

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

**MONDAY, June 9th, 2014, 9:00 am
148 South Wilson
Nipomo, CA 93444**

Call to Order 9:00 AM

Pledge of Allegiance

**Attendance: Istar Holliday, Chair Richard Wright
Bill Dorland Art Herbon**

**Additions or Deletions : Discussion of Black Lake meeting June 17
and Unocal request for route change to Santa Maria
Landfill**

**Approve April minutes (No May meeting) : Richard Wright moved to
approve, Istar Holliday seconded**

New Business:

LRP201300012

**Presentation by James Caruso, Senior Planner, and Cheryl Cochran,
Planner 1, on a number of program amendments under consideration, dealing
with county wide water resources, presently under review.**

The proposals involve the following:

**1. Require all pre-1994 properties within the unincorporated area
retrofit (and verify) all high water-using toilets and shower heads with more
efficient models prior to resale.**

**2. Require Water Supply Assessments (WSA) for all new land divisions
within Level of Severity III basins (Los Osos, Paso Robles, Nipomo Mesa
Management Area).**

**3. Require offsetting new demand from new development (new
residences, businesses, irrigated agriculture. Explore water neutral new
development countywide).**

**4. Limit and/or prohibit certain water using activities (car washing,
driveway cleaning, unadjusted irrigation systems, landscape watering,
ornamental fountains, neglected leaks, overhead field sprinklers.)**

Mr. Caruso and Ms. Cochran requested the Council give them input on the proposals before they appear before the full Council, and the LUC will be happy to correlate your suggestions before passing them on to Planning.

The LUC asked about conversion of properties in or adjacent to properties zoned rural residential to agricultural uses (vineyard, nurseries, etc.) serviced by unmetered, unmonitored private wells, and enforcement of proposed ordinances.

Mr. Caruso asked you consider ordinances' impact on air quality (dust generation), fire hazard, businesses, life styles, pocketbooks or anything else you would like to bring to the attention of the county planners.

This is a work in progress, but a few of the least controversial or least costly proposals may come before the B of S before the end of the year, and the county planners value your input to help them put together a presentation for the July SCAC.

Discussions:

There will be a meeting at the Black Lake Community Center (clubhouse?) on June 17 at 1:30 p.m. to discuss the proposed expansion of Black Lake (more golf course? a hotel? more housing?).

Porter Ranch LLC claims answers to questions raised about oil exploration project. Planner McKenzie clarifies in e-mail forwarded to you all under separate heading.

Unocal/Chevron requesting a rerouting of trucks carrying contaminated sand from beach south of Nipomo Dunes from southern route to Santa Maria to Route north to Willow and east on Willow to 101. We will stay aware and respond when application is received.

Adjourn 11:45 am