

**SOUTH COUNTY ADVISORY COUNCIL
LAND USE COMMITTEE
Minutes**

**MONDAY,
October 21, 2013**

**Nipomo Community Services District Conference Room
148 South Wilson
Nipomo, CA 93444**

Present: Istar Holliday, Hans Nansson, Bill Dorland

Motion made by Bill Dorland to approve November Minutes. 2nd Hans Hansson

Public Comment: Mike Berry gave committee update on recent accident involving Plant Source semi in which Cristobal Lopez identified himself as "Distribution Manager" for Viva Farms. Residents will pursue this latest confirmation that Viva Farms is a "Distribution Center," which is not an allowable use on Camino Caballo. Berry and Jan Porter will present update at SCAC meeting on October 28 during Public Comment period.

New Business:

SUB2913-00026 COAL 13-0081 Phillips- Proposed lot line adjustment between two parcels of 1.26 acres and 4.09 acres, to result in 2.58 acres and 2.86 acres.

Project site Hwy One (Mesa View Drive) near Lopez High School and Callender Road. APN nos: 075-311-055 and 075-311-023: Phillips family answered questions posed about road access, H2O and Sewage disposal. Motion made and passed to place on Consent Agenda for Oct, 28 SCAC meeting.

DRC2012-00073 MOATS-Modified App for reduced height for new "simulated eucalyptus 'tree', new LTE panel antennas, and equipment racks. Motion made and passed to place on Consent Agenda. ATT's Tricia Knight advised to be present at October SCAC meeting.

Old Business:

SUB2912-00052 COAL 12-9959 Aguila Lot line adjustment. Planner Stephanie Fuhs answered e-mailed questions about ownership/legal applicant. After discussion, Motion made to place on Consent Agenda Kenny Fargen as "Listed Agent" being able to appear to answer any questions posed.

Discussion:

Viva Farms : Residents have issue with County's reluctance to enforce what are seen as code violations of Viva Farms' allowable use in Rural Residential zone as local Family Farm when it is, in fact, operating as major Distribution Center with attendant Semi- traffic, noise and lights will present complaints to new Supervisor Caren Ray at SCAC meeting Oct. 28.

Phillips 66 PR push to extend railway spur to accommodate 5 weekly 80-car fuel laden tanker cars' impact on surrounding residential areas (noise, air pollution, lights, water use) was discussed in light of advocates' mail and phone blitz. Attention must be paid to hearing dates on application, which has been "fast tracked," so surrounding community, as well as SCAC, can give input to County agencies involved.

Adjourn