

**NIPOMO COMMUNITY ADVISORY COUNCIL
AGENDA
August 22, 2005 6:30 PM
NCS D BLDG. 148 South Wilson**

Call to Order

Pledge of Allegiance

Roll Call : Harry Walls

Additions/Deletions to Agenda

Approval of Minutes from July 25th

Treasurer's Report: Stephanie Franks

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 Public Works: Dan Woodson will report for Dale Ramey;

Information on revised road impact fees to be distributed; Action on motion by Traffic and Circ Committee to have special NCAC mtg on 9/12/05 at NCS D at 6:30PM to discuss road impact fees, Willow Road EIR and informational on re-alignment of Halcyon Road; Action on Letter to be sent regarding So County Circulation Study

SLO County Planning Staff: Chuck Stevenson/Brian Pedrotti

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

Consent Agenda:

Porter/CO05-0176; SUB2004-00377: Parcel map to split 1.04 acre into four lots of 20,564 sq ft; 8,260 sq ft; 8,259 sq ft; and 8,258 sq ft ; Located at 135 Pino Solo Court ; zoned SFR **Land Use recommends approval of this project.**

Dunn/DRC2004-00091: MUP for revised project; applicant has added secondary dwelling and additional grading; Located on 1220 Ramal Lane in Rancho Nipomo on 10.3 acres; was previously before NCAC on the placement of a barn outside of cited building envelope **Land Use recommends approval of this project**

New Business:

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

Nipomo Oaks: Notice of Preparation for an EIR to be performed on a 203.88 acre parcel currently divided into 5 parcels ranging in size from 40 to 42 acres; located at Hetrick Avenue extending to the HWY 101, along proposed Willow Road Extension; currently zoned Ag; Parcel 1 to be Commercial Retail (28 acres) / Residential Suburban (14 acres); Parcel 2, 3, and 4 to be zoned RR; Parcel 5 (next to Hwy 101) to be zoned Commercial Retail with 125 room hotel /conference center on 7.5 acres and 15,000 sq ft for restaurant building envelope on 4.4 acres

Sagaysay/DRC 2005-00005: Temporary events; 12 per year with 150-250 people max; two bathrooms on site; Located at 459 Stanton Street on 1 acre; Current use is primary residence;secondary dwelling; home-office workshop **Land Use recommends denial of this project**

Crompe/DRC 2005-00006: MUP for secondary dwelling to waive size and distance requirements; secondary dwelling will be double wide mobile home; located on 1.08 acres at 873 Calimex Place; **In accordance with the guidelines set up by the Secondary Dwelling Committee, Land Use recommends denial of this project**

Woodlands Venture LLC/Coal 05-0233/SUB 2005-00030: Lot line adjustment between Lot 1341 and Lot 1221 of Tract 2341, Unit 1 on 30 acre site; Located off Via Concha Road; adjustment is being requested to accomodate the Trilogy building that was formerly discussed at NCAC on 6/27/05 **Land Use moves to accept this presentation**

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/ **Ed Eby to do presentation**

Old Business:

West Tefft Corridor Design Plan: Action Item: Design Plan will be discussed Chapter by Chapter; written input and comments from community is encouraged and will be submitted

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/ **No response rec'd to letter sent**

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 **Tabled from 7/25 NCAC mtg**

Gray Trust: 3.8 acre parcel located at corner of Grande and Blume; to be divided into 39 lots ranging from 2,600 to 5,280 sq ft, 38 residences, one pocket park; underground detention basin and three on-site streets; **NCAC recommended denial of this project in December 2004 due to lack of compliance of 6,000 sq ft lots; Project will be going before the Planning Commission on 9/22/05; Possible action to expand on feedback to County on project**

Committee Reports:

By-Laws : Collette Hyder to report /Proposed Revisions distributed by e-mail to Council Members; Additional copies of proposed revisions available for public at

Council meeting

Incorporation Committee: Mission Statement to be distributed.

Action required for posting to web site

WebSite: Bonnie Eisner

NCAC Picnic

Adjournment