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THURSDAY, FEBRUARY 5, 2015

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 February 5, 2015 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. (08:57 AM)

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ROLL CALL (08:58 AM)

PRESENT: Commissioner(s) Eric Meyer, Jim Irving, Don Campbell, Jim Harrison, and Kenneth Topping.

ABSENT:

FLAG SALUTE (08:58 AM)

PUBLIC COMMENT PERIOD (08:58 AM)

1. Members of the public wishing to address the Commission on matters other than scheduled items may do so at this time, when recognized by the Chairman. Presentations are limited to three minutes per individual.

Ken Topping: opens Public Comment.

Eric Greening: speaks.

PLANNING STAFF UPDATES (09:02 AM)

2. This is the time set for Planning Staff updates.

Ellen Carroll, staff: updates Commissioners on their near term schedules.

HEARINGS: (09:04 AM)

3. Hearing to consider a request by HALTER PROPERTIES LLC for a Conditional Use Permit (CUP) DRC2013-00051 to modify the limitation of use standards in the ordinance to allow a second tasting room, the sale of prepackaged foods and increase the limits regarding floor space allowed for retail sales. The CUP also proposes an amendment to the existing winery CUP to allow: a. An increase to their existing special event program to allow 25 events with up to 200 people per year; b. A second tasting room; c. A permanent farm stand; d. A commercial and agricultural processing kitchen; e. Additional restrooms, f. A changing room and a bridal changing room. All above proposed uses will be located within existing structures on-site. The proposed project may result in 0.25 acres of site disturbance on a 952 acre site to allow for leach field expansion if needed. The proposed project is within the Agricultural land use category and is located on the north side of

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Topping.

NOES: None.

ABSENT: None.

The Commission approves Conditional Use Permit DRC2013-00051 based on the findings listed in Exhibit A, changing Ordinance Modifications number 2. to 640 and striking 920, and subject to the conditions listed in Exhibit B, changing condition 5 to indicate 50,000 cases, striking 25,000; and adding new Condition 27. to read: "27. Portable restroom facilities may be used, in lieu of permanent restroom, provided they meet all state and local specifications and are sufficient to serve the maximum number of persons allowed at an event.; adopted.

4. Continued hearing to consider a request by the COUNTY OF SAN LUIS OBISPO, LRP2014-00015, to amend portions of the following documents in order to encourage the development of certain renewable energy projects in the most suitable locations in unincorporated inland areas of the county through a Renewable Energy Streamlining Program (RESP): 1) Framework for Planning (Inland), Part I of the Land Use and Circulations Elements (LUCE) of the County General Plan; 2) the Carrizo, North County, San Luis Obispo, and South County Area Plans, Part II of the LUCE; 3) the Official Maps, Part IV of the LUCE; 4) the Conservation and Open Space Element of the County General Plan; 5) the Land Use Ordinance, Title 22 of the County Code; and 6) the Rules of Procedure to Implement the California Land Conservation Act of 1965. Also to be considered is the approval of the Environmental Document. An EIR has been prepared for this project. Continued from the 1/22/15 Planning Commission hearing. County File No: LRP2014-00015 Assessor Parcel Number(s) N/A Supervisorial District: All Authorized for Processing: July 9, 2013 Project Manager: James Caruso Recommendation: Approval (09:51 AM)

James Caruso, Project Manager: presents commission with an "Order of Hearing Topics" outline, introduces team and their roles in this hearing, and reports Mike Wulkan is unavailable at this hearing. Ken Topping: would like to note that Mr. Wulkan is retiring this week and wishes to pass on the commission's well wishes to him.

Staff: overviews the Project Description and Alternatives EIR.

Ken Topping: opens Public Comment.

Eric Greening, David Chipping, Dawn Legg, Bill Waycott, Eric Vieum, and Andrew Chrisie: speak.

Ken Topping: would like staff's estimate of review period time with Mr. Caruso responding and addressing Public Comment.

Trevor Keith, staff: discusses the word "potential" in terms of removing/keeping this in the streamlining program language.

Jim Irving: asks about endangered species maps and the value of habitat in terms of qualification for streamlining.

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Commissioners: deliberate transparency regarding review and hearing process vetting which involves public comment.

James Caruso, Project Manager: provides commissioners with information regarding what will be presented at the next hearing on this subject.

James Caruso, Project Manager: provides Commissioners with information regarding what will be presented at the next hearing. Continues review of RESP from the last hearing, referring to Pg. 16 of 64 of the January 22, 2015 staff report, on the overhead projector.

Lynda Auchinachie, Ag. Dept.: reports there is no existence of a rationale for offset values.

Trevor Keith, staff: suggests subject matter to be addressed at the next hearing. Whitney McDonald, County Counsel: states questions can be submitted to staff and then be published.

James Caruso, Project Manager: explains conversation with Commissioner Meyer regarding Table 4 and two zoning categories Open Space & Recreation where tiering is allowed in terms of designation A2, which is incorrect and provides reasoning. in Table 4

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

AYES: Commissioner(s) Jim Irving, Eric Meyer, Don Campbell, Jim Harrison, Kenneth Topping.

NOES: None.

ABSENT: None.

The Commission continues this item to February 26, 2015.

5. Continued hearing to consider a request by LAS PILITAS RESOURCES, LLC for a Conditional Use Permit and Reclamation Plan, DRC2009-00025 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 the Final Environmental Impact Report. 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