



SCAC LAND USE COMMITTEE AGENDA 148 South Wilson, Nipomo, CA 93444
Monday, November 13th, 2017 – 9:00 am

Meeting started by Kevin Beauchamp at 9:00 AM. Pledge of Allegiance by Richard. Wright

Roll Call by Art Herbon – The following were in attendance:, and a quorum was declared:

- Kevin Beauchamp LUC Chair – kevin.beauchamp@kw.com
- Art Herbon SCAC Chair – afterbon@gmail.com
- El-Jay Hansson – hansson@verizon.net
- Hans Hansson – hansson@verizon.net
- Vince McCarthy – vincemcc@att.net
- Richard Wright – zwrights229@aol.com
- Barbara Verlangiere – blondmare@gmail.com

Minutes of 9/11/17 LUC – El Jay moved for approval. Seconded by Barbara.

PUBLIC COMMENTS

- Mike Berry commented on Viva Farms status: 2 buildings town down out of 9. Deadline is end of 2017. Mike also commented that Camino Caballo Road is “ruined” by truck use. He asked about the fees that owner has avoided over the years because the buildings are not permitted.
- Istar Holliday commented that Code Enforcement should attend next SCAC meeting to report on status of removing all non-permitted Viva Farms buildings before end of 2017

OLD BUSINESS – None

NEW BUSINESS

1. DRC2017-00057 LFOA LLC – Proposed Minor Use Permit to construct two (2) 70,000 SF industrial buildings in separate phase (phases I and II), located at 654 Winterhaven Way, Arroyo Grande. APN(S): 091-402-006. Refer to the following link for more information:

<http://www.slocounty.ca.gov/getattachment/b1cdc59b-f6f7-4422-b845-5b0d65e56534/DRC2017-00057-LFOA-LLC-MUP-Referral-Package.aspx>

- 1.1. Applicant representatives, Thomas Reay (Architect) and Ken Fontes (CFO) discussed the following items of interest regarding DRC2017-00057:

- 1.1.1. Zoo Med has owned the property for two years. They want to construct two 70,000 sf buildings in phases (total = 140,000 sf) over a period of 5 years. Owner is Gary Bagnall. The reptile care products company moved from Los Angeles in 1992 and currently

operates at a 200,000 sf facility in SLO. They plan to continue operating at the SLO facility after this expansion.

- 1.1.2. The proposed building will have a barn theme design.
- 1.1.3. The operation is quiet. It performs repacking, glass cutting, and assembly of terrariums.
- 1.1.4. 25 to 60 employees are planned at the site.
- 1.1.5. Tree barriers will exist along Winterhaven and Willow. Most heritage trees (existing large eucalyptus) will be saved.
- 1.1.6. Daytime operation. No trucking activity during early or late hours because all receiving and shipping is managed by advance reservation.
- 1.1.7. Fencing runs around the property. Applicants will provide details at the SCAC meeting.
- 1.1.8. Current zoning is Industrial. However, it is adjacent to Rural Residential Zoning, including existing homes, and is generating concern from residents of adjacent homes.
- 1.1.9. Applicants expect to pay about \$850,000 traffic mitigation fees.
- 1.1.10. There is a 60' buffer along Winterhaven
- 1.1.11. Road access to all buildings is from two entrances along Winterhaven.
- 1.1.12. Reptile food processing and packaging is done at another location. No food processing will occur at this site.
- 1.1.13. Septic tank on site.
- 1.1.14. El Jay asked about an old oil spill that is under the site. No information available.
- 1.1.15. Applicants are not aware of restrictions that would be put on the property if they were to sell to another manufacturer. The LUC was interested in what other manufacturing could move into the facility.
- 1.1.16. The new buildings will support the company's expectations for 10% annual growth.
- 1.1.17. Lighting will be 'dark sky' complaint.
- 1.1.18. Stormwater retention ponds are planned on the property.

1.2. Connie Rose (neighbor) commented that there has historically been flooding at the corner of Winterhaven and Idylwild. The applicants are aware of the issue but do not know if their project will improve the situation.

1.3. Motion by Vince, seconded by Hans, to schedule a hearing at SCAC on 11/27/17. Approved.

2. DRC2016-00097 T-Mobile (Eugene) – Proposed Conditional Use Permit for a 80' antenna support structure disguised as a Mono Eucalyptus tree, including ground mounted equipment cabinets and generator. Project location is 268 N. Oakglen Avenue in Nipomo. APN: 090-151-009. Refer to the following link for more information:

http://archive.slocounty.ca.gov/Assets/PL/referrals/south+county/DRC2016-00097_T-MOBILE_EUGENE_Conditional_Use_Permit.pdf

2.1. Applicant was not in attendance at LUC. Motion by Art, seconded by Barbara to schedule a hearing at SCAC on 11/27/17. Approved.

3. PROJECT DESCRIPTION: DRC2014-00131 – Proposed conditional use permit for a three-story, 71 unit hotel with a total of 38,500sf. Site location is 549 Hill St, Nipomo. APN: 092-579-004. Refer to the following link for more information:

http://archive.slocounty.ca.gov/Assets/PL/referrals/south+county/DRC2014-00131_MARINAI_CUP.pdf

3.1. Applicant was not in attendance at LUC. Motion by El Jay, second by Dick, to schedule a hearing at SCAC on 11/27/17. Approved.

4. SUB2017-00022 TR1931 BROSKI LLC – Proposed Tract Map to modify building envelope on Cimarron Way in Arroyo Grande. APN(S): 090-042-041. Refer to the following link for more information:

<http://www.slocounty.ca.gov/getattachment/2771765e-7479-4f7d-aa6c-eeed10d99ec79/SUB2017-00022-TR1931-BROSKI-LLC-Referral-Package.aspx>

4.1. The LUC determined that the modification of the building envelope was a minor issue, in order to improve the location of a guest house. Dick motioned and Vince seconded to place this item on SCAC's consent agenda for a recommendation of approval.

5. SUB2017-00021 VANDERVEEN / SIMKO FAMILY TRUST – Proposed 4-lot residential Parcel Map (Lot 1 @ 44,115 SF; Lot 2 @ 44,112 SF; Lot 3 @ 60,121 SF; Lot 4 @ 60,092 SF). Project location is 2434 Montclair Place in Arroyo Grande. APN(S): 075-151-018. Refer to the following link for more information:

<http://www.slocounty.ca.gov/getattachment/6d067700-f07e-4f1d-8150-b7593ba12883/SUB2017-00021-VANDERVEEN-SIMKO-Referral-Package.aspx>

5.1. The applicant were not in attendance at the LUC. The committee agreed to move the item into the next LUC meeting (possibly January, 2018)

6. SUB2017-00028 VANPETTEN: This is a revised map for a 2 lot subdivision. The proposed map's topographic details have been updated to reflect the demolition of all previously-existing structures and to include the new residence currently under construction. Location is 916 Mesa View Drive, Arroyo Grande. APN(S): 075-281-014. Refer to the following link for more information:

<http://www.slocounty.ca.gov/getattachment/ce507121-10c2-4f28-b697-bdeaedf6c04c/SUB2017-00028-VANPETTEN-C017-0091-Referral-Package.aspx>

6.1. The applicant were not in attendance at the LUC. The committee agreed to move the item into the next LUC meeting (possibly January, 2018)

7. PMT2016-01335 AG PROPERTY HOLDINGS (EL CAMPO RANCH) – Construction of a 4.5 acre-foot capacity agricultural reservoir. Project is located at 111 E. El Campo Road, on the northeast corner of El Campo Road and Los Berros Road, about 1 mile south of Arroyo Grande. Refer to the following link for more information:

http://archive.slocounty.ca.gov/Assets/PL/referrals/south+county/PMT2016-01335_AG_PROPERTY_HOLDINGS_LL_C Major Grading Permit.pdf

7.1. Applicant representatives, Brian Reely (Project Engineer and Hydrologist), and Sage Finch (Operations Manager) discussed the following items of interest regarding SUB2017-00004

7.1.1. Applicant seeks to construct a holding pond (4.5 acre-feet), 82' X 160' X 18' deep, to improve water management at a blueberry growing operation.

7.1.2. The blueberries are grown in 23 acres of 'hoop tunnels'. The hoop tunnels have been in operation for five years.

7.2. Motion by Dick, seconded by Art, to recommend that SCAC place this item on consent agenda to recommend approval.

NEXT MEETING: There is no scheduled LUC meeting in December. The next meeting will be January 8th, 2018 at 9:00 AM (NCSD Chambers).