Package.aspx>

4. PMT2016-01335 AG PROPERTY HOLDINGS (EL CAMPO RANCH) – 4.5 acre-foot water pond at 111 E. El Campo Road (El Campo Road @ Los Berros Road). Applicant representatives, Brian Reely (Project Engineer and Hydrologist), and Sage Finch (Operations Manager) explained that they want to construct a holding pond (4.5 acre-feet), 82’ X 160’ X 18’ deep, to improve water management at a blueberry growing operation. The blueberries are grown in 23 acres of ‘hoop tunnels’. The hoop tunnels have been in operation for five years. Land Use Committee recommended approval on consent agenda. Refer to the following link:

http://archive.slocounty.ca.gov/Assets/PL/referrals/south+county/PMT2016-01335_AG_PROPERTY_HOLDINGS_LLC_Major_Grading_Permit.pdf

OLD BUSINESS

1. Bylaw Committee – 2nd review for modifying the SCAC bylaws manual. (Dick Wright moderator)

NEW BUSINESS

5. DRC2017-00057 LFOA LLC – Land Use recommendation to consider a motion for recommending approval of a Minor Use Permit to construct two (2) 70,000 SF industrial buildings, in two phases over five years, located at 654 Winterhaven Way, Arroyo Grande. Refer to the following link for more information:

<http://www.slocounty.ca.gov/getattachment/b1cdc59b-f6f7-4422-b845-5b0d65e56534/DRC2017-00057-LFOA-LLC-MUP-Referral-Package.aspx>

Applicant representatives, Thomas Reay (Architect) and Ken Fontes (CFO) discussed the following:

- 5.1. Zoo Med has owned the property for two years. The reptile products company moved from L.A. in 1992 and currently operates SLO. They will continue operating in SLO after this expansion.
 - 5.2. The proposed building will have a barn theme design. The operation is quiet. It performs repacking, glass cutting, and assembly of terrariums. 25 to 60 employees are planned at the site.
 - 5.3. Tree barriers and 60' buffer is along Winterhaven and Willow. Most heritage trees will be saved.
 - 5.4. It is a daytime operation. No trucking activity allowed during early or late hours.
 - 5.5. Fencing runs around the property. Applicants will provide details at the SCAC meeting.
 - 5.6. Current zoning is Industrial. However, it is adjacent to Rural Residential Zoning, including existing homes, and is generating concern from residents of adjacent homes.
 - 5.7. Applicants expect to pay about \$850,000 traffic mitigation fees.
 - 5.8. Connie Rose (neighbor) commented on flooding on the corner of Winterhaven and Idylwild. The applicants are aware of the issue but do not know if their project will improve the situation.
6. DRC2016-00097 T-Mobile (Eugene) – Land Use Committee recommended an SCAC hearing to consider a Conditional Use Permit for a 80' antenna support structure disguised as a Mono Eucalyptus tree, including ground mounted equipment cabinets and generator. Project location is 268 N. Oakglen Avenue in Nipomo. APN: 090-151-009. Refer to the following link for more information:

http://archive.slocounty.ca.gov/Assets/PL/referrals/south+county/DRC2016-00097_T-MOBILE_EUGENE_Conditional_Use_Permit.pdf

7. PROJECT DESCRIPTION: DRC2014-00131 –Conditional use permit for a three-story, 38,500 sf, 71 unit hotel, at 549 Hill St, Nipomo. SCAC previously recommended approval in the July, 2015 SCAC meeting. Refer to the following link for more information:

http://archive.slocounty.ca.gov/Assets/PL/referrals/south+county/DRC2014-00131_MARINAI_CUP.pdf

8. Formation of SCAC Election Committee

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- Cancel December SCAC meetings (including committee meetings) due to holidays?