

## MEETING MINUTES

Monday, September 25, 2017 - 6:30PM  
NCSD Building - 148 South Wilson Street, Nipomo, California

### **Meeting called to order at 1830**

Area 6 - Art Herbon, Chairman

Area 5 - Gary Spelbring, Treasurer

Area 3 - Richard Malvarose, Vice  
Chair & Recording Secretary

Public Safety - Richard Wright,  
Correspondence Secretary

Area 1 - Vince McCarthy

Area 1 - Open

Area 2 & NCSD - Dan Woodson

Area 2 - Harry Walls

Area 3 - Elaine Thomas

Area 4 - Cody King

Area 5 - Open

Area 6 - Kevin Beauchamp

Area 7 - Ron Smith

Area 7 - Open

Agriculture - Pat Duron

LMUSD - Vern Dahl (Ex-Officio)

### **Roll call conducted**

**Present – Art Herbon, Richard Malvarose, Richard Wright, Vince McCarthy, Kevin Beauchamp, Ron Smith, Cody King and Vern Dahl**

**Absent – Dan Woodson, Harry Walls, Elaine Thomas and Pat Duron**

### **Quorum established**

**CORRESPONDENCE AND COMMENTS FROM THE CHAIR – Chairman Art Herbon 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.

**Chairman Art Herbon emphasized the request by Dan Woodson for SLOCOG's presentation -**

- Regional Transportation Plan – Dan Woodson requests that SLOCOG make a presentation at October's SCAC meeting. He recommends that we all take this online survey so that SLOCOG gets adequate feedback to understand the needs of our rural community: [www.slocog.org/rtpinfo](http://www.slocog.org/rtpinfo)

**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 Lynn Compton
- CALFIRE - Battalion Chief Eric Shalhoob
- SLO Sheriff - Commander Stuart MacDonald
- CHP - Lieutenant Mike Brown
- NCSD - Dan Woodson
- Nipomo Chamber – Rudy Stowell
- LMU School District - Vern Dahl
- SLO County Planning - Stephanie Fuhs

**Meeting minutes cont'**

**4<sup>th</sup> District Supervisor Legislative Assistant Caleb Mott provided a brief over view of the ongoing Cannabis Draft Ordinance to include:**

**Outdoor cannabis activities will be limited to 50 permits**

**No limit on indoor activities**

**Require a 1-1 offset for cannabis activities in areas that are at or below Stage III drought**

**A limit of six plants grown indoors for each single-family residence**

**Volatile manufacturing will be allowed in areas zoned for industrial use**

**The flooding area Mallagh Street should be the beneficiary of grant funds from FEMA**

**Diane Martinez's flood plain issue has been identified at the County and information will be provided to the family soon**

**Mike Deleo from Cal-Fire provided Station 20 and 22 statistics for the month of August (see attached)**

**Rudy Stowell from the Nipomo Chamber of Commerce provided an update on the next Chamber luncheon at Las Cazuelas and the upcoming Nipomo Octoberfest on October 7<sup>th</sup> and 8<sup>th</sup>.**

**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).

**A gentleman identified as Bob put forth an issue on Suey Creek Road where there has been an ongoing electrical overload on the system due to what he believes are numerous illegal marijuana grows. He additionally stated his concerns over fires in the canyon due to the marijuana growers using generators.**

**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. August 28<sup>th</sup> SCAC Minutes (Malvarose). **Motion – Approve Minutes.**
2. Trilogy Phase 2B DRC 2016-00132 – Design review for 163 residential units and project features: 45-acre vineyard; 3<sup>rd</sup> water tank; Expanded waste water system; landscaping; perimeter landscape buffers; pocket park and trails. Land Use Committee unanimously voted to place the item on the consent agenda to recommend approval. **Motion: Recommend approval.**
3. DRC2017-00020 - Minor Use Permit, Nipomo. APN(s): 091-508-002, -003, & -006. Vehicle Storage facility. Pat Lodi and Brad Brechwald provided a short overview of the  
  
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4. project: 88 indoor storage units; 6 offices. Land Use Committee unanimously voted to place the item on the consent agenda for approval. **Motion: Recommend approval.**

5. DRC2017-00011 VIOLANTE - Modify existing 477 square foot garden shed into 600 square foot second home. This request seeks approval for the second home being further than 50' from the first home, since the existing shed is 77' from the home. No additional water meter planned. John Violante and Stacey Stipp provided a short overview of the project. Land Use unanimously voted to place the item on the consent agenda for approval. **Motion: Recommend approval.**
6. SUB2017-00011 E+M LIMITED PARTNERSHIP, South County E-Referral, Lot Line Adjustment, Arroyo Grande APN(s): 075-181-036, -035, -033, 032, & -003. David Cross made a short presentation: Four parcels were previously (July 2017) merged into one 206-acre parcel. This request seeks to divide the 206 acres into two agricultural parts. Land use voted unprovided a short overview of the project: Four parcels were merged into one. Land Use unanimously voted to place the item on the consent agenda for approval. **Motion: Recommend approval.**

**A motion was made by Kevin Beauchamp and was seconded by Richard Wright to approve the consent agenda. The motion was passed unanimously.**

## **OLD BUSINESS**

**DRC2017-00016 was provided as information only as the developer is waiting on his water expert to be available for the October SCAC meeting**

1. DRC2017-00016 CAL COAST (CALLENDER) COMMERCIAL -- Proposed Conditional Use Permit for 8,433 sf warehouse shell building at 2600 Callendar Road in Arroyo Grande. Michael Danmeyer provided a short overview of the 6,500-square foot industrial space, along with 1,100 sf caretaker space upstairs. Applicant plans for one or two new water meters. The Land Use Committee was concerned about the water meter approvals, and for building being taller than 30' (design showed 38'). Land Use voted unanimously to conduct a hearing at SCAC so the applicant can answer further questions. On September 13<sup>th</sup> (after Land Use Meeting) the applicant requested, and was granted approval, to reschedule this item for the October SCAC meeting, since his water expert is unavailable on September 25<sup>th</sup>. No action required at this time.
2. Bylaw Committee – Review recommendations and reach a consensus on revising the bylaws manual. (Dick Wright moderator) – might be moved to October at Dick's request

**After a lengthy discussion about the review recommendations it was recommended (in addition to the already suggested changes) that Article VI, Section 1, para B have the following added at the end “And must live in the South County Planning Area.”; Article VII, Section 2, para G. be changed to “the voter providing a picture ID with proof of residence.”**

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**A motion was made by Richard Malvarose and seconded by Kevin Beauchamp to incorporate the recommended changes in their entirety for publication to the SCAC website for the requisite 30-day period before formally adopting the new by-laws. The motion passed unanimously.**

**NEW BUSINESS - None**

**SCAC COMMITTEE REPORTS**

- 1. Land Use Committee (Kevin Beauchamp) – Kevin Beauchamp will not be in attendance for the next Land Use Committee meeting. Richard Malvarose will chair the next meeting on Monday October 9<sup>th</sup>.**
- 2. Traffic and Circulation Committee (Dan Woodson) – see attached report**
- 3. Bylaws Review (Richard Wright)**
- 4. Audit Committee – missing audit report**

**UPCOMING MEETINGS**

- Land Use Committee – Monday, October 9<sup>th</sup> at 9:00 AM – NCSD Chambers**
- Traffic and Circulation Committee – Thursday, October 12<sup>th</sup> at 10:00 AM – NCSD Chambers**
- SCAC – Monday, October 23<sup>rd</sup> at 6:30 PM – NCSD Chambers**

**Meeting adjourned at 20:16**