

**SOUTH COUNTY ADVISORY COUNCIL
LAND USE COMMITTEE
MINUTES
MONDAY, August 18, 2008 - 9:00 am
148 South Wilson**

Meeting was called to order 9:00 a.m.

In attendance:

Istar Holliday, Chair

El-Jay Hansson, Co-Chair

Reggie Dion

Bonnie Eisner

Dan Gaddis

Jim Harrison

Dick Wright

Pledge of Allegiance

Report - Istar explained the BOS meeting last week, where a request was made to lessen the "load" of the Planning Commission, turning more land use issues over to the Subdivision Review Board which is made up of County employees. 24 people expressed their objections while 2 developers were in favor. The SCAC should follow this closely.

New Business:

Chambers - DRC2008-00012 - 781 Calle Bendita -Agent James Weinert presented plans to build a 2,625 sq.ft. metal storage shed & 2,350 sq. ft. future caretaker residence, the construction of which, according to Jim Harrison,will depend on the WRB's new rules for septic tanks for secondary dwellings. Since the area is in process of beautification, El Jay Hansson made a request to move parking to the rear and install landscaping to hide the existing double wide, a sentiment seconded by Istar Holliday. In addition, it was noted that the property had been graded level, a weak retaining wall was questioned, and an apparent road easement along the property needs to be checked with Planning. Motion by Istar to bring this before SCAC with a recommendation that an effort be made to improve front appearance of property. Seconded by Dan. Passed without dissent.

Newman, George, developer of the proposed Nipomo Town Square, wants to change one of the restaurants (Building R) to a medical facility. Motion by El-Jay to support this - unanimous consent. Mr., Newman brought us up to date on the plans for this complex. Some committee members said the proposed 3 acre park adjoining this property needs to be addressed before the statute of limitations runs out. Nothing can be built on it due to Chumash artifacts found on the site.

Other issues:

Hernandez, Raul - SUB2004-00296 is coming before the Planning Commission in spite of the unanimous vote of the SCAC June 27, 2005 to follow the dictates of the 1994 South County Update which states minimum lot size in the Callender-Garrett Village must be 2.5 acres. According to Mr. Hernandez' statement at the 2005 meeting, Planning requested he change it to a cluster, which the neighborhood opposes. Istar to contact Hernandez to appear at the SCAC meeting on August 25 and will contact Ryan Hostetter, Planner in charge of the project.

North County - five asphalt plant projects, which could have a cumulative effect on entire county, are attempting to avoid an EIR.

Blocked trails -- It was brought to our attention that some owners are ignoring the requirements to provide an easement, and are deliberately blocking equestrian and all-purpose trails with fences and vegetation. Jim & El-Jay will look into this.

Update discussions on the following

The proposed annexation of 5,000+ acres of land presently in the SLO County side of the Santa Maria River to Santa Barbara County by Heber Parrett was discussed. **There is absolutely no benefit in this for San Luis Obispo County.** Santa Maria would immediately annex the 5,100 acres and could build as many as 40,000 homes -- using our roads, Highway 166, which runs along the SLO County side of the Santa Maria River, and other services such as Fire and Police protection and will drain water from our shared aquifer, without returning property tax to SLO County to offset the costs.. Rumors also exist that several high powered Santa Barbara County elected officials are threatening the NCSD with water restrictions.