

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

**MONDAY, November 17, 2008 - 9:00 am
148 South Wilson**

Called to Order 9:00 a.m.

In attendance:

Istar Holliday - Chair

El-Jay Hansson - Vice Chair

Bonnie Eisner

Vince McCarthy

Mike Winn

Richard Wright

Reports

El-Jay reminded everyone that the Hernandez appeal is coming up December 16th at the BOS -

The Land Use Committee is requesting the SCAC to use the money in the library fund to purchase new Land Use Category Map for the Nipomo Urban Area. The map we are using is dated 2000.

Old Business:

Laetitia - EIR to take 1900+ acres of prime Ag land and divide it up into 106 lots with 102 clustered houses and other amenities. Due to the great interest of the community, this is a very important issue, and we must keep updated on the progress. SCAC sent a letter with concerns - water, traffic and waste water

treatment. Other organizations to be affected - Rural Water Co, Coastal RCD, Fish and Game, Fish and Wildlife (there are sickle-back salmonids in the creek) and the Northern Cities Management Area Technical Group for the Santa Maria Water Litigation. Letter to Brian Pedrotti requesting updates. Santa Margarita Ranch Ag Cluster comes before the BOS tomorrow which could affect this and other similar Ag cluster projects.

Pace - Sheridan and Willow - Comments by Mike Winn. All effluent will be pretreated to remove substances harmful to the groundwater basin. Concern about mutual water companies.

Mutual water companies' only regulation is the Health Department, and that is a concern. Judge Komar's ruling is that in times of drought they cannot use more than 110% of their historical high as of January 2007. One company, in particular, Woodlands Park Mutual Water Company, has increased its customer base 30% since this ruling. Letter to Katcho.

New Business:

Oakglen Specific Plan and General Plan Amendment (GPA). Dan Gaddis, Istar Holliday and Richard Wright met with Wm. Fulton & Aaron Engstrom, the Ventura based group, hired to do a study on this area.

Dick reported - "At our meeting with DC&E, the planning group from Ventura, they did not mention the Oakglen Specific Plan. They just said that they were hired by the County to do a small study to look at the feasibility of allowing Nipomo Mesa landowners to voluntarily sell unused development credits to landowners or developers in the Oakglen / Dana Adobe area. The idea is to see if a program can provide incentives to landowners to preserve open space and reduce development and potential water use on the Mesa, and thereby move development credits to properties closer to the services in Nipomo.

They are going to interview a sampling of some of the 120 landowners that they had identified that would be able to sell their credits. They said that this was "kind of " Smart Growth, but not high density or affordable housing. The real intent is the development of the Oakglen / Dana Adobe area with low and medium density housing in exchange for TDCs to preserve open space. At the meeting they did not seem aware of the 2004 TDC agreement signed by the BOS or the prior plans (Feb, 2007 & Apr 2008) for the Oakglen/Southland area. I don't recall us asking who was funding this effort."

Comments from Land Use - With the economic crunch, who is funding this study? Major concerns are water, circulation and safety. A bridge at Southland, estimated at least 5-6 years away, and then a northern on ramp, at a much later date, are planned to facilitate a hotel near the Dana Adobe and other commercial enterprises. In the meantime if they believe they can use TDC's; the sending sites exceed the five miles between sending and receiving. Fulton & Engstrom also stated they have no plans for increased density or affordable housing. Understand they plan to ask the farmers for their water rights until supplemental

water is in the pipe line.

Brian to clarify this and answer what is the difference between Transfer of Development Credits and Transfer of Water Rights? Are the TDCs in perpetuity and the latter only temporary?

Bey - Grading of 26,000 square feet and several unpermitted buildings - requesting more info from Brian

Other Business:

Conoco Phillips has permission to use 500,00 gallons per day. Mike Winn and Istar Holliday reminded the committee that the refinery was here first long before most development. Dick Wright suggested that we request a tour of the facilities, to better understand how they operate.

Upcoming workshop - Facilitate needed housing - Monday, December 8th , 6-8 pm at Library, 995 Palm SLO

TDC - Transfer of Development Credits - the recent report left us with several questions, so we hope to have Jesse Hill at our SCAC meeting next Monday to shed some light on this matter. In particular, the report omitted the part in the BoS-approved South County Community TDC plan that stipulates that the Advisory Council representing the community here must approve all proposed receiving sites.

Meeting adjourned at 10:50 am