

SCAC - AGENDA

Meeting held at NCSD Chambers 148 South Wilson, Nipomo, CA 93444

Monday, July 23, 2018 – 6:30 PM

Area 1 - Vince McCarthy **P**

Area 1 - Open

Area 2 - Dan Woodson **P**

Area 2 - Harry Walls **P**

Area 3 - Elaine Thomas **A**

Area 3 - Open

Area 4 - Cody King (Recording Secretary) **P**

Area 4 - Open

Area 5 - Gary Spelbring (Treasurer)**P**

Area 5 - Open

Quorum Established 9

Area 6 - Kevin Beauchamp(Vice-Chairman) **A**

Area 6 - Art Herbon (Chairman) **P**

Area 7 - Ron Smith **A**

Area 7 - Open

Agriculture - Pat Duron **A**

Public Safety - Richard Wright (Correspondence Secretary) **P**

Lucia Mar Unified School District - Vern Dahl (Ex-Officio) **P**

Nipomo Community Services District - Dan Woodson (Ex-Officio)**P**

CORRESPONDENCE FROM THE CHAIR - SCAC provides a forum for citizen involvement, and an advisory role to county government entities, on issues affecting unincorporated South SLO County.

1. After Hours Code Enforcement - Starting May 4th, Code Enforcement is available after hours at (805) 788-

2350 (Fridays from 5pm to 10pm, and Saturdays/Sundays/Holidays from 8am to 10pm).

- Will allow timely reporting of violations such as unpermitted grading, environmental damage, unpermitted events and violations of event conditions. During normal business hours residents can report suspected code violations at (805)781-5600, or <https://www.slocounty.ca.gov/Departments/Planning-Building/Code-Enforcement/Report-Suspected-Code-Violation.aspx>

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-**

- Trevor Keith- New head of building and planning
- Cannabis code issues will go before a neutral panel
- South County Transit will be folded in to RTA. Service will not be interrupted.
- Supervisor Compton will check on existence of a county ordinance.

• **CALFIRE - Captain Felix Camacho**

- Stations are at peak staffing for the season.
 - Complete burn ban in the county (campfire/warming fires are still OK)
 - Fireworks are law enforcement issue, not Cal Fire
- **SLO Sheriff - Commander Stuart MacDonald** Not present
- **CHP - Lieutenant Greg Klingenberg**
 - 2 collisions at Waypoint and Camino Caballo over the last 5 years.
 - Community questions regarding tire marks in intersections.
-
- **SLOC Stormwater Meeting (Sarah Crable)-**
 - 8/8 meeting at the NCSO looking for projects in the community to add to the stormwater resource plan. Criteria for projects should include (minimum of two)
 - Supporting water quality
 - Supporting water supply
 - Flood control
 - Environmental impact
 - Community benefit
-
- **NCSO - Dan Woodson**
 - Key well index reading in spring 2018 of 15.7ft above sea level was a spreadsheet error. Actual reading is 13.8 ft
 - Conservation efforts of GSW, NCSO, and the Monarch Dunes purveyors account for only 20% of water used. AG and other local water groups use the bulk of the water and are unrestricted.
-
- **Nipomo Chamber – Rudy Stowell A**
- **LMU School District - Vern Dahl**
 - Election update- two candidates will be on the ballot for the Oceano seat.
 - Bond money is being spent around the district for major school infrastructure in the summer. Cameras are being installed to enhance safety.
 - LMUSD is expanding dual enrollment with Cuesta College.
 -
-
- **SLO County Planning - Stephanie Fuhs**
 - **Will comment on agenda items**

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).

No public comment.

CONSENT AGENDA - Council may pull items from 'Consent' to permit discussion after the Consent vote:

3. DRC2018-00038 AT&T MOBILITY (Bryden) - Proposed Conditional Use Permit for 55' tall antenna support structure disguised as a water tank with small ground mounted equipment enclosure and generator within a fenced area; located at 1390 Los Berros Road, Arroyo Grande. (Jerry Ambrose, agent)

3.1. Mr. Ambrose said intent of antenna is to provide internet service to residents on east side of Hwy 101.

3.2. Motion: Accept Land Use Committee recommendation to advise approval in Consent Agenda.

Motion by Dan Woodson to pull item 3 from the consent agenda over noise concerns. Second by Gary Spelbring. Motion passes unanimously

Motion by Harry Walls to approve Second by Vince McCarthy

Motion passes with Art Herbon Abstaining

OLD BUSINESS

1. DRC2016-00068 – Howard Pepper Trailer Hitch RV Project - Proposed Conditional Use Permit for a Recreational Vehicle dealership and outdoor storage at corner of North Frontage and Sanddydale Drive in Nipomo. Tabled for one month at the June SCAC meeting. Status? Link To DRC2016-00068

Applicant submitted application for an emergency services will serve notice.

County staff referred project to SCAC due to architectural style.

Motion by Richard Wright 2nd by Dan Woodson to table the item pending NCSD approval of the emergency will serve notice.

Motion passes unanimously.

2. 2018/2019 Proposed SCAC Budget (Spelbring)

Item 2 moved to the end of new business.

3. DRC2017-00118 SLO CULTIVATION PROJECT DESCRIPTION: * (Revised). Proposed Conditional Use Permit for Cannabis activity to include cultivation, nursery, and retail delivery service: located at 1808 and 1810 Willow Road as well 520 Albert Way, Arroyo Grande Link to DRC2017-00118

3.1. SCAC recommended denial of this project at the March, 2018 meeting, and had a split-vote on a modified version (no outdoor grow). The project has been modified, and Land Use Committee requested that SCAC review the project again. Changes:

3.1.1. Outdoor growth is increased from one to two acres.

3.1.2. Byer's Odor System to be placed around entire outdoor growth (non in previous application)

3.1.3. No manufacturing activity as previously requested.

3.1.4. No commercial kitchen as previously requested.

Nathan Eddy project consultant- project to include

22,000sqft cultivation, 35000sqft nursery, hanging room and processing bay, 2 acres of outdoor, no more than 6 delivery trips per day, outdoor grow will replace a minimally productive area of the orchard, will compost on site,

1. June, 2018 SCAC Minutes (King). Motion – Approve Minutes.

2. July Treasurer’s Report (Spelbring). Motion – Approve.

Susan Mayer- Neighbor representing the Calle Pacifico cul-de-sac shared concerns from a community meeting about the narrow private road and odors

Tim Crouner- Black Lake Village HOA President- concerned over odor and money being stored/handled on site.

Bob McGill- Government Affairs Liaison for Black Lake Village HOA held a community meeting on the project and shared concerns about proximity to residential area and odors.

Don Wells- Concerned about odors and wind.

Christine O’Brien- no revenue collected from the project will be spent in south county.

Carla Oheney- concerned over water usage of the project.

Kit Carter- concerned about odor

Dan Wagner- Concerned over proximity to residential neighborhoods and the untested outdoor smell abatement system.

Jim Pelkey- concerned over location of project, light pollution from security lights.

Paul Garrett- concerned that project map doesn’t include Trilogy, also curious about the tax impact to the county with lower property values.

Daniel Hayes- Stated his opposition to the project.

Don Dana- wants to see more details on the security plan.

Janey Pelkey- concerned over the elderly populations surrounding the project and the impact on their health.

Tom Ryan- wants to see a light installed at the willow intersection and would like to see grows on adjacent parcels restricted.

Casey Johnson- Is there back up for the odor system, what would the time frame for a system failure response be, would fines be levied as the result of a system failure.

Supervisor Compton- Tax money goes to the general fund. The tax starts at 4% and can increase by 2% a year up to a maximum of 10%. County council said no to restricting grows by area.

Water offsets must be 1:1 CEQA review can increase this ratio.

Applicant will look onto road issues with neighbors, no cash will be stored on site, outdoor grow will not have any lights and all security lights are down lights.

Motion by Dan Woodson second by Harry Walls to deny project as presented while allowing the indoor growing/production area with a closed ventilation system to eliminate odors.

Motion passed unanimously

NEW BUSINESS

1. DRC2018-00040 Dayspring - Proposed Minor Use Permit for one acre outdoor cannabis cultivation site and

22,000 sq. ft of indoor (greenhouse) cannabis cultivation to be located on Cougar Ridge Way and Suey Creek Road in Santa Maria, CA Link To DRC2018-00040

1.1. Presentation at Land Use Meeting did not match the written application (see Link). The cannabis application dated 4/10/18 requests 22,000 sf of indoor greenhouse, and 1 acre of outdoor growth. The applicant told Land Use that outdoor growth, up to one-acre, will utilize hoops to cover crops, instead of indoor greenhouse.

1.2. Owner holds three contiguous parcels, one with a water well that will be utilized for this crop.

1.3. Applicant has been growing cannabis at this location for 13 years.

Area currently has 14 existing hoop houses and no fencing. Plants are in beds and do not grown with pesticides.

Penny Jolly commented on current operation with lights being used in hoop houses at night.

Cherel Elliot is concerned about fire danger with operation. Fires can be caused by workers or equipment.

Dan Woodson moves to recommend approval Harry Walls seconds

Discussion surrounding the motion includes a firebreak and water storage.

Dan Woodson amends motion recommending approval pending the planning dept coordinating with Cal Fire to develop an effective fire plan.

Motion Passes 6-1

2. 2018/2019 Proposed SCAC Budget (Spelbring) **(Item 2 from old business)**

Motion to approve by Richard Wright Second by Dan Woodson to approve the budget.

Motion Passes unanimously

SCAC COMMITTEE REPORTS AND UPCOMING MEETINGS

1. Land Use Committee (Kevin Beauchamp) – Next meeting is Monday, August 13th, 9 AM at NCSD

No Report

2. Traffic and Circulation Committee (Dan Woodson) - Next meeting Thursday, August 9th, 10 AM at NCSD

See attached

Audit Committee.

Harry Walls moves to approve committee report. Second by Dan Woodson.

Motion passes unanimously

3. Next SCAC Meeting – Monday, August 27th, 6:30 PM at NCSD Chambers

Procedural Guidelines for items on Old and New Business

1. Introduction and report on item by staff, committee and applicant 5. Invitation for motion from council 2. Initial questions from SCAC members 6. Clarification of motion 3. Public comments (3 minutes each) 7. Council discussion of motion 4. Follow-up questions from council 8. Vote on Motion & announce results

Meeting Adjourned at 9:30

NCSO Report for July 23, 2018, Meeting

You may recall that I previously indicated that the Key Well Index for spring of 2018 was at 15.7 feet above msl. After a more thorough review of their work it was announced that a spreadsheet error had been found. The current, accepted Key Well Index is certified as being 13.8 feet above msl. As with the previous, incorrect reading we remain in Stage 4 Sever Water Shortage conditions.

This causes one to wonder why all of the water saving efforts employed the residents and the management of the NCSO, Golden State and Monarch dunes purveyors and the increasing supply of supplemental water pumped from Santa Maria does not appear to affect a more positive Key Well Index. Keep in mind that the above entities only account for about 20% of the water used. The remaining agricultural users and the Local Owners Group are not being regulated by the Nipomo Mesa Management Area and continue to pump water without any restrictions.

On another note the Governor is proposing a 55 GPCPD restriction on residential use. That is slightly more than 4 units of water per two month period. The average resident uses 10 to 15 units per month. Once again residents are getting stuck with conservation requirements.

Traffic Report for July 23, 2018 Meeting

There was no Traffic Committee meeting in June.

I did attend a meeting of the Citizens Transportation Advisory Committee.

The main discussion was the ramifications of the proposed to repeal of SB 1 State Transportation Funding or the increased tax on fuel.

The purpose of SB 1 was to supply funding for dedicated transportation projects. None of this money will be going to the High Speed Rail Project.

Proposition six would repeal this tax resulting in a loss of 195,300,000 \$ in transportation funding over a ten year period for SLO County.

Major projects that would be eliminated include the Willsona Road/101 interchange project, the Highway 46/41 interchange project near Chalome, the Southbound Pismo Beach Congestion Relief Project and the SR 227 Route Improvements.

Locally, the Tefft Street/101 Interchange Improvements and the 101/166 Operational Improvement Project would be eliminated.

In addition Transit, Rail Transportation, Airports and Active Transportation Projects (Bike Lanes, Trails and Streetscapes) would be impacted.

If we can't find the means to support transportation we may as well revert to the horse and buggy days.



San Luis Obispo County Stormwater Resource Plan (SWRP)

A San Luis Obispo County watershed based approach for the prioritization of multi-benefit stormwater resource projects

Potential Multiple Benefits of SWRP Projects

Water Quality Improvement • Groundwater Recharge and Water Supply Reliability • Flood Risk Management • Environmental Protection and Enhancement • Community Involvement

Nipomo Public Meeting – 2018

Purpose of the Meeting

- Updating the public on the status of the Stormwater Resource Plan
- Gaining public feedback on stormwater needs within the community
- Informing the public of the comment period for the Stormwater Resource Plan Public Draft

TOPICS

Meeting Overview:

- SWRP Timeline and Status
- SWRP Examples of Multi-benefit Projects
- SWRP Project Prioritization and Implementation
- SWRP Needs within Nipomo
- SWRP Future Community Involvement

Public Draft Comment Period

September 10, 2018 - October 10, 2018

Meeting Date and Time

Wednesday August 8

7:30 PM – 8:30 PM

Nipomo Community Services District,
148 South Wilson St., **Nipomo**

<https://www.slocounty.ca.gov/PW/SWRP>

For more information, please contact:
Larissa Clarke, SWRP Project Manager
Email: lclarke@coastalrcd.org
Phone: (805) 772-4391



CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
Phone: 805-543-4244 • Fax: 805-543-4248
www.calfireslo.org



Scott M. Jalbert, Unit Chief

Response statistics for Nipomo Station 20 and Mesa Station 22

June 2018 Totals

NIPOMO Station 20

Total responses: 125
Structure Fires: 2
Other Fires (vegetation, vehicle, etc.): 28
Medical: 82
Hazardous Materials/Conditions: 3
Public Service Assistance/Other Emergency: 10

MESA Station 22

Total Responses: 92
Structure Fires: 1
Other Fires (vegetation, vehicle, etc): 7
Medical: 75
Hazardous Materials/Conditions & Firefighters to Stand by: 2
Public Service Assist: 7

Current Events

- *Burn suspension in place for all burning.
- *All stations are at peak staffing.