

NCAC Agenda

25 April 2005

Time: 6:30 PM

Place: Nipomo Community Services District (NCSD) Building 148
South Wilson Street

Pledge of Allegiance

Roll Call: Harry Walls

Additions/Deletions to Agenda

Potential New Board Member for Area 5 – Chet Boyd Under Article VI, Section 1g. The NCAC board can elect a seat that remains unfilled after election. The candidate will be elected in open session.

Approval of Minutes from March 24th, March 28th and April 11th

Treasurer's Report: Stephanie Franks

2005 Budget

Annual Report – under Article VII section 6

Correspondence – Jesse Hill

Chairman Comments: Good Job Citizens of Nipomo

Community Presentations:

SLO County Sheriff: Sheriff Commander Martin Basti, South Co. Station

CDF: Battalion Chief Dan Andersen

SLO County Public Works: Dale Ramey / Update on Willow Road status

SLO County Parks Commissioner: Paul Teixeira

Tri-Active America: Presentation by Jim Sargent, President and

Owner of Tri-Active America and Jenifer Rhynes CEO/Director of YMCA SLO County

Public Comment: (Limited to 3 minutes, Items Not on Agenda)

Consent Agenda:

DeBlauw/Tract 2734/SUB 2004-00279: MUP for Tract map to subdivide 6.9 acres into one acre lots; Located off Pomeroy Road (directly across from Hunter Ridge Lane) Property currently vacant **Land Use recommends approval of this project upon approval of NCSO and co-ordination with Jan DiLeo on trail easements in accordance with the SCAP trail map**

West Bay Company/DRC 2004-00209: MUP to relocate a 1300 sq ft 1974 mobile home in the Santa Barbara County limits to new site within SLO County limits; Located approx 10 miles east of Hwy 101 off of Betteravia and White Rock Road. **Land Use recommends approval of this project, if the project meets all current SLO County codes and standards**

Nipomo Self-Storage/ CO 04-0581 (PM)/SUB 2004-00281: Divide existing 3.78 acre parcel into two parcels (1.41 acres and 2.37 acres) Located off Lindon Lane; property currently vacant except for seven trees. **Land Use recommends approval of this project, if projects meets current SCAP standards**

Old Business:

San Antonio Multi Family Project: Proposed 32 multi family development located on 2.2 acres directly behind the Chevron Station on Tefft/ Town Hall Meeting was held on 4/18/05; Area 1 Geographical Reps to report

New Business:

Hernandez/TR 2719/SUB 2004-00296: Tract map to subdivide 18.77 acres into 7 lots of 2.5 and 2.95 acres each; Located off Hwy 1 and turning west on Ariba Place; currently vacant with native grasses and rows of pines and eucalyptus trees Land Use has contacted County staff for proper paperwork in relation to this project. Land

Use feels zoning is appropriate for area, project must be reviewed by the Coastal Commission and that easement for trails be coordinated with Jan DiLeo in accordance with the SCAP trail map

Laetitia Agricultural Cluster Subdivision, Tentative Tract Map 2606 and Conditional Use Permit Notice of Preparation of a Draft EIR: Project proposes to subdivide 1,910 acres into 102 single-family home sites, with a Ranch Headquarters; four open space lots to remain in agriculture/ Dude Ranch to be added at a later time/ Traffic to enter/exit via Dana/Sheehy Roads to Los Berros/HWY 101 interchange/ All development will occur on east side of Hwy 101/ Brian Pedrotti, SLO Co Planning, has been contacted and will give a brief report on project status Land Use had identified the following issues:

- 1. Traffic:** Dana-Sheehy Road to be brought to County Road Standards with measures taken to resolve blind curves, steep grade and trail easements; Impact on Hwy 101/Los Berros Interchange with increased traffic due to not only this project, But Summit Station, Proposed GPA of Cypress Ridge and City Church
- 2. Public Services:** Evacuation of Los Berros Canyon due to wildfires and Diablo Canyon, emergency vehicle access
- 3. Aesthetics:** Impact on scenic corridor
- 4. Water:** Requirement for long term well logs and impact to adjacent agricultural parcels; Requirement for water company to monitor water quality
- 5. Wastewater:** Disposal and percolation tests
- 6. Native Vegetation:** Removal of ancient oak trees
- 7. Special Events:** Size and Number of events and the resultant impacts

Resources Management Meeting: Bonnie Eisner/Harry Walls

South County Planning Area Water Supply Level of Severity – Ed Eby 10 minutes Consideration of a recommendation to the Board of Supervisors to declare a Level 3 water severity based on the findings of the County Department of Planning & Building, the County water Resource Advisory Council, the County Planning Commission,

and the Nipomo community Services District.

Hwy 101/ Suey Creek Road: Motion to accept letter to be sent to Cal Trans supporting the addition of a left turning lane in this area / Dan Woodson to report

Committee Reports: Chairs are on the NCAC Board

Wireless Antenna Committee: Vince McCarthy

County approved site without the decision of the NCAC

Website: Bonnie Eisner

Park and Rec:

Stephanie Franks to report on mtg with Pete Jenny on Drainage Basins

Recreation Facilities at Dorothea Lange School: Letter to support a partnership between Lucia Mar and County Parks to enable use of recreational facilities

Discussion of Re-Structure of Committee

Chair Hermreck recommends one of the following actions:

1. NCAC Board handle Park and Rec issues at regular Council mtgs.
2. Marianne Buckmeyer to hold meeting(s) to facilitate restructure
3. Alternate ideas ??

Landscaping Committee: Alex Mendoza

GPA Committee: Jesse Hill

Structure of the Committee

Cypress Ridge- set another meeting - 7/19 next review by BOS

Change to industrial by highway 166

TDC Committee: Jesse Hill – 10 minutes

Adjournment