

## **SCAC LAND USE COMMITTEE MEETING MINUTES**

**September 17, 2007**

**Members present:**

**Istar Holliday, Chairman**

**El-Jay Hansson, Vice Chairman**

**Reggie Dion**

**Ed Eby**

**Vince McCarthy**

**Mike Winn**

**Meeting was called to order by Istar Holliday at 9:05 a.m.**

**Old Business: Vista Grande, 557 Grande, Nipomo: 18-unit condo. Istar e-mailed Brian Pedrotti to find out status. No response as yet.**

**New Business:**

**Leal – CO-06-0238 – 992 Grande SW corner South Tejas Place- Application to subdivide one acre into two \_ acre lots – zoned RSF. Owner Leal lives in San Gabriel; agent was called and e-mailed, but did not appear. Committee believes “perc” test necessary on such a subdivision. Another attempt will be made to reach agent.**

**Allshouse – SUB2006-00232 – 1 Avenida des Amigos SW corner Grande – Tract Map w/15 unit condo PUD in addition to existing (approved) 4 unit apartment complex on 1.9 acres – zoned RMF. Agent Pamela Jardini presented project. Bring before SCAC at October meeting after changes made.**

**Comments: Area inappropriate for density proposed as it is not within walking distance of any shopping, parks, school, etc. and Nipomo does not have a public transportation system. There is insufficient parking as, due to location, most resident families will need at least two cars. (Suggest the SCAC write a general letter to the Planning Commission, Planning Department and Katcho, requesting lower density, outlining this serious, cumulative problem created by the many high density projects approved and proposed for this area).**

**Concern about liability as the condos will “own” the open space that will also be used by residents of the four apartments. Request made that owner**

of apartment complex share maintenance and liability for open space abutting his complex.

Suggested “perc” test for planned underground drainage system.

Committee approved of the shift of buildings to provide more open space and the new suggested articulation.

Concern about Calfire access to buildings, if height increased, and saw problems with a fire truck turning in the cul de sac.

Ms. Jardini suggested a deferral to October SCAC meeting would allow a finalized presentation with changes planned and suggested. Committee agreed.

**Other Business:**

Committee suggested letter to the BOS to add our approval to their unanimous decision to change the word “Net” to “Gross” in Land Use defining horse keeping properties.

El-Jay brought up recent trip to Simi Valley where they used to have extensive equestrian trails, but which is now an urban jungle. It seems reasonable to require perimeter trails, if only to protect the South County from that; for example, a 20 acre parcel divided into five lots, a perimeter trail would be far less of an impact than if this same 20 acres was divided into 40 residential lots –when sidewalks that criss cross the entire parcel would be necessary.

Mike Winn brought up several important matters:

Suggested letter from SCAC to Katcho with copies to Karen Nall and Jesse Hill, to the effect that Jesse's DESIGNATION as "representative of the SCAC" be changed. (He is not regularly in attendance and has little contact with Land Use and the Council nowadays.)

Suggested letter to the Planning Department alerting them to the looming problem of soil/water salinity. It seems too many water softeners are leaching salt into our aquifer, and we soon will be in violation of approved limits. Suggested canister type softeners in all new construction.

**Title 19** There is a push by Water Resources Board to put heavy restrictions on septic systems in attempt to have the discharge come out “drinkable.” This would place a heavy financial burden on all new residents as well as those contemplating repairs or other changes to existing systems.

Hutton Road – there is renewed interest in an asphalt plant in the flood plain. Traffic problem for 166 has not been mitigated, and there would be pollution problems in the processing of old asphalt and storage of petroleum products. Keep on top of this.

**Maria Vista - The developer sued NCSD and the County. However, the judge ruled against the developer; the properties are now reverting to the bank, and the developer is being held personally responsible for debts incurred.**

**Meeting adjourned at 10:15 am**