

South County Advisory Council  
148 South Wilson , Nipomo, CA 93444  
Land Use Committee Minutes  
Monday, February 13, 2017

**Call to Order**

**Pledge of Allegiance**

**Roll Call:**

Richard Malvarose: LUC Chair. Richard Wright, Art Herbon, Barbara Verlangiere, Vincent McCarthy, Hans Hansson, El-Jay Hansson, Istar Holliday, Rudy Stowell, Jeanne Taylor.

**Additions or Deletions:** None

**Correspondence and Comments from the Chair:** On February 1, 2017, SCAC received a request from the County of SLO for "Amendments to Title 16, File #:LRP2016-00005 " P. 1-8 , section g of the GMO should be revised to read: The maximum number of new dwelling units allowed in the Nipomo Mesa area for the period of July 1, 2017 through June 30, 2018 shall not exceed a 1.8 percent increase in the number of existing dwelling units from the previous fiscal year."

**Approval of November Minutes:** Richard Wright and Art Herbon abstained as absent .Jeanne Taylor noted error in comments on DRC1016 MUP to allow modification of building envelope for Edwards project at 1261 North Dana Foothill Road. Richard Malvarose recused himself as having ties to the applicant. Rudy Stowell did not recuse himself.

**Public Comment:** Jeanne Taylor thanked the veterans and their families for their service and sacrifice. Mike Berry requested his comment time be allowed after presentations by project applicants, which was granted.

**New Applications:**

**LRP2016-00008 AND DRC2016-00069 MONARCH DUNES ALF LLC,** South County E-Referral, General Plan Amendment, and Conditional Use Permit. Given a lack of close proximity of shopping or medical facilities, ongoing problems of proven high levels of air pollution and its impact on compromised elderly population, questions of water availability, lack of permitting required for disposal of medical waste, inadequacy of parking spaces allotted, lack of traffic and circulation studies, impact of proposed Phillips 66 rail spur proposal on "quality of life" issues (noise and light pollution, etc.). questions were raised about lack of full EIR. Motion made by Art Herbon to place on SCAC regular agenda for fuller discussion, Jeanne Taylor seconded. Motion passed.

**DRC2016-00068 HOWARD AND PEPPER INC.** South County Conditional Use Permit for a recreational vehicle dealership and outdoor storage at Sandydale and Frontage Road in Nipomo. APN:091-325-022. Questions arose of inconsistencies between statements on application as to permitting ((Will Serve, water quality and availability, waste disposal, prior approvals, etc.) and NCSD and Planning records. Art Herbon made a motion to request from Planning extension to allow for clarification before committee passes on recommendation to full council. Richard Wright seconded. Motion passed.

**Public Comment:**

Mike Berry brought testimony and corroborating photographs indicating Viva Farms has not complied with agreements made with County and neighbors to tear down non-permitted buildings, and stop Big Rig traffic to Viva Farms site, which blocks and damages Camino Caballo. It has also been documented that Plant Source's "distribution site" in Oceano, planned as the alternative to Viva Farms/Plant Source illegal distribution location in a residential area, is, apparently, closed. Motion made by Richard Wright that SCAC be provided a list of required mitigations.