

NCAC Agenda

28 February 2005

Time: 6:30 PM

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

Pledge of Allegiance

Introduction of New Area 3 Geographical Representatives/ Election Results

Roll Call

Approval of Minutes from January 31,2005 and February 7, 2005

Discussion and Possible Amendment of Minutes from July 12,2004

Treasurer's Report:

Reccomendation to buy Land Use Documents

Correspondence

Chairmans Comments:

Certificates of Appreciation

Quimby / PFF Community Meeting

Nipomo Park /Nipomo Sports Association Leases

Community Presentations:

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

CDF: Battalion Chief Dan Andersen

SLO County Code Enforcement: Harley Voss

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

SLO County Staff :

Timing and Location for Meeting with County Staff to discuss RMF and Mixed Use

Zoning: **Thursday, March 3rd at NCSD at Noon to 1:30PM**

Old Business:

Trail Map for Nipomo: Presentation and Possible Adoption of proposed multi-use Trail Map for the South County Inland and Coastal Planning Areas by Ride Nipomo

Nipomo Commons/Shapiro/DRC2004-00084: Development Plan with CUP; Mixed-use with 11,995 sq ft in office space; 43,945 sq ft in retail; 4,500 sq ft in restaurant; and approx 50 residential units of 1200 sq ft each; Located at the present site of the Nipomo Rec Bldg on South Frontage Road/ Presentation by Applicants

Dana Adobe Amigos: Request to revise previous NCAC Motion to use \$700,000 of Quimby Fees to purchase the approx 45 acre Grisinger Property to include the 100 acres of property known as Patterson Academy

New Business:

Canada Ranch/ Crystal Oaks: Presentation by applicant concerning the development of 228 acres located northwest of Sandydale Road, west of HWY 101 and east of Hetrick Ave

San Antonio Lane Multi-Family Proposal: Presentation by applicant of the proposed 32 multi family development located on 2.2 acres directly behind the Chevron Station on Tefft

Powers/DRC2004-00145: Minor Use Permit for two multi-family bldgs; 12 units; Four unit bldg is 3,838 sq ft; 8 unit bldg is 7,808 sq ft; located at 562 Division St/Avenida de Soscio on 1.25 acres; Total number of units for project would be 24; County Staff indicated MUP

needed for anything over 16 units

Level III Water Severity: Ed Eby

Committee Reports:

Website Committee

Traffic and Circulation:

Library Parking Lot: Dale Ramey of Public Works will work with Principal of Dana School to educate parents ;Cones to block lot; possible stripping of of additional east bound lane on Orchard

Speed Bumps on Eucalyptus Rd: Dale Ramey, Public Works evaluating

Traffic Study (5 yr Plan):

Draft will be available in April

Consultant Fees for Traffic Study: \$93,000

Woodland's 1.5 Million Dollars: Will be spent on Willow Rd Ext Design (500,000 for design of road from Misty Glen to 101; \$1Million for Interchange)

Tefft St Corridor Median in Front of Vons: Median will be added/ Recommendation from NCAC requested

Orchard Street: Dale Ramey, Public Works, will write up a work order to have this stripped with a two way turn lane and a bike lane. No parking will be allowed along the easterly side of Orchard between Grande and Simon Lane. A pavement taper on the east side of Grande approaching Simon will be installed to provide an additional lane width to move traffic to the east to avoid conflict with the proposed two way left turn lane

Park and Rec: Stephanie Franks

Landscaping Committee: Mission Statement and Possible Recommendations for Action

Land Use: Mission Statement

Formation of Sub Committee to study Tree Situation in Nipomo Park

Wireless Committee: Nipomo Park Site fees

Adjournment