

**SOUTH COUNTY ADVISORY COUNCIL  
LAND USE COMMITTEE  
MINUTES  
MONDAY, October 18, 2010 - 9:00 am  
148 South Wilson**

Called to Order: 9:05 a.m.

**Present:**

Istar Holliday - Chair  
El-Jay Hansson – Vice Chair  
Hans Hansson  
Jeanne Taylor  
Mike Winn  
Richard Wright

Also attending: Ed Eby & Jim Harrison

Pledge of Allegiance

September Minutes Approved by -Jeanne Taylor 2<sup>nd</sup> Hans Hansson

**Public Comment**

Jeanne asked for clarification as to a Radio Shack coming to Nipomo. The proposed site (former Shapiro) is now involved in reorganization of present owners

**Old Business:**

Laetitia is active and well financed, but still no water – important to keep informed

NCSD – It is important that the public be aware that the Santa Maria supplemental water is a requirement mandated by the Courts. Come spring it will come up for a vote. If it passes all parcels in the four service areas (NCSD, Golden State, Woodlands Mutual and Rural Water Company) will be assessed, but if it does not pass the cost of the infrastructure will still be passed on, but on the water bills. This latter would be much more costly. Infrastructure costs for undeveloped land would then not immediately be billed, but when the owners did develop, they would face hefty buy-in fees.

Salt water intrusion along the California coast in many areas such as Moss Landing, Point Mugu, Los Osos – all denied the problem until it was too late, and their areas have been affected. Polluted wells in some areas might get a little better if they had tremendous amounts of rain over many years, but they would never fully recover.

Jack Ready Park – The Wallace Group is drafting an amendment to County Ordinance 3090 which would hopefully allow a GPA for this much needed and desired park

The rumored 1% tax on all financial transactions nationwide has only one sponsor (from Chicago) and no co-sponsor, but this could change after the November elections. This would affect land use decisions and development as well as all other financial transactions. The 3% tax on real estate has been voted into law with the health care package.

**T-MOBILE** – DRC2010-00008 – MUP 9 Panel wireless communications facility request to place additional wireless communications equipment in the antenna tower at West Tefft and Orchard. This issue was recommended to be considered under "New Business" at the next SCAC meeting since neighbors had not yet been notified.

**Trails – Question – How secure are these easement offers? One property owner is threatening to block off the Inga trail. Committee believes County should take on all easements now when they are offered or required and then if the trail has not been used for 25 years it could revert.**

**FYI - 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 for discussion.

**Adjourn 10:15 am**