

**SOUTH COUNTY ADVISORY COUNCIL  
LAND USE COMMITTEE  
MINUTES  
MONDAY, SEPTEMBER 20, 2010 - 9:00 am  
148 South Wilson**

Called to Order: 9:00 a.m.

**Present:**

El-Jay Hansson – Vice Chair  
Bonnie Eisner  
Hans Hansson  
Vince McCarthy  
Jeanne Taylor  
Mike Winn  
Richard Wright

Pledge of Allegiance

July Minutes Approved by -Hans Hansson 2<sup>nd</sup> Bonnie Eisner

Public Comment None

**New Business:**

**NIPOMO COMMUNITY SERVICE DISTRICT** – SUB2010-00014 – Public Lot for pump station – off Santa Maria Vista Dr APN 090-291-042. Josh Reynolds, AECOM, Peter Sevcik and Ed Eby, NCSD - .77 Acre of 21+ Lot to be made into a Public Lot (It is now owned by Linda Vista). ½ million gallon tank, probably gravity fed, partially submerged – 3-4 feet above grade, neutral color. Motion by Bonnie Eisner 2<sup>nd</sup> Richard Wright – recommend and on consent agenda

**T-MOBILE** – DRC2010-00008 – MUP 9 Panel wireless communications facility – West Tefft & Orchard – Charles Dunn, Synergy Development. Existing antenna owned by Tower Co, leased by Sprint, will install additional antennas on same pole to be leased by T-Mobile. 10'x28'x6'High fenced storage yard. Low voltage no danger to children. Poles believe to last 30 years. Comments that the existing “tree” does not look at all like the one approved by the Antenna Committee years ago. Motion to recommend to place on Consent Agenda. Hans Hansson 2<sup>nd</sup> Jeanne Taylor

**SLO WATER CONSERVANCY** – SUB2010-000020 Public Lot-Parcel map to create public lot for sale to adjoining property owner – Off Jessica APN portion 092-157-025 -Phil Acosta of Public Works. .062 Acre portion has been a nuisance with the 12 foot sound wall hiding pedestrian access and allowing mischief. This sale would allow the area to be fenced. Motion to recommend placing on consent agenda – Hans Hansson, 2<sup>nd</sup> Bonnie Eisner

**Redevelopment** – Only a City or County can create redevelopment districts, and most find the increase in revenue attractive though the money will eventually have to be paid back. Various ways to implement: in a large area of sub groups within the unincorporated areas, the money could be used countywide at the discretion of the Supervisors, Separate (about 100 acres or more) areas could require the tax increment would only allow the money be spent in specific areas. Eminent domain to develop unused privately owned land, no residences, is also an issue. Request SCAC write a letter to County, including Dana Lilley, to make certain the public is kept updated on any decisions – most definitely on how it is to be financed. Bring before SCAC next Monday.

**Special Events GPA** – Suggest we invite Karen Nall to address this GPA. Edwards Barn will probably not be effected, and the most emphasis would be on venues in Templeton and Paso Robles.

Mike Winn reported that the County is working on an update of the Land Use and Circulation Element. The Planners state they are not going to change any land use zoning, but they are proposing to change the definitions of various zoning categories. For instance RSF will go from 6,000 sq ft to 5,000 sq. ft minimum which increases water use 20%. There must be an EIR to look at all water usage before any changes, not piecemeal 'rural' and then 'communities' in the URL and VRLs.

El-Jay to contact Brian Pedrotti inquiring about building permits being issued in the flood zone at Hwy 166 – west of Highway 101

Adjourn 10:15 am