



SOUTH COUNTY ADVISORY COUNCIL

PO BOX 2355 NIPOMO, CA 93444-2355

SCAC - AGENDA

Meeting held at NCSD Chambers
148 South Wilson, Nipomo, CA 93444
Monday, February 26th, 2018 – 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.

1. SLO Co. 4% to 10% Cannabis Sales Tax on June ballot. www.slocounty.ca.gov/Departments/Auditor-Controller-Treasurer-Tax-Collector/News/Board-Moves-Forward-with-Cannabis-Business-Tax.aspx
2. APCD Hearing Board - review Petition 17-01 to consider an Order of abatement. Next Meeting Date to be announced at: <http://www.slocleanair.org/who/board/hearing-board.php>
3. Home-2-Suites by Hilton - Nipomo hotel project (DRC2014-00131) returns to Planning Commission on April 26th. PC expressed concerns regarding design features at last meeting. http://archive.slocounty.ca.gov/Assets/PL/referrals/south+county/DRC2014-00131_MARINAI_CUP.pdf

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.

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| • SLO County - Supervisor Lynn Compton | • NCSD - Dan Woodson |
| • CALFIRE - Battalion Chief Eric Shalhoob | • Nipomo Chamber – Rudy Stowell |
| • SLO Sheriff - Commander Stuart MacDonald | • LMU School District - Vern Dahl |
| • CHP - Lieutenant Greg Klingenberg | • 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. November 27, 2017 SCAC Minutes (King). Motion – Approve Minutes.
2. February Treasurer's Report (Spelbring). Motion – Approve.
3. SUB2017-00028 VANPETTEN: 2 lot subdivision. The proposed map and topographic details have been updated to reflect the demolition of all previously-existing structures and to include the new residence currently under construction. Location is 916 Mesa View Drive, Arroyo Grande. <http://www.slocounty.ca.gov/getattachment/ce507121-10c2-4f28-b697-bdeaedf6c04c/SUB2017-00028-VANPETTEN-C017-0091-Referral-Package.aspx>
 - 3.1. SCAC previously objected application due to inaccuracies on the application. Motion: Recommend approval of request as long as known inaccuracies in the application are corrected.

OLD BUSINESS

1. Viva Farms Status –At January’s SCAC meeting, Code Enforcement Officer Dan Delrio accepted an invitation to meet with resident Mike Berry to obtain a better understanding of SLO County’s responses to complaints regarding Viva Farms during the past 8-10 years. What is the status of this meeting?

Dan Delrio and Legislative Assistant District 4 Caleb Mott also offered to obtain answers to the following questions raised at the meeting:

- 1.1. Will Viva Farms be assessed bill/fees for its time operating out of compliance?
- 1.2. Is there an illegal occupancy on site?
- 1.3. What is County Counsel’s opinion on Viva Farm and the permitting process?
- 1.4. What is County Counsel’s opinion on the current status of Viva Farms?
- 1.5. Will County Counsel meet with SCAC Members about Viva Farms?
- 1.6. Can road fees be assessed for the years that the business operated without permitted structures?
- 1.7. Is Viva Farms in compliance as a distribution site and allowable on RR?
- 1.8. Are the setbacks on the property correct?
- 1.9. Why were the owners given both demolition and permitting options?
- 1.10. Can Art Trinidad attend a future SCAC meeting?

NEW BUSINESS

1. SUB2017-00061 CO17-0131 RH NEWDOLL CONSTRUCTION PROJECT DESCRIPTION: Proposed Parcel Map to subdivide property into four parcels; Parcel 1 = 0.3 ac; Parcel 2 = 0.3 ac; Parcel 3 = 0.3 ac; Parcel 4 = 0.2 ac. Location is 233 Frank Court in Nipomo. APN(S): 092-573-022.
<http://www.slocounty.ca.gov/getattachment/80df4113-d84b-49c5-8726-1c52b7c6d68d/SUB2017-00061-CO17-0131-NEWDOLL-CONSTRUCTION-Referral-Package.aspx>
 - 1.1. SCAC recommended approval of this subdivision in 2004 and it is being resubmitted. Land Use Committee recommends approval.

SCAC COMMITTEE REPORTS

1. Land Use Committee (Kevin Beauchamp) – Next meeting is Monday, March 12th, 9 AM at NCSD
2. Traffic and Circulation Committee (Dan Woodson) - Next meeting Thursday, March 8th, 10 AM at NCSD
3. Election Committee – Pat Duron, Barbara Verlengiere

Next SCAC Meeting – Monday, March 26, 2018, 6:30 PM at NCSD Chambers

Procedural Guidelines for items on Old and New Business

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| 1. Introduction and report on item by staff, committee and applicant | 5. Invitation for motion from council |
| 2. Initial questions from SCAC members | 6. Clarification of motion |
| 3. Public comments (3 minutes each) | 7. Council discussion of motion |
| 4. Follow-up questions from council | 8. Vote on Motion & announce results |