

Land Use Committee Minutes

October 10, 2016

Call to Order @ 10 a.m.

Pledge of Allegiance

Roll Call

Richard Melrose, Chair	El-Jay Hansson	Barbara Verlengiere
	Istar Holliday	Hans Hansson
	Rudy Stowell	Vincent McCarthy,

Excused absences: Jeanne Taylor, Art Herbon, Richard Wright

Approval of Minutes of September 12, 2016: Moved by Vince McCarthy, Seconded by El-Jay Hansson

Additions or deletions: none

Comments and Correspondence from the Chair: none

Public Comment: Mike Berry introduced subject of Trilogy Homes meeting that approved Grape Orchard in place of nine-hole golf course scheduled for Phase 2A of Trilogy buildout which allows for 200+ new homes and 9 hole golf course. He said that the "Meeting" to approve the vineyard represented only a third of qualified voters, that the planting of the vineyard was already underway, and he requested a ban of all ag (grapes) until drought is declared over, as grape vineyard requires potable water during stage 4 drought conditions for irrigation rather than reclaimed water available for landscaping. In addition, NCSD Mgr., Mario Iglesias, was present and verified shallow wells (< 125 feet) being drilled by Trilogy to increase supply are heavy in nitrates and told the LUC that only 16.5% of Supplemental Water NCSD will receive from Santa Maria is committed to new development. A neighbor of Woodlands, Dr. Craig Merrill has registered an official objection with the County to this project, and is appealing for support from other surrounding water users negatively affected by this project change.

New Business:DRC2016 GHAZALY-Proposed mixed use development: 8200 sq. ft. commercial, (4) 800 sq.ft. Studio. Project location is 1020 Division St. Nipomo. APN(s): 092-451-048

Christopher J. Horstman, agent with Michael Peachey for George Ghazaly, gave presentation on changed application. He corrected number of buildings dedicated to studio apartments (workforce housing, not "affordable housing") from 4 to 6 and stated the project had "intent to serve sewer service" from NCSD and "will serve water" from Golden State. However, NCSD manager, Mario Iglesias, who was present, verified Golden State had no water for development at present.

Given unanswered questions of changes since last app was rejected for consideration as incomplete, decision was made to allow presentation before SCAC for informational purposes and discussion, not recommendation to Supervisor for action.

Meeting adjourned at 11:05 a.m.