

South County Land Use Committee

Monday, May 13, 2019 9:00AM

Call to order,

Pledge of Allegiance,

Roll call –

Hans Hansson, El-Jay Hansson, Kevin Beauchamp, Tom Ryan

[Art Herbon, Barbara Verlengiere, and Richard Wright were absent]

Additions or deletions –

DRC2019-00049, Dale Cisneros project pulled from today's agenda
(as per applicant's request)

Roads reporter is out, but will be at next SCAC meeting

No public comment

DRC2019-00020 Phillips 66 Pipeline LLC Project

Relocation and replacement of crude oil pipeline from Santa Barbara County locations, through Nipomo to the Phillips 66 Refinery in Arroyo Grande.

Presenters were Audrey Bonafede, James Tull, and Butch Lemos from Phillips 66, and Nathan Eady from SCS Consultants.

The project is adding approximately 5 miles of heated pipeline in SLO County. The new pipeline travels east of the Phillips 66 facility on Battles Rd in Santa Maria to a point east of the city. There is travels north west to the Phillips 66 refinery. It travels through mostly agricultural areas. The new pipeline will have approximately the same capacity as the old pipeline.

The presenters stated that the pipeline will use the South route when it travels West of Highway 1 and enters the Phillips 66 Refinery property. The North route is not being used because of issues with existing facilities.

Phillips 66 Pipeline LLC is a Common Carrier, and could use condemnation proceedings to acquire right of way easements, if necessary.

The old pipeline that travels north along Highway 101 to the summit area near Los Beros Rd. will be mothballed, by cleaning it out and filling it with nitrogen under pressure. Phillips 66 personnel stated that it will probably never again be used to transport crude oil.

Continuous testing of the old and new pipelines will meet the highest of SLO County, State of California, or Federal standards.

The pipeline company's monitor center is located in Bartlesville, OK.

Motion to place on SCAC Consent Agenda by El-Jay, 2nd by Tom.

Unanimous approval

DRC2019-00041 T-Mobile West LLC / Doty Project

Conditional Use Permit for the construction of wireless telephone facility consisting of 20' x 20' fenced leased area to accommodate an 80' Mono Eucalyptus cellular tower and related equipment at 256 North Oakglen Ave. in Nipomo.

Presentation was made by Jesse Gilholm of Synergy Development Services, Inc.

The new location of the cell tower is near the Lucky Dog kennel. Per the presenter, Lucky Dog owners are aware of the installation of the tower.

The presenter stated that where to locate the tower and the design of the tower are the most frequently asked questions. He also stated that the tower is needed because of the lack of good coverage in this area.

The presenter stated that any negative health effects of the cellular tower waves diminish, to less than 5% of the Federal allowable, at a distance of about 50 feet from the tower.

Kevin and other Committee members questioned whether there was a better looking mono tree design than the one in the application. This may also be a concern to the SCAC.

Motion to add to SCAC Consent Agenda by Hans, 2nd by El-Jay.

Unanimous approval

DRC2019-00050 and DRC 201900051 SLO Cal Inc / Williams Projects

Minor Use Permit for both indoor (greenhouse) and outdoor cannabis cultivation on Thompson Rd Ave (near intersection of Highway 101 and Highway 166) in Nipomo.

Presentation was made by Austen Connella of SLOCAL Roots.

These applications are for two parcels that are contiguous, and have the same ownership. The parcels are located just northeast of the intersection of Highway 101 and Highway 166. The closest neighboring commercial properties (at Hutton Rd. and Cuyama Lane) are zoned industrial. Other neighboring properties are agricultural.

The prevailing winds blow from the applicant's properties to "no man's land."

The property is currently used to graze cattle.

There will be no increase in water usage compared to agricultural crops such as avocados and lemons, which are grown in adjacent properties.

This large facility will have 8 full time employees, and up to 11 employees at the height of growing season.

There will be a security system that meets the requirements of the SLO County Sheriff.

Motion to place on full SCAC Agenda by Hans, 2nd by Tom.

Unanimous approval

DRC2019-00058 Cortez Project

Conditional Use Permit for a 22,000 square foot cannabis cultivation; a 5,250 square foot ancillary cannabis nursery; and the use of an existing 3,000 square foot building for cannabis manufacturing at 3785 Mehlschau Rd. in Nipomo.

Presentation was made by Jessica Edmondson of Kirk Consulting.

Presenter stated that the 3,000 square foot building (mentioned above) may need to be refurbished or rebuilt.

Committee members suggested that the applicant get letters from neighboring residents indicating their feelings about the project. The project is in close proximity to other residences and to schools.

Project would use 1.18 acre feet of water per year, compared to the 25.5 acres feet of water used previously.

The project would add a water tank, as well as a fire suppression system.

The project will have a security system.

The project would have a maximum of 8 employees.

The buildings, etc. would utilize a Fogco carbon scrubber system to mitigate cannabis odors.

Motion to place on full SCAC Agenda by Hans, 2nd by Tom.

Unanimous approval

Next LUC meeting to be held on June 10, 2019