



SOUTH COUNTY ADVISORY COUNCIL LAND USE COMMITTEE AGENDA – Zoom Meeting

Monday, March 14th, 2022 – 10:00 am. To be held via Zoom

Call to Order

Roll Call –

Kevin Beauchamp LUC Chair – [kevin.beauchamp@kw.com](mailto:kevin.beauchamp@kw.com)

El-Jay Hansson – [hehansson626@gmail.com](mailto:hehansson626@gmail.com)

Hans Hansson – [hehansson626@gmail.com](mailto:hehansson626@gmail.com)

Richard Wright – [zwrights229@aol.com](mailto:zwrights229@aol.com)

Tom Ryan - [whitneyhiker888@yahoo.com](mailto:whitneyhiker888@yahoo.com)

Gary Spelbring - [nogrownups2@gmail.com](mailto:nogrownups2@gmail.com)

Barbara Verlangiere – Secretary - [blondmare@gmail.com](mailto:blondmare@gmail.com)

Additions or Deletions - Correspondence and Comments from the Chair –  
Approval of February 2022 Minutes

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

**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.**

**Community Advisory Groups:** You will want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant/agent are provided in the links above.

### **Old Business**

**PROJECT NUMBER & NAME:** N-DRC2022-00003 Santiago

**PROJECT DESCRIPTION\*:** Variance request for a modification of a front yard setback requirement of 25 feet from an existing easement to 0 feet in order to allow for expansion of an existing garage. [APN\(s\): 075-162-030](#)

**PROJECT NUMBER & NAME:** LRP2021-00003 - Woodlands Specific Plan Amendment.

**PROJECT DESCRIPTION\*:** The applicant's request is to modify the allowable land uses (as designated in the Woodlands Specific Plan) for four sites within the Woodlands Village through amending the Woodlands Specific Plan:

### **New Business**

**PROJECT NUMBER & NAME:** SUB2020-00077 CO-557 MAGEE PARCEL MAP

**PROJECT DESCRIPTION\*:** 2<sup>nd</sup> Submittal of a Proposed two parcel subdivision map within Williamson Act located off Dana Foothill Road, Nipomo

[APN\(s\): 090-031-003; 090-031-004](#)

**PROJECT NUMBER & NAME:** N-DRC2021-00029 - Belmont Trail Battery Energy Storage

**PROJECT DESCRIPTION\*:** Request by Boulevard Associates, LLC, for a Conditional Use Permit to allow for the construction and operation of an approximately 500-megawatt Battery Energy Storage System (BESS) connected to the PG&E Mesa Substation on Joshua Street west of the project site. Proposed structures include battery storage containers, associated on-site support facilities, fencing, access roads, and drainage features. The project also includes installation of a 230-kilovolt (kV) overhead generation transmission line (gen-tie line) that would extend approximately 500 feet from the project site to the Mesa Substation. [APN\(s\): 090-291-036](#)

**SCAC Meeting – March 24<sup>th</sup> 2022 – 6:30pm – In Person**

**Next LUD Meeting – April 11<sup>th</sup> 2022 – 10:00am Via Zoom**

**Adjourned**