

**SOUTH COUNTY ADVISORY COUNCIL
LAND USE COMMITTEE
MINUTES**

**MONDAY, October 20, 2008 - 9:00 am
148 South Wilson**

Called to Order 9:00 a.m.

In attendance:

Istar Holliday - Chair

El-Jay Hansson - Vice Chair

John Brantingham

Reggie Dion

Bonnie Eisner

Dan Gaddis

Richard Wright

Brian Pedrotti

Pledge of Allegiance

Additions or Deletions - Helenius

Approve Minutes

Old Business:

Cypress Ridge -SUB2008-00028 - 21 homes clustered on one acre lots on 60 acres with 60% open space, in exchange for the Hero property and TDCs. Normally this could only be divided into 12 lots. Patti Whelen

and Susan Roberts took questions, and plan to bring this to the SCAC March 19, 2009. Great concern that the surrounding community both in the established Cypress Ridge and the residences that are all on five acre lots, have not been properly contacted. Lots will be sold as undeveloped lots with their own septic tanks. Water supposedly no problem - what is the ratio for water used now for AG compared to when the 21 lots are developed? Reggie Dion asked if Cypress Ridge has a sewer problem in that it does not get enough volume, why not connect the new homes to the old system and benefit from reclaimed water? There will be no street parking, no curbs or gutters in order to facilitate the run off to several retention basins that were referred to as ponds. El-Jay asked who is going to finance the suggested trails? Concern about the care of open space as HOA is only as good as its members.

New Business:

Hearn - SUB2008-00013 - 2635 Green Place - Divide ten acre into 2 five acre, William Dyer represented the owner - even willing to put in speed bumps. Placed on consent agenda.

Garey/Metro PCs - DRC 2008-00033 antenna site on Peaceful Point - No knowledge except this was sent to Phil Henry -- will call Carolyn Singwald

Laeticia - EIR to take 1900+ acres of prime Ag land and

divide it up into 106 lots with 102 clustered houses on one acre lots and other amenities. Major concerns are water and traffic. Cleath listed the four domestic wells as “slow recovery“. Developers to do road improvements. Questions to the EIR must be in by November 8th, so time is important. A CD copy is available in SLO, it can be accessed on line if your computer is powerful enough or the local libraries have books.

Other Business:

Conoco Phillips plan to increase traffic on Highway One by 12.5 % - Send to Dan Woodson - traffic committee - Meeting in AG October 22nd.

Helenius (Green Valley) This is a GPA which was approved years ago. Since a biological report was not available until after the EIR was completed, a clause was entered not allowing grazing animals even though they are five acre parcels. Some thought the county should waive the fee to redo the paperwork as there are no endangered plants to warrant this exclusion. but recommendation was not considered in SCAC's purview. . Helenius will work with Katcho and planning.

Adjourn 11:10 am