



# **SOUTH COUNTY ADVISORY COUNCIL**

PO BOX 2355 NIPOMO, CA 93444-2355

## **Meeting Minutes**

Monday, September 26, 2016

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

**Meeting called to order at 1830**

**Pledge of Allegiance – Conducted by Harry Walls**

**Roll Call -**

**Members –**

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

**Quorum Established YES**

**Additions or Deletions to the Agenda –**

## **MEETING MINUTES Cont' Monday, September 26, 2016**

### **Correspondence and comments from the chair –**

Chairman reads 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.”

### **Correspondence**

#### **Community Presentations –**

**SLO Board of Supervisors – Supervisor Lynn Compton JIM BERGMAN PROVIDED AN UPDATE ON THE LAETITA RESERVE PROJECT BEING DENIED ON APPEAL TO THE BOS**

**CALFIRE – NOT PRESENT**

**SLO Sheriff's Office – Commander Jay Donovan – NOT PRESENT**

**California Highway Patrol – OFFICER MIKE BROWN PROVIDED AN UPDATE ON THE FATAL VEHICLE CRASH ON LOS BERROS ROAD WITH ONE FATALITY AND STATED THAT A FELONY MURDER CHARGE WAS BEING SOUGHT AGAINST THE DRIVER. HE ALSO DISCUSSED THE IMPROVING ISSUES OF NO PARKING ABOVE THE SANTA MARIA SPEEDWAY**

**NCSO – Dan Woodson PROVIDE AN UPDATE ON THE 500,000 GALLON WATER STORAGE TANKS THAT THE CONSTRUCTION WAS ON SCHEDULE AND IS DUE TO BE COMPLETED BY NEXT JANUARY. SEE ATTACHED FOR ADDITIONAL NCSO INFORMATION**

**Nipomo Chamber of Commerce – David Nilsen REITERATED THAT THE LARGEST EVENT OF THE YEAR, THE NIPOMO OCTOBERFEST WAS TAKING PLACE ON OCTOBER 15<sup>TH</sup> AND 16<sup>TH</sup> AND THAT A FUNDRAISING BBQ WAS BEING HELD ON OCTOBER 2<sup>ND</sup>.**

**Lucia Mar Unified School District – Vern Dahl – NOT PRESENT**

**SLO Planning Department – Stephanie Fuhs STATED THAT THE HEARING FOR PHILLIPS 66 WOULD TAKE PLACE ON OCTOBER 5TH**

**Public Comments –** Public testimony on items not scheduled on today's old and new business. Speakers are allotted 3 minutes for comments (total time for public comment is 15 minutes)

**JEANNE TAYLOR PRESENTED AWARDS TO THE NIPOMO COMMUNITY DOG PARK VOLUNTEERS AND THE NIPOMO RECREATION DEPARTMENT ON BEHALF OF SLO COUNTY PARKS**

**MIKE BERRY REITERATED HIS POSITION ON EXCESSIVE WATER USAGE AT 1206 MESA ROAD TO GROW STARWBERRIES THOUGH HORSE GRAZING APPEARS TO BE THE ONLY ACTIVITY AT THAT LOCATION. HE BELIEVES THAT SHIPMENTS OF WATER TO SPEEDLING FROM THE MESA IS ILLEGAL AND NEEDS TO BE STOPPED. (WADE HORTON FROM PUBLIC WORKS STATED THAT IT WAS ILLEGAL TO SHIP WATER OUTSIDE OF THE ORIGINATING BASIN, NOT NECESSARILY OUTSIDE THE MESA)**

**MEETING MINUTES Cont' Monday, September 26, 2016**

**HE ASLO STATED THAT THE WOODLANDS PROJECT CHANGE TO GRAPES INSTEAD OF GOLF COURSES IS A MAJOR CHANGE TO THE PLAN ALONG WITH THE 242 HOMES PLANNED TO BE BUILT. HE REQUESTED THAT A LETTER BE SENT TO BOARD OF SUPERVISORS ON BEHALF OF SCAC ASKING TO PUT A STOP TO UNCHECKED GROWTH.**

**ISTAR HOLLIDAY STATED THAT THE LAETITIA RESERVE PROJECT DISCUSSED THE LAND EAST OF HIGHWAY 101 NOT HOLDING WATER AND THAT LAETITIA IS NOW BUILDING 100+ HOMES AND NOT GIVING UP THE RIGHT TO PLANT GRAPES IN THE FUTURE**

**VIVA FARMS COMMENTS –**

**ISTAR HOLLIDAY STATED THAT FOR 6 YEARS VIVA FARMS HAS NOT PAID FEES, CONTAINS AN UNPERMITTED RESIDENCE, UNPERMITTED LOADING DOCKS AND HAS MANY MORE THAN 10 TRUCKS PER DAY ACCESSING THE SITE.**

**MIKE BERRY STATED THAT VIVA FARMS HAS BEEN ALLOWED TO SLIDE ON ALL FEES, TRUCKING PROCEDURES ARE NOT BEING FOLLOWED AND STATED THAT HARLEY VOSS AND JIM BERGMAN HAVE BEEN LESS THAN TRUTHFUL ABOUT THE SHENANIGANS AT VIVA FARMS.**

**Consent Agenda –**

These are items scheduled for consideration as a group, and for approval of the recommended motion (Motions are underlined below). Any council person may withdraw an item from the Consent Agenda, in order to permit discussion after the Consent vote

- 1. Minutes of August 2016 SCAC meeting**
- 2. Treasurer's Report – September 2016**
- 3. DRC2016-0002 MONARCH DUNES – 32,000 SQ. FT. MINI STORAGE FACILITY – PROJECT LOCATION IS OFF HIGHWAY 1, IN THE WOODLANDS AREA OF NIPOMO. PAUL LAUGHTON, DEVELOPER AND PAT BLOTE, ARCHITECT PRESENTED THE PROJECT TO THE LUC. LUC RECOMMENDED APPROVAL ON CONSENT.**

**KEVIN BEAUCHAMP REQUESTED REMOVAL OF ITEM 1. KEVIN BEAUCHAMP AND ART HERBON ABSTAINED FROM VOTE DUE TO NOT BEING PRESENT. ITEMS TWO AND THREE PASSED UNANIMOUSLY AFTER A MOTION TO APPROVE BY DAN WOODSON AND SECOND BY HARRY WALLS. ITEM 1 WAS MOTIONED FOR APPROVAL BY HARRY WALLS AND SECONDED BY MICHAEL PEIPER FOR APPROVAL.**

**AGENDA Cont' Monday, September 26, 2016**

**Old Business –**

**VIVA FARMS CLOSURE – DISCUSSION AT LUC REQUEST, REGARDING REPORTS THAT COUNTY REVERSED DECISION TO CLOSE VIVA FARMS/PLANT RESOURCE. HARLEY VOSS, COUNTY CODE ENFORCEMENT STATED THAT PERMITS HAVE BEEN APPLIED FOR DEMOLITION, THAT THERE IS AN ASBESTOS CONCERN THAT IS BEING CHECKED BY STATE OFFICIALS AND REITERATED THAT THE COUNTY DOES NOT VIEW VIVA FARMS AS A DISTRIBUTION POINT BUT RATHER AS A SPECIALTY NURSERY.**

**New Business –**

**DRC2016-00005, GHAZALY SOUTH COUNTY E-REFERRAL, 1020 DIVISION STREET, NIPOMO PROPOSED MIX USE DEVELOPMENT : 8,200 SQ. FT. COMMERCIAL, 4,800 SQ. FT. STUDIO APARTMENTS. AFTER FAILED ATTEMPTS BY LUC CHAIRMAN TO GAIN RESPONSE BY MR. GHAZALY, NO SHOW OF GHAZALY REP AT LUC MEETING AND SEVERAL COMMITTEE MEMBERS COCNERNS ABOUT INADEQUACY OF APPLICATION DETAILS AND MAPS FOR PROJECT. LUC ASKED THAT SCAC RECOMMEND DENIAL OF PROJECT AS PRESENTED. RICHARD MALVAROSE MOTIONED AND KEVIN BEAUCHAMP SECONDED FOR UNANIMOUS APPROVAL TO RECOMMEND DENIAL.**

**SCAC REDISTRICTING SUBCOMMITTEE REPORT (KEVIN BEAUCHAMP, VINCE MCCARTHY, PATRICIA DURONAND ART HERBON) – REPORT BY KEVIN BEAUCHAMP**

**THE SUBCOMMITTEE RECOMMENDS THAT SCAC APPROVE ONE OF THE ALTERNATIVES:**

- 1. DO NOTHING. LEAVE BOUNDARIES AS IS.**
- 2. ADJUST THE BOUNDARIES OF THE EXISTING SEVEN AREAS TO ACHIEVE A BETTER BALANCE OF POPULATION. BENEFIT – IMPROVED REPRESENTATION OF ALL AREAS**
- 3. ADJUST SCAC FROM SEVEN TO SIX AREAS. BENEFIT – IMPROVED REPRESENTATION OF ALL AREAS AND BETTER SIZING OF SCAC (REDUCES NUMBER OF SCAC POSITIONS FROM 17 TO 15)**

**AFTER DISCUSSIN THE PROS AND CONS OF EACH OPTION DAVID NILSEN MOTIONED TO KEEP THE BOARD THE SAME SIZE WITH SEVEN AREAS AND MINOR ADJUSTMENTS AND ART HERBON SECONDED. VOTE FAILED TO PASS. ART HERBON MOVED TO KEEP THE DISTRICTING AND BOARD SIZE THE SAME AND DAN WOODSON SECONDED WITH A UNANIMOUS CONSENT.**

**SCAC Committee Reports –**

**Land Use Committee – Richard Malvarose NO NEW INFORMATION**

**Traffic and Circulation – Dan Woodson SEE ATTACHED**

**SCAC Redistricting Ad Hoc Committee – ART HERBON MOVED TO DISBAND AND KEVIN BEAUCHAMP SECONDED WITH UNANIMOUS CONSENT**

**SCAC Bylaws Committee – Dick Wright**

**SCAC Finance Audit Ad Hoc Committee – David Nilsen, Harry Walls, Richard Wright**

**Next Meeting –The next SCAC board meeting will be on October 24<sup>th</sup>, 2016 at 6:30 PM.**

**Adjourned –**