



SOUTH COUNTY ADVISORY COUNCIL

PO BOX 2355 NIPOMO, CA 93444-2355

MEETING MINUTES

Monday, March 28, 2016

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

Meeting called to order at 1830

Pledge of Allegiance – Conducted by Richard Wright

Roll Call - Conducted

Members Present –

Area 6 – Art Herbon, Chairman
Area 1 – Michael Pieper, Vice Chairman
Area 3 – Richard Malvarose, Recording Secretary
Area 5 – Gary Spelbring, Treasurer
Public Safety – Richard Wright
Area 1 – Vince McCarthy
Area 2 & NCS D – Dan Woodson
Area 3 – Elaine Thomas
Area 4 – David Nilsen
Area 6 – Kevin Beauchamp
Area 7 – Ron Smith
LMUSD – Vern Dahl (Ex-Officio)

Members Absent (Excused)–

Members Absent (Unexcused) –

Area 2 – Harry Walls

Quorum Established

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Additions or Deletions to the Agenda – Mads Place project added to discussion on active projects

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.”

1. SCAC Election Results – David Nilsen thanked everyone for the professional job performed by the election committee and volunteers.
2. Nominations and approval of Officer Positions on the SCAC were unanimous:
 - a. Chair – **Art Herbon** Motion by Michael Pieper / Second by Gary Spelbring
 - b. Vice Chair – **Michael Pieper** Motion by David Nilsen / Second by Kevin Beauchamp
 - c. Treasurer – **Gary Spelbring** Motion by Elaine Thomas / Second Michael Pieper
 - d. Correspondence Secretary – **Richard Wright** Motion by Elaine Thomas / Second by Gary Spelbring
 - e. Recording Secretary – **Richard Malvarose** Motion by Ron Smith / Second by Elaine Thomas
3. Land Use Committee Chairman – Art Herbon appointed Richard Malvarose as incoming Land Use Committee Chairman. Istar Holliday thanked everyone from the previous Land Use Committee for their hard work and dedication
4. Formation of Finance/Audit Ad Hoc Committee by acclamation David Nilsen, Harry Walls and Richard Wright.
5. Three sets of P.O. Box keys were ordered

No correspondence

Community Presentations –

SLO Board of Supervisors – Jocelyn Brennan Legislative Assistant briefed the following; That plans for the Diablo Canyon Desalinization water distribution pipeline to South County were moving forward, that there was a tentative ruling against the Nipomo Community Park EIR based on water consumption, and that there would be a May 24th update on the lawsuit filed by other South County cities against the Nipomo Mesa Water Management Plan.

CALFIRE no representative in attendance

SLO Sheriff's Office SGT Dave Lipanovich briefed that vehicle thefts were on the rise in Nipomo and that the Sheriff Department believes that most of the crime originates from Santa Maria

California Highway Patrol SGT Johnson stated that our area was relatively quiet with 3 arrests for DUI, He also stated that he would look into concerns raised about the traffic congestion on Tefft Street following the Swap Meet on Sundays.

NCSD Dan Woodson stated that the contract for a new water storage tank on Joshua Road had been awarded to Pacific Hydrotech and that construction would begin in April and finish in January. He also stated that groundwater production for February was 62.2 acre feet and that the district fell short of its mandated 28% reduction requirement by 12%. (see attached for further details)

Lucia Mar Unified School District Vern Dahl stated that the bond issue is ongoing and that healthcare coverage reporting for district employees is under review.

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Nipomo Chamber of Commerce President Dave Nilsen talked about the upcoming Spring Street Fair on May 21st.

Active Project Report Brian Pedrotti briefed current and closed projects (see attached)

County Planning and Building Director Jim Bergman provided an overview of the Mads Place project and gave details on why no permits were required, how 16 people could be placed in each home and stated that it was such an unusual situation that the County was still researching its option for code enforcement and possible zoning changes.

Public Comments –

Gray Hartley spoke out against the proposed use of the homes on Mads Place as housing for H2A visa workers. He was very upset that the neighbors were given no notification and had no opportunity to voice their concerns to the County.

Jeanne Taylor asked if there were going to be women as well in the homes, if garage conversions would be allowed and that if the Sheriff was called too many times that it could be considered harassment.

Bryan Galvan spoke out in opposition to the plan voicing concerns that the neighborhood wasn't notified, that he believed that if this had been proposed in a County officials' neighborhood that it wouldn't happen and that he was very concerned about possible crime.

An unidentified resident on Oak Glen was very upset about the possibility of 112 men living next door to her family with small children.

Consent Agenda –

The following item were passed on consent agenda – Gary Spelbring motioned and Elaine Thomas seconded with Richard Wright abstaining

1. Minutes of February 25, 2016 SCAC meeting
2. Treasurer's Report – February 2016
3. SUB2015-00053MUSCH – Proposed lot line adjustment at 719 Story Street into two five acre parcels
4. Add Annual Budget to next meeting

Old Business –

Workforce Housing Ordinance and Design Guidelines – Richard Malvarose moved and Patricia Duron seconded that this issue be tabled and sent back to the Land Use Committee for further review.

Residential Vacation Rental Ordinance (LRP2015-00007) – Gary Spelbring moved and Patricia Duron seconded that this issue be tabled and sent back to the Land Use Committee for further review. Karen Nalc will present to the Land Use Committee additional information as it pertains to the Residential Vacation Rental Ordinance. The Land Use Committee recommends that language be added that gives Home Owner's Associations priority in determining whether rentals be allowed in HOA's.

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New Business –

None

SCAC Committee Reports –

Land Use Committee – see attached

Traffic and Circulation – see attached

SCAC Redistricting Committee –

SCAC Bylaws Committee -

Next Meeting –The next SCAC board meeting will be on April 25, 2016 at 6:30 PM.

Adjourned – 2100 hours