

**SOUTH COUNTY ADVISORY COUNCIL
LAND USE COMMITTEE**

MINUTES

NOVEMBER 19, 2007 9:00 a.m.

Nipomo Community Services Building

Nipomo, California

Members present:

Istar Holliday, Chairman

El-Jay Hansson, Vice Chairman

John Brantingham

Ed Eby

Bonnie Eisner

Jim Harrison

Phil Henry

Vince McCarthy

Mike Winn

Meeting called to order at 9 a.m.

Pledge of Allegiance

Minutes of 10/29/10 meeting accepted.

Istar advises we need to have more time to notify the applicants to attend our meetings. She will speak to Phil about solution.

New Business:

Cypress Ridge – Denis Sullivan gave presentation on trading 9 TDCs for the “Hero” 6 plus acreage at bottom of Black Lake Canyon with ultimate goal to build 21 one-acre clustered homes on 60 acres – zoning now allows 12. Land Conservancy will be deeded the Hero/Black Lake Slough parcel, put it in a conservation easement, and build a trail on the property. CR would grant a trail easement about 1500 feet long; if they do so, Land Conservancy could connect to its “Choin” property. Land Conservancy needs the permission of the SCAC to dispose of the TDCs, so before extensive, expensive work is done, it needs to know if there will be opposition. Water issues and other matters have to be answered before a decision could be made. Mr. Sullivan wants to meet with Bob Hill of the LC first, so he asked that his presentation to SCAC be deferred to the next scheduled SCAC meeting. Istar will give a brief report on this at the November 26th meeting.

During the question period and discussion that followed, several issues were raised:

Mike Winn suggested Mr. Sullivan should not remain on the Blue Ribbon TDC committee, as he has a financial interest in this project, which would use TDCs.

El- Jay Hansson questioned the legality of residences approved below the bluff on the Hero property. We need to check with County Council if there has been a change to the Porter Pacific Eucalyptus Tract in the South County General Plan (no permanent structures below the rim). Would a change have generated a GPA? Mr. Sullivan claims this language in the General Plan has no bearing, as he has owned 3 Certificates of Compliance on the Hero property for years, which allows him to build three residential parcels bordering the golf course.

Several questions about noise, lights and traffic were raised given the proximity of the development to the large commercial nursery to the south. In addition, though Mr. Sullivan promised there was no golf course planned for this development, he would make no assurances about the 50 contiguous acres to the north.

Murphy SUB2007-00070/CP07-0107 14 Acre site SW corner of Willow and Guadalupe (strawberry field) – application requests 4 residential lots of 2.5 & 2.77 acres each. Applicants did not attend, but some questions were raised in order to allow them time to get answers before next Monday. Istar will apprise the applicants of the questions. Vince will check with Dale Ramey about the proposed exit on the curve of a busy Cal Trans highway. The water "will serve" was questioned, and Istar will try and get a copy of the purveyor's charter and district map. The applicants offer to put a trail along Highway One, and the equestrian reps on the committee asked it be specified that it would be a detached trail with a safety berm. The trails on streets A & B would be easements in the road right-of-way.

Other Business:

Inclusionary Housing and Higher Density Proposals :

Istar and Mike reported that the information that these ordinance proposals were to be put off until 2009 might be incorrect; it was announced at the November 8th meeting that it will come before the Planning Commission again January 11, 2008. Apparently, though the County removed the idea of buying back any properties developers can't sell, wording on higher density was simply moved from Affordable Housing to Inclusionary Housing. EIR is still in play.

Another point made by Mike and Istar was that, even if Planning proposes to request a continuation, the Planning Commission and BOS can decide to hear it anyway, so it is important that we show up at meetings.

Istar pointed out the link between the drought-induced water crises in the Southeast states and indiscriminate building without regard to proper infrastructure, especially regarding water availability. The same lack of vision is seen here with continued and denser building in face of our Severity 3 water level.

Framework for Planning – When is this coming on the agenda again?

Quimby Fees and PF fees – the committee members will acquire the information on how the money, especially PF fees, is being spent.

The final item regarded a flyer promoting one side of the controversial issue of the development of Nipomo Community Park which is being handed out by teachers at our local schools. In addition, the flyer advertises a rally at Dorothea Lange School on November 29 to promote support for the intense development supported by Paul Texiera, LMUSD Board member. Istar will contact LMUSD to learn the source of the directive.

Meeting was adjourned at 10:50 a.m.