

Brandi Cummings, Project Manager: presents staff report via a Power Point presentation.

Bill Robeson, Executive Director: introduces new Planner I, Brandi Cummings.

Commissioners: have no ex parte contacts to report and begin deliberations.

Thereafter on Motion by: Don Campbell, **Second by:** Jim Irving, and on the following vote, the Commission conditionally approves the third time extension to be valid until May 21, 20167 for Minor Use Permit DRC2009-00109 based on the findings in Exhibit A, changing Finding F to add: "The project is located within the Paso Robles Groundwater Basin and is located in the Urgency Ordinance area. However, per Section 5.A.4 of the Ordinance, the project would not be required to offset water demand because the land use permit application was accepted as complete prior to the effective date of the Ordinance. In addition, per Section 5.A.5 of the Ordinance, any construction permit necessary to implement this land use permit (approved prior to the effective date of the Ordinance) would not be subject to the Ordinance; and subject to the Conditions listed in Exhibit B.; adopted.

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

Eric Meyer was absent during this item.

- Request by JANNECK, LIMITED (LAETITIA AGRICULTURAL CLUSTER) for a Tentative Tract Map and Conditional Use Permit to allow an agricultural cluster subdivision of twenty-one parcels (totaling 1,910 acres) into one hundred and two (102) residential lots and four (4) open space lots. The proposed project includes 101 1-acre residential lots plus one existing single-family residence, a ranch headquarters (includes a homeowner’s association facility, recreation center, and community center), 25 acres of internal access roads, and a wastewater treatment plant. The ranch headquarters and wastewater treatment plant are proposed on the open space parcels. A proposed 7.7-acre dude ranch is not included in the Conditional Use Permit, but is included in the FEIR as a future development proposal. The proposed project is within the Agricultural and Rural Lands land use categories and is located approximately two miles south of the City of Arroyo Grande and two miles north of the community of Nipomo, on both the eastern and western sides of Highway 101. Also to be considered is the approval of the environmental document. A Final Environmental Impact Report (Clerk's File) was prepared for the project.

County File Number: SUB2003-00001 / DRC2003-00001

Assessor Parcel Number: 047-051-005; 048-121-006; 047-311-001, -007, -010, -011; 047-301-002, -003; 075-341-007

Supervisorial District: 4

Date Accepted: February 5, 2004

Project Manager: Brian Pedrotti

Recommendation: Denial

Jim Bergman, Director of Planning and Building: comments on how the Planning & Building Department has conducted this proposal and further clarifies this proposal’s request. Speaks

to the values and actions of the department.

Commissioners: disclose their ex-parte contacts..

Bill Robeson, Executive Director: introduces agencies involved in proposal's staff report: Shawna Scott, EIR Consultant, Gordon Thorpp, Hydrogeologist, Rob Lewin, Cal Fire and Lynda Auchinachie, Ag. Dept.

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

Shawna Scott: overviews key environmental issues of the EIR.

Gordon Thrupp, Hydro Geologist: presents Power Point presentation on water measurements.

Shawna Scott, EIR Consultant: continues presentation with water resources.

Brian Pedrotti, Project Manager: wraps up the end of the staff report presentation.

Whitney McDonald discusses the additional finding presented to staff:

Victor Montgomery, agent: shows a Power Point presentation.

George Dennati, General Manager Pacific Vineyard Co.: shows an Ag Compatibility Power Point presentation.

Victor Montgomery, agent: discusses hand out provided with regard to agricultural buffers.

Mona Ebraheem: addresses density bonuses in terms of ordinance language previously approved and demonstrates three (3) sources of authority where a density bonus is applicable in this case. Speaks to Secondary Emergency Vehicle Access.

Ken Topping: opens Public Comment.

Ron Tremper, Gordon Gill, Jim Skow, Gary Favrina, Cherie Fitzgerald, Vern Garcia, Mike McClure, Ray Toomey, Bob Blair: speak.

Rob Lewin, Cal Fire: discusses requirements such as secondary access and acquisition of land for a future fire station to which the applicant has agreed.

Jim Harrison: asks if the 102 units require a new fire station with Mr. Lewin explaining the impact of project mitigates new land for a fire station and provides reasoning.

Ken Topping: asks how management controls access & egress on Laetitia location with Mr. Lewin deferring to Cal Trans on this question.

Larry Newland, Cal Trans: provides clarification on average daily traffic, traffic accidents in the area, and states Cal Trans is on record recommending no intensification of vehicular access at the existing driveway and the development of a Laetitia gate.

Jim Harrison: comments on record of accidents, increases over the last year, or average with

Mr. Newland quoting 60 accidents.

Ken Topping: reconvenes meeting and re-opens Public Comment. James Toomey, Eric Greening, Istar Holliday, El-Jay Hansson, David Chipping (on behalf of Linda Chipping), Verna Grabel, Susan Wies, Betty Jamison, Laurie Laughlin, Hans Hansson, Patrick O'Connor, and Arthur Goldiner: speak.

Lynda Auchinachnie, Ag. Department: discusses the adoption of the Ag. Cluster ordinance in 1994 and changes since -as it applies to today's proposals. Comments on buffers that have been proposed in terms of the Ag. Department's buffer policy.

Thereafter on Motion by: James Harrison, **Second by:** Jim Irving, and on the following vote, the Commission continues this item to September 10, 2015.

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

Eric Meyer was absent for this item.

- Continued hearing to consider a request by the COUNTY OF SAN LUIS OBISPO for amendments to the Agricultural Element and the Conservation and Open Space Element of the General Plan; and amendments to Title 8 (Health and Sanitation Code), Title 19 (Building and Construction Ordinance), and Title 22 (Land Use Ordinance) of the County Code in order to implement the Water Neutral New Development and the Water Waste Prevention components of the proposed Countywide Water Conservation Program. The proposed Countywide Water Conservation Program and associated amendments would affect water use in both new and existing development, including all urban and rural land uses within the unincorporated areas of the county as well as agricultural operations. The requested amendments would specifically modify: 1) the Agricultural Element of the County General Plan, Agricultural Goal – AG1 (Support County Agricultural Production), Agricultural Policies – AGP10 (Water Conservation) and AGP11 (Agricultural Water Supplies); 2) the Conservation and Open Space Element of the County General Plan, Water Resource Policy – WR 1.7 (Agricultural operations), Water Resource Implementation Strategy - WR 1.7.1 (Protect agricultural water supplies), and Water Resource Policy - WR 1.14 (Avoid net increase in water use); 3) Title 8 (Health and Sanitation Ordinance) of the County Code for the addition of a new Chapter 8.69 – Urban and Rural Development Water Conservation Requirements; 4) Title 19 (Building and Construction Ordinance) of the County Code, Chapter 7 – Plumbing Code, Section 19.07.42 – Water Conservation Provisions; and 5) Title 22 (Land Use Ordinance) of the County Code, Chapter 22.06 – Allowable Land Uses and Permit Requirements by Land Use Category, Section 22.06.030 - Table 2-2, Section 22.06.040 – Exemptions from Land Use Permit Requirements, Chapter 22.30 – Standards for Specific Land Uses for the addition of a new Section 22.30.204 – New or Expanded Crop Production Overlying the Paso Robles Groundwater Basin, Section 22.30.310 – Nursery Specialties, Chapter 22.62 – Permit Approval or Disapproval, Section 22.62.030 – Zoning Clearance, and Chapter 22.80 – Definitions/Glossary, Section

4. Hearing to consider a request by FREEPORT-MCMORAN OIL & GAS for a Conditional Use Permit (CUP) to amend the previous CUP to extend the amount of time allowed to drill the previously approved Phase IV oil wells (D010386D). This request would extend the current limit for an additional 3 years to install these previous approved wells (approximately 31 wells not yet installed). The project is located at 1821 Price Canyon Road (San Luis Obispo) on the east and west sides of Price Canyon Road, approximately 2.7 miles north of the City of Pismo Beach, in the South County planning area (San Luis Bay Inland sub area South). As no new environmental impacts were identified with the proposed condition modification, the previously certified Final Environmental Impact Report from D010386D was determined adequate.

County File Number: DRC2015-00002
 APN(s): 044-201-002, 044-241-001
 Supervisorial District: 3
 Date accepted: June 3, 2015
 Project Manager: John McKenzie
 Recommendation: Approval

John McKenzie, Project Manager: presents staff report via a Power Point presentation.

Ken Topping: opens Public Comment

Eric Greening, Lori Howland, Jean Reeves, Rodger Mastako, Natalie Beller, and David Watson: speak. Commissioners begin their deliberations.

Thereafter on **Motion by:** Jim Irving, **Second by:** James Harrison, and on the following vote, the Commission continues this item to October 22, 2015.

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

5. Continued hearing to consider a request by JANNECK, LIMITED (LAETITIA AGRICULTURAL CLUSTER) for a Tentative Tract Map and Conditional Use Permit to allow an agricultural cluster subdivision of twenty-one parcels (totaling 1,910 acres) into one hundred and two (102) residential lots and four (4) open space lots. The proposed project includes 101 1-acre residential lots plus one existing single-family residence, a ranch headquarters (includes a homeowner’s association facility, recreation

center, and community center), 25 acres of internal access roads, and a wastewater treatment plant. The ranch headquarters and wastewater treatment plant are proposed on the open space parcels. A proposed 7.7-acre dude ranch is not included in the Conditional Use Permit, but is included in the FEIR as a future development proposal. The proposed project is within the Agricultural and Rural Lands land use categories and is located approximately two miles south of the City of Arroyo Grande and two miles north of the community of Nipomo, on both the eastern and western sides of Highway 101. Also to be considered is a Final Environmental Impact Report.

County File Number: SUB2003-00001 and DRC2003-00001

Assessor Parcel Number: 047-051-005; 048-121- 006; 047-311-001, -007, -010, -011; 047-301-002, -003; 075-341-007

Date Accepted: February 5, 2004

Project Manager: Brian Pedrotti

Recommendation: Denial

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

Ken Topping: opens Public Comment.

Dale Beebe, Jay Stamets, Mike McClure, Patrick O’Connor, Istar Holliday, Gavin Payne, Laurie Laughlin, Mona Ebrahimi, Victor Montgomery, Jeff Buckingham, Richard Steachaz, and Iris Swisher: speak.

Commissioners begin their deliberations.

Thereafter on **Motion by:** Jim Irving , **Second by:** Don Campbell, and on the following vote, the Commission continues this item to October 29, 2015.

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

Thereafter on **Motion by:** Don Campbell, **Second by:** James Harrison, and on the following vote, the Commission accepts all testimony and correspondence entered into the record.

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

Thereafter on **Motion by:** James Harrison, **Second by:** Don Campbell, and on the following vote, the Commission adjourns to the next regularly scheduled meeting on September 24, 2015.

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

ADJOURNMENT: 5:20 PM

Respectfully submitted,
 Ramona Hedges, Secretary
 San Luis Obispo County Planning Commission

Minutes approved at the 12/10/15 Planning Commission meeting.

6. Continued hearing to consider a request by JANNECK, LIMITED (LAETITIA AGRICULTURAL CLUSTER) for a Tentative Tract Map and Conditional Use Permit to allow an agricultural cluster subdivision of twenty-one parcels (totaling 1,910 acres) into one hundred and two (102) residential lots and four (4) open space lots. The proposed project includes 101 1-acre residential lots plus one existing single-family residence, a ranch headquarters (includes a homeowner's association facility, recreation center, and community center), 25 acres of internal access roads, and a wastewater treatment plant. The ranch headquarters and wastewater treatment plant are proposed on the open space parcels. A proposed 7.7-acre dude ranch is not included in the Conditional Use Permit, but is included in the FEIR as a future development proposal. The proposed project is within the Agricultural and Rural Lands land use categories and is located approximately two miles south of the City of Arroyo Grande and two miles north of the community of Nipomo, on both the eastern and western sides of Highway 101. Also to be considered is a Final Environmental Impact Report. CONTINUED FROM 9/10/15.

County File Number: SUB2003-00001 and DRC2003-00001

Assessor Parcel Number: 047-051-005; 048-121- 006; 047-311-001, -007, -010, -011; 047-301-002, -003; 075-341-007

Date Accepted: February 5, 2004

Project Manager: Brian Pedrotti

Recommendation: Denial

Eric Meyer: steps down from hearing this item as he was absent during the previous hearings and did not view the live streaming event.

Commissioners: disclose ex-parte contacts.

Brian Pedrotti, Project Manager: presents staff report via a Power Point presentation and introduces Gordon Thrupp (Hydrologist) and Shawna Scott (SWCA EIR Consultant)

Commissioner: asks questions of Mr. Thrupp.

Jim Irving: clarifies his email regarding findings.

Ken Topping: provides reasoning for his email regarding fire safety and access.

Victor Montgomery, agent: available for further comments after the presentation.

Spencer Harris, Geologist: shows a Power Point presentation.

Commissioners: asks questions of the Geologist.

Shawna Scott, SWCA: provides information on estimates and changes in water consumption in terms of landscaping being reduced and increases in turf being used in regards to water consumption rates being less for this proposal.

Ms Abrahimi (attorney for the applicant): confirms statement that Well 11 only draws percolating water.

Ken Topping: opens Public Comment.

Larry Savage, Estar Holiday, El Jay Hannson, James Toomey, Eric Greening, and Arthur Goldener: speak.

Brian Pedrotti, Project Manager & team: addresses Public Comment.

Ms. Abrahimi: discusses public comment in terms of experts used to calculate water.

Commissioners: deliberate proposal and EIR.

Leo Bizanno, Vineyard Manager: explains how many wells service the vineyard.

Adam Fukashima, Cal Trans: discusses access issues in terms of re evaluation of original permit as this was considered agricultural, and provides reasoning.

Travis Craig, Cal Fire: discusses whether or not this proposal meets the access requirements.

Ken Topping: suggests a straw vote to establish individual Commissioners' directions for staff.

Jim Harrison: comments on well levels in the south county in terms of no public complaints about them going dry. Further discusses access and traffic situation. Feels this proposal will eventually come to fruition and would support the alternative solution.

Tim Walters, RRM Design Group: discusses "S" turns in terms of available right of way by the entrance to Laetitia.

Glenn Marshall, Public Works: adds information about improvements to the shoulders of the road. Confirms Public Works has final authority on roadway width and explains how they will determine the width with Mr. Walters responding.

Jim Irving: states if he were to approve this project he would need to see the removal of Well 11 and its use ceased and provides reasoning. Further presents opinion on proposal should the Commission approve this project especially in terms of traffic safety. Has concerns for the long term agricultural production.

Ken Topping: strongly notes his concern for the traffic issue, in terms of access and provides reasoning why he cannot support the proposal.

Don Campbell: has concerns with the shale wells, traffic safety issues, ag. buffers of 170', winery entry and exit, and for these reasons cannot support the proposal.

Ms. Abrahimi: is amenable to the Commission's suggestions of eliminating Well 11, and to a condition removing Lots 86-104 or Phase V.

Jim Irving: states he would be in favor of this proposal if these conditions were met.

Don Campbell: provides reasoning for his concern of the wells drying up and would like to see what mitigations are prepared for this with staff and Mr. Montgomery responding.

Ken Topping: reads into the record the finding required for approval from map act. States the

primary issue is adequacy and this needs to be affirmatively identified. Would like to know how long it would take to develop revised findings and conditions.

Bill Robeson, Dep. Director: reports January 14, 2016 would be the adequate date for staff to re-write findings and conditions that support an approval for the conditional use permit (CUP) and Tract proposal.

Brian Pedrotti, Project Manager: asks for direction from the Commission for items read into the record.

Whitney McDonald, County Counsel: suggests the commission make their suggested findings at this meeting to avoid Brown Act violations.

Commissioners and staff: deliberate the exact amount of lots in Phase V, and visibility distance of this corridor. Commissioners agree there are 19 lots being removed.

Ms. Abrahimi: reports she cannot contact the Principals of the project and cannot commit to the suggested conditions.

Lynda Auchinachie, Ag. Dept. discusses agricultural clusters.

Commissioners: review the findings for denial in terms of their direction to staff in developing findings and condition of approval.

Bill Robeson: suggest staff return and craft findings for the commission on the 1/14/16 meeting.

Thereafter on **Motion by:** Jim Irving, **Second by:** James Harrison, and on the following vote, the Commission continues this item to January 14, 2016 directing staff to return with Conditional Use Permit (CUP) Tract, and CEQA findings and conditions of approval.

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

Thereafter on **Motion by:** Jim Irving, **Second by:** Don Campbell, and on the following vote, the Commission accepts all testimony and correspondence entered into the record.

COMMISSIONERS:	AYES:	NOES:	ABSTAIN:	RECUSE:
Harrison, James	x			
Irving, Jim	x			
Campbell, Don	x			

Meyer, Eric	x			
Topping, Ken	x			

Thereafter on **Motion by:** Don Campbell, **Second by:** James Harrison, and on the following vote, the Commission adjourns this meeting of the Planning Commission to the next regularly scheduled meeting on November 12, 2015.

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

ADJOURNMENT: 3:30

Respectfully submitted,
 Ramona Hedges, Secretary
 San Luis Obispo County Planning Commission

Minutes approved at the 12/10/15 Planning Commission meeting.

Meyer, Eric	x			
Topping, Ken	x			

The Commission continues this item to March 10, 2016.

- 10.** Continued hearing to consider a request by JANNECK, LIMITED (LAETITIA AGRICULTURAL CLUSTER) for a Tentative Tract Map and Conditional Use Permit to allow an agricultural cluster subdivision of twenty-one parcels (totaling 1,910 acres) into one hundred and two (102) residential lots and four (4) open space lots. The proposed project includes 101 1-acre residential lots plus one existing single-family residence, a ranch headquarters (includes a homeowner’s association facility, recreation center, and community center), 25 acres of internal access roads, and a wastewater treatment plant. The ranch headquarters and wastewater treatment plant are proposed on the open space parcels. A proposed 7.7-acre dude ranch is not included in the Conditional Use Permit, but is included in the FEIR as a future development proposal. The proposed project is within the Agricultural and Rural Lands land use categories and is located approximately two miles south of the City of Arroyo Grande and two miles north of the community of Nipomo, on both the eastern and western sides of Highway 101. Also to be considered is a Final Environmental Impact Report. CONTINUED FROM 10/29/15. County File Number: SUB2003-00001 and DRC2003-00001 Assessor Parcel Number: 047-051-005; 048-121-006; 047-311-001, -007, -010, -011; 047-301-002, -003; 075-341-007 Date Accepted: February 5, 2004 Project Manager: Brian Pedrotti

Eric Meyer: provides reasoning why he will be stepping down and abstaining from the vote.

Commissioners: disclose their ex-parte contacts.

Brian Pedrotti, Project Manager: introduces Shauna Scott EIR consultant to project and Gordon Thrupp, Hydrologist. Presents staff report via a Power Point presentation. Explains the revised parcel map provided reflects changes in lots as per last hearing.

Laurie Donnelly, Cal Fire: comments on the secondary egress road in terms of legal requirements being met.

Ken Topping: receives confirmation from Cal Fire regarding exercises for evacuations west and east of the main gate.

Brian Pedrotti, Project Manager: displays the revised lot plan for reference to Commissioners questions.

Jim Irving: reports references to the dude ranch located on the new map should be removed with staff's concurrence.

Brian Pedrotti, Project Manager: goes through condition changes.

Jim Irving: would like clarification on Pg. 3 of 5 Attachment 1 in terms of the changes.

Glenn Marshall, Public Works: Suggests and reads into the record Condition 150 language in terms of payment (have applicant build it and the county would take over monitoring and maintenance of facility)". New Condition 3. d. read into the record regarding a 20 foot wide easement providing access to county personnel to the stream monitoring.

Ken Topping: would like clarification on Tract Map finding G with Ms. McDonald stating she would research.

Brian Pedrotti, Project Manager: continues on with showing changes to CEQA findings and Pg. 128 of 139 "Alternatives".

Commissioners: discuss being uncomfortable with condition changes made without their prior review with Ms. McDonald from County Counsel responding.

Mona Ebahimi, legal counsel for applicant: Comments on the following issues of concern: condition changes as submitted at today's hearing; clarifies the 1,522 vs approximately 1800 acres to be placed in open space; Well 11 dates of use conditioned; secondary access; request to require applicant to retain a letter from Cal Trans; clarifies the applicant has legal access; adequate notice of changes proposed in terms of Brown Act violations.

Commissioners: ask the applicant's legal representative what number of lots are requested 102 as originally proposed or 83 as a result of a straw vote agreed to by the Commission with Ms. Abrahimi responding.

Don Campbell: states in the interest of time he will move on to Public Comment and will further consider the applicants request until another hearing. Opens Public Comment.

James Toomey: speaks.

James Harrison: addresses Mr. Toomey's Public Comment.

Debbie Peterson, and Tina Retance, : speak.

Thereafter on **Motion by:** Jim Irving, **Second by:** Ken Topping, and on the following vote:

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

The Commission agrees to hold the meeting past 5:00 PM.

Bill Robeson, Exec. Director: states the earliest date for a continuance is February 11, 2016.

Ken Topping: would like to receive all materials discussed to date in advance of the February 11th hearing.

Jim Irving: asks Mr. Thrupp if the use of well 11 is effecting stream flow of Los Berros Creek.

Gordon Thurpp, Hydrologist: states the use of well 11 is effecting stream flow of Los Berros Creek and comments on eluvial flow and provides further reasoning.

Brian Pedrotti, Project Manager: would like direction from the Commission on 83 or 102 lots with the commission deliberating they prefer 83, and Comm. Harrison stating he is in favor of 102 lots.

Commissioner: suggest to staff to proceed as though the 83 lots were the ones agreed upon with Steve McMasters responding. Commissioners Irving, Topping and Chairman Campbell all report they would like to see the red line changes for 83 lots in print.

Thereafter on **Motion by:** Jim Irving, **Second by:** Ken Topping, and on the following vote:

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

The Commission continues this item to February 11, 2016.

Thereafter on **Motion by:** Jim Irving, **Second by:** Ken Topping, and on the following vote:

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

The Commission accepts all correspondence and testimony entered into the record.

Thereafter on **Motion by:** Jim Irving, **Second by:** Ken Topping, and on the following vote:

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

The Commission adjourns to the next regularly scheduled meeting on January 28, 2016.

ADJOURNMENT: 5:24

Respectfully submitted,
 Ramona Hedges, Secretary
 San Luis Obispo County Planning Commission

Thereafter on **Motion by:** Jim Irving, **Second by:** Ken Topping and on the following vote:

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

The Commission approves Consent Item 3., as corrected with Commissioners Meyer and Harrison abstaining from the vote.

4. A request for a first time extension by MARGARITA VALLEY RANCH, INC. for a Vesting Tentative Tract Map (Tract 2650) to subdivide an existing 19.50 acre parcel into sixteen parcels of approximately one acre each for the purpose of sale and/or development. The project includes off-site road improvements to Via Concha and Willow Roads. The project will result in the disturbance of the entire 19.50 acre parcel. The division will create two on-site roads. The proposed project is within the Recreation land use category. The project is located at the northwest corner of Willow Road and Via Concha Road, directly adjacent to the west of Blacklake Village, approximately two miles northwest of the community of Nipomo. The site is in the South County subarea of the South County planning area.

County File Number: SUB2005-00233
 Supervisorial District: 4
 Project Manager: Stephanie Fuhs

Assessor Parcel Number: 091-181-052 &-053
 Date Accepted: N/A
 Recommendation: Approval

Thereafter on **Motion by:** Eric Meyer, **Second by:** James Harrison, and on the following vote:

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

The Commission approves Consent Item 4.

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

5. Continued hearing to consider a request by JANNECK, LIMITED (LAETITIA AGRICULTURAL CLUSTER) for a Tentative Tract Map and Conditional Use Permit to allow an agricultural cluster subdivision of twenty-one parcels (totaling 1,910 acres) into one hundred and two (102) residential lots and four (4)

open space lots. The proposed project includes 101 1-acre residential lots plus one existing single-family residence, a ranch headquarters (includes a homeowner's association facility, recreation center, and community center), 25 acres of internal access roads, and a wastewater treatment plant. The ranch headquarters and wastewater treatment plant are proposed on the open space parcels. A proposed 7.7-acre dude ranch is not included in the Conditional Use Permit, but is included in the FEIR as a future development proposal. The proposed project is within the Agricultural and Rural Lands land use categories and is located approximately two miles south of the City of Arroyo Grande and two miles north of the community of Nipomo, on both the eastern and western sides of Highway 101. Also to be considered is a Final Environmental Impact Report. CONTINUED FROM 10/29/15.

County File Number: SUB2003-00001 and DRC2003-00001

Assessor Parcel Number: 047-051-005; 048-121- 006; 047-311-001, -007, -010, -011; 047-301-002, -003; 075-341-007

Date Accepted: February 5, 2004

Project Manager: Brian Pedrotti

Eric Meyer: abstains from listening to this item.

Commissioners: disclose their ex-parte contacts.

Brian Pedrotti, Project Manager: presents information since the last hearing, i.e. Cal Trans letter, accident history, and project recommendation.

Don Campbell: opens Public Comment.

Eric Greening, James Toomey and Mike McClure : speak.

Commissioners: begin deliberations.

Ken Topping: asks if the applicant would they would appeal should the Commission approve this proposal with 83 lots with Mr. Montgomery stating they have a right to an appeal and they are agreeing to 83 lots.

Adam Fukushima, Cal Trans: discusses question about option for a traffic interchange in terms of the driveway access.

Commissioners: discuss traffic issues with Mr. Fukushima.

Travis Craig, Cal Fire: addresses emergency access in terms of a second guard gate for which Cal Fire supports if the applicant can have this staffed 24/7. Comments on Cal Trans not being in support of the access at the guard gate because there needs to be a barrier for emergency use only staffed 24 hrs a day. Further clarifies how Cal Fire would support the access gate in conjunction with Cal Trans.

Ken Topping: expresses his concern with the secondary access issue.

Adam Fukushima, Cal Trans: clarifies Cal Trans cannot support the guard gate and provides reasoning.

Ken Topping: provides reasoning for his motion for denial of this proposal. No second to the

motion is taken, motion fails.

Whitney McDonald, County Counsel: would like clarification on the denial motion because the Commission needs to incorporate findings for denial.

Ken Topping: modifies motion with some findings subject to confirmation on a second. Specific points are: project without secondary access does not meet requirements of PRC4290; the accident history at Laetitia interchanges suggests safety issues if secondary access were granted unrestricted, as opposed to emergency access only; there is a need for improvements to Highway 101 or another point of access through the property that would provide a second access; question of long term water supply needs to be addressed and resolved if possible.

Whitney McDonald, County Counsel: discusses a tentative motion to deny can be drafted at a break to include issues brought forth today rather than use the original finding for denial as proposed at the original hearing. Discusses not certifying the EIR if the project is denied and provides reasoning.

Commissioners: tentatively deny this proposal based on the areas of concern outlined during this discussion, and findings of denial will be prepared and brought back after a recess.

Ken Topping: amends his suggested action for denial with a request to staff to return with specific findings as indicated in the motion.

Don Campbell: feels a motion to table this discussion until after the noontime break would be appropriate.

Thereafter on **Motion by:** Ken Topping, **Seconded by:** Jim Irving, and on the following vote:

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

The Commission requests staff return after the break with specific findings for denial as outlined in the previous discussion.

After a brief recess the Commission reconvenes this item and begins discussing the findings for denial brought before them and shown on the overhead.

Commissioners: discuss their concern about the fractured bedrock water resource in terms of this being a speculative water resource, and their concerns about this proposal being an agricultural cluster.

Jim Harrison: is concerned for water resources, future parcel splits, and states this proposal is especially problematic if the applicant cannot provide a secondary access point that Cal Trans and the fire department can agree upon.

Thereafter on **Motion by:** Ken Topping, **Second by:** Jim Irving, and on the following vote:

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

The Commission denies the request by Janneck, Limited (Laetitia Agricultural Cluster) for a Tentative Tract Map SUB2003-00001 and Conditional Use Permit DRC2003-00001 based on the amended findings prepared and as shown in Exhibit A.

6. A request by JIM JEFFERS for an amendment to the Shandon-Carrizo sub area of the North County Planning Area of the Land Use and Circulation Element to change the land use category of approximately eight acres from Agriculture to Commercial Service. Also to be considered is inclusion of planning area standards contained in Title 22 (Land Use Ordinance, North County Area Plan, Shandon-Carrizo subarea) in order to accommodate an existing steel fabrication yard at the site. The site is located on the north side of Highway 46 East, approximately 1.5 miles west of Bitterwater Road, east of the community of Shandon.
- County File Number: LRP2014-00022 Assessor Parcel Number: 017-131-039 and -050
 Supervisorial District: 1 Date Authorized: June 2, 2015
 Project Manager: Stephanie Fuhs Recommend Board of Supervisors approval

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

Don Campbell: opens Public Comment with no one coming forward.

Commissioners: deliberate proposal.

Thereafter on **Motion by:** Jim Irving, **Second by:** Eric Meyer, and on the following vote:

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

The Commission recommends to the Board of Supervisors approve this general plan amendment as shown in the attached Exhibits LRP2014-00022: B and LRP2014-00022:C based on the recommended findings contained in this report.