



## **SOUTH COUNTY ADVISORY COUNCIL**

PO BOX 2355 NIPOMO, CA 93444-2355

### **SCAC - AGENDA**

Meeting held at NCSO Chambers  
148 South Wilson, Nipomo, CA 93444  
Monday, June 3rd, 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 – vacant & 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. 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>
2. 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>

**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.

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

**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. March, 2018 SCAC Minutes (Cody King) – recommend approval.
2. April and May, 2019 Treasurer’s Reports (Harry Walls) – recommend approval.
3. DRC2019-00020 Phillips 66 Pipeline LLC Project <https://www.slocounty.ca.gov/getattachment/abd98885-ae42-4bcc-a87f-2ff566bcb62cd/DRC2019-00020-PHILLIPS-66-Referral-Package.aspx>
  - 3.1. Relocation and replacement of crude oil pipeline from Santa Barbara County locations, to the Phillips 66 Refinery. The project adds 5 miles of heated pipeline in SLO County. It travels east of the Phillips 66 facility on Battles Rd in Santa Maria, then north-west in agricultural areas to the refinery. Phillips 66 Pipeline LLC is a Common Carrier. Condemnation proceedings can be used to acquire right of way easements. The old pipeline that travels north along Highway 101 to the summit area near Los Beros Rd. will be mothballed, by cleaning it out and filling it with nitrogen under pressure. Phillips 66 personnel stated that it will probably never again be used to transport crude oil. Land Use Committee voted unanimously to place the project on SCAC Consent Agenda.
4. DRC2019-00041 T-Mobile West LLC / Doty Project <https://www.slocounty.ca.gov/getattachment/93d51320-a4cc-4d73-b146-25553dfc3ee2/DRC2019-00041-T-Mobile-West-LLC-DOTY-Referral-Package.aspx>
  - 4.1. Conditional Use Permit for 20’ x 20’ fenced area to accommodate an 80’ Mono Eucalyptus cellular tower and related equipment at 256 North Oakglen Ave. in Nipomo. Jesse Gilholm of Synergy Development

Services, Inc. presented the project to the Land Use Committee. The site is near the Lucky Dog kennel; the owners are aware of the installation of the tower. The applicant claims that negative health effects of the cellular tower diminish to less than 5% of the Federal allowable, at a distance of about 50 feet from the tower. The Land Use Committee questioned whether the appearance of the tree could be improved, but voted unanimously to place the project on the SCAC Consent Agenda.

## **OLD BUSINESS**

1. Audit Committee Report – Review and approve.
2. Continued discussion - How to improve publicity to neighbors of projects prior to SCAC hearings. Discussion postponed to July meeting.

## **NEW BUSINESS**

1. DRC2019-00050 and DRC 201900051 SLO Cal Inc / Williams Projects  
[https://www.slocounty.ca.gov/getattachment/f77e6920-2f06-46bf-b066-9e9513bb6e0c/DRC2019-00050-SLO-Cal-Inc\\_Williams-Referral-Package.aspx](https://www.slocounty.ca.gov/getattachment/f77e6920-2f06-46bf-b066-9e9513bb6e0c/DRC2019-00050-SLO-Cal-Inc_Williams-Referral-Package.aspx) and <https://www.slocounty.ca.gov/getattachment/7f7a1fac-4988-4907-a9bf-0585760cf9ec/DRC2019-00051-SLO-Cal-Inc-Williams-Referral-Package.aspx>
  - 1.1. Two Minor Use Permits for indoor (greenhouse) and outdoor cannabis cultivation on Thompson Rd Ave (near intersection of Highway 101 and Highway 166) in Nipomo. The applications cover two parcels that are contiguous with same ownership. They are located northeast of Hwy-101 and Hwy-166. Odor doesn't appear to be an issue for agricultural properties southeast of the project. The property is currently used to graze cattle. The applicant claims there will be no increase in water usage compared to agricultural crops (avocados and lemons) grown in adjacent properties. The facility will have 8 full time employees, and up to 11 employees at the height of growing season. There will be a security system that meets the requirements of the SLO County Sheriff.
2. DRC2019-00058 Cortez Project <https://www.slocounty.ca.gov/getattachment/76d39a3c-f1c3-4a82-a705-f9871a2e5159/DRC2019-00058-CORTEZ-Referral-Package.aspx>
  - 2.1. Conditional Use Permit for 22,000 sf cannabis cultivation; 5,250 sf cannabis nursery; and 3,000 sf building for cannabis manufacturing at 3785 Mehlschau Rd. in Nipomo. Presentation was made by Jessica Edmondson of Kirk Consulting. Land Use Committee suggested that the applicant get letters from neighboring residents indicating their feelings about the project, since the project is in close proximity to residences and to schools. Project would use 1.18 acre feet of water per year, compared to the 25.5 acres feet of water used previously. The project also includes a water tank, fire suppression system and security system, with a maximum of 8 employees. Odor emissions would be eliminated with a Fogco carbon scrubber system.

## **SCAC COMMITTEE REPORTS AND UPCOMING MEETINGS**

1. Land Use Committee (Kevin Beauchamp) – Next meeting is Monday, June 10 , 9 AM at NCSD
2. Traffic & Circulation Committee (Dan Woodson) - Next meeting Thursday, June 13, 10AM at NCSD
3. SCAC Oso Flaco Ad Hoc Committee (Steve Dippell) – Status report
4. Correspondence and Website Management (Dick Wright) –
5. Next SCAC Meeting – Next meeting is Monday, June 24<sup>th</sup> 6:30 PM at NCSD

### **Procedural Guidelines for items on Old and New Business**

- |  |                                       |
|--|---------------------------------------|
| 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 cce results                              |                                       |