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Bob Roos
Doreen Liberto-Blanck
Penny Rappa
Eugene Mehlschau
Sarah Christie

MINUTES

San Luis Obispo County Planning Commission

MEETING LOCATION AND SCHEDULE

Regular Planning Commission meetings are held in the Board of Supervisors Chambers, County Government Center, 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:	8:45 a.m.		
Morning Recess:	10:00	-	10:15 a.m.
Noon Recess:	12:00	-	1:30 p.m.
Afternoon Recess:	3:00	-	3:15 p.m.

ALL HEARINGS ARE ADVERTISED FOR 8:45 A.M. HOWEVER, HEARINGS GENERALLY PROCEED IN THE ORDER LISTED. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. THE PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.

MEETING DATE: THURSDAY, MAY 26, 2005

DRAFT *** DRAFT ***** Wording could change upon approval ***** DRAFT ***** DRAFT**

PRESENT: Commissioners Sarah Christie, Gene Mehlschau, Vice Chairman Bob Roos

ABSENT: Commissioner Penny Rappa, Chairperson Doreen Liberto-Blanck

STAFF: Warren Hoag, Current Planning
John Euphrat, Long Range Planning
Matt Janssen, Current Planning
Chuck Stevenson, Current Planning
Martha Neder, Planner
Stephanie Fuhs, Planner
Dana Lilley, Housing & Urban Development
Brian Pedrotti, Planner

OTHERS: Richard Marshall, Public Works
Tim McNulty, County Counsel

The meeting is called to order by Vice Chairman Roos.

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 May 26, 2005, together with the maps and staff reports attached thereto and incorporated therein by reference.

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Speaker	Note
Roll Call	
Flag Salute	
Public Comment Period	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.
Eric Greening	Thanks Commission for letter to Board regarding Transfer of Development Credits (TDC) program. Would like to know where the letter can be seen, and whether the letter went to the Board with a cover sheet requesting the matter be agendized for a future meeting. States the Board gets a lot of mail, and something should make this item stand out.
Planning Staff Updates	
Vice Chairman Roos	Requests County Counsel update on procedure to be followed because two Commissioners are absent, with County Counsel responding.
John Euphrat, staff	States any member of the public can contact Planning Commission Secretary or Karen Nall of planning staff and request a copy of the letter to the Board on TDC's. States a report will be given the Commission when the Board has reviewed. States the update of the Cambria and San Simeon Community Plans are now available. A study session is scheduled for June 9, 2005. A public meeting will take place in Cambria on June 16, 2005 at the Vet's Hall at 6 pm. That will be followed on June 23, 2005 by the first public hearing before this Commission.
Martha Neder, staff	States comments are due by July 5, 2005 in writing, and gives mailing address.
Dana Lilley, staff	States he works in Housing & Urban Development Section, where Housing Element is in process. The inclusionary housing part has just been released, which sets forth the department's position. The definition of "affordable" has been revised. Paper is available on planning website, www.sloplanning.org and Ted Bench, 781-5701 can also provide details. States the proposal is for an EIR on a package of amendments, and there will be a nexus study.
Commissioner Mehlschau	Requests comments on how the proposal affects Nipomo, where the growth rate has been set at 1.8, with staff responding.
Commissioners and staff	Discuss timeframe, things that can take place in the interim to avoid delay as much as possible, limits of the Planning Commission's discretion and authority, inclusionary housing requirement in the Coastal zone, existing rental market, average costs of rentals, difficulty of building units, and whether these items should be included on a study session.
Consent Agenda	
Commissioner Mehlschau	Pulls Item a.
Vice Chairman Roos	States Item b. has a change provided by staff.
Public Comment	No one coming forward.

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Commissioner Mehlschau	States he could not locate the property in Item a by the location description, and states the map in the staff report may be wrong.
Pete Jennings, Parks Manager	States he has been on the site, and the 30 acres in question is on the bluff. States it is very sandy, and that is the piece of the larger parcel that will be donated. Discusses liability and further describes the area.
Vice Chairman Roos	Requests clarification of the memorandum from Josh LeBombard, staff.
Pete Jennings, Parks Manager	Confirms that this project is not a donation of property, but a purchase. States this is the property where the Dana Adobe is located. There is Quimby money available. There is now another source of funding that may replace the Quimby money. States that ultimately the purchaser may not be the County.
MOTION	Thereafter, motion by Commissioner Christie, seconded by Commissioner Mehlschau, carries, in the absence of Commissioner Rappa and Chairperson Doreen Liberto-Blanck, to approve the Consent Agenda as follows: a. Request to ~~donate~~ purchase 30 acres of property to the **County of San Luis Obispo** for use as a future county park. The proposed project is within the Agricultural land use category and is located at 1184 Oso Flaco Lake Road, approximately ½ of a mile east of the intersection with Nipomo Road, approximately ¾ of a mile west of the community of Nipomo. The site is in the South County (Inland) Planning Area. APN: 092-031-003. Supervisorial District #4. **County File No. DTM2004-00001.** b. Request to donate 40 acres of property to the **County of San Luis Obispo** for use as a future county park. The proposed project is within the Recreation land use category and is located on South Oak Glen Avenue, approximately 1,000 feet south of the intersection with Amando Street, within the community of Nipomo. The site is in the South County (Inland) Planning Area. APN: 090-171-023. Supervisorial District #4. **County File No. DTM2004-00002.** c. **TRACT 2511 (S020158U) First Time Extension Request** from **CHAD WITTSTROM** for a Vesting Tentative Tract Map and Conditional Use Permit to allow a subdivision of a 26.6 acre parcel into six parcels including five parcels of 2.5 acres in size and one parcel of 13.88 acres. Development includes two access roads, driveways and building pads and road and drainage improvements on Villa Lots Road, in the Residential Rural Land Use Category. The property is located in the county on the north side of Villa Lots Road, approximately 0.7 miles northwest of Vine Street and 36th Street intersection immediately north of the city of Paso Robles, APN: 018-011-003, in the Salinas River Planning Area. **County File Number: S020158U/TR 2511.** Date application accepted: December 26, 2002. Supervisorial District #1.
1. CHESTNUT VILLAS, County File No. SUB2004-00133 / TRACT 2688	This being the time set for hearing to consider a request by **Chestnut Villas, LLC/Greg Nester Construction** for a Vesting Tentative Tract Map and Conditional Use Permit to subdivide an existing 1.14 acre parcel into 16 air space parcels ranging in size from 1,155 square feet to 4,931 square feet each for the purpose of sale and/or development. The project includes both commercial lease space on the street level and residential units on the second and third level of the development. The project includes off-site road improvements to Thompson Road and Chestnut Street. The project will

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	result in the disturbance of the entire 1.14 acre parcel. The proposed project is within the Commercial Retail land use category and is located at 186 North Thompson Road, approximately 520 feet north of the Thompson Road/Tefft Street intersection, in the community of Nipomo. The site is in the South County (Inland) planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. Mitigation measures are proposed to address Air Quality, Noise, Public Services and Utilities, and Water. **County File No: SUB 2004-00133/TRACT 2688**. APN's: 090-384-013 and 014. Supervisorial District: 4. Date Accepted: January 14, 2005.
Stephanie Fuhs, staff	Includes parking standards reduction, and gives reasons why that is appropriate. Discusses design guidelines. The advisory group supports the project. Recommends adoption of Negative Declaration and approval of project.
Commissioner Mehlschau	Requests clarification regarding drainage, with Public Works responding.
Richard Marshall, Public Works	Discusses subsurface storage, metered release of peak flow, and how basin can be emptied.
Commissioners, Public Works and staff	Discuss procedures, community's viewpoint, where water is released to, metering flow, whether units will be for rental or sale, definition of airspace condominiums, common ownership, the commercial area below, and fire plan.
Clint Bullard, CDF / County Fire	States access is most important off the main access road into the proposed project. Discusses fire safety techniques, water supply, whether the fire department's requirements will be difficult to meet at the site location, how residents at the top will be served.
Leonard Grant, Architect for project	States the challenge of the project is being able to meet the Oldtown Nipomo guidelines. States there is a good opportunity for retail and housing. States their intended market is entry level homebuyers, singles, and empty-nesters. Discusses new urbanist planning and that this project will be pedestrian serving and will discourage sprawl. It is consistent with Smart Growth principles. States they have talked with neighbors and have designed open area to preserve a large pepper tree. They are now involved in reconciling the uses so residents will not be impacted by commercial uses on bottom floor. Residences are to be sold individually. Drainage system is to be designed following approval. Discusses difficulties of development generally.
Commissioner Mehlschau	Requests clarification of ownership following construction, with applicant responding.
Commissioner Christie	Requests clarification whether incentives will become available to encourage business ownership of the commercial units below, how transit will serve the development, and why the drainage system will be designed later, with applicant responding.
Greg Nester, applicant	Provides clarification of the drainage system, and how quick runoff affects their decision. Discusses the soil type. States the fire retention requirement is "kind of a curve ball" and explains the reason. States he has an intent to serve letter from the Nipomo Community Services District. States the current public transit system stops in front of the property. They are within height limits, will construct a 3-floor structure. Discusses fire safety. Discusses ownership possibilities. The property is presently vacant.
Commissioner	Discusses how culverts will very likely work well in Nipomo, where he lives, and

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Mehlschau	confirms the transit stop is in front of the property, and states the project has a nice appearance.
Clint Bullard, CDF/County Fire	States he had assumed previously the project is not on community water, but sees now it is, and there is no need for onsite water storage at all, because he is on the community water system. The fire hydrants will need to meet flow requirements.
Public Comment	
Eric Greening	States there is a bus stop there. States he is chair of the Regional Transit Advisory Council. States Nipomo is incorporated in SMSA of Santa Maria, the fares must be higher. There is no access to clean air funds. There is also RTA Route 10, an intercity route. Discusses the number of busses and when they are in service. Discusses soil type, and that the state water project goes through there and could affect what applicant is allowed to do.
Howard Mainhart	States he is in favor of the project. It meets the highest standards of the Nipomo Downtown Association. States it sets a benchmark for other proejcts that will be coming in, setting a high standard. States he owns property adjacent, has been there 11 years, and has never experienced anything that "even looked like a flood" in that time, and elaborates.
Greg Nester, applicant	States the soil is not difficult to excavate, and explains the meaning of his prior comment.
Vice Chairman Roos	Requests Public Works comment on condition 17.
Richard Marshall, Public Works	States the condition should probably be deleted, but requests staff input, with planning staff responding.
Greg Nester, applicant	States Condition 17 is tied to the location of the RTA spot, and explains.
Commissioners, applicant, Public Works, and staff	Discuss parking problems, history of the property, subdivision pattern, location of bus stops, that the project conforms to Oldtown Nipomo Design Guidelines.
Richard Marshall, Public Works	Provides suggested language for Condition 17. " . . . the applicant shall submit a request to County Public Works and San Luis Obispo Regional Transit Authority for relocation of the bus stop and modification of the parking restriction fronting the site."
	The matter is fully discussed, and thereafter, motion by Commissioner Mehlschau, seconded by Vice Chairman Roos, carries, in the absence of Commissioner Rappa and Chairperson Liberto-Blanck, to adopt the mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq., and RESOLUTION NO. 2005-016 granting a Vesting Tentative Tract Map to CHESTNUT VILLAS, LLC / GREG NESTER CONSTRUCTION for the above referenced project, based on the Findings in Exhibit A and subject to the Conditions in Exhibit B, and RESOLUTION NO. 2005-017 , granting a Conditional Use Permit to CHESTNUT VILLAS, LLC / GREG NESTER CONSTRUCTION for the above referenced project, based on the Findings in Exhibit C and subject to the Conditions in Exhibit D, with a change to Condition 17 as follows: change the language following "structure" in line 1 to read: "the applicant shall submit a request to County Public Works Department and San Luis Obispo Regional Transit

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	Authority for relocation of the bus stop and modification of the parking restriction fronting the site.", adopted.
2. GFS Cambria, LLC, County File No. DRC2004-00176	This being the time set for hearing to consider a request by **GFS CAMBRIA, LLC** for a Development Plan/Coastal Development Permit to allow the closure of a mobile home park consistent with Section 23.08.164g of the Coastal Zone Land Use Ordinance. The project will not result in disturbance on the 2.4-acre parcel. There are currently no residents or mobile home owners of the mobilehome park. The proposed project is within the Office/Professional and Residential Multi-Family land use categories and is located at 1460 Main Street in the community of Cambria, in the North Coast planning area. This project is exempt under CEQA. **County File No: DRC2004-00176.** APN: 013-251-008. Supervisorial District 2. Date Accepted: March 1, 2005.
Martha Neder, staff	Gives the staff report, displaying photos overhead. States the applicant is not proposing a future use, and so there is some question whether a permit is required at this time, and clarifies reason for the request for a development plan. States applicant submitted the application under protest. Discusses Coastal Zone Land Use Ordinance requirements. States there is no impact to displaced residents and there is adequate replacement housing. Describes history, and states the only occupant on the premises, the security guard, has been notified, although there is no requirement that be done. Recommends approval.
Vice Chairman Roos	Requests clarification regarding the categorical exemption, and why that determination was made, requests information regarding sensitive habitat and its location, and clarification of future rights based on former use, with staff responding.
Commissioner Christie	Requests clarification of notification that was given to prior tenants, with staff responding. Speculates regarding the timing of the decision to close, sell, and convert to another use. States the mobile home community was affordable housing. Requests input from County Counsel as to the effect of the Commission's decision today, with County Counsel responding.
Commissioner Christie and County Counsel	Discuss the need for replacement affordable housing to be supplied.
Jim Buttery, applicant's representative	Gives history of his involvement in this project, stating there was never any attempt to circumvent any requirements. States there was no notice ever given of eviction of any tenant except for violation of rules or nonpayment of rent. There were 9 occupied residences. States closure of mobile home parks is regulated by the state. Regarding Condition 2, language should be changed. Development permits are not required for closure.
Commissioners and Mr. Buttery	Discuss reasons for not removing coaches after closing park, whether a development permit will be required for any future purpose, applicability of the growth management ordinance, a newspaper article from last year that covered the closing of the park, whether the author of the article accurately stated the situation, whether alternative affordable housing should have been provided, why the applicant does not wish to seek a development permit, that state law and not county law governs mobile home parks.
Jeff Edwards, agent	States once a unit is removed, there is one year within which it must be replaced, and that is the reason retention is desired, so the clock does not start running. As far as the hardship of filing application, staff had indicated the project might be cited as having a violation, and second, staff indicated that failure to follow through at this time would complicate future development applications for this site. Requests approval with change

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	to Condition 2.
Martha Neder, staff	States demolition is considered development under the definition, and within 100 feet of riparian vegetation, a Coastal Development Permit is required.
Vice Chairman Roos	Requests clarification of what will happen if permits are not applied for within one year, with staff responding.
Jeff Edwards, agent	States modified language in Condition 2 is fine, and one year time limit will also be fine. Discusses how the Growth Management Ordinance affects this project.
Commissioners and staff	Discuss whether replacement housing must be provided.
MOTION	Thereafter, motion by Commissioner Mehlschau, seconded by Vice Chairman Roos, carries, with Commissioner Christie voting no, and in the absence of Commissioner Rappa and Chairperson Liberto-Blanck, to adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq., and RESOLUTION NO. 2005-018, granting a Development Plan / Coastal Development Permit to GFS CAMBRIA, LLC for the above referenced item, based on the Findings in Exhibit A, and subject to the Conditions in Exhibit B, with the following change: in Condition 2, delete "development" in line 2, adopted
3. MONTEREY COUNTY WATER RESOURCES AGENCY, County File No. LRP2004-00011	This being the time set for hearing to consider a request by **Monterey County Water Resources Agency** to amend the Nacimiento Area Plan by changing an approximate 40 acre portion of an approximately 430 acre site from Open Space to Rural Lands and by changing an approximate 40 acre site from Rural Lands to Open Space. The site is located off of Cow Camp Loop, approximately 7 miles west of Lake Nacimiento Drive, south of Lake Nacimiento in the Nacimiento Planning Area. The purpose of this request is to facilitate a land transfer between Monterey County Water Resources Agency (MCWRA) and a private landowner (Borges) so that a privately owned parcel can be shifted from the middle to the edge of publicly owned land. APN's: 080-051-002 and -009. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item, in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. **County File Number: LRP2004-00011.** Supervisorial District No. 1. Date Accepted: March 1, 2005.
Martha Neder, staff	Gives the staff report. States the purpose of the request is to facilitate a land transfer between Monterey County Water Resources Agency and a private landowner. Displays photographs and maps overhead. A public lot will be created from the portion proposed for Rural Lands. A public lot application is currently in process. Displays the tentative public lot map. Recommends the Planning Commission recommend adoption to the Board of Supervisors.
Loretta Borges, owner of surrounding parcel	States ownership since 1986 and that they lease space for cattle from the County. States their home was burned, and they now reside on the property they wish to trade for. That is the reason for this request.
MOTION	Thereafter, motion by Commissioner Christie, seconded by Commissioner Mehlschau, carries, in the absence of Commissioner Rappa and Chairperson Liberto-Blanck, to recommend to the Board of Supervisors adoption of the mitigated Negative Declaration prepared for the item, in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq., and

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	RESOLUTION NO. 2005-019, recommending to the Board of Supervisors amendment of the general plan as shown in Exhibit LRP2004-00011:A, based on the recommended findings contained in the report, adopted.
4. TERRY SPEIZER, County File NO,. DRC2004-00090	This being the time set for hearing to consider a request by **Terry Speizer** for a Conditional Use Permit to allow an agricultural accessory building and constructed wetlands (winery processing wastewater facility). This Conditional Use Permit would amend the previously approved permit (D970262D) approved in 1999, which included construction of a winery building and associated uses. The project will result in the disturbance of approximately 4.5 acres of a 62.92-acre parcel. The proposed project is within the Agriculture land use category and is located at 7527 Orcutt Road, approximately 1,300 feet north of Tiffany Ranch Road and approximately 3.5 miles north of the City of Arroyo Grande, in the San Luis Bay (Inland) planning area. APN: 044-231-045. Also to be considered at the hearing will be approval of the Environmental Document for the item, prepared in accordance with the California Environmental Quality Act, Public Resources Code Section 21000, et seq. Mitigation measures are proposed to address Aesthetics, Air Quality, Geology & Soils, Noise, Public Services/Utilities, and Wastewater. **County File No: DRC2004-00090.** Supervisorial District: 4. Date Accepted: March 18, 2005.
Brian Pedrotti, staff	Presents the staff report. Discusses past project and findings. Displays maps overhead, showing proposed relocation and existing structures. Recommends adoption of the Negative Declaration and approval of the project.
Commissioner Mehlschau	Requests staff clarify reason for moving wetland, with staff responding.
Vice Chairman Roos	Requests clarification of requirement for Condition 1.b. with staff responding.
Clint Bullard, CDF/County Fire	Storage of fuel inside accessory structures is of concern. Under Fire Code you are limited to types and amounts in approved containers and approved storage areas.
Vice Chairman Roos	Requests staff clarify why a septic tank is required for agricultural accessory building, with staff responding. Further discusses need for school public facility fees. Requests discussion of Condition 11, with staff responding.
Commissioner Christie	Requests clarification of discharge retention basin as opposed to a constructed wetland, with staff responding.
Brian Pedrotti, staff	Suggests a new condition.
Tim Woodle, agent	States there are 3 changes to the original development permit, and describes original permit. States an error was made in applying for an ag exempt building. Two years went by, and that approval was lost. Another application was filed. There was an error in filing another application. The winery is an agricultural processing building with its own set of conditions, one of which prevents outside storage without screening. Discusses the prior approval. Displays photographs of a constructed wetland and discharge retention basin. Explains the differences.
Commissioner Christie	Requests comment on photographs provided, with Mr. Woodle responding.
Terry Speizer, applicant	States he did not previously understand the rules, but wishes to do so. States the building is an agriculture accessory building. States they are 100% organic and 100% biodynamic, and explains the meaning. Describes his business and its place within the

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	local economy, as well as competition. States there is presently no room to store the bulk of the property he needs to store. Describes the water flow on his property. States he has an absolute need to store equipment outdoors, and he is willing to provide screening.
Tim Woodle, Pults & Associates, agent	States there is no plumbing in the barn and there is no intention of putting in plumbing. Requests Condition 6 be deleted. Outdoor storage was discussed with the County as far as whether the conditions of approval applied to the winery or the agriculture accessory building. States they never heard from the County following that visit to this site, and so the assumption is there was no violation.
Ron Lyons	States the storage building was built outside its approved location. With the history of this site, approval is inappropriate. The Conditions put on the project, like visual impact, should be followed. States the visual impact will affect neighbors. States he is concerned about mosquito problems, odors. States the original agreement was community-oriented, and now applicant is trying to get around this. States the project is not compatible with the community. Gives some history of the reason the neighbors were not opposed in the past. States there is a letter in the staff report from the Tiffany Ranch Homeowners Association in opposition.
John Stevens	States he was involved in the past negotiations, which resulted in an acceptable situation for both neighbors and Mr. Speizer. States his concern is that the agreement has been subverted by the building of the refrigerated barn. States it is visible to the neighbors in the Tiffany Ranch area, and it is in violation of the original conditions. States the expense of moving the structure should be borne by the County. Discusses the wetland construction, but states it would be mosquito-prone, and it should be built where originally proposed. Wants the original agreement to be upheld. States the winery operation is good, but the agreement made with neighbors should be honored.
Karen Mariam, Tiffany Ranch	Requests denial of both parts of the applicant's request, because the original conditions of approval have not been met. States the structure is used to house and store case goods of wine. States that was not the original intent, and it should be removed all together. The impacts cannot be mitigated by planting trees. The structure should be moved. States construction of the wetland has already begun, although no permit is in place yet. Sight, smell and sound are concerns. Discusses possibility that the changes are desired because it will make events easier to do. States this method of wastewater treatment is not proven. The intent of the 1999 agreement is violated. Requests denial.
Andrea Broninger, Tiffany Ranch	States she lives down-wind of the proposed wetlands, and urges denial. States there will be a mosquito problem, and refers to an Integrated Pest Management article. Gives some statistics regarding diseases carried by mosquitos in San Luis Obispo. States a wetlands should not be added to the neighborhood with such serious consequences from mosquitos. States 8 homes in Tiffany Ranch would be directly down-wind. States there are many horses and cattle in the neighborhood. States the original location has a hill to shield wind and smells.
Eric Greening	Discusses the constructed wetland. States odors can be a problem, and wonders how that impact could be addressed. States this technology has not been adequately tested. Visitors would be attracted to this wetland, and as such, visitor-serving uses would be distributed throughout the parcel, when they should be clearly incidental and secondary to the agricultural uses. Approval of this project will set precedent for overturning previous approvals.
Anna Fleming	States she is concerned and outraged that Mr. Speizer is being allowed to violate his

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Tiffany Ranch	agreement with neighbors, made in 1999. States neighbors did not get involved in this request because of their feeling the county would uphold the previous requirements. States the county should hold Mr. Speizer to his agreement. States the conditions are clear, and that Mr. Speizer chose to violate the conditions of approval. States he should abide by the agreement. Urges denial of this project and enforcement of the previous conditions of approval.
Tim Woodle, agent	States the technology has no problems, and a representative from the Regional Water Quality Control Board could speak following lunch, if the Commission so desires. Displays a drawing overhead, and describes the previous conditions and how those would actually turn out. States relocating the ponds is not a violation, but approval requires going through a permit process, which they are doing today.
Vice Chairman Roos	Requests clarification of whether the agriculture accessory building is air conditioned, with agent responding.
Terry Speizer, applicant	States empty barrels are stored inside the building.
Tim Woodle, agent	States they are absolutely comfortable with the technology. It does work. However, if the Commission does not wish this type of wastewater storage, a change could be made.
Terry Speizer, applicant	States the area where he wishes to locate his wetland is poor for grape growing because it is already too wet. Describes his proposal, using the overhead map to clarify.
Tim Woodle, agent	Provides requested conditions changes.
Warren Hoag, staff	States if condition 2 is deleted, then a new condition 2 should be included. States staff does not recommended deleting Condition 2.
Commissioners, Tim Woodle, agent	Discuss the size of the proposed wetland, original technology (2 ponds with 30,000 square feet surface area). Mosquito potential for this system is about half, because there is about 15,000 square feet of surface area in the new proposal. States every winery has such problems.
Commissioner Mehlschau	Requests an individual experienced with this new technology be requested to provide testimony. In addition, staff is requested to provide information about details of the original agreement.
Commissioners and staff	Discuss various aspects of the proposal and leanings. Discuss the wet area and a blueline stream. Discuss the agriculture accessory building. Discuss whether this item could/should be continued, and if so, whether it should be off calendar or to a date certain. Discuss that no meeting time is available until August 25 or September 8, 2005, there would be sufficient time available.
MOTION	Motion by Commissioner Christie, seconded by Commissioner Mehlschau, to continue this item off calendar, is discussed. Thereafter, motion maker and second amend their motion, and motion by Commissioner Christie, seconded by Commissioner Mehlschau, carries with Commissioner Roos voting no, and in the absence of Commissioner Rappa and Chairperson Liberto-Blanck, to continue this item to September 8, 2005.
5. ARCIERO FARMS, County File No. D030030D	This being the time set for hearing to consider a proposal by **Arciero Farms** for a Conditional Use Permit to allow for the construction of a 27,380-square foot winery, 2,280-square foot banquet pavilion, 2,280-square foot administration building, 2,280-square foot conference building, 2,280-square foot tasting room, 86 parking spaces, a

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	processed wastewater pond, one primary access road, one secondary access road including improvements to an existing creek crossing, and signage. In addition, the applicant is proposing to conduct 36 annual events; 10 events with up to 75 people, 22 events with up to 150 people and 4 events with up to 300 people. Amplified music at events (from 10 am to 5 pm) is also proposed. The project site is located immediately north of Highway 46, approximately 1,300 feet east of McMillan Canyon Road, approximately two miles northwest of the community of Shandon, in the Shandon-Carrizo (rural) Planning Area. Land Use Category: Agriculture. APN: 017-163-002; Also to be considered at the hearing will be approval of the Environmental Document prepared in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. Mitigation measures are proposed to address Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Hazardous Materials, Population, Housing, Public Services and Utilities, and Geology and Soils, Transportation/Circulation, Wastewater, Water and Land Use. **County File No. D030030D.** Supervisorial District #1. Date application accepted: June 24, 2004.
Vice Chairman Roos	Announces that Commissioner Christie will not return this afternoon due to complications from a previous accident, with the result there is no quorum for this afternoon's meeting.
Tim McNulty, County Counsel	States this item can be continued to a date certain.
Warren Hoag, staff	Discusses possible upcoming dates this item can be heard.
MOTION	Thereafter, motion by Vice Chairman Roos, seconded by Commissioner Mehlschau, carries, in the absence of Commissioners Christie and Rappa and in the absence of Chairperson Liberto-Blanck, to continue this item until June 9, 2005.
ADJOURNMENT	

Respectfully submitted,
Lona Franklin, Secretary
County Planning Commission