

**SOUTH COUNTY ADVISORY COUNCIL
LAND USE COMMITTEE
MINUTES
MONDAY, DECEMBER 13TH, 2010 - 9:00 am
148 South Wilson, Nipomo**

Called to Order: 9:05 a.m.

Present:

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

Also attending: Mike Eisner and Jim Harrison

Pledge of Allegiance

November Minutes Approved. Motion by Hans Hansson 2nd Jeanne Taylor – passed unanimously

Public Comment

Old Business:

Huasna – Exceleron Oil Drilling – Several changes have been made. Increasing storage capacity and well depths. In addition, it was suggested there may be some capacity and turn-around problems with small bridge at site as reported by surrounding land owners. The main concern of the SCAC are the circulation impacts which will be addressed by our Traffic Committee

Jack Ready Park – goes before the BOS tomorrow for GPA approval. Modifications are proposed to be made to County ordinance 3090 – One condition stipulated zero net water use

Cypress Ridge 074-351-022 & 028 – Sullivan project – Developer is actively working with Rural Water for will serve – The number of units was questioned: 25 or 22?

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New Business:

Community Health Center – 092-122-013 – DRC2010-00027 – Tejas Place 4.5 acres – Jeff Emrick of Garren Taylor made presentation – four neighbors voiced major concerns: air particulates, noise, lights, etc. The major problem voiced is traffic and circulation. Mr. Emrick suggested a solution to the inadequate sight distance on Tefft is reducing the speed limit to 35 mph. He added that a traffic study will be ready by next week and he will send an electronic copy to LUC. Another foreseeable problem voiced by neighbors during the presentation is that 50% of the traffic would likely drive down Tejas through the residential neighborhood to Osage to avoid difficult entrance to Tefft. They have a grant of 7.5 million dollars. Motion by El-Jay 2nd Jeanne - Ask Traffic & Circulation Committee to place this project on the Traffic committee agenda January 13th, then come back to Land Use on the 17th and the SCAC on the 24th

Callender Garrett project – Coastal Zone – Information on the way - 804 Sheridan about 14 acres–

150,000 sq ft building with a 45,000 Mezzanine – Developers have “will serve” from Woodlands Park, but they only have one well operating. Originally 7 parcels were said to be involved, but now the map shows 5.

Dawn Road is blocked off at Highway One by a permanent gate for a distance of about 200 feet – Then it appears to be a county maintained road to Albert which will eventually connect with Via Concha (there is another short area Albert east with a construction fence that seems temporary). Jeanne to check this.

Project corner of Dawn and Highway 1 – SE corner APN 091-211-014. Five acres plus have been stripped of trees. Code Enforcement is investigating a citizen complaint about the tree removal. Property is Zoned RR, plans for this area are unknown at this time.

NOTE: County Code Enforcement subsequently determined that the tree removal on APN 091-211-014 did not violate any County codes and was permissible by the owner. This was confirmed by County Planner Brian Pedrotti at the Jan. 24, 2011 Advisory Council meeting.

State's replacement of Methyl Bromide with toxic Methyl Iodide as pesticide for strawberry and possibly other fruits brought before committee. Issue to be forwarded to Patricia Duron, Agricultural Rep on SCAC Adjourned 10:55 a.m.