



THIS IS A NEW PROJECT REFERRAL / SUMMARY *

DATE: 2/8/2023
TO: Avila Valley Advisory Council
FROM: Ani Garibyan (agaribyan@co.slo.ca.us or 805-781-5113)
PROJECT NUMBER & NAME: LRP2021-00005 Collins General Plan Amendment

PROJECT DESCRIPTION*: Request to authorize processing of a General Plan Amendment and Ordinance Amendment application to amend the land use designation of a 15.06-acre parcel from Agriculture (AG) to Residential Rural (RR) and to create a Planning Area Standard to regulate future density and development on the property located at 6686 Monte Road, San Luis Obispo Planning Area. District 3.

APN(s): 076-251-054

Please submit comments within 14 days from receipt of this referral. CACs please respond within 60 days. Thank you. In your response, please consider and/or indicate the following:

PART I: 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.

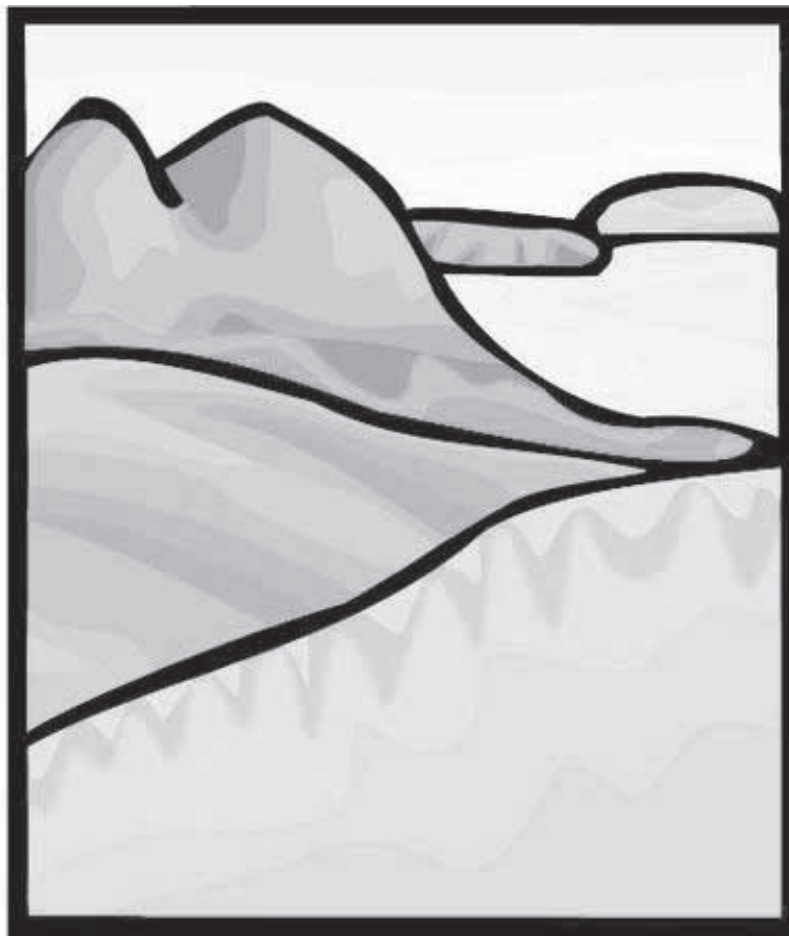
IF YOU HAVE "NO COMMENT," PLEASE INDICATE (VIA E-MAIL OR PHONE).

Table with 3 columns: Date, Name, Phone

*All information and/or material provided in the following Referral Package is valid for 90 days after this correspondence. After that time please contact the Project Manager for the most updated information.

GENERAL PLAN & ORDINANCE AMENDMENT APPLICATION PACKAGE

NOTE: Your application is public record and information regarding your application is available both in person at the Department of Planning and Building in the County Government Center and on the County Planning and Building Department's website. All references to names, addresses, telephone numbers, email addresses and project information are part of this public record. All applications must be filed under the property owner's name and address of the property that is the subject of the application; however, you may use an alternate contact address and telephone number.



Last update 7/2004

REQUIRED CONTENTS

The following information is required to be submitted with your application. If any information is missing, your application may be returned to you until such time as all required materials are included with the submittal.

FORMS – These forms are all included in this application package

- * 15 copies of the Completed **General Application Form**
- * Consent of Landowner Form (if applicant does not own the property)
- * 15 copies of the Completed **General Plan / Ordinance Amendment Application Form**
- * Environmental Description Form
- * Signed Information Disclosure Form
- * Cost Accounting Agreement Form (one form)

FEES

Application Fee (Deposit) - Fees will be calculated at the time of submittal

PLANS - If any of the information included as part of this application is available in digital format, please enclose the information via digital media.

Site Layout Plan - an accurate drawing of the property. The site plan must show the following items (where they apply to your site):

- * Exterior boundaries and dimensions of the entire site and a north arrow and scale.
- * General location of major topographic and man-made features, such as rock outcrops, bluffs, streams, swales and graded areas.
- * Location, dimensions and use of all existing and proposed structures on the property, including buildings, decks, balconies, fences, walls, and other structural elements that extend into yard areas.
- * Location, name, width, and pavement type of adjacent and on-site streets/alleys and existing/proposed curbs, gutters & sidewalks. All points of access, both existing and proposed.
- * Types and location of existing/proposed water supply and sewage disposal facilities.
- * Location and dimensions of all existing/proposed easements, driveways and parking areas (enclosed or open), including pavement type.
- * Location, diameter (at 4 feet above grade), species, approximate canopy cover (dripline) of all trees on the site, noting which will remain and which are proposed for removal, and include proposals for replacement of trees to be removed.

- * Location, use and approximate dimensions of all structures within 100 feet of the site's boundaries
- * A vicinity map showing precisely how to drive to the site. (include street names and distances to help with describing how to get to the site)
- * Coastal Access - If the project is within the coastal zone and located between the ocean and the nearest public road, applications shall include the locations of the nearest public access points to the beach

COPIES OF PLANS- *If any of the information included as part of this application is available in digital format, please enclose the information via digital media.*

Full-Sized Plans

- * 7 copies of all drawings in a full-size format (larger than 11 by 17 inch page)

Reductions

- * 8 copies of all drawings reduced to the size of an 8-1/2 by 11 inch page.
- * 1 copy of all drawings reduced to the size of an 11 by 17 inch page.

OTHER INFORMATION

Legal Lot Verification - how the parcel(s) was legally created.

Abandoned oil and gas wells - if applicable - information is available from the California Division of Oil & Gas, P.O. Box 227, Santa Maria, Ca. 93456, (805) 925-2686

SUPPLEMENTAL INFORMATION

The following information may be required to be submitted before a review of the application can be completed. ***If you had a pre-application meeting, and items are checked on this checklist, they are required to be submitted with your application.***

- Contour Map showing the following:
 - Inside urban reserve lines* - show contours at 5-foot intervals.
 - Outside urban reserve lines* - show contours at 10-foot intervals
 - Steep slopes* - areas in excess of 30% slope may be designated as such
- Agricultural Buffers - if adjacent parcels are used for agriculture, show all proposed agricultural buffers.
- Archeological Report - where required, submit two copies.
- Botanical Report - where required, submit two copies.
- Biological Report - where required, submit two copies.
- Building Site Envelopes - on site layout plan show all areas proposed for development, or areas proposed to be excluded from development.
- Noise Study - if the property either adjoins or will be a noise generator or a potential source of noise.
- Traffic Study - where required, submit two copies
- Visual Analysis - for applications that propose development along significant visual corridors (such as Highway 101 and 1).

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit Tree Permit Minor Use Permit
- Conditional Use Permit/Development Plan Plot Plan
- Curb, Gutter & Sidewalk Waiver Other Site Plan
- Surface Mining/Reclamation Plan Zoning Clearance
- Amendment to approved land use permit Variance

Attach Label Here

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Kirt Collins Daytime Phone 805-602-7971
 Mailing Address 6686 Monte Road, San Luis Obispo, CA Zip Code 93401
 Email Address: kicrt.katiecollins@gmail.com

Applicant Name Kirt Collins Daytime Phone 805-602-7971
 Mailing Address 6686 Monte Road, San Luis Obispo, CA Zip Code 93401
 Email Address: kirt.katiecollins@gmail.com

Agent Name Jamie Jones / Jessica Miller, Kirk Consulting Daytime Phone 805-461-5765
 Mailing Address 8830 Morro Road, Atascadero, CA Zip Code 93422
 Email Address: jamie@kirk-consulting.net; jessica@kirk-consulting.net

PROPERTY INFORMATION

Total Size of Site: 15.06 acres Assessor Parcel Number(s): 076-251-054
 Legal Description: PM 24/40 PTN PAR 2 & RHO SAN MIG PTN LT 28
 Address of the project (if known): 6686 Monte Road, San Luis Obispo, CA
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: The property is accessed from Monte Road from the San Luis Bay Drive exit off Highway 101.

Describe current uses, existing structures, and other improvements and vegetation on the property: Farmhouse (constructed 1880), mobile home (Permit #96904), workshop, and two ag exempt structures (horse and storage barn).

PROPOSED PROJECT

General Plan Amendment to amend the land use

Describe the proposed project (inc. sq. ft. of all buildings): designation of a +/-15-acre parcel from Agriculture to Rural Residential, an Ordinance Amendment to create planning area standards that will regulate future development on the property and a request to Subdivide the existing lot subject to the cluster subdivision standards set forth in(LUO) Section 22.22.140.

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 Jessica Miller Date 8/27/21

FOR STAFF USE ONLY

AMENDMENT APPLICATION

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

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

- Land Use Element _____ 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)?: Flood Hazard 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)?: n/a

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

Page No. 9-115 Paragraph: Before 11. Tiburon Way 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:: To allow for one more primary dwelling on the site on a separately conveyable parcel to allow the property to support generational family members.

Describe existing and future access to the proposed project site: The project site is accessed off Monte Road from the San Luis Bay Drive exit off Highway 101.

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

North: Agriculture - SFR South: Agriculture - SFR, horses
East: Residential Suburban West: Agriculture - Open Space

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: San Luis Obispo County Fire (Avila Valley Station 62 located at 1551 Sparrow St, San Luis Obispo, CA)

ENVIRONMENTAL DESCRIPTION FORM

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

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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: 15.06 acres
Moderate slopes of 10-30%: 0 acres
Steep slopes over 30%: 0 acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: San Luis Obispo Creek
3. Are there any flooding problems on the site or in the surrounding area Yes No
If yes, please describe: Portion of parcel falls within 100 year flood zone; map updated by FEMA in 2001
4. Has a drainage plan been prepared? Yes No (see attached letter)
If yes, please include with application.
5. Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: Existing driveway, farmhouse, mobile home, barns
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: Monte Road, Highway 101

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? _____
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: Well produces 25 gpm
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? _____ 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: Hauled offsite to landfill
- 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
- 2. Location of nearest police station: Pismo Beach Police Department
- 3. Location of nearest fire station: 1551 Sparrow St, San Luis Obispo, CA 93405
- 4. Location of nearest public transit stop: San Luis Obispo
- 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: Residences, cattle grazing
- 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: Poor soil, flood zone

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): Open Space Easement on rear portion of parcel (+/- 10 acres)
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: Applicant will apply for tentative map once authorization received.
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: _____

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)

INFORMATION Disclosure FORM

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

TIME LIMITS FOR PROCESSING AND PUBLIC NOTICE DISTRIBUTION REQUIREMENTS - California state law (California Government Code Section 65941.5) requires that the county provide the following information to applicants when a permit application is filed:

Not later than 30 days after a land use or land division application is received, the county must notify the project applicant or designated representative in writing either that the application is complete, or that items are necessary to complete the application. If you are not notified in writing, the application is considered complete. Any land use or land division application must be approved or denied within three months of adoption of the Negative Declaration or determination that the project is exempt, or within six months of the certification of an Environmental Impact Report. The County of San Luis Obispo processes the land use application and the environmental review concurrently, so these decisions are made simultaneously. (Government Code Sections 65943 and 65950 et. seq.)

A project applicant may make a written request to the county, to receive notice of any proposal to adopt or amend the general plan and the land use, real property division, building and construction, road name and addressing, and growth management ordinances which might reasonably be expected to affect that applicant's project. The county offers a subscription service for notification of either: (1) all applications received by the county, or (2) Planning Commission agendas. The cost for each of these services is established by the county fee ordinance. (Government Code Section 65945, 659453, and 659455)

When a property was created through recordation of a final or parcel map, and it is within five years of recordation, the county can not withhold or condition the issuance of building permits for residential units based on conformance with conditions that could have been imposed as conditions of the tentative map except where: (1) A failure to do so would place subdivision residents or residents in the immediate area in a condition perilous to health, safety or both; or (2) The condition is required in order to comply with state or federal law. (Government Code Section 65961)

Copies Government Code Sections are available at the County of San Luis Obispo Law Library, County Government Center, San Luis Obispo, Ca.

RIGHT TO FARM DISCLOSURE - The County of San Luis Obispo recognizes the statewide policy to protect and encourage Agriculture. Sections 3482.5 and 3482.6 of the California Civil Code and Chapter 5.16. of the San Luis Obispo County Code protect certain, pre-existing agricultural production and processing operations ("agricultural operation") from nuisance claims. If your property is near a protected agricultural operation, you may be subject to certain inconveniences and/or discomforts which are protected by law. In order for the agricultural operation to be protected, the following requirements of Civil Code sections 3482.5, and 3482.6 must be satisfied:

- (1)The agricultural operation must be conducted or maintained for commercial purposes;
- (2)The agricultural operation must be conducted or maintained in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality;
- (3)The agricultural operation predated the affected use(s) on your property;
- (4)The agricultural operation has been in existence for more than three years, and
- (5)The agricultural operation was not a nuisance at the time it began.

If your property is near an agricultural operation in the unincorporated area of the County, which satisfies the above requirements, you may at times be subject to one or more inconveniences and/or discomfort arising from that operation. Such inconveniences may include (depending upon the type of agricultural operation protected), but are not necessarily limited to, the following: noise, odors, fumes, dust, legal pesticide use, fertilizers, smoke, insects, farm personnel and truck traffic, visual impacts, night time lighting, operation of machinery and the storage, warehousing and processing of agricultural products or other inconveniences or discomforts associated with the protected agricultural operations. For additional information pertaining to this disclosure and the Right to Farm Ordinance, or concerns with an agricultural operation, please contact the San Luis Obispo County Agricultural Commissioners Office."

HAZARDOUS WASTE AND SUBSTANCE SITES AND LANDFILL DISCLOSURE - Please verify whether your project is on the Known Hazardous Waste and Substances Sites List pursuant to AB 3750 and if you are within 1/2 mile of certain landfills (see back of sheet)

PLEASE COMPLETE AND SIGN BELOW

I acknowledge that I have read and understand the information and policy and detailed above: (1) Time Limits for processing and (2) Public Notice Distribution requirements and (3) the Right to Farm Disclosure.

AND I acknowledge that I have reviewed the list of Identified Hazardous Waste and Substances Sites List and the landfill disclosure on the back of this form and find the following: (1) The site is not shown on the list of Identified Hazardous Waste and Substances Site; (2) The site is shown on the list dated April 1998, or any later list published by the State Office of Planning and Research and (3) I have read the disclosure statement on landfill operations.

Jessica Miller
Signature

8/27/21

Date

San Luis Obispo County Identified Hazardous Waste Sites - April 1998

IMPACT CITY: ARROYO GRANDE

Site: Union Oil Co - Santa Maria refinery
Location: Willow Rd. north of Guadalupe
City: Arroyo Grande Zip: 93420
Source: DHS1

IMPACT CITY: CAMBRIA

Site: Hampton Hotel
Location: 2601 Main Street
City: Cambria Zip: 93428
Source: WRCB Problem: Tank Leak

Site: Cambria General Store
Location: 850 Main Street
City: Cambria Zip: 93428
Source: WRCB Problem: Tank Leak

Site: Chevron
Location: 2194 Main Street
City: Cambria Zip: 93428
Source: WRCB Problem: Tank Leak

IMPACT CITY: CAYUCOS

Site: Chevron
Location: 12 N Ocean Blvd
City: Cayucos Zip: 93430
Source: WRCB Problem: Tank Leak

Site: Bob's Corner Store
Location: 198 N Ocean Blvd
City: Cayucos Zip: 93430
Source: WRCB Problem: Tank Leak

IMPACT CITY: CHOLAME

Site: Hearst Corp
Location: Highway 46
City: Cholame Zip: 93431
Source: WRCB Problem: Tank Leak

IMPACT CITY: LOS OSOS

Site: Los Osos Valley Garage
Location: 1099 Los Osos Valley Road
City: Los Osos Zip: 93402
Source: WRCB Problem: Tank Leak

Site: Los Osos Landfill
Location: Turri Road
City: Los Osos Zip: 93402
Source: CIWMB Problem: Grndwt Cont

IMPACT CITY: LOS PADRES

Site: Ozena Station
Location: Highway 33
Zip: 93023
Source: WRCB Problem: Tank Leak

IMPACT CITY: NIPOMO

Site: Hemerick
Location: 600 Hill St
City: Nipomo Zip: 93444
Source: WRCB Problem: Tank Leak

IMPACT CITY: OCEANO

Site: Bell Craig (form serv station)
Location: 1899 Cienega
City: Oceano Zip: 93445
Source: WRCB Problem: Tank Leak

IMPACT CITY: PASO ROBLES

Site: Camp Roberts Site 936
Location: Highway 101
City: San Miguel Zip: 93451
Source: WRCB Problem: Tank Leak

Site: San Paso Truck & Auto
Location: Wellsona Road
City: Paso Robles Zip: 93446
Source: WRCB Problem: Tank Leak

IMPACT CITY: SAN LUIS OBISPO

Site: Unocal Tank Farm Facility
Location: 276 Tank Farm Rd
City: SLO Zip: 93401
Source: WRCB Problem: Tank Leak

Site: Hearn Trucking
Location: 4902 Edna Rd
City: SLO Zip: 93401
Source: WRCB Problem: Tank Leak

Site: Camp San Luis Obispo
Location: Hwy. 1 west of Hwy. 101
City: San Luis Obispo Zip: 93401
Source: WRCB Problem: Tank Leak

Site: SLO Golf & Country Club

Location: 255 Country Club
City: San Luis Obispo Zip: 93401
Source: WRCB Problem: Tank Leak

IMPACT CITY: SAN SIMEON

Site: Chevron
Location: 9540 Castillo Drive
City: San Simeon Zip: 93452
Source: WRCB Problem: Tank Leak

IMPACT CITY: SANTA MARGARITA

Site: Kaiser Sand & Gravel
Location: El Camino Real
City: Santa Margarita Zip: 93453
Source: WRCB Problem: Tank Leak

Site: Pacific Beverage
Location: 22255 El Camino Real
City: Santa Margarita Zip: 93453
Source: WRCB Problem: Tank Leak

IMPACT CITY: TEMPLETON

Site: Templeton Mobile
Location: 701 Las Tablas
City: Templeton Zip: 93465
Source: WRCB Problem: Tank Leak

LANDFILL OPERATIONS DISCLOSURE

EL POMAR/ESTRELLA PLANNING AREA

If your site is located within 1/2 mile of either the Paso Robles Municipal or the Chicago Grade Landfills (see maps on file with the Department of Planning and Building), this acts to notify you of your proximity to a landfill operation and all of the associated inconveniences and discomforts resulting from the continuing and future operation of such landfill, including possible expansions. Persons living near landfills may contact the California Integrated Waste Management Board (916) 341-6413 to seek available remedies concerning any improper or unlawful activities at the landfill.



Detailed Project Description
General Plan Amendment & Ordinance Amendment
Kirt Collins
6686 Monte Rd, San Luis Obispo
August 2021

Proposed Project:

The proposed project is an application for a General Plan Amendment to amend the land use designation of a +/-15-acre parcel from Agriculture to Rural Residential and an Ordinance Amendment to create a Planning Area Standard intended to regulate future density and development on the property. The Planning Area Standard will require any future subdivision to utilize the cluster subdivision standards set forth in the County's Land Use Ordinance (LUO) Section 22.22.140 and require future development to be limited to the portion of the parcel with existing development. The purpose of the General Plan Amendment is to allow for one additional primary dwelling to be constructed on the site and the primary dwelling to be located on a separately conveyable parcel. The result of the project will be a property, with limited development, that supports generational family members in an approximate five-acre envelope of the 15-acre parcel.

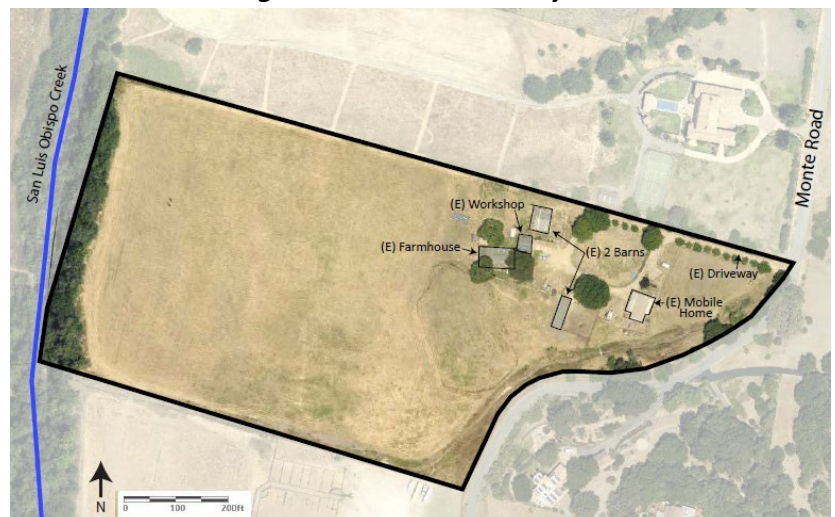
The future residential cluster subdivision would subdivide the existing +/-15-acre parcel into three parcels; two of the parcels would be +/- 2.5 acres in size and support the existing and future residences, and the third parcel would be a +/- 10-acre non-buildable open space parcel subject to an open space easement. An application for concurrent processing of a Vesting Tentative Parcel Map and Cluster Subdivision will be submitted after the General Plan application has been authorized by the Board of Supervisors. The subdivision project will include a request to waive frontage improvements based on the limited development associated with the cluster subdivision.

The Property:

The property is a +/-15-acre parcel located south of San Luis Obispo on the east side of Highway 101 south of San Luis Bay Drive (APN 076-251-054). The site is currently within the Agriculture land use category.

The property is developed on the northeastern most portion of the site with a farmhouse (constructed 1880), mobile home (permit no. 96904), workshop, and two ag exempt structures (horse and 1,200 sq. ft. storage barn PMT2006-02810). The

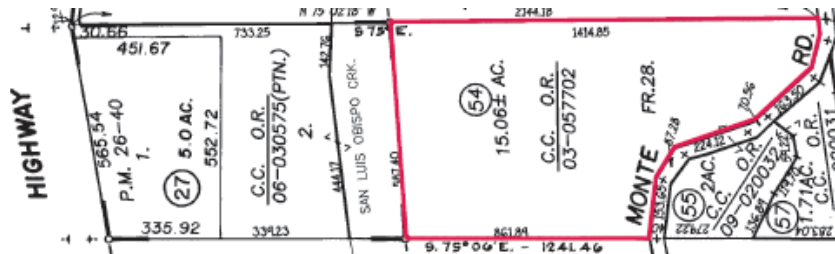
Figure 1. Current Site Layout



site includes solar power produced from a ground mounted 5.76 kW photovoltaic system (PMT2012-01922) and roof mounted 3.64 kW photovoltaic system (PMT2014-01713). The rear and westernmost portion of the property remains undeveloped, with grassland. San Luis Obispo Creek runs north to south along the rear of the property.

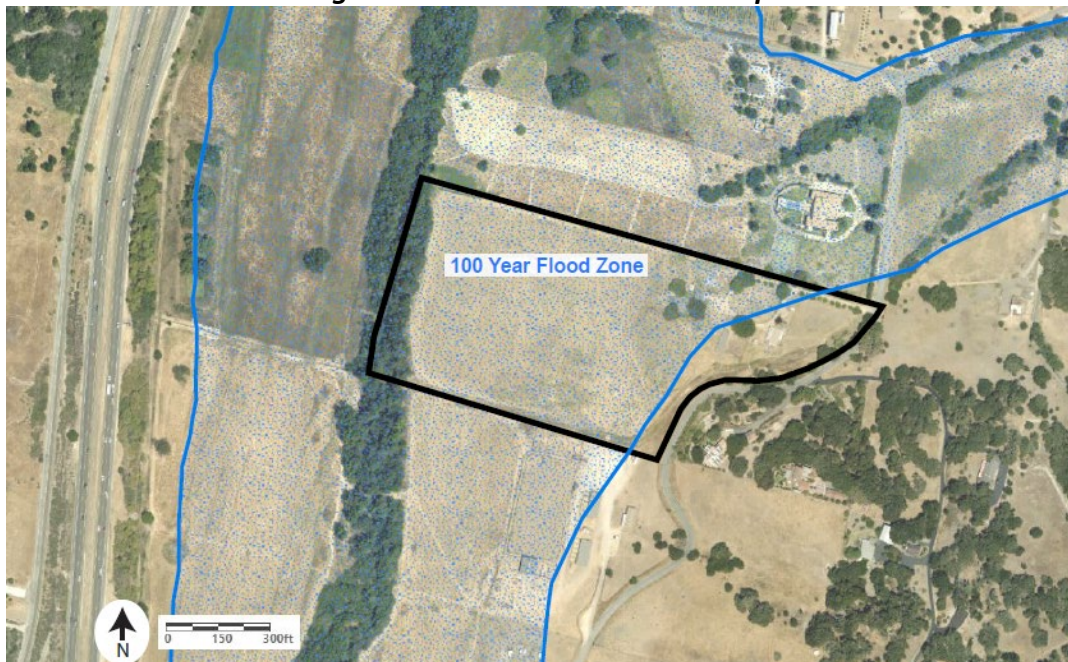
The project site is located within the Agriculture land use category within the San Luis Bay Inland Sub Area of the San Luis Obispo Planning Area. The SLO Land Conservancy owns the parcel to the west across San Luis Obispo Creek.

Figure 2. Assessor's Map



The majority of the Collins' current parcel is within the Flood Hazard (FH) Combining Designation. A FEMA map amendment was issued in 2011 to demonstrate the existing structures and building areas are entirely outside of the Special Flood Hazard Area (SFHA). The 1 percent chance flood elevation is 35.9 feet, whereas the existing farmhouse (residence) has a finished floor elevation of 41.4 feet and the barn has a finished floor elevation of 38.6 feet. Future residential development will be located outside of the 100-year flood area (shown in Figure 3 below) or above the defined flood elevation of 35.9 feet.

Figure 3. 100-Year Flood Zone Map

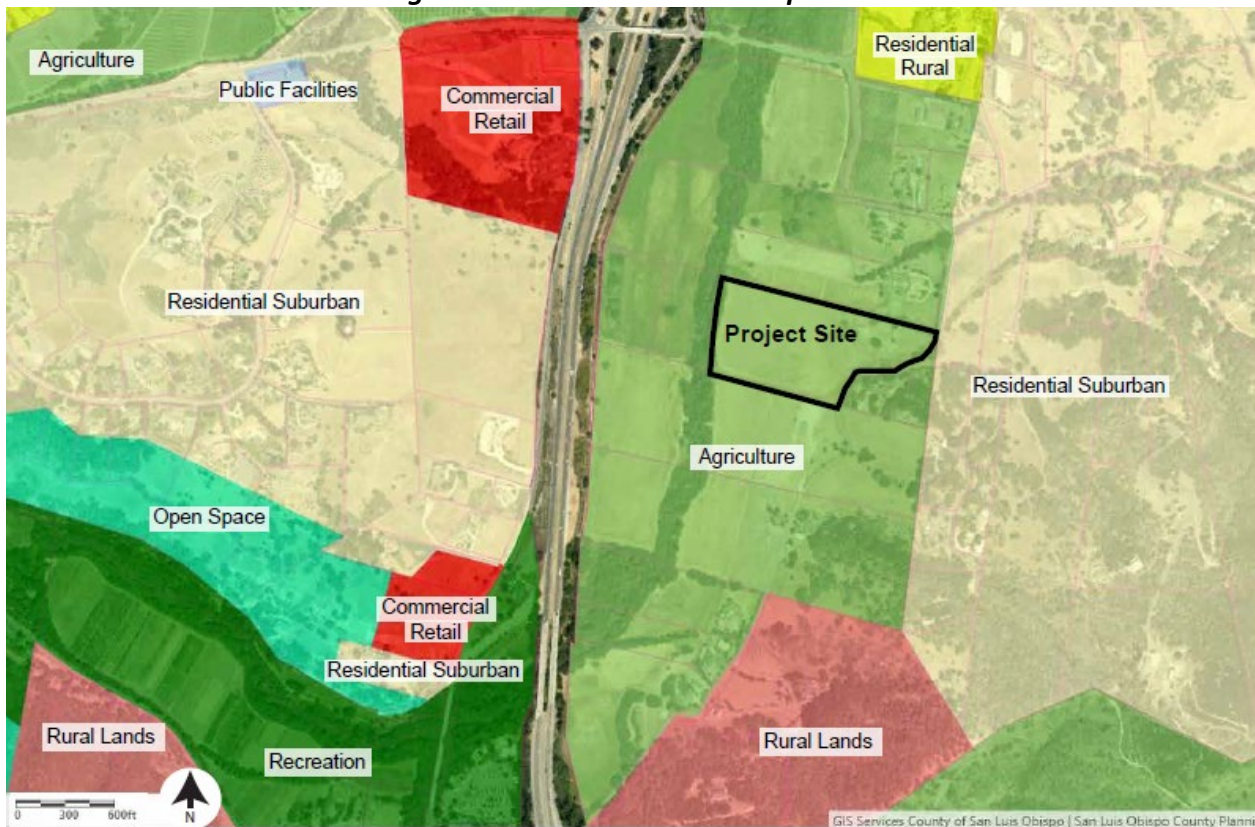


Neighborhood Compatibility:

The land use designation surrounding the property is a combination of residential and agricultural. Properties to the east are designated as Residential Suburban. Properties to the north are designated as Agricultural or Residential Rural. Property to the south is designated either Agriculture or Rural Lands. Property to the west is Agriculture and on the other side of Highway 101 is more varied, ranging from Residential Suburban and Open Space to Commercial Retail. Generally, this area supports apple orchards and smaller scale agriculture (hobby activities). Parcel sizes range between 1.7 acres and 30 acres in size with residential uses adjacent to Monte Road and open space and agricultural uses located within the floodplain area and along San Luis Obispo Creek.

The proposed amendment is consistent with properties in the immediate vicinity of the project site located north up Monte Road. Though the amendment would result in a land use category that is not contiguous with similar zoning, the surrounding area consists of smaller parcels that are generally developed with residential uses consistent with the Residential Rural land use category. Additionally, most parcels along and across Monte Road are smaller properties with low residential density and very low intensity agricultural production (hobby farm activities). Parcel sizes and uses are consistent with the ‘Purpose and Character Statement’ for Residential Rural land use category as discussed further on Page 6. The small lot sizes make most of these sites unsuitable for the Agriculture land use designation. The subject property’s size and character are more suited to the Residential Rural land use category consistent with the nearby parcel to the north.

Figure 4. Current Land Use Map



General Plan Amendment - Change Land Use From Agriculture to Residential Rural

Framework for Planning – Ag Purpose and Character Statement

Framework for Planning describes the Purpose for the Agriculture land use category is to retain commercial agriculture and encourage preservation of lands with suitable soil, topography, and water supply for the production of agriculture uses such as food and fiber. The Character Statement describes suitable agriculture lands as lands that have areas of prime or other productive soils, where parcel sizes are large enough to make agricultural operations sustainable and when the parcels are smaller, the smaller parcels are not physically limited from supporting agriculture.

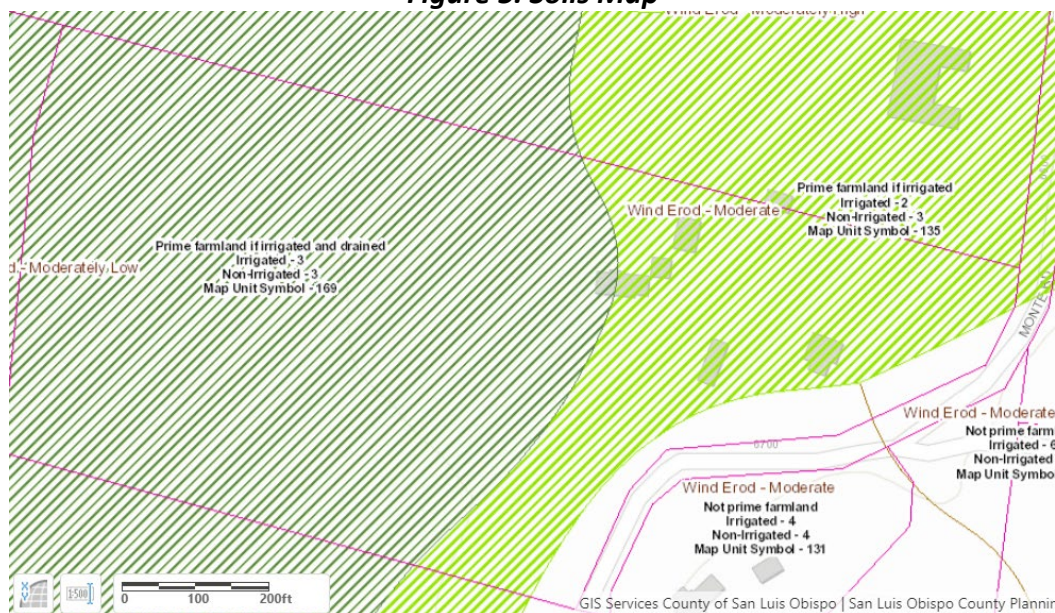
Size:

The existing +/- 15-acre parcel is substandard in size for the Agricultural land use designation. Table N of Framework for Planning sets for the parcel size ranges of between 20 acres to 320 acres for Agricultural designated properties, and the parcel and adjacent parcel sizes and ownership patterns are not sufficiently large to make agricultural operations in the immediate vicinity economically viable.

Soils:

The soil composition of the parcel varies. The irrigated capability class for soils located on the rear of the parcel is Class 3 which is well suited for agriculture and where the future subdivision proposes an open space easement. The irrigated capability class for soils on the portion of the parcel where buildings are currently located and where the future development is proposed is Class 2. Implementation of the General Plan Amendment would result in the conversion of a limited amount of Class 2 soils, however the area of Class 2 soil currently supports residential development and is not sized or suited to intensified agricultural uses.

Figure 5. Soils Map



Water:

There is an existing well on the property that is shared between the two existing residences on the property. The existing well is moderately producing at 25 gallons per minute, and while this is suitable to residential and a small amount of landscaping or gardening, it is not a suitable for intensified commercial agricultural production.

Justification Statement:

While the project site is presently designated Agriculture, its size, soils, and water availability are not sufficient to support intensive commercial agricultural production. The site is not consistent with the purpose and character statement for Agricultural lands and instead is more in alignment with the purpose and character statement for the Residential Rural land use designation.

Further, there are specific provisions contained in the Agriculture Element which support the conversion of agricultural lands, in limited circumstances, to non-agricultural uses. The Agriculture Element states the conversion of agricultural land to non-agricultural uses will be allowed if the site meets specific requirements.

Agricultural Element Excerpt – AGP 24:

Approve land for conversion from Agriculture to non-agriculture designations based upon a detailed site-specific evaluation and consistency with the following findings:

- a. The land does not meet the criteria for inclusion in the Agriculture designation in this plan or the Land Use Element; and*

As discussed above in the Framework for Planning section, the site does not meet the intent of the Agriculture land use category because of the size of the parcel and the site's inability to support viable commercial agriculture production.

- b. Agricultural production is not feasible due to some physical constraint (such as soil infertility, lack of water resource, disease), or surrounding incompatible land uses; and*

The portion of the parcel with no existing development is located within a floodplain and therefore is not well suited for commercial agriculture production. Due to the soil and geology of the site, the site has poor water capacity and the well on the site does not have a production rate sufficient enough to support commercial agriculture production.

- c. Adjacent lands are already substantially developed with uses that are incompatible with agricultural uses; and*

The Amendment will ensure any future development will be limited to residential and agricultural accessory structures on the portion of the parcel with existing development.

The neighboring parcels are developed with single family residences and small hobby farming, and the parcels to the east and across Highway 101 to the west are currently within the Residential Suburban Land Use Category.

- d. *The conversion to non-agricultural uses shall not adversely affect existing or potential agricultural production on surrounding lands that will remain designated Agriculture; and*

The front of the parcel has existing development and will be designated for future development limited to residential and agricultural accessory structures. The rear portion of the parcel will be converted to Open Space land use category with an open space easement that will protect the biological and agricultural resources and will continue to be used for livestock. Therefore, the proposed land use designation changes will not adversely affect the existing or potential agriculture land.

- e. *There is an over-riding public need for the conversion of the land that outweighs the need to protect the land for long-term agricultural use, such as the orderly expansion of an incorporated city or community.*

N/A

Framework for Planning – RR Purpose and Character Statement

Purpose:

The Purpose of the Residential Rural land use category is as follows:

- a. *To provide for residential development at a low density compatible with a rural character and life-style which maintains the character of the open countryside and is compatible with surrounding agricultural uses.*
- b. *To allow limited, compatible non-residential uses commensurate with rural parcel sizes.*
- c. *To emphasize residential uses in areas where agriculture is clearly a secondary use, or where agriculture is not feasible yet large open space areas are maintained as part of a residential life-style.*
- d. *To encourage agricultural and other open space uses as part-time or incidental "hobby" activities, such as horse raising or specialty farming.*

Justification Statement:

The parcel and the existing uses on the parcel are consistent with the Purpose Statement for the Residential Rural land use category. Although the General Plan Amendment will result in a limited increase in density, the density will be consistent and compatible with adjacent parcels sizes and residential uses. If a future subdivision of the parcel is approved, the resulting parcels will maintain a

rural character and their smaller parcel sizes would be consistent with low intensity residential development. The parcels will be large enough to sustain 'hobby' agricultural activities such as farm animals or hobby farming/gardens. The proposed open space easement/parcel encompasses the rear half of the parcel where San Luis Obispo Creek and associated native vegetation is located. The open space parcel will ensure the site maintains the feeling of open countryside when viewed from Highway 101. The viewshed from Highway 101 will not be altered, and instead it will be protected, if the General Plan Amendment and future subdivision is approved.

Character:

The Character of the Residential Rural land use category is as follows:

- a. *Areas of existing small-acreage parcels no more than three miles from urban reserve lines that are not commercially viable for agriculture, where the average parcel size within any contiguous area is below 19 acres.*
- b. *Areas that are outside of urban and village areas and connected to them by county-maintained roads, although exceptions may be observed for existing older subdivided areas.*
- c. *Areas with slopes generally less than 30%.*
- d. *Areas with marginal agricultural soils.*
- e. *Areas with a rural landscape high in visual quality (for example, woodlands, hills, rock formations, existing agriculture and ag accessory buildings) where clustering of allowed densities to less sensitive portions of a site is encouraged to be required through planning area standards.*
- f. *Areas generally free of fragile natural resources.*
- g. *Areas where growth will not be premature with respect to utility and public service capacities, or in conflict with agricultural, commercial, or industrial uses. Light agricultural uses are to be encouraged.*
- h. *Areas where horses and other similar farm animals are allowed accessory to residential uses.*
- i. *Areas where public services demands are limited, septic tanks and individual wells can suffice for required water and sewer capability.*

Justification Statement:

The parcel and the existing uses on the parcel are consistent with the Character of the Residential Rural land use category. The property is within three miles of the City of San Luis Obispo and Avila Urban Reserve Lines. The existing parcel is 15.06 acres, under 19 acres in size, is consistent with the preferred parcel size within the Residential Rural land use category. As discussed above, the site has

marginal soils and a limited water supply therefore it is not viable for commercial agriculture. The parcel has frontage on Monte Road, a County Maintained Road, and is located in a rural area with scenic qualities. The Amendment will ensure any future development will be limited to residential and accessory structures on the portion of the parcel with existing development. Under the Residential Rural land use Category, the site will maintain its rural character and future small parcel sizes will be consistent with the surrounding low intensity residential development. The viewshed from Highway 101 will not be altered, and instead it will be protected, if the General Plan Amendment and future subdivision is approved.

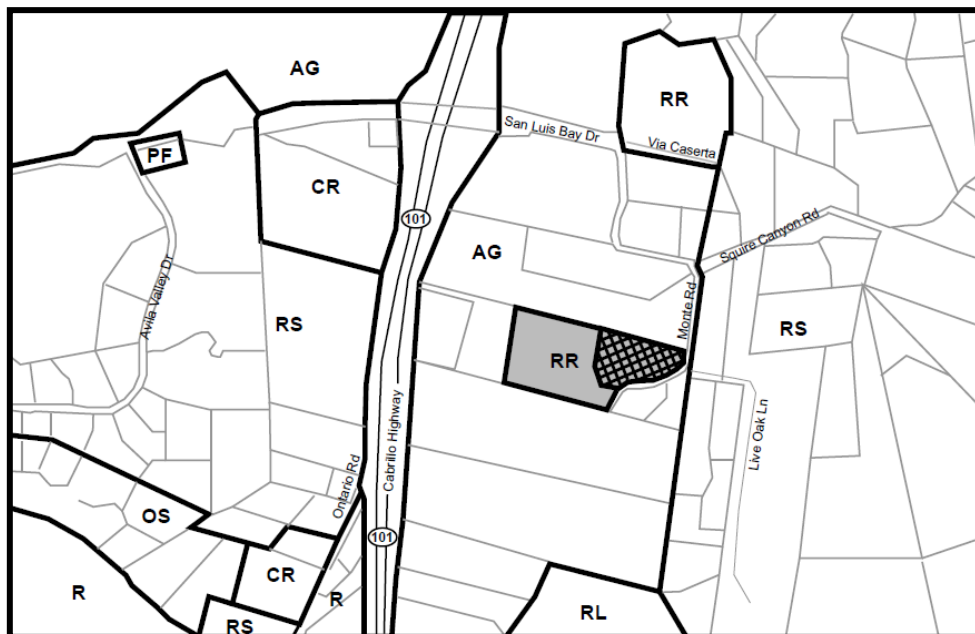
Ordinance Amendment - Proposed Planning Area Standards:

In order to ensure the General Plan Amendment concentrates density where development currently exists, the application includes a request for an Ordinance Amendment to adopt Area Plan Standards specific to the parcel that will guide and limit future subdivision. The Area Plan Standards would be located in Land Use Ordinance Section 22.96.050.E.-new section 11 (renumber existing 11 – Tiburon Way to 12).

11. Monte Road - West. The following standards apply to the site as shown in Figure 96.16 as Monte Road.

a.Land division and Land use applications. Future subdivision of the property shall be designed in compliance with Land Use Ordinance Section 22.22.140 (Cluster Division) and limited to two buildable parcels and one open space parcel not to be developed with structural uses except for agricultural accessory buildings. The buildable parcels shall be located in the hatched area shown in Figure 96-16.

Figure 96-16. Monte Road West Area



Cluster Division

The project includes a future subdivision that will comply with the standards set forth in LUO Section 22.22.140. The subdivision would result in two (2) clustered 2.5-acre parcels and a non-buildable 10-acre open space parcel (ag structures would be allowed but residential uses would not). All existing and future residential and residential accessory uses would be clustered on the smaller parcels. The resulting parcel sizes would meet the minimum parcel size requirements within the Residential Rural land use category (see Table 1 below).

Table 1. Lot Size Requirements and Proposal Created Through Cluster Division for Residential Rural Land Use Category (LUO Section 22.22.140.D.)

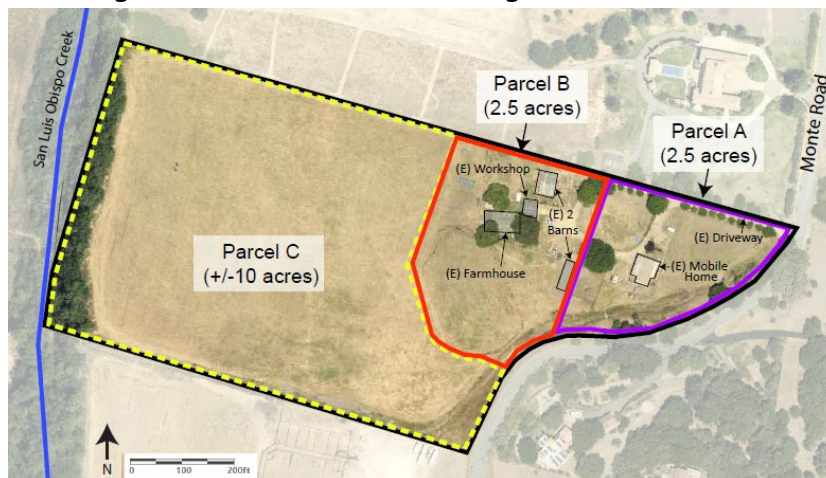
	Area of Buildable Lots		Open Space Parcel Minimum Area
	Minimum Lot Size	Maximum Lot Size	
Required	20,000 Sq. Ft.	4 Acres	60%
Project Proposal	2.5 Acres		10 Acres (67%)

Parcel A will total 2.5 acres. Existing development on this parcel includes a mobile home (permit no. 96904) that will be remodeled to meet all applicable accessory dwelling unit standards, consistent with the recent Accessory Dwelling Unit Ordinance amendments. Future development includes building one new primary residence.

Parcel B will total 2.5 acres. Existing development on this parcel includes a primary residence (farmhouse constructed in 1880), workshop, and two ag exempt structures (horse barn and 1,200 sq. ft. storage barn PMT2006-02810). Future development would include either a guesthouse or accessory dwelling unit (ADU).

Parcel C will total 10 acres (67% of current parcel size) and will be placed in an open space easement. This exceeds the minimum area for an open space parcel of 60% per LUO Section 22.22.140.D. Parcel C would be non-buildable except for ag accessory buildings as allowed under LUO Section 22.22.140.F.1. This would further preserve the biological and agricultural resources and Highway 101 viewshed in accordance with the parcel to the west (APN 076-251-053) that is owned by the SLO Land Conservancy.

Figure 6. Parcels Created Through Cluster Division



Site Design

Access: The resulting parcels would continue to take primary access from Monte Road. A shared road maintenance agreement/easement would be required to access the rear clustered parcel (parcel B) and open space parcel (parcel C).

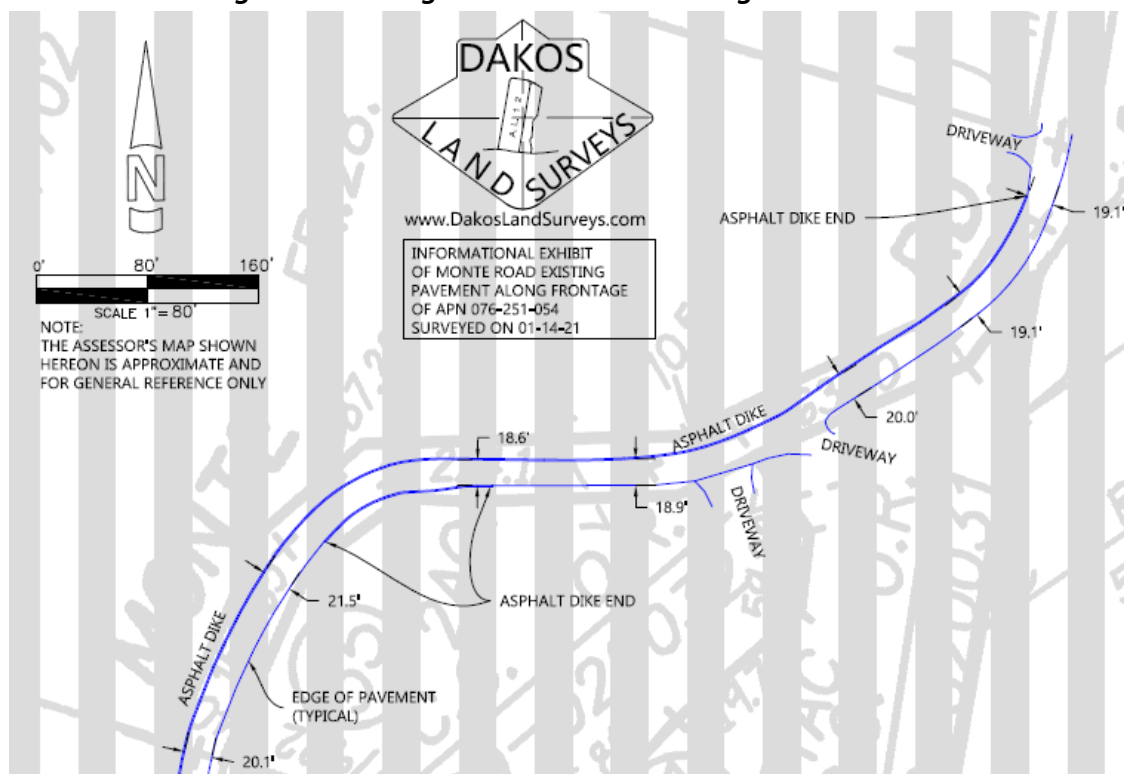
Future Development: A future primary residence to be located on the smaller parcel (parcel A) adjacent to Monte Road would be sited within an existing horse arena, and a future guesthouse or ADU to be located on the other smaller parcel (parcel B). The new residence and guesthouse/ADU would be developed to meet all setback and fire and life safety requirements, including siting of septic, and would be located outside of the Flood Hazard Combining Designation.

Additional Considerations

Flood Hazard Combining Designation – Section 22.14.060 prohibits land divisions within the FH Combining Designation where they create new building areas within the 100-year flood hazard zone. While the project site is within the FH Combining Designation, a FEMA map amendment was issued to demonstrate existing structures and building areas are entirely outside of the flood zone. The 1 percent chance flood elevation is 35.9 feet, whereas the existing farmhouse has a finished floor elevation of 41.4 feet and the barn has a finished floor elevation of 38.6 feet. In an effort to be considered for future subdivision, and similar to other General Plan Amendments authorized and approved within the surrounding Monte Road area (LRP2013-00016), the applicant proposes to protect the rear of the property adjacent to San Luis Obispo Creek and the flood area, in perpetuity, to conserve the natural floodplain and the resources therein. The new primary residence on parcel A and new guesthouse/ADU on parcel B will both be located outside the 100-year flood hazard zone.

Request to Waive Frontage Improvements – The future subdivision will include a request to waive road frontage improvements. Monte Road is a paved, County maintained road with a maximum speed of 25 miles-per-hour. Based on the projected average daily trips (ADT) for the section of Monte Road, the road improvements would be required to improve the roadway fronting the property to a Rural Road Section A-1b, which includes 20-feet of paved road (two 10-foot travel lanes) and two 3-foot shoulders. Figure 8 below prepared by Dakos Land Surveys shows the varying road width along Monte Road near the parcel, ranging from 18.6 feet to 21.5 feet wide (average road width is 19.6 feet). Roberts Engineering prepared a Road Safety Analysis/Speed Study to assess the feasibility of road improvements that would be triggered by road widening. While the speed study found no issues, any road widening would require a significant expense due to the existing curb cuts, exterior slope, drainage, and existing trees located along the shoulders. County Code Section 21.05.020 requires subdivision conditions to be *reasonable* for the parcels being created. Based on the existing volumes of Monte Road and the limited number of additional trips that would be generated by the subdivision project (1.44 peak hour trips), widening the road to full improvement standards is not reasonable. Widening the road would impose an unreasonable cost that is not roughly proportional to the impacts that would result from the approval of the proposed parcel map.

Figure 7. Existing Pavement Width Along Monte Road



Justification Statement:

The following findings support the adjustment/waiver of road frontage improvements:

1. There are special circumstances or conditions affecting the subdivision:
The subdivision frontage along Monte Road is bordered by an existing asphalt dike, a large drainage feature, significant grade separation, and dense native vegetation. These existing features would make the road expansion very costly. Widening the road would impose an unreasonable cost that is not roughly proportional to the impacts that would result from the approval of the proposed parcel map.

2. Granting the adjustment will not have a material adverse effect upon the health or safety of persons residing or working in the neighborhood of the subdivision:

There will be no material adverse effects upon the health or safety of the persons residing or working in the neighborhood since the changes resulting from the three-lot cluster division will be minimal. Any future development will be served by the existing access driveway, no new driveways will be required. Implementation of the project will be negligible based on the limited improvements and an increase of only 1.44 peak hour trips (PHTs). The project is consistent with surrounding uses in that it will result in two smaller residential rural residential parcels adjacent

to Monte Road and one non-buildable open space parcel located in the lower lying areas of the property that are subject to flooding.

3. That the granting of the adjustment will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood of the subdivision:

The adjustment will not be materially detrimental to the public welfare or injurious to other property. Monte Road adequately serves the surrounding properties, the subject property, and operates at a Level of Service A. The limited additional traffic generated by the project will be negligible (1.44 PHTs) and will not be detrimental to the public or injurious to other property or improvements. Based on the existing topography and significant side slope along the western edge of Monte Road, widening the road and creating a large fill slope or retaining wall could impact the existing drainage patterns and create unintended impacts on upstream and downstream properties which could be injurious to other property or improvements in the neighborhood. Future residential structures will contribute to road impact fees, currently calculated at +/- \$10,535 for a primary residence and \$4,635 for an ADU (if over 750 sq.ft.). These fees will support area-wide improvements identified in the Avila Circulation Plan.



Parcel Information

APN: 076-251-054

Owner Address:

6688 MONTE RD SLO

CA 93401

Site Address:

06686 MONTE RD

Description: PM 24/40 PTN PAR 2 & RHO SAN MIG PTN LT 28

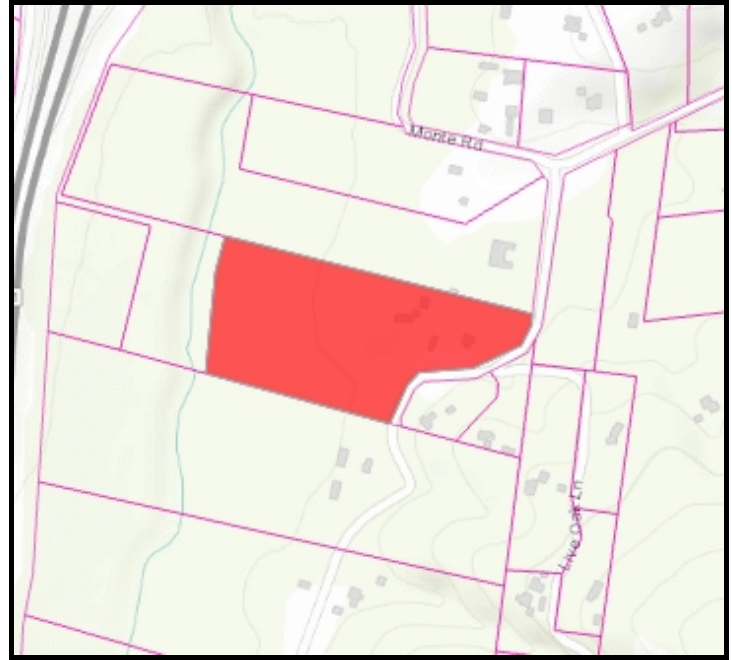
Tax Rate Area Code: 112030

Estimated Acres: 14.85

Community Code: SLOSLB

Supervisor District: Supdist 5

Average Percent Slope: 3



Selected Parcel

Land Use Information

Land Uses

Combining Designations

AG	Flood Hazard Area
----	-------------------



Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
MAP-000057-2022	Map Number Parcel Map	4/7/2022 3:01:15 PM
LRP2021-00005	Long-Range Planning General Plan Amendment, Non-Coastal	9/1/2021 2:30:17 PM
P-APP2021-00350	Application Land Use	8/30/2021 12:00:00 AM



Parcel Summary Report

APN: 076-251-054

PRE2020-00133	Pre-Application	Pre-Application	7/27/2020 12:00:00 AM
PMT2014-01713	PMTR - Residential Permit	Renewable Energy	12/30/2014 1:21:37 PM
PMT2012-01922	PMTR - Residential Permit	Renewable Energy	4/26/2013 12:20:14 PM
PMT2006-02810	PMTR - Residential Permit	New Structure	5/2/2007 2:03:28 PM
S000415L	Subdivision	Lot Line Adjustment	6/28/2001 12:00:00 AM
96904	PMTR - Residential Permit	New Structure	8/21/1995 12:00:00 AM

Property Addresses

Recorded Ownership Documents



Parcel History

APN Is (Child Parcel)	APN Was (Parent Parcel)
076-251-054	076-251-025
076-251-054	076-251-048

Interactive Data Viewer



Legend

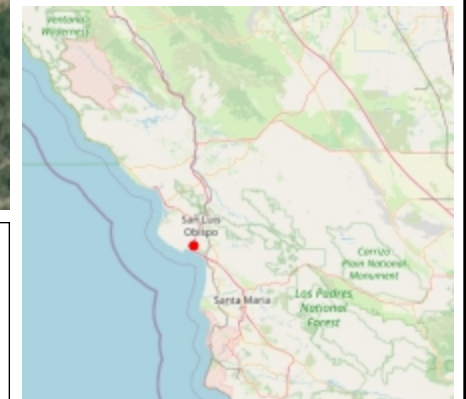
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-  SLO County Boundary

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Map for Reference Purposes Only



Interactive Data Viewer



Legend

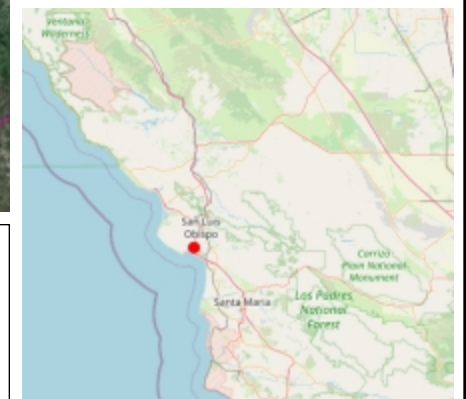
-  SLO County Parcels
- Roads**
-  CalTrans
-  Maintained by SLO CO
-  Private Maintenance
-  Federal or State Maintenance
- Community Advisory Groups**
-  Community Advisory Group Boundary
-  Cayucos Citizens Advisory Council Subarea
-  Creston Advisory Body Sub Areas
-  SLO County Boundary
-  Land Use Outlines
-  2021 Supervisor Districts

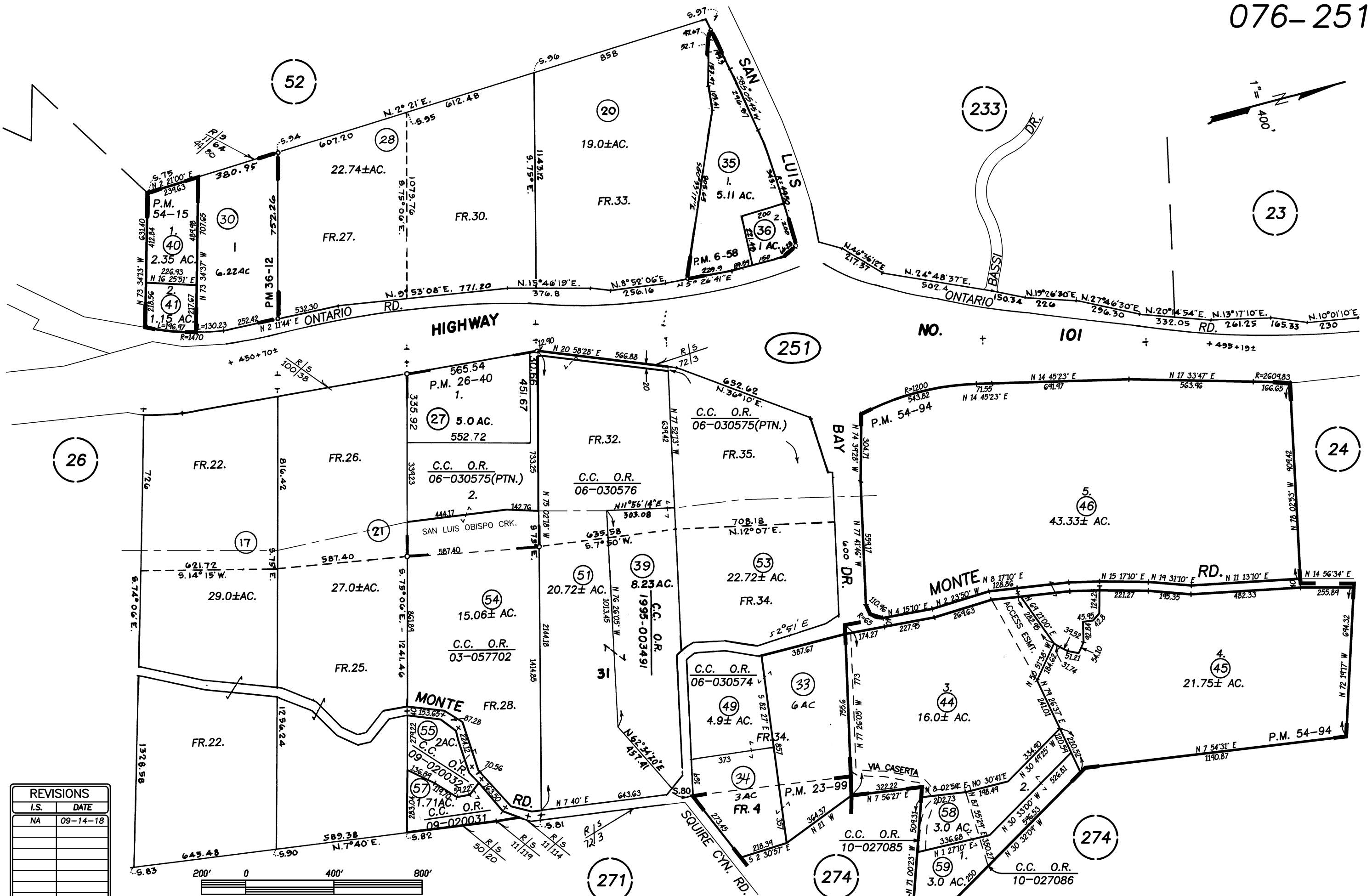
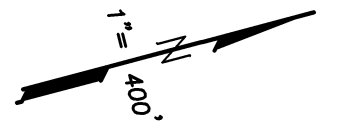
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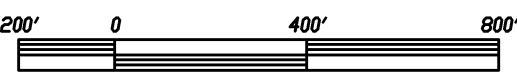
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Map for Reference Purposes Only





REVISIONS	
I.S.	DATE
NA	09-14-18



JAW 11-04-99 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



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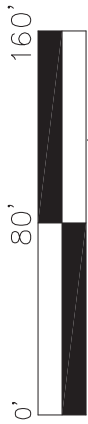
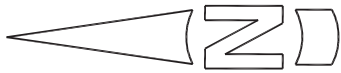


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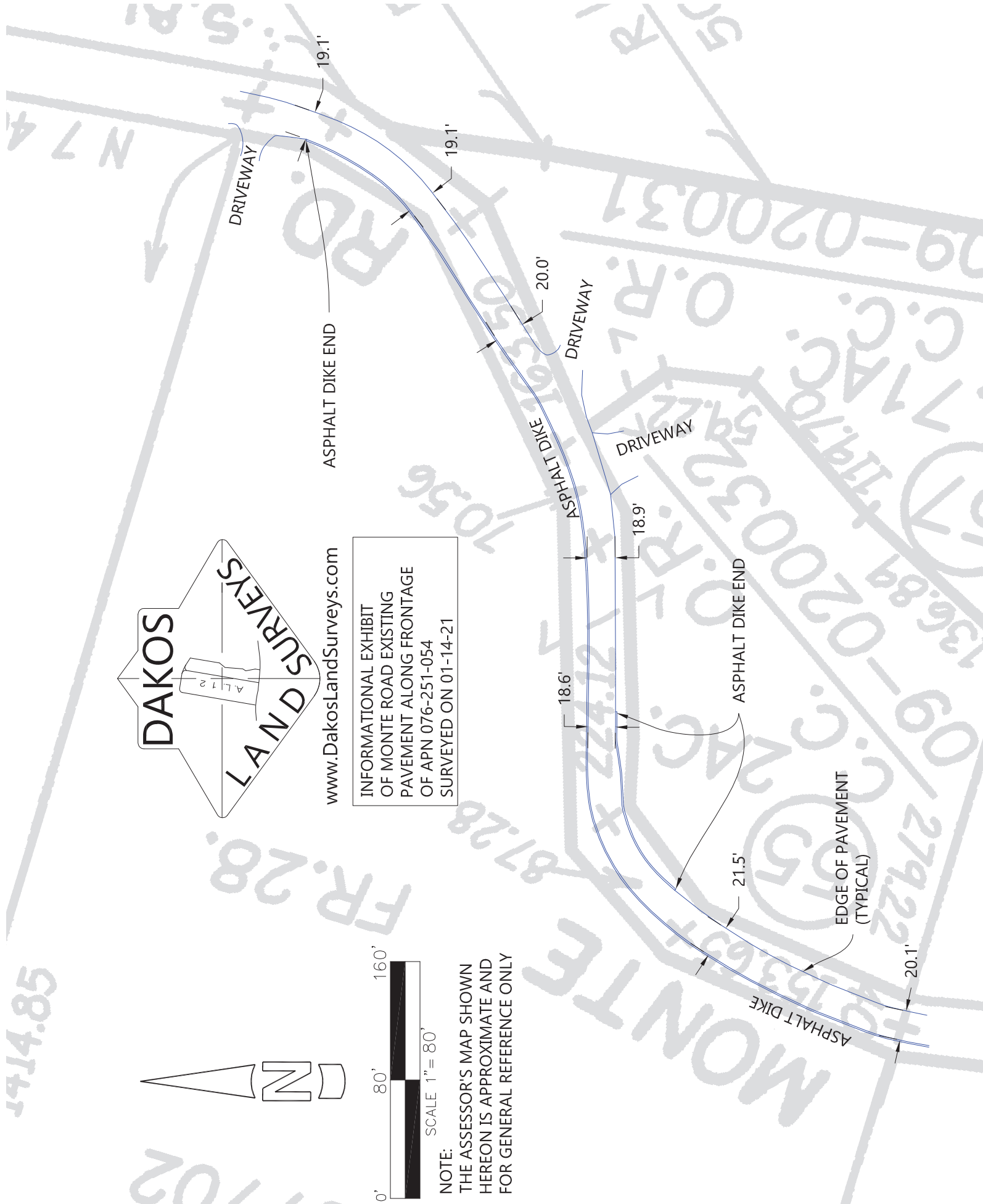
www.DakosLandSurveys.com

INFORMATIONAL EXHIBIT
OF MONTE ROAD EXISTING
PAVEMENT ALONG FRONTAGE
OF APN 076-251-054
SURVEYED ON 01-14-21



SCALE 1" = 80'

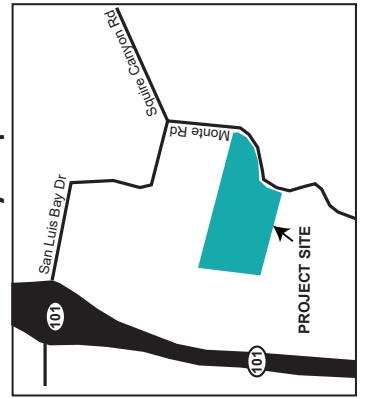
NOTE:
THE ASSESSOR'S MAP SHOWN
HEREON IS APPROXIMATE AND
FOR GENERAL REFERENCE ONLY



EXISTING SITE LAYOUT



Vicinity Map



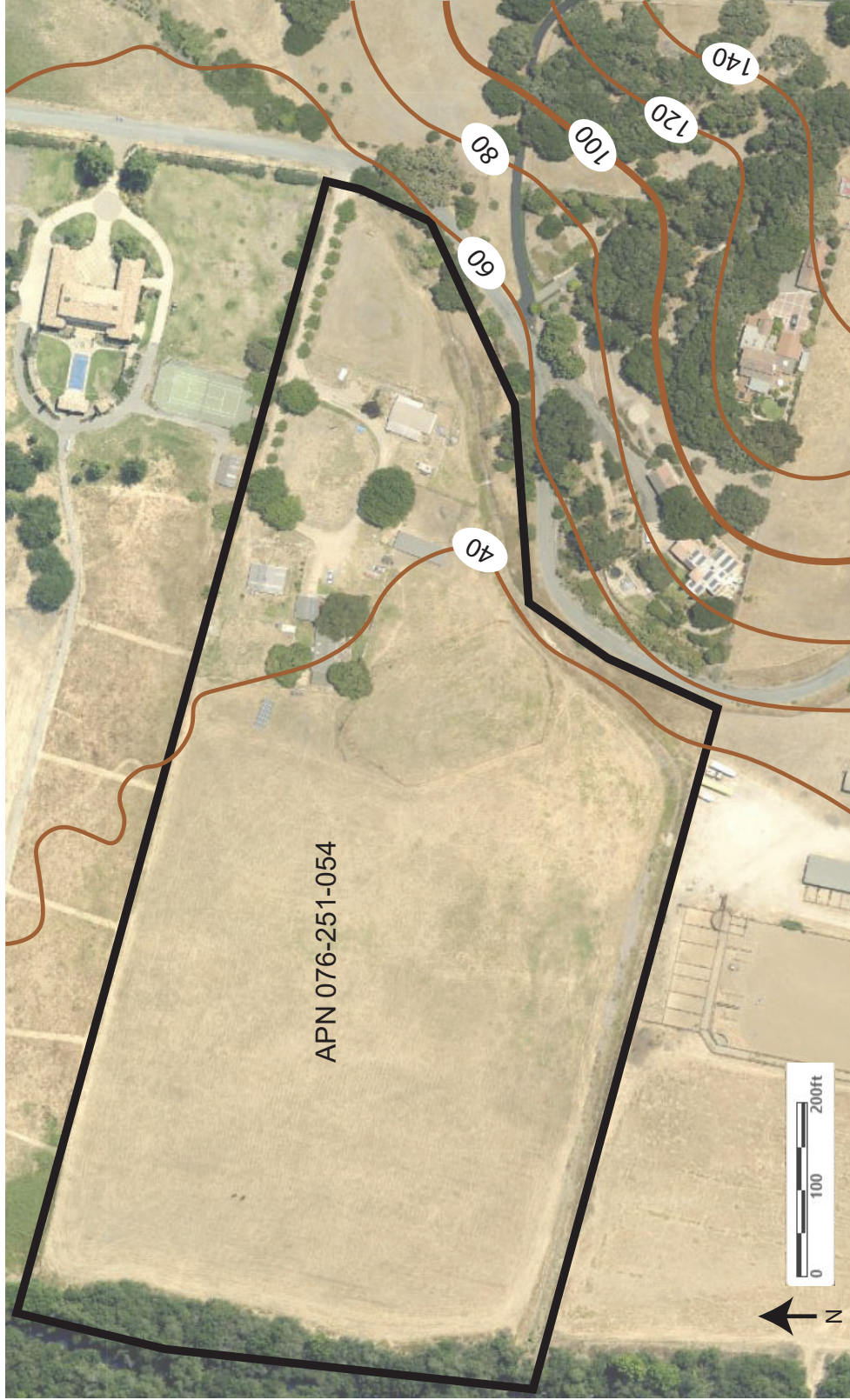
SCOPE OF WORK

General Plan Amendment to amend the land use designation of a +/-15-acre parcel from Agriculture to Rural Residential and an Ordinance Amendment to create a Planning Area Standard intended to regulate future density and development on the property. The Planning Area Standard will require any future subdivision to utilize the cluster subdivision standards set forth in the County's Land Use Ordinance (LUO) Section 22.22.140 and require future development to be limited to the portion of the parcel with existing development.

Sheet Index

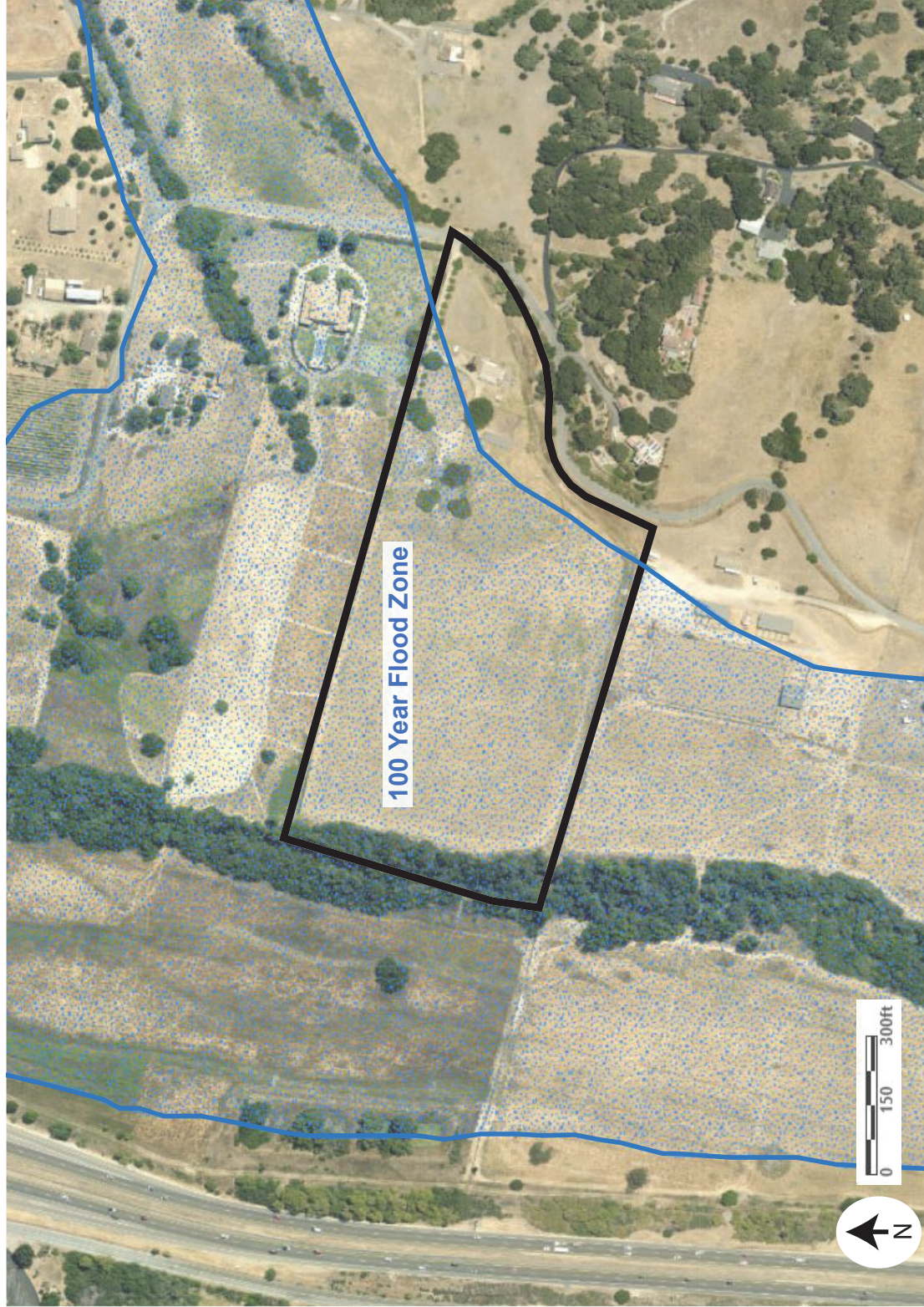
- 1) Existing Site Layout
- 2) Contour Map
- 3) 100-Year Flood Zone Map
- 4) Monte Road West Area Exhibit
- 5) Parcels Created Through Cluster Division

CONTOUR MAP



DATE: August 2021	
Kirt Collins	
Sheet	2 of 5

100-YEAR FLOOD ZONE MAP



DATE: August 2021	
Kirt Collins	
Sheet	3 of 5

MONTE ROAD WEST AREA EXHIBIT

PROPOSED FIGURE 96-16



PARCELS CREATED THROUGH CLUSTER DIVISION

