



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 1/25/2011

TO: _____

FROM: Brian Pedrotti, South County Team

PROJECT DESCRIPTION: LRP2010-00006 (GPA), VANDERHEYDEN- General Plan Amendment to change zoning from AG to RR. 21.55 acre site located off Tiburon Way in San Luis Obispo. APN: 076-531-009.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
 NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
 NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

Name

Phone

M

CHANGE ZONING FROM AG TO RR

GENERAL APPLICATION

San Luis Obispo County Department of Planning and Build

SLO/ RSLO

JFL

AG AR GS SRA

APPLICATION TYPE CHECK ALL THAT APPLY

- General Plan Amendment
- Ordinance Amendment
- Amendment w/update
- Specific Plan
- Specific Plan Amendment
- Other _____

APPLICANT INFORMATION *Check box for contact person assigned to this project*

Landowner Name Paul Vanderheyden Daytime Phone 805-441-9258

Mailing Address 1821 Tiburon Way, San Luis Obispo Zip 93401

Email Address: _____

Applicant Name Same as Landowner Daytime Phone _____

Mailing Address _____ Zip _____

Email Address: _____

Agent Name Kirk Consulting - Rachel Kovesdi Daytime Phone 805-461-5765

Mailing Address 8830 Morro Rd. Atascadero, CA Zip 93422

Email Address _____

PROPERTY INFORMATION

Total Size of Site: 21.55 acres Assessor Parcel Number(s): 076-531-009

Legal Description: Parcel A of COAL 00-0048, recorded as PM55-47, 2/8/2001

Address of the project (if known): 1821 Tiburon Way, San Luis Obispo, CA 93401

Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: East of Orcutt Road, immediately southeast of the San Luis Obispo City limits

Describe current uses, existing structures, and other improvements and vegetation on the property:
Single Family Residence, Garage/Workshop

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): General Plan Amendment to change property zoning from Agriculture (AG) to Residential Rural (RR) with 10 acre minimum parcel size.

LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature  Date 2/28/2010

FOR STAFF USE ONLY

Current Land Use Category: _____

PAS? Yes No

AMENDMENT APPLICATION

San Luis Obispo County Department of Planning and Building File No _____

What are the Element(s) or Ordinance(s) requested for amendment:

- Land Use Element San Luis Obispo Area Plan Framework for Planning
- Ag & Open Space Element Local Coastal Plan Land Use Ordinance
- Coastal Zone LUO Real Property Division Ordinance Construction Ordinance
- Growth Management Ordinance Other _____

If you are proposing an amendment to the maps of the general plan, complete the following:

What is the Existing Land Use Category?:

- Open Space Recreation Agriculture Rural Lands
- Residential Rural Residential Suburban Residential Single Family
- Residential Multi-Family Commercial Retail Commercial Service
- Industrial Office & Professional Public Facilities

What is the Existing Combining Designation(s)?: Airport Review Area & Sensitive Resource Area

What is the Requested Land Use Category?

- Open Space Recreation Agriculture Rural Lands
- Residential Rural Residential Suburban Residential Single Family
- Residential Multi-Family Commercial Retail Commercial Service
- Industrial Office & Professional Public Facilities

What is the Requested Combining Designation(s)?: No change proposed

If you are proposing an amendment to the text of the general plan, complete the following:

Page No. _____ Paragraph: _____ Attach a copy of the existing text clearly specifying the language proposed for change and the proposed changes

If you are proposing an amendment to an ordinance, complete the following:

Section No. _____ Attach a copy of the existing text clearly specifying the language proposed for change and the proposed changes

For all amendment requests, complete the following:

Reason for the request:: Water use on the property is legally restricted to domestic and fire suppression. Therefore agricultural production is infeasible.

Describe existing and future access to the proposed project site: The existing and proposed access will continue to be from Tiburon Way

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: Rural Lands South: Agricultural
East: Agricultural West: City of San Luis Obispo - Residential

Proposed water source: On-site well Shared well Other _____

Community System - List the agency or company responsible for provision: Afuera de Chorro
Do you have a valid will-serve letter? Yes If yes, please submit copy No

Proposed sewage disposal: Individual on-site system Other _____

Community System -List the agency or company responsible for sewage disposal: _____
Do you have a valid will-serve letter? Yes If yes, please submit copy No

Fire Agency: - List the agency responsible for fire protection: CalFire

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

Answer ALL of the questions as accurately and completely as possible.

Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.

If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.

Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 20.1 acres
Moderate slopes of 10-30%: 1.4 acres
Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area Yes No
If yes, please describe: _____
4. Has a drainage plan been prepared? Yes No
If yes, please include with application.
5. Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: Permitted grading for existing house
6. Has a grading plan been prepared? Yes No
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
8. Is a railroad or highway within 300 feet of your project site? Yes No
9. Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: _____

Water Supply Information

1. What type of water supply is proposed?
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural: explain _____
 Commercial/Office: explain _____
 Industrial: explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? 1
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: existing Community Water System
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes please attach _____
7. Does water meet the Health Agency's quality requirements?
Bacteriological? Yes No Chemical? Yes No
Physical? Yes No Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ GPM
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? >400 feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
4. Has a piezometer test been completed? Yes No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No
(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line?
 Yes No Distance to nearest sewer line: _____
Location of connection: _____
2. What is the amount of proposed flow? _____ g.p.d.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

1. What type of solid waste will be generated by the project? Domestic Industrial
 Agricultural Other, please explain? _____
2. Name of Solid Waste Disposal Company: San Luis Garbage
3. Where is the waste disposal storage in relation to buildings? _____
4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes No

Community Service Information

1. Name of School District: San Luis Coastal Unified School District
2. Location of nearest police station: 3.4 miles
3. Location of nearest fire station: .5 mile
4. Location of nearest public transit stop: .5 mile
5. Are services (grocery / other shopping) within walking distance of the project? Yes No
If yes, what is the distance? 1 mile feet / miles

Historic and Archeological Information

1. Please describe the historic use of the property: Residential
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? Yes No
If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: _____ Hours of Operation: _____
2. How many people will this project employ? _____
3. Will employees work in shifts? Yes No
If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e. gasses, smoke, dust, odors, fumes, vapors,)?
 Yes No
If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? Yes No
If yes, please explain: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output)
6. What type of industrial waste materials will result from the project? Explain in detail:

7. Will hazardous products be used or stored on-site? Yes No
 If yes, please describe in detail: _____
-
8. Has a traffic study been prepared? Yes No If yes, please attach a copy
9. Please estimate the number of employees, customer and other project-related traffic trips to or from the project.
 Between 7:00 - 9:00 a.m. _____ Between 4:00 to 6:00 p.m. _____
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees?
 Yes No If yes, please specify what you are proposing _____
-
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road? Yes No
 If yes, please describe _____

Agricultural Information

Only complete this section: 1) within the Agricultural land use category or 2) your site is currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
2. If yes, is the site currently under land conservation contract? Yes No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e. poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: Yes - water use on the property (supplied by Afuero de Chorro) is restricted to domestic and fire suppression.

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): _____
-
2. Will the development occur in phases? Yes No
 If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No
 If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
 If yes, please describe: Tract 681 is restricted to domestic and fire suppression water use.

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project*: _____

* The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

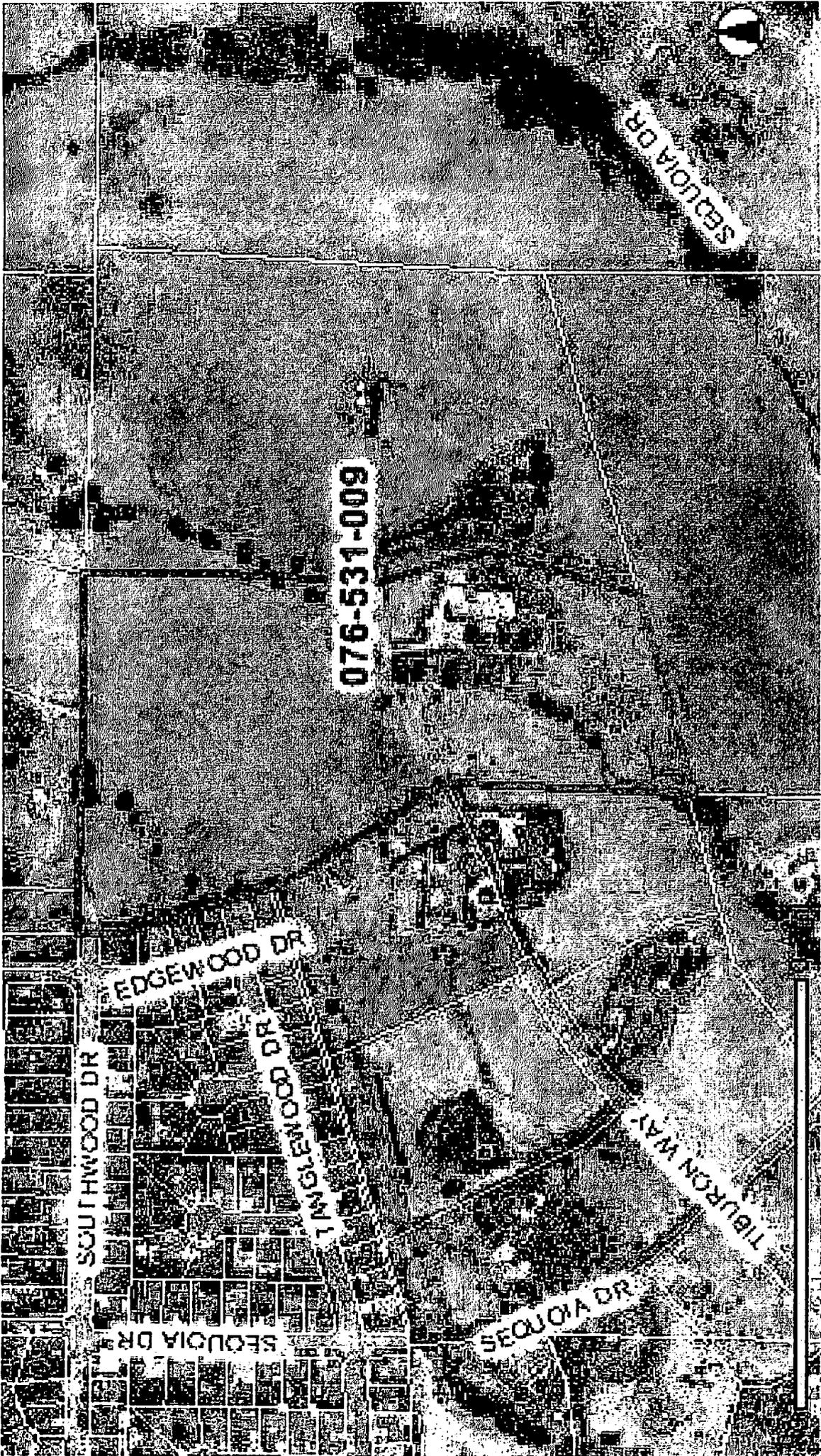
1. List any mitigation measures that you propose to lessen the impacts associated with your project: _____

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No
If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): _____

(If you are unsure if additional permits are required from other agencies, please ask a member of department staff currently assigned in either current planning or the environmental division)



076-531-009

SEQUOIA DR

EDGEWOOD DR

SOUTHWOOD DR

TINLEWOOD DR

SEQUOIA DR

SEQUOIA DR

TIBURON WAY

7. **Hillside parcels at the southeast City limits.** The following standards apply to the area shown in Figure 108-9 in addition to the above standards for Sensitive Resource Areas.
- a. **Permit requirement.** Minor Use Permit approval is required for all new structures except agricultural and residential accessory structures and secondary dwellings.
 - b. **Sites visible from local streets.** Views of the site from Broad Street shall replace those from other scenic highways or the railroad in determining compliance with the above standards for Sensitive Resource Areas.

[Amended 2006, Ord. 3097]

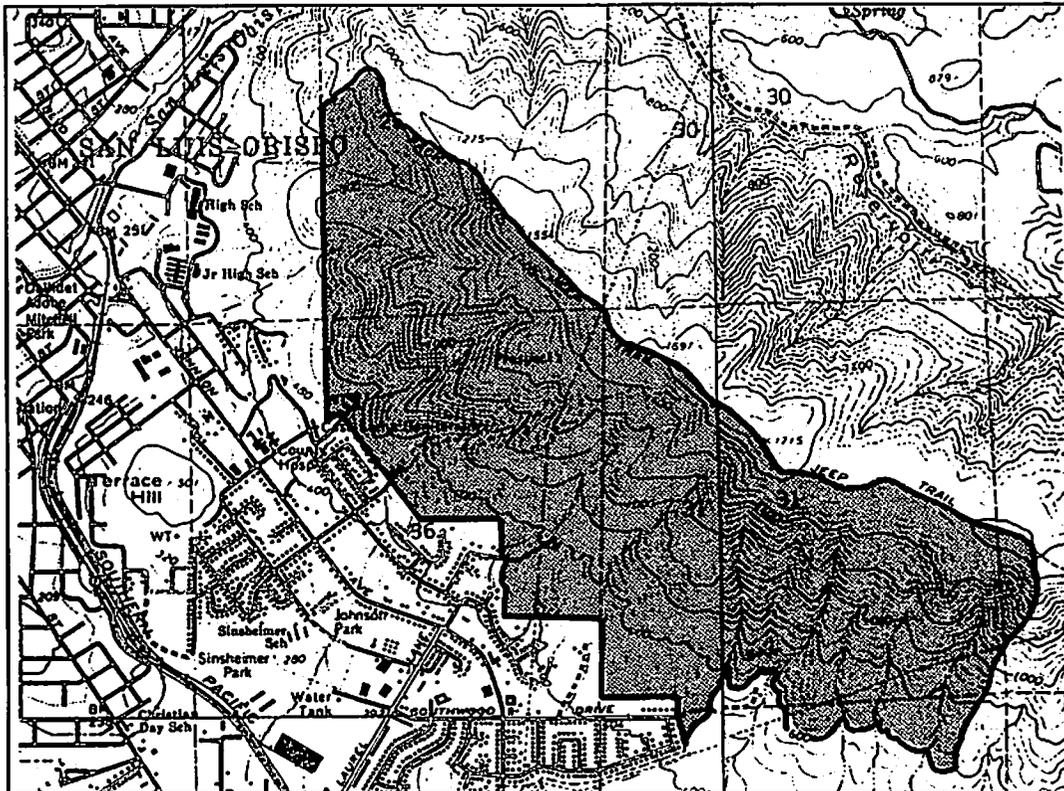


Figure 108-9: Hillside parcels on the southeast side of San Luis Obispo

8. **Historic sites.** The following standard applies within the Historic combining designation.
- a. The provisions of Section 22.14.080 requiring Minor Use Permit approval applies only to the historic structures identified in Chapter 6 of the San Luis Obispo Area Plan (see page 6-3), and an area within 200 feet of the structure, and not to other structures or uses which exist or are proposed on the site or to vegetation removal, routine maintenance, repairs or similar activities.



1821 Tiburon Way, San Luis Obispo
General Plan Amendment
Project Description

The Property:

The subject parcel consists of approximately 21.55 acres, located immediately southeast of the City of San Luis Obispo Urban Reserve Line. The parcel's legal description is Parcel A of Parcel Map COAL 00-0048, a lot line adjustment of Lot 18 of Tract 681. The Assessor's Parcel Number for the property is 076-531-009.

The site is comprised of gently rolling grasslands dotted with occasional oak trees and an ephemeral drainage that meanders through the property, from the northeast corner to the southwest. Physical improvements on the site include one single-family residence and a garage/workshop structure. There are several easements overlying the property, one transecting the property from east to west with PG&E transmission lines, as well as three accessing Afuero de Chorro Mutual Water Company wells and other water system improvements.

The property currently has a Land Use Designation of Agriculture, with a Combining Designation of Airport Review Area. The Airport Area Land Use Plan (ALUP) identifies the southwestern portion of the property as lying within the S-2 Safety Zone, with the entire parcel located well outside of the 55 dB contour. The property is located in a Moderate Fire Safety Zone with an emergency response time of approximately five minutes.

Additionally, the northern portion of the site is located within a Sensitive Resource Area Combining Designation. The SRA Combining Designation is explained in the San Luis Obispo Area Plan as intended to protect visual resources associated with hillsides:

“Although low densities would be retained in the Agriculture category, insensitive siting of homesites and accessory buildings could intrude on the visual consistency of the natural terrain and vegetation. Siting and design that is subordinate to natural features is preferable to preserve the natural character of slopes and ridges. Accordingly, areas of scenic slopes, ridges and other natural features are included within the Sensitive Resource Area Combining Designation to protect their substantial public values.”

The Land Use Designation surrounding the property are varied, with Residential Single Family (within the City) and Residential Suburban (two-acre minimum) uses to the West; Rural Lands (parcels ranging in size from four to eighteen acres) to the North; Agriculture to the East; and Agriculture, Residential Rural (parcel sizes of approximately 5 acres) and Residential Suburban (five to six acre parcels) to the South.

Property is not capable of Agricultural Production due to Recorded Water Use Prohibition:

The San Luis Obispo Area Plan states that “availability of a reasonably priced water supply is vital to agriculture.” The County's Agricultural Element puts it even more simply: “Water is the life blood of agriculture.” While farmers and ranchers have always understood the vital role water plays in agricultural production, the topic has recently been highlighted for the public and decision makers during the County's Resource Management System discussions. Without an adequate legal water supply, agriculturally designated land cannot be managed for grain or crop

production. Unfortunately, the property is encumbered by deed restrictions which prohibit water use for agricultural production.

Water Supply:

Water service for Tract 681 is provided by the Afuera de Chorro Water Company. The use of this water source is legally limited by the attached recorded Declarations of Restrictions to serve domestic and landscaping uses only. Crop irrigation is specifically prohibited. All wells located on the Tract are reserved for the exclusive use of the Mutual Water Company. Additionally, the property's Restrictions prohibit any new water wells from being developed for agricultural use.

The following Declarations of Restrictions for Tract 681 are attached:

- Amended and Restated Declaration of Restrictions for Tract No. 681, recorded May 25, 1982
- Rescission of and Amendment to Paragraph 13 of Amended and Restated Declaration of Restrictions for Tract No. 681, recorded November 30, 1982
- First Amendment to Amended and Restated Declaration of Restrictions for Tract No. 681, recorded September 6, 1984
- The First Amendment to Amended and Restated Declaration of Restrictions for Tract No. 681, recorded September 6, 1984

The First Amendment to Amended and Restated Declaration of Restrictions for Tract No. 681 (recorded in 1984) restates that "No lot shall be used except for residential purposes". The document then goes on to determine the densities allowed on lots eighteen and nineteen:

"In the case of lots 18 and 19 only, two single family residences of not less than 2,000 square feet will be permitted, including two separate garages for not more than four (4) automobiles for each garage, two (2) separate guest houses, and two (2) outbuildings, barns or sheds."

The Project:

The requested General Plan Amendment will result in a change in the Land Use Designation for the property from Agriculture to Residential Rural, with a minimum parcel size of 10 acres, per the San Luis Obispo Area Plan:

Residential Rural

"All land in the San Luis Obispo planning area, but outside of the urban or village reserve lines, is either within or adjacent to the area proposed as a "green-belt" around the city of San Luis Obispo. To maintain the rural character in these areas, a special minimum parcel size of 10 acres and a lower residential density standard are established in Article 9 of the Land Use Ordinance (Section 22.108 - San Luis Obispo Planning Area) for the Residential Rural land use category."

The proposed project will be conditioned to retain the higher hillside elevations within the Sensitive Resource Area in open space. Total residential density with the proposed General Plan Amendment will remain limited to the allowable density for the current parcel, as specified in the First Amendment to Amended and Restated Declaration of Restrictions for Tract No. 681 of 1984.

The overarching objective of this project is to preserve the intrinsic beauty and character of the land, while recognizing the prohibition against agricultural production on the property. The retention of the hillside portion of the site in its natural state will ensure that the site will continue to function as a scenic greenbelt.

Project Component Summary:

- Will result in a maximum of 2 residential rural lots of 10 acres each, located approximately ½ mile from Orcutt Road.
- A total of 2 primary residences are possible on the property, with or without the requested General Plan Amendment. (Please see attached “First Amendment to Amended and Restated Declaration of Restrictions for Tract 681”, dated September 6, 1984.)
- All residential development on the property, including the existing single family dwelling, will be clustered on the lower elevations of the site and outside of the riparian corridor associated with the ephemeral drainage.

Consistency with Existing Goals and Policies:

Applicable Sections of the Agriculture Element

5.16.010. Definitions.

"Agricultural Land" shall mean all real property within the unincorporated boundaries of San Luis Obispo County currently used for Agricultural Operations, or upon which Agricultural Operations may in the future be established.

Small - Lot Rural

This designation is characterized by residential uses but may also include scattered agricultural specialty uses, part-time agricultural activities and ranchettes. The designation corresponds to the Residential Rural land use category in the LUE, and may also include some areas in the Residential Suburban category where that category is already located outside of urban and village reserve lines.

The purpose of the Small-Lot Rural designation is to provide for low density residential development and limited non-residential uses that maintain the rural and open landscape in areas where agricultural uses are not sustainable or are clearly secondary uses.

AGP5: Residential Density.

- a. Allow residential density of two primary dwellings on each existing legal parcel of 20 acres or larger in the Agriculture land-use category. On parcels of less than 20 acres, allow one primary and one farm support dwelling.

Applicable Sections of the Inland Land Use Ordinance

Residential Density – Existing Land Use Designation (Agriculture):

22.30.480 - Residential Uses in the Agriculture Land Use Category

- A. Primary housing. A parcel in the Agriculture category may be used for two primary dwellings, as follows:
1. Permit requirements. Zoning Clearance is required for each of the first two dwellings.
 2. Density. Primary dwellings in the Agriculture category are allowable at a ratio of one primary unit for each legal parcel, as defined in Chapter 22.11 (Definitions - Parcel), and one additional primary unit on legal parcels of 20 acres or larger.

Residential Density – Proposed Land Use Designation (RR, 10 acre minimum):

- 22.10.130 - Residential Density
2. Residential land use categories: One for each legal parcel, except as follows:
- a. Areas with special density standards. Where planning area standards of Chapter 22.09 (Community Planning Standards) establish density requirements, the planning area standards shall control and determine the number of allowed dwelling units.
 - d. Secondary dwellings. A secondary dwelling may be established in addition to the unit authorized by this Section, if allowed by Section 22.30.470 (Residential - Secondary Dwellings).
 - e. Detached guesthouse or home office. A detached guesthouse or home office may be established accessory to the unit authorized by this Section, in compliance with Section 22.30.410.E. (Guesthouses and home offices).

The proposed project consistent with the residential densities identified in the Land Use Ordinance and will not result in an increase in residential density on the site, since the existing Land Use Designation (Agriculture) allows for two primary dwellings and the proposed Land Use Designation (Residential Rural) will allow one primary residence on each 10-acre parcel.

22.108.030 - Combining Designations

- A. Airport Review Area (AR). The following standards apply within the Airport Review Area combining designation, which is the unincorporated area covered by the San Luis Obispo County Airport Land Use Plan.
1. Review for compliance with Airport Land Use Plan. All land use permits, land divisions and General Plan amendments must be found consistent with the San Luis Obispo County Airport Land Use Plan adopted by the San Luis Obispo County Airport Land Use Commission.
 2. Site design and development standards - Airport site. New development projects in County-owned portions of the site of the San Luis Obispo County Airport shall be consistent with the adopted Airport Use Permit (the land use plan for the airport itself), and shall comply with all applicable provisions of the airport lease site standards instead of the provisions of Articles 3 and 4 of this Title.

Please see discussion under “Airport Land Use Plan.

- B. Sensitive Resource Area (SRA). The following standards apply within the Sensitive Resource Area (SRA) combining designation.
- a. Locations of development. Locate all development including accessory structures (including water tanks) and access roads in the least visible portion of the site as viewed from any of the scenic highway or railroad corridors designated in Chapter 6 of the San Luis Obispo Area Plan, consistent with the protection of other resources. Use existing topographic features first and vegetation second to screen development from public view as much as possible.

7. Hillside parcels at the southeast City limits. The following standards apply to the area shown in Figure 108-9 in addition to the above standards for Sensitive Resource Areas.
- a. Permit requirement. Minor Use Permit approval is required for all new structures except agricultural and residential accessory structures and secondary dwellings.
 - b. Sites visible from local streets. Views of the site from Broad Street shall replace those from other scenic highways or the railroad in determining compliance with the above standards for Sensitive Resource Areas.

The General Plan Amendment project, as proposed, will be consistent with these standards because any future residential development will be located in areas of the site least visible from the Broad Street view corridor, consistent with protection of other resources.

Applicable Sections of the Airport Land Use Plan

Safety

As stated in the Airport Land Use Plan for the San Luis Obispo County Regional Airport (ALUP):

The objective of the safety policies of this ALUP is to minimize the risks to the safety and property of persons on the ground associated with potential aircraft accidents and to enhance the chances for survival of the occupants involved in an accident which takes place beyond the immediate runway environment.

Based upon the subject site's designation as defined in the adopted Airport Land Use Plan, the ALUP limits residential density in the Aviation Safety Area S-2 to six dwelling units per acre, with a maximum building coverage of 20% of the gross land area. That limit would allow for a maximum density of up to 129 dwelling units on this 21.56 acre parcel, with building coverage of 4.31 acres.

The proposed General Plan Amendment instead proposes a maximum of two primary residences – one on each potential ten-acre parcel.

Sound Sensitivity

Residential dwellings are identified in the San Luis Obispo County Regional Airport Land Use Plan as an extremely noise sensitive land use. Other land uses in this category include outdoor theaters and public assembly areas, restaurants, campgrounds and bed and breakfast inns.

The Airport Area Land Use Plan identifies the maximum allowable interior noise exposure from aviation related noise sources as 50dB. According to the Airport Area Land Use Plan, extremely noise sensitive uses are allowable outside of the 55dB contour.

The project site is well outside of the 55dB contour, as shown on the attached ALUP official maps. Based upon meeting the ALUP goals and standards for both safety and noise, the

proposed General Plan Amendment is consistent with the policies defined in the Airport Land Use Plan.

Conclusion:

The proposed General Plan Amendment, changing the property's Land Use Designation from Agriculture to Residential Rural with a minimum parcel size of 10 acres will continue to allow very limited residential development on the site, while recognizing the prohibition against agricultural production on the property.

Retaining the higher hillside elevations within the Sensitive Resource Area in open space will allow the property to continue to function as a scenic greenbelt, protecting sensitive view corridors. This General Plan Amendment will resolve the conflict between the property's Land Use Designation and the prohibition of agricultural water use without increasing development potential.

Please do not hesitate to contact me with any questions regarding this application. Thank you for your consideration.

Sincerely,

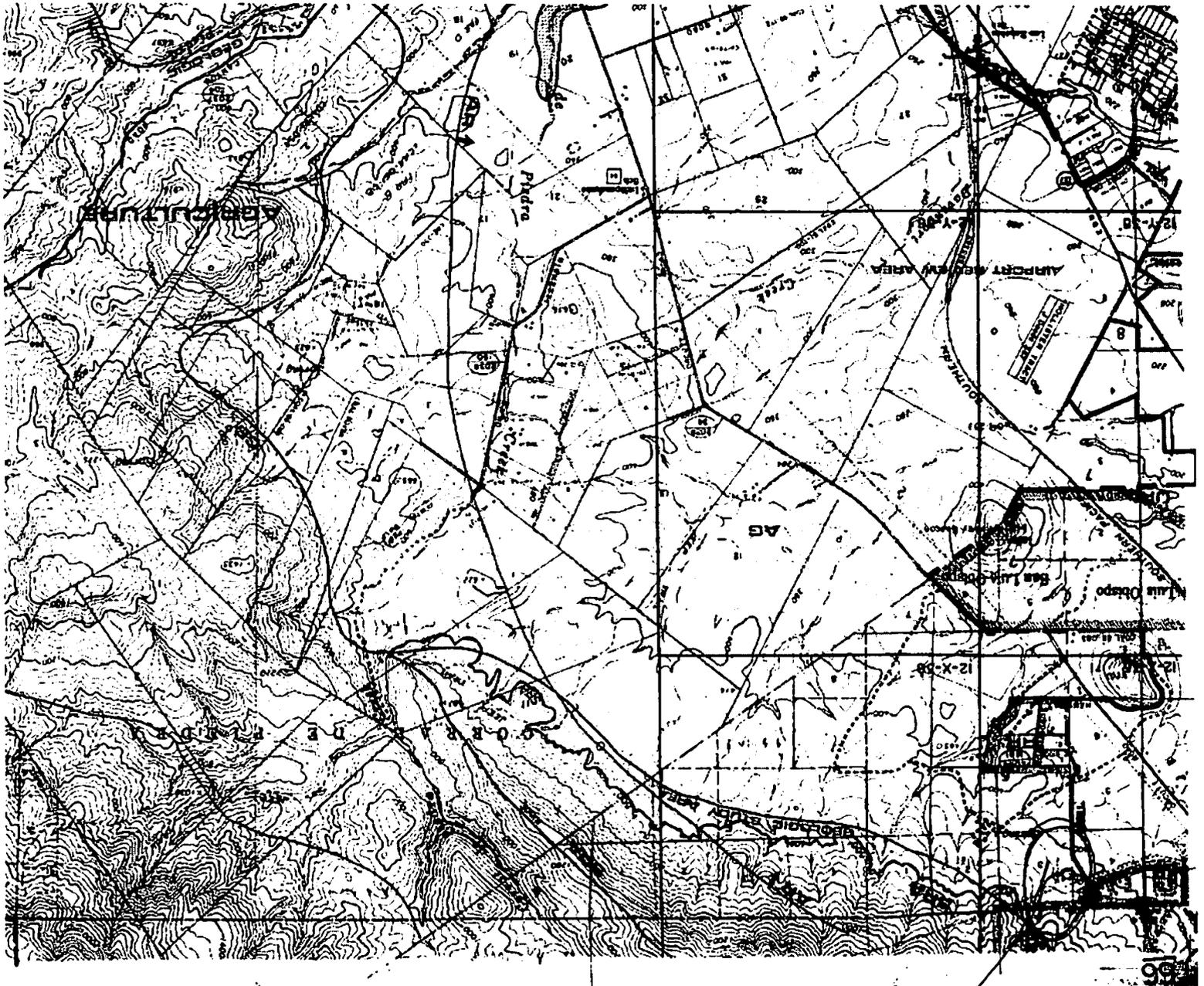


Rachel K. Kovesdi

Principal Planner

Attachments:

- General Plan & Ordinance Amendment Application Package
- Executed Cost Accounting Agreement
- Check #1798, in the amount of \$7,548.00 for GPA filing fees
- San Luis Obispo County APN Map
- Sheet 2 of Recorded Tract Map 681
- Sheet 2 of Recorded Lot Line Adjustment Map COAL 00-0048
- Preliminary Title Report (11/19/10)
- Amended and Restated Declaration of Restrictions for Tract 681 (recorded 5/25/1982)
- Rescission of and Amendment to Paragraph 13 of Amended and Restated Declaration of Restrictions for Tract 681 (recorded 11/30/1982)
- First Amendment to Amended and Restated Declaration of Restrictions for Tract 681 (recorded 9/6/1984)
- Corporation Grant Deed for Water System Easements (recorded 5/6/1983)
- Inland Land Use Ordinance Section 22.108.020, including Figure 108-9: Hillside parcels on the southeast side of San Luis Obispo
- Excerpted Sections of the San Luis Obispo County Airport Land Use Plan (ALUP)
- ALUP Figure 1: Airport Noise Contours, with project site identified
- ALUP Figure 3: Aviation Safety Areas, with project site identified



SITE



Parcel Summary Report For Parcel # 076-531-009

1/7/2011
1:27:04PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role Name and Address

OWN CLEVELAND LUCIA M
 1821 TIBURON WAY SLO CA 93401-8348

OWN CLEVELAND LUCIA M SEPARATE PROPERTY

OWN VANDERHEYDEN PAUL

Address Information

<u>Status</u>	<u>Address</u>
P	01821 TIBURON WY RSLO

Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
076531	009	0001	San Luis Obisp	San Luis Obis	GS			N		
COAL00-	048	A	San Luis Obisp	San Luis Obis	AG	AR	SRA	Y		

Parcel Information

<u>Status</u>	<u>Description</u>
Active	PM 55-47 PAR A

Notes

Tax Districts

SAN LUIS COASTAL UNIFIED SCHOOL
 SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
 COUNTY-ZONE NO. 09 FLOOD CONTROL
 SAN LUIS PORT & HARBOR
 NO. 04 ROAD-CO/SUPVR



Parcel Summary Report For Parcel # 076-531-009

1/7/2011
1:27:04PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 21 COUNTY SERVICE

Case Information

Case Number:

Case Status:

LRP2010-00006

REC

Primary Parcel

Description:

CHANGE ZONING FROM AG TO RR

PMT2002-24527

EXP

Primary Parcel

Description:

GRADING PAD FOR ARENA

PMT2002-29181

FNL

Primary Parcel

Description:

electrical misc. lights and outlets

PMT2002-29373

FNL

Primary Parcel

Description:

EXPAND/MOVE WALL/FNDN IN FAMILY ROOM 2'-6", REMODEL KITCHEN, CEILING JOISTS IN MSTR BDRM & LIVING RM, STRUCTURALLY RETROFIT WALLS BETWEEN FAMILY RM AND DINING RM AND BETWEEN OFFICE AND SEWING RM.

PMT2003-00252

FNL

Primary Parcel

Description:

ADD/ALT SFD CONVERT RESIDENTIAL STORAGE TO HABITAL SPACE 2,324 INTERIOR WORK ONLY

PMT2003-01357

FNL

Primary Parcel

Description:

SWIMMING POOL (800 SF) & SPA FOR SFD.
FARREL MILES ENGINEER #9398

PMT2003-04004

FNL

Primary Parcel

Description:

DETACHED GARAGE W/ NON-CONDITIONED STUDIO W/ FULL BATH.

PMT2003-04005

FNL

Primary Parcel

Description:

RETAINING WALL 80' MAX

PMT2004-01525

FNL

Primary Parcel

Description:

FIRESPRINKLERS FOR STUDIO AND GARAGE PMT2003-04004 NFPA 13D/ PIPING TYPE L COPPER/ SPRINKLERS STUDIO RELIABLE RFC43/
GARAGE RELIABLE F1 RES 49 PENDENT

PMT2006-00163

FNL

Primary Parcel

Description:

GRID TIED PHOTO VOLTAIC SYSTEM (GROUND MOUNTED MODULES)



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1/7/2011
1:27:04PM

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S870246L WIT Primary Parcel

Description:

LOT LINE ADJUSTMENT OF 2 PARCELS

S990240L APV Primary Parcel

Description:

LOT LINE ADJUSTMENT TO CORRECT NONCORMIN