

and Nacimiento Lake Drive, approximately 2 miles west of the City of Paso Robles. The site is in the Adelaida Sub-area of the North County planning area.

A Class 17 categorical exemption was issued for the application.

County File Number: AGP2015-00002

Assessor Parcel Number: 026-232-014

Supervisorial District: 1

Date Accepted: August 15, 2015

Project Manager: Terry Wahler

Recommend: Board of Supervisors approval

8. Proposal by Riboli Paso Robles, LLC to amend an agricultural preserve to decrease the minimum parcel size for conveyance of parcels from 80 acres to 40 acres and allow the applicant to enter into a land conservation contract. The subject property is an approximately 83 acre agricultural parcel that is currently planted with vineyards. The property is located within the Agriculture land use category, on the south side of Almond Drive, approximately four miles east of the City of Atascadero. The site is in the El Pomar-Estrella Sub-area of the North County planning area. Also to be considered is the approval of the environmental document. A Class 17 categorical exemption was issued for the application.

County File Number: AGP2014-00016

Assessor Parcel Number: 034-231-033

Supervisorial District: 5

Date Accepted: August 3, 2015

Project Manager: Terry Wahler

Recommend: Board of Supervisors approval

Thereafter on **Motion by:** Eric Meyer, **Second by:** Don Campbell and on the following vote, the Commission approves Consent Item 3 through 8.

COMISSIONERS:	AYES:	NOES:	ABSTAIN:	RECUSE:
Harrison, James	x			
Irving, Jim	x			
Campbell, Don	x			
Meyer, Eric	x			
Topping, Ken	x			

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

9. Hearing to consider a request by Nipomo Business Center, LLC to amend a previously approved Conditional Use Permit, DRC2015-00017, to allow an existing, legal, nonconforming billboard to remain for an additional 15 years. The project site is located on the south corner of Story Street and South Frontage Road in the community of Nipomo, in the South County planning area. Also to be considered is the approval of the environmental document. A General Rule Exemption was issued for the project.

County File Number: DRC2015-00017

Assessor Parcel Number: 092-158-019

Date Accepted: August 26, 2015

Project Manager: Jay Johnson

Recommedation: Approval

Jay Johnson, Project Manager: presents staff report.

Commissioners: ask questions of staff.

Bill Robeson, Dep. Director: clarifies original conditions of approval with Mr. Johnson responding.

Richard Meyer, representing owner: further explains proposal.

Jim Harrison: asks what the damage to the sign was to have to re-build it, and enlarge it, with Mr. Meyer responding.

Jay Johnson, Project Manager: explains what was found on the original findings and what actions were taken at the original Planning Commission.

Commissioners: begin their deliberations.

Commissioners: work with staff on language for Findings for Denial of this proposal.

Jay Johnson, Project Manager: reads findings for denial into the record.

Thereafter on **Motion by:** James Harrison, **Second by:** Jim Irving, and on the following vote, the Commission denies Conditional Use Permit DRC2015-00017, based on the findings listed in Exhibit A.

COMISSIONERS:	AYES:	NOES:	ABSTAIN:	RECUSE:
Harrison, James	x			
Irving, Jim	x			
Campbell, Don	x			
Meyer, Eric	x			
Topping, Ken	x			

10. A request by Nipomo Partners LLC for a Conditional Use Permit to allow an addition of 40,722 square feet of mini-storage buildings to an existing mini-storage facility. The existing storage facility includes 89,650 square feet of storage, 12,000 square feet of commercial space, a 3,000 square-foot manager’s unit and office, and 47,825 square feet of outdoor RV storage. The proposed mini-storage addition will replace the outdoor RV storage use. The proposed project is within the Commercial Service land use category and is located at 720 South Frontage Road in the community of Nipomo. Also to be considered is the approval of the environmental document. The project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

County File Number: DRC2014-00157

Assessor Parcel Number(s): 092-158-011, -012, -013 & -014

Date accepted: 8/20/15

Project Manager: Brian Pedrotti

Recommend: approval

Brian Pedrotti, Project Manager: presents staff report via a Power Point presentation.

Commissioner: begin asking questions of staff.