

MEETING MINUTES

Monday, 06/26/2017 - 6:30PM

NCSD Building - 148 South Wilson Street, Nipomo, California

Meeting called to order by the Chairman at 1835

Gary Spelbring led the Pledge of Allegiance

Area 6 – Art Herbon, Chairman – Present

Area 1 – Open, Vice Chairman

Area 5 – Gary Spelbring, Treasurer – Present

Area 3 – Richard Malvarose, Recording Secretary – Present

Public Safety – Richard Wright, Correspondence Secretary – Present

Area 1 – Vince McCarthy – Present

Area 2 – Dan Woodson – Present

Area 2 – Harry Walls – Not Present

Area 3- Elaine Thomas – Present

Area 4 – Cody King – Present

Area 6 – Kevin Beauchamp – Present

Area 7 – Ron Smith – Present

Agriculture – Pat Duron – Present

LMUSD – Vern Dahl (Ex-Officio) – Not Present

Quorum Established

CORRESPONDENCE AND COMMENTS FROM THE CHAIR – Art Herbon, Chairman read the following statement - SCAC provides a forum for citizen involvement and information on issues affecting unincorporated areas in South SLO County. The objective of SCAC is to advise County Government entities on those issues. He also stated that the Vice Chairman, Michael Pieper had tendered his resignation effective June 21st. Art Herbon suggested that a letter of appreciation be sent to Michael Pieper for his service. Finally, he stated that nominations a vote for the Vice Chairman would be held at the July SCAC meeting.

COMMUNITY PRESENTATIONS - The SCAC Council may ask questions at the conclusion of each presentation. The Chairman may invite questions from the public if time permits.

SLO County Supervisor - Not Present

CALFIRE – LT Felix Camacho provided Nipomo Fire Station 20/22 statistics (see attached) and briefly addressed the oil tanker rollover on Willow and the fatal fire on Pomeroy

SLO Sheriff - Not Present

CHP – Not present

Public Safety (optional) – Richard Wright – No Comments

Agriculture (optional) – Pat Duron – No Comments

NCSD - Dan Woodson provided the monthly NSCD statistics (see attached)

Nipomo Chamber – Rudy Stowell remembered Paul Teixeira’s service to the community and reiterated that Nipomo would be receiving \$1.2m back in Public Facility Fees.

LM School District – Cindy Nabor, Facilities Director for LMUSD provided brief updates on current and future infrastructure projects in the District to include;

Arroyo Grande High Gym roofing replacement

AGHS window replacements

Nipomo High concrete repairs

Lopez High security cameras

Judkins Elementary parking lot repair

Paulding Middle School repaint

Mesa Middle School roofing repairs and shade structure installation

Branch and Dana Elementary asphalt and electrical repairs

PUBLIC COMMENT: 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).

Mike Berry provided a Viva Farms update by stating that the loading dock was gone, that the 8,000-square foot building was down and stated his belief that Viva Farms should be responsible pavement repairs on Viva, Mesa and Camino Caballo.

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. June Treasurer's Report (Spelbring). **Motion: Approve Treasurer's Report.**
2. April SCAC Minutes (Malvarose). **Motion – Approve Minutes.**
3. June 12th SCAC Minutes (Malvarose): **Motion – Approve Minutes.**

A motion to pass as published was made by Richard Malvarose and seconded by Kevin Beauchamp. Motion passed with Richard Wright recusing himself for not being at the previous meeting.

OLD BUSINESS

1. Cannabis Commercial Outdoor Cultivation (excluding personal cultivation) –
 - Issues on Residential Rural properties. Water, odor; Setbacks; noise and other issues related to environmental and residential impacts.
 - Issues related to agricultural properties. Water, debris and environmental impacts
2. Cannabis Commercial Indoor Nurseries (excluding personal cultivation) – Issues on Residential Rural properties. Water availability; odor; Setbacks; noise.
3. Cannabis Manufacturing – Commercial Service and Industrial Sites SCAC Meetings.

4. Cannabis Testing Facilities. – Commercial Service and Industrial Sites
5. Cannabis Dispensaries – Commercial Retail and Commercial Service sites. Recreational versus medical sites
6. Cannabis Activities – Enforcement

A group discussion started at 1920 and continued for approximately one and a half hours. It was determined that we could not finish the entire discussion of Cannabis Activities in the South County and a suggestion was put forward that the SCAC form an Ad Hoc committee to discuss Cannabis activities in South County in depth. A motion was made by Kevin Beauchamp and seconded by Patricia Duron and was unanimously approved. Kevin Beauchamp is appointed Chair of the committee.

NEW BUSINESS - none

SCAC COMMITTEE REPORTS

1. Land Use Committee (Malvarose) – Nothing further to report
2. Traffic and Circulation Committee (Dan Woodson) – Nothing further to report
3. SCAC Bylaws Ad Hoc Committee (Dick Wright) – Nothing further to report

ADJOURNMENT at 2105

The next meeting of the South County Advisory Council will take place on Monday July 24th at 1830.

HOUSING (active project requests)

1. LRP2014.0016 BLACKLAKE SPECIFIC PLAN - Feb-2015 SCAC advised County to authorize processing of Specific Plan. 5/19 Town Hall - Remove plans for 100 single family homes, and for rebuilding water treatment plant. Hotel: 65 suites and 65 condos. Senior living. No RV park. Board of Supervisors authorized processing on 1/12/16.
2. SUB2015-00009 CO15-0065 CASTANEDA- Proposed parcel map to divide two parcels of approximately 20.9 acres into four resulting parcels of 5.2,5.3,5.3,and 5.1 acres. Site location is 1650 Rocky Place, Arroyo Grande. Sept., 2015 - SCAC recommended approval of application. Feb-2016 - Planning Commission accepted for processing but no hearing scheduled yet.
3. DRC2016-Fulton - minor use permit for a detached 4,000 sf garage/workshop at 1455 Verano Way, Nipomo. SCAC recommended approval Nov-2016.
4. DRC2016-Edwards - minor use permit to allow modification of the building envelope and the road incline which needs to be 16%. SCAC recommended approval Nov-2016.

BUSINESS (active project requests)

1. DRC2011.0065 UNOCAL/Guadalupe Oil Field Cleanup (Willow truck route) - Jun, 2014 SCAC advised against project. Mr. McKenzie will investigate accuracy of EIR regarding 100-200 homes not considered on the proposed route. Mar-2016 – Planning Commission waiting for more information.
2. DRC2012.0095 PHILLIPS 66 RAIL SPUR - Feb-2014 SCAC tabled the issue pending completion of the final EIR. Oct-2014 SCAC sent letter to County. Jan-2016 - SCAC advised county to reject application based on "intensified land use". Oct-2016 – PC denied application.
3. DRC2014.0018 Mesa Dunes Retail, 719 Tefft St, Nipomo. Feb-2016 - County waiting for more info. 10/16 - Enforcement case and information hold items pending.
4. DRC2014-00131 MARINAI – Conditional Use Permit for three story, 83 unit Hilton Hotel with a total of 38,500 sf. SCAC voted to recommend approval provided that the project adhere to I) Cal Fire guidelines, II) that a traffic study be completed and show no deterioration from the current level of service and III) that the project adhere to the West Tefft Commercial Corridor Aesthetic Plan.. Oct-2016 – Project will have to be re-noticed before going back to Planning Commission.
5. Viva Nursery and Plant Source - Aug-2014 - Plant Source relocated to Oceano to reduce truck traffic on Camino Caballa. Feb-2016 - Viva announced they will be closing operations. Oct-2016 – Code Enforcement report to SCAC indicates that operations might not close.
6. LRP20154-0025 Monarch Dunes Retail - Change site zoning from commercial to retail. July, 2015 - SCAC recommended approval. Sept-2016 Board of Supervisors authorized.
7. DRC2015-00044 Deactivate Phillips 66 Pipelines - Minor use permit to deactivate pipelines between Phillips 66 and Chevron's Guadalupe Dunes cleanup site. Oct-2015 - SCAC recommended approval.

8. LRP2015-00007 - Proposed Residential Vacation Rental Ordinance - Neighborhood compatibility concerns and community character impacts associated with establishing vacation rentals in residential neighborhoods and rural/agricultural areas of the county. The proposed amendments would disallow temporary events (e.g. weddings, reunions, concerts, etc.) at sites with residential vacation rentals unless they obtain land use permit approval for the event. Oct-2016 – waiting for direction for BOS.
9. DRC2016-0002 MONARCH DUNES – 32,000 SQ. FT. Mini storage facility – project location is off highway 1, in the woodlands area of Nipomo. SCAC recommended approval Sept-2016.

PUBLIC INFRASTRUCTURE (active project requests)

1. CAL2015 - Caltrans two-way left turn channel at Hwy1 and Sheridan. Mar-2015 SCAC advised County to encourage minimal removal of trees on the project. May-2015 County waiting for more information regarding the number of trees to remove.
2. DRC2014-00152 PG&E- Proposed Minor Use Permit for a cell site consisting of one antenna to be installed on an existing utility pole at 125 S. Thompson Ave, Nipomo (Trisha Knight). Aug-2015 - SCAC requested that the applicant review the placement and style of the cell site with the Olde Towne Nipomo Association prior to the SCAC making a recommendation. 10/20/15 - Trisha requested moving the item to November's SCAC meeting to all design review with Olde Town Association.

HOUSING (projects that were approved, rejected, withdrawn)

- ~~1. SUB2006.0205 Vista Grande—18 unit planned development at 545 Grande Ave, Nipomo. Apr-2014 SCAC advised for approval of project. Approved.~~
- ~~2. DRC2013-0071 Dana Foothill Rd, Nipomo—Distance waiver of 350' for a second home. Mar-2014 SCAC Advised County to approve the project. Approved.~~
- ~~3. SUB2013.0058 1288 Hetrick Ave, AG. Subdivide 10.8 acres into 5.3 and 5.5 acre parcels. Apr-2014 SCAC advised against based on water issues. 8/14—withdrawn by applicant~~
- ~~4. DRC2014.0014 Peachy—164 S Mallagh St. Six 2-bedroom homes on 1/2 acre (section 8). Nov-2015 SCAC advised for approval of project. Jan-2015 Approved.~~
- ~~5. LRP2014.0001 MONARCH DUNES PHASE 2 SPECIFIC PLAN—Withdrawn by applicant.~~
- ~~6. DRC2014.0097 VAN PETTEN (916 Mesa View Dr.) Mar-2015 SCAC advised to allow 5' bluff setback. May-2015. Approved 1/15/16 with no appeal.~~
- ~~7. DRC2014-00148 JOHANNESSEN—Convert an existing garage and office into a secondary dwelling, 804 Pomeroy Rd, Nipomo. Planning Commission approved 10/2/15.~~
- ~~8. SUB2001.0001 LAETITIA AGRICULTURE CLUSTER 102 residential lots. 6/22/15—SCAC advised against project due to road access and water issues. Project denied by Planning Commission on 2/11/16. BOS denied the appeal at their 9/28/2016 meeting.~~
- ~~9. SUB2015-00004 HURDLE—975 Theodora St., Nipomo. Subdivide 0.9 acres into four residential parcels. June, 2015—SCAC recommended approval of application. Subdivision Review Board approved project 3/8/16.~~

BUSINESS (projects that were approved, rejected, withdrawn)

- ~~1. DRC2012.0101 Oil Pipeline—From Price Canyon to P66 line @ Oak Park & Grande Ave. Oct-2014 reported to SCAC by Brian Pedrotti. May-2015 Approved~~
- ~~2. DRC2014.0076 Peoples Care, 150 Mary Ave, Nipomo. Day Care Center—Feb-2015 SCAC advised allowing exemption to parking standards for day care center. May-2015 Withdrawn by applicant~~
- ~~3. DRC2014.0132 SHARMA—Minor use permit for water tank storage yard and office on Hutton Rd between Winding Way and Cuyama Ln, Nipomo—May-2015—SCAC advised county to approve application.. September, 2015—project approved.~~
- ~~4. DRC2014-00153—96 bed assisted living center and 36 unit apartment for independent living—SCAC advised approval of modification to project from 36 unit to 40 unit, and other changes, providing the project meets criteria of West Tefft Corridor Plan. August, 2015—project approved~~
- ~~5. DRC2013.0062 PORTER—10200 Alamo Creek Rd (Huasna) Porter Ranch Exploration Wells.—Mar-2014 SCAC tabled request until more information is available. Project withdrawn 1/13/16.~~

- ~~6. DRC2014 0065 Nichols— Wine production tasting room (Peacock). 1543 Los Berros. Jan-2015 SCAC advised for approval of project. Approved by Planning Commission 10/26/15.~~
- ~~7. DRC2015 00017— 15 Year extension for freeway billboard— Conditional use permit to extend approval an additional 15 years. Nov,2015— Application rejected by Planning Commission.~~
- ~~8. DRC2014.0024 RV Storage—245 Frontage Rd. Add 300 parking spots for swap meet. Nov-2015 SCAC tabled item until after Mary Avenue widening project is decided. Approved at PDH 6/17/2016.~~
- ~~9. DRC2014 0070 Ethnobotanica— 2122 Hutton, Nipomo. Medical marijuana dispensary. Feb-2015 SCAC advised county to deny the application. July 2015— Planning Commission approved the project. Nov, 2015— BOS denied the project.~~
- ~~10. DRC2015 00101 BAKER— Proposed Conditional Use Permit / development plan for a self-storage facility at 2710 Willow Road, Arroyo Grande. SCAC recommended approval Apr, 2016.~~
- ~~11. 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. Changed the number of buildings from four to six and stated that they are in possession of an intent to serve from NCSO for sewage and a Will Serve from Golden State. This discussion was for reference only and is being moved to the Project Appendix.~~

PUBLIC INFRASTRUCTURE (projects that were approved, rejected, withdrawn)

- ~~1. DRC2013.0076 Land Conservancy, 1290 Mesa View Dr. New 12 acre public park. Apr 2014 SCAC advised county to support project. Approved July 2014~~
- ~~2. DRC2013.0084— Two Cell Towers—1070 Mesa View Dr, Arroyo Grande. May 2014 Approved May 2014~~
- ~~3. DRC 2014 00156— Proposed minor use permit for the Jim Miller Community Park in Olde-Towne Nipomo. Site location: corner of West Tefft and Carillo Streets. Sept., 2015— SCAC recommended approval. March, 2016— Planning Commission approved.~~
- ~~4. DRC2014.0010— Wise, Antennas at 2286 S. Haleyon. Mar 2015 SCAC advised use of faux-Eucalyptus tree instead of pine tree. October 22, 2015— Planning Commission approved.~~