



SOUTH COUNTY ADVISORY COUNCIL

PO BOX 2355 NIPOMO, CA 93444-2355

MEETING MINUTES

Monday, September 28th, 2015

NCS D Building – 148 South Wilson Street, Nipomo, California

Meeting called to order at 1830

Pledge of Allegiance –

Roll Call conducted -

Members Present –

Area 6 – Art Herbon, Chairman
Area 3 – Richard Malvarose, Recording Secretary
Area 5 – Gary Spelbring, Treasurer
Area 1 – Michael Pieper
Area 1 – Vince McCarthy
Area 2 & NCS D – Dan Woodson
Area 4 – David Nilsen
Area 7 – Ron Smith
Agriculture – Patricia Duron

Members Absent (Excused)–

Public Safety – Richard Wright

Members Absent (Unexcused) –

Area 2 – Harry Walls
Area 7 – Susan Cholakian
LMUSD – Vern Dahl (Ex-Officio)

Additions or Deletions to the Agenda –

Item four of the Consent Agenda removed for discussion

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Correspondence and comments from the chair –

Chairman Art Herbon read the following statement “The SCAC provides a forum for citizen involvement and information on issues affecting unincorporated areas in South SLO County. The objective of the SCAC is to advise County Government entities on those issues.”

Art Herbon states that a grant application in the amount of \$1000 needed to be signed and sent to the County for further action

Community Presentations –

SLO Board of Supervisors – The Supervisor’s Office was unable to attend

CALFIRE Not present

SLO Sheriff’s Office Commander Jay Donovan stated that there were 1145 calls for service, 41 arrests, 37 thefts, 4 assaults, 6 vandalisms and that 25-30 of the arrests were drug related offenses.

California Highway Patrol Captain Michael Bueno noted that there was no increase in traffic collisions over the previous reporting period.

NCS D Dan Woodson stated that the Knollwood Chloramination system is under construction with an expected completion date of January 2016, that a bid preparation is under way for the 500,000 gallon storage tank on Joshua Road, that Michael Lebrun, GM for NCS D had announced his resignation and provided a brief overview of Chloramination.

Lucia Mar Unified School District Vern Dahl not present

Nipomo Chamber of Commerce President Richard Malvarose stated that membership was holding steady at 198 members and that the main thrust of Chamber activities was centering on getting ready for Oktoberfest.

SCAC Active Project Status Report Brian Pedrotti briefly covered active projects in South County (see attached)

Public Comments –

Mike Berry voiced concerns about Viva Farms conducting retail operations again as they are unloading trucks at 0600. He further claimed that 4th District Supervisor was being unresponsive to the issue and that her legislative assistant said that Viva Farms was keeping plants on site in order to allow them to acclimate.

Land Use Committee Chairwoman Istar Holliday spoke out in opposition to the Laetitia Reserve Project stating that the Planning Commission would be holding further hearings on October 29th and that Laetitia was directed to present new water usage reports based on the fact that the previous data was collected during the 2010 timeframe. She also asked if The Laetitia Reserve had access to State Water

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Consent Agenda –

The following items 1 through 3 were passed on consent agenda – Dan Woodson Moved, Gary Spelbring Second and passed by unanimous consent. Vince McCarthy asked that item 4 be removed for discussion.

1. Minutes of August 24th, 2015 SCAC meeting
2. Treasurer's Report for September 28th, 2015
3. SUB2015-0009 CO15-0065 CASTANEDA – Proposed parcel map to divide two parcels.
4. DRC2014-00156 – Proposed Minor Use Permit for the Jim O Miller Community Park in Olde Towne REMOVED FROM CONSENT AT THE REQUEST OF VINCE MCCARTHY;

Peg Miller of the Olde Towne Nipomo Association presented an overview of the proposed park project with questions asked by Vince McCarthy relating to Proposition 218, the ongoing maintenance of the park, concerns about criminal behavior and then a request that Richard Malvarose and Kevin Beauchamp recuse themselves from the vote based on their ties to the Real Estate Industry. A group discussion ensued in which it was determined that there was no conflict of interest and a recusal was unnecessary. A Motion to pass was made by Kevin Beauchamp, seconded by David Nilsen and passed in favor 8 to 1.

Old Business –

1. DRC2014-00152 PG&E – Proposed minor use permit request for Verizon cell site consisting of one antenna to be installed on an existing utility pole at 125 S. Thompson Ave, Nipomo. Item previously discussed and passed on to Olde Towne Nipomo Association for further discussion

New Business –

1. DRC2014-00130 MONARCH DUNES – Conditional Use Permit for 242 homes, roads and open space at Woodlands Phase II.
 - a. Jaime Kirk presented the change in plans to the board
 - b. Questions asked by the Board and members of the audience:
 - b.i. Istar Holiday Do the homes have low flow water fixtures? Yes. Where and when will the Assisted Living Facility be constructed? Outside of the business circle and will go before the BOS for further review. Why are so many trees being removed? Istar suggested that redwoods and cypress trees be planted to replace the eucalyptus trees.
 - b.ii. Mike Berry asked about pocket parks, whether the model home would be removed and voiced concerns over water use. Answers – Model home will come down during @A/2B construction and replaced with new model homes, the golf course has been browned out on purpose due to drought concerns.

- b.iii. El-Jay Hansen inquired about the perimeter around phase 2A and expressed concerns about trees being removed around the buffer zone. Answer – Trees will be removed very carefully.

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- b.iv. Unidentified individual inquired about the use of supplemental water from Santa Maria, the total number of houses at the completion of 2A and the possible erection of noise barriers between the project and Eucalyptus Road. Answers – A total of 1320 homes will be built and that noise monitoring will take place on Eucalyptus during construction and addressed as necessary.
 - b.v. Jeannie Taylor inquired about the water storage tanks and how they will be supplied. Answer – Four water tanks on property supplied by well water.
 - b.vi. Jim Harrison clarified questions about water sources at Trilogy and the supplemental water coming from Santa Maria.
 - b.vii. Roger Bailey spoke out in favor of the project
 - c. Art Herbon communicated to the Board that his position and vote did not represent a conflict of interest.
 - d. A motion to recommend approval was put forth by Dan Woodson and seconded by Richard Malvarose. The motion passed in favor with 7 ayes and 2 abstentions from Vince McCarthy and Ron Smith
 - e. Area 3 – 3,597
2. SCAC Bylaws – Tabled until the October Board Meeting
 3. Resignation of Sandra Caughell – Gary Spelbring motioned for approval with a second by Vince McCarthy. Passed by unanimous vote.
 4. Application to fill Area 3 vacancy from Elaine Thomas – Kevin Beauchamp motioned to approve with a second from Patricia Duron. Passed by unanimous vote

SCAC Committee Reports –

Land Use Committee – See attached
Traffic and Circulation Committee – See attached
PM10 Committee – No report

Next Meeting –

October 26th at 6:30 pm

Adjourn at 8:40 pm