SOUTH COUNTY ADVISORY COUNCIL

PO BOX 2355 NIPOMO, CA 93444-2355

SOUTH COUNTY ADVISORY COUNCIL LAND USE COMMITTEE AGENDA 148 South Wilson, Nipomo, CA 93444

Monday, October 7th, 2019 – 9:00 am

Call to Order Pledge of Allegiance

Roll Call –

Kevin Beauchamp LUC Chair – kevin.beauchamp@kw.com

Art Herbon SCAC Chair – afherbon@gmail.com

El-Jay Hansson – hehansson626@gmail.com

Hans Hansson – hehansson626@gmail.com

Richard Wright – zwrights229@aol.com

Tom Ryan - whitneyhiker888@yahoo.com

Gary Spelbring - nogrownups2@gmail.com

Barbara Verlangiere – Secretary - blondmare@gmail.com

Additions or Deletions - Correspondence and Comments from the Chair – Approval of September Minutes

Public Comment Period: Limited to three minutes for those items not on the agenda

PROJECT NUMBER & NAME: DRC2019-00203 AT&T (Marsalek) PROJECT DESCRIPTION*: Proposed Conditional Use Permit for a telecommunications facility / cell site consisting of a 75' high mono-eucalyptus antenna and ancillary antenna panels, and ground-mounted utility cabinets/ equipment. Location is 154 North Oak Glen Avenue in Nipomo. APN(s): 090-151-010

PROJECT NUMBER & NAME: SUB2019-00080 CO 19-0078 GLOTOV PROJECT DESCRIPTION*: Proposed 4-Lot Parcel Map on existing 4.77-acre lot with new private access road. Parcel was the subject of a previously approved 3-lot tentative parcel map under SUB2018- 00025/CO 18-0042; applicant now has additional water for a fourth parcel. Location is 750 Sandydale Drive in Nipomo.

PROJECT NUMBER & NAME: SUB2019-00079 TR 2656 KIES PROJECT DESCRIPTION*: Proposed Tract Map Amendment to expand current building envelope to facilitate development (single family residence, accessory dwelling unit, and metal building) at 171 Cimarron Lane in Nipomo. APN(s): 090-042-055 (parent parcel is 090-042-017)

PROJECT NUMBER & NAME: DRC2019-00069 Union Oil of California PROJECT DESCRIPTION: A request by Chevron Environmental Management Company to amend an existing Conditional Use Permit (D890558D) for remediation activities at the 2,700-acre Guadalupe Oil Field located west of Highway One and north of the Santa Maria River in southern San Luis Obispo County (2184 West Thornberry Road in Guadalupe. The applicant proposes to construct an 18.2-acre, onsite, Treated Soil Management Area (TSMA) for the treatment of contaminated soil that is excavated from various areas within the oil field. The TSMA is designed to contain approximately 1,185,500 cubic yards (cy) of petroleum hydrocarbon (TPH)-affected soil. In July 2005, the County Planning Commission approved an amendment to D890558D allowing the applicant to dispose of TPH-affected soil at the City of Santa Maria Landfill. With this project the offsite trucking of TPH-affected soil would be discontinued as the primary soil disposal method. APN(s): 092-041-001, -003, -004, -005, & -006; and 092-051-002

These applications were recently filed with the Planning Department for review and approval. Because the proposals may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the projects.

Old Business: None

Next meeting - November 11th 2019 at 9:00 am

Adjourn

Are there significant concerns, problems or impacts in your area of review?

If Yes, please describe the impacts along with any recommendations to reduce the impacts in your response.

If your community has a "vision" statement in the Area Plan - does the community, feel this project helps to achieve that vision? If No, please describe.

What does the community like or dislike about the project or proposal?

Is the project compatible with surrounding development, does it fit in well with its surroundings? If No, are there changes in the project that would make it fit in better?

Does the community believe the road(s) that provide access to the site is(are) already overcrowded? Does the community wish to have a trail in this location?

If the proposal is a General Plan Amendment, does the community feel the proposed change would encourage other surrounding properties to intensify, or establish intense uses that would not otherwise occur?