

LAND USE COMMITTEE
SOUTH COUNTY ADVISORY COUNCIL
MINUTES

January 21, 2008 10:00 am

NCSD Building - 148 South Wilson

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In attendance:

Istar Holliday, Chair

El Jay Hansson, Vice Chair

John Brantingham

Jim Harrison

Vince McCarthy,

Mike Winn

The first discussion revolved around the **DeGroot GPA**, which was rejected a couple years ago by the NCAC yet approved by the BoS. According to Mike W., the BoS approval was challenged by the NCSD as a violation of the County's own requirement that supplemental water be assured before a GPA could be approved. At the time, Rural Water was proffering the "will serve," which would further the drain on the existing, already taxed, aquifer and is not considered "supplemental." . That suit/ settlement has yet to be adjudicated, so as of this moment, any consideration of DeGroot's proposal by the SCAC is premature. However, since February 14 was mentioned as the date DeGroot's project is set before the Planning Commission, and the case may be adjudicated before then, it is important we know the background, so we are prepared to take a stand when the time is right.

This property has been the object of some media attention as a result of a recent "raid" by Calfire and other County personnel for code and safety violations.. On it are several questionable building structures, a functioning business, and some residents. The owner claimed County approved the business, but Mike said the approval was verbal and temporary and was over-ridden by County Code Enforcement and Calfire for health and safety reasons. In addition, Mike informed us that, though DeGroot's parcel is 40 acres, Planning, without the abutting landowner's knowledge or approval. **included 60 surrounding acres in the GPA** in preparation for future development. Some of those landowners are challenging their inclusion. Understand that if DeGroot gets the "go ahead," he would get away with an "in lieu" fee while the other 60 acres would require supplemental water for development.

It was agreed by those present that, first, the NCSD position that supplemental water be required as a condition of any GPA be supported so as to eliminate any further draw on an over-stressed aquifer. In addition, we should strive for minimum 2 acre parcel size and removal of all sub-standard buildings on the DeGroot property in particular.

We also discussed the January 24 Planning Commission meeting and the Inclusionary Housing Ordinance up for postponement. This and the Affordable Housing proposal, deferred but not abandoned, are of particular interest to us in the South County. Take a close look at the EIR and the Supplementary EIR for H2O for affordable housing, which are available on line. Two of the Planning Commissioners have agreed to come down (weather permitting) to tour for a first had looks at Nipomo's particular concerns. John B.

was very informative about the developer's view on inclusionary and affordable housing. We learn a lot from each other.

Reminder Wednesday, at 9 a.m., NCSD is having an important meeting to discuss a moratorium and possible changes in sewer rates.

Meeting adjourned at 11:20