



THIS IS A REVISED NEW PROJECT REFERRAL / SUMMARY

DATE: 6/20/2025

TO: AG COMMISSIONER, BUILDING, CODE ENFORCEMENT, CAL FIRE, AVILA VALLEY ADVISORY COUNCIL, ENVIRONMENTAL HEALTH, LEGISLATIVE ASSISTANT 3RD DIST, PUBLIC WORKS, SHERIFF, AND STORM WATER.

FROM: Eric Tolle / 805-788-2148 / etolle@co.slo.ca.us

PROJECT NUMBER & NAME: N-DRC2024-00042 Noland

PROJECT DESCRIPTION:

PROJECT HAS BEEN REVISED A request by Richard Noland for a Conditional Use Permit to allow up to 25 temporary outdoor events per year with a maximum of 150 guests per event with amplified sound for a period of 20 years and a waiver of the secondary access requirement and event frequency to >4 consecutive weekends. The parcel consists of 22.27 acres and is located just east of Highway 101 near the intersection of San Luis Bay Drive and Monte Road at 6445 Monte Road, approximately 2.25 miles south of the city limits of San Luis Obispo. Proposed conversion of existing Farm Support Quarters to a Bed & Breakfast and the previous General Plan Amendment (GPA) request (LRP2024-00008) to re-zone the property from Agriculture (AG) to Rural Residential (RR) has been withdrawn.

APN: 076-251-045

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.

SOUTH COUNTY REFERRAL REQUEST
REFERRAL TYPE:

DATE REQUESTED:
PROJECT NAME:
PROJECT DESCRIPTION:

ASSIGNED PLANNER:

COUNTY DEPARTMENTS

AG COMMISSIONER	ENV HEALTH	SHERIFF
AIRPORT	HEAL SLO	STORM WATER
AIR POLLUTION CONTROL BOARD (APCD)	LEGISLATIVE ASSISTANT	
ASSESSOR	PARKS	
BUILDING	PUBLIC WORKS	
CAL FIRE/ COUNTY FIRE	ROAD NAMING (TRACT/PARCEL MAP)	

COMMUNITY ADVISORY COUNCILS

AVILA VALLEY ADVISORY COUNCIL	SOUTH COUNTY ADVISORY COUNCIL
OCEANO/ HALCYON ADVISORY COUNCIL	WATER RESOURCES ADVISORY COMMITTEE (WRAC)
OLDE TOWNE NIPOMO ASSOCIATION	VACO

SERVICE PROVIDERS

AT&T	PG&E
CHARTER CABLE TV	SOUTHERN CAL GAS CO.

COMMUNITY SERVICES DISTRICTS

AVILA CSD (INC FIRE)	OCEANO CSD
CSA	SLO COUNTRY CLUB (SEWER)
FIVE CITIES FIRE AUTHORITY	SOUTH SLO COUNTY SANITATION (OCEANO)
NIPOMO CSD	SQUIRE CANYON CSD (ROADS ONLY)

SCHOOL DISTRICTS

SAN LUIS COASTAL	LUCIA MAR
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CITIES

ARROYO GRANDE	MORRO BAY	SAN LUIS OBISPO
ATASCADERO	PASO ROBLES	SANTA MARIA
GROVER BEACH	PISMO BEACH	OTHER:

COUNTY & COUNTY AGENCIES

KERN COUNTY	MONTEREY COUNTY	MONTEREY COUNTY WATER
KINGS COUNTY	MONTEREY COUNTY PARKS	OTHER:

OTHER AGENCIES

ARMY CORPS	NATIONAL GUARD/ CAMP ROBERTS
BICYCLE ADVISORY COMMITTEE	NATIONAL MARINE FISHERIES SERVICE
BUREAU OF LAND MANAGEMENT	RWQCB
CA FISH & WILDLIFE	STATE LANDS COMMISSION
CAL TRANS	STATE PARKS
COASTAL COMMISSION	US FOREST SERVICE
COASTAL SAN LUIS RESOURCE CONS.	US FISH & WILDLIFE
DEPARTMENT OF CONSERVATION (OMR)	OTHER:

OTHER

AB52	OTHER:
GEOLOGY REVIEW (TBA new geologist. Do not send referral to Brian Papurello, Landset Eng)	



Transmittal Memorandum

Date: June 12, 2025
To: Eric Tolle, San Luis Obispo County Planner
From: Ian McCarville, Kirk Consulting
RE: Information Hold Response Package #1: N-DRC2024-00042

Please find the following documents attached in response to the Information Hold Letter issued on October 24th, 2024, for N-DRC2024-00042 on behalf of Dan and Lindsey Noland:

1. Information Hold Letter #1 (October 2024)
2. Information Hold #1 Response Letter (Kirk Consulting, June 2025)
3. Project Description (Kirk Consulting, June 2025)
4. Trip Generation Evaluation & Roadway Safety Analysis (OEG, May 2025)
5. Parcel Map COAL 99-0157 (54/PM/94)
6. Acoustical Analysis (45dB Acoustics, LLC, May 2025)
7. Biological Resources Assessment & Spring Botanical Study (Gordon Hensley, June 2025)
8. Plan Set (Kirk Consulting, June 2025)
9. Consent of Landowner Application

If you have any questions regarding this resubmittal package, please feel free to contact me.

Cordially,

Ian McCarville
Supervising Planner
ian@kirk-consulting.net
Phone: (805) 461-5765



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
TREVOR KEITH, *DIRECTOR*

October 24, 2024

Letter sent via email

Daniel Noland
Squire House, LLC
223 Rosita Street
San Luis Obispo, CA 93405

Subject: Initial Completeness Review Letter (Info Hold) | N-DRC2024-00042

Your application has been reviewed by the Department of Planning and Building, and the information that is on the attached list is required before it can be accepted as complete for processing, as required by California Government Code Section 65943.

You can help expedite the review process by making sure all the information listed below is submitted at one time, and that the re-submittal package has the project number on a cover sheet. If the requested information is not received within 90 days of this letter, your application will be deemed withdrawn (pursuant to Section 22.64.030.B of the Land Use Ordinance / Section 23.02.056(a) of the Coastal Zone Land Use Ordinance).

Upon the submittal of this information your application can be accepted as complete for processing and staff will begin its environmental determination pursuant to the California Environmental Quality Act (CEQA). During the environmental review process, you may be asked to provide additional information.

Your application is subject to a discretionary review process. A discretionary permit requires the review and approval of the Administrative Hearing Officer, the Subdivision Review Board, the Planning Commission or the Board of Supervisors. A discretionary permit may be approved, approved with conditions or denied. Application for a discretionary permit does not guarantee approval, whether a project complies with all applicable standards or has been recommended for approval. All decisions on discretionary permits can be appealed to the Board of Supervisors, who will then make the final decision on the project.

If you have any questions concerning these requirements, please contact me at (805) 788-2148 or etolle@co.slo.ca.us.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Tolle".

Eric Tolle, Project Manager

Items Required for Acceptance

Based upon preliminary review, the items in this list are required before your project can be accepted as ***complete for processing***.

1. Acoustical study is required to assess noise at property lines if outdoor amplified sound and music is proposed to ensure compliance with ordinance requirements per Section 22.10.120.
2. Please provide additional site plan indicating existing access road that includes slope, width, distance(s) to event site(s).
3. Please specify all event-related exterior lighting and location on site plan.
4. Please provide traffic analysis report that includes number of proposed events, maximum number of attendees, and day of week and hours of events.
5. Please provide total square footage of all dedicated event parking per parking area per ordinance section 22.30.610.D.2.
6. Please provide the number and locations of event restrooms including any portable restrooms.
7. Please indicate where event vendors will be located and parked.
8. Please provide Biological Resources Assessment (BRA) for all event locations. A previous BRA submitted prior to supplement a previous construction/grading permit may be used once reviewed.
9. Other Information – Please note that based upon review of the requested items, additional information may be required.

Other Notes Not Needed For Acceptance

- 1) A road maintenance agreement signed by all property owners accessing the private access easement from Monte Rd. will be required as a condition of approval.
- 2) Currently the property is designated Agriculture (AG). A concurrent General Plan Amendment application has been submitted and is under review. As it stands currently, this land use entitlement application is subject to Ag Policy 6 that states temporary events shall be subordinate to a bona-fide existing on-site agricultural operation.
- 3) This property has a current code violation (CODEE24-22) that needs to be deemed resolved and all associated fees paid prior to taking this project to hearing.
- 4) CalFire requires secondary emergency access in addition to Planning per CA Fire Code. The request to waive the secondary emergency access requirement will need to be additionally assessed by CalFire.
- 5) Are any special event canopies/tents proposed? These may be subject to a building permit subject to CA Building Code.
- 6) Depending on Cal Fire project referral response, existing access road may require improvements including widening that may result in tree impacts. A tree inventory may be required.

Project Referrals

Please note that this project has been referred to the following agencies for comment: Ag Commission, Air Pollution Control District, County Building Division, CalFire, County Environmental Health, County Public Works, County Sheriff, County Stormwater, Avila Valley Advisory Council, Regional Water Control Board. No referral responses have been received yet. Additional information/Info Holds may be requested by these agencies.



Transmittal Memorandum

Date: June 12, 2025

To: Eric Tolle, Project Manager

From: Ian McCarville, Kirk Consulting

RE: Information Hold #1 Response Letter: N-DRC2024-00042

Please review the following responses for the Information Hold Letter issued on October 24th, 2024, for N-DRC2024-00042 on behalf of Linsey and Dan Noland:

SLO County Planning & Building Department:

Items Required for Acceptance

Based upon preliminary review, the items in this list are required before your project can be accepted as ***complete for processing***.

1. Acoustical study is required to assess noise at property lines if outdoor amplified sound and music is proposed to ensure compliance with ordinance requirements per Section 22.10.120.

Response: An acoustical study was prepared by 45dB in May 2025 (attached). The results of this study are summarized in Section 5.1 of the Project Description.

2. Please provide additional site plan indicating existing access road that includes slope, width, distance(s) to event site(s).

Response: The applicant has retained Roberts Engineering to prepare grading and drainage plans that will demonstrate the access road improvements necessary to comply with Cal Fire and Land Use Ordinance requirements. These plans will be submitted to the County upon completion.

3. Please specify all event-related exterior lighting and location on site plan.

Response: Refer to Sheet 2 of the Plan Set and Section 4.4 of the Project Description for details on event-related exterior lighting.

4. Please provide traffic analysis report that includes number of proposed events, maximum number of attendees, and day of week and hours of events.

Response: A Trip Generation Study and Roadway Safety Analysis was prepared by Orosz Engineering Group in May 2025 (attached). The results of this study are summarized in Section 5.2 of the Project Description.

5. Please provide total square footage of all dedicated event parking per parking area per ordinance section 22.30.610.D.2.

Response: Refer to the attached Plan Set for parking locations and Section 4.5 of the Project Description for additional details on parking. The project proposes two parking areas totaling 28,000 sq. ft. Per Section 22.30.610.D.2, a total of 24,000 sq. ft. of parking is required; therefore, the project exceeds the minimum parking requirements.

6. Please provide the number and locations of event restrooms including any portable restrooms.

Response: Please see Sheet #1 (Overall Site Plan) and Sheet #2 (Detailed Site Plan) for the locations of the portable restroom area.

7. Please indicate where event vendors will be located and parked.

Response: Vendors will be located and parked at the southern end of the outdoor event area. Refer to Sheet 1 of the Overall Site Plan for more details.

8. Please provide Biological Resources Assessment (BRA) for all event locations. A previous BRA submitted prior to supplement a previous construction/grading permit may be used once reviewed.

Response: A BRA and Spring Botanical Study was prepared by Gordon Hensley in June 2025 (attached). The results of this study are summarized in Section 5.3 of the Project Description.

9. Other Information – Please note that based upon review of the requested items, additional information may be required.

Response: This comment has been noted.

Other Notes Not Needed For Acceptance

- 1) A road maintenance agreement signed by all property owners accessing the private access easement from Monte Rd. will be required as a condition of approval.

Response: An access easement covers the lower portion of the primary access road and is granted specifically in favor of this property. This access easement is shown in Parcel Map COAL 99-0157 (attached). A shared maintenance agreement is not required as this property is the only property that utilizes this access road.

- 2) Currently the property is designated Agriculture (AG). A concurrent General Plan Amendment application has been submitted and is under review. As it stands currently, this land use entitlement application is subject to Ag Policy 6 that states temporary events shall be subordinate to a bona-fide existing on-site agricultural operation.

Response: The applicant is no longer pursuing a General Plan Amendment. Refer to Section 9 of the Project Description for details on AGP 6 and 31 consistency.

- 3) This property has a current code violation (CODEE24-22) that needs to be deemed resolved and all associated fees paid prior to taking this project to hearing.

Response: This comment has been noted.

- 4) CalFire requires secondary emergency access in addition to Planning per CA Fire Code. The request to waive the secondary emergency access requirement will need to be additionally assessed by CalFire.

Response: The project is a Conditional Use Permit and includes a request to waive the secondary access road requirement pursuant to Land Use Ordinance Section 22.30.610.D.1, as allowed under Section 22.30.020.D.

- 5) Are any special event canopies/tents proposed? These may be subject to a building permit subject to CA Building Code.

Response: Special event canopies or tents are not currently proposed; however, if they are proposed in the future, the applicant will obtain the necessary permits with Cal Fire.

- 6) Depending on Cal Fire project referral response, existing access road may require improvements including widening that may result in tree impacts. A tree inventory may be required.

Response: The applicant is preparing grading and drainage plans that will demonstrate the road access improvements necessary to comply with Cal Fire. Once the grading and drainage plans are prepared, a supplemental tree impact assessment will be completed and submitted to the County.

CHATEAU NOLAND TEMPORARY EVENTS
CONDITIONAL USE PERMIT N-DRC2024-00042
6445 MONTE ROAD, SAN LUIS OBISPO, CA 93401
APN 076-251-045

PROJECT DESCRIPTION (JUNE 2025)

Parcel Size:	22.27 Acres
APNs:	076-251-045
Address:	6445 Monte Road, San Luis Obispo, CA 93401
Land Use:	Agriculture
Planning Area:	San Luis Obispo Planning Area / San Luis Bay Inland Sub Area North
Water:	Onsite Well
Williamson Act:	No
Existing Uses:	(2) Single-Family Residences with Vacation Rental Licenses, Farm Support Quarter, and Limited Agriculture
Access:	Monte Road via Private Driveways

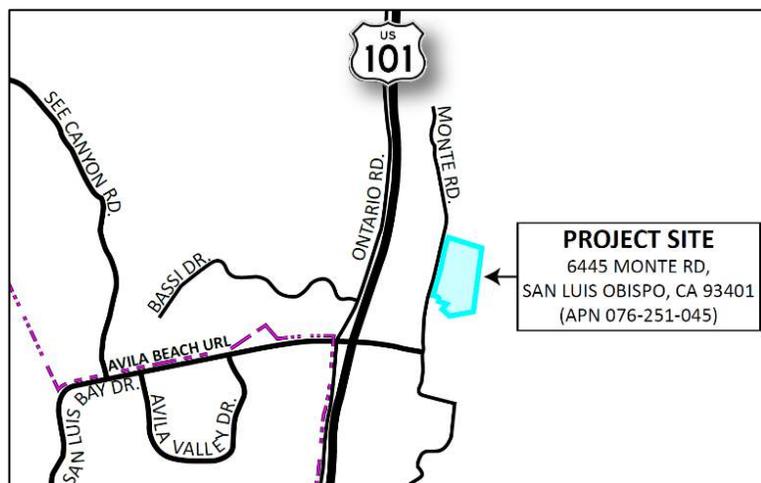
1.0 Summary of Request

A request by Dan and Lindsey Noland for a Conditional Use Permit to allow up to 25 temporary outdoor events per year, with a maximum of 150 attendees per event, for a period of 20 years. The project includes outdoor amplified speech and music within the designated event area. A modification to Land Use Ordinance (LUO) Section 22.30.610.D.1 is requested to waive the secondary access road requirements consistent with LUO Section 22.30.020.D and the San Luis Obispo County 2023 SRA Fire Safe Regulations.

2.0 General Description

The project site consists of one legal parcel totaling 22.27 acres located at 6445 Monte Road in rural San Luis Obispo (APN 076-251-045). The site is situated approximately 2.21 miles south of the San Luis Obispo Urban Reserve Line (URL) and 0.37 miles northeast of the Avila Beach URL. No intermittent streams or drainages are located within the project site; however, the site does contain steep slopes averaging over 36% slope and oak woodlands. The property is located within the San Luis Obispo Planning Area, San Luis Bay Inland Sub Area North, is zoned Agriculture, and has a Flood Hazard Combining Designation over a small

Figure 1: Vicinity Map



area. The property is located within the San Luis Obispo Planning Area, San Luis Bay Inland Sub Area North, is zoned Agriculture, and has a Flood Hazard Combining Designation over a small

portion of the western property line and Renewable Energy Overlay Combining Designation over the entire property.

The surrounding uses include Residential Rural–zoned parcels to the north (single-family residences), Residential Suburban–zoned parcels to the east (single-family residences), Agricultural–zoned parcels to the west (vineyards), and Agricultural– and Residential Rural–zoned parcels to the south (single-family residences).

3.0 Background

3.1 Legal Lot Verification

The project site consists of one legal parcel which was created by Parcel Map COAL 99-0157 (54/PM/94).

3.2 Existing Uses

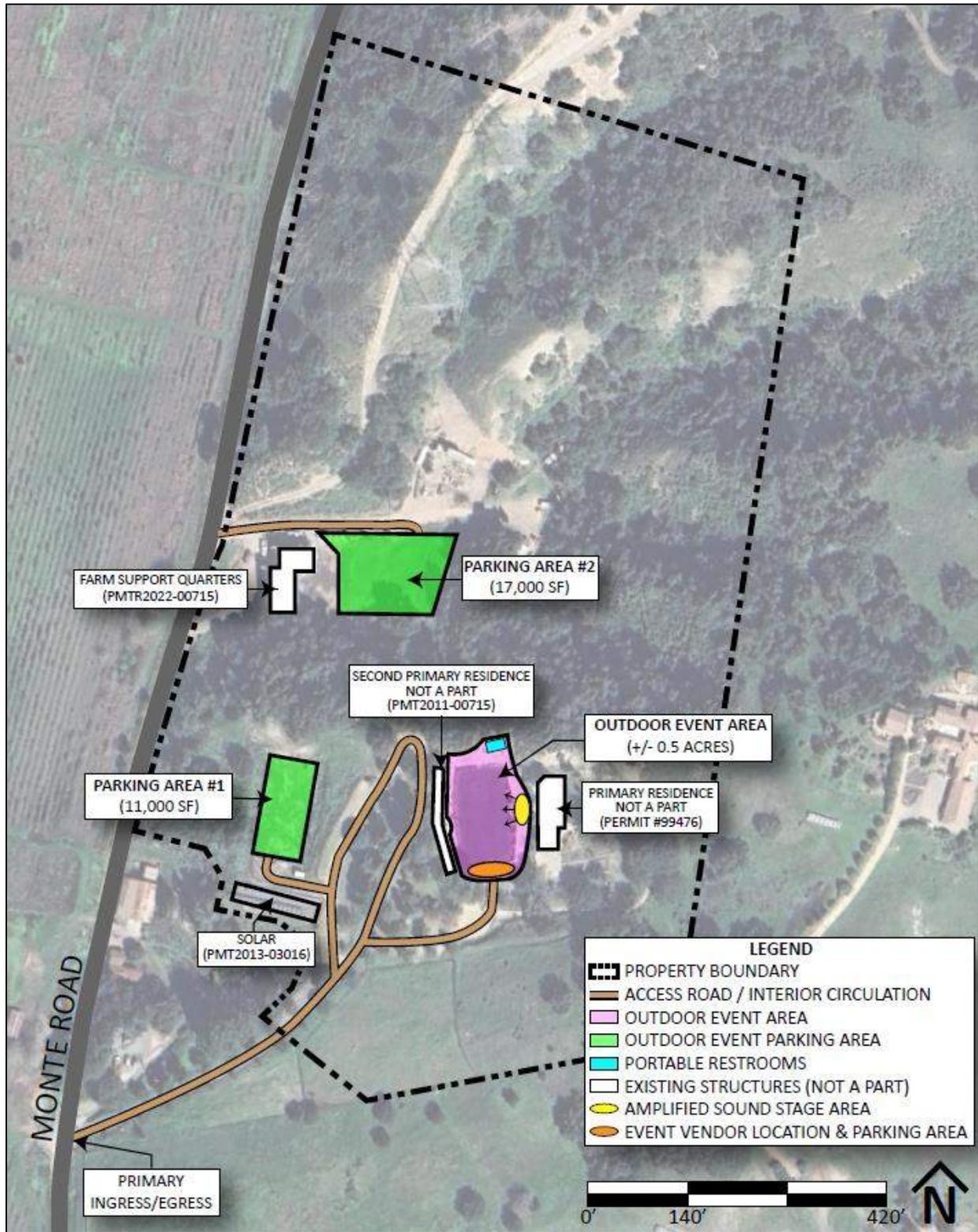
The site is primarily used for residential purposes due to constraints such as steep slopes, oak woodland, and limited water availability; however, limited agricultural uses, specifically horse raising and training, also occur on the property.

Existing development on the site includes a primary residence (Permit #99476), a second primary residence (PMT2011-00715), a vacation rental license for each residence (ZON2016-00820 & ZON2021-00683), farm support quarters (PMTR2022-00715), solar panels (PMT2013-03016), and a pool (RBLD2024-00133), along with the aforementioned limited agricultural uses.

4.0 Project Description

The proposed project is a request for a Conditional Use Permit to allow temporary events on the project site in accordance with LUO Section 22.30.610. Events will occur entirely outdoors; no indoor use areas are proposed, and the existing structures onsite will not be used for any event activities. The designated event area encompasses approximately 0.5 acres, about 2% of the property, and includes a lawn bordered by stone pavers, with two residences located on the east and west sides. Minor access road improvements are proposed to widen the existing roads to 20 feet with 2-foot shoulders in order to comply with Cal Fire standards. A modification from the secondary access road requirement is also requested, pursuant to LUO Section 22.30.020.D.1. Refer to Figure 2 below for the Overall Site Plan.

Figure 2: Overall Site Plan



4.1 Types of Activities

Events would include larger gatherings which are consistent with the LUO 22.30.610. Smaller private gatherings with fewer than 50 people may also take place on the property, though these would be associated with the approved vacation rentals and would not be classified as formal “events.”

4.2 Outdoor Location

Temporary events will occur in one general area, located on the existing lawn between the two residences, each licensed as a vacation rental. This area is approximately 0.5 acres in size and is pre-developed. While the residences will not be used for activities, the vacation rentals offer convenient lodging options for the guests. Refer to Figure 3 below for a photograph of the outdoor event area.

Figure 3: Outdoor Area



4.3 Facilities

The applicant will provide portable restrooms and sanitation facilities in accordance with Government Code Section 8397.4(d) – Health and Sanitation. The number of restrooms provided will meet or exceed the minimum requirements outlined in Table F-2 below. The guests will be responsible for coordinating other facilities such as food catering, sound setup, decorations, and any additional needs. No structures will be used for event activities.

Table F-2

<i>Number of employees of each sex</i>	<i>Minimum number of toilets per sex</i>
1 to 15	1
16 to 35	2
36 to 55	3
56 to 80	4
81 to 110	5
111 to 150	6
Over 150	1 additional toilet for each additional 40 employees.

4.4 Outdoor Lighting

The project proposes three types of outdoor lighting. All lighting will be directed downward and/or oriented toward the interior of the site, will utilize warm, low-lumen fixtures, and will be operated on motion sensors or timers to prevent unnecessary illumination outside of operating hours. All lighting will be Dark Sky compliant. Refer to Sheet 2 of the plan set for lighting locations, and descriptions and photographs of each lighting type below.



Bistro String Lights: These plug-and-play lights are temporarily strung over the outdoor event area to provide downward-facing ambient lighting during events.

Parking Area Lighting: These solar-powered, downward-facing lights are located in the parking areas to provide visibility for guests leaving after sundown.

Pedestrian Walkway Lighting: These solar-powered, downward-facing lights are installed along pedestrian walkways to enhance safety and visibility.

4.5 On-Site Parking

The project will provide off-street parking in compliance with Section 22.30.610.D.2, which mandates a minimum parking ratio of 400 sq. ft. per car on a lot with a slope of 10 percent or less and free of combustible materials. With a maximum of 150 attendees, with an average of 2.5 attendees per vehicle, a total parking area of 24,000 sq. ft. will be required.

The site contains two existing parking areas:

- **Parking Area #1:** Approximately 11,000 square feet in size, this area is located just west of the outdoor space in Figure 3. It was previously used as a horse paddock and is flat and free of combustible materials.
- **Parking Area #2:** Approximately 17,000 square feet in size, this area is located northwest of the outdoor space, behind the existing farm support quarters. It is relatively flat, with presumed slopes of less than 10%, though this will be verified through the grading plan to be submitted under separate cover. Guests parking in this lot will have the option to walk via an existing trail or use a shuttle service.

4.6 Access

The primary access point for guests is located along Monte Road. An access easement, ranging in width from approximately 128 to 184 feet, covers the lower portion of this road and is granted specifically in favor of the subject parcel (Parcel 4 of COAL 99-0157; see attached). This road will be widened to 20 feet with 2-foot shoulders on each side and will provide access to the outdoor area and Parking Area #1.

Another road is located approximately 900 feet to the north, also off Monte Road, and leads to Parking Area #2. This road will also be improved to comply with Cal Fire and Land Use Ordinance standards. Notably, this road does not connect to the primary access road, and does not qualify as a secondary access road; therefore, a request to waive the secondary access road requirement pursuant to LUO Section 22.30.610.D.1, as allowed under Section 22.30.020.D, is included below.

Importantly, both access roads comply with Cal Fire's Dead-End Road Standards. Although Monte Road is a dead-end road, Section 503.1.2.1 of the Fire Code establishes maximum allowable lengths for dead-end roads and specifies that when a road crosses parcels with varying minimum lot sizes, the shortest applicable maximum length shall apply. In this case, Monte Road passes by a Residential Rural zoned property, which, under LUO Section 22.22.060, allows minimum parcel sizes as small as 5 acres. Accordingly, the applicable maximum dead-end road length is 2,640 feet, which applies to parcels ranging from 5 to 19.99 acres.

For this project, the dead-end road length is measured from the intersection of Monte Road and San Luis Bay Drive to the primary event access road and the second access road for Parking Area 2. The distance to the event area is approximately 1,400 feet, and the distance to Parking Area 2 is approximately 1,745 feet, both well within the allowable dead-end road length under the Fire Code.

Modification Request for Secondary Access Road:

This application includes a request to waive the secondary access requirements. Section 22.30.610.D.1. requires all outdoor temporary events provide a minimum of two unobstructed access points, each a minimum of 18 feet wide, from the event site to a publicly maintained road. Section 22.30.020.D contains provisions that allow modifications to the special use standards set

forth in Article 4 of Title 22. In order for a modification to be approved, the Commission must make findings that:

1. Set forth the necessity for modifications or waiver of standards by identifying the specific condition of the site and/or vicinity which make standard unnecessary or ineffective;
2. Identify the specific standards of this Chapter being waived or modified;
3. The project, including the proposed modifications to the standards of this Chapter, will satisfy mandatory findings required for Conditional Use Permit approval by Section 22.62.060.C.4.

Finding (1):

The existing LUO Section requiring two points of access for Temporary Events was adopted in the County's 1980 Land Use Element. In recent years, County Planning and Cal Fire have worked collaboratively to develop updated standards and operating conditions under which a secondary access point may not be required. On January 1, 2023, the County adopted the 2023 SRA Fire Safe Regulations, which incorporate provisions from 14 CCR, Division 1.5, Chapter 7, Subchapter 2, Articles 1–5. These Regulations include standards for secondary egress and are intended to guide project approval for similar projects.

Importantly, the Fire Safe Regulations acknowledge that the secondary access requirement under LUO Section 22.30.610 (Temporary Events) may be waived with approval of a Conditional Use Permit, and they outline five criteria to evaluate when secondary access is or is not necessary. The criteria are as follows:

1. Does the project exceed the maximum dead-end road lengths requirement (503.1.2.1)?
 - Yes – Secondary egress is required.
 - No – Secondary egress is not required. If the criteria below are met, an access road with a minimum width of 20 feet and 2-foot shoulders is required for all commercial projects.
2. Project is located within a Very-High severity zone?
 - Maximum of 250 people on site (including employees). Over 250 occupancy secondary egress is required. Minimum 20-foot-wide road with 2-foot shoulders is still required.
3. Project is located within a High severity zone?
 - Maximum of 250 people on site (including employees). Over 250 occupancy secondary egress is required. A minimum of a 20-foot-wide road with 2 feet of shoulders is still required.
4. Project is located within a Moderate severity zone?
 - Occupancy amounts will be site specific based on vegetation model/type of event/location to special hazards.

5. Requirements for all projects regardless of location.

- Vegetation clearance, per PRC 4291, is required for all structures and roadways.
- If several event sites are utilizing the same roadway on the same dates, the road could be evaluated based off total traffic/evacuation.
- Building and Fire Code requirements will be reviewed for all structures changing use or those which are associated with the project.
- Special circumstances may pertain to the project site and CFC 503.1.2 could still apply regardless of specific criteria being met. Allowable occupancies can be reduced based on site constraints.

The project site is located within a Very High Fire Hazard Severity Zone (VHFHSZ), and will accommodate a maximum of 150 attendees and up to 10 employees on site. The access road to the event location and the second access road to Parking Area 2 are each under 1,000 feet in length, and both comply with Cal Fire's dead-end road standards. Based on these factors, the project falls within the parameters deemed acceptable by Cal Fire for being served by a single point of access. Furthermore, the avoidance of constructing a secondary access road helps to minimize environmental impacts, including the need for grading on slopes exceeding 30% and the removal of oak trees.

Based on the considerations outlined above, a secondary unobstructed access road from the event site to a publicly maintained road is not warranted.

Finding (2):

The application includes a request to modify the secondary access standard outlined in Section 22.30.610.D.1.

Finding (3):

The proposed project satisfies all mandatory findings required for Conditional Use Permit approval per Section 22.62.060.C.4:

- a) The proposed project is consistent with the Land Use Element of the General Plan.
- b) The proposed project satisfies all applicable provisions of this Title.
- c) The proposed project will not be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood or be detrimental or injurious to property or improvements in the vicinity of the use.
- d) The proposed project will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development.
- e) The proposed project will result in up to 60 temporary event trips up to 25 times per year and will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project site.
- f) The project satisfies all planning area standards and combining designation requirements.

5.0 Resource Studies

5.1 Noise

The project includes outdoor amplified music and speech within the designated outdoor area. The project site is located within the Agriculture land use category, with the nearest off-site residence located approximately 580 feet to the west.

An Acoustical Analysis was conducted by 45dB Acoustics in May 2025 to evaluate the potential for noise impacts associated with amplified music and speech during proposed outdoor temporary events. The analysis utilized 3D modeling software (SoundPLAN) to simulate the sound propagation from the event area to surrounding properties, taking into account terrain, structures, and other environmental factors. The evaluation is based on the County's Title 22 Inland LUO noise standards, which establish maximum allowable exterior noise levels of 45 dBA (hourly Leq) and 65 dBA (Lmax) during daytime hours (7:00 a.m. to 10:00 p.m.). Initial modeling using unmitigated sound levels, typical of large, amplified music events with sound sources measuring 95 dBA Leq at 10 feet, demonstrated that these events would exceed the County's noise thresholds at multiple nearby property lines.

To ensure compliance, the analysis recommends limiting amplified sound levels to a maximum of 85 dBA at a distance of 10 feet from the front of the stage. Under this mitigated scenario, modeled sound levels fall within the County's acceptable limits at all property lines. The preferred stage location, oriented over the lawn with speakers directed to the west, is acoustically acceptable under these reduced sound levels. Other configurations were considered, and it was determined that source levels must still not exceed 85 dBA, and that positioning the stage with speakers directed south is not advisable due to potential increases in noise exposure. No outdoor amplified music or speech will occur after 10:00 p.m.; therefore, an evaluation of nighttime noise thresholds is not required.

To support ongoing compliance, it is further recommended that the applicant monitors amplified sound levels using reliable and calibrated sound level meters. The report outlines commercially available tools and practices that allow sound levels to be self-managed by the applicant. These recommendations are intended to ensure that outdoor events remain within regulatory limits while promoting good neighbor relations with surrounding residential land uses.

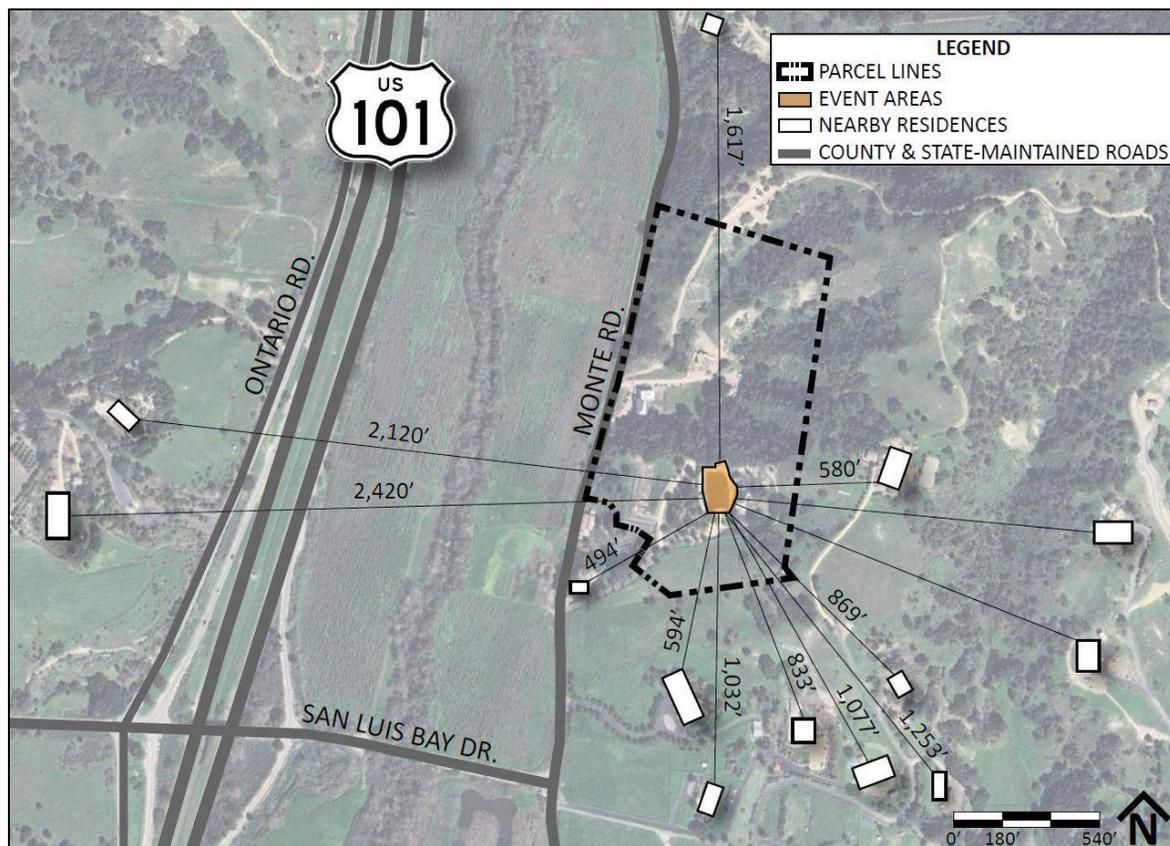
Lastly, the applicant intends to deploy additional sound management strategies beyond those recommended in the acoustical analysis, including the following measures:

- **Dedicated Sound & Safety Monitor:** A trained Sound & Safety Monitor will be present at every event to ensure compliance with noise and safety regulations. This individual will operate independently of event staff, with compensation not tied to guest satisfaction and tips prohibited, ensuring impartial enforcement. The monitor will have authority to intervene directly, including cutting power to amplification equipment, if rules are violated.

- **Vendor Restrictions and Scheduling:** To maintain consistency in sound management, only vetted and experienced DJ providers will be permitted to perform at the estate. Guests are required to secure DJ services within 30 days of booking, allowing ample time for coordination and compliance. All other vendors must be pre-approved and must meet stringent noise control standards.
- **Planning Coordination:** The Sound & Safety Monitor will participate in pre-event planning meetings with clients and vendors to set expectations regarding noise levels, equipment use, and enforcement procedures.
- **Sound Monitoring Equipment:** Visible, tamper-proof decibel monitoring devices equipped with green, yellow, and red indicators will be installed to provide immediate feedback to DJs and the Sound & Safety Monitor. These devices track the number of red light activations (exceedances), which are tied to penalties in client contracts.
- **Neighbor Response Protocol:** A direct communication line will be available for neighbors to report noise concerns. If sound levels exceed established thresholds, the Sound & Safety Monitor will assess the situation immediately and implement corrective action, which may include adjusting equipment or halting amplification.
- **Updated Client Contracts:** All event agreements will require acknowledgment and compliance with the full suite of sound mitigation measures. Non-compliance may result in penalties, including financial charges or termination of the event.

These proactive measures reflect the applicant's commitment to minimizing potential noise impacts and ensuring that events are conducted with respect for the surrounding community. Considering the rural setting, substantial setbacks from property lines, absence of nearby high-density sensitive land uses, and the implementation of comprehensive sound management strategies, the project is not anticipated to result in adverse noise impacts. For additional reference, refer to Figure 4 below for the distances between the proposed outdoor event area and the nearest offsite residences.

Figure 4: Nearest Residences to Event Area Map



5.2 Traffic

A Roadway Safety Analysis (RSA) and Trip Generation Study was prepared by Orosz Engineering Group in April 2025 in accordance with County Resolution 2008-152 and 2017-253. The proposed project is estimated to not generate any General Public weekday PM peak hour trips and up to 60 temporary event trips up to 25 days per year. Given this level of traffic volume, the report concluded that the project is not expected to create any peak hour (weekday or weekend days) impacts. See Table 1 for the Project Trip Generation Summary.

Table 1: Project Trip Generation Summary

Event Type	Number of Events	Attendees Per Event	Peak Hour Trip Rate	Peak Hour Trips	General Public Trips	Temporary Event Trips
Temporary Events	25	150	0.4 PHT/Guest	-	-	60
Project Total	Peak Hour Trips (max event):			0	0	60

Additionally, the RSA evaluated roadway safety and crash history within 0.5-mile radius of the project site. Data from the California Highway Patrol (CHP) indicated that there have been seven collisions within the vicinity of the project site over the past three years (2021-2024). See Table 2 below for the Crash History Summary:

Table 2: Crash History Summary

Year	Months	Total Crashes	Crashes near Primary Access
2021	12 months	2	0
2022	12 months	1	0
2023	12 months	2	1
2024	10 months	2	0

The crash data indicated that there were no crashes at the project site location; however, one collision did occur at the intersection of Monte Road and San Luis Bay Drive, approximately 650 feet south from the project site. This crash involved a driver that was under the influence and did not make the northbound left turn from Monte Road onto San Luis Bay Drive.

Additionally, two of the reported crashes occurred at the northbound off-ramp at San Luis Bay Drive, while four crashes were recorded along Ontario Road, both north and south of San Luis Bay Drive. Based on the collision data provided by the CHP, no significant traffic safety issues or collision patterns were identified at the project site's driveway.

Based on the criteria outlined in the RSA, the project is not expected to create a need for roadway or safety improvements. The portion of Monte Road serving the project site ranges in width from 14 to 18 feet. According to County data, this segment experiences an average daily traffic volume of 324 vehicles, with 26 peak hour trips. Under these conditions, the applicable County road standard would be A-1b, which calls for a 20-foot-wide paved roadway with graded shoulders. However, considering the limited number of project-generated trips, existing roadway geometry, current traffic volumes near the primary project access, and a limited crash history, roadway improvements are not warranted.

Lastly, while not required, the applicant will voluntarily provide a free shuttle service for guests departing the estate by 10:00 p.m. The shuttle driver will monitor departing guests, encourage those who appear unfit to drive to use the shuttle service, and will immediately notify the CHP if an unsafe driver attempts to leave the property. This measure is intended to help ensure that events are conducted with respect for the safety, peace, and enjoyment of neighboring residents and the broader community.

5.3 Biological Resources

A Biological Resources Assessment and Spring Botanical Study was completed by Gordon Hensly in May 2025. The report concluded that the site lies within a mixed coastal live oak and coastal sage scrub habitat and is situated in or near areas mapped for potential presence of several

sensitive plant and wildlife species, including black-flowered figwort, western bumble bee, San Luis Obispo owl's clover, Santa Margarita manzanita, Pismo clarkia, and Nipomo Mesa ceanothus.

The biologist conducted appropriately timed surveys during the blooming or peak activity periods for the six species of concern. Based on the survey results, the biological assessment concluded that the proposed improvements and temporary events are unlikely to result in direct impacts to any of the sensitive species.

However, the report does acknowledge the presence of oak trees along the primary access road, which could potentially be affected by road improvements. A grading plan is currently being prepared and will be submitted under separate cover. At that time, a formal tree impact assessment will be conducted.

6.0 Land Use Ordinance Consistency

22.30.610 – Temporary Events. Where allowed by Section 22.06.030, temporary events are subject to the standards of this Section. (Swap meets are subject to the standards of Section 22.30.530 – Sales Lots and Swap Meets).

A. Permit requirements. Minor use Permit approval, except as follows:

1. **Public Events.** No land use permit is required for:
 - a. Events occurring in approved theaters, convention centers, meeting halls or other public assembly facilities; or
 - b. Admission free events held at a public park or on other land in public ownership when conducted with the approval of the public agency having jurisdiction, provided that the event is conducted in compliance with all applicable provisions of this Title; or
 - c. Other free admission events which are eight hours or less in duration and are operated by a non-profit organization.
2. **Commercial entertainment.** Commercial outdoor entertainment activities are subject to the permit requirements and standards of Chapter 6.56 of the County Code (Temporary Commercial Outdoor Entertainment Licenses).
3. **Parades.** Parades and other temporary events within the public right-of-way are not subject to land use permit requirements, provided that all requirements of the County Public Works Department and County sheriff are met.
4. **Temporary camps.** Temporary camps as a principle use or accessory to another temporary event are subject to the permit requirements and other provisions of Chapter 8.64 of the County Code.

Response: The application is for a Conditional Use Permit to establish up to 25 temporary events per year with a maximum of 150 people (including attendees and employees) per event. All temporary events will occur within the designated outdoor event area.

- B. **Time limit.** A temporary event shall be held in a single location for no longer than 12 consecutive days, or four successive weekends, except where a different time limit is

established by other applicable provisions of the County Code or through a Minor Use Permit approval.

Response: The project is requesting relief from the restriction related to four successive weekends as allowed through the Conditional Use Permit.

- C. Location.** The site of any temporary event other than public events and parades shall be located no closer than 1,000 feet to any Residential Single-Family land use category.

Response: The project site is surrounded by properties designated as Agriculture, Residential Rural, and Residential Suburban. No properties designated as Residential Single-Family are located within 1,000 feet of the site.

- D. Site design standards.** All temporary events are subject to the following standards, regardless of whether a land use permit is required, except where alternate standards are established by Chapters 6.56 or 8.64 of the County Code.

- 1. Access.** Outdoor temporary events shall be provided a minimum of two unobstructed access points, each a minimum of 18 feet wide, from the event site to a publicly maintained road.

Response: The project proposes limited improvements to the existing access road to meet Cal Fire requirements, including a 20-foot-wide roadway with 2-foot shoulders. A request to waive the secondary access requirement is included, consistent with LUO Section 22.30.020, as the project has been designed to remain within the occupancy threshold acceptable to Cal Fire for service by a single access point. Additionally, construction of a secondary access road would result in environmental impacts, including grading on slopes exceeding 30 percent and the removal of oak trees, which will be avoided through approval of the requested waiver.

- 2. Parking.** Off-street parking shall be provided for private events as follows with such parking consisting at minimum, of an open area with a slope of 10 percent or less, at a ratio of 400 square feet per car, on a lot free of combustible material.
 - a. Seated spectator events.** One parking space for each 12 square feet of seating area.
 - b. Exhibit event.** One parking space for each 75 square feet of exhibit area.

Response: The project proposes two event parking areas that are under 10 percent slope, free of combustible material, and are capable of accommodating proposed attendance numbers. A total of 24,000 square-feet of overflow parking is required and 28,000 square feet of overflow parking is provided.

- 3. Fire protection.** Facilities to be provided as required by the County Fire Department.

Response: Fire suppression facilities will be evaluated by the County and Cal Fire as a part of the Conditional Use Permit review.

- 4. Water supply and sanitation.** Facilities to be provided as required by the Health Department.

Response: Temporary and portable water supply and sanitation facilities will be provided at the designated temporary events area as required by the Health Department.

- E. Guarantee of site restoration.** A bond or cash deposit may be required for approval of a temporary event to guarantee site restoration after use, and operation in compliance with the standards of this Chapter. The guarantee shall cover both the operation and restoration.

Response: N/A.

- F. Violation – Temporary Events.** It is unlawful for any person to use or allow the use of property in violation of the provisions of this section and to advertise a use that is in violation of this section. The penalties (including fines) and process for addressing a violation of this section are set forth in Chapter 22.74 of this Title (Enforcement). Additional penalties for violation of this section may include revocation of any issued permit and business license.

Response: The proposed project shall remain in compliance with this Section.

Temporary Events Ordinance – BOS Interpretation 2009

In October 2009, the Board of Supervisors adopted a Resolution with the intent to clarify how temporary events should be evaluated in agricultural areas. The Board of Supervisors made the following findings:

1. That the recitals set forth hereinabove are true, correct and valid.
2. The Board of Supervisors makes the following interpretation regarding the application of Section 22.30.610 of the Land Use Ordinance, Title 22 of the County Code:
 - a. That a single Minor Use Permit can authorize multiple temporary events per site and the Review Authority will set a finite time limit for the life of the permit as part the action taken on the permit.
 - b. That Temporary Events are defined as “any use of a structure or land for an event for a limited period of time where the site is not to be permanently altered by grading or construction”. That the use of existing structures temporarily during events, and grading not requiring a grading permit, does not constitute permanent alteration of the site. Also, that the interior remodeling of an existing structure that is limited to that needed to meet building occupancy and ADA requirements without expanding the building footprint, is not permanent alteration of the site.
 - c. That the applicable Review Authority shall continue to make a determination of what constitutes primary agricultural use and allowable secondary and incidental uses on a case by case basis in consultation with the Agriculture Department pursuant to existing Agriculture and Open Space Policy 6.

The project is consistent with the Board of Supervisors' resolution for the Temporary Events Section 22.30.610 interpretations:

- a. The project is a Conditional Use Permit requesting 25 temporary events to be held onsite per year for a 20-year time frame, effective from the Conditional Use Permit vesting date.
- b. Temporary Events are proposed for a limited period of time throughout the year and no permanent alteration (grading or construction) of the site is proposed aside from necessary access road improvements.
- c. The Review Authority, in coordination with the Agricultural Department, will evaluate this proposal on a case-by-case basis to determine what constitutes a primary agricultural use and what secondary and incidental uses are allowable, consistent with Agricultural Policy 6 and Agricultural Policy 31. In this case, the site is not suitable for intensive agricultural production due to its unique physical characteristics. As such, the occasional and temporary use of the site for events would not adversely impact ongoing agricultural operations, particularly given that the property lacks the necessary features to support viable agricultural production. Refer to Section 9 below for a more detailed discussion of consistency with Agricultural Policies 6 and 31.

22.10.060 – Exterior Lighting. The standards of this Section are applicable to all outdoor night-lighting sources installed after the effective date of this Title, except for streetlights located within public rights-of-ways and all uses established in the Agriculture land use category. No land use permit is required for lighting facilities, though an electrical permit may be required by Title 19 of this code (the Building and Construction Ordinance).

While these standards do not apply to uses in the Agriculture Land Use Category a summary of the owner's voluntary compliance is provided below:

- A. Illumination only.** Outdoor lighting shall be used for the purpose of illumination only and shall not be designed for or used as an advertising display, except as provided by Chapter 22.20 (Signs).

Response: Outdoor lighting is proposed for the purpose of illumination only.

- B. Light directed onto lot.** Light sources shall be designed and adjusted to direct light away from any road or street, and away from any dwelling outside the ownership of the applicant.

Response: Outdoor lighting will be downward facing and/or directed towards the interior of the site, away from any road, street, or offsite dwelling.

- C. Minimize light intensity.** No light or glare shall be transmitted or reflected in a concentration or intensity that is detrimental or harmful to persons, or that interferes with the use of surrounding properties or streets.

Response: Outdoor lighting will comply with this standard.

D. Light sources to be shielded.

1. **Ground Illuminating lights.** Any light source used for ground area illumination except incandescent lamps of 150 watts or less and light produced directly by the combustion of natural gas or other fuels, shall be shielded from above in such a manner that the edge of the shield is level with or below the lowest edge of the light source. Where any light source intended for ground illumination is located at a height greater than eight feet, the required shielding shall extend below the lowest edge of the light source a distance sufficient to block the light source from the view of any residential use within 1,000 feet of the light fixture.

Response: The project proposes solar-powered ground illuminating lights. Outdoor lighting shall comply with this standard.

2. **Elevated feature illumination.** Where lights are used for the purpose of illuminating or accenting building walls, signs, flags, architectural features, or landscaping, the light source shall be shielded so as not to be directly visible from off-site.

Response: Outdoor lighting is proposed to provide ambient illumination for events, including string or bistro lights, as well as low-level lighting for walkways and parking areas. Because lighting is not proposed for the purpose of highlighting architectural or landscape features, this standard does not apply.

- E. **Height of light fixtures.** Free-standing outdoor lighting fixtures shall not exceed the height of the tallest building on the site.

Response: Outdoor lighting will comply with this standard.

- F. **Street lighting.** Street lighting shall be designed to minimize light pollution by preventing the light from going beyond the horizontal plane at which the fixture is directed.

Response: No street lighting is proposed; therefore, this standard does not apply.

7.0 Planning Area Standards

22.96.030 – San Luis Bay Sub-area Standards.

All development and new land uses in the San Luis Bay Sub-area, as shown on Figure 96-1, shall comply with the following standards where applicable.

A. Circulation standards.

1. **Areawide systems Conditional Use Permit projects.** Projects requiring Conditional Use Permit approval shall be integrated into areawide circulation and utility

easements, providing for future extensions into adjacent undeveloped properties wherever feasible or where known areawide rights-of-way are planned.

2. **Driveways - New land divisions.** Where possible, new land divisions shall be designed to combining driveways and private access roads serving proposed parcels wherever terrain and adequate sight distance on the public road allow.
3. **Pedestrian and bikeways - New land divisions.** Provide for safe and site-sensitive pedestrian and bike circulation facilities in the design of roads for new subdivisions where feasible.
4. **Road design and construction - New land divisions.**
 - a. **Site disturbance.** Road alignments proposed in new land division applications shall be designed and constructed to minimize terrain disturbance consistent with safety and construction cost. Altered slopes shall be replanted with indigenous plants or protected by other appropriate erosion control measures.
 - b. **Circulation.** New land divisions adjacent to the city limits of an incorporated city shall be designed to include offers-to-dedicate for roads connecting with the city such that the street right-of-way widths will reasonably correspond to those required under City standards. Appropriate transitions in road improvements shall be provided between City and County roads adjacent to the City limits. In addition, logical existing or future street connections to City streets shall be provided to encourage an efficient circulation system.

Response: The project proposes outdoor temporary events within an already disturbed and developed portion of the site. Minor improvements to the existing access road are included to comply with applicable Cal Fire and Land Use Ordinance standards. As the project involves a Conditional Use Permit for temporary events and does not include any new structural development, Standards A.1 through A.4 are not applicable.

- B. **Site planning on sloping sites – Conditional Use Permit projects.** Except for lands in the Agriculture category east of Montana de Oro as shown in Figure 96-6, projects requiring Conditional Use Permit approval on sites with varied terrain shall include design provisions for concentrating developments on moderate slopes, retaining steeper slopes visible from public roads undeveloped.

Response: No new development is included with this application; therefore, this standard is not applicable.

- C. **Utility Services – Undergrounding requirement for Conditional Use Permit projects.** All projects requiring Conditional Use Permit approval (including commercial and residential uses fronting the shoreline) shall provide for utilities being placed underground unless the Commission determines either that: the proposed development will be of low intensity or in an isolated location; or that supporting overhead utilities will not be visible from public roads; or that overriding operational, economic or site conditions of the project warrant waiver of this requirement.

Response: No new development or utilities are included with this application; therefore, this standard is not applicable.

8.0 Combining Designations

22.14.060 – Flood Hazard Area Combining Designation (FH)

The Flood Hazard combining designation applies to areas where terrain characteristics present potential risks to life and property due to 100-year flood events or coastal high hazards. These standards are intended to minimize impacts on drainage ways and watercourses resulting from development. While a small portion of the subject parcel falls within the 100-Year Flood Zone along the western edge of the property, no new structures are proposed as part of this project, and no temporary events are proposed within the designated flood zone.

22.14.100 – Renewable Energy Area Combining Designation (RE)

The Renewable Energy Combining Designation is used to encourage and support the development of local renewable energy resources, conserving energy resources and decreasing reliance on environmentally costly energy sources. The Renewable Energy Combining Designation does not impose standards on Temporary Events.

9.0 Agriculture Policy Compliance

9.1 Agricultural Element Policy 6

The County's Agriculture Element establishes policies intended to balance the protection of open space resources with the operational needs of production agriculture, while minimizing conflicts with ongoing agricultural activities.

On October 6, 2009, the Board of Supervisors adopted Resolution No. 2009-329 in response to a request from the Agriculture Tourism Coalition. This resolution provides an official interpretation of the Land Use Ordinance and Agricultural Policy 6 of the Agriculture and Open Space Element. It affirms that the applicable Review Authority, in consultation with the Agriculture Department, has discretion to determine what constitutes a primary agricultural use and which secondary or incidental uses may be allowed on a case-by-case basis¹.

¹ The 2009 BOS Interpretation was not intended to create a hard and fast rule that if there is no agricultural use on a site there would be no allowance for events. Including "on a case by case basis" in the AGP6 review was intentional and intended to address unique circumstances of sites that might not have an agricultural use but are able to support temporary events without impact agricultural resources. It was intentional to provide for flexibility in those instances. The Board of Supervisors omitted the ALAB criteria for defining a primary agricultural use from the resolution to allow for a case by case review for applications for Temporary Events on lands in the Agriculture Land Use Category as they did not want to have a hard and fast rule that if there was no agricultural use there could be no event (10/6/2009 Board of Supervisor meeting - 4:40 Time Stamp https://slocounty.granicus.com/player/clip/775?view_id=46&redirect=true)

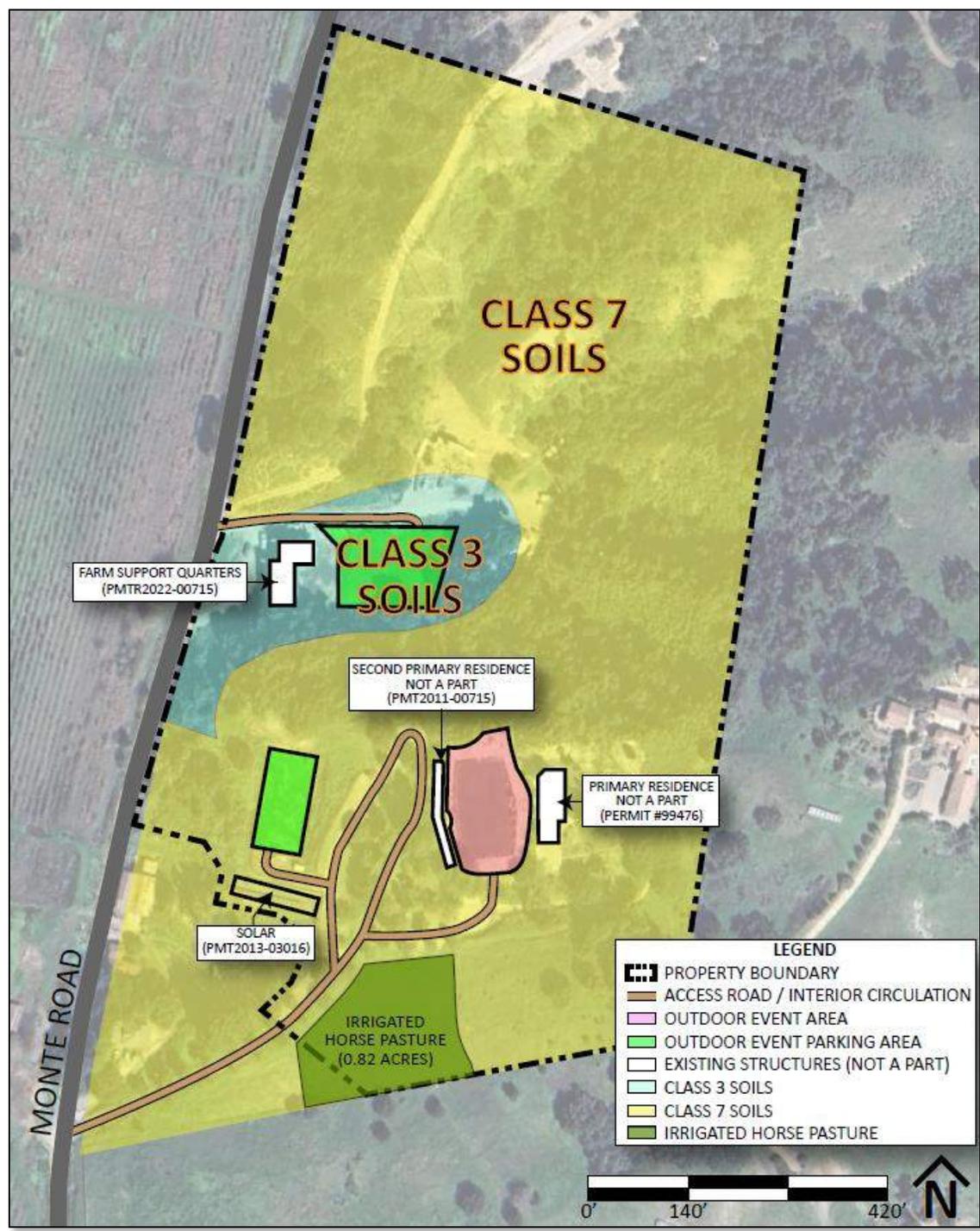
In this case, strict application of Agricultural Policy 6's requirement for a primary agricultural use is not appropriate due to the site's unique physical limitations. The subject parcel is currently designated Agriculture but is not suited for intensive agricultural production. It is constrained by limited water availability, a steep average slope of 36%, and predominantly Class 7 soils (both irrigated and non-irrigated). Only a small area contains Class 3 soils, which are proposed to be used for temporary, intermittent parking during events (limited to 25 times per year). These limited uses will not displace or conflict with any ongoing agricultural production, especially given the site's unsuitability for such production in the first place.

The only viable existing agricultural use on the property is equestrian, located in the lower, more accessible portion of the site near Monte Road. Allowing Temporary Events in this context does not compromise the agricultural integrity of the parcel and is consistent with the flexibility provided under Agricultural Policy 6.

Importantly, the Board of Supervisors explicitly rejected the Planning Commission's recommendation to adopt the ALAB (Agricultural Liaison Advisory Board) criteria or to require that a primary agricultural use be established prior to allowing temporary events. These positions were overruled with the adoption of Policy Interpretation #3 via the 2009 Resolution. The determination of consistency with Agricultural Policy 6 is to be made on a project- and site-specific basis, not by rigid or formulaic criteria.

Finally, it is relevant that several adjacent parcels to the north and south, which share similar physical constraints, have already been redesignated to non-agricultural land use categories through at least three General Plan Amendments approved over the past 5 to 17 years. These precedents further support a context-sensitive application of Agricultural Policy 6 for this project.

Figure 5: Soils & Agriculture Map



9.2 AG Policy 31 – Recreational use on Agricultural Lands

Agricultural Element Policy 31 – Recreational Use of Agricultural Lands is an additional policy referenced when reviewing recreational uses on agricultural land. Because Temporary Events are

defined in Table 2-2 of the Land Use Ordinance as a recreational use, it follows that Agricultural Policy 31 is the primary policy for evaluating their appropriateness. The intent of AGP 31 is to promote recreational uses on privately owned agricultural lands on a case-by-case basis, where such uses are compatible with both on-site and off-site agricultural operations as well as environmental resources.

In this case, temporary events are proposed to occur within the existing residential use footprint, in an outdoor area located between two existing residential structures. This area is already developed with landscaping, including irrigated turf and hardscape improvements. The site is physically separated from off-site agricultural uses to the west by a combination of distance, topography, and intervening structures. No active agricultural operations exist to the north, south, or east of the project area. Additionally, any potentially sensitive environmental resources will be protected during the limited grading activities required to widen the access road in compliance with Cal Fire standards.



May 6, 2025

OEG Ref 24-0102

Dan Noland
Chateau Noland
6445 Monte Road
San Luis Obispo, CA 93401

Subject: Chateau Noland Conditional Use Permit Project – Trip Generation Evaluation, and Roadway Safety Analysis (RSA) – 6445 Monte Road, San Luis Obispo, CA (APN 076-251-045)

Dear Mr. Noland:

Orosz Engineering Group, Inc. (OEG) has prepared the following letter report for a Trip Generation Evaluation, and Roadway Safety Analysis (RSA) for the subject project. Based on a brief project description that was provided, you are requesting a CUP for up to 25 temporary events per year with up to 150 guests per event for a period of 20 years. We are familiar with the study area and the current County's procedures for the trip generation evaluations and roadway safety analyses.

Project Description and Trip Generation Estimate

The proposed project is located at 6445 Monte Road, northeasterly of the San Luis Bay Drive intersection with US Highway 101. The project consists of a temporary event program with up to 25 annual events of up to 150 guests over a 20-year time frame. To estimate the project traffic volumes, the County has approved trip generation rates that govern the proposed project. For this project, the county trip generation rate is 0.4 Peak Hour Trips per guest. Using this information, up to 60 Peak hour trips during each event are expected. This information is required to conduct the RSA.

The project site plan is attached to the rear of this report for reference. Access to the project site is provided via the main existing site access approximately 650 feet north of the San Luis Bay Drive intersection on Monte Road. The primary access leads to the activity areas and an 11,000 SF parking area. Secondary access to a 17,000 Square Foot (SF) parking area is located approximately 875 feet north of the primary main access.

Roadway Safety Analysis (RSA)

The County of San Luis Obispo has a policy (2008-152 and 2017-253) to define the information required to complete a Roadway Safety Analysis (RSA) based on the number of PM peak hour trips developed by a project. The project will generate no weekday general public PM peak hour trips and up to 60 temporary event trips. The County RSA policy notes that for projects with 1 - 10 typical general public peak hour trips or less than 100 temporary event trips, the RSA requirements include:

Safety Analysis

Standard - Evaluate the collision rate for the primary access roadways within one-half (0.50) mile of the primary site entrance. Identify improvements to reduce the potential for any collision patterns that are identified.

Analysis – The California Highway Patrol (CHP) has indicated that there have been seven collisions within the vicinity of the project access (0.5 mile each way of the site access point) over the past three years. The crash data survey included Monte Road, including portions of San Luis Bay Drive and Ontario Road within the 0.5-mile radius of the site access.

The crash data also indicated that there were no crashes at the project access location. One crash did occur in 2023 at the intersection of Monte Road and San Luis Bay Drive, approximately 650 feet from the project access. This crash involved a driver that was under the influence and did not make the northbound left turn from Monte Road onto San Luis Bay Drive. The crash history associated with the 1.0-mile segment near the project access are summarized in **Table 1** below.

Table 1
Crash History
6445 Monte Road, San Luis Obispo Area

		Total Crashes (0.5 mile north and south of site access)	Crashes at/near Primary Access
2021	12 months	2	0
2022	12 months	1	0
2023	12 months	2	1
2024	12 months	2	0

The crash data for the seven crashes include the following observations:

- Two crashes were located at the northbound offramp at San Luis Bay Drive.
- Four crashes were along Ontario Road south and north of San Luis Bay Drive.
- Two crashes along Ontario Road involved a single bicycle.
- All crashes involved a single vehicle,
- Four crashes (two involving bicycles) involved minor injuries.
- No major injury or fatal crashes occurred within the study area.

Based on the data provided by the CHP, no significant traffic safety issues or significant patterns were identified at the project access driveway. No improvements are required based on the criteria outlined in the RSA policies.

Roadway Improvements

Standard – Study the roadway characteristics for a distance of 0.5 miles from the entrance toward the nearest intersection if project has 1-10 general public PM peak hour trips or less than 100 temporary event trips.

Analysis – As the project is expected to not generate any general public weekday peak hour trips and up to 60 temporary event peak hour trips, the RSA does require that the analysis be conducted to identify any improvements that may be needed to meet the roadway standard, but physical improvements are not required.

The County of San Luis Obispo lists daily and peak hour traffic volumes for Monte Road (Road Number 2065) north of San Luis Bay Drive at a daily traffic volume of 324 with 36 peak hour trips. The peak day of the week was Wednesday with 371 trips per day. Based on these traffic volumes, the county standard roadway would be a A-1b standard, that includes 20' of paved roadway and graded shoulders.

This portion of Monte Road is a County Maintained paved road and is approximately 17 feet wide with rough graded shoulders south of the access to Chateau Noland. To the north of the project access, Monte Road narrows to about 14 feet to the north of the site access but widens back to 17-18 feet about 200 feet to the north of the site access. To meet the current county road standards for this section of Monte Road, about three – six feet of additional pavement would be needed.

Based on the number of project trips, existing roadway geometry and traffic volumes on Monte Road near the primary project access, and limited crash history, roadway improvements are not warranted.

SUMMARY

The proposed project is located at 6445 Monte Road, northeasterly of the San Luis Bay Drive intersection with US Highway 101. The project consists of a temporary event program with up to 25 annual events of up to 150 guests over a 20-year time frame.

The proposed project is estimated to not generate any General Public weekday PM peak hour trips and up to 60 temporary event trips per County Resolution 2008-152 and 2017-253. Based on this level of traffic volume, the project is not expected to create any peak hour (weekday or weekend days) impacts.

A Roadway Safety Analysis (RSA) was conducted for Monte Road, including a portion of San Luis Bay Drive and Ontario Road within the 0.5-mile study area in the vicinity of the project site per County Resolution 2008-152 and 2017-253. Based on the criteria outlined in the RSA requirements, the project is not expected to create a need for roadway improvements.

This concludes our trip generation evaluation and roadway safety analysis for the proposed project. Should you have any questions, feel free to contact us.

Sincerely,

Stephen A Orosz

Stephen A. Orosz, P.E.

Traffic Engineer

Orosz Engineering Group, Inc.



Attachment – Site Plan

LEGEND

- PROPERTY BOUNDARY
- COUNTY-MAINTAINED ROAD
- ACCESS ROAD / INTERIOR CIRCULATION
- PROPOSED OUTDOOR EVENT AREA
- MAIN OUTDOOR EVENT PARKING AREA
- PORTABLE RESTROOMS
- AMPLIFIED SOUND STAGE AREA

PARKING ACCESS

PARKING AREA #2
(17,000 SF)

PORTABLE RESTROOM AREA

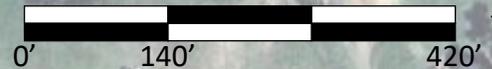
PARKING AREA #1
(11,000 SF)

AMPLIFIED SOUND AREA

(P) OUTDOOR EVENT AREA
(+/- 0.5 ACRES)

MONTE ROAD

PRIMARY
INGRESS/EGRESS



AB
6/22/2000
PMM

PM 54

OWNER'S STATEMENT

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE OWNERS OF, AND ALL RECORD HOLDERS OF SECURITY INTEREST IN, AND ALL PARTIES HAVING ANY RECORD TITLE IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION AND PROJECT SHOWN ON THIS MAP, AND THAT EACH OF US DOES HEREBY CONSENT TO THE FILING AND/OR RECORDATION OF THIS MAP.

WE ALSO HEREBY RESERVE OURSELVES, OUR HEIRS, AND ASSIGNS, FOR THE USE AND BENEFIT OF THE SEVERAL PUBLIC UTILITY COMPANIES WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION, EASEMENTS FOR PUBLIC UTILITY PURPOSES, DELINEATED ON SAID MAP AS "PUBLIC UTILITY EASEMENTS" OR "P.U.E."

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS CERTAIN PRIVATE ACCESS, WATER WELL, WATERLINE AND PRIVATE UTILITY EASEMENTS FOR THE USE AND BENEFIT OF THE PRESENT OR FUTURE OWNERS OF THE PARCELS AFFECTED BY SUCH EASEMENTS AS DELINEATED ON THIS MAP.

CREEKSIDE FARM, A GENERAL PARTNERSHIP

R. Chad Noland
R. CHAD NOLAND, GENERAL PARTNER

Jaymie Noland
JAYMIE NOLAND, GENERAL PARTNER

Paul K. Cavigli
PAUL K. CAVIGLI, GENERAL PARTNER

Dixie Cavigli
DIXIE CAVIGLI, GENERAL PARTNER

John DeVincentis
JOHN DEVINCENZO, GENERAL PARTNER

Therese M. Sorley
THERESA M. SORLEY, GENERAL PARTNER

Julie M. Sorley
JULIE M. SORLEY, GENERAL PARTNER

SIGNATURE OMISSIONS

THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED PER SECTION 66436, AS THEIR INTEREST CANNOT RIPEN INTO FEE TITLE.

AN EASEMENT IN FAVOR OF UNION OIL COMPANY PER INSTRUMENT RECORDED JULY 5, 1962 IN BOOK 1190 AT PAGE 645 AND INSTRUMENT RECORDED MAY 10, 1963 IN BOOK 1240 AT PAGE 156 OF OFFICIAL RECORDS.

AN EASEMENT IN FAVOR OF SOUTHERN COUNTIES GAS COUNTIES PER INSTRUMENT RECORDED MAY 8, 1963 IN BOOK 1239 AT PAGE 574 OF OFFICIAL RECORDS.

AN EASEMENT IN FAVOR OF PG&E PER INSTRUMENT RECORDED SEPT. 11, 1970 IN BOOK 1583 AT PAGE 282 OF OFFICIAL RECORDS.

AN EASEMENT IN FAVOR OF PG&E PER INSTRUMENT RECORDED MAY 6, 1974 IN BOOK 1777 AT PAGE 280 OF OFFICIAL RECORDS.

AN OIL AND GAS LEASE IN FAVOR OF CHEVRON USA PER INSTRUMENT RECORDED DEC. 18, 1980 IN BOOK 2293 AT PAGE 29 OF OFFICIAL RECORDS.

AN OIL AND GAS LEASE IN FAVOR OF CHEVRON USA PER INSTRUMENT RECORDED DEC. 18, 1980 IN BOOK 2293 AT PAGE 32 OF OFFICIAL RECORDS.

AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY PER INSTRUMENT NO. 1997-024361 RECORDED MAY 14, 1997 OF OFFICIAL RECORDS.

IN THE RANCHO SAN MIGUELITO, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

PARCEL MAP No. COAL 99-0157

PORTIONS OF LOTS 18, 37, 38, 40, & 41 OF THE SUBDIVISION OF RANCHO SAN MIGUELITO, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED AUGUST 20, 1975 IN BOOK A, PAGE 38 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APRIL 2000

TRUSTEES STATEMENT

MSB PROPERTIES, INC. UNDER A DEED OF TRUST DATED MARCH 1, 1999 RECORDED AS INSTRUMENT NO. 1999-D23398 OF OFFICIAL RECORDS.

[Signature]

NOTARIAL

STATE OF CALIFORNIA
COUNTY OF SAN LUIS OBISPO } SS

June 14, 2000

Beverly Souza
INDIARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED R. Chad Noland
+ Jaymie Noland PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAME IS

SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

A WITNESS MY HAND AND OFFICIAL SEAL

Beverly Souza
SIGNATURE

Beverly Souza
NAME PRINTED

COUNTY OF SAN LUIS OBISPO, CALIFORNIA.

MY COMMISSION EXPIRES 1-29-01

COMMISSION NUMBER 1124799

UNPLOTTABLE EASEMENTS

THE FOLLOWING EASEMENTS ARE UNPLOTTABLE FROM RECORD INFORMATION.

AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES AS SHOWN ON THE MAP RECORDED IN BOOK A AT PAGE 38 OF MAPS.

A RIGHT OF WAY FOR ROAD PURPOSES AND INCIDENTAL PURPOSES AS CONVEYED BY EMMETT REEVES BY DEED RECORDED JANUARY 2, 1986 IN BOOK U, PAGE 227 OF DEEDS.

A DEED FROM CECIL WRAY GODDCHILD TO TITLE INSURANCE AND TRUST COMPANY PER INSTRUMENT NO. 15201 RECORDED AUGUST 5, 1968 IN BDDK 1485 AT PAGE 401 OF OFFICIAL RECORDS.

AN OIL AND GAS LEASE PER INSTRUMENT RECORDED DECEMBER 18, 1980 IN BOOK 2293 AT PAGE 29 OF OFFICIAL RECORDS.

AN OIL AND GAS LEASE PER INSTRUMENT RECORDED DECEMBER 18, 1980 IN BOOK 2293 AT PAGE 32 OF OFFICIAL RECORDS.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CHAD NOLAND IN MARCH OF 2000. I HEREBY STATE THAT THIS PARCEL-MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP IF ANY. I ALSO HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED. THE MONUMENTS SHOWN HEREON WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

David A. Marchell 6-20-00
DAVID A. MARCHELL P.L.S. 6375
LIC. EXPIRES 12/31/2002



COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE ANNEXED MAP, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND THE SAN LUIS OBISPO COUNTY CODE HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE: JUNE 26, 2000

Christy P. Nazzari
COUNTY SURVEYOR R.C.E. 26598
LIC. EXPIRES 03/31/2004

BOARD OF SUPERVISORS STATEMENT

I DO HEREBY STATE THAT THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, DID, ON 7-11-2000 APPROVE THIS MAP OF PARCEL MAP NO. COAL 99-0157 IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT.

Julie L. Rodewald 7-13-00
CLERK OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF SAN LUIS OBISPO
STATE OF CALIFORNIA. Christy Nazzari
County Clerk

RECORDER'S STATEMENT

FILED THIS 17th DAY OF JULY, 2000, AT 8:00 A.M., IN BOOK 54 OF

PARCEL MAPS AT PAGE 94 AT THE REQUEST OF DAVID A. MARCHELL.

FEES: \$12.00

DOCUMENT NO. 2000-029514

SIGNED: Julie L. Rodewald
COUNTY RECORDER

BY: Sandy A. Luning
DEPUTY



6-20-00
6-22-00

NOTARIAL

STATE OF CALIFORNIA
COUNTY OF SAN LUIS OBISPO } SS

June 16, 2000

Karen Andrews

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Paul W. Covelli, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

A WITNESS MY HAND AND OFFICIAL SEAL

Karen Andrews
SIGNATURE

Karen Andrews
NAME PRINTED

COUNTY OF SAN LUIS OBISPO, CALIFORNIA.

MY COMMISSION EXPIRES Oct. 15, 2003

COMMISSION NUMBER 1237923

NOTARIAL

STATE OF CALIFORNIA
COUNTY OF SAN LUIS OBISPO } SS

June 20, 2000

Beverly Souza

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Dixie Cavalli, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

A WITNESS MY HAND AND OFFICIAL SEAL

Beverly Souza
SIGNATURE

Beverly Souza
NAME PRINTED

COUNTY OF SAN LUIS OBISPO, CALIFORNIA.

MY COMMISSION EXPIRES 1-29-01

COMMISSION NUMBER 1124799

NOTARIAL

STATE OF CALIFORNIA
COUNTY OF SAN LUIS OBISPO } SS

June 20, 2000

Beverly Souza

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED John Davincenzo, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

A WITNESS MY HAND AND OFFICIAL SEAL

Beverly Souza
SIGNATURE

Beverly Souza
NAME PRINTED

COUNTY OF SAN LUIS OBISPO, CALIFORNIA.

MY COMMISSION EXPIRES 1-29-01

COMMISSION NUMBER 1124799

NOTARIAL

STATE OF CALIFORNIA
COUNTY OF SAN LUIS OBISPO } SS

June 15, 2000

Beverly Souza

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED John Davincenzo, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

A WITNESS MY HAND AND OFFICIAL SEAL

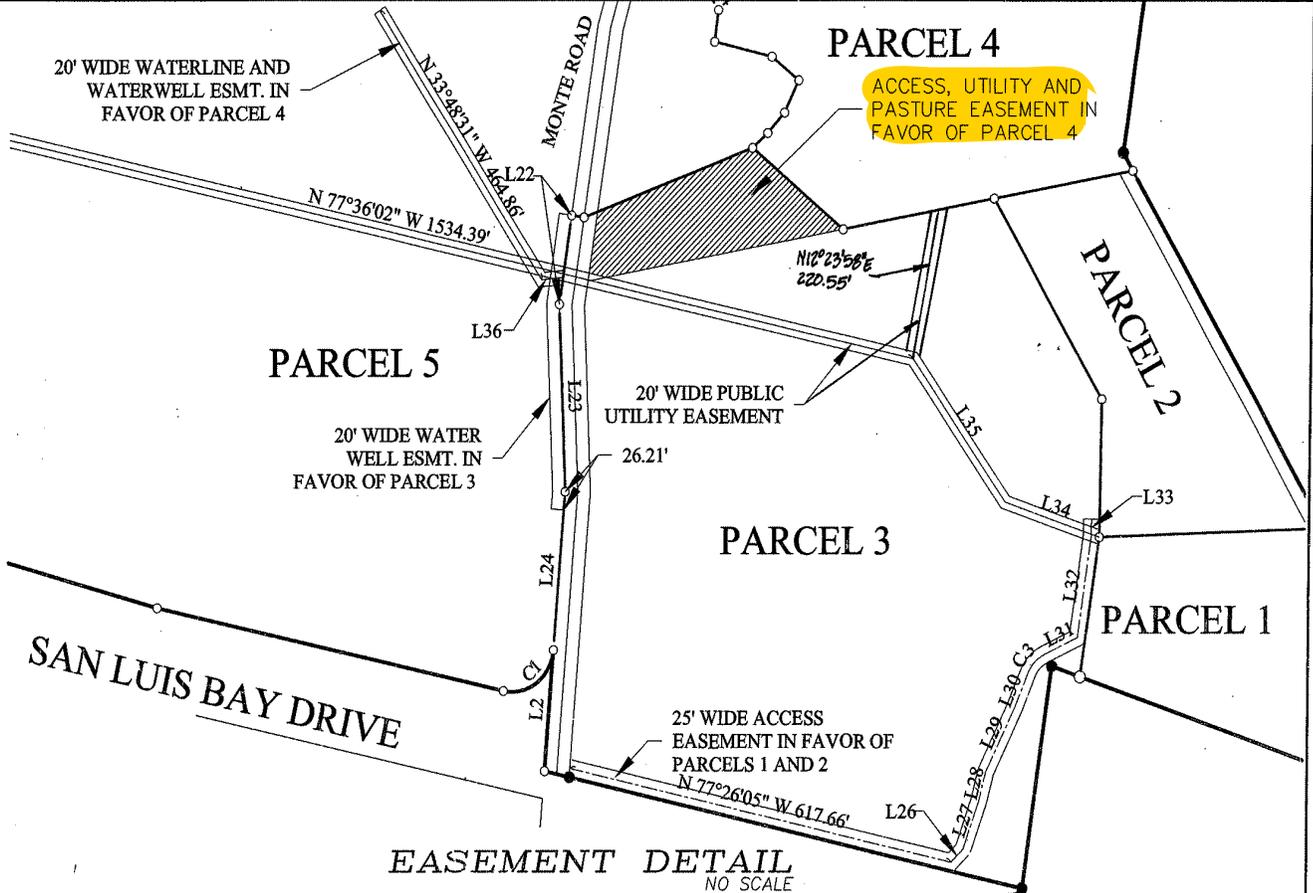
Beverly Souza
SIGNATURE

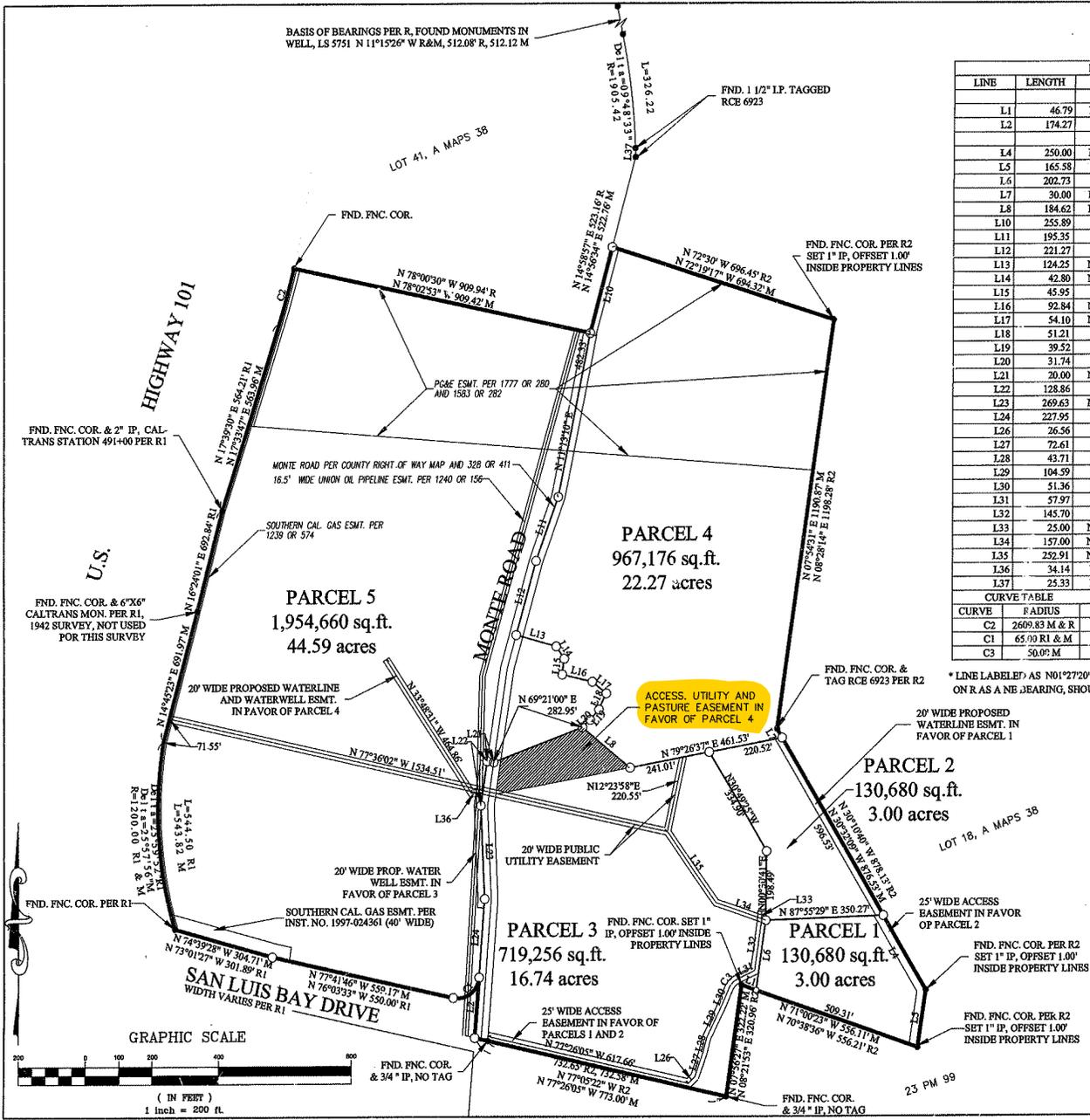
Beverly Souza
NAME PRINTED

COUNTY OF SAN LUIS OBISPO, CALIFORNIA.

MY COMMISSION EXPIRES 1-29-01

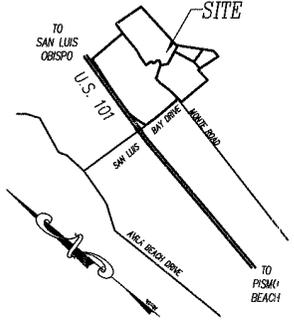
COMMISSION NUMBER 1124799





LINE	LENGTH	BEARING	Record
L1	46.79	N71°00'23"W	
L2	174.27	N04°15'10"E	
L3	108.21	N08°02'59"E	
L4	250.00	N30°32'09"W	
L5	165.58	N08°17'07"E	
L6	202.73	N08°02'59"E	
L7	30.00	N30°32'09"W	
L8	184.62	N50°51'28"W	
L10	255.89	N14°56'34"E	
L11	195.35	N19°31'10"E	
L12	221.27	N15°17'10"E	
L13	124.25	N74°37'40"W	
L14	42.80	N34°11'26"W	
L15	45.95	N07°12'47"E	
L16	92.84	N76°46'45"W	
L17	54.10	N51°27'19"W	
L18	51.21	N25°12'22"E	
L19	39.52	N41°40'12"E	
L20	31.74	N47°05'54"E	
L21	20.00	N81°42'50"W	
L22	128.86	N08°17'10"E	
L23	269.63	N02°23'50"W	
L24	227.95	N04°15'10"E	
L26	26.56	N45°30'41"E	
L27	72.61	N19°14'46"E	
L28	43.71	N14°10'54"E	
L29	104.59	N25°24'10"E	
L30	51.36	N22°28'22"E	
L31	57.97	N64°39'40"E	
L32	145.70	N08°02'59"E	
L33	25.00	N00°30'41"E	
L34	157.00	N71°24'12"W	
L35	252.91	N35°27'14"W	
L36	34.14	N84°50'30"E	
L37	25.33	N01°15'48"W	* N01°27'20"W 25.19' R

CURVE	RADIUS	DELTA	LENGTH
C2	2609.83 M & R	03° 39'31" M	166.65 M
C1	65.00 R1 & M	97° 27'55" R1 97° 48'32" M	110.57 R1 110.96 M
C3	50.09' M	42° 11'19" M	36.82 M



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND MONUMENTS ON THE CENTERLINE OF MONTE ROAD BEARING BEING N 11°52'6" E PER R

LEGEND:

- FOUND MONUMENT AS NOTED
- SET 1" IP, P.L.S. 6375
- (CALC) CALCULATED DATA
- (M) MEASURED DATA
- (R) RECORD DATA PER COAL 89-374 (48 PM 96)
- (R1) RECORD DATA PER CALTRANS R-0-W MAP SLO 101 PM 22.2, 22.7
- (R2) RECORD DATA PER RECORD OF SURVEY (21 RS 53)
- SNF SEARCHED, NOTHING FOUND

IN THE RANCHO SAN MIGUELITO, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
PARCEL MAP No. COAL 99-0157

PORTIONS OF LOTS 16, 37, 38, 40, & 41 OF RANCHO SAN MIGUELITO, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED AUGUST 20, 1875 IN BOOK A, PAGE 38 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



666 PACIFIC STREET
SAN LUIS OBISPO, CALIFORNIA 93401
PHONE: (805) 244-3700
FAX: (805) 244-4327



May 29, 2025
45dB Project 25018

Project & Address: Noland Events 6445 Monte Road San Luis Obispo, CA 93401	Planner: Kirk Consulting Attn: Jacob Bulotti b.jacob@kirk-consulting.net	Owner/Client to be Invoiced: Dan & Lindsay Noland dan@chateanoland.com 6445 Monte Rd. San Luis Obispo, CA 93401
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Summary

45dB Acoustics, LLC (“45dB”) has described and acoustically modeled typical amplified music and speech sound levels for the proposed outdoor events held at the above address in unincorporated San Luis Obispo, California. We have evaluated the proposed amplified music events against the Exterior Noise Standards defined within the San Luis Obispo County Land Use Ordinance.

Using the 3D noise modeling software, SoundPLAN[®], to model sound levels for the proposed events, we have concluded that, without mitigation, sound levels for typical large outdoor events with amplified music sources (during daytime hours 7:00am – 10:00pm) would exceed the 45 dBA hourly L_{eq} and 65 dBA L_{max} limits of the San Luis Obispo County’s Land Use Ordinance at the property lines of the nearby noise-sensitive land uses.

Based on the above analysis, for any outdoor events with amplified music or speech occurring between 7:00am and 10:00pm, to comply with the County Code, we recommend that event source levels be no greater than 85 dBA (as measured at 10 feet from the front of the stage). If this recommendation is followed, the sound levels at the nearest noise-sensitive locations are predicted to be in compliance with the County’s Exterior Noise Standards.

Please contact us with any questions.

for 45dB Acoustics, LLC:

Sarah Taubitz, Mem.INCE, ASA
ST@45dB.com

Erin Dugan, INCE Bd. Cert.
ELD@45dB.com

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1 Introduction

This sound level assessment is intended to determine the potential noise impacts associated with amplified music and speech for outdoor events at the Noland venue in rural San Luis Obispo, California. The following topics are presented in this report to pursue a Minor User Permit for approval of outdoor amplified music for up to 25 annual events at the site.

Event noise levels are evaluated to the County's requirements for exterior noise levels, as identified by the San Luis Obispo County Land Use Ordinance and Exterior Noise Standards. The following factors are considered:

- The topographical relationship of amplified noise sources and the nearby potential sensitive receptors
- Identification of noise sources/levels, and evaluation of predicted sound levels at the site's property lines
- Factors affecting sound level prediction at the property line, noise attenuation measures to be applied (if any), and analysis of the noise propagation considering the physical layout of the built environment
- Noise attenuation measures (i.e., mitigation) to be applied, if needed
- Information on fundamentals of noise and vibration to aid in interpreting the report (see Appendix, Section 8)

The proposed outdoor events are to be located at the site shown in Figure 1, outlined in yellow. Surrounding land uses¹ are Agricultural and Residential, as shown in Figure 2. Because many residences are located throughout the surrounding properties, including the Agricultural Land Uses, we have conservatively considered all property lines to be noise-sensitive for this analysis.

The site plan provided by the Client is shown in Figure 3, with the proposed outdoor event area highlighted in purple and amplified sound sources highlighted in yellow. Events are expected to include amplified music and speech, to be directed west over the lawn area.

¹ County of San Luis Obispo – Department of Planning & Building, Land Use View.
<https://gis.slocounty.ca.gov/sites/luview.htm>

2 Regulatory Setting – Local Regulations

The San Luis Obispo County Code, Land Use Ordinance, Section 22.10.120 – Noise Standards² states the maximum allowable daytime (7am – 10pm) and nighttime (10pm – 7am) hourly (L_{eq}) and maximum (L_{max}) noise levels at sensitive receiver locations. Per note 3, the specified maximum exterior noise levels are reduced by 5 dB for noises consisting of music. Therefore, **the maximum allowable daytime hourly L_{eq} is 45 dBA and maximum allowable L_{max} is 65 dBA** at the nearest noise-sensitive land-use areas. The maximum allowable nighttime hourly L_{eq} is 40 dBA and maximum L_{max} is 60 dBA. See Figure 4.

Per Note 2 of the Noise Standards, if the existing ambient noise level exceeds the applicable standard, the standard is increased by the ambient noise level plus 1 dB. Due to this requirement, and the variability of local traffic throughout the day and week, the L_{max} standard will prevail and is used to evaluate event noise levels in this analysis.

The maximum noise levels in this analysis are evaluated utilizing the noise propagation modelling of SoundPLAN[®]. The hourly equivalent “ L_{eq} ” level, the Maximum level “ L_{max} ” or “ $L_{AS_{max}}$ ”, and the maximum Impulsive “ $L_{AI_{max}}$ ” levels all *propagate* equivalently, such that the resulting relationship (decibel difference) between source and receiver will be the same, once determined for a particular site/setting.

Adjacent/surrounding land uses are Agricultural and Residential, however because many non-agricultural residences are located in the surrounding properties, we have conservatively considered all property lines to be noise-sensitive for this analysis. Levels were evaluated at the property lines at a height of 5 feet.

3 Existing Ambient Noise Levels

Although the existing ambient noise level is generally dominant during daytime hours, in consideration of potentially quieter hours in the evenings and during weekends, all predicted sound levels at the property lines due to the proposed amplified events are directly compared to the County Noise Standards. Traffic is (conservatively) omitted from the existing noise environment, such that the event noise is the principal/dominant source of sound for the study.

² San Luis Obispo County Code, Land Use Ordinance, 22.10.120 - Noise Standards, June 2024.
https://library.municode.com/ca/san_luis_obispo_county/codes/county_code?nodeId=TIT22LAUSOR_ART3SIPLP_RDEST_CH22.10GEPRDEOPST_22.10.120NOST

4 Noise Propagation Model

SoundPLAN® is a 3-dimensional sound propagation modeling software package that calculates sound levels while taking into account the air and ground attenuation, terrain variation and built environment, road pavement types, and other relevant factors. The software incorporates the relevant noise propagation standards—for road traffic, this model utilizes the Federal Highway Administration’s Traffic Noise Model (TNM), and for other sources, such as the amplified music for events, ISO 9613-2 is utilized in order to accurately calculate noise propagation. Where applicable, traffic counts for local roads are input to the model to establish an ambient existing noise environment for comparison with, and potential adjustment by, the calculated noise levels due to the Project’s proposed noise-generating sources. See the Appendix for more information on this software and its calculation methods. All sound levels in this report are presented in units of A-weighted decibels, dBA, for direct comparison to the applicable regulations.

4.1 Proposed Outdoor Event Sound Levels

An initial setting was used for the event source (i.e., loudspeakers) to represent typical amplified music for events in the proposed event area, which is based upon our experience and knowledge of sound levels for these types of events. Please see Appendix, Section 8.1.

A particular change—either increase or decrease—of a noise source will result in the same decibel change at a receiver location for a given geometric setup, including terrain, buildings, etc., assuming other noises can be neglected. Once the resulting levels at the property line are determined, conclusions may be drawn about the compliance of the levels occurring *at the event* and adjusted upward or downward to determine levels that should not be exceeded *at the event* to comply with the County’s limits *at the specified property lines*.

For the outdoor event area, a source with average sound pressure level (L_{eq}) of 95 dBA and maximum sound pressure level (L_{max}) of 115 dBA, as measured at a distance of 10 feet (3 meters), was initially included in the model to represent a very high-energy, amplified music group performance/concert, where having a conversation nearby is very difficult or impossible, and a significantly raised voice or even yelling may be required to converse. **Table 3 in the Appendix has a general description of sound levels in different scenarios to help in understanding the levels discussed in this report.**

Loudspeakers are conservatively placed at a height of 6 feet (1.8 meters) and 20 feet apart in our model, directed towards the center of the event area; each represents the center of the loudspeaker/PA system at each side of the stage. L_{max} levels (generally an “instantaneous” 1-second L_{eq}) can be approximately 20 dB higher than the average/equivalent sound levels.

5 Modeled Noise Environment with Amplified Events

5.1 Noise Model

Terrain/elevation data imported from Google Maps are input into the SoundPLAN model along with buildings and residences in the vicinity. Terrain and elevations of the event area and surrounding buildings were verified with the property grading plan and drawings provided by the Client. The outdoor event configuration was added to the model within the designated event area and evaluated to determine the ideal configuration and source/loudspeaker levels to ensure compliance with the County's Exterior Noise Standards. Loudspeakers were positioned according to the Client's preferred stage location and orientation, as shown in Figure 3.

A view of the 3D model showing the event configuration is shown in Figure 5, where the pink arrow indicates the general loudspeaker direction. The resulting noise contours for a very high-energy outdoor daytime event are shown in Figure 6 (hourly L_{eq}) and Figure 7 (L_{max}).

As discussed in Section 4.1, these higher source levels were initially input into the model and subsequently lowered to a level predicted to comply at the nearest sensitive property lines.

For reference, we provide some descriptions of event noise levels in Table 1.

Table 1: Event sound level descriptions (10ft from loudspeakers)

Music/Event Sound Level	Description
65	Typical conversation level in close proximity without significant background noise present.
75	A typical volume for a cocktail or dinner hour music set. Requires a raised voice in close proximity/conversation to be heard.
85	A less lively dance music set. Require a strained voice in close proximity/conversation to be heard.
95	A typical level for a large live music event, though levels at some ticketed concerts (such as rock bands) easily exceed 100 dBA at times. Requires a very strained or yelling voice to be heard in close conversation.

With source/loudspeaker levels having an L_{eq} of 95 dBA (as measured at 10 feet from the stage or loudspeaker), an event held during daytime hours (between 7am and 10pm) in the existing event configuration would not comply with the County Code limits at the nearest property lines, as shown by the location of the dotted red limit lines in Figure 6 and Figure 7. Our analysis shows that levels for all outdoor events must be reduced by approximately 10 dB to comply, as discussed in the following section.

5.2 Recommended Mitigation

Without constructing any additional walls or structures on the property, an amplified music group in the proposed event stage configuration must have loudspeaker levels no greater than 85

dB(A), as measured at a location 10 feet in front of the stage. The resulting noise contours for this compliant outdoor daytime event are shown in Figure 8 (hourly L_{eq}) and Figure 9 (L_{max}).

Other stage locations were evaluated, including various placements in the southeast corner of the event area with loudspeakers directed to the northwest, and we have determined that the loudspeaker levels must also be no greater than 85 dB(A), as measured at a location 10 feet in front of the stage. *We do not recommend placing the stage at the north end of the event area with loudspeakers directed towards the south.*

5.3 Event Sound Levels

Modeled hourly noise levels (L_{eq}) along the property lines for both event levels discussed above, *i.e. without and with mitigation*, can be found below in Table 2 along with levels at selected residential locations (designated by locations beginning with “R”). Levels exceeding the 45 dB(A) hourly L_{eq} and 65 dB(A) L_{max} limits of the San Luis Obispo County Code at the property lines are highlighted in **bold, red text**. Note that these receiver levels are *only* due to the amplified event music/speech and do not include any existing ambient (*i.e.*, traffic) noise.

For any nighttime events (held after 10pm), all event source levels must be reduced by 5 dB(A) to comply with the County Code.

Table 2: Expected Hourly (L_{eq}) and Maximum (L_{max}) Event Noise Levels at Selected Receiver Locations for Daytime Outdoor Events, With and Without Mitigation

Event Configuration Receiver Location	No Mitigation (L_{eq} 95 dBA at 10-ft)		With Mitigation (L_{eq} 85 dBA at 10-ft)	
	L_{eq} (dBA)	L_{max} (dBA)	L_{eq} (dBA)	L_{max} (dBA)
E1	46.4	66.4	36.4	56.4
E2	28.5	48.5	18.5	38.5
N	41.7	61.7	31.7	51.7
S1	46.0	66.0	36.0	56.0
S2	47.0	67.0	37.0	57.0
S3	51.2	71.2	41.2	61.2
S4	44.2	64.2	34.2	54.2
W1	41.6	61.6	31.6	51.6
W2	41.4	61.4	31.4	51.4
R1	16.7	36.7	6.7	26.7
R2	32.8	52.8	22.8	42.8
R3	19.1	39.1	9.1	29.1
R4	23.4	43.4	13.4	33.4
R5	40.4	60.4	30.4	50.4
R6	40.6	60.6	30.6	50.6
R7	43.0	63.0	33.0	53.0
R8	44.1	64.1	34.1	54.1

As described in the Appendix Section 8, 85 dBA is representative of a typical amplified wedding or dinner dance band; 85 dBA requires a very raised/strained voice would be needed in order to be heard in close proximity.

6 Conclusion and Recommendations

Utilizing the 3D noise modeling software SoundPLAN[®] to model sound level contours, we have concluded that, without mitigation, sound levels for typical outdoor events with amplified music and speech sources (during daytime hours only, 7am – 10pm) will exceed the 45 dBA hourly L_{eq} and 65 dBA L_{max} limits of the San Luis Obispo County Code at the property lines of the nearby noise-sensitive land uses for all event configurations.

Using the 3D noise modeling software, SoundPLAN[®], to model sound levels for the proposed events, we have concluded that, without mitigation, sound levels for typical large outdoor events with amplified music sources (during daytime hours 7:00am – 10:00pm) would exceed the 45 dBA hourly L_{eq} and 65 dBA L_{max} limits of the San Luis Obispo County's Land Use Ordinance at the property lines of the nearby noise-sensitive land uses.

Based on the above analysis, for any outdoor events with amplified music or speech occurring between 7:00am and 10:00pm, to comply with the County Code we recommend that event source levels be no greater than 85 dBA (as measured at 10 feet from the front of the stage).

Because it is difficult for anyone to identify source levels such as 85 dBA at 10 feet, as described in this report for a compliant daytime outdoor event, the event sound levels may be monitored to ensure compliance with the County Code. In Section 8.6 of the Appendix, we describe some commercially available tools that laypeople and owners, DJ's, and others may use to self-manage and accurately measure and control sound levels created at these events.

The conclusions and recommendations of this acoustical analysis are based upon the information known to 45dB Acoustics, LLC ("**45dB**") at the time the analysis was prepared concerning the proposed site plans, traffic volumes, proposed project-related sound source and hours of operation, and reference noise level data. Any significant changes to these factors will require a reevaluation of the findings of this report. Additionally, any significant future changes in equipment, noise regulations or other factors beyond **45dB**'s control may result in long-term noise results different from those described by this analysis.

7 Figures

Figure 1: Site View (Google Maps)

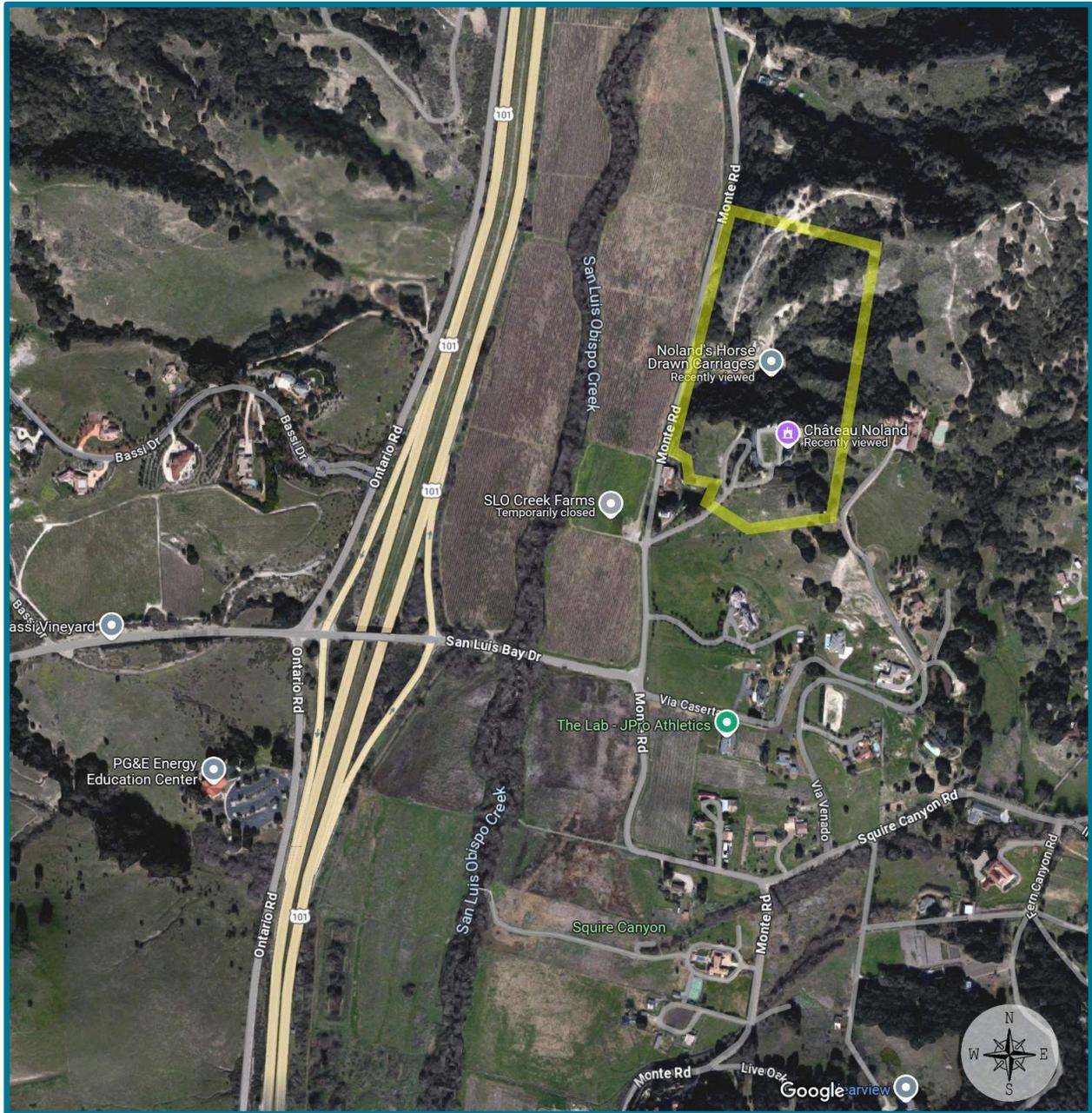


Figure 2: Property (outlined in blue) and Surrounding Land Uses

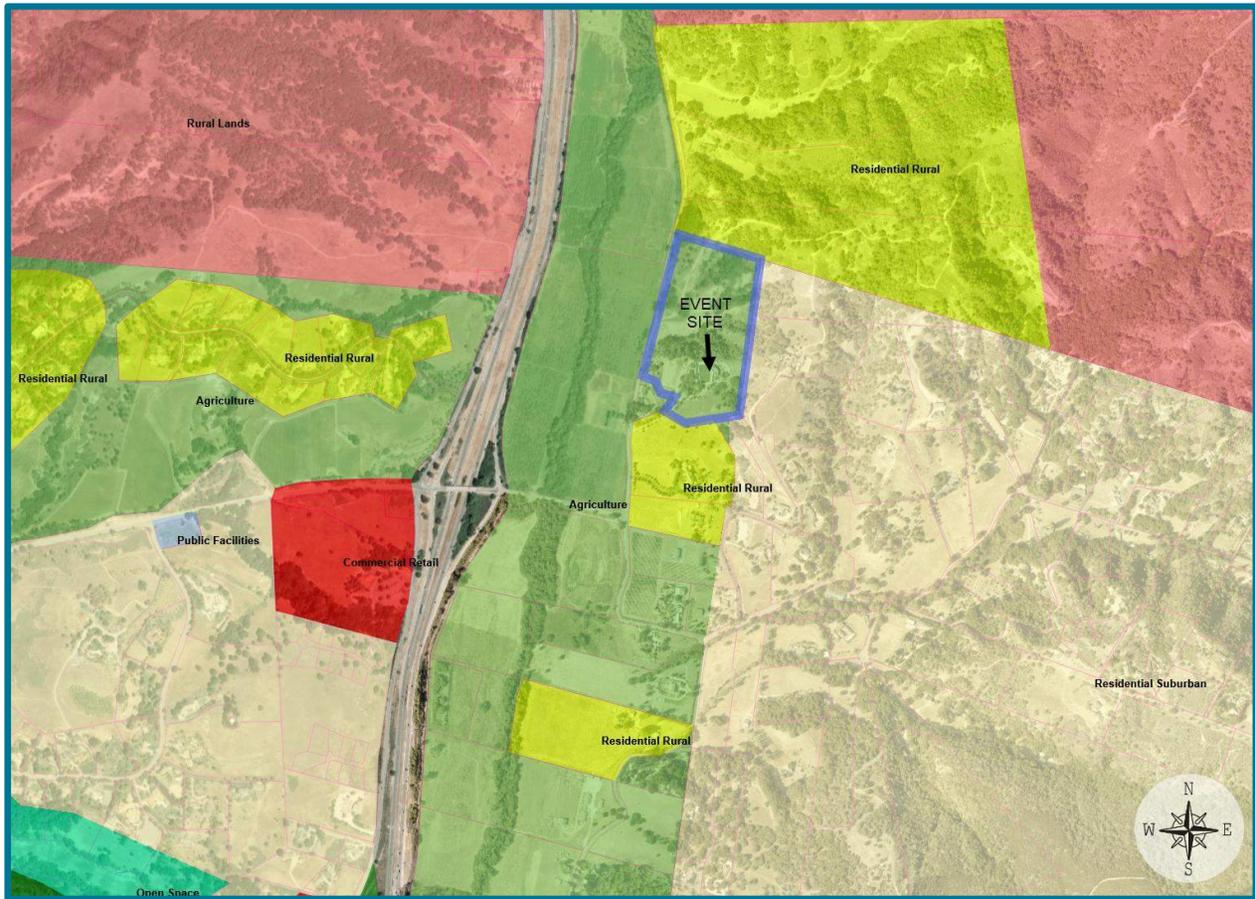


Figure 3: Property Site Plan and Event Location (reprinted from client drawings)

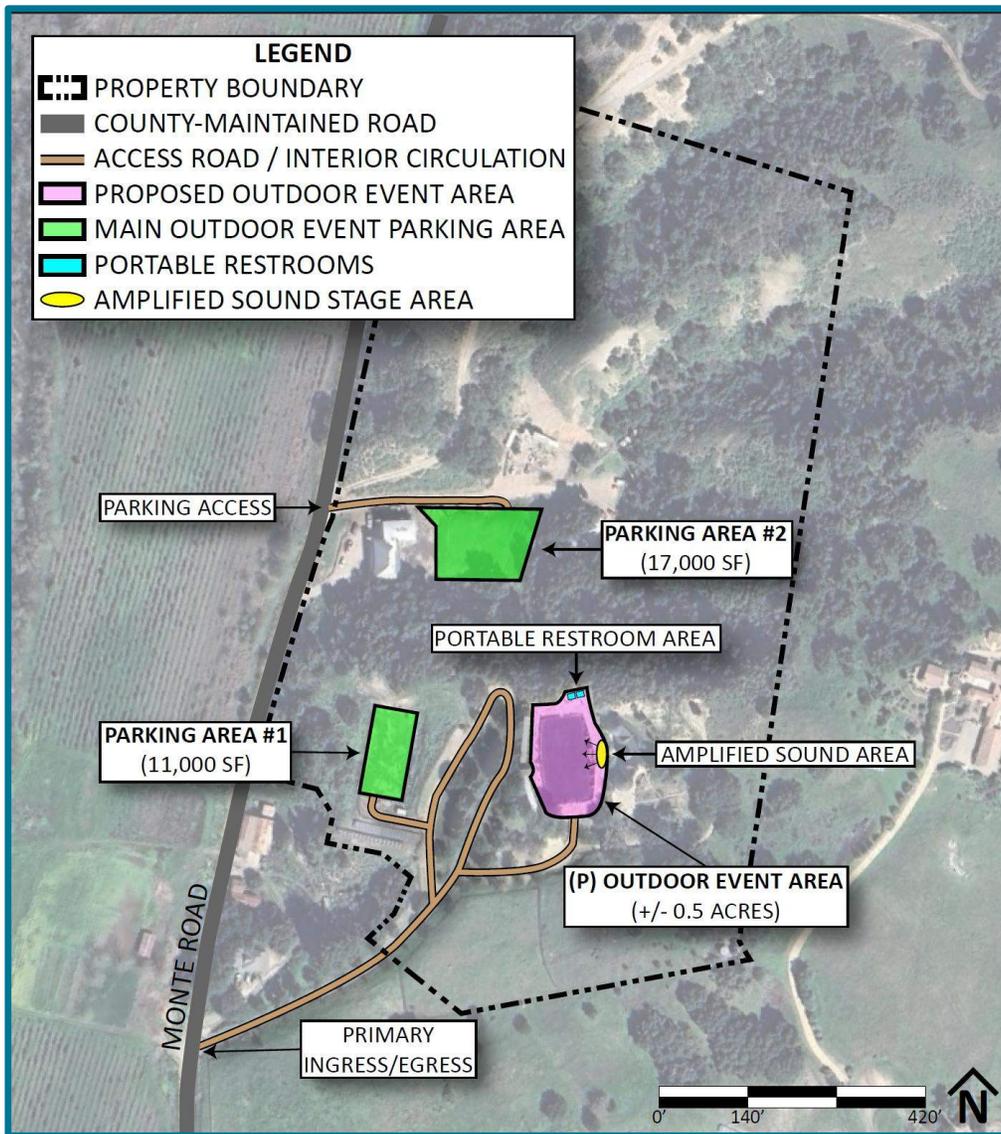


Figure 4: County of San Luis Obispo Exterior Noise Standards

22.10.120 - Noise Standards.

This Section establishes standards for acceptable exterior and interior noise levels and describe how noise shall be measured. These standards are intended to protect persons from excessive noise levels, which are detrimental to the public, health, welfare and safety and contrary to the public interest because they can: interfere with sleep, communication, relaxation and full enjoyment of one's property; contribute to hearing impairment and a wide range of adverse physiological stress conditions; and adversely affect the value of real property.

- A. Exceptions to noise standards.** The standards of this Section are not applicable to noise from the following sources:
 1. Activities conducted in public parks, public playgrounds and public or private school grounds, including but not limited to school athletic and school entertainment events;
 2. The use of any mechanical device, apparatus or equipment related to or connected with emergency activities or emergency work to protect life or property;
 3. Safety signals, warning devices, and emergency pressure relief valves;
 4. Noise sources associated with construction, provided such activities do not take place before 7:00 a.m. or after 9:00 p.m. on any day except Saturday or Sunday, or before 8:00 a.m. or after 5:00 p.m. on Saturday or Sunday;
 5. Noise sources associated with the maintenance of a residential use as listed in Section [22.06.030](#) (Allowable Land Uses and Permit Requirements), provided that the activities take place between the hours of 7:00 a.m. and 9:00 p.m.;
 6. Noise sources associated with agricultural land uses as listed in Section [22.06.030](#) (Allowable Land Uses and Permit Requirements), including but not limited to wind machines used for direct climate control, water well pumps and pest-repelling devices, provided that the pest-repelling devices are used in accordance with accepted standards and practices.
 7. Noise sources associated with work performed by private or public utilities in the maintenance or modification of its facilities;
 8. Noise sources associated with the collection of waste or garbage from property devoted to other than residential uses listed in Section [22.06.030](#) (Allowable Land Uses and Permit Requirements).
 9. Traffic on public roadways, railroad line operations, aircraft in flight, and any other activity to the extent regulation thereof has been preempted by state or federal law.
- B. Exterior noise level standards.** The exterior noise level standards of this Section are applicable when a land use affected by noise is one of the following noise-sensitive uses: residential uses listed in Section [22.06.030](#) (Allowable Land Uses and Permit Requirements), except for residential accessory uses and temporary dwellings; health care services (hospitals and similar establishments only); hotels and motels; bed and breakfast facilities; schools (pre-school to secondary, college and university, specialized education and training); churches; libraries and museums; public assembly and entertainment; offices, and outdoor sports and recreation.
 1. No person shall create any noise or allow the creation of any noise at any location within the unincorporated areas of the county on property owned, leased, occupied or otherwise controlled by the person which causes the exterior noise level when measured at any of the preceding noise-sensitive land uses situated in either the incorporated or unincorporated areas to exceed the noise level standards in the following table. When the receiving noise-sensitive land use is outdoor sports and recreation, the following noise level standards shall be increased by 10 dB.

Maximum Allowed Exterior Noise Level Standards		
Sound levels	Daytime 7:00 a.m. to 10:00 p.m.	Nighttime (1) 10:00 p.m. to 7:00 a.m.
Hourly Equivalent Sound Level (L _{eq} , dB)	50	45
Maximum level, dB	70	65

sz=8q;Notes:

- (1) Applies only to uses that operate or are occupied during nighttime hours.
- 2. In the event the measured ambient noise level exceeds the applicable exterior noise level standard in Subsection B.1, the applicable standard shall be adjusted so as to equal the ambient noise level plus one dB.
- 3. Each of the exterior noise level standards specified in Subsection B.1 shall be reduced by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises.
- 4. If the intruding noise source is continuous and cannot reasonably be discontinued or stopped for a time period whereby the ambient noise level can be measured, the noise level measured while the source is in operation shall be compared directly to the exterior noise level standards.

Figure 5: 3D Perspective of Acoustic Model Geometry with Event Area

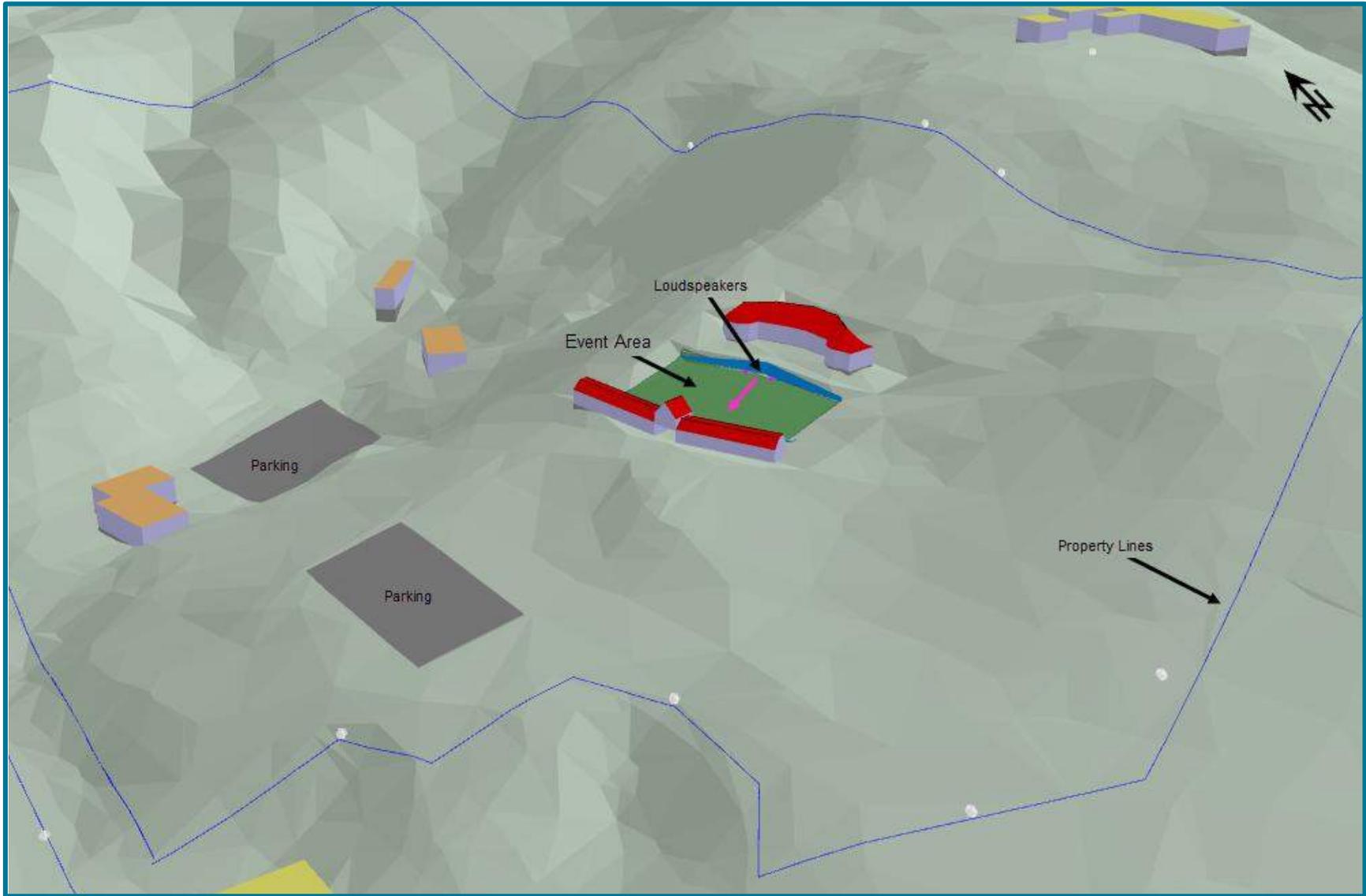


Figure 6: Hourly Leq Sound Level Contours for Very Loud, Non-Compliant Daytime Event (Leq 95 dBA at 10ft)

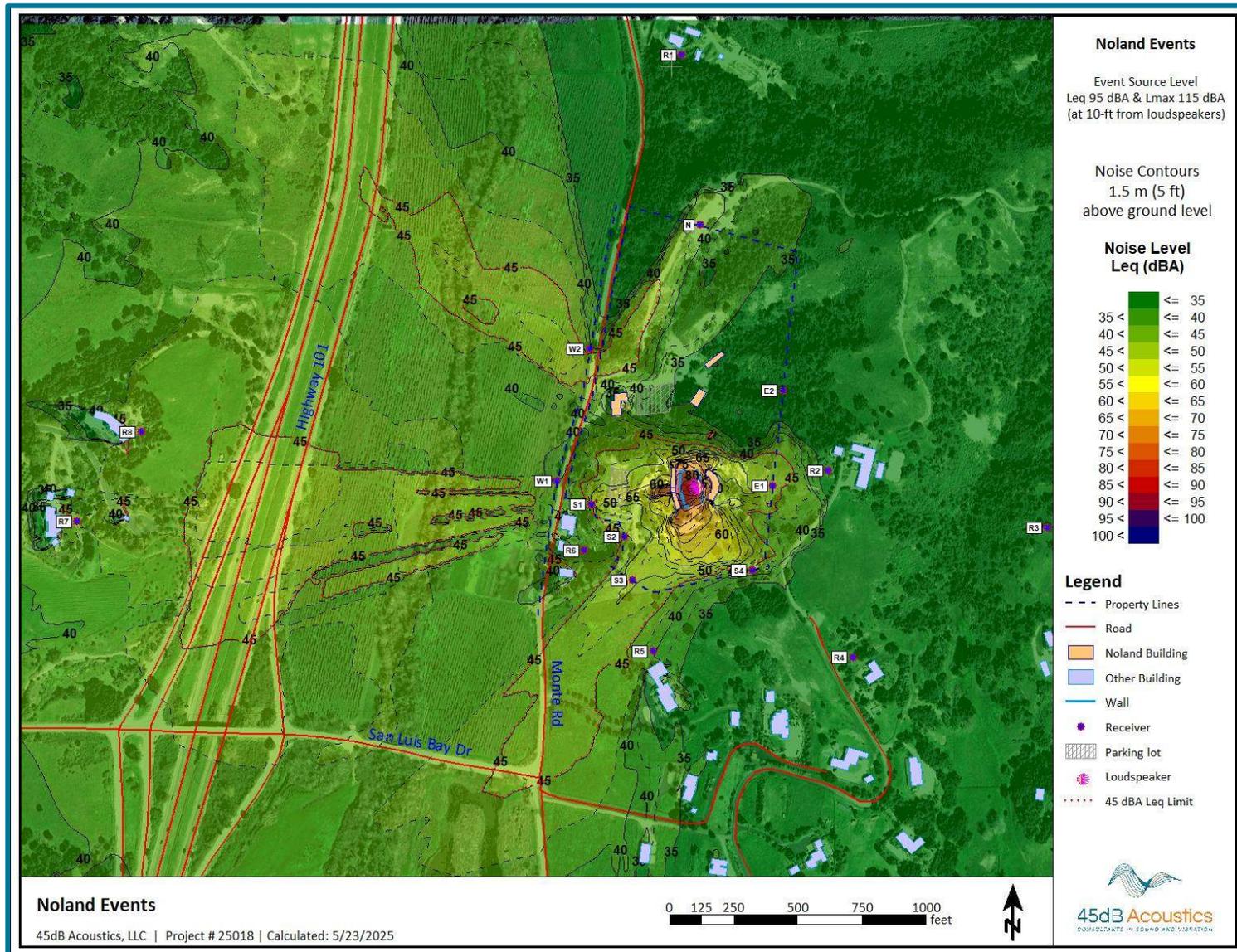


Figure 7: L_{max} Sound Level Contours for Very Loud, Non-Compliant Daytime Event (L_{max} 115 dBA at 10ft)

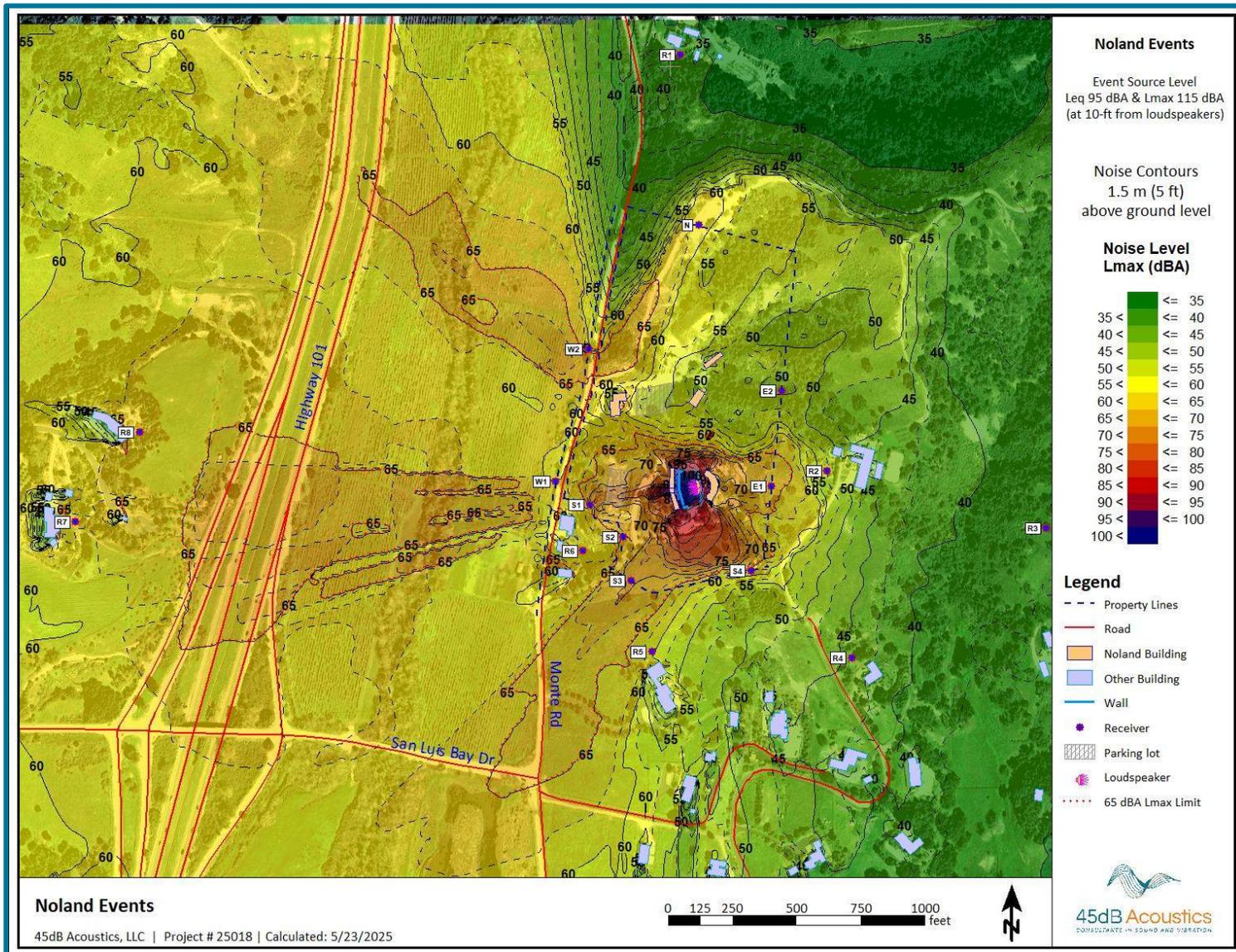


Figure 8: Hourly Leq Sound Level Contours for Mitigated Daytime Event (Leq 85 dBA at 10ft)

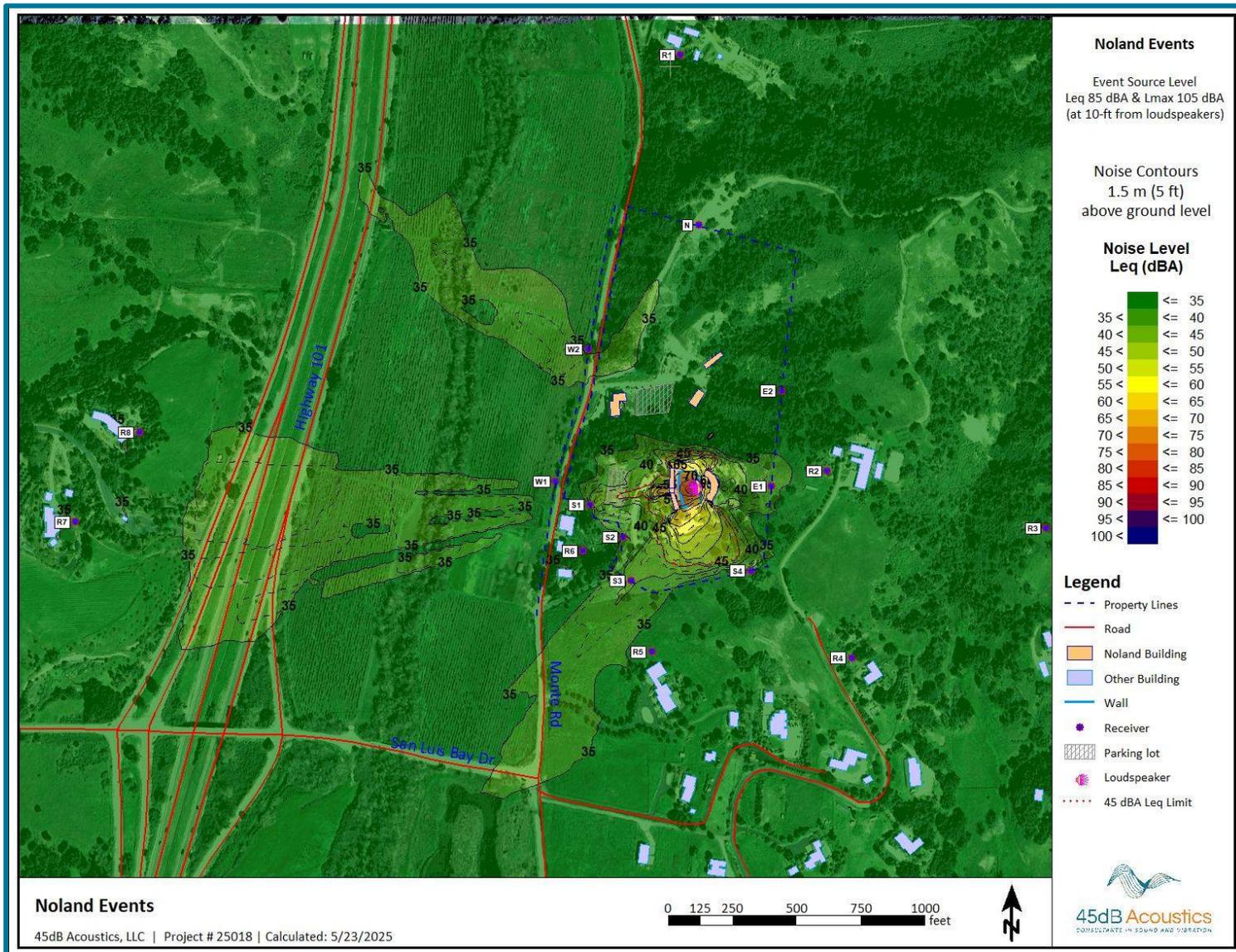
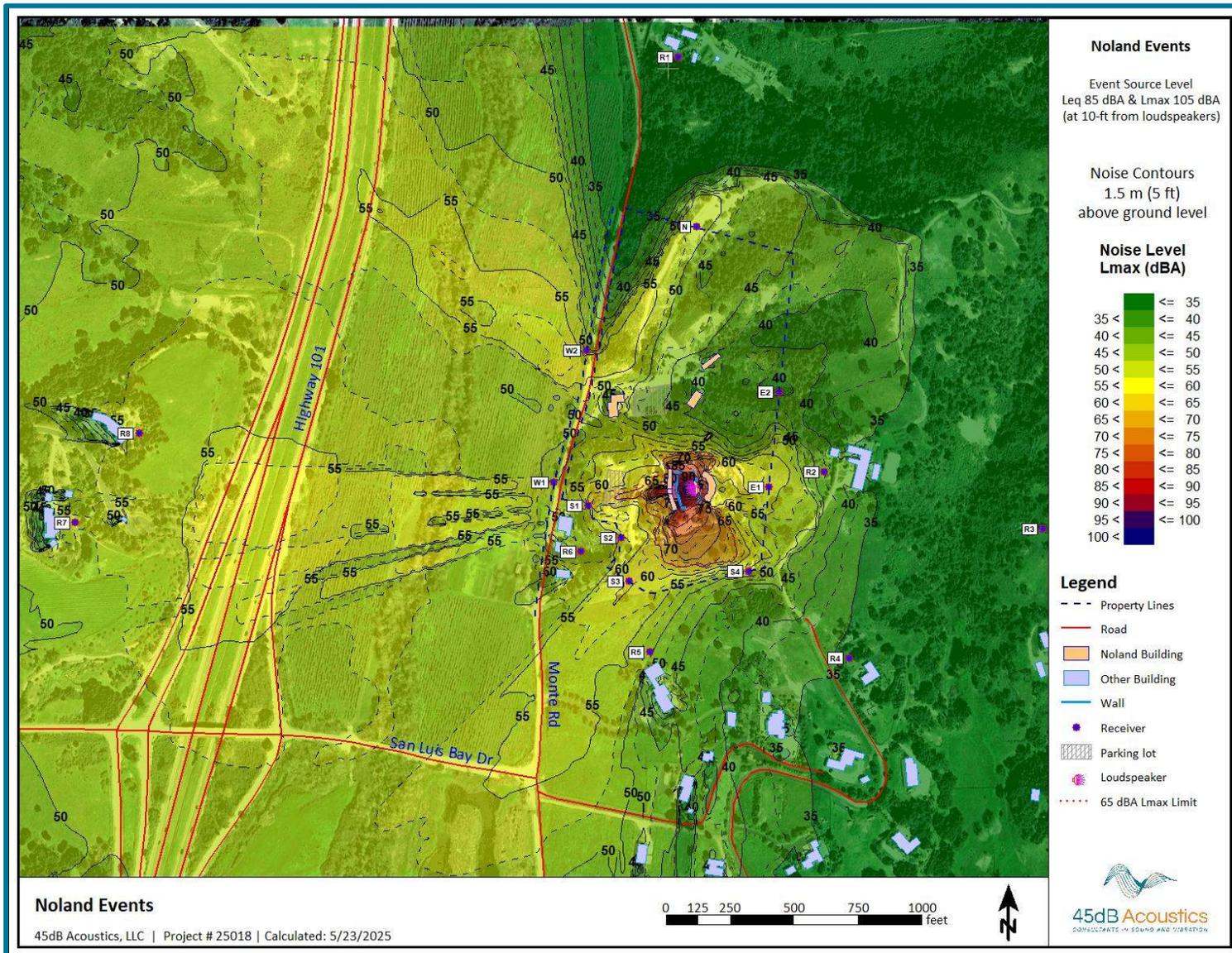


Figure 9: L_{max} Sound Level Contours for Mitigated Daytime Event (L_{max} 105 dBA at 10ft)



8 Appendix

8.1 Characteristics of Sound

When an object vibrates, it radiates part of its energy as acoustical pressure in the form of a sound wave. Sound can be described in terms of amplitude (loudness), frequency (pitch), or duration (time). The human hearing system is not equally sensitive to sound at all frequencies. Therefore, to approximate this human, frequency-dependent response, the A-weighted filter system is used to adjust measured sound levels. The normal range of human hearing extends from approximately 0 to 140 dBA.

Table 3: Examples of Typical Sound Pressure Levels

SPL (dBA)	Description
0	<i>The threshold of hearing.</i> This is the quietest sound that a child or young adult with good hearing can detect at 1kHz. (It is not silence.)
10 - 20	Very faint. A gentle breeze through the trees.
20 - 30	A soft whisper (at 1 meter).
30 - 40	A quiet auditorium.
40 - 60	Background music in a cafe, bar, or restaurant.
60 - 70	Typical conversation levels (from the listener's position).
70 - 80	The cabin of an aircraft during normal cruise conditions.
80 - 90	Typical wedding or dinner-dance band (typical audience position).
90 - 100	Loud orchestra (playing <i>fff</i> , as it would sound in the front row of the audience).
100 - 110	Typical disco.
110 - 115	A loud rock band (front rows of audience).
115 - 130	<i>Threshold of pain.</i> Often given as 120 dB SPL, this varies with frequency and from person to person.
140	Jet engine from 3 meters.

Examples of sound levels are listed on websites such as:

- “Time to Listen: Most Regular Patrons of Music Venues Prefer Lower Volumes”
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6438925/>
- The Center for Hearing and Communication <https://chcheating.org/noise/common-environmental-noise-levels/>
- University of Michigan <https://www.uofmhealth.org/health-library/tf4173>

- https://www.researchgate.net/publication/328133495_Expected_Sound_Levels_at_Concert_Venues_for_Amplified_Music

Unlike linear units such as inches or pounds, decibels are measured on a logarithmic scale, representing points on a sharply rising curve. Because of the physical characteristics of noise transmission and of noise perception, the relative loudness of sound does not closely match the actual amounts of sound energy. Table 4, below, presents the subjective effect of changes in sound pressure levels.

Table 4: Sound Level Change Relative Loudness/Acoustic Energy Loss³

Change in Level	Relative Loudness	Acoustic Energy Loss
0 dB	Reference	0%
- 3 dB	Just Perceptible Change	50%
- 5 dB	Readily Perceptible Change	67%
- 10 dB	Half as Loud	90%
- 20 dB	1/4 as Loud	99%
- 30 dB	1/8 as Loud	99.9%

Sound levels are generated from a source and their decibel level decreases as the distance from that source increases. Sound dissipates exponentially with distance from the noise source. This phenomenon is known as spreading loss. Generally, sound levels from a point source will decrease by 6 dBA for each doubling of distance. Sound levels for a highway line source vary differently with distance because sound pressure waves propagate along the line and overlap at the point of measurement. A closely spaced, continuous line of vehicles along a roadway becomes a line source and produces a 3 dBA decrease in sound level for each doubling of distance. However, experimental evidence has shown that where sound from a highway propagates close to “soft” ground (e.g., plowed farmland, grass, crops, etc.), a more suitable drop-off rate to use is not 3.0 dBA but rather 4.5 dBA per distance doubling (FHWA 2010).

When sound is measured for distinct time intervals, the statistical distribution of the overall sound level during that period can be obtained. The L_{eq} is the most common parameter associated with such measurements. The L_{eq} metric is a single-number noise descriptor that represents the average sound level over a given period of time. For example, the L50 noise level is the level that is exceeded 50 percent of the time. This level is also the level that is exceeded 30 minutes in an hour. Similarly, the L02, L08 and L25 values are the noise levels that are exceeded 2, 8, and 25 percent of the time or 1, 5, and 15 minutes per hour. Other values typically noted during a noise survey are the L_{min} and L_{max} . These values represent the minimum and maximum root-mean-square noise levels obtained over the measurement period.

Because community receptors are more sensitive to unwanted noise intrusion during the evening and at night, State law requires that, for planning purposes, an artificial dB increment be added to

³ Highway Traffic Noise Analysis and Abatement Policy and Guidance, U.S. Department of Transportation, Federal Highway Administration, Office of Environment and Planning, Noise and Air Quality Branch, June 1995.

quiet-time noise levels in a 24-hour noise descriptor called the CNEL or L_{dn} . This increment is incorporated in the calculation of CNEL or L_{dn} , described earlier.

8.2 Terminology/Glossary

A-Weighted Sound Level (dBA)

The sound pressure level in decibels, as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made. A-weighting de-emphasizes the low and very high frequency components of the sound in a manner similar to the response of the average human ear. A-weighted sound levels correlate well with subjective reactions of people to noise and are universally used for community noise evaluations.

Air-borne Sound

Sound that travels through the air, differentiated from structure-borne sound.

Ambient Sound Level

The prevailing general sound level existing at a location or in a space, which usually consists of a composite of sounds from many sources near and far. The ambient level is typically defined by the L_{eq} level.

Background Sound Level

The underlying, ever-present lower-level noise that remains in the absence of intrusive or intermittent sounds. Distant sources, such as Traffic, typically make up the background. The background level is generally defined by the L90 percentile noise level.

Community Noise Equivalent Level (CNEL)

The L_{eq} of the A-weighted noise level over a 24-hour period with a 5-dB penalty applied to noise levels between 7 p.m. and 10 p.m. and a 10-dB penalty applied to noise levels between 10 p.m. and 7 a.m. CNEL is similar to L_{dn} .

Day-Night Sound Level (DNL or L_{dn})

The L_{eq} of the A-weighted noise level over a 24-hour period with a 10-dB penalty applied to noise levels between 10 p.m. and 7 a.m. L_{dn} is similar to CNEL.

Decibel (dB)

The decibel is a measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

DBA or dB(A)

A-weighted sound level. The ear does not respond equally to all frequencies and is less sensitive at low and high frequencies than it is at medium or speech range frequencies. Thus, to obtain a single number representing the sound level of a noise containing a wide range of frequencies in a manner representative of the ear's response, it is necessary to reduce the effects of the low and high frequencies with respect to the medium frequencies. The resultant sound level is said to be A-weighted, and the units are dBA. The A-weighted sound level is also called the noise level.

Energy Equivalent Level (L_{eq})

Because sound levels can vary markedly in intensity over a short period of time, some method for describing either the average character of the sound or the statistical behavior of the variations must be utilized. Most commonly, one describes ambient sounds in terms of an

average level that has the same acoustical energy as the summation of all the time-varying events. This energy-equivalent sound/noise descriptor is called L_{eq} . In this report, an hourly period is used.

Field Sound Transmission Class (FSTC)

A single number rating similar to STC, except that the transmission loss values used to derive the FSTC are measured in the field. All sound transmitted from the source room to the receiving room is assumed to be through the separating wall or floor-ceiling assembly.

Noise Reduction (NR)

Noise reduction is the difference between outdoor sound level and indoor sound level. It is not identical to Sound Transmission Class.

Outdoor-Indoor Transmission Class (OITC)

A single number classification, specified by the American Society for Testing and Materials (ASTM E 1332 issued 1994), that establishes the A-weighted sound level reduction provided by building facade components (walls, doors, windows, and combinations thereof), based upon a reference sound spectrum that is an average of typical air, road, and rail transportation sources. The OITC is the preferred rating when exterior façade components are exposed to a noise environment dominated by transportation sources. Once built, as much as a 5-point reduction in Apparent Outside-Inside Transmission Class (OITC) from the original, as-designed OITC may be expected.

Percentile Sound Level, L_n

The noise level exceeded during n percent of the measurement period, where n is a number between 0 and 100 (e.g., L10 or L90)

Sound Transmission Class (STC)

STC is a single number rating, specified by the American Society for Testing and Materials, which can be used to measure the sound insulation properties for comparing the sound transmission capability, in decibels, of interior building partitions for noise sources such as speech, radio, and television. It is used extensively for rating sound insulation characteristics of building materials and products.

Structure-Borne Sound

Sound propagating through building structure. Rapidly fluctuating elastic waves in gypsum board, joists, studs, etc.

Sound Exposure Level (SEL)

SEL is the sound exposure level, defined as a single number rating indicating the total energy of a discrete noise-generating event (e.g., an aircraft flyover) compressed into a 1-second time duration. This level is handy as a consistent rating method that may be combined with other SEL and L_{eq} readings to provide a complete noise scenario for measurements and predictions.

However, care must be taken in the use of these values since they may be misleading because their numeric value is higher than any sound level which existed during the measurement period.

Subjective Loudness Level

In addition to precision measurement of sound level changes, there is a subjective characteristic which describes how most people respond to sound:

- A change in sound level of 3 dBA is *barely perceptible* by most listeners.

- A change in level of 6 dBA is *clearly perceptible*.
- A change of 10 dBA is perceived by most people as being *twice* (or *half*) as loud.

8.3 SoundPLAN® Acoustics Software

SoundPLAN®, the software used for this acoustic analysis, is an acoustic ray-tracing program dedicated to the prediction of noise in the environment. Noise emitted by various sources propagates and disperses over a given terrain in accordance with the laws of physics. The software calculates sound attenuation of environmental noise, even over complex terrain, uneven ground conditions, and with complex obstacles. Up to three reflections for each noise source are taken into account to closely and accurately predict real-world acoustics. Worldwide, governments and engineering associations have created algorithms to calculate acoustical phenomena to standardize the assessment of physical scenarios. Accuracy has been validated in published studies to be ± 2.7 dBA with an 85% confidence level, for a wide variety of large-scale models and situations.

8.4 ISO 9613-2

For industrial and other noise sources besides road traffic, SoundPLAN calculates the sound field in accordance with ISO 9613-2 “Acoustics - Attenuation of sound during propagation outdoors, Part 2: General Method of Calculation.” The standard states that “this part of ISO 9613 specifies an engineering method for calculating the attenuation of sound during propagation outdoors, in order to predict the levels of environmental noise at a distance from a variety of sources. The method predicts the equivalent continuous A-weighted sound pressure level under meteorological conditions favorable to propagation from sources of known sound emissions. These conditions are for downwind propagation under a well-developed moderate ground-based temperature inversion, such as commonly occurs at night.” The uncertainty of calculations with this method are ± 1 dB for sources less than 10m in height and within 1000m of the receiver.

8.5 Traffic Noise Model (TNM)

The Federal Highway Administration Traffic Noise Model (TNM), implemented into the SoundPLAN® software, was used for the road traffic sound level modeling in this study. TNM contains the following components:

1. Modeling of five standard vehicle types, including automobiles, medium trucks, heavy trucks, buses, and motorcycles, as well as user-defined vehicles.
2. Modeling both constant- and interrupted-flow traffic using a field-measured database.
3. Modeling effects of different pavement types, as well as the effects of graded roadways.
4. Sound level computations based on a one-third octave-band data base and algorithms.
5. Graphically-interactive noise barrier design and optimization.
6. Attenuation over/through rows of buildings and dense vegetation.
7. Multiple diffraction analysis.
8. Parallel barrier analysis.
9. Contour analysis, including sound level contours, barrier insertion loss contours, and sound-level difference contours.

These components are supported by a scientifically founded and experimentally calibrated acoustic computation methodology, as well as a flexible database, made up of over 6000 individual pass-by events measured at forty sites across the country.

8.6 Self-Management of Sound Levels

Because it is difficult for anyone to discern differences in source levels, there are some commercially available tools that laypeople, DJ's, and others may use to self-manage and accurately measure and control sound levels created at these events.

Cell phone apps are inaccurate since they rely on an uncalibrated internal microphone; studies have shown that they can be off by 10dB or more from the accurate/actual sound level.

There are many commercial solutions for monitoring sound levels at a given location that may be of assistance in maintaining good neighbor relationships. Below are two such solutions we would suggest if the Client wishes to monitor their own sound levels:

- www.StudioSixDigital.com offers a suite of affordable apps called “Audio Tools” for Apple-brand devices (e.g., iPhone or iPod). When a Class 2 (survey grade) or Class 1 (precision grade) external microphone is plugged into such a device, and calibrated using a microphone calibrator, accurate sound levels may be acquired. Their website lists several compliant microphone options.
- Class 1 high-precision meters and calibrators are “engineering grade”, while Class 2 are mid-grade accuracy, lower cost, and suitable for use by laypeople in the field while still allowing for accurate measurements. For an extremely affordable standalone Class 2 sound level meter, SoftdB’s Piccolo and Piccolo II are sold in the USA through Scantek, Inc. here: <https://www.scantekinc.com/products/sound-level-meters/softdb/piccolo-compact-sound-level-meter-and-datalogger/> This would allow for a permanent sound level monitoring “station” at any desired location without the need for an Apple product.
- Any sound measurement device should be calibrated using a calibrator in order to continually ensure that the device/meter is calibrated to report accurate sound levels. A Class 2 calibrator can be purchased from many suppliers for a few hundred dollars.
- **45dB** is available to consult with business owners wishing to monitor their own sound emission. Be wary of cheap products sold on Amazon or other marketplaces—if it is not IEC/ANSI certified as a Class/Type 1 or 2 device, and unable to be calibrated with an ANSI Type 1 or 2 calibrator, it is not credible, official, or to be relied upon.

Biological Resources Assessment

For

Mr. Daniel Noland
6445 Monte Road
San Luis Obispo, CA 93401
ph: (760) 805-8355
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San Luis Obispo County Application: Chateau Noland Temporary Events N-DRC-2024-00042

Prepared by:
Gordon Hensley, Biologist / Ecologist
1241 Johnson Avenue #230
San Luis Obispo, CA 93401
Ph: 805 440 4522
805hensley@gmail.com

As the qualified lead field biologist, I hereby certify that this Biological Resources Assessment was prepared according to the Guidelines established by the County of San Luis Obispo Department of Planning and Building and that the statements furnished in the report and associated documentation are true and correct to the best of my knowledge and belief; and I further certify that I was present throughout the site visits associated with this report.


Signature

5/30/2025
Date
6/6/2025
Revised

Revised

EXECUTIVE SYNOPSIS:

The focus of this Biological Resources Assessment is a 22 acre parcel on Monte Road, San Luis Obispo, California, in San Luis Obispo County. Previously permitted structures exist on the property (addresses at 6445 Monte Road). Applicant, Daniel Noland is seeking permits for temporary events, which will include access road and parking improvements to support. (See Study Area 1 and 2; Graphic p.4).

The habitat setting is mixed coastal live oak and coastal sage scrub. The proposed 22 acre property is located within 5 miles of an ecologically sensitive location of black-flowered figwort as well as adjacent and within mapped habitat locations for the western bumble bee, San Luis Obispo owl's clover, Santa Margarita manzanita, Pismo Clarkia, and Nipomo Mesa ceanothus.

Impact Determination Summary

SPECIES (COMMON NAME)	SCIENTIFIC NAME	LISTING STATUS	PRESENCE IN ACTION AREA	IMPACT DETERMINATION
black-flowered figwort	<i>Scrophularia arata</i>	CA: Rare, Threatened, or Endangered	Zero Observations	Impact unlikely
western bumble bee	<i>Bombus occidentalis</i>	Under Review	Zero Observations	Impact unlikely
San Luis Obispo owl's clover	<i>Castilleja densiflora ssp.obispoensis</i>	CA: Rare, Threatened, or Endangered	Zero Observations	Impact unlikely
Santa Margarita manzanita	<i>Arctostaphylos pilosula</i>	CA: Rare, Threatened, or Endangered	Zero Observations	Impact unlikely
Pismo Clarkia	<i>Clarkia speciosa ssp.immaculata</i>	CA: Rare Federal: Endangered	Zero Observations	Impact unlikely
Nipomo Mesa ceanothus	<i>Ceanothus impressus var. nipomensis</i>	CA: Threatened or Endangered	Zero Observations	Impact unlikely
Coast Live Oak	<i>Quercus agrifolia</i>	Protected in SLO County's Oak Woodland Ordinance	Individual Trees at edge of road improvement and parking areas.	Negative Impact likely avoidable or mitigatable

INTRODUCTION

The project, as proposed permit request consists of an approximately 2.75 acre portion of the 22 acre property containing an existing structure and associated access road and visitor parking improvements (identified as biological survey area #1 and survey area #2 (Graphic p.4).

EXISTING CONDITIONS

Subject property is located within the Arroyo Grande Quadrangle and is in or adjacent to multiple mapped sensitive species locations. Outside of the approximately 5 acres currently developed with existing structures, the native habitat is mixed coast live oak and coastal sage scrub. The property slopes upward from Monte Road (elevation 45ft) to the high point of the slope (elevation 219ft).

SURVEY METHODS

As a first step, a literature and internet survey for mapped occurrence of species likely to occur within or near the project site (CNPS calscape.org). The most likely times in the bloom cycle to conduct field surveys for the 5 spring botanicals identified as well as the best opportunities to find the Western Bumble Bee in the area (The Xerces Society). A field survey plan was outlined for each:

Field survey Plan

Santa Margarita Manzanita: February-March
San Luis Obispo Owls Clover: March-May
Nipomo Mesa Ceanothus: April-May
Black-Flowerd Figwort: April-July
Pismo Claarkia: May-July
Western Bumble Bee: April-May
Coast Live Oak: Year-round

A preliminary site visit was conducted at the Monte Road property on November 9, 2024. General habitat and existing conditions were noted and digital photograph support taken.

Following the above outlined plan, in person field surveys were conducted on foot seeking the species of concern. Surveys on public areas and access roads at both survey areas as represented in Graphic, page 4. In addition surveys seeking potential presence of the listed species were extended to existing foot trails and unpaved/unimproved trails. Field survey were conducted on March 29, 2024; April 11, 2024; and May 22, 2024.

IMPACT ASSESSMENT and MITIGATION:

The lack of observations of the environmentally sensitive species of concern, indicates that the project elements proposed are unlikely to:

- result in a loss of any of the 5 plant species in question or their habitats.
- substantially reduce the extent, diversity, or quality of native or other important vegetation.
- present a substantial barrier to the movement of resident or migratory wildlife species (such as the Western Bumble Bee) or hinder the normal activities of wildlife.

Impact Determination Summary

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western bumble bee	<i>Bombus occidentalis</i>	Under Review	Zero Observations	Impact unlikely
San Luis Obispo owl's clover	<i>Castilleja densiflora ssp.obispoensis</i>	CA: Rare, Threatened, or Endangered	Zero Observations	Impact unlikely
Santa Margarita manzanita	<i>Arctostaphylos pilosula</i>	CA: Rare, Threatened, or Endangered	Zero Observations	Impact unlikely
Pismo Clarkia	<i>Clarkia speciosa ssp.immaculata</i>	CA: Rare Federal: Endangered	Zero Observations	Impact unlikely
Nipomo Mesa ceanothus	<i>Ceanothus impressus var. nipomensis</i>	CA;Threatened or Endangered	Zero Observations	Impact unlikely
Coast Live Oak	<i>Quercus agrifolia</i>	protected County's Oak Woodland Ords.	Individual oaks at the edge of Roads & Parking	Negative Impact likely avoidable or mitigatable

MITIGATION

The absence of observation during this assessment, direct impact affecting the 5 spring plant species is unlikely.

Only one record of Western Bumble Bee in San Luis Obispo County is from 1936 Avila Beach (CNDDDB #279). Impact to this species is unlikely to occur from this project.

Indirect impact to individual oak trees at the edges of road and parking is a possibility. The total number of oaks at potential risk is estimated to be less than 1% of total oaks on the 22 acre property. California regulations and best practices should be followed during construction.

APPENDIX
Study Area Graphic

LEGEND

- [---] PROPERTY BOUNDARY
- [Red Box] SURVEY AREAS
- [Blue Line] COUNTY-MAINTAINED ROAD

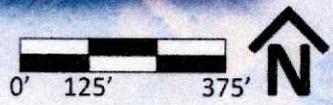
SURVEY AREA #2
(+/- 1.90 ACRES)

SURVEY AREA #1
(+/- 2.75 ACRES)

SURVEY +/- 4 FEET OFF
EXISTING ACCES ROAD ON
BOTH SIDES OF ROADWAY

MONTE ROAD

Graphic courtesy Kirk Consulting1



REFERENCES

California Natural Diversity Database (CNDDDB) 2025. State and Federally Listed Endangered, Threatened and Rare Plants of California.

California Native Plant Society, calscape.org.Search Native Plants. (current version.

Jepson eFlora 2025. Jepson Herbaria, University of California Berkeley. Flora Project (eds).
Jepson eFlora, <https://ucjeps.berkeley.edu/eflora>

Keil, David J. 2018 Wild Flowers of San Luis Obispo, California. California Native Plant Society.

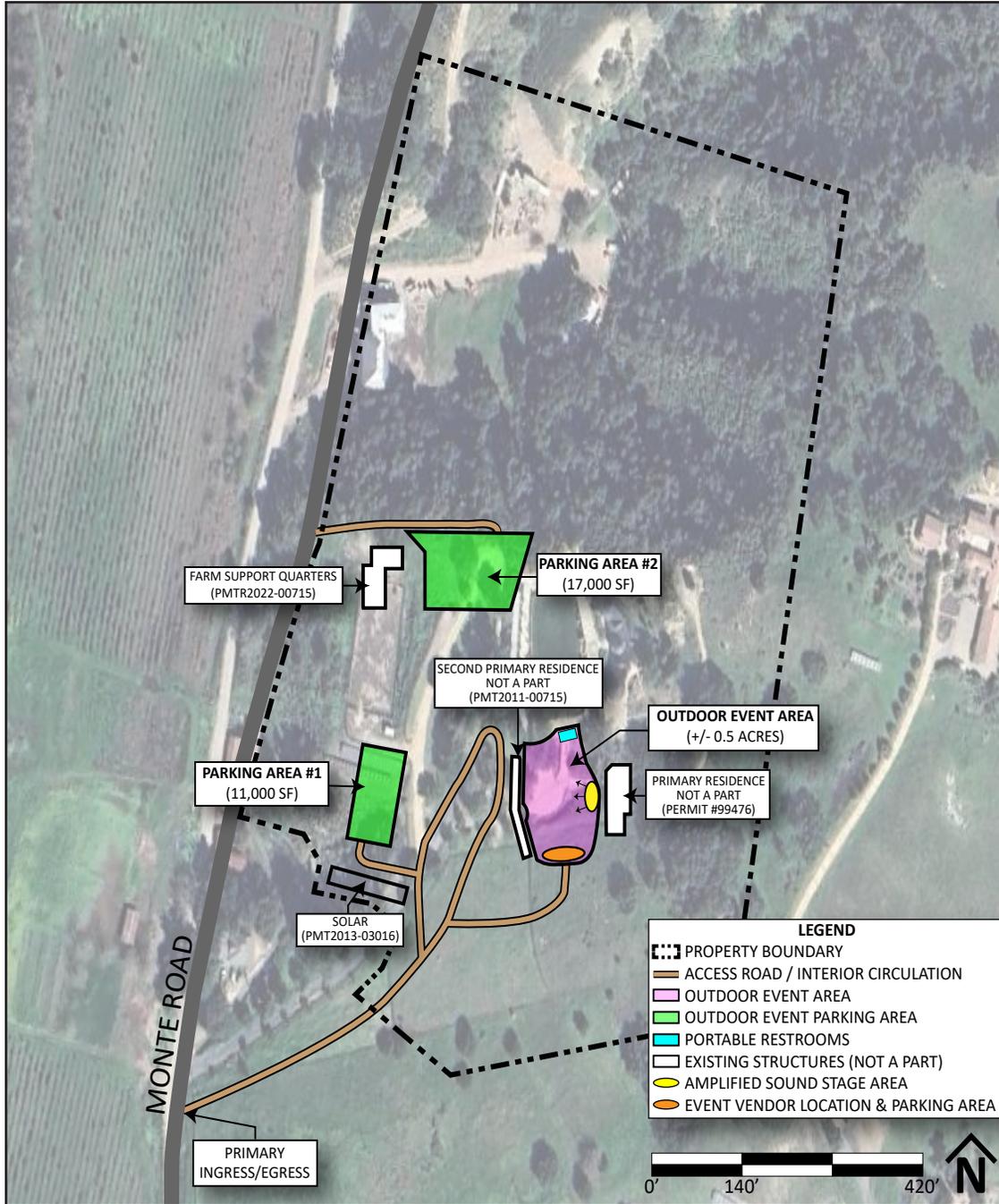
The Xerces Society. Guide to Identifying The Western Bumble Bee.
www.xerces.org/bumblebees.

San Luis Obispo County. 2010. Conservation and Open Space Element. San Luis Obispo County Department of Planning and Building.

Sawyer, John O and Todd Keeler-Wolf. 1995. A Manual of California Vegetation California Native Plant Society

US Fish and Wildlife Service. (Ventura Office). 2023. Pismo Clarkia 5-year Review.Evaluation and Summary.

TITLE PAGE - OVERALL SITE PLAN

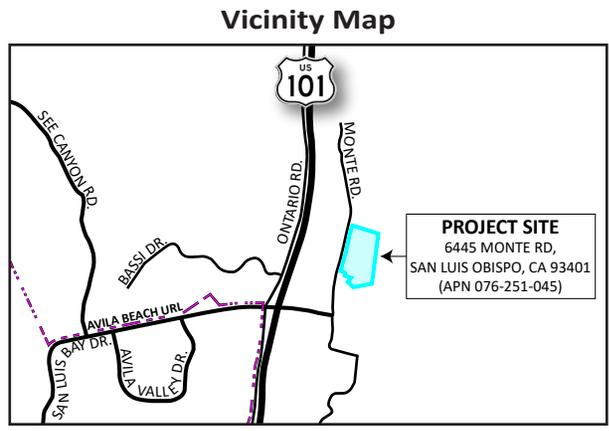


Sheet Index

- Title Page - Overall Site Plan
- Circulation & Lighting Site Plan
- Distance to Offsite Residences Map
- Setback Map
- Soils & Agriculture Map

Project Scope

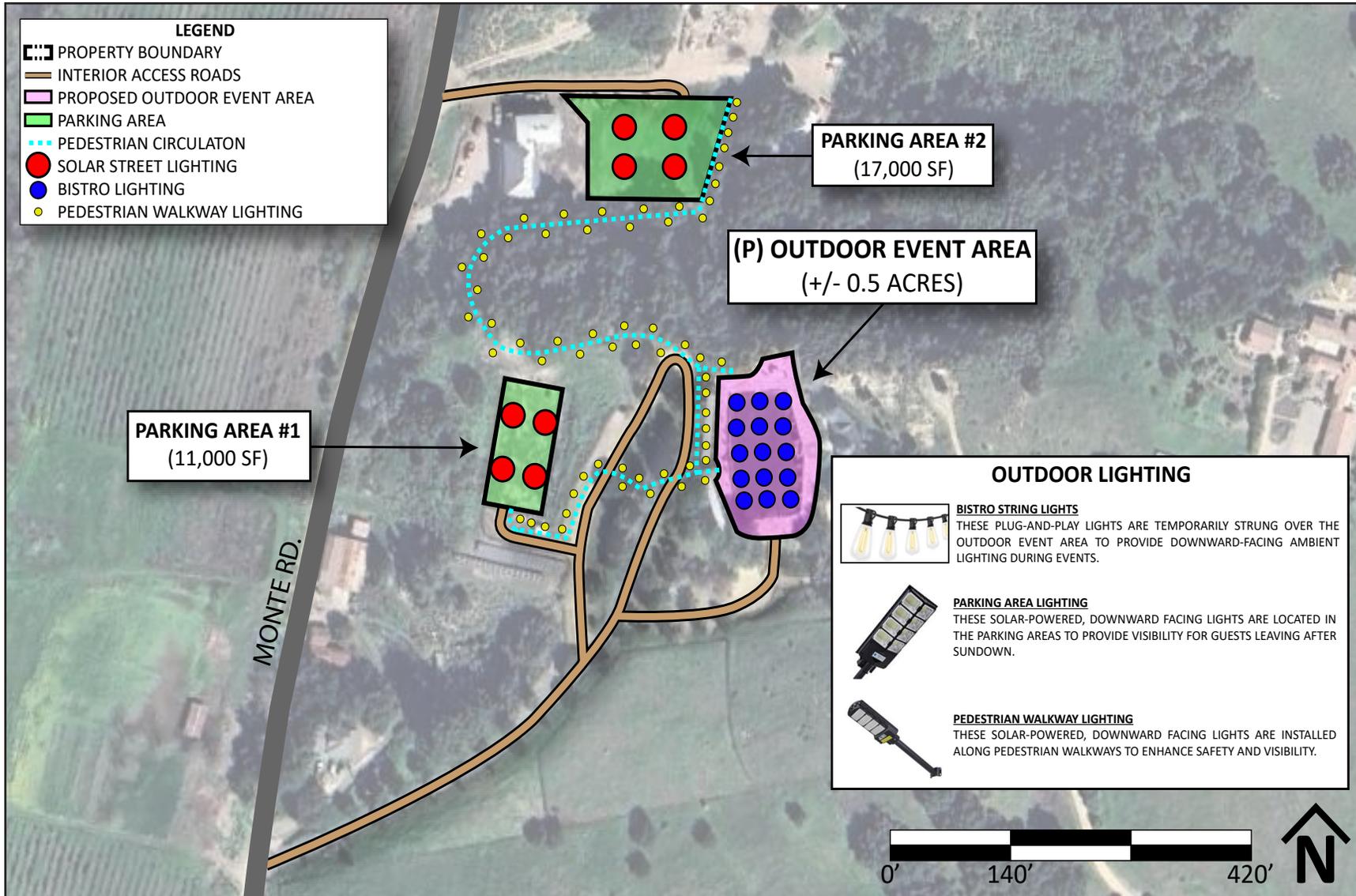
A Conditional Use Permit to allow up to 25 temporary outdoor events per year, with a maximum of 150 attendees per event, for a period of 20 years.



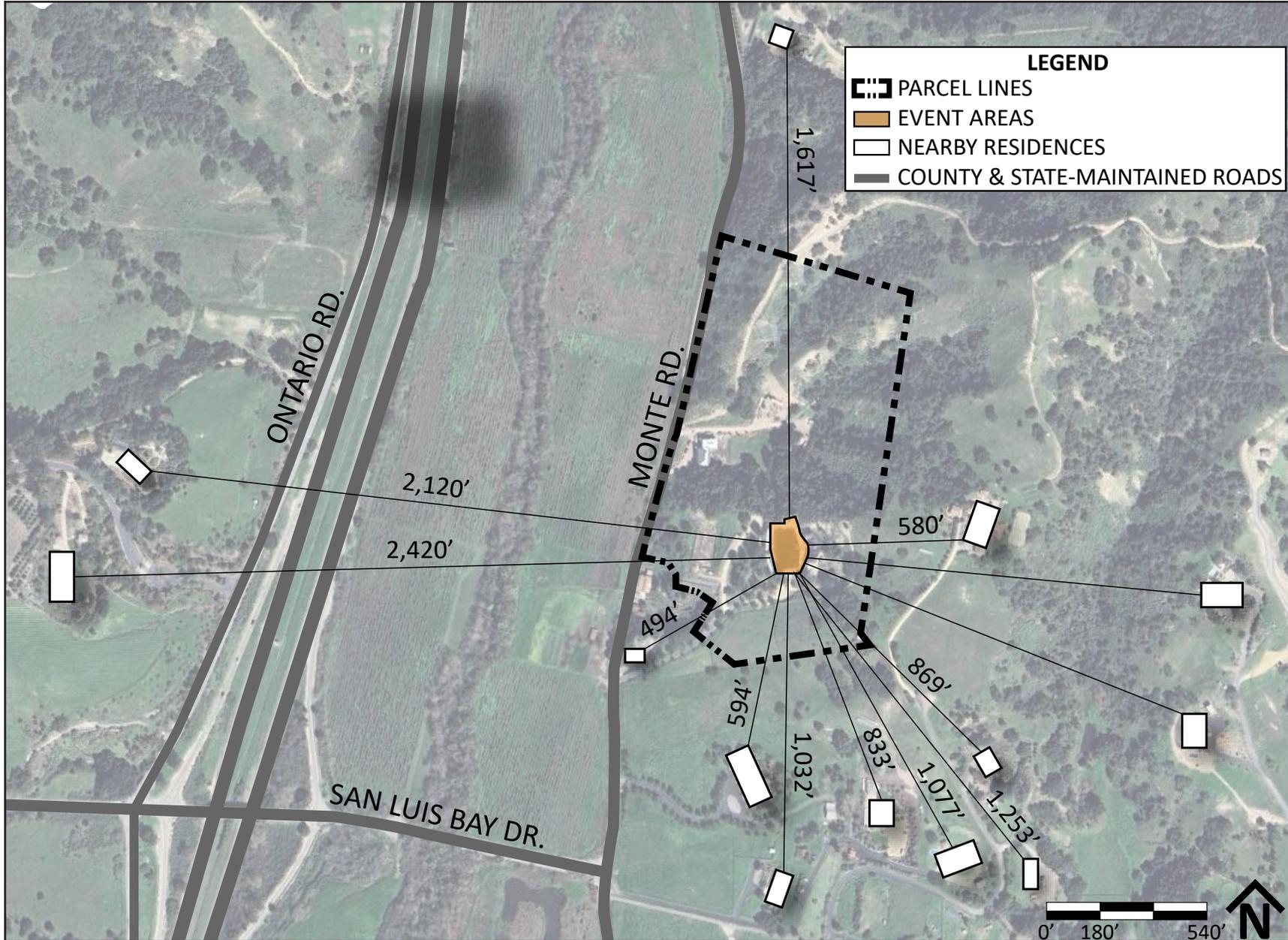
Sheet 1: Title Sheet / Overall Site Plan
Chateau Noland Temporary Events
6445 Monte Road,
San Luis Obispo, CA 93401
APN: 076-251-045

Date: June 2025	
Chateau Noland Temporary Events	
Sheet	
1 of 5	

CIRCULATION & LIGHTING SITE PLAN



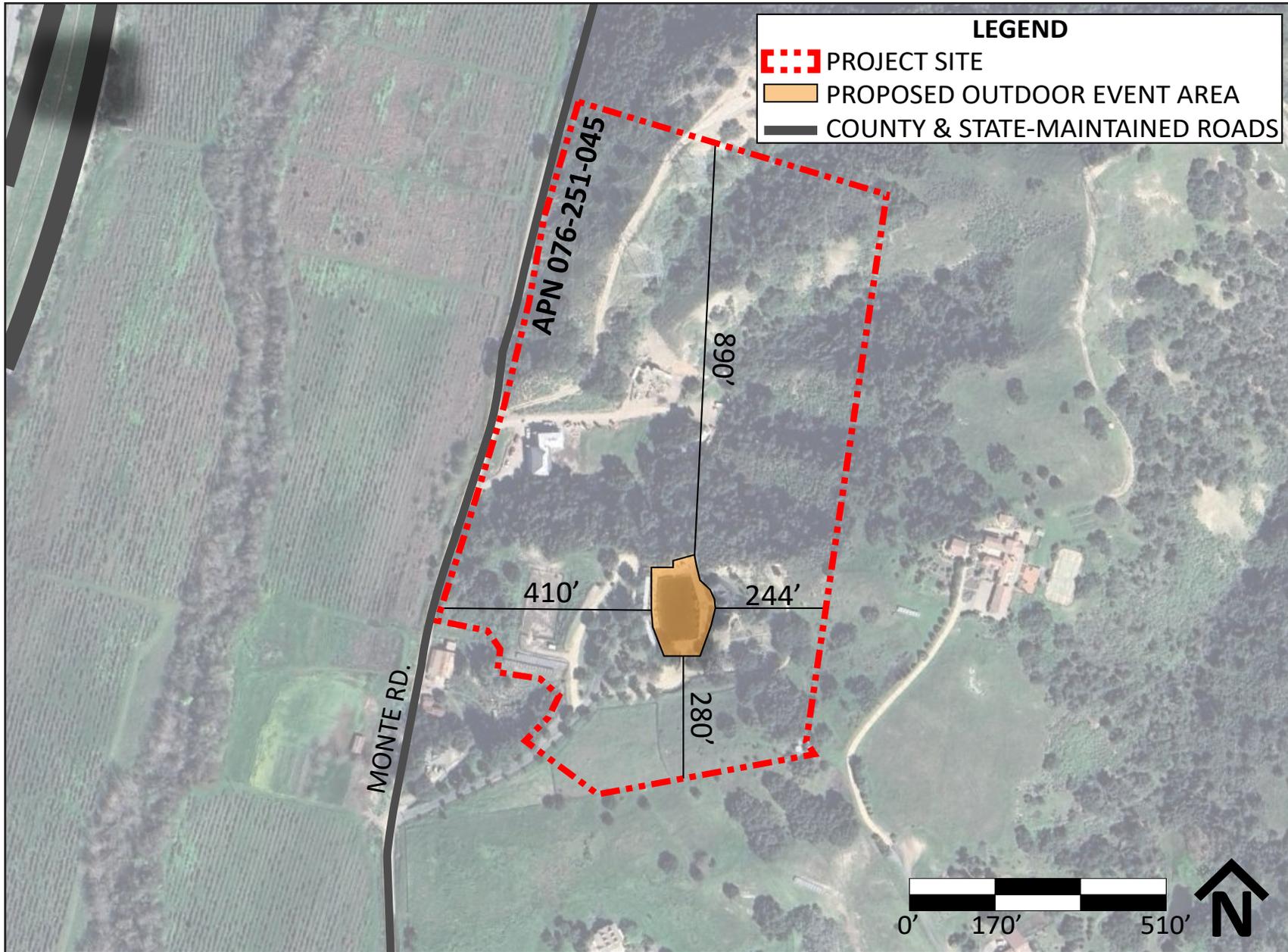
DISTANCE TO OFFSITE RESIDENCES MAP



Sheet 3: Distance to Offsite Residence Map
 Chateau Noland Temporary Events
 6445 Monte Road,
 San Luis Obispo, CA 93401
 APN: 076-251-045

Date: June 2025	
Chateau Noland Temporary Events	
Sheet	
3 of 5	

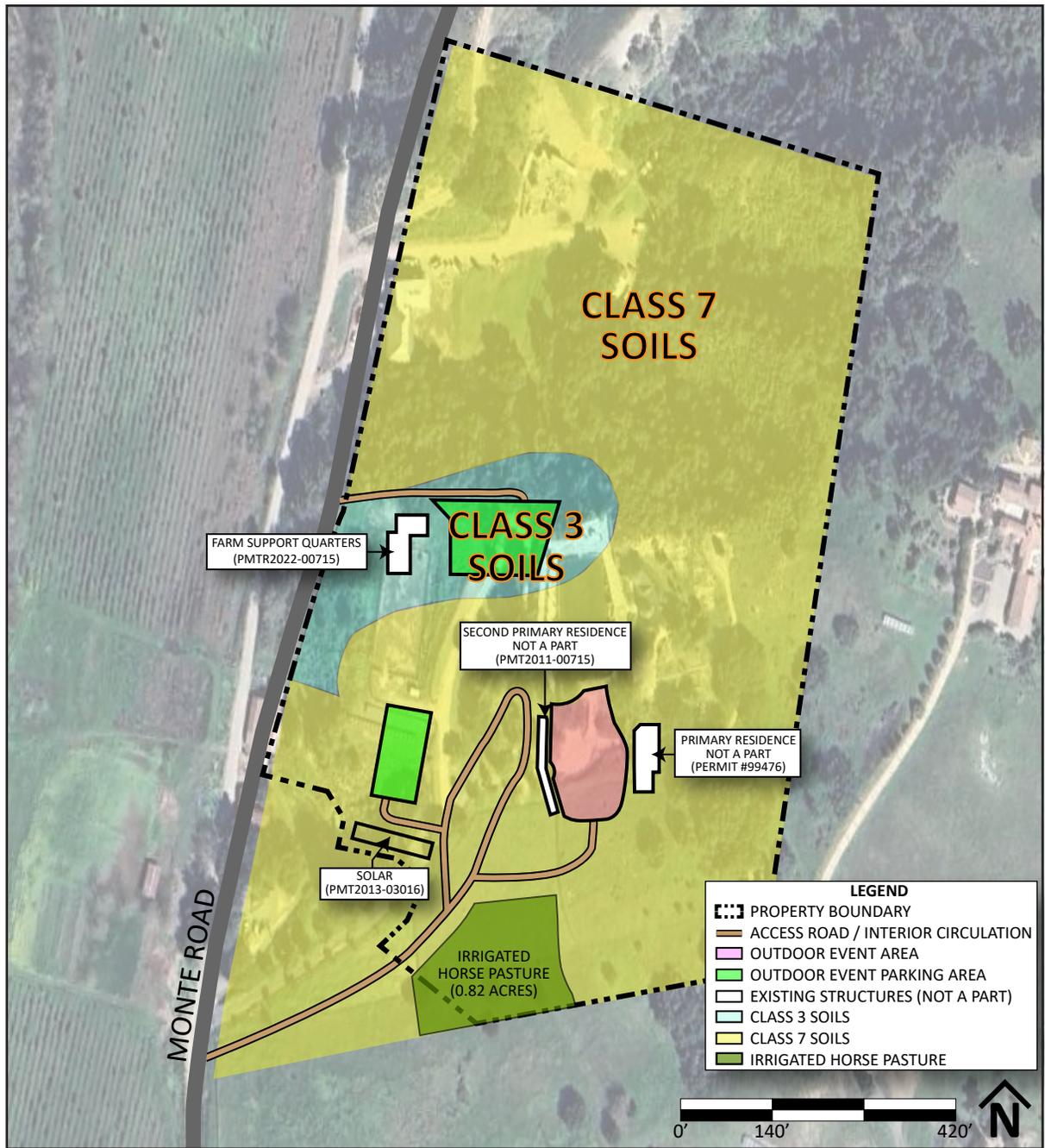
SETBACK MAP



Sheet 4: Setback Map
 Chateau Noland Temporary Events
 6445 Monte Road,
 San Luis Obispo, CA 93401
 APN: 076-251-045

Date: June 2025	
Chateau Noland Temporary Events	
Sheet	
4 of 5	

SOILS & AGRICULTURE MAP



Sheet 5: Soils & Agriculture Map
 Chateau Noland Temporary Events
 6445 Monte Road,
 San Luis Obispo, CA 93401
 APN: 076-251-045

Date: June 2025	
Chateau Noland Temporary Events	
Sheet	
5 of 5	



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
Consent of Property Owner

BLD-1005
06/12/2019

I (we) the undersigned owner of record of the fee interest in the parcel of land located at
(address): _____, identified as
Assessor Parcel Number _____, for which a construction permit, land use permit,
land division, general plan or ordinance amendment, or LAFCo application referral is being filed
with the county requesting approval for: _____
(specify type of project, e.g., addition to a single family residence; general plan amendment), do
hereby certify that:

- 1. Such application may be filed and processed with my (our) full consent, and that I (we) have
authorized the agent named below to act as my (our) agent in all contacts with the county and to
sign for all necessary permit applications in connection with this matter. Permits shall be issued to a
licensed contractor or an Owner/Builder Acknowledgment form (BLD-1006) will be completed
prior to permit issuance.
2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees,
independent contractors, consultants, sub-consultants and their officers, agents, and employees to
enter the property identified above to conduct any and all surveys and inspections that are
considered appropriate by the inspecting person or entity to process this application. This consent
also extends to governmental entities other than the county, their officers, agencies, employees,
independent contractors, consultants, sub-consultants, and their officers agents or employees if the
other governmental entities are providing review, inspections and surveys to assist the county in
processing this application. This consent will expire upon completion of the project.
3. If prior notice is required for an entry to survey or inspect the property. Please contact:
Name _____
Daytime Telephone Number _____
4. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the
property (dogs, hazardous materials or specify none):

BEFORE A BUILDING PERMIT APPLICATION CAN BE ACCEPTED,
THIS FORM MUST BE COMPLETED AND SIGNED BY THE PROPERTY OWNER
AND RETURNED TO THE AGENCY RESPONSIBLE FOR ISSUING THE PERMIT.

Consent of Property Owner

Property Owner Name	Permit #	Date
---------------------	----------	------

Person or entity granting consent:

Property Owner			
Name	Phone Number	Email	
Mailing Address	City	State	Zip Code
Signature of Property Owner 			

Note: A copy of the property owner's driver license, notarization, or other acceptable verification is required to be presented to verify the property owner's signature.

Authorized Agent			
Name	Phone Number	Email	
Mailing Address	City	State	Zip Code
Signature of Authorized Agent 			

t
& jamie@kirk-consulting.net

**BEFORE A BUILDING PERMIT APPLICATION CAN BE ACCEPTED,
THIS FORM MUST BE COMPLETED AND SIGNED BY THE PROPERTY OWNER
AND RETURNED TO THE AGENCY RESPONSIBLE FOR ISSUING THE PERMIT.**



Parcel Information

APN: 076-251-045

Assessee: NOLAND RICHARD C TRE

Care Of:

Address: PO BOX 3119, PISMO BEACH
CA 93448

Description: PM 54-94 PAR 4

For additional assessment information please see Assessor's Property Inquiry Portal

Community Code: SLOSLB

Supervisor District: Supdist 3

Avg Percent Slope: 36



Land Use Information

Land Uses Combining Designations

AG	<p style="text-align: center;">Flood Hazard Area</p> <p style="text-align: center;">Renewable Energy Overlay</p>
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Permit Information

Permit	Description	Work Class	Application Date
LRP2024-00008	Long-Range Planning	General Plan Amendment, Non-Coastal	9/26/2024 10:16:22 AM
N-DRC2024-00042	Land Use, Non-Coastal Appealable	Conditional Use Permit	9/25/2024 2:59:03 PM
P-APP2024-00240	Application	Land Use	9/25/2024 7:04:30 AM
P-APP2024-00239	Application	Land Use	9/24/2024 2:16:58 PM



CODEE2024-22	Events		6/3/2024 5:53:55 PM
ZON2024-00682	Zoning Clearance	Zoning Review	5/21/2024 2:30:13 PM
GRAD2024-00056	Grading	Minor Grading with Building	4/30/2024 12:38:48 PM
RBLD2024-00133	Residential New Structure	Single-Family Dwelling	4/30/2024 12:35:15 PM
RDMO2023-00015	Residential Demolition	Manufactured Home (SFD)	4/3/2023 2:58:23 PM
FIRE2022-00151	Fire Suppression	Fire Sprinklers (NFPA 13D) (Residential)	12/19/2022 4:21:12 PM
2022-00827	Research		11/15/2022 10:58:10 AM
PRE2022-00388	Pre-Application	Pre-Application	9/1/2022 3:44:16 PM
CODE2022-00188	Code Enforcement		8/17/2022 1:32:03 PM
PMTR2022-00715	PMTR - Residential Permit	New Structure	6/17/2022 3:32:41 PM
PMTR2021-01027	PMTR - Residential Permit	New Structure	7/30/2021 12:21:59 PM
ZON2021-00683	Zoning Clearance	Vacation Rental	7/29/2021 12:00:00 AM
PMT2021-00239	PMTC - Commercial Permit	New Structure	7/28/2021 7:51:36 AM
ZON2019-00578	Zoning Clearance	Home Occupation	8/13/2019 2:17:43 PM
PMTR2018-01302	PMTR - Residential Permit	Additions/Alterations	7/9/2018 9:55:45 AM
ZON2016-00820	Zoning Clearance	Vacation Rental	5/22/2017 10:00:06 AM
PMT2013-03016	PMTR - Residential Permit	Renewable Energy	6/5/2014 8:37:14 AM
COD2013-00089	Code Enforcement		8/20/2013 9:34:13 AM
SEP2012-00239	CCM - Condition Compliance Monitoring	Septic Inspection	8/9/2012 12:00:00 AM
PMT2011-01143	PMTR - Residential Permit	Fire Suppression	1/9/2012 2:44:27 PM
ZON2011-00219	Zoning Clearance	Business License	10/26/2011 10:57:03 AM
PMT2011-00715	PMTR - Residential Permit	New Structure	10/25/2011 1:29:37 PM
PMT2011-00714	PMTR - Residential Permit	New Structure	10/25/2011 1:28:07 PM
PMT2011-00713	PMTR - Residential Permit	Additions/Alterations	10/25/2011 1:24:14 PM



COD2010-00489	Code Enforcement		1/18/2011 3:14:24 PM
ZON2009-00177	Zoning Clearance	Business License	9/24/2009 3:26:40 PM
ZON2009-00173	Zoning Clearance	Home Occupation	9/22/2009 2:44:11 PM
ZON2007-00481	Zoning Clearance	Home Occupation	1/17/2008 10:47:00 AM
PMT2003-03742	Determination	AG Exempt Building	6/4/2004 12:00:00 AM
PMT2003-03740	Determination	AG Exempt Building	6/4/2004 12:00:00 AM
PMT2003-03741	PMTR - Residential Permit	Additions/Alterations	6/4/2004 12:00:00 AM
PMT2002-29288	PMTR - Residential Permit	New Structure	6/6/2003 12:00:00 AM
S980298L	Subdivision	Lot Line Adjustment	6/18/1999 12:00:00 AM
S980226C	Subdivision	Certificate of Compliance	4/14/1999 12:00:00 AM
D930088P	Land Use	Minor Use Permit	9/11/1995 12:00:00 AM
99476	PMTR - Residential Permit	New Structure	10/29/1993 12:00:00 AM
97076	PMTG - Grading Permit	Major Grading - over 10% slope or 5000 cu yds	10/29/1993 12:00:00 AM
PMT2002-24089	PMTR - Residential Permit	New Structure	10/29/1993 12:00:00 AM

Addresses on this Parcel

- 6425 MONTE RD
- 6435 MONTE RD
- 6441 MONTE RD
- 6445 MONTE RD

Recorded Ownership Documents (Current Ownership)

- 2021-R-063883
- 2021-R-063883
- 2021-R-063883
- 2021-R-063883

GIS Near 076-251-045



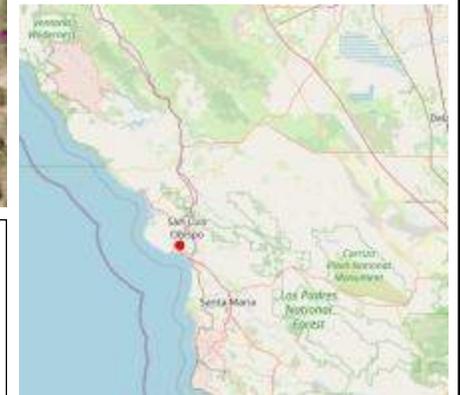
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- SLO County Parcels
 - Roads**
 - CalTrans
 - Maintained by SLO CO
 - Private Maintenance
 - Federal or State Maintenance
 - Community Advisory Groups**
 - Community Advisory Group Boundaries
 - Cayucos Citizens Advisory Council Subarea
 - Creston Advisory Body Sub Areas
 - 2011 Supervisor Districts
 - SLO County Boundary

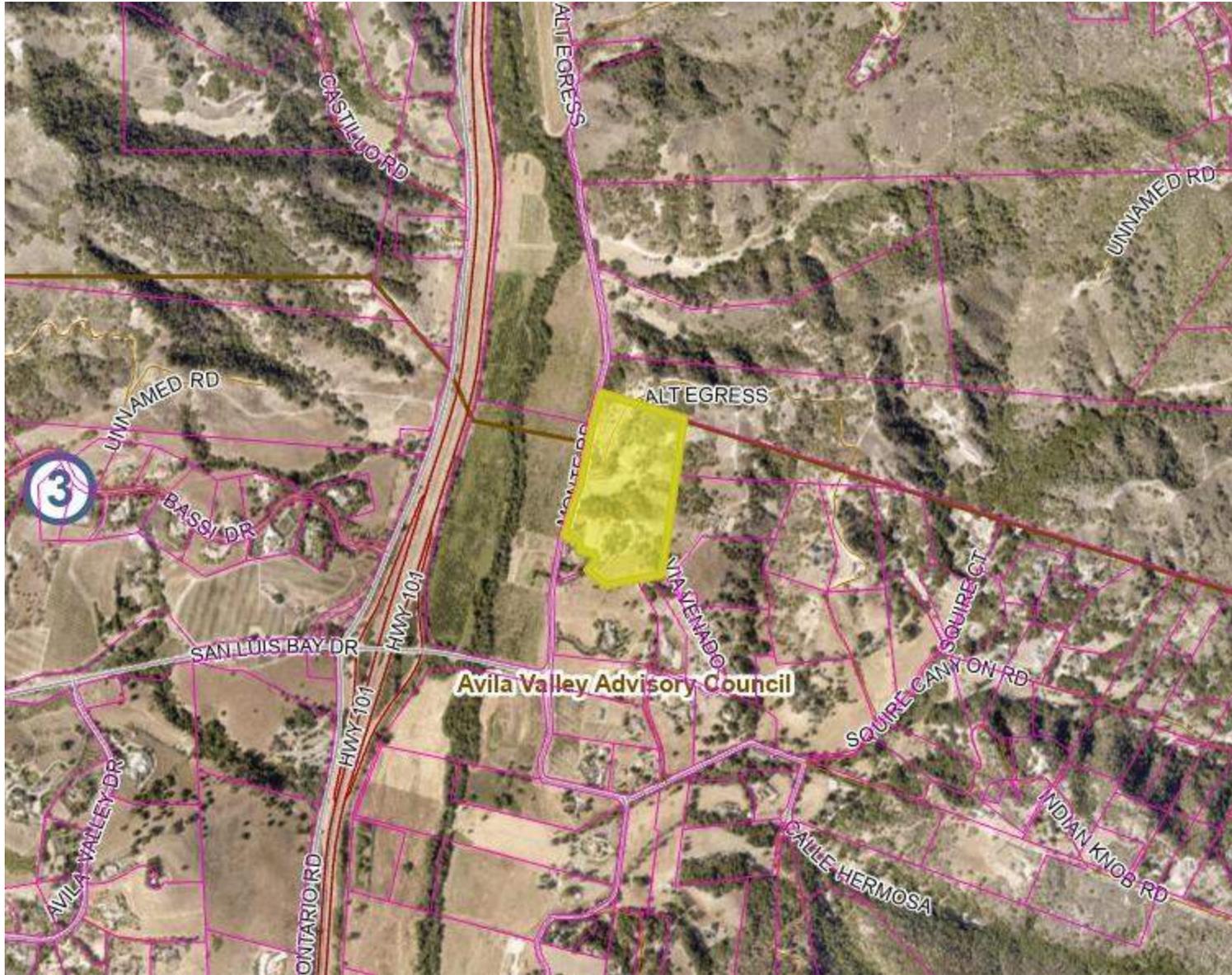
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The County of San Luis Obispo does not assume liability for any damages caused by errors or omissions in the data and makes no warranty of any kind, express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only





Legend

- SLO County Parcels
- Roads**
- CalTrans
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- Federal or State Maintenance
- Community Advisory Groups**
- Community Advisory Group Boundaries
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- SLO County Boundary

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