SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 10/28/13

TO: _____

FROM: Brian Pedrotti – South County Team / Development Review

PROJECT DESCRIPTION: LRP2011-00017 GREEN CANYON – Proposed General Plan Amendment/Land Use Ordinance Amendment – Textual change to the general plan to remove the grazing animal restriction. Site location is 1295/1275/1255/1225 Sunnybrook Ln, Nipomo. APNs: 092-032-002, -003, -004, and -005.

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

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning @co.slo.ca.us • FAX: (805) 781-1242• WEBSITE: http://www.sloplanning.org

LRP2011-00017 GREEN CANYON L
APP INIT - ORDINANCE
LAND USE ORDINANCE TEXT ADMENDMENT

GENERAL APPLICATIO

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San Luis Obispo County Department of Planning and Buila

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 Green Canyon LLC Daytime Phone 805·595·2351
Mailing Address P.O. Box 416 Avila Beach Zip 93424
Email Address: chelenius@gmail.com

■ Applicant Name _____ Daytime Phone _____
Mailing Address _____ Zip _____
Email Address: _____

■ Agent Name Christopher A. Helenius Daytime Phone 805·541·2400
Mailing Address P.O. Box 416 Avila Beach Zip 93424
Email Address: chelenius@gmail.com

PROPERTY INFORMATION

Total Size of Site: 22 acres Assessor Parcel Number(s): 092,032,002 092,032,003 092,032,004 092,032,005
Legal Description: PM 71/17-22 PAR 1, PAR 2, PAR 3 & PAR 4
Address of the project (if known): 1295 Sunnybrook Lane; 1275 Sunnybrook Lane; 1255 Sunnybrook Lane and 1225 Sunnybrook Lane
Directions to the site (include gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: 101S to Tefft, to Eucalyptus (Rt), to Woodhaven Way (Left) to Sunnybrook Lane
Describe current uses, existing structures, and other improvements and vegetation on the property: Rural residential, homes on two lots, veldt grass & hydroseeded botanicals

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Textual change to the general plan to remove the hooved animal restriction since Jim McGovern's biological survey established the absence of protectable species. This survey was performed as part of the parcel map processing so the subject condition was imposed at an earlier date. Mr. McGovern opine that the invasi species would preclude the protected types from ever being able to establish

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 Christopher A. Helenius Date 5·22·2012

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 South Mesa 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)?: _____

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)?: _____

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 See attachment

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: The biological resources were not evaluated when our original General Plan Amendment application was reviewed and approved. Later, during parcel map processing, Jim McGovern evaluated and found an absence of any species of concern and said they were not likely to ever establish there.

Describe existing and future access to the proposed project site: Eucalyptus to Woodhaven to Sunnybrook

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

North: Residential South: Agricultural
East: County Park - Jack Ready West: Residential

Proposed water source: ■ On-site well ☐ Shared well ☐ Other _____
☐ Community System - List the agency or company responsible for provision: _____
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: Cal Fire

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: Nearly level to steeply sloping
   Level to gently rolling, 0-10% slopes: _____acres
   Moderate slopes of 10-30%: _____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. Already filed with County
5. Has there been any grading or earthwork on the project site? ■ Yes ☐ No
   If yes, please explain: pads for the two homes in place now
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: Woodhaven Way

Water Supply Information

1. What type of water supply is proposed? Not proposed. Already in place.
   ■ 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? Existing use
4. How many service connections will be required? _____
5. Do operable water facilities exist on the site?
   ■ Yes ☐ No If yes, please describe: 4 lots, 4 wells, 2 completed water systems
6. Has there been a sustained yield test on proposed or existing wells?
   ■ Yes ☐ No If yes please attach Already on file with County
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 4 Hours 25 GPM * Filiponi & Thompson per my request did a 24 hour test. It produced 1.50gpm but we used a more conservative rating.
   ☐ 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. Already on file w/County
2. What is the distance from proposed leach filed to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility or 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)

Septic systems are already in place and very far (100s) feet from the water sources

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: So Co Sanitation
3. Where is the waste disposal storage in relation to buildings? In fenced areas
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: Lopez
2. Location of nearest police station: _____
3. Location of nearest fire station: Cal Fire - SR 1 near Willow Road
4. Location of nearest public transit stop: NA
5. Are services (grocery / other shopping) within walking distance of the project? ☐ Yes ■ No
   If yes, what is the distance? _____ feet / miles

Historic and Archeological Information

1. Please describe the historic use of the property: Residential for the past 3 or 4 years
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: Already evaluated. Report on file (Gibson did it)
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: N.A.

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): Without being asked to we dedicated a 10' easement (pedestrian + equestrian only) from Woodhaven Way to the bluff trail.
2. Will the development occur in phases? ■ Yes ☐ No
   If yes describe: 2 of the 4 lots have homes now.
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: Conservation easement on the mesa bluff face the steep area of the property. It would be appropriate to restrict horses or other grazing domesticated animals from the bluff face but not because of biological concern.

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: None. Already dealt with before. Note that we granted more than Co Planning asked for to show our appreciation of our Woodhaven Way neighbors. Brian Pedrotti a Katcho can verify this.
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ☒ No Established thru evaluation
   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): None - we seek a purely textual amendment

(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)

COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL

(1) DEPARTMENT	(2) MEETING DATE	(3) CONTACT/PHONE
Planning and Building	10/22/2013	Brian Pedrotti, Planner III / 805-788-2788

(4) SUBJECT
Request for an authorization to process a Land Use Ordinance Amendment application (LRP2011-00017 – Green Canyon LLC) to amend Section 22.112.040 of the South County (Inland) Planning Area Standards to eliminate a restriction on grazing animals on a 22-acre site located at the southern terminus of Woodhaven Way along Sunnybrook Lane, approximately 2 miles southwest of the community of Nipomo. District 4.

(5) RECOMMENDED ACTION
Review the attached proposal and determine whether your Board wishes to authorize processing.

(6) FUNDING SOURCE(S)	(7) CURRENT YEAR FINANCIAL IMPACT	(8) ANNUAL FINANCIAL IMPACT	(9) BUDGETED?
Application Fee	$0.00	$0.00	Yes

(10) AGENDA PLACEMENT
{ } Consent { } Presentation { } Hearing (Time Est. ___) {X} Board Business (Time Est. 30 min)

(11) EXECUTED DOCUMENTS
{ } Resolutions { } Contracts { } Ordinances {X} N/A

(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR)	(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: { } 4/5th's Vote Required {X} N/A

(14) LOCATION MAP	(15) BUSINESS IMPACT STATEMENT?	(16) AGENDA ITEM HISTORY
Attached	No	{X} N/A Date: _____

(17) ADMINISTRATIVE OFFICE REVIEW

Reviewed by Leslie Brown

(18) SUPERVISOR DISTRICT(S)
District 4

19

County of San Luis Obispo

TO: Board of Supervisors

FROM: Planning and Building / Brian Pedrotti, Planner III

VIA: Nancy Orton, Planning Division Manager

DATE: 10/22/2013

SUBJECT: Request for an authorization to process a Land Use Ordinance Amendment application (LRP2011-00017 – Green Canyon LLC) to amend Section 22.112.040 of the South County (Inland) Planning Area Standards to eliminate a restriction on grazing animals on a 22-acre site located at the southern terminus of Woodhaven Way along Sunnybrook Lane, approximately 2 miles southwest of the community of Nipomo. District 4.

RECOMMENDATION

Review the attached proposal and determine whether your Board wishes to authorize processing.

DISCUSSION

Proposal

The project site is an approximately 22-acre site consisting of four residential parcels within the Residential Rural land use category on the south side of the South County Area (see attached Exhibit A). The applicant, Green Canyon LLC, is requesting to amend Section 22.112.040.G.11 of the South County (Inland) Planning Area Standards to eliminate an existing restriction on the allowance of grazing animals on each parcel. The applicant's intention is to provide future residents with the ability to keep grazing animals, specifically horses, on the residential parcels.

Background

The project site was originally within the Agriculture land use category prior to 2002. In April of 2002, the Board of Supervisors approved a General Plan Amendment (G990031M) to change the land use category from Agriculture to Residential Rural to allow the property to be subdivided into four residential parcels. At the time of the land use category change, the applicant chose to forego the completion of a full floristic survey and instead agreed to place restrictions on vegetation removal. One of these restrictions was the prohibition of grazing animals, as the original intention was to prevent them from destroying any sensitive plant species. This restriction was in addition to other vegetation protections in the Planning Area Standards, including a botanical report required at the time of vegetation clearance, equestrian activities limited to the existing bluff trail, and a prohibition on vegetation removal below the edge of the bluff top.

The parcel was subsequently subdivided into four 5-acre residential parcels (approved in 2005 and map recorded in 2008) and the steep portion of the Nipomo Mesa bluff was placed into an open space easement. As indicated above, there is an existing public equestrian trail that traverses the south edge of the property along the bluff edge. In addition, the four-parcel subdivision was approved with conditions to provide an equestrian trail easement from Woodhaven Way to the bluff trail. Thus, grazing animals (horses) are allowed to cross the property both north/south and east/west within these easements, but are not allowed on the parcels themselves. The applicant wishes to allow grazing animals on all parcels with the remaining vegetation removal restrictions unchanged.

Project Data
Planning Area: South County (Inland) Area Plan
Community: South of Nipomo
Assessor Parcel Number: 092-032-002, -003, -004, -005
Supervisorial District No. 4
Area: 22 acres
Topography: Gently to steeply sloping
Vegetation: Grasses, eucalyptus trees, ornamentals
Water Supply: Individual well
Sewage Disposal: On-site septic systems
Existing Use and Improvements: Single-family residences on two of the four parcels

Surrounding Land Uses (Land Use Categories)
North: Single-family residences (Residential Rural)
South: Agricultural uses – crops (Agriculture)
East: Vacant, approved Jack Ready Park (Public Facilities)
West: Vacant (Residential Rural)

General Plan Information
Land Use Element Category: Residential Rural
Combining Designation: None
Planning Area Standards: Residential Rural, South County (Inland) Area

Authority
Unlike the processing of land use permits, the first step when considering requested changes to the general plan or land use ordinances is for your Board to determine whether to initiate new legislation to change the rules. If you authorize this request for processing, the item will be scheduled for public hearings before the Planning Commission and your Board after the environmental review process and staff report is completed.

The Framework for Planning, which is a component of the Land Use Element of the General Plan, provides guidelines for amendments to the Land Use Ordinance. The Framework states that new or amended Land Use Ordinance standards should be guided by the following principles for implementation of General Plan goals:

1. **Consideration of the Surroundings.** All developments should be designed with maximum consideration of the characteristics of project sites and their surroundings:

   a. To enhance and achieve full use of special site potentials such as natural terrain, views, vegetation, natural waterways or other features;

   b. To respect and mitigate (or avoid) special site constraints such as climatic conditions, noise, flooding, slope stability, significant vegetation or ecologically sensitive surroundings;

   c. To be compatible with present and potential adjacent land uses within the context of the area's urban, suburban or rural character.

2. **Residential Design.** Designs for proposed residential uses should include:

   a. Provisions for privacy and usable open space;

   b. Orientation and design features to shelter from prevailing winds and adverse weather, while enabling use of natural light, ventilation and shade.

3. **Safe Circulation.** All developments should be designed to provide safe vehicular and pedestrian movement, adequate parking for residents, guests, employees and emergency vehicles.

Staff Response: The proposed Land Use Ordinance Amendment is fairly limited in scope as it proposes to remove a single standard to allow grazing animals on the property. Staff's review will primarily focus on the project's consideration of its surroundings and compatibility with adjacent land uses as follows:

- *Consideration of the Surroundings – The proposed amendment would potentially impact existing plant species on the property. If authorized, staff will complete an Initial Study as required by the California Environmental Quality Act (CEQA) which will evaluate the impacts of the proposal on biological resources. The applicant has submitted a Biological Assessment (McGovern, 2013) which has been preliminarily reviewed by the County biologist and will be used in this evaluation. In addition, staff will consider the other existing Planning Area Standards for the property as well as what equestrian uses are currently allowed.*

- *Residential Design – The proposal is limited to allowance of grazing animals on the site and will not impact residential design. Staff does not anticipate that amendment of the planning area standard will have an effect on this issue.*

- *Safe Circulation – The proposal is limited to allowance of grazing animals on the site and will not impact circulation. Staff does not anticipate that amendment of the planning area standard will have an effect on this issue.*

Authorization Options

Your Board should consider the following options as part of your discussions when considering whether to authorize this project for processing:

1. **Authorize as Requested.** Authorize the application for processing as requested to amend Section 22.112.040.G.11 of the Land Use Ordinance to allow grazing animals on the project site.

2. **Do Not Authorize.** Do not authorize the processing of this application.

OTHER AGENCY INVOLVEMENT/IMPACT

If the project is authorized for processing, the application will be referred to all applicable agencies and community advisory bodies. The application was sent as a tentative referral (notification that the application was requested, but has not yet been authorized for processing) to County Public Works, County Environmental Health, California Fish and Game, and United States Fish and Wildlife Service.

FINANCIAL CONSIDERATIONS

The applicant has paid a deposit and has agreed to process the amendments under a Real Time Billing Agreement, which will allow for the recovery of the actual cost of processing.

RESULTS

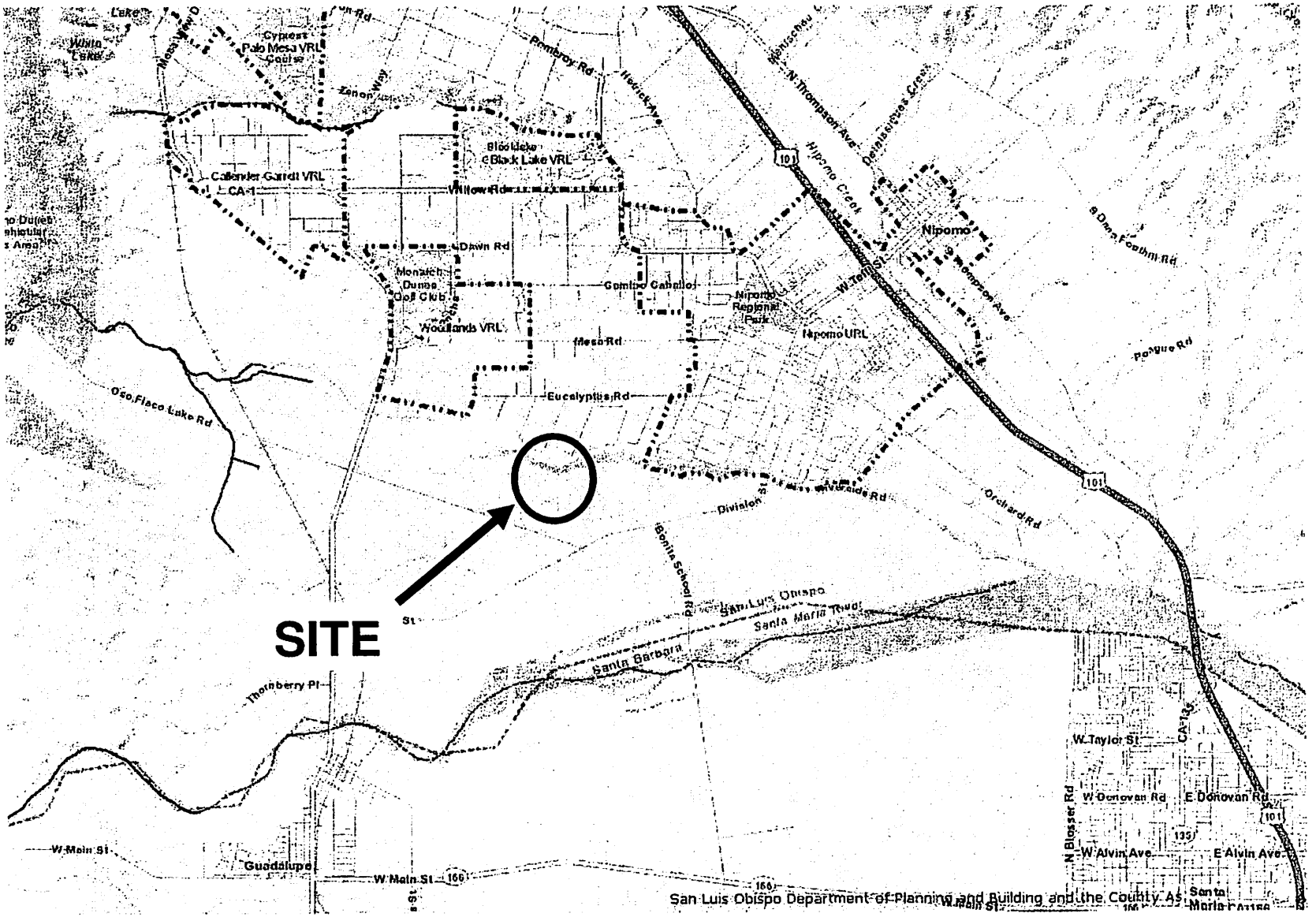
Authorization of the Land Use Ordinance Amendment application will allow continued processing and a final decision to occur. Not authorizing the application will stop the further processing of the Land Use Ordinance Amendment.

ATTACHMENTS

Exhibit A - Vicinity Map
Exhibit B - Land Use Category Map
Exhibit C - Applicant Request
Exhibit D - Proposed Land Use Ordinance Changes

Exhibit A - .cinity Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

LUO Amendment – LRP2011-00017

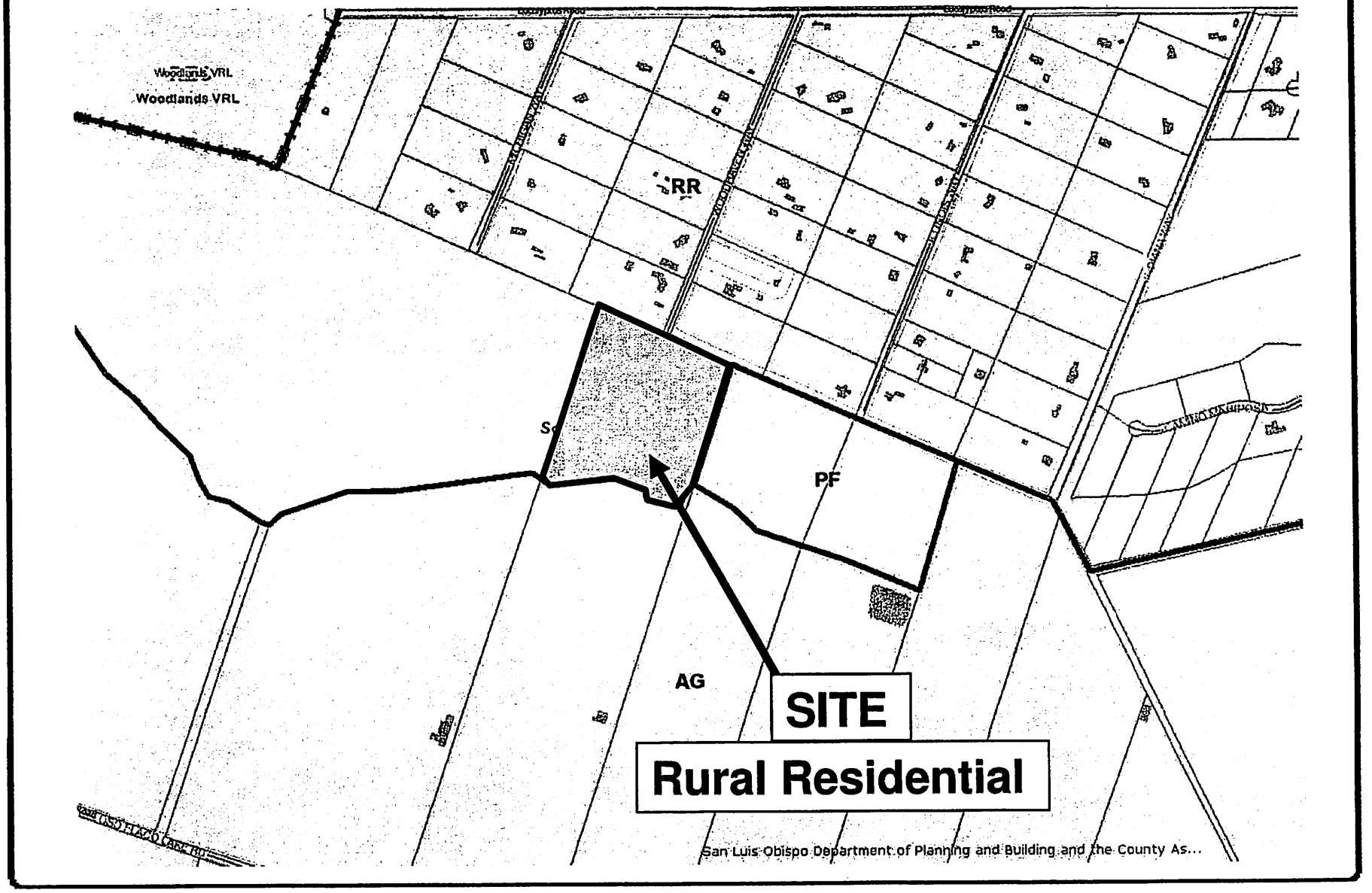
Green Canyon LLC LUO Amendment

EXHIBIT

Exhibit A – Vicinity Map

Exhibit B - Land L Category Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT
LUO Amendment – LRP2011-00017
Green Canyon LLC LUO Amendment

EXHIBIT
Exhibit B – Land Use Category Map

PROPOSED PROJECT
Describe the proposed project (inc. sq. ft. of all buildings): Textual change to the general plan to remove the hoofed animal restriction since Jim McGovern's biological survey established the absence of protectable species. This survey was performed as part of the parcel map processing so the subject condition was imposed at an earlier date. Mr. McGovern opined that the invasive species would preclude the protected types from ever being able to establish.

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 [signature] Date 5-22-2012

FOR STAFF USE ONLY
Current Land Use Category: _____ PAS? ☐ Yes ☐ No

Revised 5/07 4

EXHIBIT D – PROPOSED LAND USE ORDINANCE CHANGES

SECTION 22.112.040.G.11
LAND USE ORDINANCE
TITLE 22 OF THE COUNTY CODE

11. Green Canyon Property. The following standards apply only to land shown in Figure 112-36 south of Woodhaven Way.

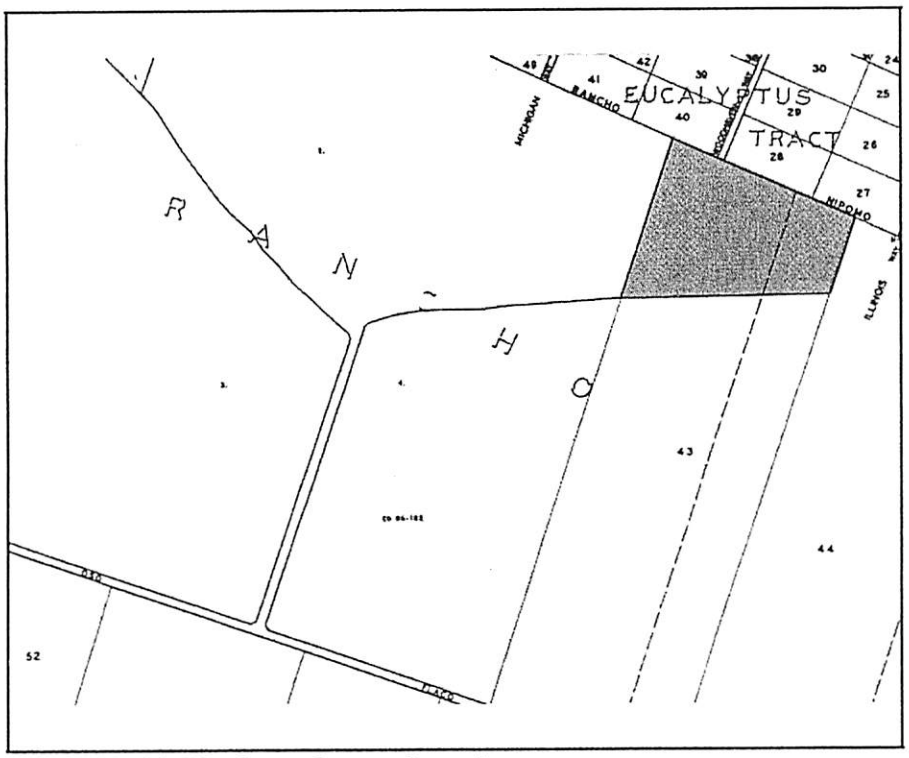


Figure: 112-36 RR - Green Canyon Property

a. Biological Resources. To protect maritime chaparral and coastal dune scrub habitats, the following measures shall be followed for all development:

(1) No vegetation clearance shall occur until such time as specific development is proposed. At that time, all efforts will be made to preserve the existing chaparral and coastal scrub habitats. Prior to any vegetation removal a botanical report shall be prepared for all areas proposed for disturbance. In the event sensitive plant species or habitats are encountered, appropriate measures (e.g., avoidance, on-site reestablishment, off-site acquisition, etc.) shall be completed to reduce impacts to less than significant levels.

(2) All future landscaping shall be of native plants compatible with existing chaparral and coastal scrub habitats.

(3) Equestrian activity shall be limited to the on-site trail.

(4) All underground utilities shall be either immediately adjacent to or within all access driveways.

~~(5) No grazing animals shall be allowed.~~

(6) No vegetation shall be removed below the edge of the bluff top.

b. **Drainage, Sedimentation and Erosion Control.** To avoid potential bluff face impacts, the following measures shall be required for all new development:

(1) All drainage from future development, including the multi-use trail, shall be retained on site and directed away from the bluff face;

(2) No grading or ground disturbance shall be allowed below the top edge of bluff;

(3) All grading or ground disturbance shall adhere to the "Black Lake Canyon/ Nipomo Bluff Grading & Vegetation Removal Guidelines".

c. **Rural Character.** To maintain a rural character, new development shall adhere to the following guidelines:

(1) Sufficient native landscaping will be used or use of existing topography to accomplish an 80 percent screening of new development, as seen from Highway 1 and Oso Flaco Road;

(2) All night lighting shall be directed down and into the development with no direct light visible from surrounding public roads;

(3) Cluster subdivisions are not allowed

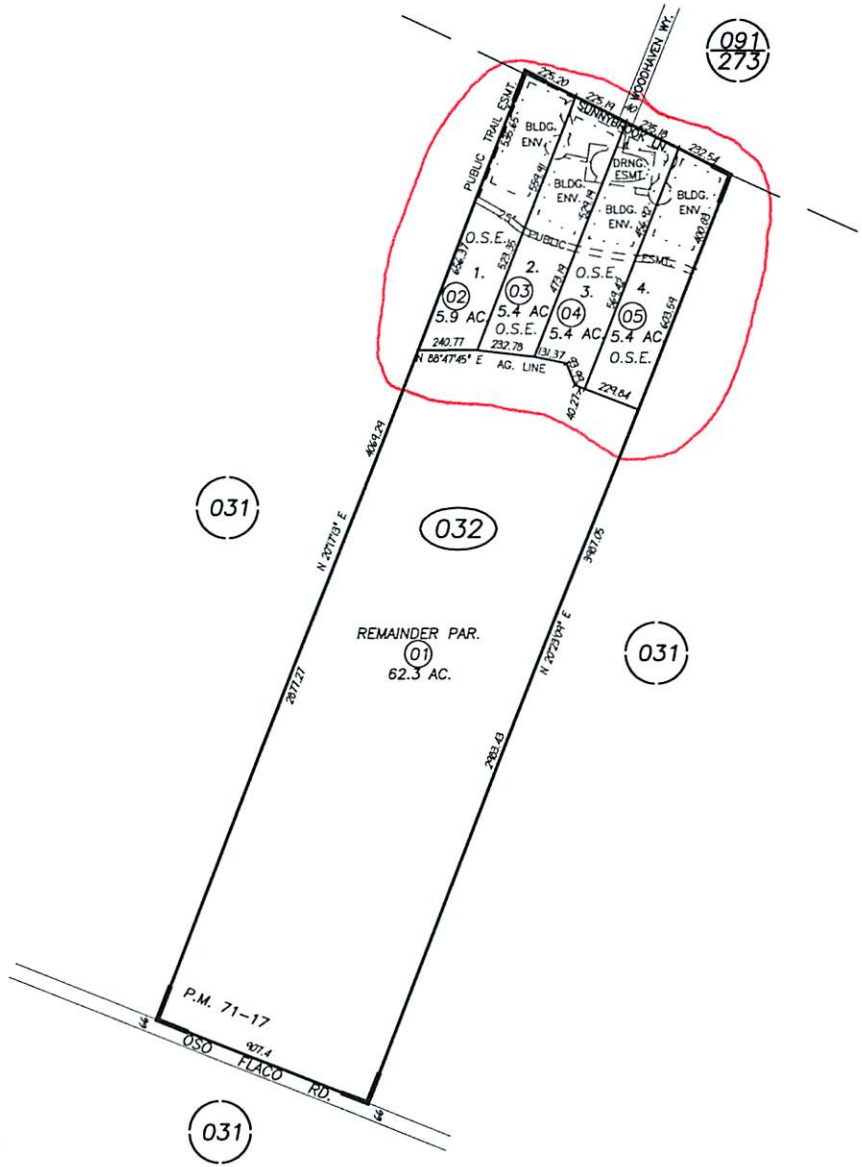
d. **Cultural Resources.** Prior to any ground disturbance:

(1) An archaeological surface survey shall be prepared for areas where disturbance is proposed (including any disturbance needed for off-site improvements). In the event sensitive areas are encountered, any necessary additional work shall be performed and all feasible measures (e.g., avoidance, redesign, clustering, etc.) shall be incorporated into the ground disturbing activities to minimize impacts to the greatest extent possible.

e. **Multi-Use Trail.** As a part of any future land division or discretionary development, in consultation with the County Parks Division, an easement for an equestrian and hiking trail shall be offered across a portion of the property (above the bluff top edge), which considers the following elements: provides a connection to existing bluff top trail and/or dedicated trail easement, avoids drainage and erosion impacts to bluff face, and minimizes impacts to existing native vegetation and archaeological resources.

092-032

092-031



N

1" = 500'

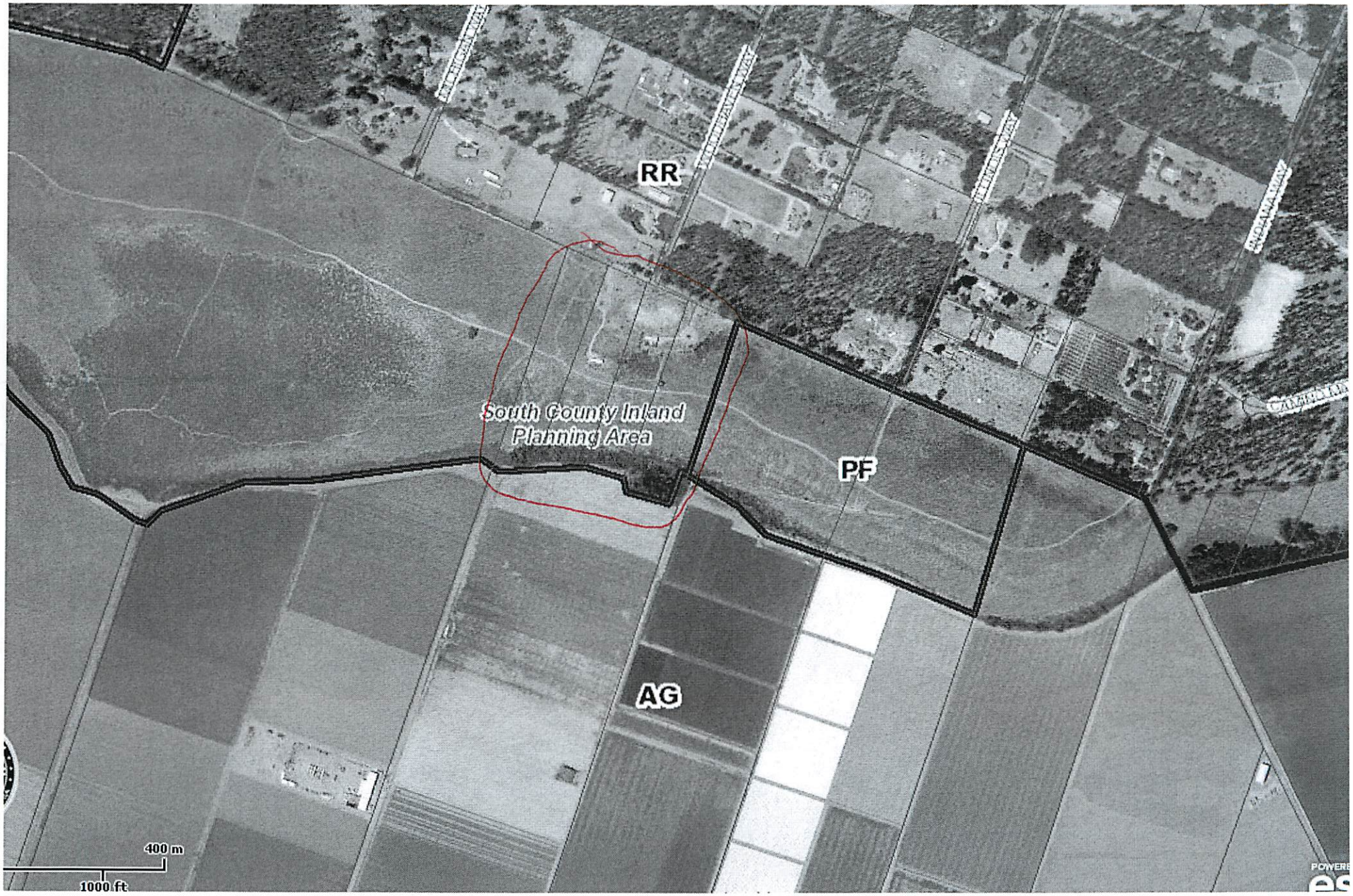
REVISIONS	
I.S.	DATE
09-090	06-17-08

250 0 500 1000

LZ 06-17-08 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

RANCHO GUADALUPE, R.M. Bk. A., Pg. 117.

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 092 PAGE 032


RR
South County Inland
Planning Area
PF
AG
400 m
1000 ft

Parcel Summary Report For Parcel # 092-032-002

10/28/2013
8:28:06AM

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	GREEN CANYON LLC A CA LLC PO BOX 416 AVILA BEACH CA 93424-0416

Address Information

Status	Address
P	01295 SUNNYBROOK LN RSC

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
CO03-	336	0001			RR			Y	BO / SL / SC	

Parcel Information

Status	Description
Active	PM 71/17-22 PAR 1

Notes

Tax Districts

LUCIA MAR
SAN LUIS OBISPO JT(27,40)
CACHUMA JT(15,40,42)
NO. 04
AREA NO. 21
SANTA MARIA VALLEY JT(40,42)
COUNTY-ZONE NO. 04
SAN LUIS

Parcel Summary Report For Parcel # 092-032-002

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

Case Information

Case Number:	Case Status:	
LRP2011-00017	REC	Primary Parcel

Description:
LAND USE ORDINANCE TEXT ADMENDMENT

G990031M	CMP	Related Parcel

Description:
CHANGE AG TO RR

S030160P	CMP	Related Parcel

Description:
VESTING TENTATIVE PARCEL MAP TO SUBDIVIDE AN EXISTING 84.33 ACRE PARCEL INTO: 4 RESIDENTIAL PARCELS RANGING FROM 5.03 TO 5.35 ACRES EACH AND ONE REMAINDER PARCEL OF 62.34 ACRES. THE REMAINDER PARCEL IS WITHIN THE AGRICULTURE LAND USE CATEGORY, THE RESIDENTIAL PARCELS ARE WITHIN THE RESIDENTIAL RURAL LAND USE CATEGORY, AND INCLUDES A PORTION OF EACH PARCEL TO BE COVERED BY A PROPOSED OPEN SPACE EASEMENT (TOTALLING 11.22 OUT OF 21.99 ACRES). THE PROJECT INCLUDES A REQUEST FOR THE SITE TO BE A TRANSFER OF DEVELOPMENT CREDIT (TDC) RECEIVER SITE TO ALLOW ONE ADDITIONAL UNIT FOR A TOTAL OF 4 UNITS

SUB2005-00125	APV	Related Parcel

Description:
ROAD NAME REQUEST

Parcel Summary Report For Parcel # 092-032-003

10/28/2013
8:28:22AM

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	PHILAGE DANA R 1275 SUNNYBROOK LN NIPOMO CA 93444-

Address Information

Status	Address
P	01275 SUNNYBROOK LN RSC

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
CO03-	336	0002			RR			Y	BO / SL / SC	

Parcel Information

Status	Description
Active	PM 71/17-22 PAR 2

Notes

Tax Districts

LUCIA MAR
SAN LUIS OBISPO JT(27,40)
CACHUMA JT(15,40,42)
NO. 04
AREA NO. 21
SANTA MARIA VALLEY JT(40,42)
COUNTY-ZONE NO. 04
SAN LUIS

Parcel Summary Report For Parcel # 092-032-003

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

Case Information

Case Number:	Case Status:	
PMT2007-02687	FNL	Primary Parcel

Description:
SFD - MH 900 SF - ENGINEERED FOUNDATION SYSTEM SPA 30 5F

G990031M	CMP	Related Parcel

Description:
CHANGE AG TO RR

LRP2011-00017	REC	Related Parcel

Description:
LAND USE ORDINANCE TEXT ADMENDMENT

S030160P	CMP	Related Parcel

Description:
VESTING TENTATIVE PARCEL MAP TO SUBDIVIDE AN EXISTING 84.33 ACRE PARCEL INTO: 4 RESIDENTIAL PARCELS RANGING FROM 5.03 TO 5.35 ACRES EACH AND ONE REMAINDER PARCEL OF 62.34 ACRES. THE REMAINDER PARCEL IS WITHIN THE AGRICULTURE LAND USE CATEGORY, THE RESIDENTIAL PARCELS ARE WITHIN THE RESIDENTIAL RURAL LAND USE CATEGORY, AND INCLUDES A PORTION OF EACH PARCEL TO BE COVERED BY A PROPOSED OPEN SPACE EASEMENT (TOTALLING 11.22 OUT OF 21.99 ACRES). THE PROJECT INCLUDES A REQUEST FOR THE SITE TO BE A TRANSFER OF DEVELOPMENT CREDIT (TDC) RECEIVER SITE TO ALLOW ONE ADDITIONAL UNIT FOR A TOTAL OF 4 UNITS

SUB2005-00125	APV	Related Parcel

Description:
ROAD NAME REQUEST

Parcel Summary Report For Parcel # 092-032-004

10/28/2013
8:28:42AM

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	CHIANG PHILIP I 500 MOLINO ST #303 LA CA 90013-

Address Information

Status	Address
P	01255 SUNNYBROOK LN RSC

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
CO03-	336	0003			RR			Y	BO / SL / SC	

Parcel Information

Status	Description
Active	PM 71/17-22 PAR 3

Notes

Tax Districts

LUCIA MAR
SAN LUIS OBISPO JT(27,40)
CACHUMA JT(15,40,42)
NO. 04
AREA NO. 21
SANTA MARIA VALLEY JT(40,42)
COUNTY-ZONE NO. 04
SAN LUIS

Parcel Summary Report For Parcel # 092-032-004

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

Case Information

Case Number:	Case Status:	
PMT2006-00047	FNL	Primary Parcel

Description:
NEW MH ON FILL (ENG'D FOUND SYSTEM SPA 30-5F),GRADING DONE THROUGH PUBLIC WORKS - REVISION 7/20/2007 MH PIVOTED ON SITE STILL WITHIN BUILDING PAD ORIGINALLY APPROVED

PMT2006-00049	WIT	Primary Parcel

Description:
WITHDRAWN - DETACHED GARAGE (598 SF) (SEE MH 2006-00047)

PMT2007-00186	FNL	Primary Parcel

Description:
100 AMP METER FOR 3 HP WELL PUMP

SEP2012-00562	ISS	Primary Parcel

Description:
Septic Inspection

SEP2012-00674	ISS	Primary Parcel

Description:
Septic Inspection

G990031M	CMP	Related Parcel

Description:
CHANGE AG TO RR

LRP2011-00017	REC	Related Parcel

Description:
LAND USE ORDINANCE TEXT ADMENDMENT

S030160P	CMP	Related Parcel

Description:
VESTING TENTATIVE PARCEL MAP TO SUBDIVIDE AN EXISTING 84.33 ACRE PARCEL INTO: 4 RESIDENTIAL PARCELS RANGING FROM 5.03 TO 5.35 ACRES EACH AND ONE REMAINDER PARCEL OF 62.34 ACRES. THE REMAINDER PARCEL IS WITHIN THE AGRICULTURE LAND USE CATEGORY, THE RESIDENTIAL PARCELS ARE WITHIN THE RESIDENTIAL RURAL LAND USE CATEGORY, AND INCLUDES A PORTION OF EACH PARCEL TO BE COVERED BY A PROPOSED OPEN SPACE EASEMENT (TOTALLING 11.22 OUT OF 21.99 ACRES). THE PROJECT INCLUDES A REQUEST FOR THE SITE TO BE A TRANSFER OF DEVELOPMENT CREDIT (TDC) RECEIVER SITE TO ALLOW ONE ADDITIONAL UNIT FOR A TOTAL OF 4 UNITS

SUB2005-00125	APV	Related Parcel

Description:
ROAD NAME REQUEST

Parcel Summary Report For Parcel # 092-032-005

10/28/2013
8:28:59AM

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	GREEN CANYON LLC A CA LLC PO BOX 416 AVILA BEACH CA 93424-0416

Address Information

Status	Address
P	01225 SUNNYBROOK LN RSC

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
CO03-	336	0004			RR			Y	BO / SL / SC	

Parcel Information

Status	Description
Active	PM 71/17-22 PAR 4

Notes

Tax Districts

LUCIA MAR
SAN LUIS OBISPO JT(27,40)
CACHUMA JT(15,40,42)
NO. 04
AREA NO. 21
SANTA MARIA VALLEY JT(40,42)
COUNTY-ZONE NO. 04
SAN LUIS

Parcel Summary Report For Parcel # 092-032-005

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

Case Information

Case Number:	Case Status:	
G990031M	CMP	Related Parcel

Description:
CHANGE AG TO RR

LRP2011-00017	REC	Related Parcel

Description:
LAND USE ORDINANCE TEXT ADMENDMENT

S030160P	CMP	Related Parcel

Description:
VESTING TENTATIVE PARCEL MAP TO SUBDIVIDE AN EXISTING 84.33 ACRE PARCEL INTO: 4 RESIDENTIAL PARCELS RANGING FROM 5.03 TO 5.35 ACRES EACH AND ONE REMAINDER PARCEL OF 62.34 ACRES. THE REMAINDER PARCEL IS WITHIN THE AGRICULTURE LAND USE CATEGORY, THE RESIDENTIAL PARCELS ARE WITHIN THE RESIDENTIAL RURAL LAND USE CATEGORY, AND INCLUDES A PORTION OF EACH PARCEL TO BE COVERED BY A PROPOSED OPEN SPACE EASEMENT (TOTALLING 11.22 OUT OF 21.99 ACRES). THE PROJECT INCLUDES A REQUEST FOR THE SITE TO BE A TRANSFER OF DEVELOPMENT CREDIT (TDC) RECEIVER SITE TO ALLOW ONE ADDITIONAL UNIT FOR A TOTAL OF 4 UNITS

SUB2005-00125	APV	Related Parcel

Description:
ROAD NAME REQUEST