

**SOUTH COUNTY ADVISORY COUNCIL  
Land Use Committee  
Minutes**

**Monday  
January 11, 2016 at 9 a.m.**

**Nipomo Community Services District's Rear Meeting Room  
148 South Wilson  
Nipomo, CA 93444**

**Called to order at 9:05 a.m.**

**In attendance:** Istar Holliday, El-Jay Hansson, Hans Hansson, Vince McCarthy, Richard Wright

**Pledge of Allegiance**

**Approval of November 2015 minutes:** Moved to approve by El-Jay Hansson, seconded by Hans Hansson

**Additions or deletions to agenda:** Add discussion of Marijuana cultivation in South County moved by Richard Wright and seconded by Vince McCarthy and passed.

**Public Comment:** Mike Berry offered photos of Viva Farms operation

**New Business:**

SUB2015-00037 CO15-0057 DYER, PROPOSED DIVISION OF ONE 10 ACRE PARCEL TO TWO PARCELS OF 5 ACRES EACH, LOCATED AT 400 ALOMA WAY, ARROYO GRANDE APN: 075-232-00-003 AGENT: WILLIAM R. DYER: Mr Dyer presented the project for the landowner, John Dowden. Property was visited by El-Jay and Hans Hansson and Istar Holliday, Questions were asked about many oaks on property and were told by landowner and agent they were aware of rules covering replacement of oaks, a protected species, and were told they had specific instructions from planning and would remove few and replace those removed at a ratio of 5 to1 as required. After some discussion, El\_Jay moved to **place on Consent Agenda**, Richard Wright seconded and passed.

SUB2015-00042 TR2558 OAK TERRACE, LP, PROPOSED 15 UNIT TRACT, NIPOMO APN: 092-572-053 AGENT CASEY O'CONNOR: Mr O'Conner presented the project, explained its history and the need for a simple tract map approval before he could proceed in his efforts to get Clear Title and proceed with project begun by George Newman. Motion made by Richard Wright and seconded by Vince McCarthy to **place before full Council on regular agenda** of SCAC and passed. Mr O'Connor can then explain why new tract map approval was required at this point of the project..

DRC2115-0016 VIVA FARMS, PROPOSED SITE PLAN APPROVAL FOR 9 EXISTING UN-PERMITTED STRUCTURES & FOR THE DEMOLITION OF PORTIONS OF THESE EXISTING STRUCTURES WHICH ENCROACH ON PROPERTY SETBACKS, LOCATED AT 1091 VIVA WAY, NIPOMO APN:091-261-027 &-026: AGENT: RANDY REA: Neither Mr. Rea or the applicant, Steven Pyle were present. LUC's concerns were transmitted to Planner Siong for

"Information Hold" hearing on December 29 (copies of those concerns and M. Siong's letter to Mr. Pyle will be transmitted to SCAC members via separate e-mail) As of today, January 11, 2016, Ms. Siong has received no reply. Motion made by Hans Hansson to **place on SCAC regular agenda and** , since no substantive changes to correct concerns noted in previous requests, **to recommend denial**. Vince McCarthy seconded and motion passed.

Under "new business," a discussion was held on the County's efforts to design an ordinance that would allow the cultivation of medical marijuana in the unincorporated areas of the County. Richard Wright made a motion **that the SCAC should place this issue on the January regular agenda for discussion by the full council and action taken**. **EI-Jay Hansson seconded and the motion passed.**

**Old Business: Philips 66 Railroad yard (rail spur extension) Kevin Beauchamp requested LUC discuss Phillips 66 project before it comes before Planning Commission.** Phillips 66 project discussed. Richard Wright and Istar Holliday noted their reading of the **Final** EIR showed no substantive changes were made to mitigate concerns with the objections recommended previously by the SCAC. Hans Hansson made a motion to **place on SCAC regular agenda** and recommend denial. Vince McCarthy seconded and motion passed.

**Adjourned at 11 a.m.**