

**SOUTH COUNTY ADVISORY COUNCIL
LAND USE COMMITTEE
MINUTES
MONDAY, FEBRUARY 18, 2008 - 9:00 am**

Call to Order 9:10 AM

In attendance: El-Jay Hansson, Chair, John Brantingham, Reggie Dion, Jim Harrison, Vince McCarthy, Mike Winn

Pledge of Allegiance

Approve Minutes - Mike Winn - 2nd Vince

Reports - Water litigation final decree signed by Judge Jan 25 -- some are still thinking of an appeal

New Business:

Brackett - SUB2007-00147 APN 092-361-010, 013, 015 - Lot Line Adjustment between 3 parcels. 18 acre site off Sheridan Road SW end. Agreed to approve for Consent Agenda, but did question how two lots were created by Deed, and how buildings were erected on property lines yet still received building permit from Planning.

Nester's Trading Post - SUB2007-00110 TR 2924 Vista Roble APN 090-122-011-012-014- Tract Map on 1.5 acres, located off Tefft and Thompson (SW cnr). Phased development of commercial/residential project around Tributary which will be enhanced with landscaping and paths/trails. Two stories - 6 buildings on five lots - 5 commercial, corner restaurant - (two w/apts above) and one w/3 condos. We questioned maintenance on the landscaping -- perhaps a bond?? Bring before the Board February 25.

Framework for Planning

Reggie Dion has done a great job taking this huge document and shrinking it so that the community can focus on the parts that do not fit; however, a concern was expressed that the County will just ignore our comments. One suggestion is to separate it into three groups and comment accordingly; for instance, County proposes lowering lot size from 6,000 to 5,000 , yet not long ago, the community stated it would not accept any lot smaller than 10,000 sq. ft.. Some believe that only by crafting alternative language for the countywide Framework can we have a positive effect.

Some problems are as follows:

Inadequate water resources and sewer

Lack of pocket parks despite the fact that park-impact (Quimby) fees are being paid

Lack of sufficient parking for the density proposed - realistic!

Lack of code enforcement re: parking on lawns, etc.

Inbalance of jobs available locally and housing proposed-

Nipomo has no real core to build around
No public transportation to Santa Maria or San Luis, so people could bus to services
Inadequate police, fire and medical services.

Conclusions:

The CA Supreme Court - Vineyard decision says-- Those that make changes must be responsible for any mitigations.

Contact the other advisory groups in the County and send a joint communication to Planning and the BOS asking, "How is this Framework going to prevent us from looking like Los Angeles in 20 years?"

Inclusionary Housing -- Ask the other Advisory Councils to join us in rejecting the EIR, which was simply switched over from Affordable Housing. Removing the environmental restraints, we are open for many problems. For example on slopes they would be able to average a large lot, thus allowing homes to be built on side of steep hills.

TDCs -- There is some talk about setting specific Receiving Sites like Oakglen. Questions arose just how many more TDC Sending Sites could be named?

Biorn CUP EIR - This must come before the entire Board -- It looks like they are trying to push the unchanged EIR through for an asphalt plant - Hwy 166 -- As it is now they are storing asphalt without permits. Hydro carbons going into the river will definitely hurt the aquifer. Since the Santa Maria bridge lost funding, the traffic problem cannot be mitigated -- Even with the bridge expansion this would not be enough to mitigate the traffic problems created.

Meeting adjourned 11:00 am