



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 25, 2019 – 6:30 PM

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

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

1. SCAC Candidate Applications due February 25, 2019 at 6:30 PM.
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 –Severity levels for SLO Co resources: Water, wastewater, roads, schools, parks, air quality. <https://scac.ca.gov/documents/2016-2018-public-review-draft-rsr-volume-i-and-ii.pdf>
4. Pre-noticing neighbors of cannabis project applications - ... language in our [cannabis] ordinance now requires applicants to send the pre-notice to the applicable Advisory Group as well as the neighbors (Stephanie Fuhs)
5. Vince McCarthy resignation letter, effective 2/20/19

SPECIAL MEETING – Oso Flaco entrance for Oceano/Pismo Dunes OHV users

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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| • Supervisor Lynn Compton | • Nipomo Community Service District - Dan Woodson |
| • CALFIRE - Battalion Chief Eric Shalhoob | • Lucia Mar Unified school District - Vern Dahl |
| • SLO Sheriff – Sergeant Jeff Nichols | • SLO County Parks and Recreation – Jesse Hill |
| • CHP - Lieutenant Greg Klingenberg | • SLO County Planning - Stephanie Fuhs |
| • South County Chamber – Jocelyn Brennan | |

PUBLIC COMMENT - Items not scheduled on today's agenda. Speakers are allotted 3 minutes for comments.

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

1. January, 2018 SCAC Minutes (Cody King) – recommend approval.
2. February, 2019 Treasurer’s Reports (Gary Spelbring) – recommend approval.
3. DRC2019-00016 REROC - Conditional Use Permit. Distribution and 2,500 sf cannabis nursery at 2115 Willow Rd. Suite E, Arroyo Grande. 3 employees. Package cannabis, and deliver nursery plants. Uses 1500 gal/ water per month. Land Use Committee (LUC) recommends approval on consent agenda.
https://www.slocounty.ca.gov/getattachment/726c7522-6c9b-412e-8ea6-1d41dfcf5c41/DRC2019-00016-REROC_Sackley-Referral-Package.aspx
4. DRC2018-00218 Watkins Sackley - Conditional Use Permit for cannabis manufacturing, distribution, and non-storefront retail deliver facility at 2115 Willow Road, Suite C, Arroyo Grande. “Clean room ixing and

packaging operation. No cooking. LUC recommends approval on consent agenda.

https://www.slocounty.ca.gov/getattachment/2a5247a8-ccde-4cee-8446-b8d4892a4c84/DRC2018-00218-Watkins_Sackley-Referral-Package.aspx

5. DRC2018-00202 BERGANTZ - Minor Use Permit for 1 story 4,000 sq ft house, 1,725 sq ft garage and a 2 story barn w/1200sq ft 2nd unit & a 2400 sq ft workshop at 1272 Dana Foothill Rd, Nipomo. Property on 10 acres. Entrance on Dana Rd to be removed. LUC recommends approval on consent agenda.
<https://www.slocounty.ca.gov/getattachment/c0c9457a-f909-4504-afc0-ad7d442dbb0f/DRC2018-00202-BERGANTZ-Referral-Package.aspx>

NEW BUSINESS

1. DRC2018-00227 Powles-Syzmcak - Minor Use Permit for 3 acres outdoor and 20,625 sq/ft indoor greenhouse, with drying and bagging, at 530 Joshua St., Nipomo. However, project is located on the east side of Hwy-101, at Cherry Blossom 'underpass'. https://www.slocounty.ca.gov/getattachment/ae7fc7d-6989-488b-a54e-8ac149349dfa/DRC2018-00227-POWLES_SZCYMAK-Referral-Package.aspx
2. DRC2018-00226 Thomas-Syzmcak - Minor Use Permit for 3 acres outdoor and 20,625 sq/ft indoor greenhouse cannabis cultivation, including drying and bagging at 1000 S. Thompson Ave, Nipomo.
https://www.slocounty.ca.gov/getattachment/5a19d534-52af-49d6-9ff0-6431cc6c2f38/DRC2018-00226-Thomas_Syzmcak-Referral-Package.aspx

OLD BUSINESS

1. How to improve publicity to neighbors of projects prior to SCAC hearings. Continuing discussion before action. Prior meeting comments and ideas:
 - 1.1. Signup for agendas on www.SCAC.CA.GOV
 - 1.2. Use Library Fund for advertizing costs. Discuss legality of using fund (Dan – ask Jesse)
 - 1.3. Notify users of Nextdoor Nipomo, Nextdoor Trilogy, etc.
 - 1.4. New Times Paper
 - 1.5. Santa Maria Times
 - 1.6. San Luis Obispo Tribune
 - 1.7. Physically post agendas (barber shops, stores, etc.)
 - 1.8. Facebook page –
 - 1.9. Google Forum (Kevin – ask Steve Depaul)
2. LRP 2017-00001; Accessory Dwelling Unit (ADU) Ordinance Phase II Amendments - SLO County proposes eight revisions. The Land Use Committee reviewed the proposals (LUC recommendations are in parentheses).
<https://www.slocounty.ca.gov/Departments/Planning-Building/Housing/Housing-Forms->

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 |

[Documents/Informational-Documents/ADU-Phase-II-Public-Review-Draft.aspx](#)

- 2.1. Eliminate 34 ADU exclusion areas in order to add 17,000 parcels eligible for ADU's. Two of the areas are in SCAC: (1) RS Zoned areas served by septic systems near Orchard Ave, between Story and Southland; and the south side of Camino Caballo east of Pomeroy; and (2) Black Lake Canyon Specific Plan. (LUC - 'OK' if it doesn't supersede Homeowner Association Rules)
- 2.2. Allow ADU's on parcels that already have non-conforming development. For instance, allow ADU's that comply with setbacks even if the existing primary dwelling has a non-conforming setback. (LUC – Yes)
- 2.3. Eliminate minimum lot size rules for parcels on sewer and community water. Current minimum is 6,000+ sf, or 1-acre if served by septic system. (LUC – No, lots smaller than 6,000 sf are too small for an ADU)
- 2.4. Allow ADUs to be 60% as large as primary units for parcels less than 2 acres, similar to current rules for a guesthouse. (LUC- OK)
- 2.5. Eliminate parking requirements for ADUs. However, parking spaces that are removed in converting an existing garage to ADU would have to be replaced. (LUC – OK)
- 2.6. Eliminate maximum separation distance between the primary dwelling and the ADU. Currently, ADU's must be within 50 feet of the primary dwelling, or within 250 feet if parcel is larger than 2 acres. (LUC – OK)
- 2.7. Prohibit ADU's from being used as short-term rentals (such as AIRBNB) to ensure they are used for the purpose of housing affordable to the county's workforce and aging family members. (LUC – OK)
- 2.8. Allow ADUs in Residential-Multi-Family (RMF), Commercial-Retail (CR) and "OP" . RMF, CR, and O/P can currently have ADU's when part of a Workforce Housing Subdivision. (LUC – no)

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. Correspondence and Website Management (Dick Wright) -
4. Election Committee (Cody King) -
5. Next SCAC Meeting – Next meeting is Monday, February 26, 6:30 PM at NCSD

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The Pismo State Beach and Oceano Dunes State Vehicular Recreation Area has developed a Public Works Plan for improving the recreational experience in their areas. The SCAC recently learned that the deadline for submitting comments is March 5th. Therefore, this Special Meeting has been called to evaluate the impact on Nipomo and to advise the State Parks Public Works Group on our findings.

The proposed plan can be reviewed in the 17 page document on this link (page 12 and 13 show Oso Flaco):

https://9670f26306f0aa722eb1-bf8a0720b767c6949515361a19a9737f.ssl.cf2.rackcdn.com/uploads/website_attachment/attachment/195/Final_Information_Packet_PWP_Public_Mtgs_Feb.18.2019_Web.pdf

The changes at Oso Flaco are:

- Widening the road to Oso Flaco (to support RV access)
- New Off Highway vehicle staging, New OHV riding area, and kid's OHV practice track at Oso Flaco
- Vehicle access to the Sand Highway, New campgrounds (up to 230 spaces), Boardwalk all the way around the lake, New kiosk, picnic area, hiking trails, group gathering areas, and staff residences.

These changes may have significant impacts on Nipomo Mesa air quality: more area will be used by OHV (Riding areas and connector to Sand Highway), and more OHV users will be attracted to the expanded facilities at Oso Flaco.

The changes are also likely to increase traffic in Nipomo. The Coastal Commission has long sought to prohibit vehicles from crossing Arroyo Grande Creek; They could close OHV access at Pier and Grande as conditions of approval, thus diverting all traffic to Oso Flaco.

- The quickest northbound 101 route to Oso Flaco is to exit 166 in Nipomo, to Orchard Rd, Division St and Oso Flaco Lake Rd.
- Motorists wanting gasoline or groceries will go two miles further to Tefft (Vons or Chevron gas), then west to Oso Flaco (by a number of possible routes via Tefft).
- The quickest southbound 101 route to Oso Flaco is to exit Willow, and head south on Hwy-1.
- There will be more traffic in Nipomo either way. The Santa Maria routes (Betteravia or Main St) routes are the same distance, but take longer.

Also in the project, but not part of this meeting's discussion, are:

- Pismo to Oceano - Elevated 1/1/4 mile boardwalk, with outcroppings, from Pier Avenue to Grande Avenue, providing views of dunes. Two options ... 25' to 50' from beach houses, or 150' to 200' from beach houses.
 - Grover Beach Lodge at end of Grande Avenue - along the north side of the beach entrance
 - Pismo Butterfly Grove – Parking on premises, electrical, permanent kiosk and restroom, and to accommodate events
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