



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, January 28, 2019 – 6:30 PM

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| Area 1 - Vince McCarthy | Area 6 - Kevin Beauchamp (Vice-Chairman) |
| Area 2 - Dan Woodson | Area 7 - Ron Smith |
| Area 2 - Harry Walls | Area 7 - Open |
| Area 3 - Elaine Thomas | Agriculture - Pat Duron |
| Area 4 - Cody King (Recording Secretary) | Public Safety - Richard Wright (Correspondence Secretary) |
| Area 5 - Gary Spelbring (Treasurer) | Lucia Mar Unified School District - Vern Dahl (Ex-Officio) |
| Area 6 - Art Herbon (Chairman) | 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. Pismo State Beach and Oceano Dunes SVRA Public Works Plan. Presentation 2/11/19, 5:30 PM. SeaCrest Oceanfront Hotel, 2241 Price St., Pismo Beach <https://oceanodunespwp.com/en/documents>
2. After hour code enforcement - (805) 788-2350 (Fridays 5pm to 10pm; Saturdays, Sundays, Holidays 8am to 10pm); or (805)781-5600 during normal hours. <https://www.slocounty.ca.gov/Departments/Planning-Building/Code-Enforcement/Report-Suspected-Code-Violation.aspx>
3. Resource Summary Report – 2016-2018. Evaluates levels of severity for resources in SLO Co: Water supply, wastewater, roads, interchanges, schools, parks, air quality. <https://scac.ca.gov/documents/2016-2018-public-review-draft-rsr-volume-i-and-ii.pdf>
4. LRP 2017-00001; Accessory Dwelling Unit Ordinance Phase II Amendments <https://www.slocounty.ca.gov/Departments/Planning-Building/Housing/Housing-Forms-Documents/Informational-Documents/ADU-Phase-II-Public-Review-Draft.aspx>
5. Cannabis Referral Procedure – Ordinance update, and CAC procedures change (project managers will no longer attend CAC meetings due to cannabis activity time constraints)

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 | • South County Chamber – Jocelyn Brennan |
| • SLO Sheriff - Commander Stuart MacDonald | • LMU School District - Vern Dahl |
| • CHP - Lieutenant Greg Klingenberg | • SLO Co. - Stephanie Fuhs, Brian Pedrotti
(SLO Accessory Dwelling Unit Ordinance) |

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, 2018 SCAC Minutes (King) – recommend approval.
2. December, 2018 and January, 2019 Treasurer’s Reports (Spelbring) – recommend approval.
3. SUB2018-00097 MONARCH DUNES LLC Conditional Use Permit - change 35 residential condominiums, into 35 residential Single Family dwellings at 1640 Trilogy Parkway, Nipomo. Land Use Committee recommends approval on consent agenda. <https://www.slocounty.ca.gov/getattachment/a6e705dc-0886-4fcb-901a-7aed23d67e49/SUB2018-00097-TR-3126-MONARCH-DUNES-LLC-Referral-Package.aspx>.

4. DRC2018-00214 MONARCH DUNES LLC (Village Center Phase 1b) - Conditional Use Permit for commercial uses, site improvements and infrastructure for a Village Center as part of the Woodlands Specific Plan. Land Use Committee recommends approval on consent agenda.
[https://www.slocounty.ca.gov/getattachment/9776a62d-8052-4293-891c-578aec742eb0/DRC2018-00214-MONARCH-DUNES-LLC-\(Village-Center\)-Referral-Package.aspx](https://www.slocounty.ca.gov/getattachment/9776a62d-8052-4293-891c-578aec742eb0/DRC2018-00214-MONARCH-DUNES-LLC-(Village-Center)-Referral-Package.aspx).
5. DRC2018-002018 MARDEROSIAN - Minor Use Permit for washline (citrus) facility with 14,900 sf steel canopy to cover equipment, at 2080 Los Berros Rd., Nipomo. Land Use Committee questioned why SCAC is reviewing this project. The applicant said the county considers wax coating on citrus fruit as ‘manufacturing’, thus triggering SCAC review. Land Use Committee recommends approval on consent agenda.
<https://www.slocounty.ca.gov/getattachment/3fab09e7-16ad-4fba-97a2-ce72a2dbd1a4/DRC2018-00208-MARDEROSIAN-Referral-Package.aspx>

OLD BUSINESS

1. DRC2018-00163 Perennial Holistic Wellness, Koch Calif. LTD - Minor Use Cannabis Permit for 0.76 acres (33,283 sf) outdoor growth, 0.50 acres (22,000 sf) greenhouse, nursery propagation, and product processing 662 Eucalyptus Rd. Nipomo (Lisa Bugrova, consultant). The site is 28.8 acres, zoned agriculture. Over 200 residents within 1,500’ of the site (all downwind of prevailing pattern) have not been notified of this meeting. Item was tabled at November’s SCAC meeting, pending a site visit invitation. The application has since been modified. https://www.slocounty.ca.gov/getattachment/41eb21fc-c3df-4ec9-879f-01bf41cff144/DRC2018-00163-PERENNIAL-HOLISTIC-WELLNESS_KOCH-CALIF-LTD.aspx

NEW BUSINESS

1. DRC2018-00218 Watkins Sackley - Conditional Use Permit for cannabis manufacturing, distribution, and non-storefront retail delivery facility at 2115 Willow Road, Arroyo Grande. Land Use Committee recommends a hearing to understand the business model and potential need for Health & Safety permitting to bake cookies, melt chocolate, etc. https://www.slocounty.ca.gov/getattachment/2a5247a8-ccde-4cee-8446-b8d4892a4c84/DRC2018-00218-Watkins_Sackley-Referral-Package.aspx
2. Discussion – How can SCAC improve publicity to neighbors of projects prior to hearings? (Wright Memo)

SCAC COMMITTEE REPORTS AND UPCOMING MEETINGS

1. Land Use Committee (Kevin Beauchamp) – Next meeting is Monday, February 11, 9 AM at NCSD
2. Traffic & Circulation Committee (Dan Woodson) - Next meeting Thursday, February 14, 10AM at NCSD. The following grants have been approved: Frontage Road, along the easterly side, at Hill Street; Frontage Road, along the easterly side, at Grande Street; and Frontage Road, along the easterly side, at Division Street
3. Website Committee – What board member oversees this? The following issues exist: (a) The 2018 election form is still listed; (b) The listed officers are not current; (c) The minutes for both the Council and LUC are not current; and (d) The South Planning Team Coordinator under Links isn’t current.
4. Next SCAC Meeting – Next meeting is Monday, February 26, 6:30 PM at NCSD

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 |