



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/19/2015

TO: \_\_\_\_\_

FROM: Jay Johnson (805-781-4573 or jjohnson@co.slo.ca.us)  
South County Team / Development Review

**PROJECT DESCRIPTION:** LRP2014-00025 MONARCH DUNES – Proposed specific plan amendment to change site zoning from CS to CR. Site location is south of Centre Point Pl, between Kingston Dr and Mesa Rd. APNs: 091-604-010 and -011

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

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

LRP2014-00025

MONARCH DUNE

Staff

REQUEST TO CHANGE SITE ZONING FROM CS TO CR WITHIN THE SPECIFIC PLAN SCSC/ WDL D

CS

## APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
- Tree Permit
- Pl
- Site Plan
- Minor Use Permit
- Va
- Conditional Use Permit/Development Plan
- Surface Mining/Reclamation Plan
- Curb, Gutter & Sidewalk Waiver
- Amendment to approved land use permit

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

Landowner Name Monarch Dunes, LLC Daytime Phone 805-343-7307  
 Mailing Address 1640 Trilogy Parkway, Nipomo, CA Zip Code 93444  
 Email Address: andrew.daymude@sheahomes.com

Applicant Name Sam as Landowner Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Agent Name Wallace Group (Brad Brechwald, Rachel Hawthorne) Daytime Phone 805-544-4011  
 Mailing Address 612 Clarion Court, San Luis Obispo, CA Zip Code 93401  
 Email Address: bradb@wallacegroup.us; rachelh@wallacegroup.us

## PROPERTY INFORMATION

Total Size of Site: 4.57 acres Assessor Parcel Number(s): 091-604-010 & 091-604-011

Legal Description: \_\_\_\_\_

Address of the project (if known): 1640 Trilogy Parkway, Nipomo, CA 93444

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: From southbound US 101, exit Willow Road, west to Via Concha Road, then south to Mesa Road. Project is located south of Centre Point Place between Kingston Drive and Mesa Road.

Describe current uses, existing structures, and other improvements and vegetation on the property:  
Partially-built Specific Plan area: undeveloped portion adjacent to SF & MRF residential, parks, roads, golf courses, utility facilities, and open space

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Request to change site zoning from CS to CR within the Specific Plan Village Center area of Tract 2341.

## LEGAL DECLARATION

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

Property owner signature Andrew Daymude Date 6/1/2015

**FOR STAFF USE ONLY**  
 Reason for Land Use Permit: \_\_\_\_\_

# 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 So. County Area Plan - Inland 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 The Woodlands Specific Plan

**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

**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:** Change a portion of the Village Center from CS to CR to allow more compatible uses, including allowing a residential Assisted Living facility to be proposed

**Describe existing and future access to the proposed project site:** Centre Pointe, Kingston and Mesa

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

North: Village Center commercial uses South: residential, open space recreation  
 East: residential, open space recreation West: residential, open space recreation

**Proposed water source:**  On-site well  Shared well  Other \_\_\_\_\_

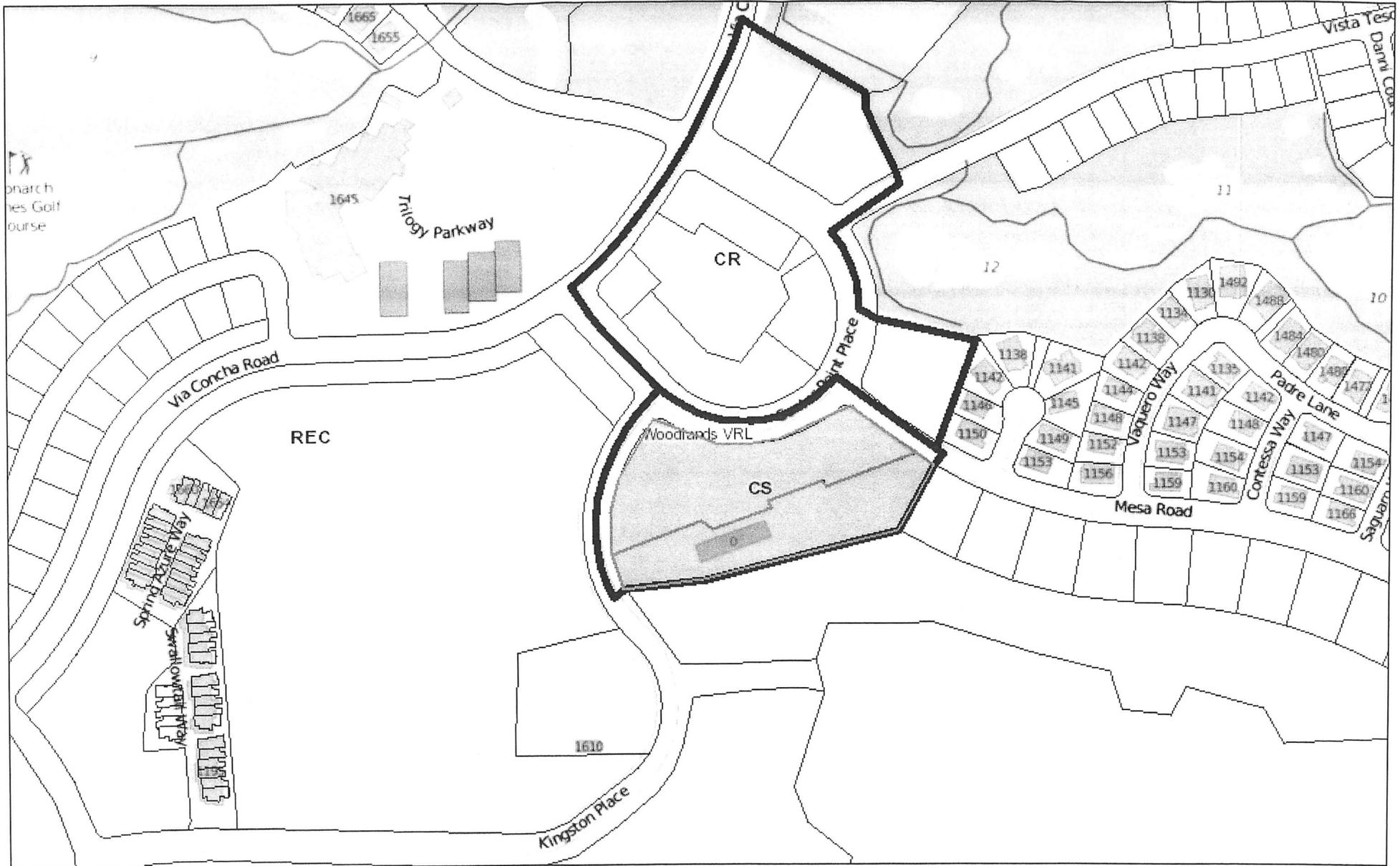
Community System - List the agency or company responsible for provision: WMWC  
Do you have a valid will-serve letter?  Yes If yes, please submit copy  No

**Proposed sewage disposal:**  Individual on-site system  Other \_\_\_\_\_

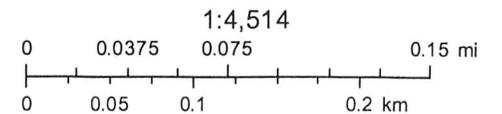
Community System -List the agency or company responsible for sewage disposal: WMWC  
Do you have a valid will-serve letter?  Yes If yes, please submit copy  No

**Fire Agency:** - List the agency responsible for fire protection: CalFire / SLO County Fire

# County of SLO Map

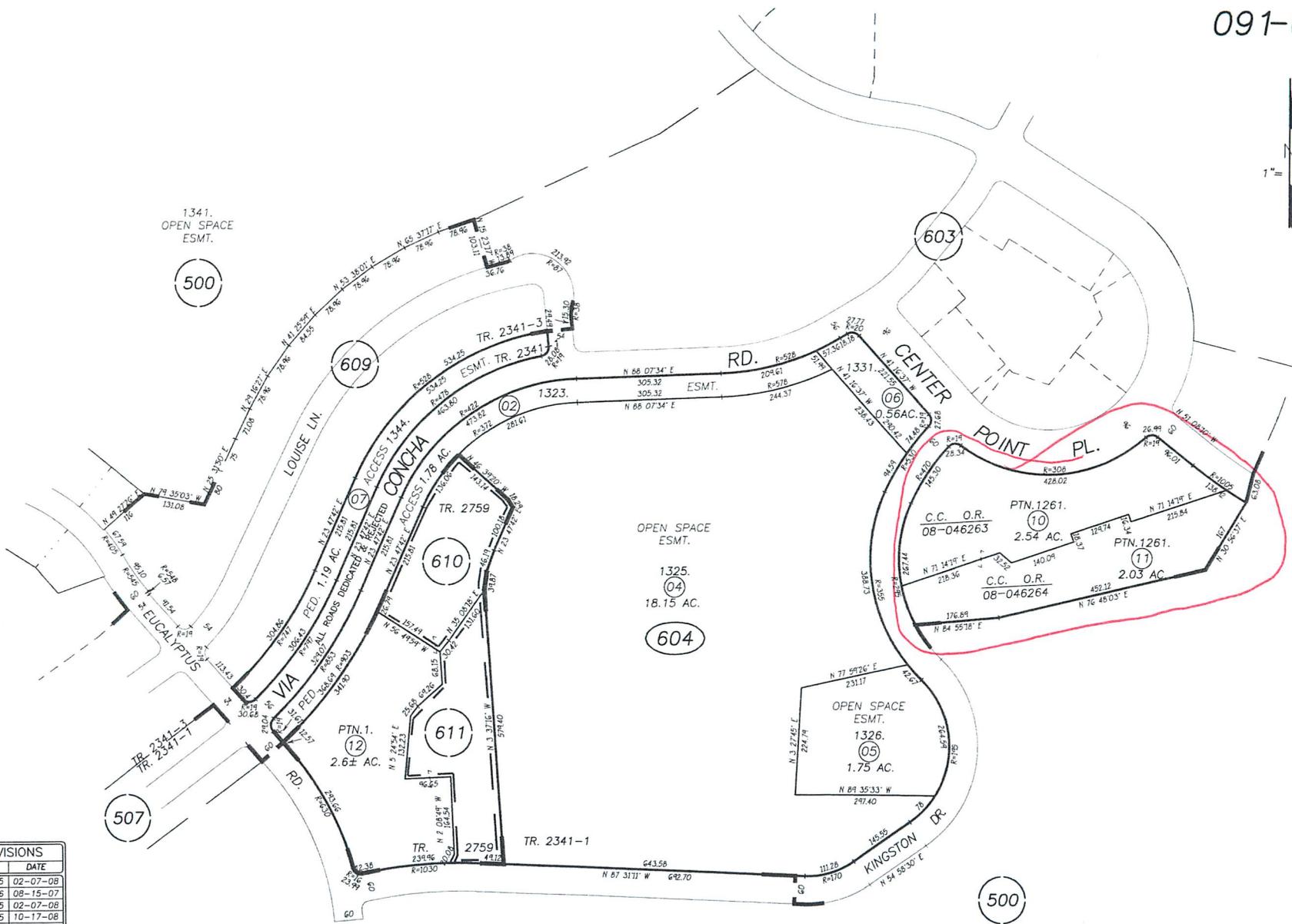
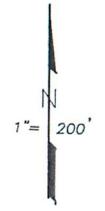


March 27, 2015



091-21, 091-22, 091-26, 092-41

091-604



REVISIONS	
I.S.	DATE
08-395	02-07-08
08-146	08-15-07
08-395	02-07-08
09-185	10-17-08
10-110	12-28-09
NA	01-10-13

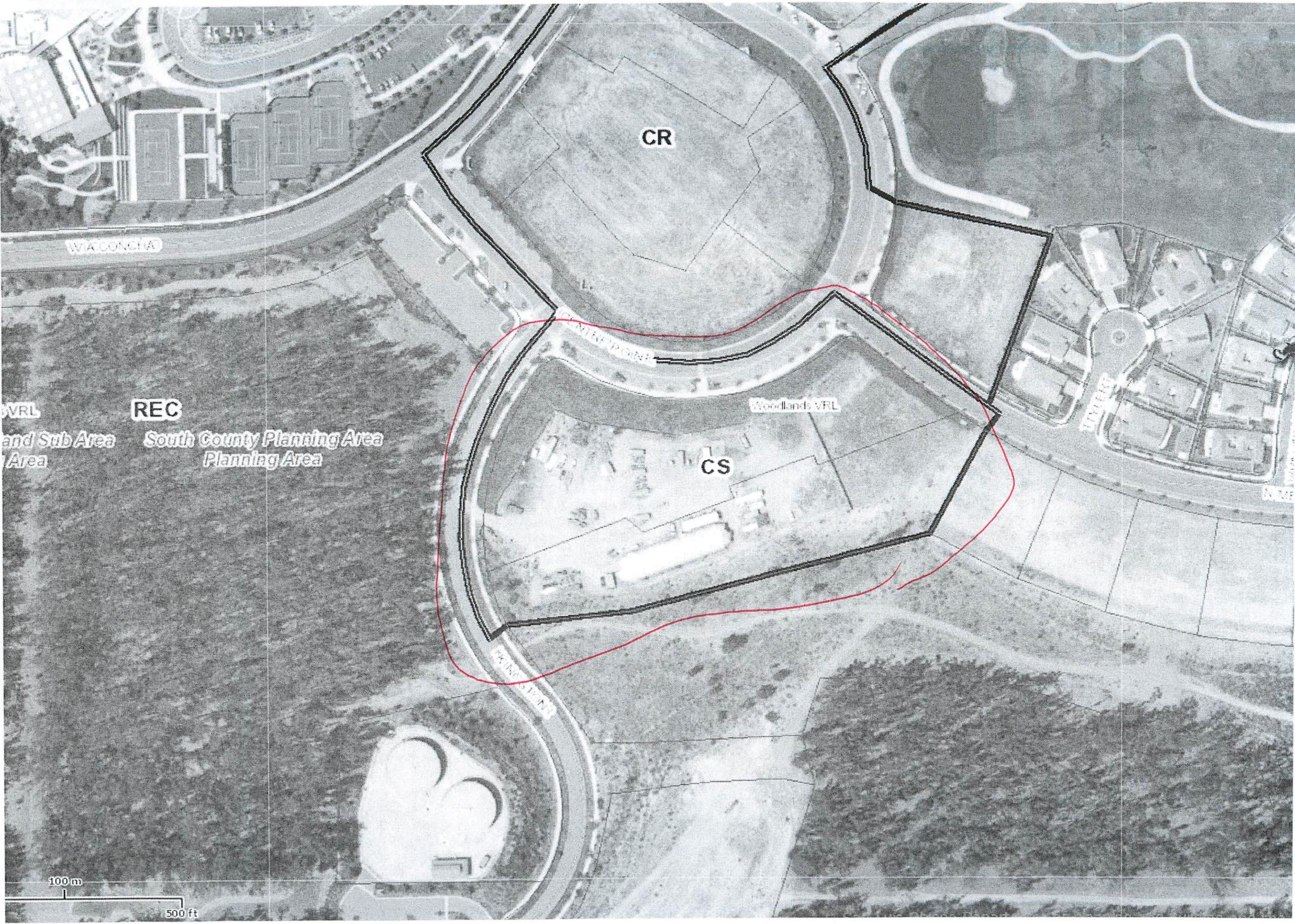
100' 0 200' 400'

MH 10-31-05

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

WOODLANDS; TRACT NO. 2759, R.M. Bk. 31, Pg. 15-16.  
 TRACT NO. 2341-1, R.M. Bk. 26, Pg. 14-41.  
 LOS BERROS TRACT, R.M. Bk. A, Pg. 108.

NIPOMO  
 ASSESSOR'S MAP, COUNTY OF  
 SAN LUIS OBISPO, CA.  
 BOOK 091 PAGE 604



CR

CS

REC

Woodlands VRL

WIAWONGA

WIAWONGA

WIAWONGA

WIAWONGA

WRL  
and Sub Area  
Area

South County Planning Area  
Planning Area

100 m

500 ft



# Parcel Summary Report For Parcel # 091-604-010

6/13/2015  
1:16:38PM

## 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    MONARCH DUNES LLC  
          1640 TRILOGY PARKWAY NIPOMO CA 93444-  
OWN    MONARCH DUNES LLC A DE LLC

### Address Information

Status            Address  
P                    01555 MESA RD WDL D

### 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>
COAL07-	273	0003	WOODLANDS	South County I	CS			Y	SC	

### Parcel Information

Status    Description  
Active    TR 2341-1 PTN LT 1261

### Notes

ADDRESS 1555 IS FOR TEMPORARY STRUCTURES/OFFICE, MAY BE USED FOR FUTURE PERMANENT STRUCTURE, SENT LETTER AND NOTICED 8/21/08-PCS; THIS ADDRESS WAS FOR ALL OF LOT 1261. PER COAL 07-273 THIS LOT WAS "SPLIT" INTO PARCELS #3 AND #4 OF THIS ADJUSTMENT. THE ADDRESS CAN GO WITH EITHER THIS APN OR APN 091-604-010. JSM

### Tax Districts

LUCIA MAR  
SAN LUIS OBISPO JT(27,40)  
COASTAL SAN LUIS  
SAN LUIS  
NO. 04  
AREA NO. 21



# Parcel Summary Report For Parcel # 091-604-010

6/13/2015  
1:16:38PM

## 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:**

LRP2014-00025 REC Primary Parcel

**Description:**

REQUEST TO CHANGE SITE ZONING FROM CS TO CR WITHIN THE SPECIFIC PLAN VILLAGE CENTER AREA OF TRACT 2341

PMT2005-01034 EXP Primary Parcel

**Description:**

EXPIRED -MAINTENANCE BUILDING

PMT2005-01035 EXP Primary Parcel

**Description:**

EXPIRED- CART BARN

D990195D CMP Related Parcel

**Description:**

PHASE 1A DEVELOPMENT PLAN WOODLANDS

DRC2007-00152 WIT Related Parcel

**Description:**

BUSINESS PARK LEASE BUILDINGS TOTALING 47,400 SQ. FT. AND A PERMANENT GOLF COURSE MAINTENANCE FACILITY

G810039M WIT Related Parcel

**Description:**

LU CHANGE AG TO RSF & URL & USL ADJUST

G940005S CMP Related Parcel

**Description:**

SPECIFIC PLAN(WOODLANDS) RES/GOLF/COMM

LRP2006-00014 WIT Related Parcel

**Description:**

AMEND SPECIFIC PLAN TO EXCHANGE THE LOCATIONS OF THE GOLF MAINTENANCE YARD AND A SMALL BUSINESS PARK

S990187U PTX Related Parcel

**Description:**

TENTATIVE TRACT & DEV PLAN

SUB2004-00250 APV Related Parcel

**Description:**

PROP ROAD NAMES FOR WOODLAND (29 NAMES)

SUB2007-00088 RDD Related Parcel

**Description:**

4 LOT ADJUSTMENT