

**NIPOMO COMMUNITY ADVISORY COUNCIL
AGENDA
July 25, 2005 6:30 PM
NCS D BLDG. 148 South Wilson**

Call to Order: Chairman Hermreck will be absent, Vice-Chair Bonnie Eisner will conduct meeting

Pledge of Allegiance

Roll Call : Harry Walls

Additions/Deletions to Agenda

Approval of Minutes from June 27

Treasurer's Report: Stephanie Franks
Books from County

Correspondence

Chairmans Comments:

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

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

Consent Agenda:

Llamas/DRC2004-00268: CUP for 4,000sq ft residential home at 1710 Via Alta Mesa on 12.4 acres zoned open space; **Land Use recommends this project be approved with review by Jan Dileo and Public Works for trails and appropriate pedestrian improvements** **Vanderlei/CO-05-0170/SUB2004-00373:** Parcel map for two lot split of an existing 13.97 acre parcel; located at 1475 Dawn Road; one parcel to be 7 acre, other 6.97 acres; zoned RR; **Land Use recommends approval of this project with a review by Jan DiLeo for possible trails in accordance with the South County Area Trail Map**

Old Business:

Nipomo Commons: Report by West Tefft Corridor Design Committee

West Tefft Corridor Design Plan: Letter from Chuck Stevenson

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; **Motion from 4/25/05 was: Land Use has contacted County staff for proper paperwork in relation to this project. At the May meeting, Land Use felt zoning was appropriate for area, project had to be reviewed by the Coastal Commission and that easement for trails needed to be co-ordinated with Jan DiLeo in accordance with the SCAP trail map. At the June Land Use meeting a motion was passed to ask County staff for an explanation of this project in regard to possible encroachment of HWY 1 and compatibility of this project with surrounding zoning . Motion on 6/27/05 by NCAC was to reserve approval based on new information, with possible trails to be looked at by Jan DiLeo. NCAC strongly recommends that County staff take into consideration that the community of Callender - Garret is in strong opposition to clustering . NCAC needs further time and information before reviewing this project. At the July 18 Land Use Meeting, this project was tabled for further action, El-Jay to give report.**

Nipomo Retail Project (King Ventures): Located on Hill and Frontage Road will go to Planning Commission on 7/28; Possible action in the form of a letter to be sent by NCAC

New Business:

Troesch/DRC2004-00138: Outdoor storage lot to house rental business and related equipment including landscape supplies and sales; Located on 4 acres, off Hutton Road; This project is built and the CUP is for the portable wood chipping facility; County staff and the Air Pollution Control District are very supportive of project

Nipomo Oaks:TR2732-SUB2004-00324:Tract Map with CUP; Located on 3 acres at 620 Hill Street in RMF zoning; 22 parcels at 2,730 sq ft; 20 parcels at 2,418 sq ft; open space and parking at 13,659 sq ft and drainage basin of 7,890 sq ft; **Land Use moved to have this project go before the NCAC. Land Use approves of the planting of oaks, parking spaces provided; all units have garages; architecture reflecting Craftsman style, underground storage basins; park and greenbelt that will be provided on north side, and the staggering of units to preserve views. Land Use recommends a mixed-use passive trail area for the north side of this project to interface with the adjacent commercial-retail parcels**

Planned Rural Ordinance: Report by Jesse Hill ; Letter was sent by NCAC on 6/28/05 to ask for this to be continued by BOS and a staff member to come to NCAC for a presentation; Motion by BOS to continue this matter with input from the Ag Liaison Committee and the public

Growth Management EIR: Report by Ed Eby

Incorporation Meeting: Report by Mike Eisner

Bill Roalman Memorial: Request by SLO Land Conservancy for words which capture Bill's spirit to be engraved in stones at memorial site located at SLO Creek

Committee Reports:

By-Laws : Collette Hyder to report

Park and Rec:

Nipomo Little League and Football have come to tentative agreement to sign separate User Permits. Fees for Little League to be 1500, Football to be 1000, with possible mitigations in reductions in fees for services and materials rendered

Adjournment