

**THURSDAY, DECEMBER 11, 2014**

The following action minutes are listed as they were acted upon by the Planning Commission and as listed on the agenda for the Regular Meeting of December 11, 2014 together with the maps and staff reports attached thereto and incorporated therein by reference.

HEARINGS ARE ADVERTISED FOR 9:00 A.M. HEARINGS GENERALLY PROCEED IN THE ORDER LISTED, UNLESS CHANGED BY THE PLANNING COMMISSION AT THE MEETING.  
(09:01 AM)

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ROLL CALL (09:01 AM)

PRESENT: Commissioner(s) Eric Meyer, Ken Topping, Jim Irving, Don Campbell, and Tim Murphy.

ABSENT:

FLAG SALUTE (09:01 AM)

PUBLIC COMMENT PERIOD (09:01 AM)

Tim Murphy: opens Public Comment with Eric Greening speaking.

PLANNING STAFF UPDATES (09:08 AM)

Ellen Carroll, staff: provides Commissioners with their near term schedule.

Kami Griffin, Assistant Director: presents Chairman Murphy WITH his gavel in appreciation of his four years of service on the Planning Commission. This will be his last Planning Commission meeting. She also says her final goodbye to the Planning Commission as she is retiring as of the end of December.

CONSENT AGENDA: (09:13 AM)

- a. September 25, 2014 draft Planning Commission minutes (09:15 AM)
- b. October 9, 2014 Cancelled Planning Commission minutes (09:15 AM)
- c. October 23, 2014 draft Planning Commission minutes (09:15 AM)
- d. November 6, 2014 draft Planning Commission minutes (09:15 AM)
- d. November 6, 2014 draft Planning Commission minutes (09:16 AM)

Jim Irving: notes changes to minutes.

**Thereafter, on motion of Jim Irving, seconded by Don Campbell, and on the following vote:**

**AYES: Commissioner(s) Jim Irving, Don Campbell, Eric Meyer, Ken Topping, Tim Murphy.**

**NOES: None.**

**ABSENT: None.**

**The Commission approves Consent agenda items 1. through d.**

**HEARINGS:**

1. Hearing to consider a request by BELRIDGE PARK II, LLC for a Lot Line Adjustment and Tract Map (Tract 3059) with Conditional Use Permit (SUB2013-00042). The Lot Line Adjustment (SUB2014-00017) will adjust the lot lines between two legal parcels of 43,271 and 40,799 square feet each. The adjustment will result in two parcels of 9,822 square feet and 1.7 acres each. The Lot Line Adjustment portion of the project will not result in the creation of any additional parcels. The reason for the adjustment is to provide a parcel for the existing residence that can be sold while the remainder of the site continues through tract improvements and final map portion of the subdivision process. The Tract Map/Conditional Use Permit portion of the proposal is to subdivide two existing parcels totaling 1.92 acres into 14 parcels ranging in size from 3,548 to 12,509 square feet as a planned development. Thirteen of the resulting parcels will be developed with single family residences ranging in size from 1,200 to 1,300 square feet with 400-500 square foot attached garages. One parcel will be a private park area for the development. The project site is within the Residential Single Family land use category and within the South County (San Luis Bay Subarea) planning area in the community of Oceano. The site is currently developed with a single family residence on proposed Lot 14 (Lot 2 of the Lot Line Adjustment) which will remain on the property. The remainder of the site is undeveloped. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on October 30, 2014 for this project. Mitigation measures are proposed to address Agricultural Resources, Air Quality, Cultural Resources Public Services and Utilities, Recreation and Water and are included as conditions of approval. County File No: SUB2013-00042/TR 3059 APN(s): 062-074-014 and 015 and SUB2014-00017/COAL 14-0081 Supervisorial District: 4 Date Accepted: October 1, 2014 Stephanie Fuhs, Project Manager Recommend approval (09:19 AM)

Stefanie Fuhs, Project Manager: presents staff report via a Power Point presentation

Commissioners: begin questioning staff.

Commissioners: begin their deliberations.

Tim Murphy: asks that the lot numbers be corrected to reflect the map in the file.

Stephanie Fuhs, Project Manager: reads correct lot numbers into the record.

Tim Murphy: opens Public Comment with no one coming forward.

**Thereafter, on motion of Eric Meyer, seconded by Jim Irving, and on the following vote:**

**AYES: Commissioner(s) Eric Meyer, Jim Irving, Ken Topping, Don Campbell, Tim Murphy.**

**NOES: None.**

**ABSENT: None.**

**The Commission continues this item to January 29, 2015 to allow time to be presented with a grading plan for review.**

2. Hearing to consider a request by LAS PILITAS RESOURCES LLC for a Conditional Use Permit and Reclamation Plan to allow mining and the phased reclamation of 41 acres on an approximately 234 acre site. The applicant is requesting a maximum annual production rate of 500,000 tons, a portion of which will be recycled asphalt and Portland cement concrete. The project also includes a request to waive the ordinance requirement of Section 22.30.080.A. which limits recycling facilities in the Rural Lands Category to only when in conjunction with an approved waste disposal site and a request to waive the ordinance requirement of Section 22.30.560.B.2.b. which requires storage yards to be screened from public views. The site is in the North County Planning Area, Las Pilitas Sub Area, within the EX1 (Extractive Resource Area) combining designation. Also being considered is certification of the Final Environmental Impact Report and CEQA overriding considerations for significant and unavoidable impacts. The proposed project is within the Rural Lands land use category and is located at 6660 Calf Canyon Road (north side of Highway 58), east of the Salinas River Bridge and approximately 1/4 mile west of the Parkhill Road intersection, east of the community of Santa Margarita. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is evidence that the project may have a significant effect on the environment, and therefore a Final Environmental Impact Report (FEIR) was prepared (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) for this project. The FEIR addresses potential impacts on: Aesthetics and Visual Resources, Agricultural Resources, Air Quality, Greenhouse Gases, Biological Resources, Geology, Hazards and Hazardous Materials, Noise, Public Services and Utilities, Recreation, Transportation and Circulation, Wastewater, and Water Quality and Supply. Mitigation measures are proposed to address these impacts and would be included as conditions of approval and overriding considerations would be necessary based on significant and unavoidable impacts associated with Aesthetics and Visual Resources, Noise, and Transportation and Circulation. Anyone interested in commenting or receiving a copy of the proposed Environmental Determination should submit a written statement. Comments will be accepted up until completion of the public hearing(s). County File Number: DRC2009-00025 APN(s): 070-141-070 / 071 Supervisorial District: 4 Date Accepted: June 29, 2010 Murry Wilson, Project Manager Recommend denial (10:12 AM)

Tim Murphy: asks for ex-parte contacts with Commissioners Irving, Campbell, Topping, Meyer and Chairman Murphy disclosing their contacts.

Commissioners: discuss the request for continuance.

Sophie Treater, applicant: explains continuance request.

Murry Wilson, Project Manager: introduces team and presents his staff report via a Power Point presentation.

Sophie Treater, agent: presents Power Point presentation.

Ken Johnston, agent: speaks.

Tim Murphy: provides information on public testimony and how the process will work at today's hearing. Opens Public Comment.

Mike Whiteford, Randal Tognazzini, .Robert Meek, .Jeannette Watson, .Eric Greening, .Patrick McGibney, Daryl Nelson, Steve Williams, Roy Reeves, Bonnie Reeves, Marie Tomasinni, Barbara Ahern, Keith Godfrey, Elizah Coleman, Kyle Peterson, Lance Franklin, Andy Brown, Karl "Pete" Peterson, Gary Kirkland, Mark Edwards, Michelle Edwards, Rex Swan, Frank Brown, Chad Pankey, tom Seidel, Tim Haley, Marjorie Burkhardt, Mary McMullen, Eric Cleveland, Lea Brooks, Chris Neary, Fred Sager, George Sullivan, Stuart Souza, Susan Lach, Betka Lankovska, Greg Mead, Scott Lewis, Richard Bettencourt, Garry LeGare, Lisa Langere, Steve Owens, Pat Zimmerman, Michelle Blasingame, John Gillespie, Sherry Martinez, Al Martinez, Eric Booker, Marc Stoelzle, Simone Smith, Sharon Doran, Myron Amerine, Jean Boenish, Mary Harlow, Pete Peterson, Larry Whipkey, Ken Haggard, Harry Harlow, Scott Herrera, Heidi Peterson, Janice Carr, Christine Volbrecht, Dale Mcgee, Don Baxter, David Arndt, David Balentyne, John Beccia, William Borgsmiller, Samadhy Coots, Andrew Christi, Len Colamarino, Thomas Fagundas, Lalo Jimenez, Jim Sunderland, Kenneth Thiebaud, Rochelle Wagner: speak.

People who had to leave before they could speak: William Borgsmiller, Samadgy Coots, Eddie Cosko, Richard Hitchman, Eva Inglizian, Charlie Kleemann, Don Lampson, Babek Naficy, Kenneth Price, Sally Speers, and Dale Magee.

Whitney McDonald, County Counsel: suggests leaving the hearing open to let speakers speak at the next meeting. Jim Irving: is agreeable to continuing to 1/8

**Thereafter, on motion of Jim Irving, seconded by Don Campbell, and on the following vote:**

**AYES: Commissioner(s) Jim Irving, Don Campbell, Eric Meyer, Ken Topping, Tim Murphy.**

**NOES: None.**

**ABSENT: None.**

**The Commission continues this item to January 8, 2015.**

**Thereafter, on motion of Jim Irving, seconded by Don Campbell, and on the following vote:**

**AYES: Commissioner(s) Jim Irving, Don Campbell, Eric Meyer, Ken Topping, Tim**

**Murphy.**

**NOES: None.**

**ABSENT: None.**

**The Commission accepts all correspondence entered into the record.**

**Thereafter, on motion of Eric Meyer, seconded by Jim Irving, and on the following vote:**

**AYES: Commissioner(s) Eric Meyer, Jim Irving, Ken Topping, Don Campbell, Tim  
Murphy.**

**NOES: None.**

**ABSENT: None.**

**The Commission adjourns to the next regularly scheduled meeting on January 8, 2015.**

**ADJOURNMENT: 4:31 PM**