SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 8/14/2014

TO: _____

FROM: Terry Wahler (805-781-5621 or twahler@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: SUB2014-00007 CO14-0051 3080 ROCKVIEW PL LLC – Proposed parcel map with conditional use permit for a cluster subdivision of one parcel into four parcels of 15,250, 16,170, 13,030, and 15,010 sf respectively for residential single family use. Site location is 6380 Lupine Canyon Rd, Avila Beach. APN: 076-189-005

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

SUB2014-00007 CO14-0051 3080 ROCKVIEW P
Conc. Parcel Map w/ CUP
CLUSTER DIVISION 4 LOTS

GENERAL APPLICATIC

San Luis Obispo County Department of Planning and Buil

SLOSLB/ AVLB
GS OS

APPLICATION TYPE CHECK ALL THAT APPLY

☐ Public Lot ☒ Parcel Map ☐ Tract Map ☐ Receiving Site
☐ Condominium (new or conversion) ☐ Road Abandonment
☐ Road Name ☐ Reconsideration ☒ Cluster ☐ PUD
☒ Conditional Use Permit/Development Plan

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

☐ Landowner Name Damien Mavis Daytime Phone (805) 781-3133
Mailing Address PO Box 12910, San Luis Obispo, CA Zip 93406
Email Address: dmavis@covelop.net

☐ Applicant Name Same as landowner Daytime Phone
Mailing Address Zip
Email Address:

☒ Agent Name Jamie Kirk, Kirk Consulting Daytime Phone (805) 461-5765
Mailing Address 8830 Morro Road, Atascadero, CA Zip 93422
Email Address: Jamie@kirk-consulting.net

PROPERTY INFORMATION

Total Size of Site: +/- 1.36 AC Assessor Parcel Number(s): 076-189-005
Legal Description: Lot 69 of Tract 1497, 17 MB 14
Address of the project (if known): 6380 Lupine Canyon Road, Avila Beach, CA 93405
Directions to the site (include gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: From Hwy 101 south, take San Luis Bay Dr. exit, right onto Bay Laurel Pl. and right onto Lupine Canyon Rd. Property is located on the right.

Describe current uses, existing structures, and other improvements and vegetation on the property:
Vacant site with eucalyptus and sycamore trees. Grading for existing access.

PROPOSED PROJECT

Describe the proposed project (inc. size of all proposed parcels): Cluster subdivision of lot 69 into 4 parcels for Residential Single Family use. See project description.

Parcel 1: 15,250sf, Parcel 2: 16,170sf, Parcel 3: 13,030sf, and Parcel 4: 15010sf

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 Jamie Kirk Date 8-1-14

FOR STAFF USE ONLY

Minimum Parcel Size:_____ ☐ sq. feet ☐ acres ☐ by PAS? ☐ by Ordinance?

PUD / CLUSTER APPLICATION

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

Project Information: What is the proposed density or parcel size?: P1- 15,250sf, P2- 16,170sf, P3- 13,030sf, P4- 15,010sf

Number of existing lots, parcels or certificates: 1 Existing parcel sizes: 1.36 AC

What will the property be used for after division: 4 Single Family Residences

Is the property part of a previous subdivision that you filed?: ☒ Yes ☐ No

If Yes, what was the map number: ☐ Tract No: _____ ☒ CO 014-0051 ☐ COAL _____

Have you reviewed county records to determine if the subject property has ever been the subject of a recorded certificate of compliance or a recorded map? ☒ Yes ☐ No

Building permits or other approval?: ☐ Yes ☒ No

If Yes to either question, please provide copies of all applicable materials.

Off-Site Improvements: Will off-site road or drainage improvements be required? ☐ Yes ☒ No

Surrounding parcel ownership: Do you own adjacent property? ☐ Yes ☒ No

If yes, what is the acreage of all property you own that surrounds the project site?: _____

Describe existing and future access to the proposed project site: Existing access from private driveway on Sparrow Street at the northeastern portion of the property. Proposed private access through parcel 2.

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

North: Open Space South: Open Space

East: Residential Suburban West: Residential Suburban

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

☒ Community System - List the agency or company responsible for provision: San Miguelito Water Co.

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: San Miguelito Water Co.

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

List available or proposed utilities: ☐ Gas ☐ Telephone ☐ Electricity ☐ Cable TV

Adjustments: Are you requesting any adjustments? ☐ Yes ☒ No If Yes, please complete:

☐ Parcel & site design (21.03.010(c)) ☐ Access & circulation design (21.03.010(d))

☐ Flood hazard & drainage (21.03.010(e)) ☐ Water supply (21.03.010(f))

☐ Sewage Disposal (21.03.010(g)) ☐ Public Utilities (21.03.010(h))

☐ Road Exception (21.03.010(d))

Briefly describe the reasons for the request: _____

Quimby Ordinance (Section 21.09.010 et seq of Title 21): N/A

How are you proposing to meet the requirements of the Quimby Ordinance:

☐ Dedicate property for park & recreation purposes ☐ Pay the in-lieu fee

☐ Request credit for common open space (if you are choosing this option please complete below)

Acreage of open space: _____ Average slop of open space: _____

Describe the on-site recreational amenities being proposed and their location on the open space: _____

Specify the proposed ownership and method of maintenance of the open space: _____

_____

Affordable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title 23):

Is your project a: N/A

☐ New housing project containing 11 or more dwelling units or parcels; OR

☐ Demolition or conversion of one or more dwellings (includes mobilehomes), where the proposed demolition or conversion involves three or more dwelling nits in one structure, or 11 or more dwellings units in two or more structures AND any such units were occupied by persons or families of low or moderate income in the 12 months prior to filing the land use or division application.

☐ Demolition of conversion of one or more dwellings (includes mobilehomes) to a non-residential use which is not "coastal dependent".

Planned Development / Condominium Information:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: _____ sq. feet _____ % Landscaping: _____ sq. feet _____ %

Paving: _____ sq. feet _____ % Other (specify) _____

Total area of all paving and structures: _____ ☐ sq. feet ☐ acres

Total area of grading or removal of ground cover: _____ ☐ sq. feet ☐ acres

Number of parking spaces proposed: _____ Height of tallest structure: _____

Number of trees to be removed: 4 Type: Eucalyptus

Setbacks: Front_____ Right_____ Left_____ Back_____

For commercial/industrial projects answer the following:

Total outdoor use area: _____ ☐ sq. feet ☐ acres

Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following:

Number of residential units: 4 Number of bedrooms per unit: _____

Total floor area of all structures including upper stories, but not garages and carports:_____

Total of area of the lot(s) minus building footprint and parking spaces: _____

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: +/- 1.36 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.
5. Has there been any grading or earthwork on the project site? ☒ Yes ☐ No
   If yes, please explain: Graded as part of Tract 1497.
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: San Luis Bay Drive

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? 4
5. Do operable water facilities exist on the site?
   ☐ Yes ☒ No If yes, please describe: _____
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 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)

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: Easement to the west
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 Miguelito Water Company
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
2. Location of nearest police station: Pismo Beach Police Department
3. Location of nearest fire station: CAL FIRE
4. Location of nearest public transit stop: _____
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: Maintenance area as part of Tract 1497.
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.

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: _____

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): N/A

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: Information regarding structure locations will be provided in a supplemental submittal.
4. Are there any proposed or existing deed restrictions? ☐ Yes ☒ No
   If yes, please describe: _____

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: Access to the parcels will be provided from an existing access easement from Sparrow Street.

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)

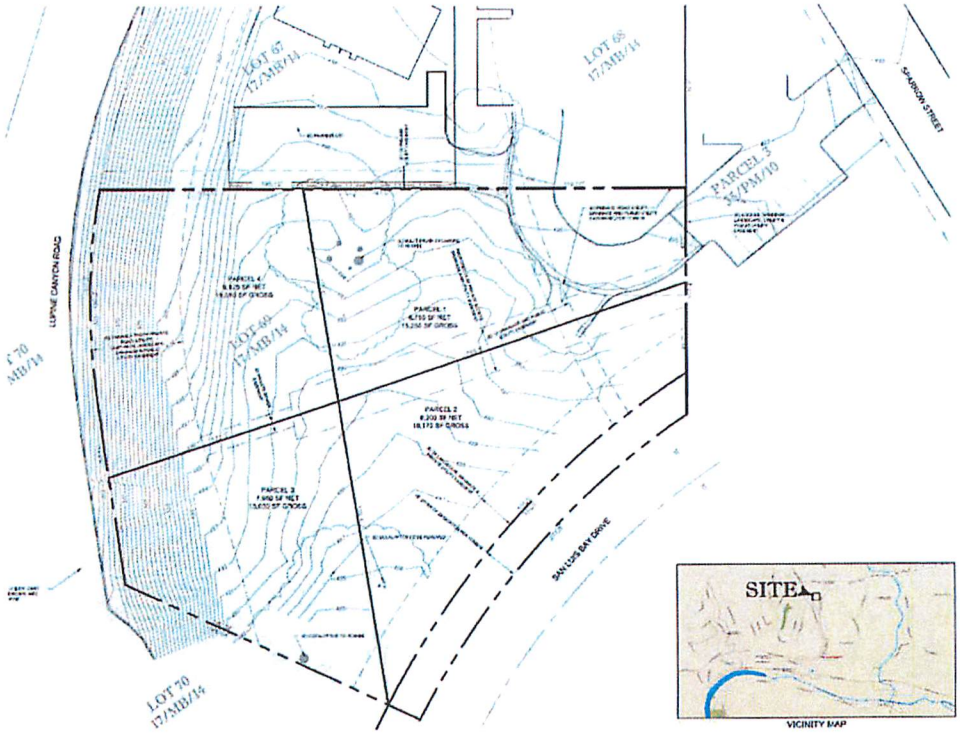
C014-0051

Kirk Consulting
A California Corporation

Supplemental Development Statement
4 Lot Parcel Map
Master Development Plan Amendment
Lot 69 – Phase II of the San Luis Bay Estates

Proposed Project:

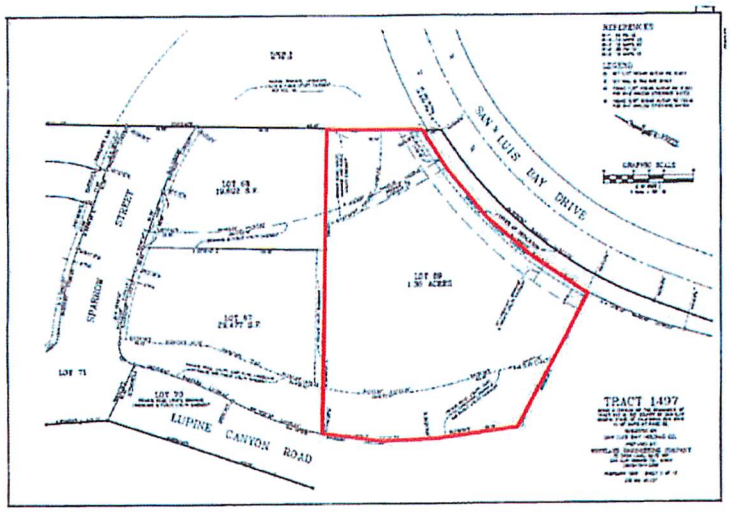
The project proposal is a Conditional Use Permit (Development Plan) to amend the San Luis Bay Estates Master Development Plan (Master Use Permit) to replace uses previously approved on the subject parcel (two tennis courts and a 4,800 sf development envelope intended for a privately owned community building) with residential uses. The project also includes an application for a Vesting Tentative Parcel Map and corresponding Conditional Use Permit requesting approval of a four lot residential cluster subdivision of a 1.36 acre parcel. Parcel size range between 13,030 sf – 16,170 sf. each.

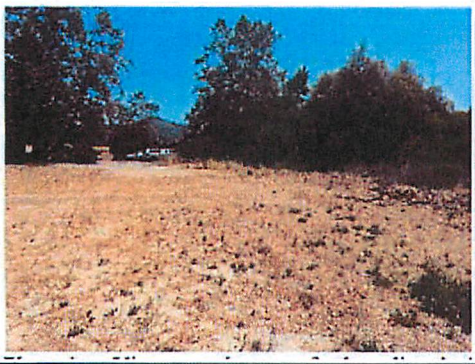


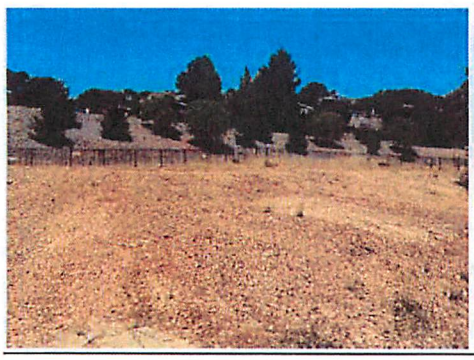
8830 Morro Road, Atascadero, CA 93422
Phone: 805-461-5765 Fax: 805-462-9466
jamie@kirk-consulting.net

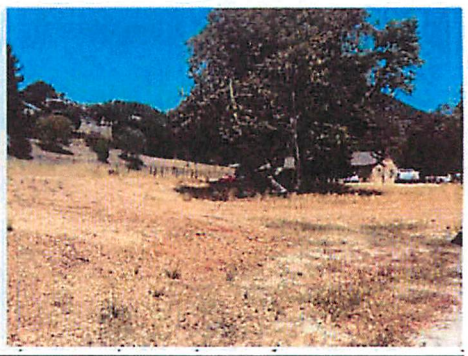
Project Site:

The property is a 1.36 acre parcel. It is within the RS/OS land use category and is within a Geological Study combining designation. The individual parcel was created by the recordation of Tract 1497. With the exception of the most westerly portion of the site, the topography is relatively flat. The site is highly disturbed and with the exception of a stand of sycamore trees, void of trees and native vegetation.









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Neighboring uses include a Cal Fire Fire Station, a San Miguelito Mutual Water Company Building, and residential development. The property is bordered by San Luis Bay Drive to the east and Lupine Canyon Road to the west. Access to the property provide by a provide easement from Sparrow Street.

Background:

The original 'Plan' for the San Luis Bay Estates was approved in 1967. That project was partially constructed when a new plan was approved by the County of San Luis Obispo under a Master Development Plan on August 27, 1981. The Master Development Plan was required because there were substantial map and conditions changes proposed to the 1967 Plan. The 1981 plan included six residential clusters, with a maximum total of 646 new dwelling units, 33-acres of proposed commercial, an existing l62-space mobile home park, a hotel and golf Resort. The Indian Hills mobile home park was ultimately approved as a mobile home condominium subdivision; the existing 76-room hotel included an existing conference center and fine dining facility (approved for an additional 67 rooms). Separately a 50 proposed cottage/hotel unit development was planned for a four (4) acre portion of a 22 acre parcel adjoining the then hotel.

The mobile home park, golf resort, commercial sites, Avila Bay Club and hotel / conference center/ dining facility were and continue, under separate ownerships. Numerous prior amendments have occurred to the 1981 plan. An amendment to the

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1981 plan also approved conversion of the hotel to a time share. The former hotel is today a 144 unit timeshare including studio, one and two bedroom units.

The 1981 Master Plan recognized the area in which today lot 69 is located as it's then use as a project wide 'maintenance area'. The Master Plan included a requirement that a site plan be submitted prior to an application for the Phase II intended to re-organize the present facilities as needed to serve the finished project. In 1990 it was agreed that the County (now Cal Fire) would take over the HOA's fire responsibility. As such a portion of this area (lot 68) was established for a fire station. Soon thereafter the maintenance facilities were combined and relocated to the Resorts maintenance areas.

The then owners of the project received one of the first amendment(s) to the Master Development Plan (aka. Master Use Permit) through Development Plan approval (D860186D). The 1988 modification modified the Master Phasing Plan to allow Phase II and Phase III to be approved simultaneously, primarily to help spread out the extensive costs of infrastructure. Phase I, Pelican Point, had already been built out at the time of that hearing.

In 1991, Tract 1497 (Skylark - Phase II of SLBEMP) and Development Plan (D860186D) were approved by the Board of Supervisors. The 1991 Development Plan approval was for a cluster subdivision of 65 residential lots. The total residential density allowed in Phase II under the 1981 Master Development Plan was 75 residential lots. In addition to the 65 residential cluster parcels, the Tract Map and Development Plan created several other parcels intended for other uses, including recreation/tennis courts, a private "community building", the new fire station, an equestrian center, and a maintenance facilities.

The 1991 Development Plan Amendment amended the use of the area of Lot 67, 68 and 69 from a 'maintenance area', as identified in the 1981 Master Plan, to a fire station, community center, tennis courts and new maintenance facilities. The area that encompasses Lot 69 was designated with a development envelope (+/- 4,800 sf building) and two (2) tennis courts. Since the 1991 Master Development Plan Amendment Lot 68 has been developed with a Fire Station and lot 67 with the San Miguelito Mutual Water Company's operational/ maintenance/facilities. Lot 69 was constructed / graded as part of Tract 1497 but remains vacant with all infrastructure in place. The 1991 Amendment also designated an area for an equestrian center. This area was designated as Lot 73 in Tract 1497.

In 2001 the Master Development Plan was again "amended" through the approval of a Development Plan and Tract Map (S990296U / Tract 2390). The 2001 Master Development Plan amendment approved the further subdivision of Lot 73(equestrian facility parcel) into 6 lots intended to be developed with residential uses and a 2.2 acre open space parcel. The staff report indicated that the final map for Tract 1497 reflected the development potential area of this area by designating it as a separate parcel. Prior

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to approval of Tract 2390 only 65 of the maximum allowed residential density of 75 units had been built. The 2001 Master Plan Amendment and subsequent recordation of Tract 2390 increased the density within the Phase II area to 71 residential units, providing for future development of four (4) additional residential units within the Phase II area.

Permit Requirements:

Conditional Use Permit (Development Plan):
As outlined in the 1981 Master Plan Area Plan and the Areawide Standards for the San Luis Bay Estates, any deviation of existing and proposed development from the provisions of the Master Use Permit shall occur only after the approval of an amendment to the Master Use Permit. The Master Use Permit is modified through the application for and subsequent approval of a Conditional Use Permit (Development Plan). The proposed project includes a change to the uses on Lot 69 that were approved in the 1991 amendment to the Master Use Permit. The uses will change from tennis courts / development envelop to four single family residence. The application also includes a request for a Conditional Use Permit for the cluster land division. The Land Use Ordinance requires approval of a CUP when the cluster provisions are utilized.

Vesting Tentative Parcel Map:
The project also includes a request for a four lot subdivision. The subdivision application requires approval of a vesting Tentative Parcel Map.

Approving Body:
Based on Section 22.60.030.B.2 (Consolidated Processing) the appropriate approving body for the project is the Subdivision Review Board.

Land Use Designation:

The property is currently identified as being within the OS Land Use Designation on the County's GIS maps. The 1981 Master Development Plan noted that the exact land use boundaries will be determined by the subsequent approval of uses by site plan or development plan approval. (Page 10 of the 1981 SLBEMP).

Further the text amendment to the SLBMP approved on December 10, 1992 (Development Plan D9000043D) states the following in regards to the Land Use Category Boundaries:

LAND USE CATEGORY BOUNDARIES

b. 1) Residential Suburban land use categories, currently shown as generalized areas on the Master Development Plan/Phasing Plan shall become definite and certain upon recordation of final maps, including phased final maps, through general plan map updates initiated by the Department of Planning and Building.

Per the provisions of the 1981 Master Plan a Conditional Use Permit (Development Plan) is the means for providing revisions to the Land Use Map. Per the text amendment approved in 1992, the responsibility for updating the general plan maps is the responsibility of the County and is to be completed after the recordation of a final map. It should be noted that the County has not yet updated their General Plan maps to reflect the 1991 approval of the tennis courts and community building (neither use is allowed in the OS land use category) or the 6 lot residential subdivision approved in 2002. It is expected that once this project is approved, the County can update the General Plan maps to reflect the residential uses associated with the currently proposed project and the previously approved residential cluster..

Land Use Ordinance / Area Plan Compliance:

The property is located within the Avila Beach Urban Area of the San Luis Bay Area Plan (non-coastal) and is subject to the area-wide standard for San Luis Bay Estates as well as the standards specific to the Residential Suburban land use designation. Below is a description of how the project is in compliance with the applicable area plan standards:

1. Areawide standards.

a. Master Use Permit included by reference:

The areawide standards require compliance with the Master Use Permit for the San Luis Bay Estates. Any deviations from the Master Use Permit require an amendment to the Master Use Permit. The application includes a Conditional Use Permit requesting a modification to the uses identified on Lot 69 consistent with this standard.

b. Density limitation.

The proposed density complies with the residential density established in Phase II of the of the SLBEM and Development Plan D860186D were approved by the Board of Supervisors. The total residential density allowed in Phase II under the 1981 Master Development Plan was 75 residential lots. The addition of four parcels will result in a total of 75 units within the boundaries of Phase II. The proposed density is consistent with this standard.

d. Open space preservation.

A total of 76.18 acres of open space was dedicated as of 1993 (see attached letter from Westland Engineering dated December 1, 1993). A total of 75 acres of open space was required for the 75 units allowed in Phase II (1 acre of OS per residential unit).

5. Residential Suburban (RS)
a. Limitation on use. The proposed land use is single-family residential and is consistent with the limitation on uses included in the area plan standard.

b. Permit requirement.
The application includes a Conditional Use Permit for the residential cluster. Information regarding access, grading and structure locations are provided in the submittal.

c. Site area.
The minimum residential lot size is 2,500 sf. Proposed parcels exceed the minimum parcel size.

Resource Studies

Biological Resources:
Existing conditions on the site can be characterized as highly disturbed. The site has been used for parking and storage of stockpiled materials. A Botanical Survey was completed in June of 2014 by Althouse and Meade. The report concluded that no special states species were located on the site and none are expected to occur.

Noise:
An Acoustical Analysis was completed by Bruce Davy to evaluate the existing noise levels on the property to ensure that future residents would not be exposed to noise levels that exceed County Thresholds. The analysis verified that existing noise levels on the property are between 48.5 CNEL and 57.0 CNEL, which is below the Transportation related noise threshold of 60 CNEL.

Geological Resources:
The property is within a County Designated Geological Study Area, therefore a Geological Hazards Report was prepared by Earth Systems Pacific. The report concluded that there were no geological conditions that would preclude future development on the site.

Access
Access to the parcels will be provided from an existing access easement.

Services

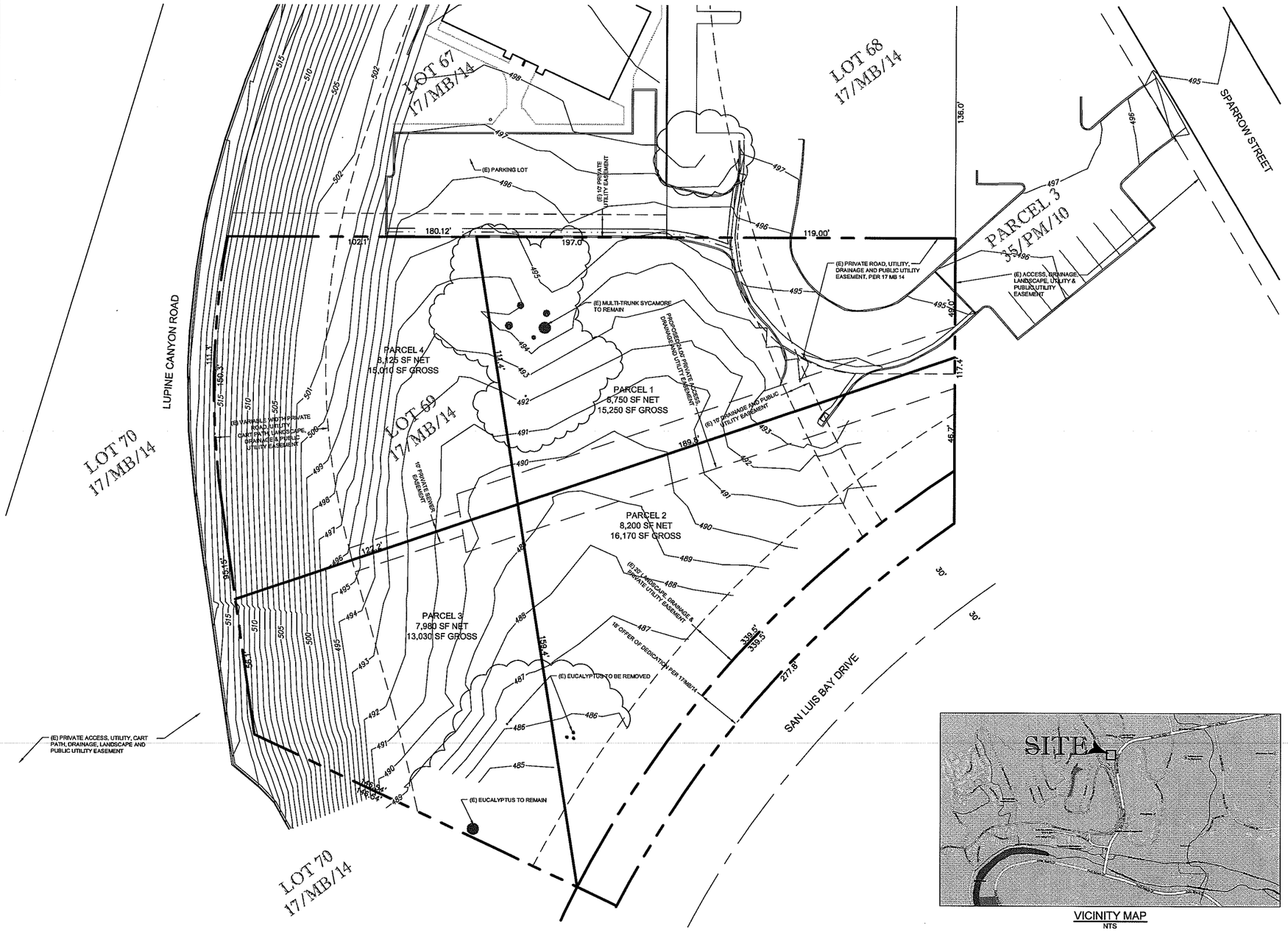
Water and Sewer:
Water and Sewer Services will be provided by San Miguelito Mutual Water Company. Water will be provided by a connection in the private utility easement in the drive aisle

to the east and will be connected to each unit through the private utility access and drainage easement. Sewer will be provided by a connection to the public sewer main located in the easement to the west and connected to the parcels through the 10-foot proposed private sewer easement.

Fire:

Cal Fire will provide fire protection services. The project is located adjacent to a Cal Fire Fire Station.

8830 Morro Road, Atascadero, CA 93422
Phone: 805-461-5765 Fax: 805-462-9466
jamie@kirk-consulting.net



PROPERTY OWNER:

DAMIEN MAVIS & PATRICK ARNOLD
C/O 3080 ROCKVIEW LLC
PO BOX 12910
SLO, CA 93406
(805) 781-3133

APPLICANT:

DAMIEN MAVIS & PATRICK ARNOLD
C/O 3080 ROCKVIEW LLC
PO BOX 12910
SLO, CA 93406
(805) 781-3133

AGENT:

KIRK CONSULTING
8830 MORRO RD.
ATASCADERO, CA 93422
(805) 461-5765

ENGINEER/SURVEYOR:

ABOVE GRADE ENGINEERING, INC.
1304 BROAD STREET
SAN LUIS OBISPO, CA 93401
SCOTT STOKES, PE 58256
(805) 540-5115

PROJECT STATISTICS:

LOCATION: 6380 LUPINE CANYON ROAD, AVILA, CA 93405
APN: 076-185-005
EXISTING PARCEL SIZE: 1.36 ACRES
PROPOSED PARCEL SIZE: 1.29 ACRES
PROPOSED PARCELS: 4
PROPOSED PARCEL USE: RESIDENTIAL SINGLE FAMILY
ZONING: RESIDENTIAL SUBURBAN

UTILITY INFORMATION:

WATER & SEWER SERVICES WILL BE PROVIDED BY SAN MIGUELITO MUTUAL WATER COMPANY.

WATER WILL BE PROVIDED BY A CONNECTION IN THE PRIVATE UTILITY EASEMENT IN THE DRIVE AISLE TO THE EAST AND WILL BE CONNECTED TO EACH UNIT THROUGH THE PRIVATE UTILITY ACCESS AND DRAINAGE EASEMENT.

SEWER WILL BE PROVIDED BY A CONNECTION TO THE PUBLIC SEWER MAIN LOCATED IN THE EASEMENT TO THE WEST AND CONNECTED TO THE PARCELS THROUGH THE 10' PROPOSED PRIVATE SEWER EASEMENT.

VICINITY MAP
NTS

LEGEND:

(E)	EXISTING	—SD—	EXISTING STORM DRAIN
EG	EXISTING GROUND	—W—	EXISTING WATER LINE
EP	EDGE OF PAVEMENT	—S—	EXISTING SEWER LINE
FS	FINISH SURFACE	—G—	EXISTING GAS LINE
FG	FINISH GRADE	—E—	EXISTING ELECTRICAL CONDUIT
GB	GRADE BREAK	—TEL—	EXISTING FIBER OPTICAL CONDUIT
TG	TOP OF GRATE	□	CATCH BASIN (CB)
TC	TOP OF CURB	o	AREA DRAIN (AD)
L	LENGTH	HDPE	HIGH DENSITY POLYETHELENE
S	SLOPE	SDMH	STORM DRAIN MANHOLE
INV	INVERT	—SD—	STORM DRAIN
VC	VERTICAL CURVE	—W—	WATER LINE
2%	RATE & DIRECTION OF FLOW	—SS—	SANITARY SEWER
347.20	ELEVATION	—E—	ELECTRICAL CONDUIT
	GRADED SWALE	—TEL—	COMMUNICATION CONDUIT
—o—o—o—	EXISTING FENCE	—JT—	JOINT TRENCH
—345—	EXISTING INDEX CONTOUR	— — —	PROPERTY LINE
	EXISTING INTERMEDIATE CONTOUR	— — —	PROPOSED SAWCUT
—345—	PROPOSED INDEX CONTOUR		
	PROPOSED INTERMEDIATE CONTOUR		

ABOVE GRADE ENGINEERING
1304 Broad Street, San Luis Obispo, CA 93401
phone:(805) 540-5115 • fax:(805) 540-5116
A California Corporation • Scott Stokes P.E # 58256

north
1" = 20'

VESTING TENTATIVE PARCEL MAP - C014-0051

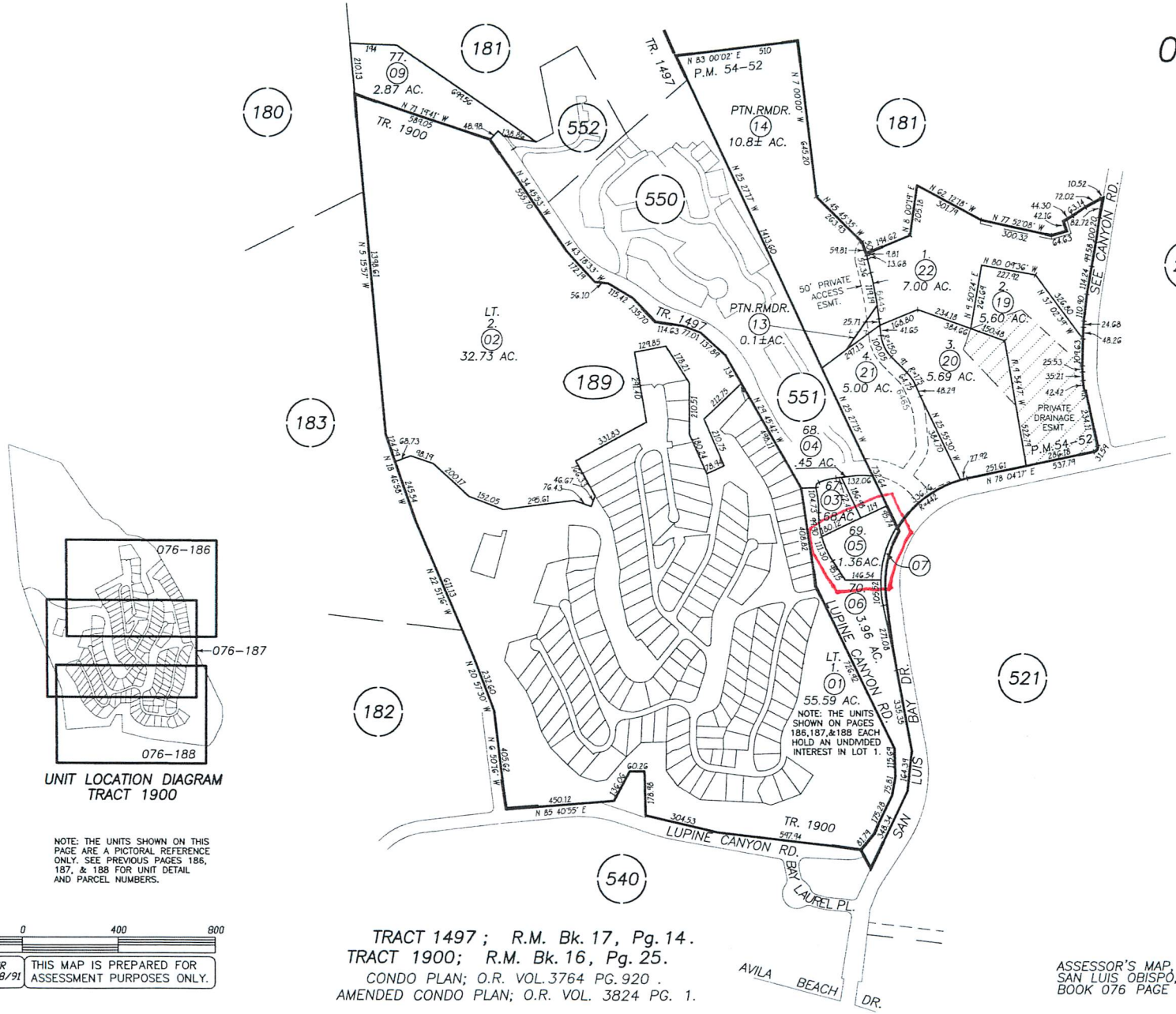
BEING A SUBDIVISION OF LOT 69 OF TRACT 1497, RECORDED IN BOOK 17, PAGE 14 OF MAPS, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

JUNE 20, 2014

076-189

1" = 400'

076-181



UNIT LOCATION DIAGRAM
TRACT 1900

REVISIONS	
I.S.	DATE
04-115	09-17-03

NOTE: THE UNITS SHOWN ON THIS PAGE ARE A PICTORIAL REFERENCE ONLY. SEE PREVIOUS PAGES 186, 187, & 188 FOR UNIT DETAIL AND PARCEL NUMBERS.

200 0 400 800

MR 12/18/91 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT 1497 ; R.M. Bk. 17, Pg. 14.
TRACT 1900; R.M. Bk. 16, Pg. 25.
CONDO PLAN; O.R. VOL. 3764 PG. 920 .
AMENDED CONDO PLAN; O.R. VOL. 3824 PG. 1.

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 076 PAGE 189

RR
OS
RS
RS
Avila Beach URL
Avila Beach URL
San Luis Bay Inland Sub Area North
Planning Area
San Luis Obispo Planning Area
Planning Area
COUNTY CLUB DR
50 m

Parcel Summary Report For Parcel # 076-189-005

8/11/2014
3:29:17PM

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	3080 ROCKVIEW PLACE LLC PO BOX 12910 SLO CA 93406-2910
OWN	3080 ROCKVIEW PLACE LLC A CA LLC

Address Information

Status	Address
P	06380 LUPINE CANYON RD AVLB

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
1497	0000	0069	Avila Beach	San Luis Obis	RS	OS	GS	Y	SC	D910170D / D920237P

Parcel Information

Status	Description
Active	TR 1497 LT 69

Notes

Tax Districts

SAN LUIS COASTAL
SAN LUIS OBISPO JT(27,40)
COUNTY-ZONE NO. 09
SAN LUIS
NO. 03
AREA NO. 21

Parcel Summary Report For Parcel # 076-189-005

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:	
COD2013-00427	CLD	Primary Parcel

Description:
REPORTED GRADING W/O PMT

PRE2013-00043	MET	Primary Parcel

Description:
PROPOSED FOUR-LOT SUBDIVISION.

SUB2014-00007	REC	Primary Parcel

Description:
CLUSTER DIVISION 4 LOTS

93487	FNL	Related Parcel

Description:
GRADING FOR TRACT 1497 IMPROVEMENTS,T.ORTON,RCE SEE RETAIN'G WALL SEE B931935, SOIL ENG--BUENA ENG