



# AGENDA

## Planning Commissioners

Jim Irving, 1<sup>st</sup> District  
Ken Topping, 2<sup>nd</sup> District  
Eric Meyer, 3<sup>rd</sup> District  
Jim Harrison, 4<sup>th</sup> District  
Don Campbell, 5<sup>th</sup> District

**MEETING DATE:** Thursday, April 30, 2015

### **MEETING LOCATION AND SCHEDULE**

Regular Planning Commission meetings are held in the Board of Supervisors Chambers, County Government Center, 1055 Monterey Street, Room D170, San Luis Obispo, on the second and fourth Thursdays of each month. Regular Adjourned Meetings are held when deemed necessary. The Regular Meeting schedule is as follows:

Meeting Begins	.	9:00 a.m.
Morning Recess	10:30 a.m.	10:45 a.m.
Noon Recess	12:00 p.m.	1:30 p.m.
Afternoon Recess	3:15 p.m.	3:30 p.m.

*ALL HEARINGS ARE ADVERTISED FOR 9:00 A.M. HEARINGS GENERALLY PROCEED IN THE ORDER LISTED, UNLESS CHANGED BY THE PLANNING COMMISSION AT THE MEETING.*

### **ROLL CALL**

### **FLAG SALUTE**

### **PUBLIC COMMENT PERIOD**

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.

### **PLANNING STAFF UPDATES**

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

### **CONSENT AGENDA:**

3. March 26, 2015 draft Planning Commission minutes

### **COMMISSION BUSINESS**

4. The Commission will discuss Item 5.
5. Letter to the Board of Supervisors regarding implementation of carbon sequestration programs. James Caruso, Project Manager

**HEARINGS: (Advertised for 9:00 a.m.)**

6. Hearing to consider a request by **LARRY TURLEY** for a Conditional Use Permit DRC2014-00037 to allow a conversion of an approximate 2,635 square-foot (sf) agriculture building into a wine processing facility and to allow the conversion of a 1,656 sf underground cellar into wine storage. No public tasting or special events are proposed. The winery will not participate in industry-wide events. Maximum case production is 2,500 cases annually and is limited to grapes grown on-site. The project will result in 720 sf of site disturbance on a 9.66 acre parcel. The proposed project is located within the Residential Rural land use category and is located on the east side of Ridge Rd. (at 2815 Ridge Rd.), approximately 1 miles south of the community of Templeton. The site is in the North County planning area, Salinas River sub area. Also to be considered is the approval of the environmental document. A Class 1 and Class 4 exemption was issued for this project. CONTINUED FROM 3/26/15.

**County File Number: DRC2014-00037**

Supervisory District: 1

Project Manager: Holly Phipps

Assessor Parcel Number: 039-371-001

Date Accepted: November 14, 2014

**Recommendation: Approval**

7. Hearing to consider a request by **HANSON AGGREGATES MID-PACIFIC** for a modification of an existing Conditional Use Permit and a Reclamation Plan Amendment DRC2011-00098/99 to expand the existing Santa Margarita Quarry by approximately 33 acres (thereby enlarging the quarry footprint from 160.1 acres to 193.1 acres). The proposed expansion would yield an estimated 21.5 million tons of aggregate reserves. These reserves, in combination with existing entitled reserves, would result in the quarry producing 33.2 million tons of aggregate products over a 59-year period. No increase in annual production volumes or intensity is proposed beyond the quarry's currently permitted levels. The site is in the North County Planning Area, Salinas River Sub Area, within the Extractive Resource Area (EX1) combining designation overlay. The proposed project is within the Rural Lands and Agriculture land use categories and is located at 16815 El Camino Real, approximately three miles northeast 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, found that the Proposed Project may have a significant effect on the environment, and therefore an Environmental Impact Report was prepared (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.). The Final EIR addresses potential impacts on: Aesthetics and Visual Resources; Agricultural Resources; Air Quality; Greenhouse Gas Emissions; Biological Resources; Cultural and Paleontological Resources; Geology, Soils and Mineral Resources; Hazards and Hazardous Materials; Land Use; Noise; Public Services and Utilities; Recreation; Transportation and Circulation; and, Water Quality and Supply. Mitigation measures are proposed to address these impacts and are included as conditions of approval. A Statement of Overriding Considerations was determined necessary based on significant and unavoidable impacts associated with Noise. See Exhibit A for specific CEQA Findings and Overriding Considerations.

**County File Number: DRC2011-00098/99**

APN(s): 070-091-037, 070-121-021, 070-131-(003,018,022), 070-141-(006, 054) & 070-154-033

Supervisory District: 5

Project Manager: Airlin M. Singewald

Date Accepted: July 6, 2012

**Recommendation: Approval**

**ADJOURNMENT**

8. ESTIMATED TIME OF ADJOURNMENT: 3:00 PM

RAMONA HEDGES, SECRETARY  
COUNTY PLANNING COMMISSION

## **PUBLIC RECORDS ACT**

Supplemental correspondence and other materials for open session agenda items that are distributed to the Planning Commission within 72 hours preceding the Planning Commission meeting are available for public viewing in the Planning and Building Department located at 976 Osos Street, Room 200. With respect to documents submitted by members of the public to the Planning Commission during a meeting, the law requires only that those documents be copied by the Clerk after the meeting for members of the public who desire copies. However, as a courtesy to others, it is requested that members of the public bring at least 12 extra copies of documents that they intend to submit to the Planning Commission during a meeting so that those extra copies can be immediately distributed to all members of the Planning Commission, County staff, and other members of the public who desire copies.

## **RULES FOR PRESENTING TESTIMONY**

Planning Commission hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present testimony must observe the following rules:

1. When you come to the podium, first identify yourself and please state your area of residence. Commission meetings are tape recorded and this information is needed for the record.
2. Address your testimony to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
3. Keep your testimony brief and to the point. Talk about the proposal and not about individuals involved. On occasion, the Chair may be required to place time limits on testimony; in those cases proposal description/clarification will be limited to 12 - 15 minutes, individual testimony to 3 minutes, and speakers representing organized groups to 5 minutes. Focus testimony on the most important parts of the proposal; do not repeat points made by others. And, please, no applauding during testimony.
4. Written testimony is acceptable. Letters are most effective when presented at least a week in advance of the hearing. Mail should be directed to the Planning Department, attention: Planning Commission Secretary. However, email correspondence is most effective when sent up to 24 hours in advance of the hearing. Email should be directed to [RHedges@co.slo.ca.us](mailto:RHedges@co.slo.ca.us). Do not include personal information such as address and telephone numbers.

## **APPEALS**

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days after the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee set by the current fee schedule. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

Planning Commission decisions may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. Exhaustion of appeals at the county is required prior to appealing the matter to the California Coastal Commission. The appeal to the Board of Supervisors must be made to the Planning Commission Secretary, Department of Planning and Building, and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Contact the Coastal Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures.

**HEARING IMPAIRED:** There are devices for the hearing impaired available upon request.

**COPIES OF VIDEO, CD:** You may obtain copies of the Video Recording through AGP Video at 805-772-2715, for a fee. Copies of the CD of the proceedings are available at the Department of Planning and Building, for a fee.

**ON THE INTERNET**

This agenda and associated staff reports may be found on the internet at: <http://www.slocounty.ca.gov/planning.htm> under Quicklinks, Meeting Agendas. For further information, please call (805) 781-5612.