

**NIPOMO COMMUNITY ADVISORY COUNCIL  
AGENDA  
September 26, 2005 6:30 PM  
NCSD BLDG. 148 South Wilson**

**Call to Order**

**Pledge of Allegiance**

**Roll Call :** Harry Walls

**Additions/Deletions to Agenda**

**Approval of Minutes from August 22nd**

**Treasurer's Report:** Stephanie Frank  
Status of ordered books from County

**Correspondence**

**Chairmans Comments:**  
**Planning Commission Meeting 9/22/05**

**Community Presentations:**  
**SLO County Sheriff:** Sheriff Commander Martin Basti, South Co. Station  
**CDF:** Battalion Chief Dan Andersen  
**SLO County Parks Commissioner :** Paul Teixeira  
**SLO County Planning Staff:** Chuck Stevenson/Brian Pedrotti

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

**Consent Agenda:**  
**Willow Road EIR Report:** Response to report sent to SLO County  
**Vista Roble LLC/SUB2005-00050:** Lot Line Adjustment between two parcels of 39,025 sq ft and 64,438 sq ft resulting in two parcels of 37,732 sq ft and 70,731 sq ft. Located at the NW corner of Pomeroy and Willow **Land Use recommends approval**

**Old Business:**

**Traffic and Circulation Study:** Report and recommendation for response by Traffic and Circulation Committee

**Vista Robles LLC/DRC 2004-00271:** MUP for grocery store with deli, located on corner of Pomeroy and Willow; 4,944 sq ft bldg on 1.47 acres; loading activity to be restricted to daytime hours **Tabled from August NCAC mtg**

**Biiorn EIR Report:** EIR on proposed GPA located on 50 acres at Hutton Road with 14.8 acres to be asphalt-concrete plant; zoning to be changed to industrial/

## **Recomendation from committee and action on letter of response**

**San Antonio Multi-Family:** Informational about project located directly behind the Chevron Station on Tefft St; applicant presentation

### **New Business:**

**Suey Ranch Annexation:** Request for a boundary change from SLO County into Santa Barbara County approx 4,735 acre portion of Suey Ranch located in SLO County on north side of Santa Maria River, between Hwy 101 on the west' Hwy 166 on the north and the Cuyama river on the east, **Report from GPA committee and action in form of letter of response**

**Marinai/DRC 2005-00007:** CUP for 71 unit three-story motel located on 1.20 acres on Hill Street, directly adjacent to west side of King Ventures Frontage Road project **Land Use recommends :project be no higher than two-stories/ impact on traffic be evaluated with recomendation for Hill Street to be four-lane / due to the fact that the national response time for public safety services is 5 minutes, concern that with current traffic congestion these services can not meet time standards and fees need to be collected to provide additional staffing and facilities for fire, police, etc.**

**Stafford/DRC2005-00036:** MUP for size waiver of secondary dwelling ; Located on 2.5 acres at 539 Winterhaven Way; would like to place a 1,200 sq ft manufactured home within 50 ft of primary residence **Land Use recommends denial of this project in complinace with the standards as set forth by the Secondary Dwelling Committee**

**Woodlands Venture/ DRC 2005-00019:** MUP for tree removal/ retention plan; Located off Via Concha on 217 acres **Land Use has requested from County Planner additional information on number of trees to be removed and exact location**

**TDCs:** Action for letter of support to join in Templeton and Santa Margarita's Advisory Council's efforts to eliminate the TDC program in SLO County

### **Vacancies on NCAC Board**

### **Evaluation of Mission Statement and Goals of NCAC**

### **Committee Reports:**

**By-Laws : Vote on proposed revisions**

**GPA :** Jesse Hill

**Incorporation Committee:**

**WebSite:** Bonnie Eisner

### **Adjournment**