

**SOUTH COUNTY ADVISORY COUNCIL  
Land Use Committee  
Minutes for Monday  
September 14, 2015 9 a.m.**

**The meeting was called to order at 9 a.m.** Present was Istar Holliday, Absent were El-Jay and Hans Hansson, Jeanne Taylor, Vince McCarthy, and Art Herbon  
Pledge of Allegiance was given

**New Business:**

**SUB2015-00009 CO15-0065 CASTANEDA- Proposed parcel map to divide two parcels of approximately 20.9 acres into four resulting parcels of 5.2,5.3,5.3,and 5.1 acres. Site location is 1650 Rocky Place, Arroyo Grande. APNs:091-073-021-and 022.**

Emily Ewer presented the project for the applicant. Istar Holliday stated she had visited the property and noted that her impression and the map provided confirmed the proposed parcels were consistent with the surrounding development and that NCSD had sent a copy of the "Intent to Serve." After going over the maps and the development already on two of the proposed parcels, said she'd recommend placement on the September 28, 2015 SCAC Consent Agenda.

**DRC-2014-00156- Proposed minor use permit for the Jim Miller Community Park in Olde Towne Nipomo. Site location is the corner of West Tefft and Carillo Streets, Nipomo. APN: 090-142-007.**

Applicants present were Rurh Brackett, Don and Peggy Miller, Richard Malverose, and Rudy Stowell. Mrs. Brackett made the presentation, outlining the history of the project and the efforts to make it water-wise as well as a cultural asset to the community. Mrs. Holliday asked for a copy of the "Intent to Serve," and Mr. Malverose said he had it and would e-mail her a copy, and Mrs. Holliday indicated she'd ask it be placed on the September 28, 2015 SCAC Consent Agenda.

**DRC2014-00130 MONARCH DUNES-Proposed conditional use permit for development of Trilogy at Monarch Dunes Phase IIA, 242 single family residences with roads and open space per TR2341. Site location is 1640 Trilogy Parkway, Nipomo. APN:091-500-019.** Applicant's agents present were Andrew Daymude and Rachel Hawthorne. Questions were asked about the impact of exiting traffic onto the already impacted Viva Way and the proposed road improvements planned by Trilogy, and the controls of Construction dust and noise on neighboring residents. Mr. Daymude and Ms. Hawthorne said they would have that information for the September 28, 2015 SCAC Council. Mrs. Holliday said she would recommend it be placed before the full council on September 28, 2015.

Meeting adjourned at 9:40 a.m.

