



THIS IS A RE-REFERRAL PROJECT/ SUMMARY

DATE: 5/15/2026

TO: AVILA VALLEY ADVISORY COUNCIL.

FROM: Elizabeth Moreno / +1-805-781-5721 / emoreno@co.slo.ca.us

PROJECT NUMBER & NAME: N-DRC2022-00041 Conditional Use Permit and N-DRC2022-00042 Variance

PROJECT DESCRIPTION: Applicant request a variance for grading on slopes greater than 30% and a Conditional Use Permit for a 4,776 square foot (sf) single family residence, a 1,000 sf ADU, 1,625 sf barn, and a 1,200 sf caretaker dwelling. The project will also include construction of a 1,750-linear-foot main access driveway off Lupine Canyon Road. The approximate area of disturbance is expected to be 3.1 acres with approximately 63,720 square feet of new impervious surfaces. Utility infrastructure includes a basin, water storage tank, and utility lines, including water. The water storage will be constructed adjacent to the proposed driveway and most utility lines are proposed to run beneath the proposed driveway. The proposed project will require vegetation removal, including annual grassland habitat and scrub habitat as well as trimming, removal, and/or impacts to the root zone of up to 128 coast live oaks to facilitate access and construction of the project.

APN: 076-180-076

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.

# **HARFORD RIDGE RANCH**

**Lupine Canyon Road, Avila Beach, CA APN 076-180-076**

## ***Developer's Statement and Project Description***

### **Site Description**

The subject property is a 78.2-acre site immediately adjoining Lupine Canyon Road in the San Luis Bay Estates master planned community. The property, Parcel 2 of Parcel Map No. CO-99-037, includes Residential Suburban and Open Space land use designations.

The property rises above Lupine Cyn Rd about 500 FT, from a low point of +160.0 ft msl to a high point of +640 ft msl. The development envelope of the property is located in the central and southern portions of the site, with a range in elevation between +340 to +470 ft msl. No development is proposed above the +470 ft msl.

Access to the site from Lupine Cyn Rd will traverse a private driveway as shown in our engineering drawings.

An existing 30 ft wide walking trail easement traverses the northern portion of the site.

The site includes many mature oak trees and other vegetation. Biological springtime and oak tree surveys have been conducted for the project. A 2025 Springtime Biological Resource Assessment update as well as Mitigation Program were completed in November 2025.

## **Applicant's Project Description**

The property is envisioned to provide the owner with a residence, two (2) ADUs and a private barn facility.

Proposed buildings at the Ranch include:

### **a) Owners House – Main Residence.**

This home is planned for approximately 4,200 SF of conditioned space and a 576 SF garage, resulting in an overall building size of just under 4,800 SF. The Owner's Residence will include a one- and two-story floor plan with 4-bedrooms and 4-baths, in addition to kitchen, pantry, den/office, living room and circulation space in the main building. A two-car detached garage with a bedroom above the garage is planned. This bedroom/bath is about 500 SF. The architectural design is ranch-style relying on long horizontal stucco walls, rock walls, extensive use of clear glazing windows and doors, stone and block walls and a pitched tile or asphalt roof.

### **b) Accessory Dwelling Unit #1.**

ADU #1 will be a 2-bedroom, 2-bath unit of approximately 1,200 SF in size. Parking would be in an open carport. Exterior patios and pathways are also included. This is planned to be a one-story building and to follow the pattern of ranch-style architecture presented in the Main Residence.

### **c) Barn.**

The barn is envisioned to include 3-horse stalls, storage and feeding stations as well the option for a restroom. The barn is an unconditioned space of approximately 1,625 SF.

**d) Accessory Dwelling Unit #2.**

A second accessory residence is planned to include a 2-bedroom, 2-bath 1,200 SF facility. This will be a one-story residence, with two open parking spaces planned adjoining the building. Architectural design will follow the pattern of ranch-style architecture presented in the Main Residence.

**e) Solar and Utility Service Facilities.**

Solar panels are planned for the roof tops of each building. No specific sizes for these facilities have been determined at this time but will be needed to serve the Ranch improvements. Utility services will be extended to all proposed uses in underground facilities (such as San Miguelito Mutual Water Co for water, wire utilities and natural gas (or propane) as desired). Wastewater services will be secured from San Miguelito for the main residence. The barn and ADUs will be handled on-site via private septic systems (or could potentially be extended to San Miguelito service).

**f) Water Tank.**

A water tank serving the site is located near the barn and ADUs.

**g) Wastewater and Storm Drainage Improvements.**

**Wastewater** - Improvements include a driveway and primary house located 650' from Lupine Canyon Road in Phase 2. A sewer lateral will be extended from an existing sewer main in Lupine Canyon Road to the primary residence. A will-serve letter has been provided by the San Miguelito Water Company that allows a connection to their sewer main.

Phase 3 improvements include a barn and two ADUs, located about 1000' from the primary house further up the hill on the plateau. Septic tanks and leach fields are proposed for those improvements and designed per the County's Local Agency Management Program (LAMP).

**Storm Water** - Storm water generated by new impervious surfaces, i.e. the proposed driveway and buildings, is retained onsite per the County's Post Construction Stormwater Guidebook. Underground chambers are proposed for the phase I improvements to retain and recharge stormwater, and a graded basin is proposed on the plateau to retain and recharge stormwater for the phase II improvements.

**h) Inland Land Use Ordinance Table 2-2.**

The Ranch has been proposed to address land uses designations for the property via the LUO, Table 2-2. The main residence and ADUs are located within lands proposed to be designated Residential Suburban. The barn is proposed to be located within an Open Space designation. Updated OS and RS mapping is proposed in Page 6 of this packet.

## Project Summary

The project would be built in 3-phases. First would be the construction of a partial driveway, to access the upper meadow in the vicinity of the main house. Second phase would be construction of the main residence and utility extensions. The Third phase would include extension of the driveway to the barn and ADU uses. By way of summary, the following uses and improvements are proposed for the Harford Ridge Ranch project.

<u>Feature</u>	<u>Phase1</u>	<u>Phase 2</u>	<u>Phase 3</u>	<u>Totals</u>
Partial Driveway	700 lineal feet	1,059 lf		1,759 lf
<u>Area Disturbance</u>	<u>0.5 acres</u>	<u>0.9 sf</u>	<u>1.7 ac</u>	<u>3.1 ac</u>
Main Residence	--	3,702 sf	--	3,702 sf
Garage Bedroom	--	499 sf	--	499 sf
<u>Garage</u>	--	<u>546 sf</u>	--	<u>546 sf</u>
Patios/Gardens	--	2,215 sf	1,000 sf	3,215 sf
Parking	--	2 sps garage	4 sps carport	6 spaces
Barn	--	--	1,728 sf	1,728 sf
Accessory Dwelling Unit 1	--	--	1,200 sf	1,200 sf
<u>Accessory Dwelling Unit 2</u>	--	--	<u>1,200 sf</u>	<u>1,200 sf</u>
Subtotals	700 lf drive way	1,059 lf dw	--	1,759 sf
Subtotals	0.5 ac area disturb	0.9 ac	1.7 ac	3.1 ac sf
Subtotals	0 sf buildings	4,746 sf	4,128 sf	8,874 sf

## Variance Findings for Proposed Project

Variance findings we would offer include:

1. The site is designated for Residential and Open Space development under the SLBEMP.
2. Access to the site is only available from Lupine Canyon Road, no additional easements or access rights exist outside the SLBEMP for the property other than Lupine Cyn Rd.
3. Due to the unique configuration of the site, access is limited to Lupine Canyon Road. The frontage along Lupine Cyn Rd that provides locations for driveway access, includes a steeply sloping site covered with oak trees making access challenging. This unique circumstance does not apply to nearby residentially-zoned properties.
4. Granting of the variance will allow residential development of the site consistent with neighboring properties in the Residential Suburban land use category.
5. Slopes of existing contours along Lupine Cyn Rd range between 15%-30%, necessitating grading within areas of excess 30% slopes.
6. Grading over 30% slopes in limited areas is needed to provide a Fire Department allowable maximum gradient to the site.
7. The subject site is unique in this neighborhood as it is criss-crossed with steep terrain, oak trees and a seasonal drainage way along the eastern side of the property.
8. The subject site is located on the far western edge of the SLBEMP in this area, and providing a Fire accessible driveway will aid emergency response needs in this area of the Master Plan. No other available access could provide this safety feature.
9. Granting of the variance will not allow uses of the property otherwise prohibited under the Land Use Ordinance and Master Plan.
10. In the absence of this driveway/grading variance, the property would be deprived of use as a residential property consistent with the neighboring properties and land use category.

## **Environmental Assessments Performed and Guiding Ranch Design Proposals**


The applicants have prepared several CEQA studies to evaluate the conditions of the site and to guide the master planning of the property. Studies include:

- 1) Archaeological – Phase 1 Cultural Resource Inventory Report from Albion Environmental Consulting (7-26-2022)
- 2) Archaeological - Expanded Phase 1 Analysis from applied Earthworks (10-23-2023)
- 3) Preliminary Soils and Geotechnical Investigation from GeoSolutions (10-10-2022)
- 4) Biological Resources Assessment including 2022 Spring Survey and Arborist Report from SWCA (previously Terra Verde, 3-26-2024)
- 5) Septic and Percolation Testing Investigations from GeoSolutions (9-18-2023)
- 6) 2025 Spring Survey BRA update from SWCA (11-6-2025).

These reports have guided placement of the roadway access, internal circulation, building sites, utility locations and barn for the property.

Open space considerations as part of the original SLBE master plan calls for a minimum of 1 acre of open space for each residential development. In the case of Harford Ridge Ranch, open space acres can be dedicated to permanent open space, creating a ratio in excess of the master plan requirements. We also propose open space set aside as mitigation for tree removal, subject to additional discussions through the CEQA review process. Reference the SWCA BRA for oak tree mitigation recommendations and Pages 14-17 of this Project Description for our proposal for open space.

**Legend**

 Lupine Cyn Rd MILLER

APN 076-180-076

RESIDENTIAL  
SUBURBAN (RS)

SITE AREA  
78.20 acres

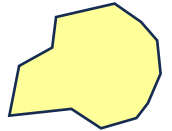
1.19 ac

0.68 ac

Existing RS  
designations to  
be converted to  
Open Space

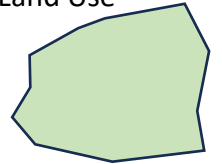


Proposed RS  
Land Use



3.46 acres

Proposed OS  
Land Use



74.74 acres

Lupine Cyn Rd MILLER

Lupine Canyon Rd

Lupine Canyon Rd

Nighthawk Way

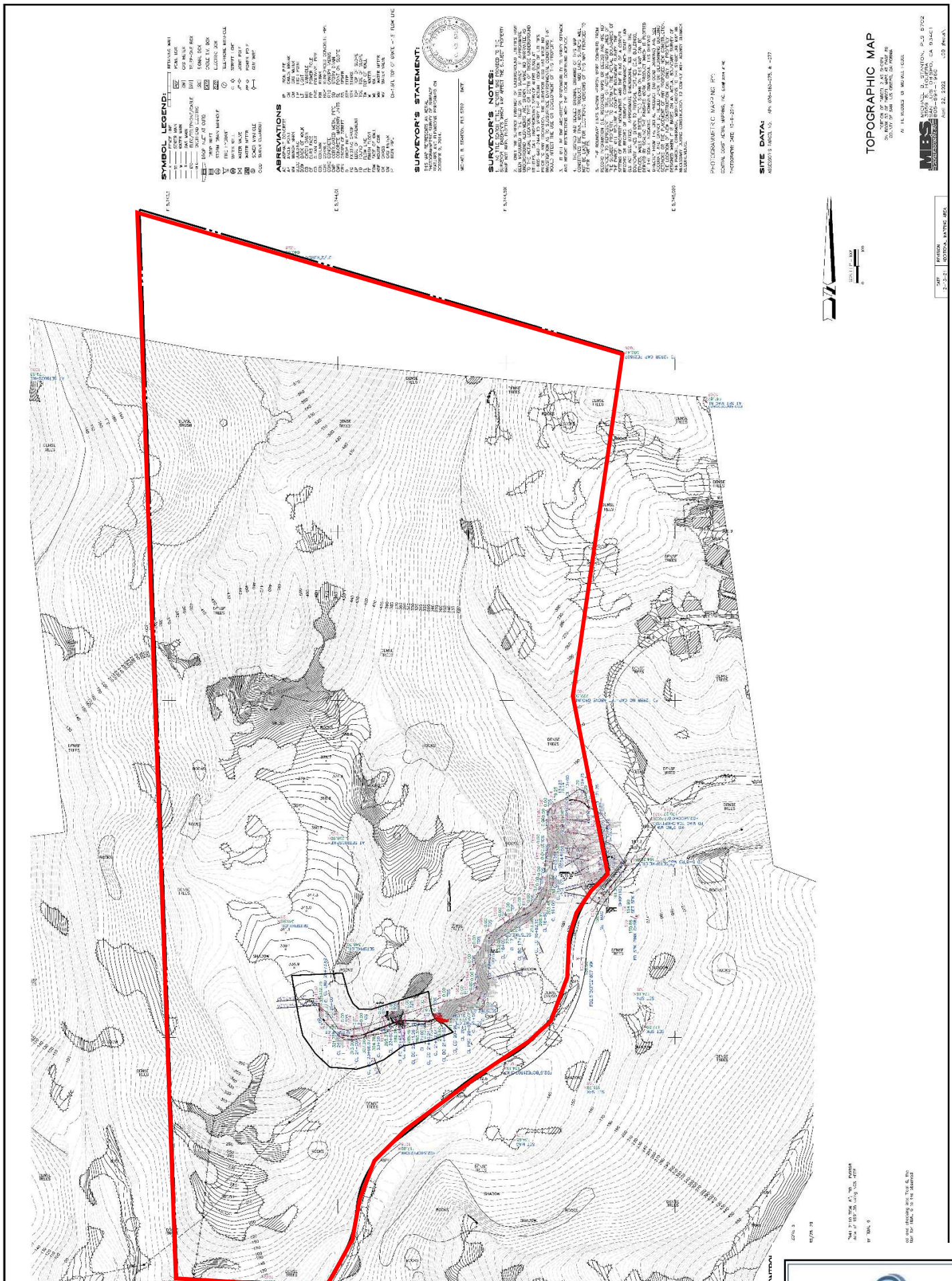
Buttercup Ln

Shoaling Star Ln

Rock Wren Ln



1000 ft



**SYMBOL LEGEND:**

1	BOUNDARY
2	PROPERTY LINE
3	CONCRETE
4	ASPHALT
5	PAVEMENT
6	GRAVEL
7	DIRT
8	ROCK
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**ABBREVIATIONS**

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**SURVEYOR'S STATEMENT:**

I, the undersigned, being a duly Licensed Professional Surveyor in the State of Georgia, do hereby certify that I am the author of the foregoing map and that the same is a true and correct representation of the facts and conditions as shown to me by the parties to the survey and as the same appear on the ground.

W. R. HARRIS, PLS. 10000 - 0000

**SURVEYOR'S NOTES:**

1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1997, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND GEODYSY, STATE OF GEORGIA.

2. THE SURVEY WAS CONDUCTED ON THE DATE INDICATED ON THE TITLE SHEET OF THIS MAP.

3. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1997, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND GEODYSY, STATE OF GEORGIA.

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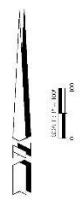
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**SITE DATA:**

PROJECT: HARFORD RIDGE RANCH  
 CLIENT: [REDACTED]  
 DATE: 10-12-2024  
 SHEET: 9 OF 10



**TOPOGRAPHIC MAP**

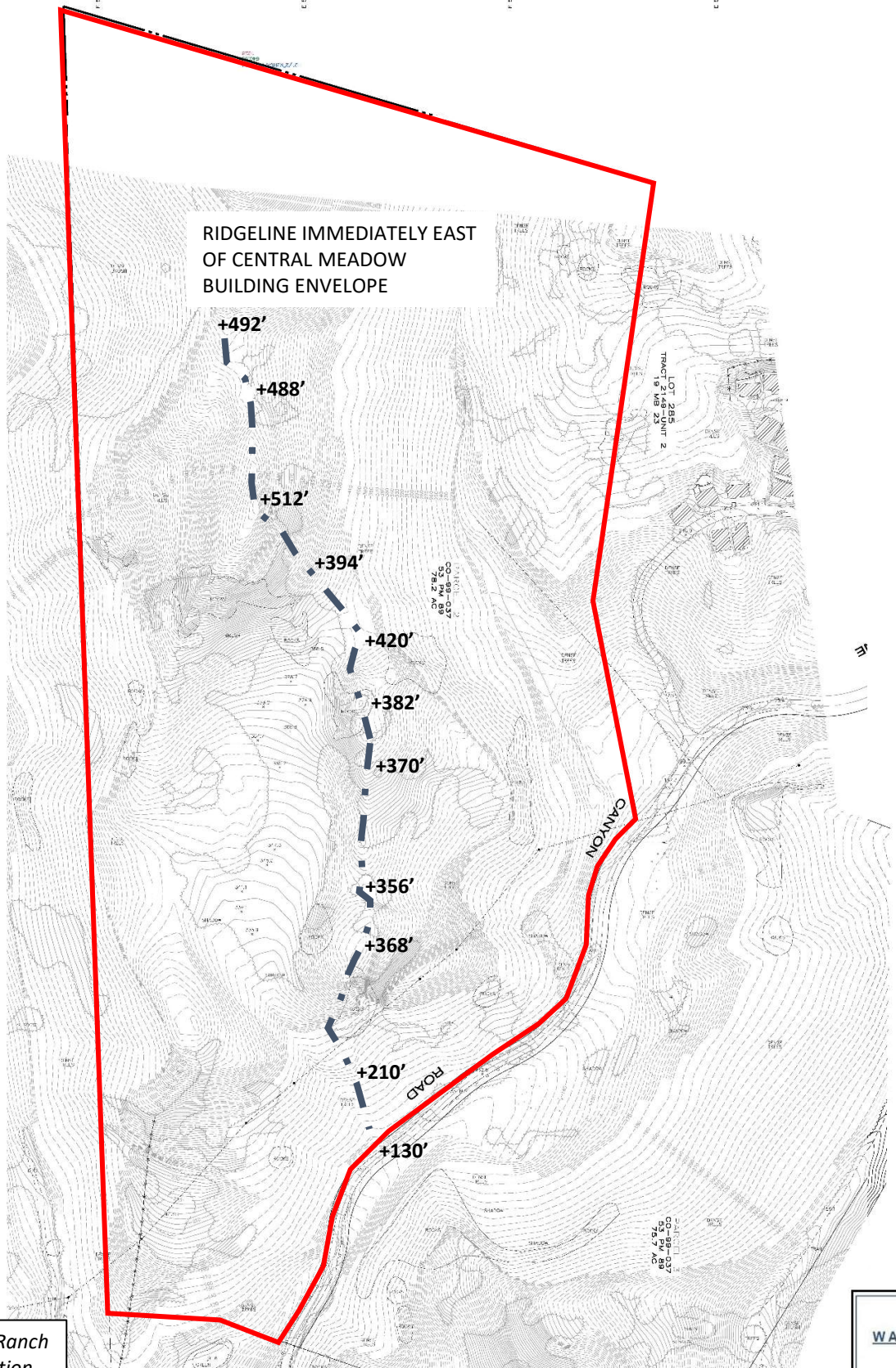
DATE: 10-12-2024  
 SHEET: 9 OF 10  
 PROJECT: HARFORD RIDGE RANCH

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**SYMBOL LEGEND:**

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RIDGELINE IMMEDIATELY EAST  
OF CENTRAL MEADOW  
BUILDING ENVELOPE



- +492'
- +488'
- +512'
- +394'
- +420'
- +382'
- +370'
- +356'
- +368'
- +210'
- +130'

ROAD

CANYON

LOT 258  
TRACT 2148 UNIT 2  
18 MB 23

03-84-037  
76.7 AC

E 51400

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E 51400

E 51400

**ABBREVIATIONS:**

AC ACRE  
AD ADJUSTED  
AL ALIEN  
AN ANGLE  
AR AREA  
AS AREA SURVEY  
B BOUNDARY  
C CANTON  
CA CALIFORNIA  
CD COUNCIL DISTRICT  
CH CHURCH  
CI CIRCULAR  
CL CLOSURE  
CO COUNTY  
CR CROWN  
CS COUNCIL SECTION  
CT CONNECTICUT  
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G GROUND  
H HORIZONTAL  
I ILLINOIS  
L LINES  
M MILE  
N NORTH  
O OCEAN  
P POINT  
R ROAD  
S SOUTH  
T TOWN  
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V VERTICAL  
W WEST  
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Z ZONE

**SURVEYOR'S STATEMENT:**

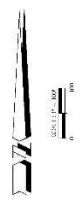
I, THE SURVEYOR, HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT STATEMENT OF THE SURVEY AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF MISSISSIPPI.

**SURVEYOR'S NOTES:**

1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACTS OF MISSISSIPPI AND THE RULES AND REGULATIONS OF THE MISSISSIPPI BOARD OF SURVEYING AND MAPPING.

**SITE DATA:**


PROJECT NO. 10-20-2024  
DATE: 10-20-2024



**TOPOGRAPHIC MAP**

MISSISSIPPI BOARD OF SURVEYING AND MAPPING  
1000 N. GULF BLVD., SUITE 1000  
DALLAS, TEXAS 75201  
PHONE: (972) 412-1000  
FAX: (972) 412-1001  
WWW.MBSMAPPING.COM

**Legend**

 Lupine Cyn Rd MILLER

APN 076-180-076

RESIDENTIAL  
SUBURBAN (RS)

SITE AREA  
78.20 acres

RIDGELINE IMMEDIATELY EAST  
OF CENTRAL MEADOW  
BUILDING ENVELOPE

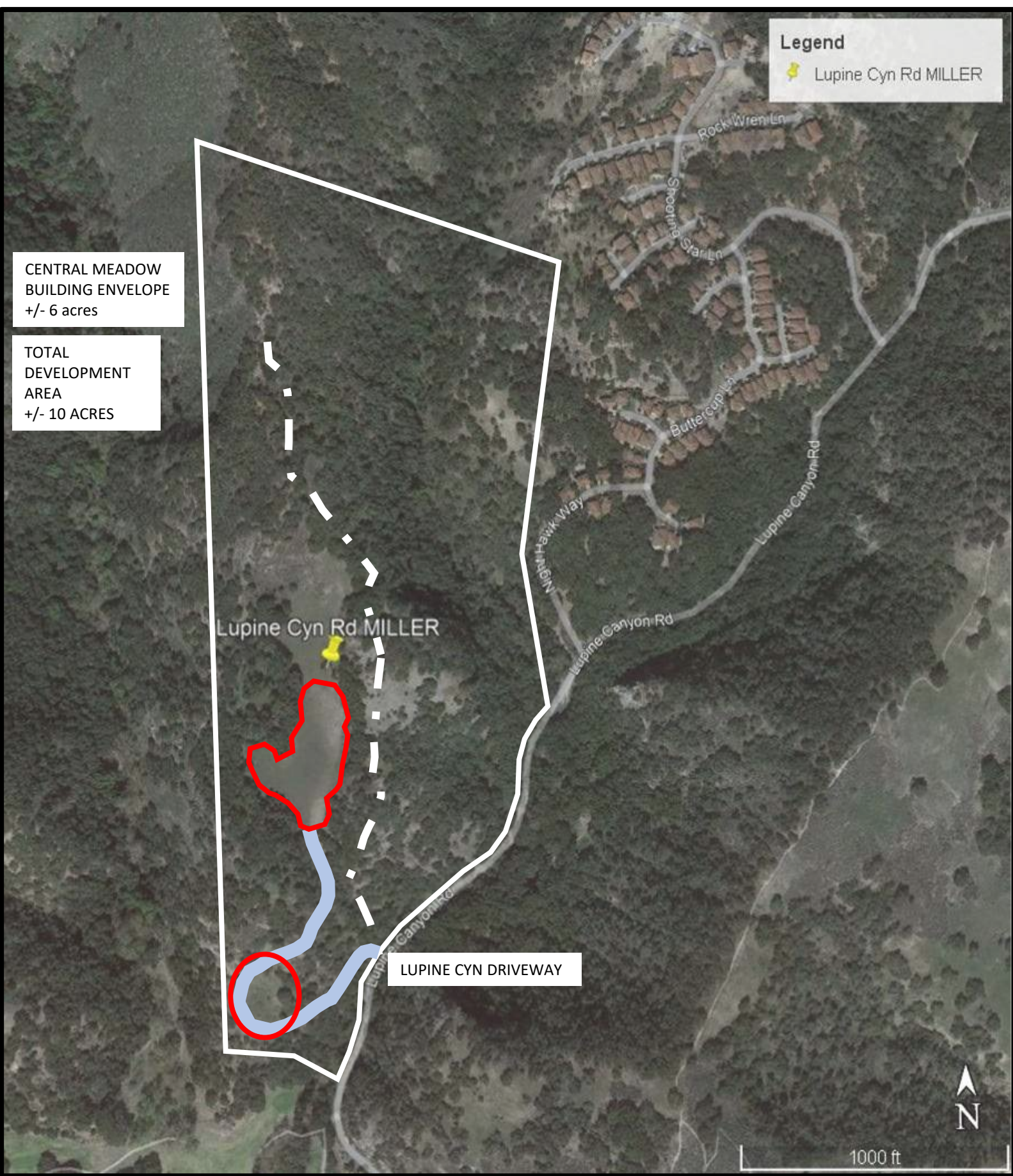


Lupine Cyn Rd MILLER

Lupine Canyon Rd


1000 ft





CENTRAL MEADOW  
BUILDING ENVELOPE  
+/- 6 acres

TOTAL  
DEVELOPMENT  
AREA  
+/- 10 ACRES

**Legend**  
 Lupine Cyn Rd MILLER

Lupine Cyn Rd MILLER

LUPINE CYN DRIVEWAY

1000 ft



MILLER Ridgeline Superimposed on Aerial  
With Central Meadow  
Bldg Envelope Highlighted

SHEET NUMBER:  
1 OF 1  
DATE: 10/29/2022



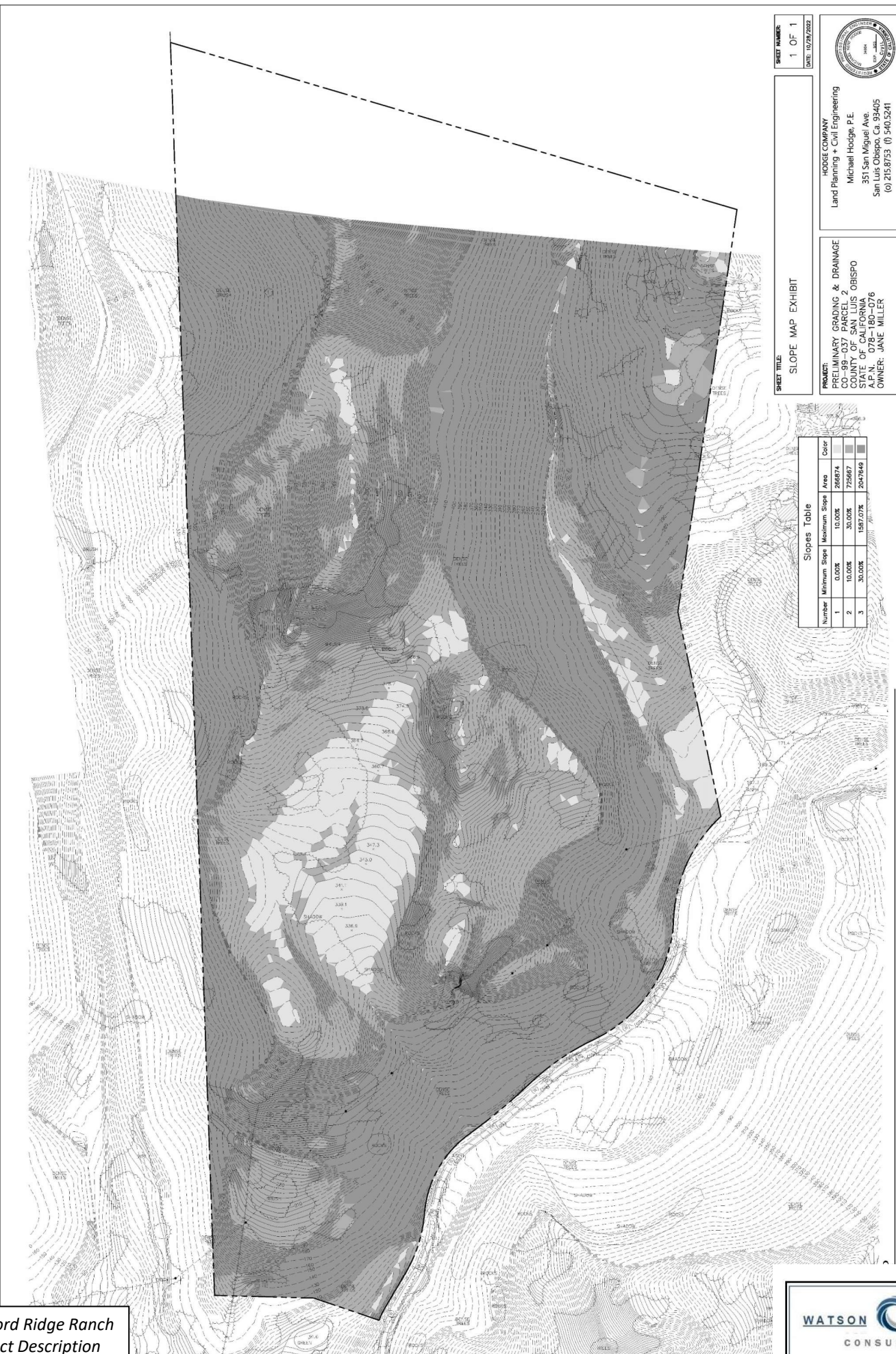
**HODGE COMPANY**  
Land Planning + Civil Engineering  
Michael Hodge P.E.  
351 San Miguel Ave.  
San Luis Obispo, Ca. 93405  
(805) 763-8753 (F) 340-5241

SHEET TITLE:  
SLOPE MAP EXHIBIT

**PROJECT:**  
PRELIMINARY GRADING & DRAINAGE  
COUNTY OF SAN LUIS OBISPO  
STATE OF CALIFORNIA  
A.P.N. 078-180-076  
OWNER: JANE MILLER

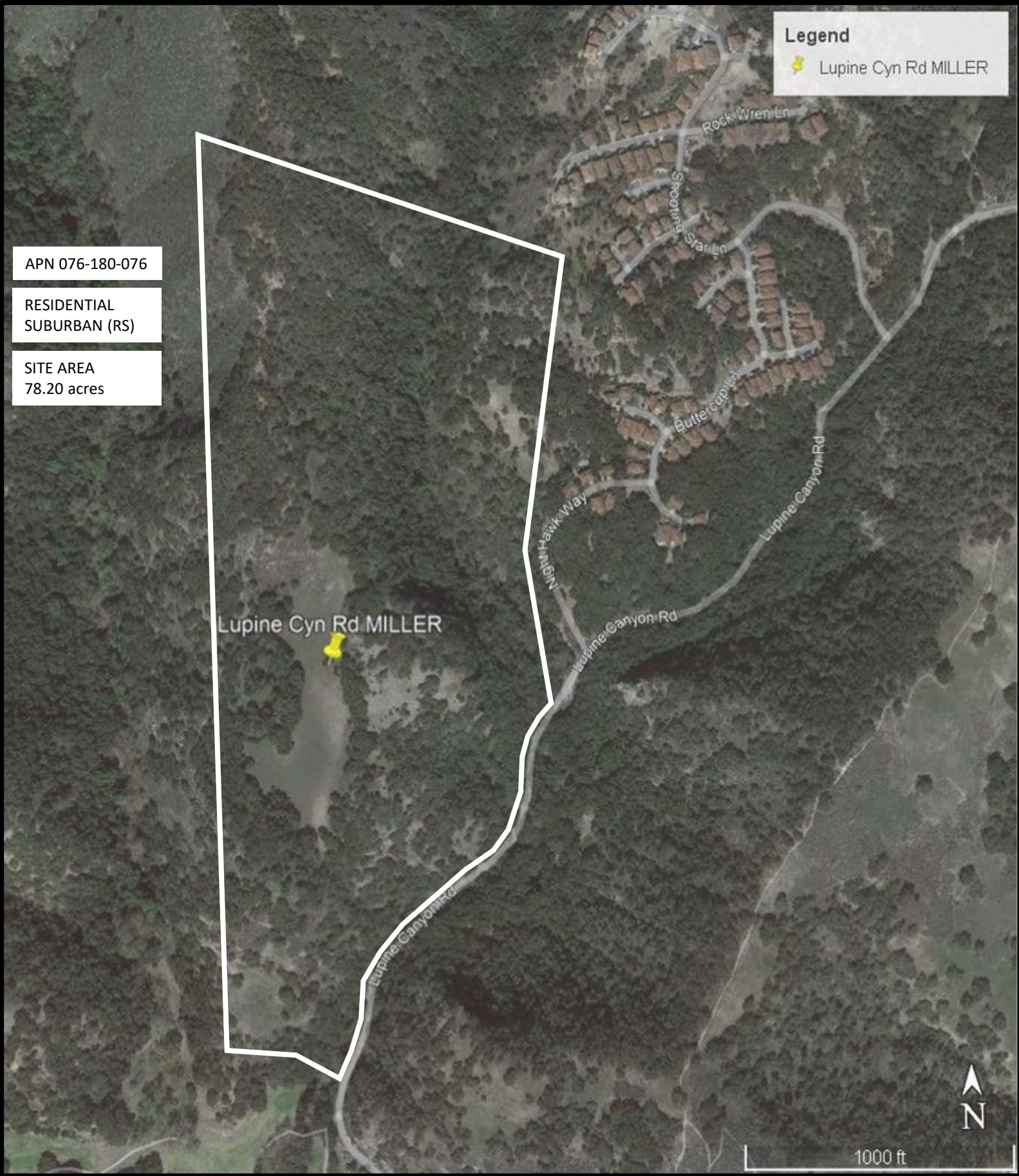
**Slopes Table**

Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	10.00%	266874	[Lightest Gray]
2	10.00%	30.00%	725667	[Medium Gray]
3	30.00%	1587.07%	2047949	[Darkest Gray]



SCALE: 1" = 100'






APN 076-180-076

RESIDENTIAL  
SUBURBAN (RS)

SITE AREA  
78.20 acres

Lupine Cyn Rd MILLER

**Legend**  
 Lupine Cyn Rd MILLER

1000 ft



MILLER Mitigation Area Options from  
SWCA and WPC – Base Graphic

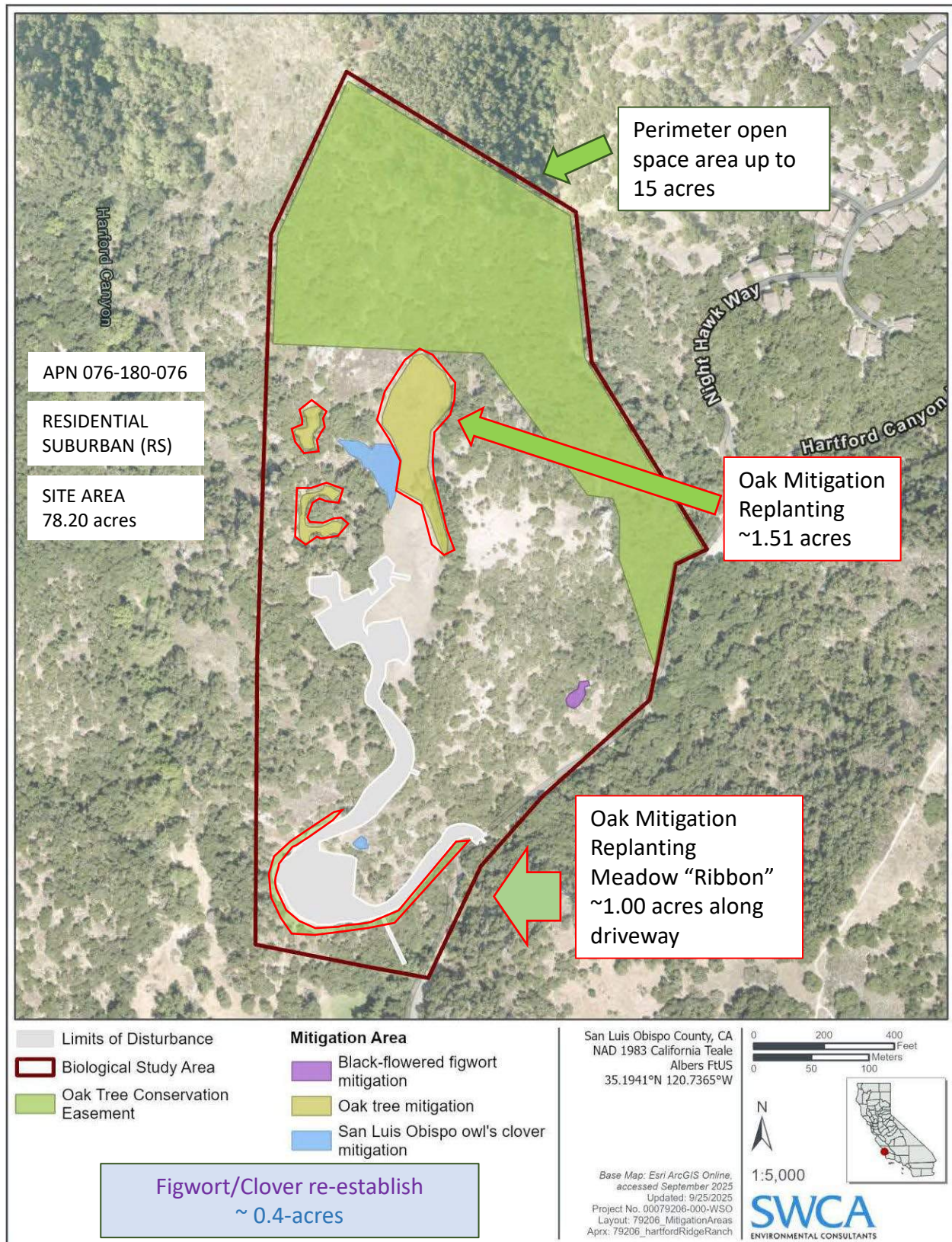



Figure 8. Proposed mitigation areas.

**Legend**

 Lupine Cyn Rd MILLER

APN 076-180-076

RESIDENTIAL  
SUBURBAN (RS)

SITE AREA  
78.20 acres

**Approx 40+ acres**

Lupine Cyn Rd M

Lupine Canyon Rd

Lupine Canyon Rd

Nighthawk Way

Buttercup Ln

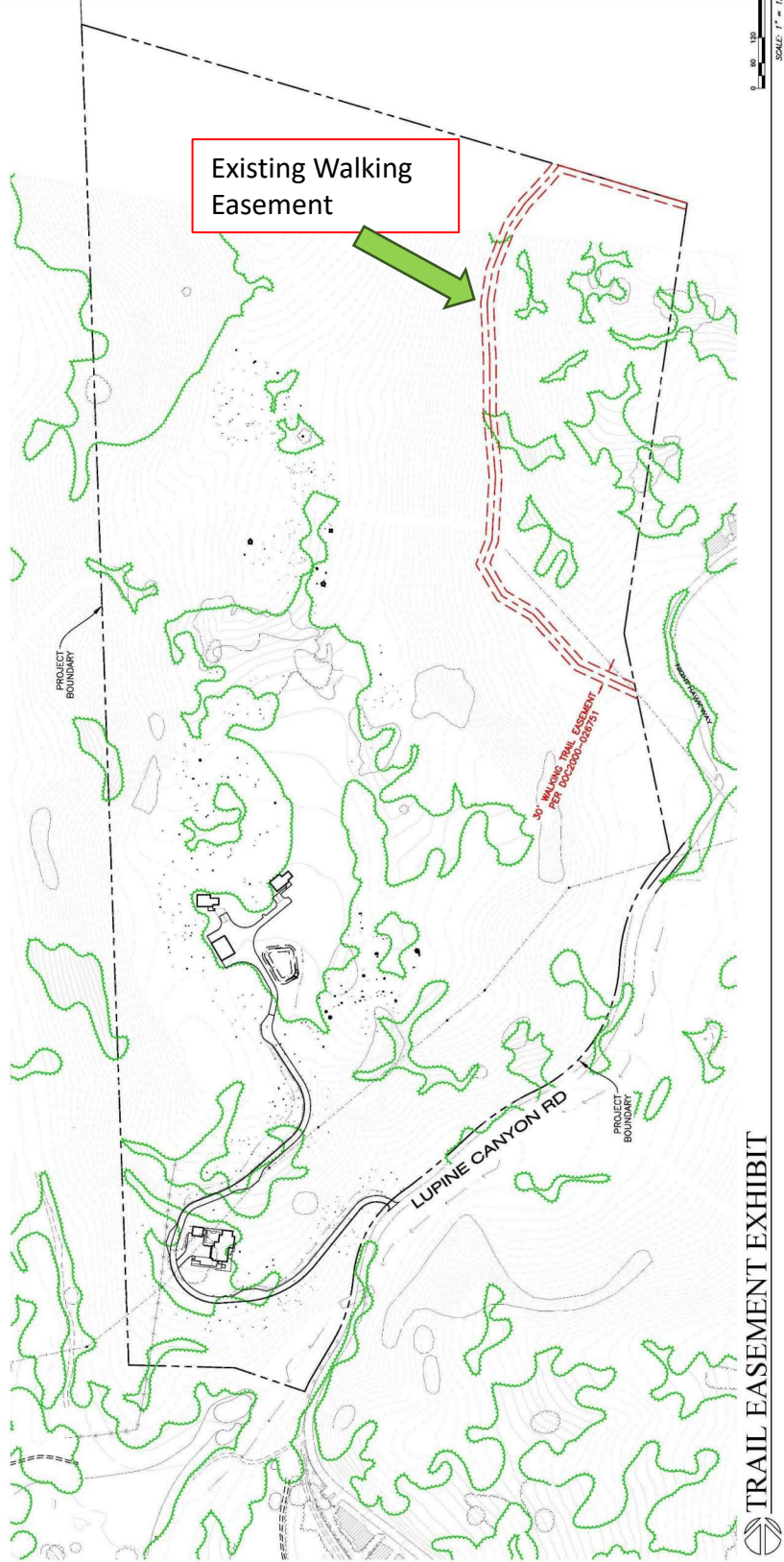
Star Ln

Shoaling

Rock Wren Ln



1000 ft



Existing Walking Easement



SHEET TITLE:

TRAIL EASEMENT EXHIBIT

PROJECT LOCATION:

CO-99-037 PARCEL 2  
 SAN LUIS OBISSPO  
 COUNTY OF SAN LUIS OBISSPO  
 A.P.N. 078-180-076  
 OWNER: JANE MILLER

HODGE COMPANY  
 Land Planning + Civil En  
 Michael Hodge, P  
 351 San Miguel A  
 San Luis Obispo, Ca  
 (805) 215-8753 (f) 540

TRAIL EASEMENT EXHIBIT

APN 076-180-076

RESIDENTIAL  
 SUBURBAN (RS)

SITE AREA  
 78.20 acres

# MILLER Existing Walking Trail Easement

April 30, 2026

David Watson  
Watson Planning Consultants  
P.O. Box 385  
Pismo Beach, California 93448

*Submitted via email to: dave@watsonplanning.us*

**Re: Harford Ridge Ranch Development Project in Avila Beach, San Luis Obispo County, California – Response to Comments / SWCA Project No. 79206**

Dear David Watson:

SWCA Environmental Consultants (SWCA) has prepared this memorandum (memo) to assist the discretionary review process by the County of San Luis Obispo Department of Planning & Building (County) (Information Hold Letter N-DRC2022-00041 and N-DRC2022-00042) and assist in the response to comments received from the County, Avila Valley Advisory Council, and San Luis Bay Estates.

SWCA has been contracted to perform the biological resource assessment (BRA), per the County Guidelines. Specifically, SWCA completed a desktop analysis, followed by field surveys on May 4 and June 27, 2022, and May 24, May 30, 2023, and May 12, 2025. The surveys consisted of a habitat assessment and vegetation community classification, a botanical and wildlife species inventory, a jurisdictional waters analysis, oak tree (*Quercus* sp.) inventory, and an analysis of the potential for special-status botanical and wildlife species to occur on site. Most recently, SWCA completed a review of the updated plans (dated April 27, 2026).

This memo is in response to the following topics, as discussed during communications (i.e., emails and meetings) between Watson Planning Consultants and the County regarding the proposed residential development project:

1. “Heritage oak” trees.
2. Oak woodland canopy impacts.
3. Alternate access review.
4. Oak tree impacts and mitigation recommendations.
5. Oak tree survey and inventory.

## **RESPONSE TO COMMENTS**

1. “Heritage Oak” trees are defined in the San Luis Obispo County Municipal Code. Title 22 - Land Use Ordinance, Article 5 – Site Development Standards, Chapter 22.58 – Oak Woodland Ordinance:

*“Heritage oaks” are any individual oak species, as defined by this ordinance, of 48 inches diameter at breast height (dbh) or greater, separated from all Stands and Oak Woodlands by at least 500 feet.*

Although there are oak trees within the survey area that have a dbh of 48 inches or greater, none are isolated (i.e., located 500 feet or greater) from the edge of the mapped coast live oak woodland. As such, no heritage oak trees will be impacted by the proposed project.

2. As described in the Biological Resources Assessment (SWCA 2025), 78 coast live oak trees are proposed to be removed and 50 coast live oak trees are proposed to be trimmed and/or impacted within the critical root zone. Impacts to the coast live oak woodland canopy will occur due to both tree removal and trimming of individual trees, as required for construction.

If adopted, the Recommended Avoidance, Minimization, and Mitigation Measure #5, Part 5 states that a licensed arborist or qualified botanist will be hired to oversee all removal and trimming of existing roots and branches/canopy. Through the recommended tree impact monitoring and review of post-construction as-built conditions, final mitigation requirements will be determined and fulfilled through in-kind mitigation (i.e., onsite plantings, conservation easement, in-lieu fee).

3. SWCA and Watson Planning Consultants discussed alternative access routes during the project planning phase. Reviewing proposed alternative access routes and potential environmental constraints resulted in spectrum of qualitative potential impacts for each access route. Access from the Avila Beach Golf Course had potential impacts to resources under the jurisdiction of the California Coastal Commission and various options from the San Luis Bay Estates had potentially steeper road alignments which would have impacted hydrologic resources under the jurisdiction of the California Department of Fish and Wildlife, Regional Water Quality Control Board, and U.S. Army Corps of Engineers and impacted very steep and dense oak woodland. These impacts were determined to likely be greater than the current proposed alignment, not only to a potentially greater number of oak trees but to the greater value of such steep, wooded hydrologic drainage features to function as wildlife movement corridors.
4. SWCA qualified wildlife biologists and botanists conducted the required surveys and impact analysis for BRA and assisted in the development of recommended mitigation measures. As noted above, the Recommended Avoidance, Minimization, and Mitigation Measure #5, Part 5 is adopted, it will provide for additional on-site review and remediation by a licensed arborist or qualified botanist during construction activities.
5. Oak tree surveys were completed by a combination of SWCA botanists, Stanton Surveying, and Hodge Engineering utilizing sub-meter accuracy and provide sufficient information and tree mapping to identify impacts associated with the proposed project. The disturbance areas are accurately reflected in the exhibits submitted with the BRA and project plans. The recommended identification of oak trees within 50 feet of disturbance areas has been provided. Those trees proposed for impacts have been inventoried and discussed. All additional trees are proposed to be protected in place during construction and no impacts are expected to occur.

Should you have any questions regarding any of the information provided, please contact me at patrick.scott@swca.com or (805) 858-0858.

Sincerely,



Patrick Scott  
Biologist



*Land Use Planning and Real Estate Development  
Solutions and Services Since 1989*

Post Office Box 385  
Pismo Beach, California 93448  
Telephone 805.704.8728  
www.WatsonPlanning.us  
Dave@WatsonPlanning.us

April 30, 2026

Elizabeth Moreno  
Nicole Ellis  
Mason Denning

**SLO COUNTY PLANNING & BUILDING**  
County Government Center  
San Luis Obispo, California 93406

**Re: Submittal of Responses to Info Hold-Completeness Correspondence;  
N-DRC2022-00041 & N-DRC2022-00042  
Conditional Use Permit and Variance Permit Applications  
"Harford Ridge Ranch"  
APN 076-180-076, Lupine Canyon Road, Avila Beach, Jane Miller**

Dear Ms. Moreno, Ms. Ellis and Mr. Denning:

Following up our most recent meeting in March, we would like to offer the following responses and our updated project plans, project description and our supplemental Biological Resource Assessment response from our Biologist, SWCA. These items are summarized below in no particular order, but address Planning comments and referral comments shared with us since our last resubmittal in November.

1. Corrections to plans and Project Description (PD) reflecting no caretaker or equestrian barn references.
2. Additions to PD outlining storm water management and wastewater services to the main home (from San Miguelito Water Company) and on-site septic (ADUs, barn). The updated SMWCo Conditional Will-Serve letter is attached.
3. Referral comments were offered suggesting a secondary access, or an entirely different access than the Lupine Canyon Rd driveways shown on our plans. The driveway meets Fire standards and does not exceed a 16% slope. This driveway has been reviewed and approved for processing by County-Cal Fire. No feasible, less environmentally damaging alternative access location has been identified during our study of the project.
4. All utility lines serving the site are proposed to be undergrounded per the enclosed project plans.

5. The issue of "heritage oaks" was raised in the SLBE's referral response. There are no heritage oaks on this site, as evidenced by the SWCA response dated 4-30-26 and attached.
6. The single-family home and two (2) detached ADUs are located within the "open meadow" areas of the site, per the SLBE Master Plan and County LUO standards.
7. Oak tree surveys, oak woodland canopies, and recommended mitigation strategy questions are addressed in the SWCA letter referenced above.
8. Variance Findings have been added to the Project Description.
9. Updates to our plans reflecting your requested clarifications are included. Details of construction techniques and mitigation measures are contained in the updated BRA and our Project Description, both included herewith.
10. Updated diagrams are included with the PD.

Please contact me with any questions or remaining clarifications you may have concerning this submittal. We look forward to our continuing work with the County and community on this application.

Thank you.

Sincerely,



David Watson, AICP

**WATSON PLANNING CONSULTANTS**

encls: Updated Project Description dated 4-13-2026  
Updated Project Plans dated 4-27-2026  
SWCA correspondence addressing Planning, San Luis Bay Estates and Avila Valley Advisory Committee Issues dated 4-30-26

cc: Jane Miller  
Project Design Team

# LUPINE CANYON - MILLER RESIDENCE

## PRELIMINARY GRADING PLAN

CO-99-037 PARCEL 2 - APN 076-180-076



### AGENCIES

COUNTY OF SLO PLANNING AND BUILDING  
DEPARTMENT COUNTY GOVERNMENT CENTER  
1055 MONTEREY STREET  
SAN LUIS OBISPO, CA 93401  
805.781.5600  
WWW.SLOCOUNTY.CA.GOV/PLANNING

CDF/COUNTY OF SLO FIRE DEPARTMENT 635  
NORTH SANTA ROSA  
SAN LUIS OBISPO, CA 93401  
805.543.4244 WWW.CDFSLO.ORG

COUNTY OF SLO HEALTH DEPARTMENT  
2191 NORTH SANTA ROSA  
SAN LUIS OBISPO, CA 93401  
805.781.5500

AT&T ENGINEERING DEPARTMENT  
160 SUBURBAN ROAD  
SAN LUIS OBISPO, CA 93401  
805.546.7451

UNDERGROUND SERVICE ALERT  
800.642.2444 WWW.USANORTH.ORG

### CONSULTANTS

**CLIENT:**  
JANE STRODE MILLER REVOCABLE TRUST  
7679 34H COURT  
BOULDER COLORADO  
  
JANE STRODE MILLER  
303.416.0477  
jane@janeknows.com

**PROJECT PLANNER:**  
WATSON PLANNING CONSULTANTS  
DAVE WATSON, AICP  
P.O. BOX 385  
PISMO BEACH, CA 93448  
805-704-8728  
DAVE@WATSONPLANNING.US

**PROJECT DESIGNER & CIVIL ENGINEER:**  
HODGE COMPANY  
LAND PLANNING & CIVIL ENGINEERING  
MICHAEL HODGE, P.E.  
SAN LUIS OBISPO, CA 93405  
805-215-8753  
hodgecompany@gmail.com

**SOILS ENGINEER:**  
GEOSOLUTIONS, INC.  
1021 TAMA LANE, SUITE 105  
SANTA MARIA, CALIFORNIA 93455  
PATRICK MCNEILL (805)614-6333

**DRAWN BY:**  
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LICENSE # C53178  
2325 GANADOR CT.  
SAN LUIS OBISPO, CA 93401  
805-704-7118  
MICAH@MSMITH-ARCH.COM

**DRAWN BY:**  
M.C.D. SERVICES  
JOHDEN MCNAMARA  
SAN LUIS OBISPO, CA 93405  
805-550-0387  
JOHDENMCNAMARA@GMAIL.COM

**RENDERINGS BY:**  
CHRISTOPHER W. ALLEN, AIA, NCARB, LEED AP @  
ARCHITECT | SENIOR PROJECT MANAGER | LECTURER  
CWA STUDIOS  
1238 MONTEREY STREET, SAN LUIS OBISPO, CA 93401  
WWW.CWASTUDIOS.COM | CELL: 805.286.5186

**SURVEYOR:**  
MBS LAND SURVEYS  
3559 S. HIGUERA ST.  
SAN LUIS OBISPO, CA  
MICHAEL B. STANTON (805)594-1960  
mstanton@mbslandsurveys.com

### QUANTITIES AND PROJECT INFO

THE FOLLOWING QUANTITIES ARE APPROXIMATE AND ARE ADDED HERON FOR PERMIT PROCESSING ONLY. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE PLANS AND TAKE OFF ANY QUANTITIES THEY NEED TO PERFORM THE WORK SHOWN ON THE PLANS. IF THE CONTRACTOR FINDS ANY DISCREPANCY WITH THE QUANTITIES SHOWN HEREON, HE SHALL MAKE THE OWNER AND ENGINEER AWARE OF THOSE DISCREPANCIES PRIOR TO COMMENCING WORK SO THAT APPROPRIATE MODIFICATIONS CAN BE MADE. THIS PLAN DOES NOT INCLUDE OVER EXCAVATION, RECOMPACTION OR SUBSIDENCE.

#### PROPOSED EARTHWORK:

TOTAL PROJECT  
CUT: 11,200 CY MAX CUT: 22 FT  
FILL: 11,200 CY MAX FILL: 13 FT

PHASE 1:  
CUT: 5,750CY  
FILL: 5,750CY

PHASE 2:  
CUT: 5,450CY  
FILL: 2,500CY + 2,950CY FILL AREA

THE EARTHWORK IS INTENDED TO BALANCE ONSITE. WITH SPOIL FILL AREA OF APPROXIMATELY 2,950CY

PHASE 1: BORROW LOCATION IS THE CUT AREA FOR THE DRIVEWAY STATIONS 10+00-15+25. FILL AREA IS THE MAIN HOUSE AND DRIVEWAY STATION 15+25-18+00

PHASE 2: BORROW LOCATION IS THE CUT AREA FOR THE DRIVEWAY STATIONS 18+00-23+75. FILL AREA IS THE UPPER BUILD SITES AND DRIVEWAY STATION 23+75-27+50.

#### AREA OF DISTURBANCE:

TOTAL PROJECT:

- 3.1 ACRES
- AVERAGE SLOPE:
  - 40% (COUNTY LAND USE VIEWER)
  - MAX SLOPE WHERE GRADING OCCURS 70%

PHASE 1: 1.4 ACRES  
PHASE 2: 1.7 ACRES

#### TOTAL NEW IMPERVIOUS:

SEE STORMWATER CONTROL SECTION BELOW

### PRELIMINARY STORMWATER CONTROL PLAN

TOTAL DRAINAGE WATERSHED AREA: 960,000SF

PROPOSED IMPERVIOUS AREA:  
AC PAVEMENT = 23,981SF  
GRAVEL CLASS II BASE ROAD = 11,900SF  
BUILDINGS FLATWORK = 12,557SF  
TOTAL IMPERVIOUS = 48,438SF

PROJECT IS LOCATED WITHIN WMA'S 2 & 5.

ESTIMATED INCREASED RUNOFF TO OVERALL DRAINAGE WATERSHED AREA IS APPROXIMATELY 4.0%.

PROJECT AREA: 135,036SF  
PROPOSED IMPERVIOUS: 48,438SF

I = 48,438SF / 135,036SF = 0.36  
C = 0.858(P<sup>3</sup>) - 0.78(P<sup>2</sup>) + 0.774(P) + 0.04  
C = 0.26

95TH PERCENTILE VOLUME STORAGE REQUIREMENT  
V = C \* 1.9IN \* AREA = 5,559CF

### SUMMARY OF IMPACTED & REMOVED TREES

IMPACTED & REMOVED TREES			
REMOVED	74	WITHIN GRADED AREA	●
IMPACTED	56	WITHIN 15' OF GRADED AREA	●

IMPACTED & REMOVED PLANTS			
REMOVED	62	WITHIN GRADED AREA	●
IMPACTED	22	WITHIN 15' OF GRADED AREA	●

### AREA CALCULATIONS

LOT SIZE: 78.2ACRES

#### MAIN RESIDENCE

FLOOR AREA: 3,702 SF  
GARAGE: 546 SF  
BEDROOM (ABOVE GARAGE): 499 SF  
POOL DECK: 925 SF  
ENCLOSED GARDEN: 1,290 SF

#### ADU#1

FLOOR AREA: 1200 SF

#### ADU#2

FLOOR AREA: 1200 SF

#### BARN

FLOOR AREA: 1728 SF

### PROJECT SCOPE

THIS APPLICATION IS FOR A FUTURE SINGLE FAMILY RESIDENCE (5 BEDROOM), ADU (2 BEDROOM), BARN, AND ADU (2 BEDROOM), 1,756LF MAIN ACCESS DRIVEWAY AND UTILITIES (SEWER (PHASE 1), SEPTIC (PHASE 2), WATER, ELECTRICAL/COMMUNICATIONS).

### ZONING

APN: 076-180-076

ZONING: OPEN SPACE & RESIDENTIAL SUBURBAN (RS)

#### ADJACENT USES:

NORTH RESIDENTIAL SUBURBAN  
SOUTH RECREATION  
EAST RESIDENTIAL SUBURBAN  
WEST SAN LUIS INLAND SUB AREA NORTH

#### PROPOSED USE:

RESIDENTIAL

#### EXISTING USE:

OPEN SPACE

#### GROSS PROPERTY AREA:

78.20 ACRES

#### WUI ZONE:

HIGH WILD-FIRE

#### JURISDICTION:

AVILA BEACH, SAN LUIS OBISPO COUNTY, CALIFORNIA.

### SHEET INDEX

#### CIVIL CONSTRUCTION PLANS:

TITLE SHEET & SITE MAP  
OVERALL SITE PLAN  
MAIN DRIVEWAY PLAN & PROFILE  
MAIN DRIVEWAY PLAN & PROFILE  
MAIN DRIVEWAY PLAN & PROFILE  
MAIN RESIDENCE GRADING AND DRAINAGE PLAN  
SECTIONS 10+50 THRU 13+50  
SECTIONS 26+32 AND 27+00

#### MAIN RESIDENCE ARCHITECTURAL PLANS:

RENDERINGS  
MAIN AND LOWER FLOOR PLAN  
EXTERIOR ELEVATIONS 1 & 2  
EXTERIOR ELEVATIONS 3  
SCHEMATIC ROOF PLAN  
COLORS & MATERIALS

#### ADU #1 & 2 ARCHITECTURAL PLANS:

FLOOR AND ROOF PLAN  
EXTERIOR ELEVATIONS 1 THRU 4

#### BARN ARCHITECTURAL PLANS:

FLOOR PLAN AND ELEVATIONS

#### SHEET TITLE:

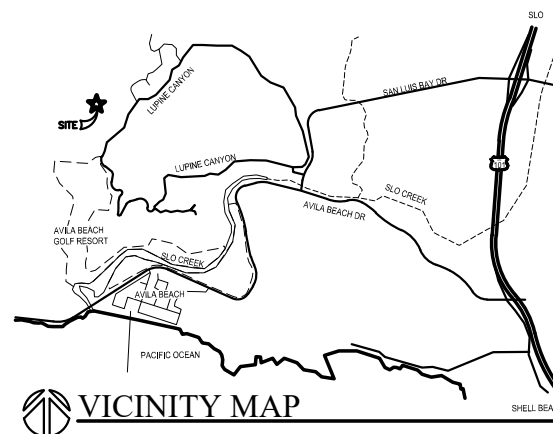
TITLE, NOTES & SITE MAP

#### SHEET NUMBER:

C1

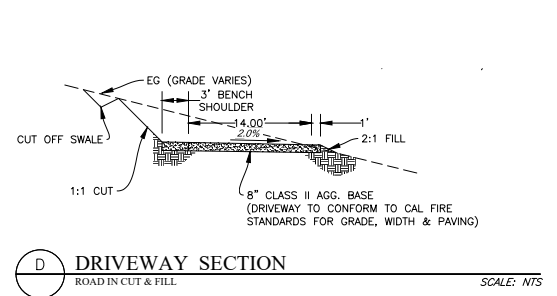
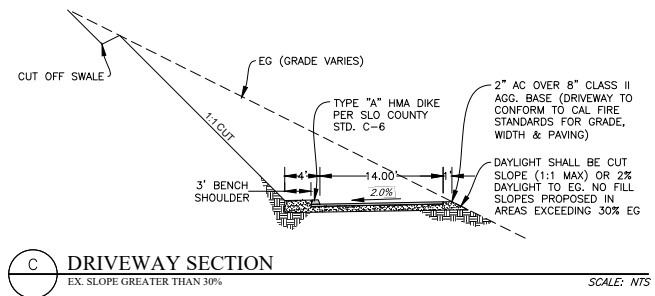
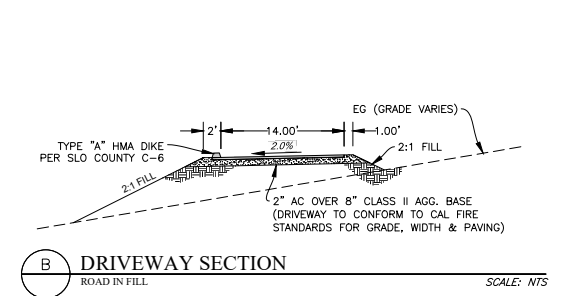
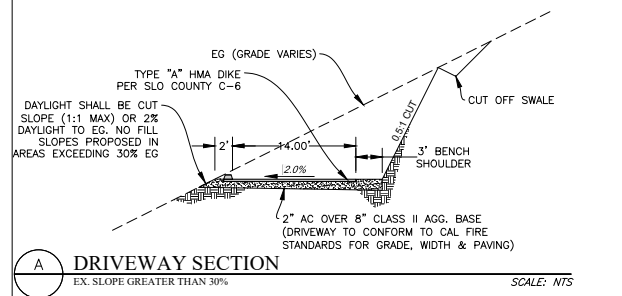
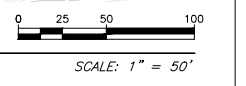
DATE: 04/27/2026

HODGE COMPANY  
Land Planning + Civil Engineering  
Michael Hodge, P.E.  
San Luis Obispo, Ca. 93405  
(805) 215.8753  
hodgecompany@gmail.com

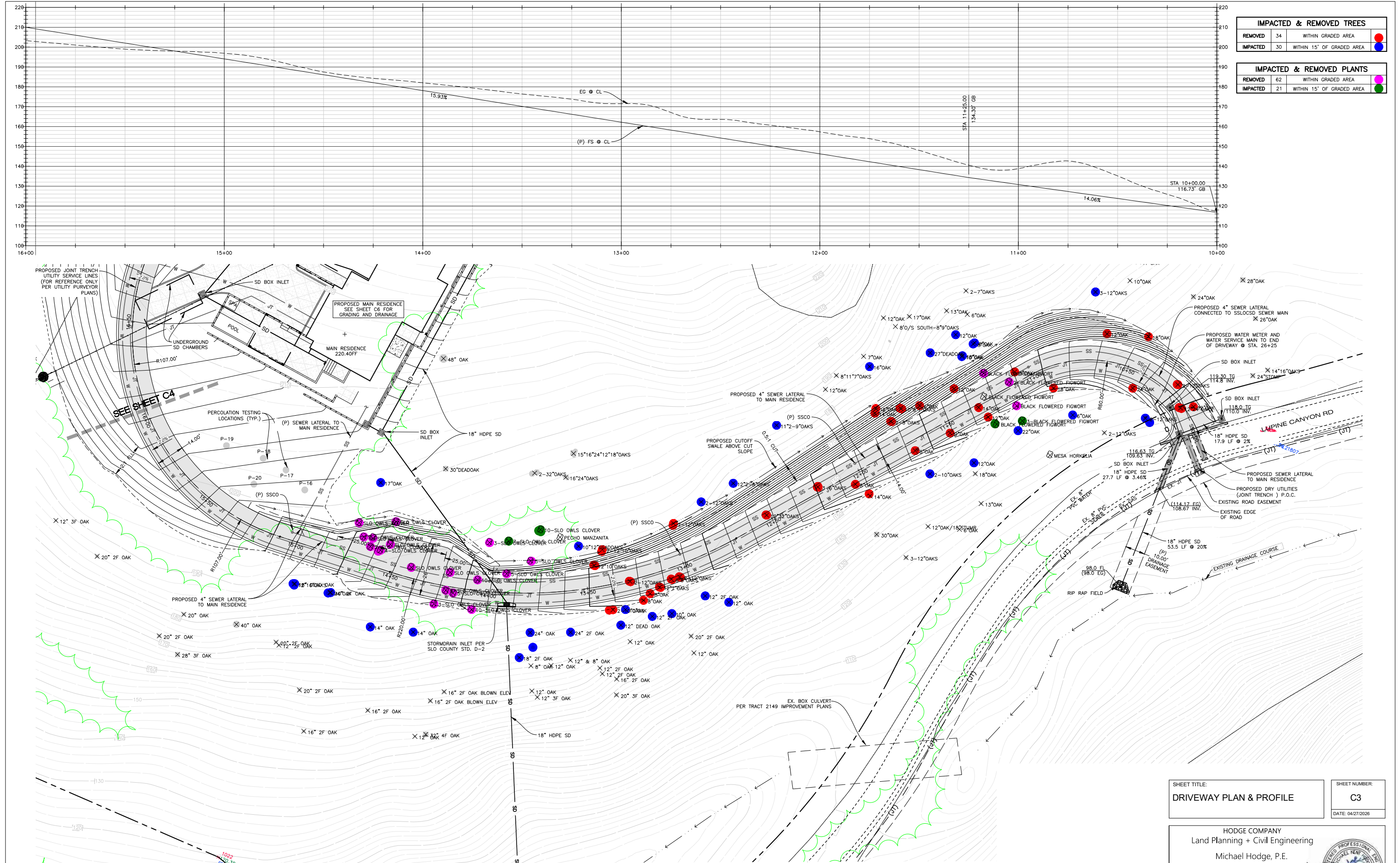




# OVERALL SITE PLAN



SHEET TITLE: <b>OVERALL SITE PLAN</b>	SHEET NUMBER: <b>C2</b>
DATE: 04/27/2026	
<b>HODGE COMPANY</b> Land Planning + Civil Engineering Michael Hodge, P.E. San Luis Obispo, Ca. 93405 (805) 215.8753 hodgecompany@gmail.com	



IMPACTED & REMOVED TREES			
REMOVED	34	WITHIN GRADED AREA	●
IMPACTED	30	WITHIN 15' OF GRADED AREA	●

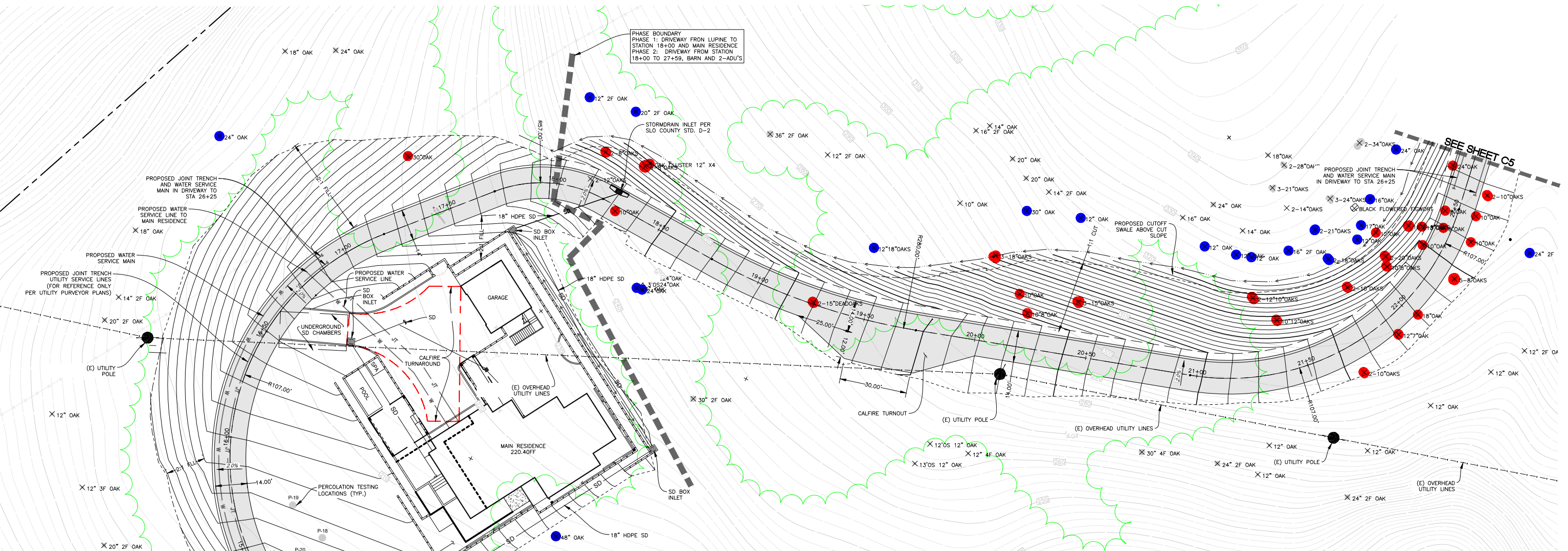
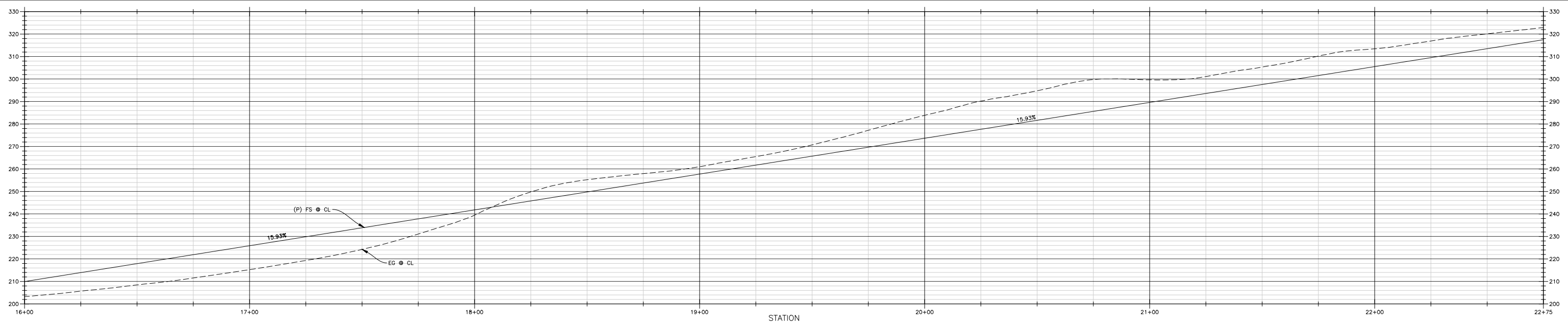
IMPACTED & REMOVED PLANTS			
REMOVED	62	WITHIN GRADED AREA	●
IMPACTED	21	WITHIN 15' OF GRADED AREA	●

# MAIN DRIVEWAY PLAN & PROFILE



SHEET TITLE: DRIVEWAY PLAN & PROFILE  
 SHEET NUMBER: C3  
 DATE: 04/27/2026

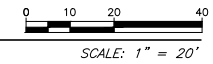
HODGE COMPANY  
 Land Planning + Civil Engineering  
 Michael Hodge, P.E.  
 San Luis Obispo, Ca. 93405  
 (805) 215.8753  
 hodgecompany@gmail.com



PHASE BOUNDARY  
 PHASE 1: DRIVEWAY FROM LUPINE TO STATION 18+00 AND MAIN RESIDENCE  
 PHASE 2: DRIVEWAY FROM STATION 18+00 TO 27+59, BARN AND 2-ADU'S

SEE SHEET C5

# MAIN DRIVEWAY PLAN & PROFILE



IMPACTED & REMOVED TREES			
REMOVED	30	WITHIN GRADED AREA	●
IMPACTED	21	WITHIN 15' OF GRADED AREA	●

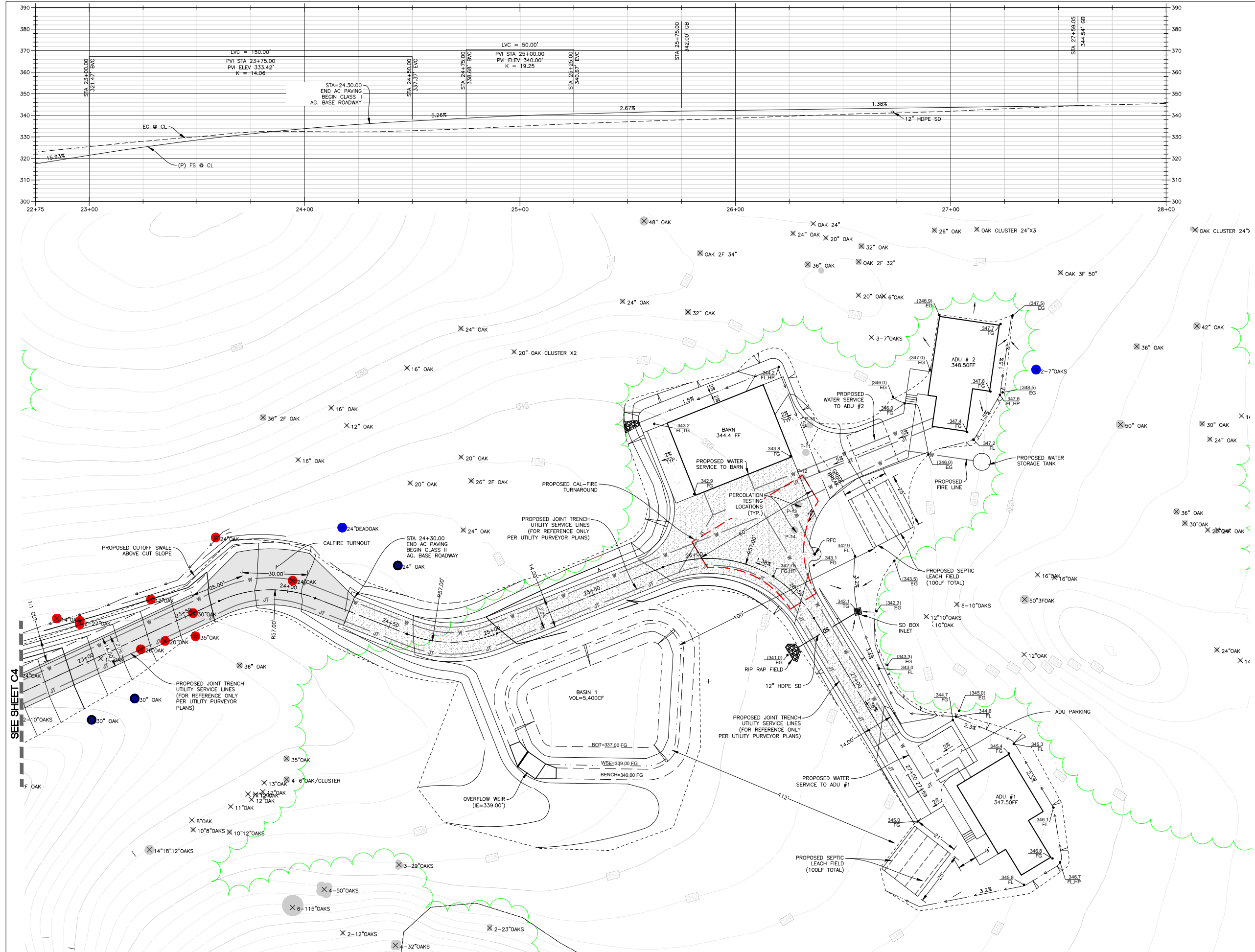
IMPACTED & REMOVED PLANTS			
REMOVED	0	WITHIN GRADED AREA	●
IMPACTED	1	WITHIN 15' OF GRADED AREA	●

SHEET TITLE:  
**DRIVEWAY PLAN & PROFILE**

SHEET NUMBER:  
**C4**  
 DATE: 04/27/2026

**HODGE COMPANY**  
 Land Planning + Civil Engineering  
 Michael Hodge, P.E.  
 San Luis Obispo, Ca. 93405  
 (805) 215.8753  
 hodgecompany@gmail.com



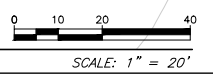


IMPACTED & REMOVED TREES		
REMOVED	10	WITHIN GRADED AREA
IMPACTED	5	WITHIN 15' OF GRADED AREA

IMPACTED & REMOVED PLANTS		
REMOVED	0	WITHIN GRADED AREA
IMPACTED	0	WITHIN 15' OF GRADED AREA

SEE SHEET C4

# MAIN DRIVEWAY PLAN & PROFILE

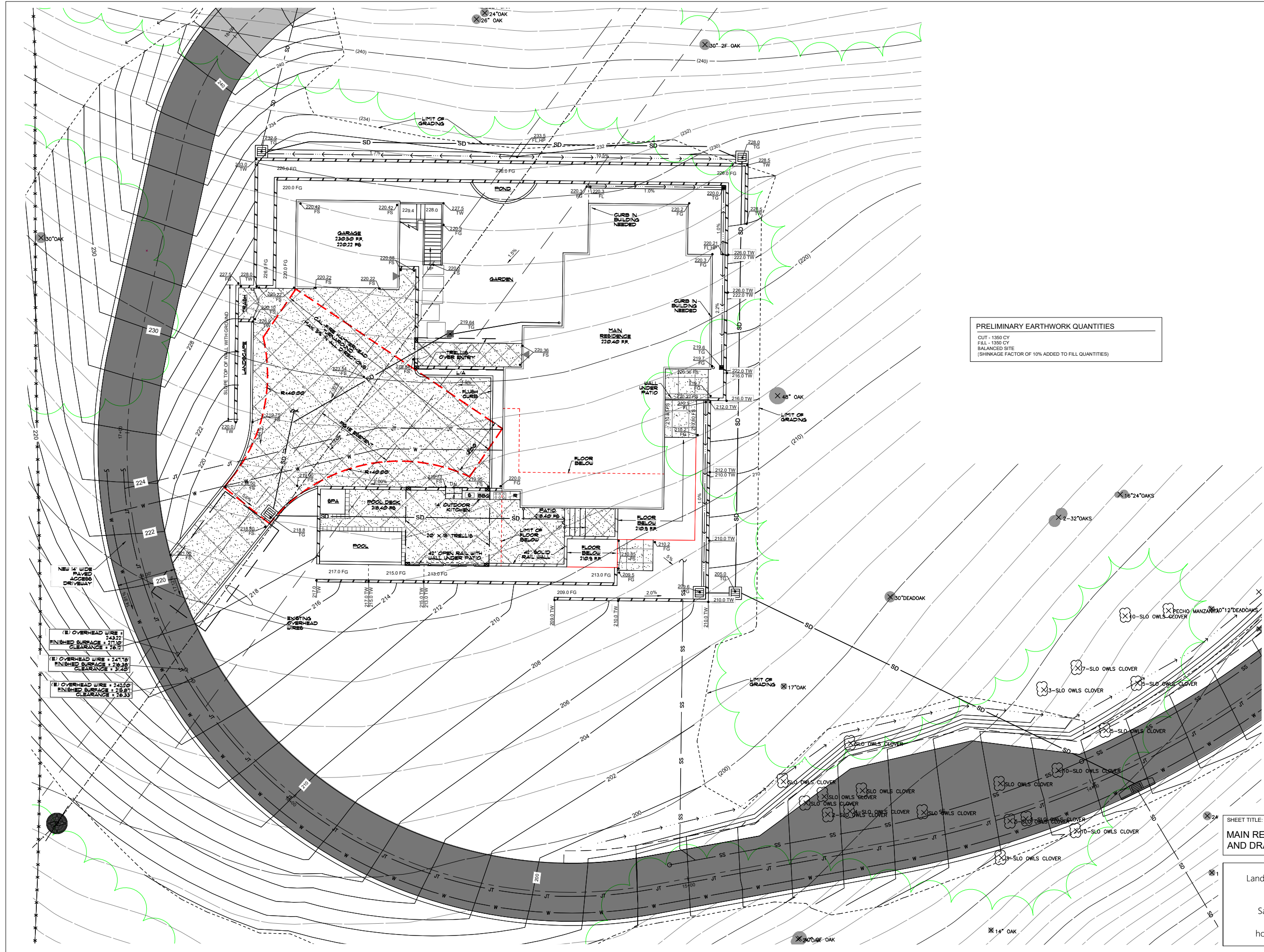


SHEET TITLE:  
**DRIVEWAY PLAN & PROFILE**

SHEET NUMBER:  
**C5**

HODGE COMPANY  
Land Planning + Civil Engineering  
Michael Hodge, P.E.  
San Luis Obispo, Ca. 93405  
(805) 215.8753  
hodgecompany@gmail.com



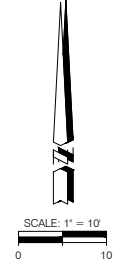


**PRELIMINARY EARTHWORK QUANTITIES**  
 CUT - 1360 CY  
 FILL - 1350 CY  
 BALANCED SITE  
 (SHINKAGE FACTOR OF 10% ADDED TO FILL QUANTITIES)

(B) OVERHEAD WIRE # 243.77  
 FINISHED SURFACE # 219.98  
 CLEARANCE # 76.77

(B) OVERHEAD WIRE # 241.18  
 FINISHED SURFACE # 216.38  
 CLEARANCE # 31.48

(B) OVERHEAD WIRE # 242.20  
 FINISHED SURFACE # 218.61  
 CLEARANCE # 76.33



SHEET TITLE:  
**MAIN RESIDENCE GRADING  
 AND DRAINAGE PLAN**

SHEET NUMBER:  
**C6**

DATE: 04/27/2026

HODGE COMPANY  
 Land Planning + Civil Engineering  
 Michael Hodge, P.E.  
 San Luis Obispo, Ca. 93405  
 (805) 215.8753  
 hodgecompany@gmail.com







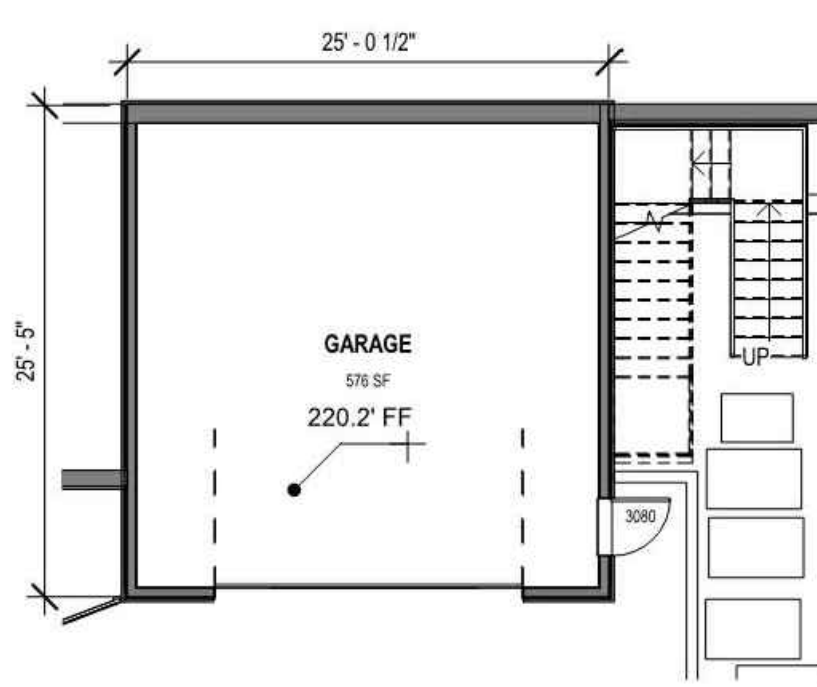


# RENDERINGS

NO SCALE

APRIL 27, 2026

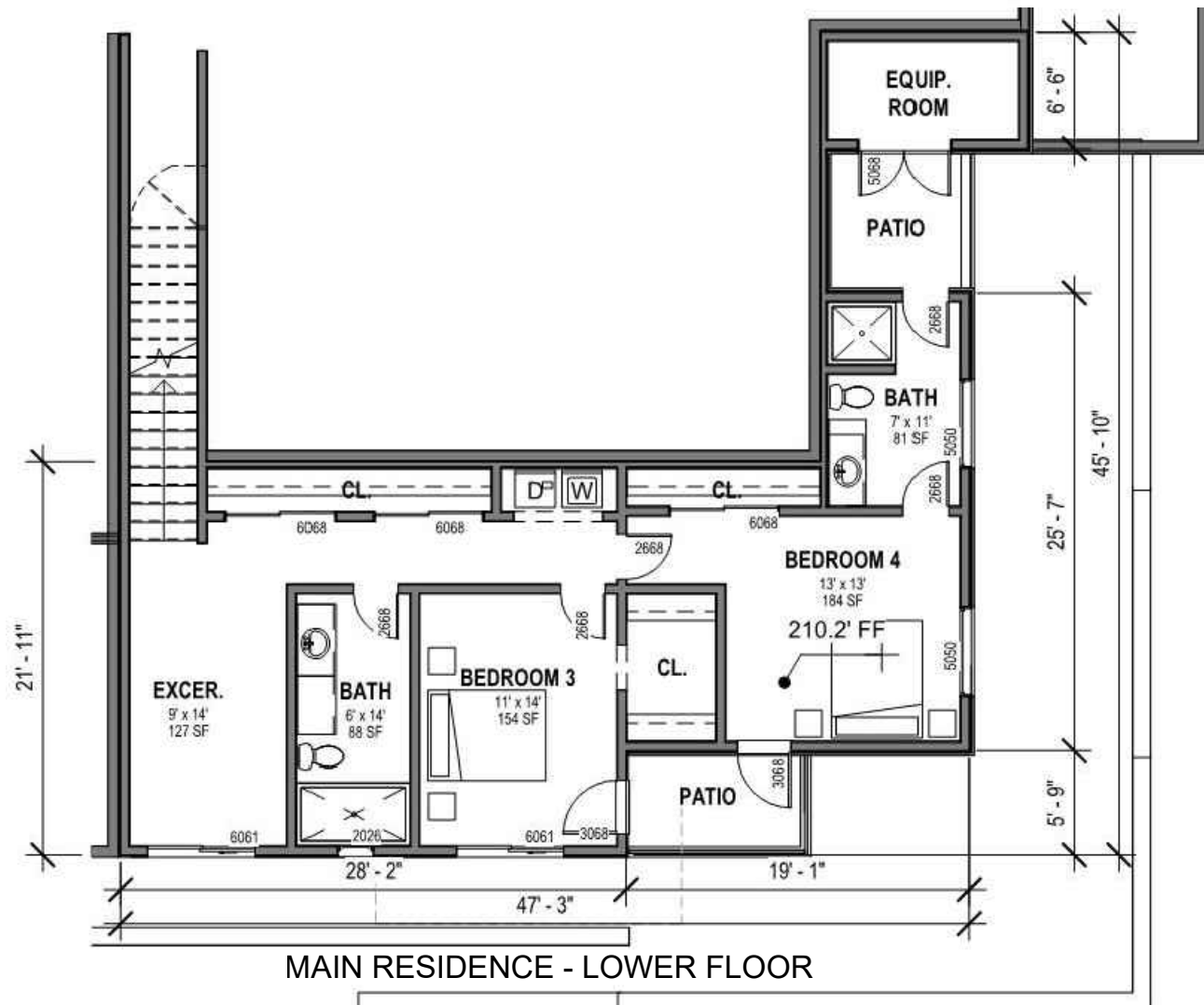
**A1.0**



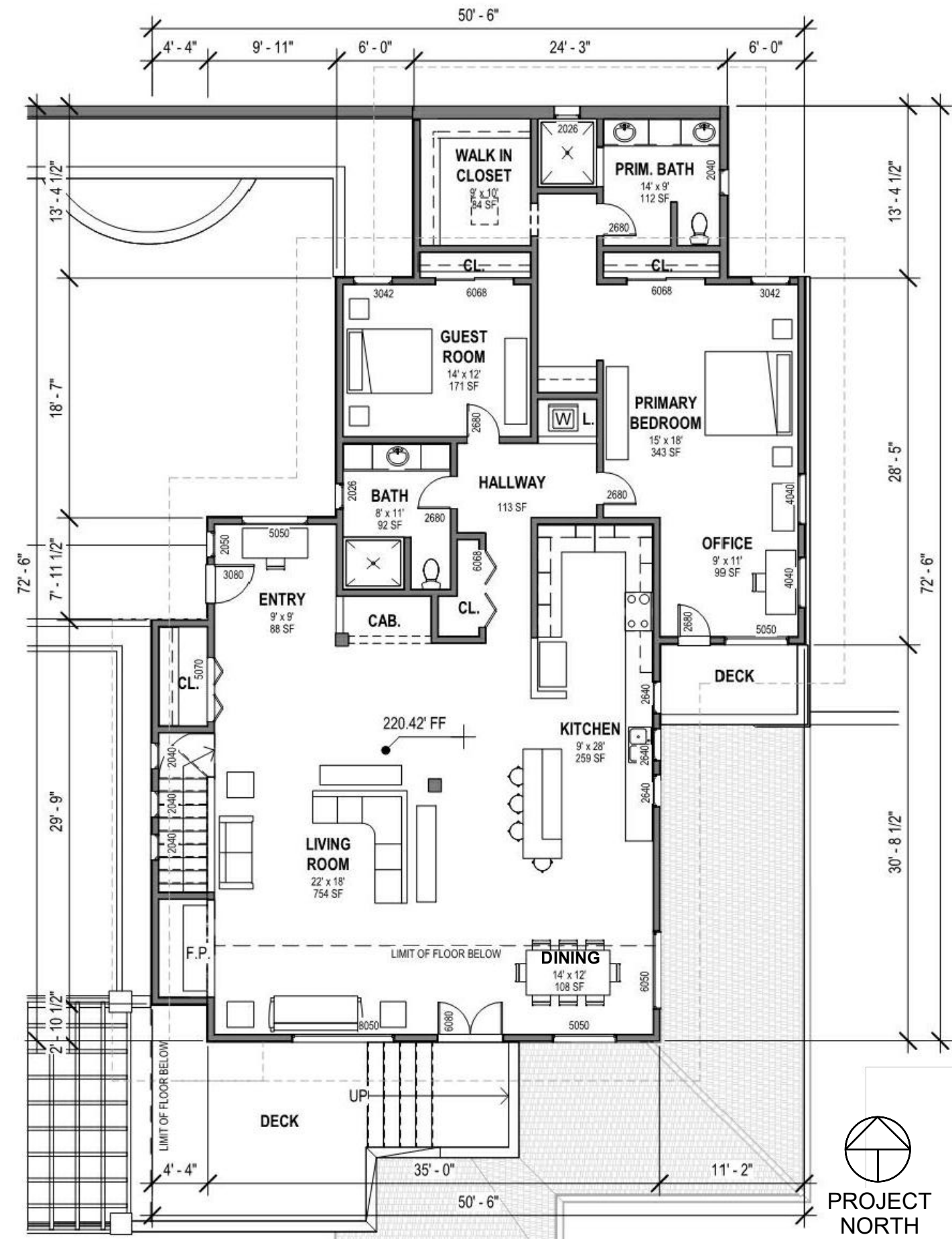
2 GARAGE - LOWER FLOOR  
1" = 10'-0"



3 GARAGE - UPPER FLOOR  
1" = 10'-0"



MAIN RESIDENCE - LOWER FLOOR



MAIN RESIDENCE - UPPER FLOOR

# MAIN RESIDENCE & GARAGE UPPER AND LOWER FLOOR PLAN

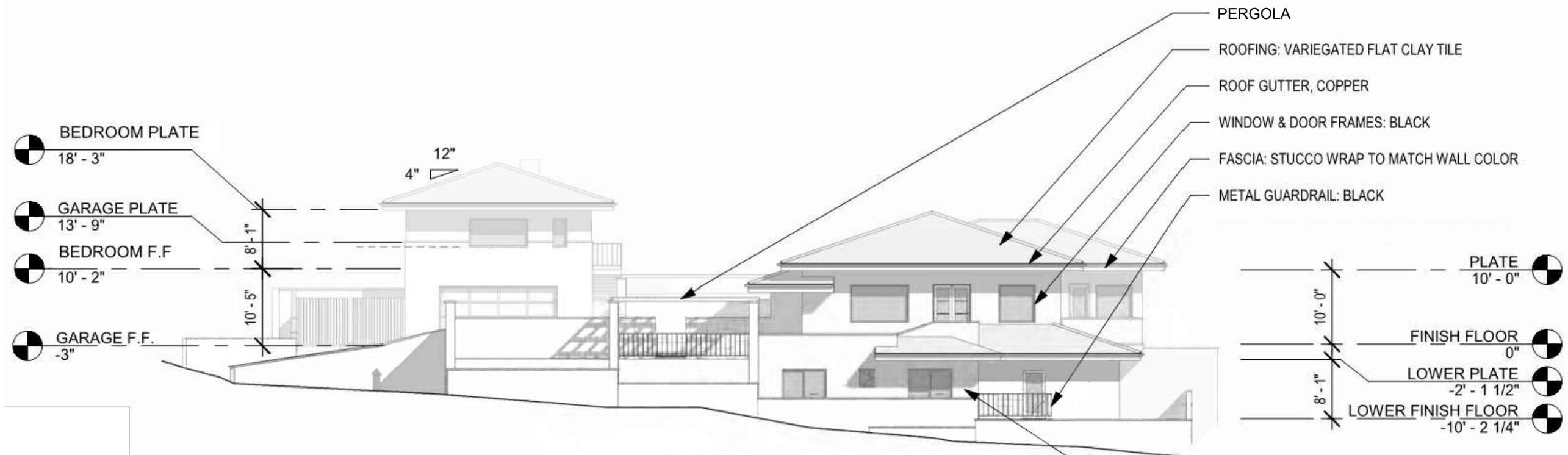
SCALE: 1" = 10'

APRIL 27, 2026

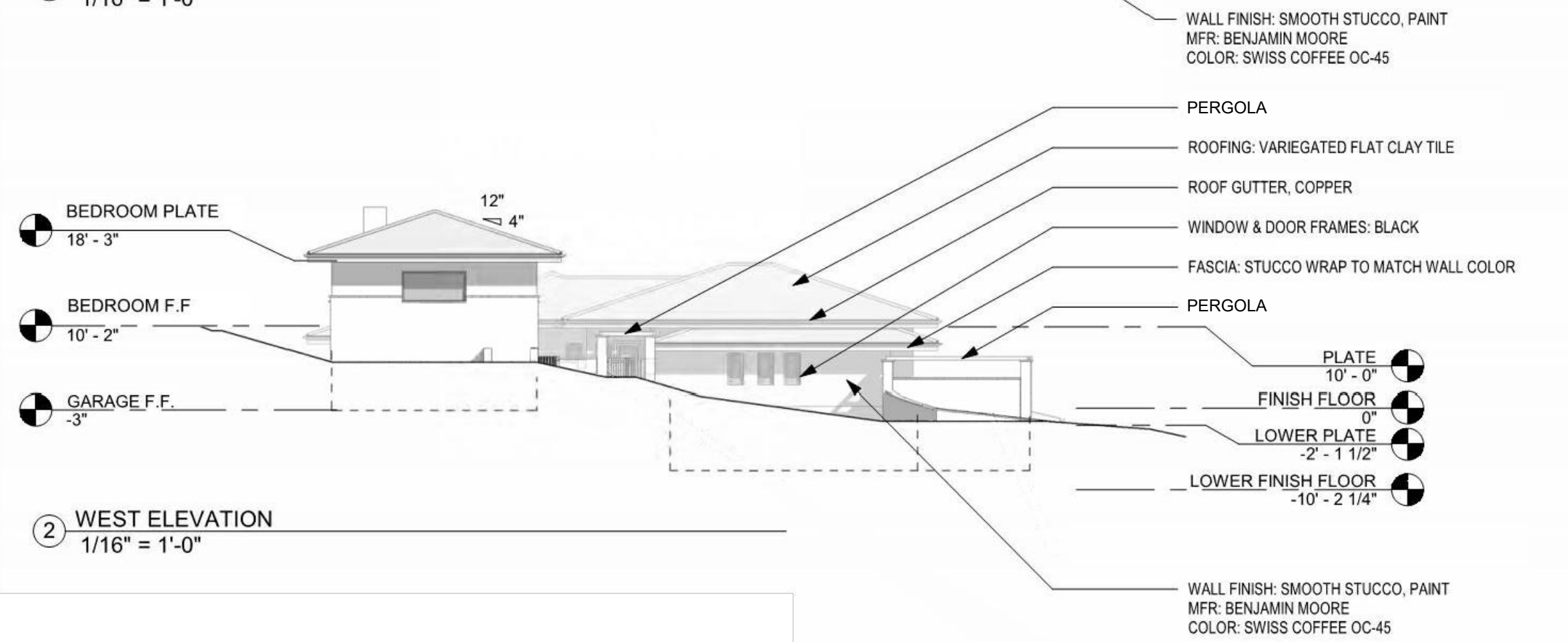


PROJECT  
NORTH

A2.0

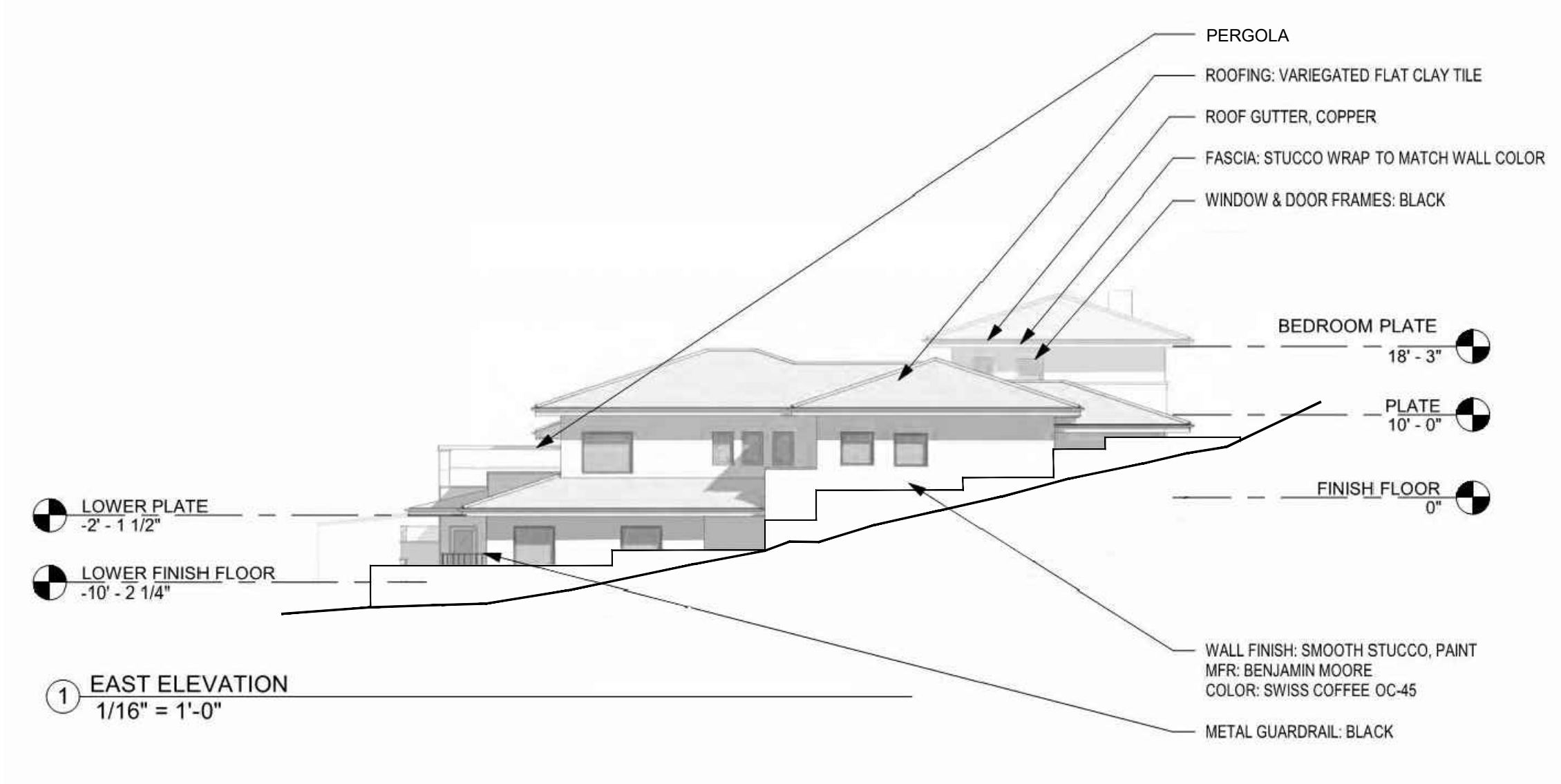


① SOUTH ELEVATION  
1/16" = 1'-0"



② WEST ELEVATION  
1/16" = 1'-0"

# MAIN RESIDENCE EXTERIOR ELEVATIONS 1 & 2



MAIN RESIDENCE EXTERIOR ELEVATION 3





Swiss Coffee  
OC-45

**WALLS, EAVES, FASCIA FINISH:**

SMOOTH STUCCO, PAINT  
MANUFACTURER: BENJAMIN MOORE  
COLOR: SWISS COFFEE OC-45



**ROOF:**

VARIEGATED FLAT CLAY TILE  
MANUFACTURER:  
MODEL:  
COLOR: RED/ORANGE



**WINDOW & DOOR FRAMES:**

MANUFACTURER: ARCHITECTURAL  
IRONWORKS  
MATERIAL: ALUMINIUM CLAD  
COLOR: BLACK



**DOORS & TRIM:**

MANUFACTURER: MASONITE  
MODEL: VISTA GRANDE  
MATERIAL: FIBERGLASS  
FRAME COLOR: BLACK  
DESCRIPTION: DIVIDED LITE CLEAR  
GLASS FLUSH GLAZED



**ROOF GUTTERS:**

FASCIA GUTTER  
MATERIAL: COPPER  
PROFILE: 5" x 5" ROUND



**METAL GUARDRAIL:**

MANUFACTURER: LOCAL  
COLOR: BLACK



**WALL MOUNTED LIGHT FIXTURE:**

MANUFACTURER: ELEGANT LIGHTING  
MODEL: TROY  
MODEL NUMBER: OD505W18BK  
FINISH/COLOR: BLACK  
DESCRIPTION: 17W 2 LED OUTDOOR WALL  
SCONCE-18 INCH TALL AND 4.5 INCH WIDE

OUTDOOR LIGHTING NOTE:  
ALL WALL-MOUNTED EXTERIOR LIGHT  
FIXTURES SHALL BE DOWNWARD FACING AND  
FULLY SHIELDED / RECESSED.



**DOOR HARDWARE:**

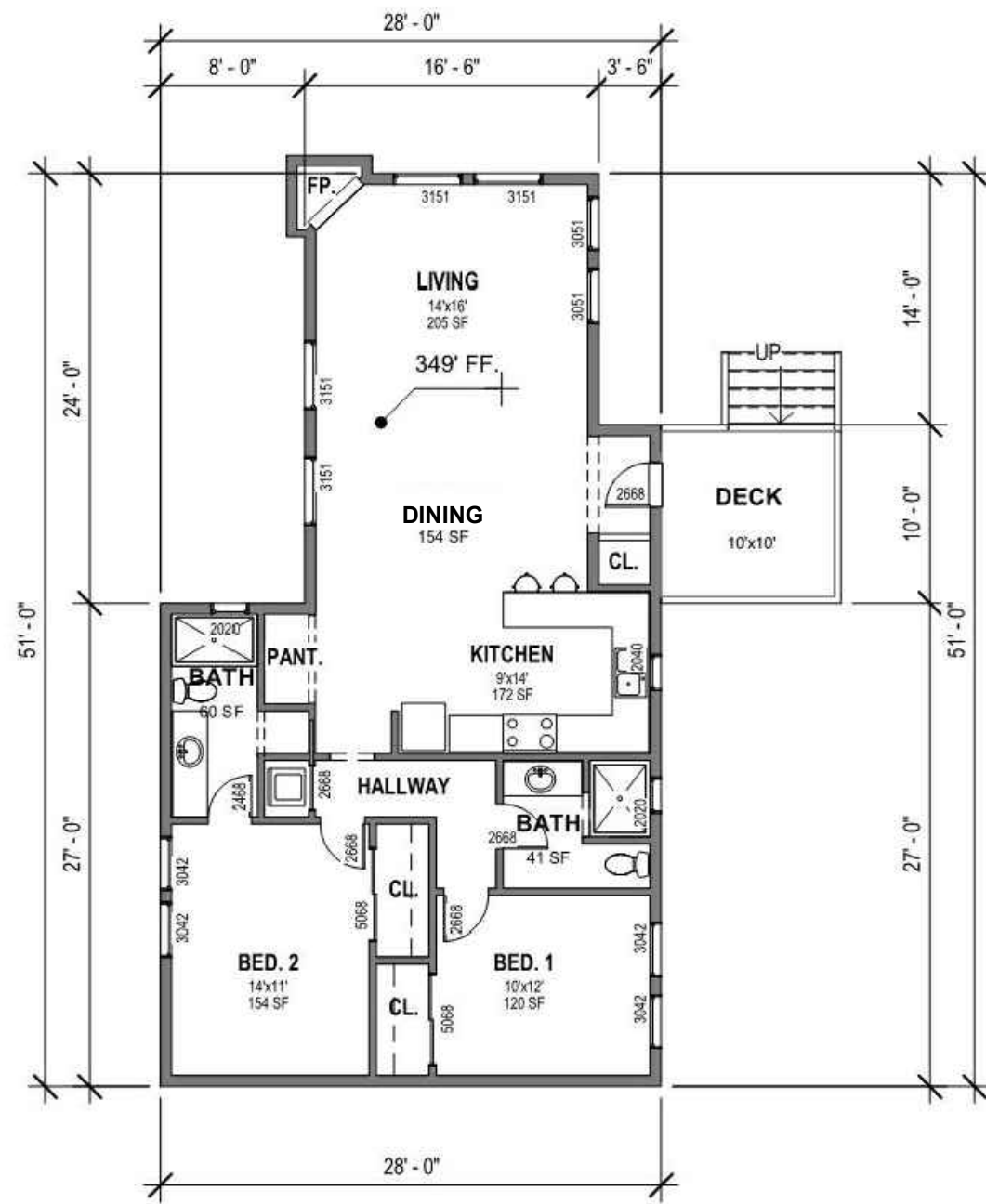
MANUFACTURER: EMTEK HELIOS  
MODEL: E4020  
COLOR: FLAT BLACK

# COLORS AND MATERIALS

NO SCALE

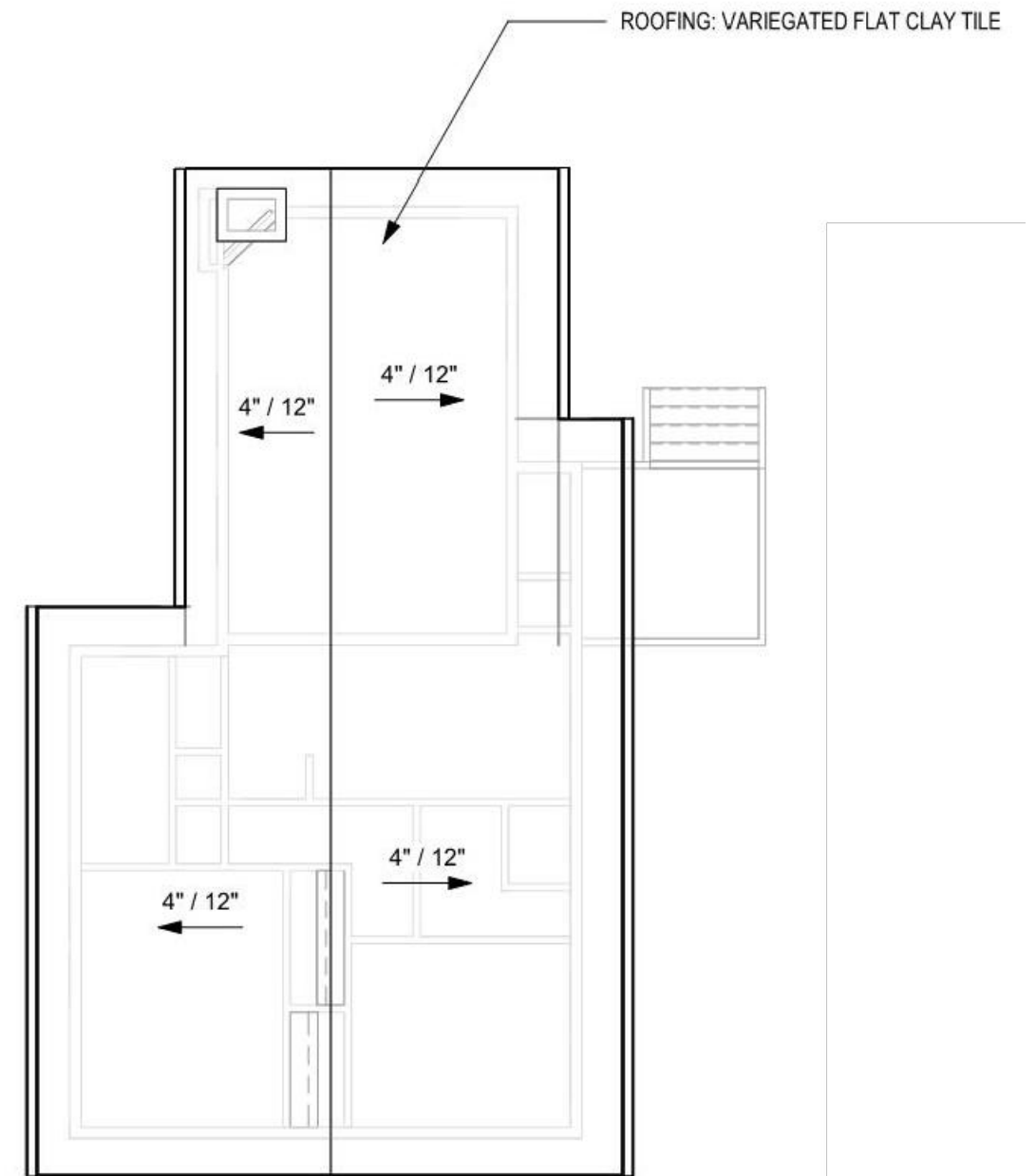
APRIL 27, 2026

**A6.0**



FLOOR PLAN

SCALE: 1" = 10'



ROOF PLAN

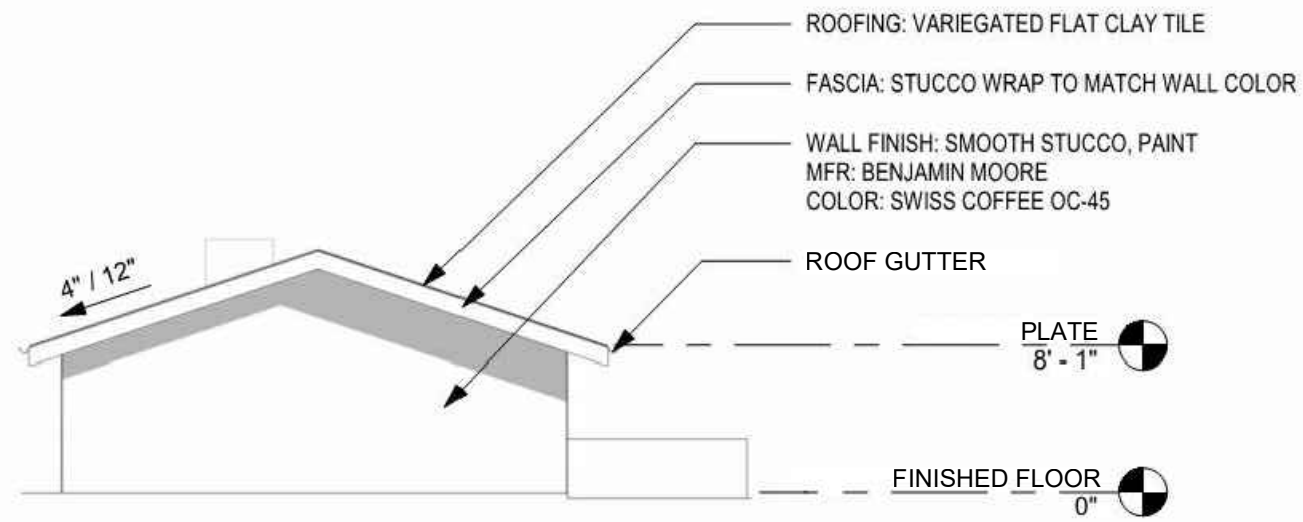
SCALE: 1" = 10'

# ADU #1 & 2 - FLOOR PLAN AND ROOF PLAN

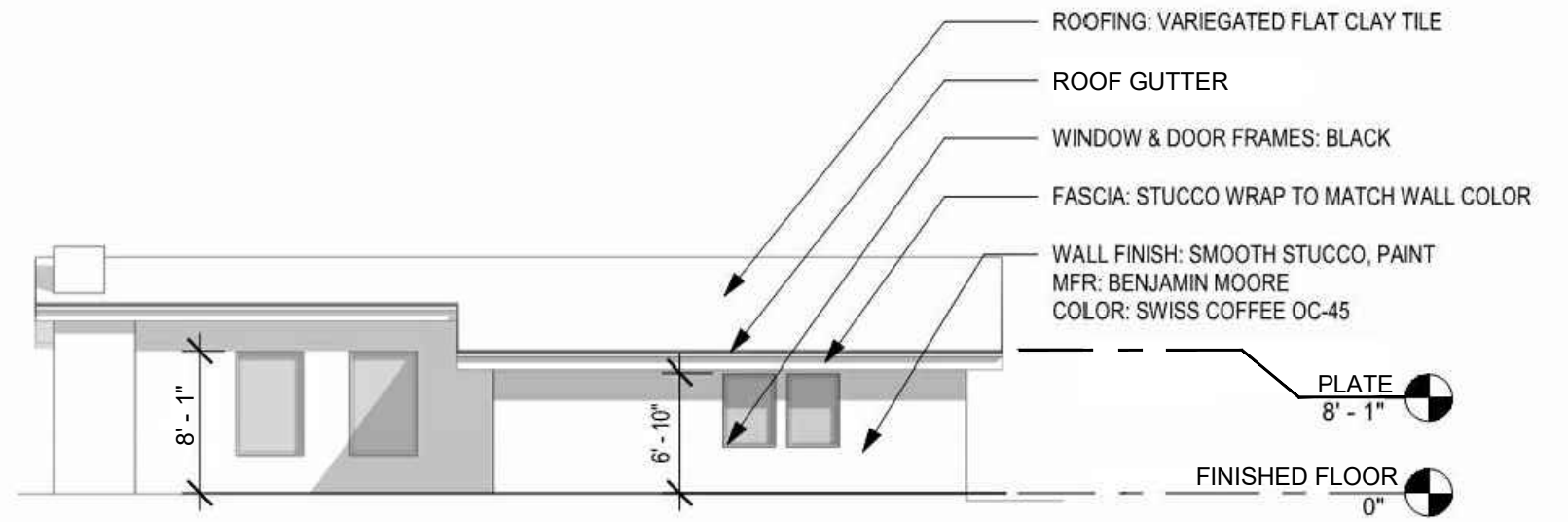
SCALE: 1" = 10'

APRIL 27, 2026

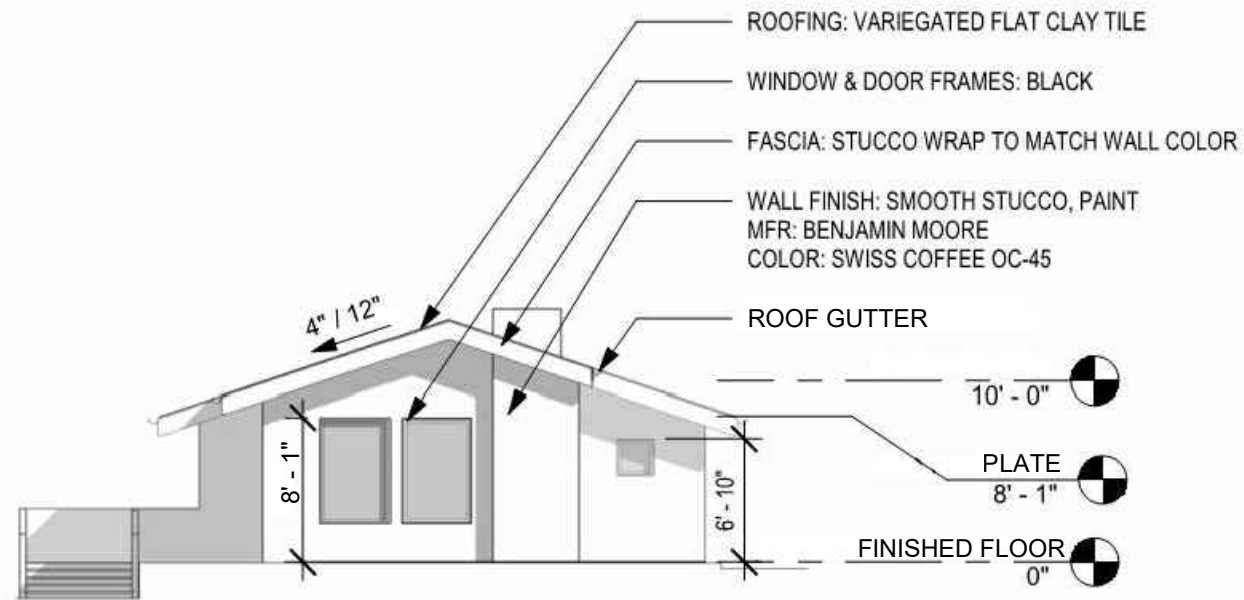
**A7.0**



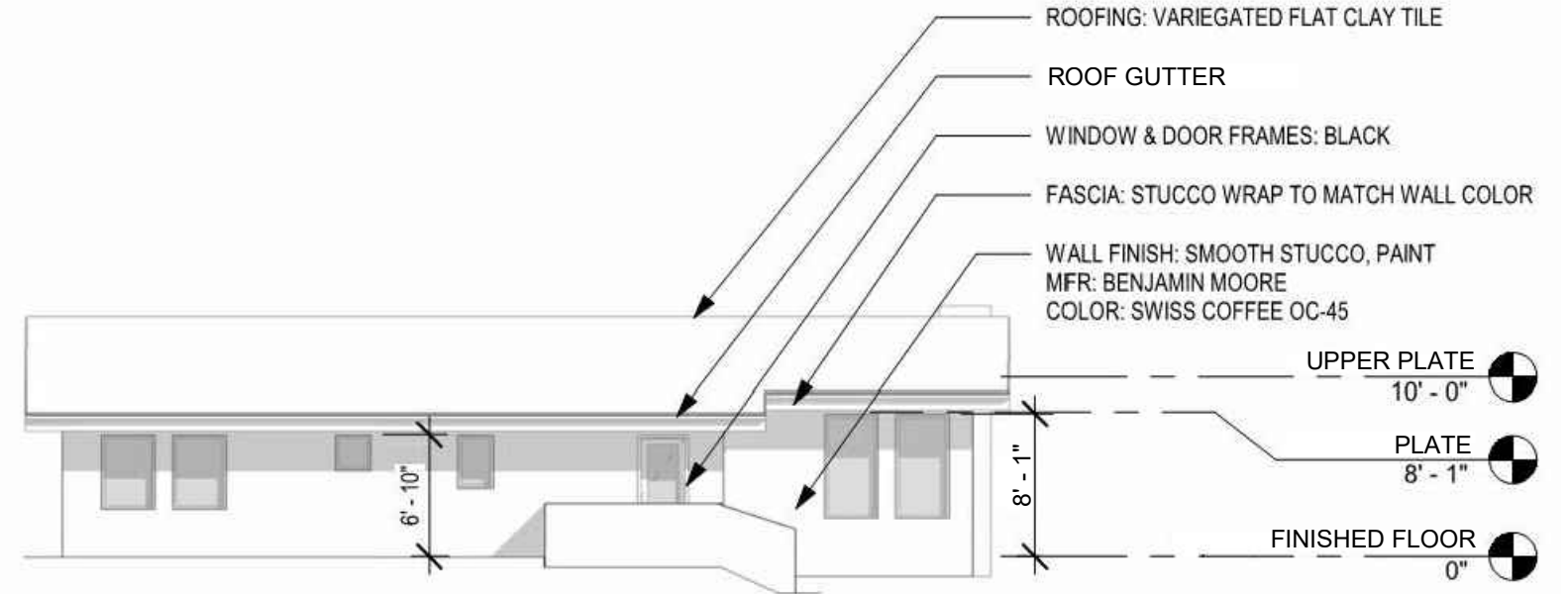
① LEFT ELEVATION  
 3/32" = 1'-0"



② REAR ELEVATION  
 3/32" = 1'-0"

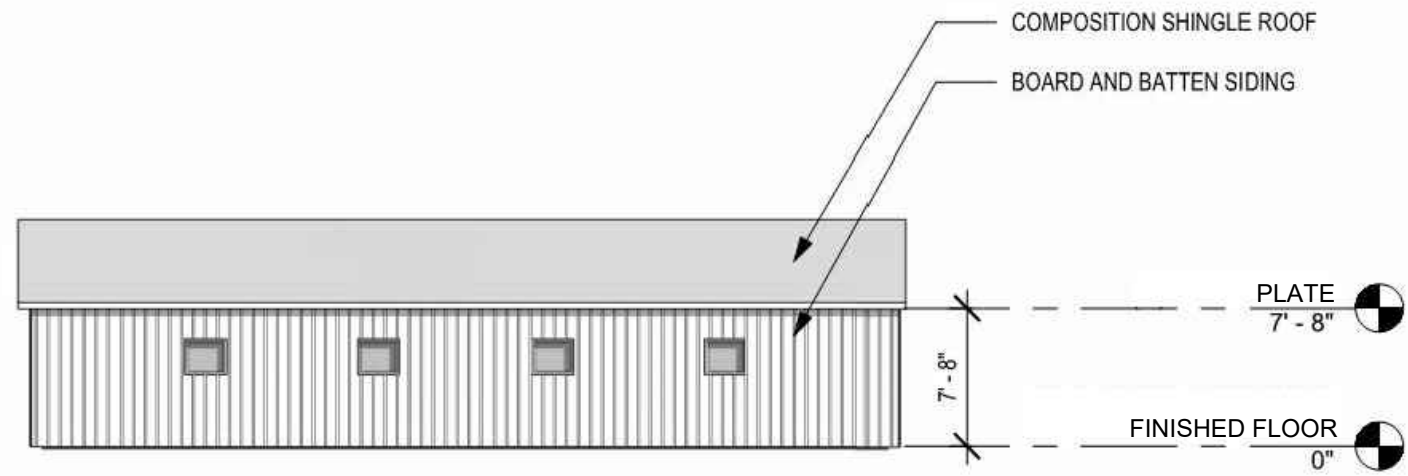


③ RIGHT ELEVATION  
 3/32" = 1'-0"

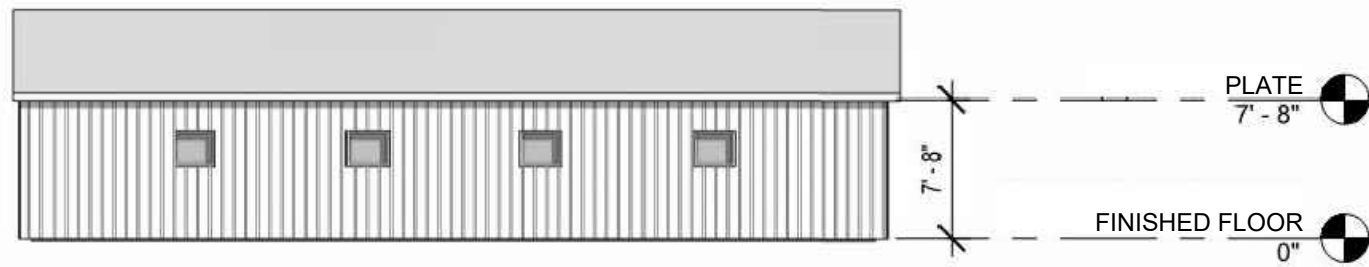


④ FRONT ELEVATION  
 3/32" = 1'-0"

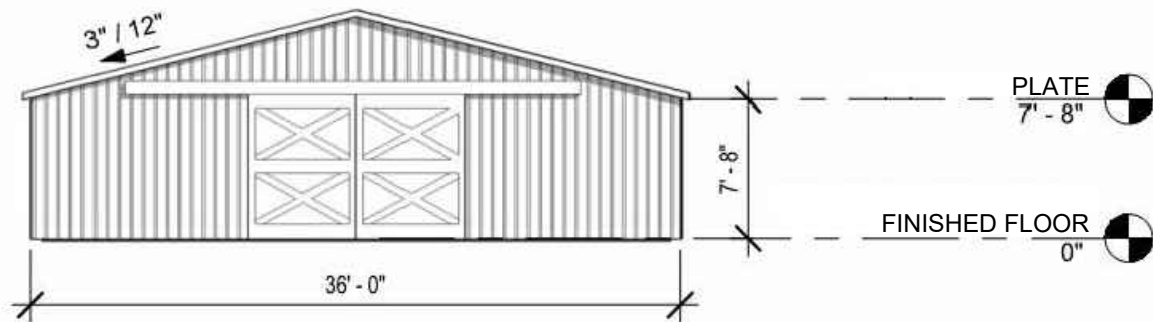
# ADU #1 & 2 - EXTERIOR ELEVATIONS 1 THRU 4



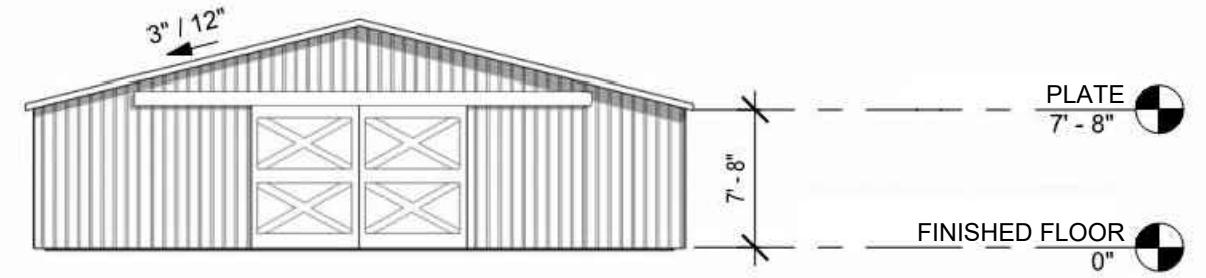
① SOUTH ELEVATION  
3/32" = 1'-0"



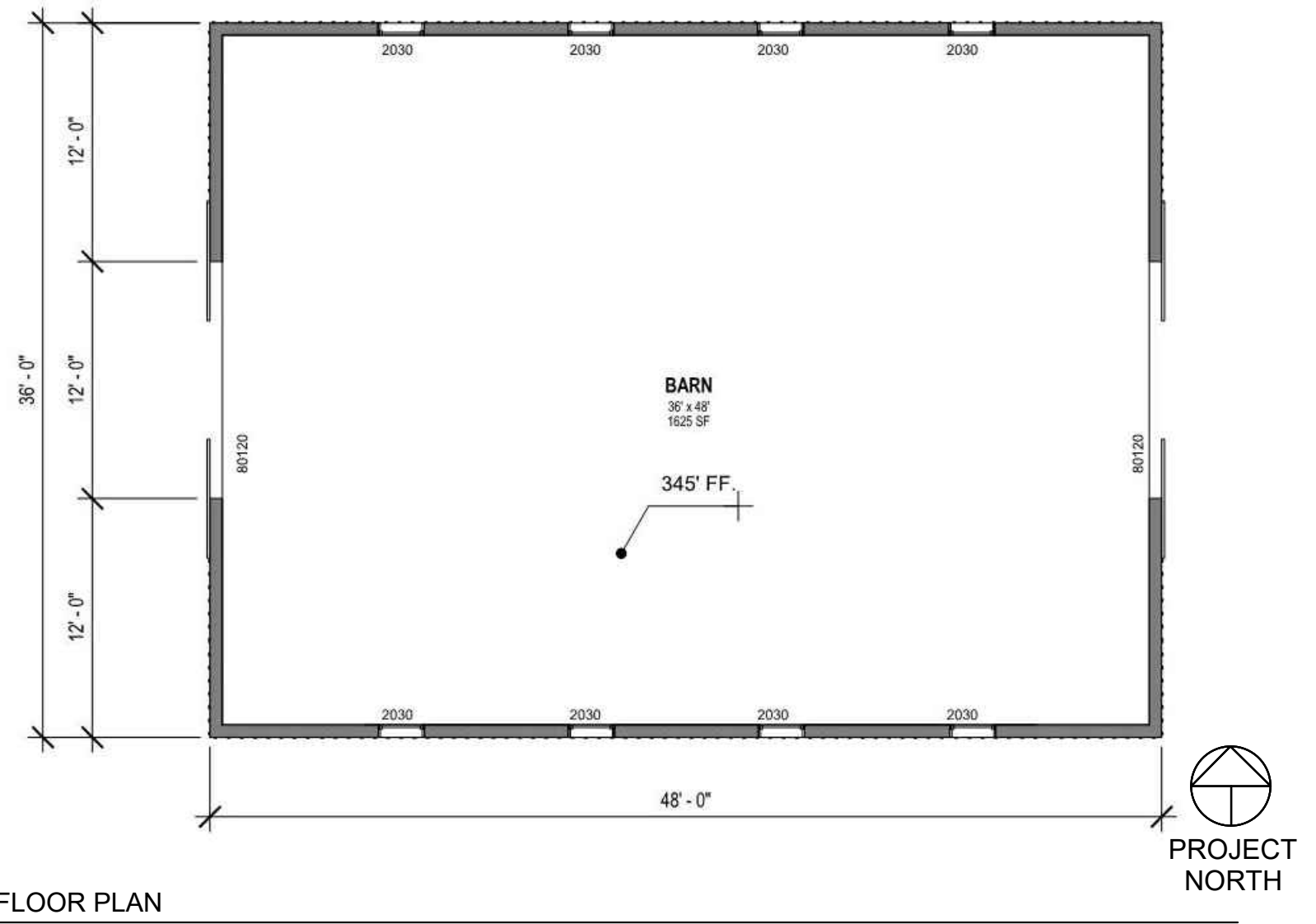
③ NORTH ELEVATION  
3/32" = 1'-0"



④ EAST ELEVATION  
3/32" = 1'-0"



② WEST ELEVATION  
3/32" = 1'-0"



FLOOR PLAN

SCALE: 1" = 10'

# BARN - FLOOR PLAN AND ELEVATIONS

APRIL 27, 2026

A9.0



November 14, 2025

San Luis Obispo County Department of Planning and Building  
County Government Center  
San Luis Obispo, CA 93408

Subject: CONDITIONAL WILL SERVE WATER and SEWER SERVICE LETTER  
Property: 0 Lupine Canyon Rd Tract 2149-1 Lot 2 APN 076-180-076  
Project: N-DRC2022-00041 & -00042 (“Project”)

Dear San Luis Obispo County Department of Planning and Building,

This Conditional Will Serve Letter is limited to the Project as described above.

The Project is located within the San Miguelito Mutual Water Company (SMMWC) service area and the Project applicant, Jane Miller, is a SMMWC Shareholder.

In order to determine whether the Project can be issued a Final Will Serve, SMMWC will need the applicant to satisfy the following conditions:

- State Water fee of \$21,000.00 paid;
- Sewer connection fee \$8,530 paid;
- Water Usage Agreement for 1.5AF annual maximum shall be executed by the Shareholder;
- Proper backflow devices must be installed; and
- New Service Request Form completed, signed and associated meter set and inspection fees paid for the new water and wastewater service.

This letter does not constitute a right for the applicant to install any new water service lateral or make any connection to the SMMWC distribution system until the applicant has fulfilled all conditions of this letter. This letter confirms that SMMWC has the physical capability to provide potable water from its system to meet this Project’s demands.

This letter will automatically expire one year from the above date. The General Manager may extend this letter for one year if necessary as a result of County permitting delays.

If you have any further questions, please feel free to contact our office.

Sincerely,  
San Miguelito Mutual Water Company

Dwayne Chisam  
General Manager

P.O.BOX 2120 Avila Beach  
CALIFORNIA 93424-2120  
805 595 2348



## Parcel Information

**APN:** 076-180-076  
**Assessee:** MILLER JANE S TRE  
**Care Of:**  
**Address:** 7679 34TH CT, BOULDER  
 CO 80302  
**Description:** PM 53-89 PAR 2

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

**Community Code:** SLOSLB  
**Supervisor District:** Supdist 3  
**Avg Percent Slope:** 44



## Land Use Information

### Land Uses      Combining Designations

RS	GSA Geologic Hazard Area
OS	Visitor Serving Area Renewable Energy Overlay



## Permit Information

Permit	Description	Work Class	Application Date
N-DRC2022-00042	Land Use, Non-Coastal Appealable	Variance	10/28/2022 2:34:26 PM
CEQA2022-00115	CEQA	Addendum to Negative Declaration	10/28/2022 2:32:49 PM
N-DRC2022-00041	Land Use, Non-Coastal Appealable	Conditional Use Permit	10/28/2022 2:23:20 PM
P-APP2022-00352	Application	Land Use	10/28/2022 1:46:22 PM



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REA2019-00050	Research		11/12/2019 12:48:18 PM
S980181P	Subdivision	Parcel Map	2/18/1999 12:00:00 AM
A1838	PMTG - Grading Permit	Major Grading - over 10% slope or 5000 cu yds	7/1/1997 12:00:00 AM
S930042T	Subdivision	Tract Map	1/22/1996 12:00:00 AM
S940002L	Subdivision	Lot Line Adjustment	1/22/1996 12:00:00 AM
D910170D	Land Use	Conditional Use Permit	9/11/1995 12:00:00 AM
D930130D	Land Use	Conditional Use Permit	9/11/1995 12:00:00 AM

## Addresses on this Parcel

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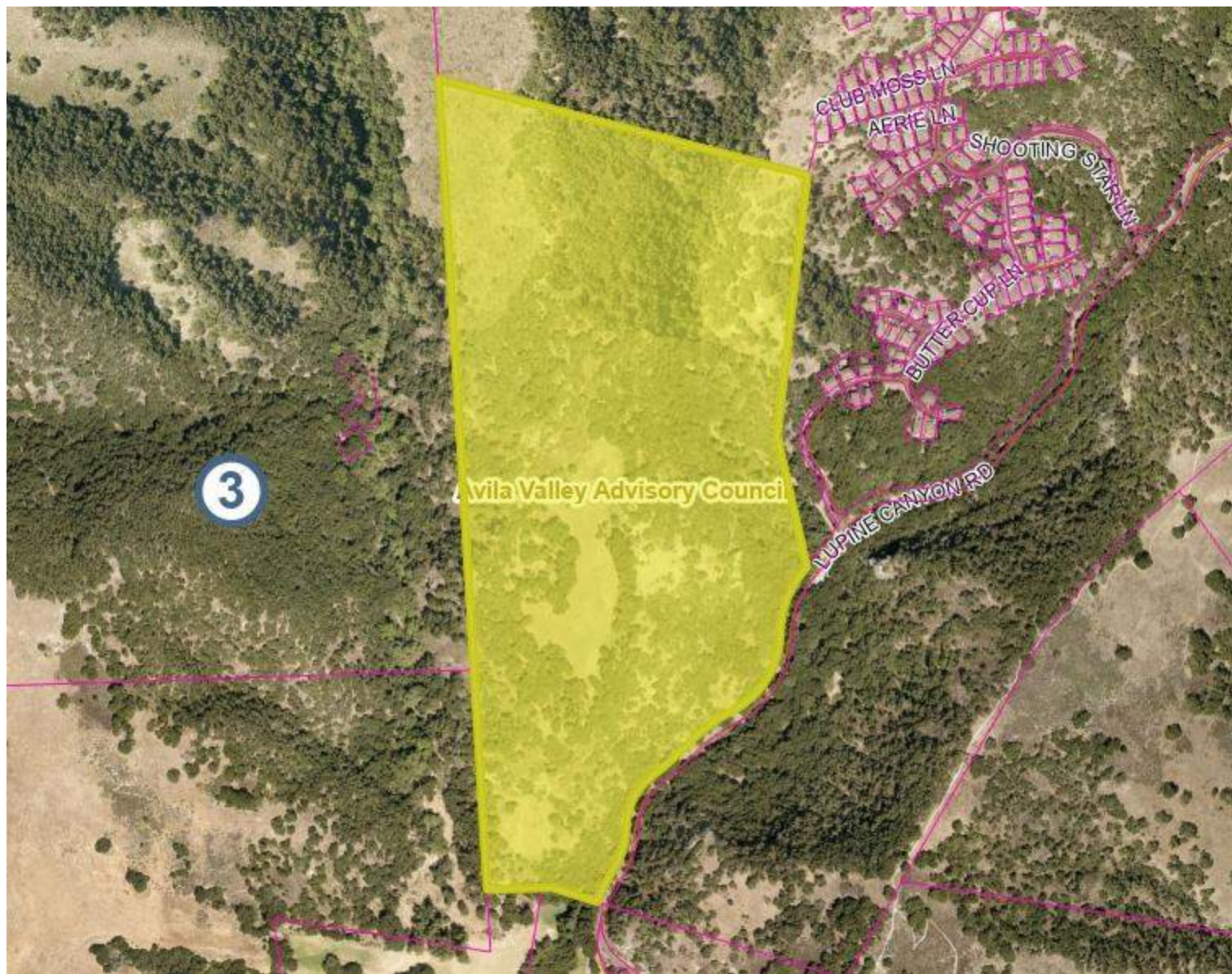
## Recorded Ownership Documents (Current Ownership)

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2021-R-059047

2021-R-059047

# GIS Near 076-180-076



- Legend**
- SLO County Parcels
  - Roads**
  - CalTrans
  - Maintained by SLO CO
  - Private Maintenance
  - Federal or State Maintenance
  - CITY OF SAN LUIS OBISPO: ARROYO GF ATASCADERO; MORRO BAY; PASO ROB BEACH
  - CAL POLY
  - Community Advisory Groups**
  - Community Advisory Group Boundaries
  - Cayucos Citizens Advisory Council Subarea
  - Creston Advisory Body Sub Areas
  - 2011 Supervisor Districts
  - SLO County Boundary

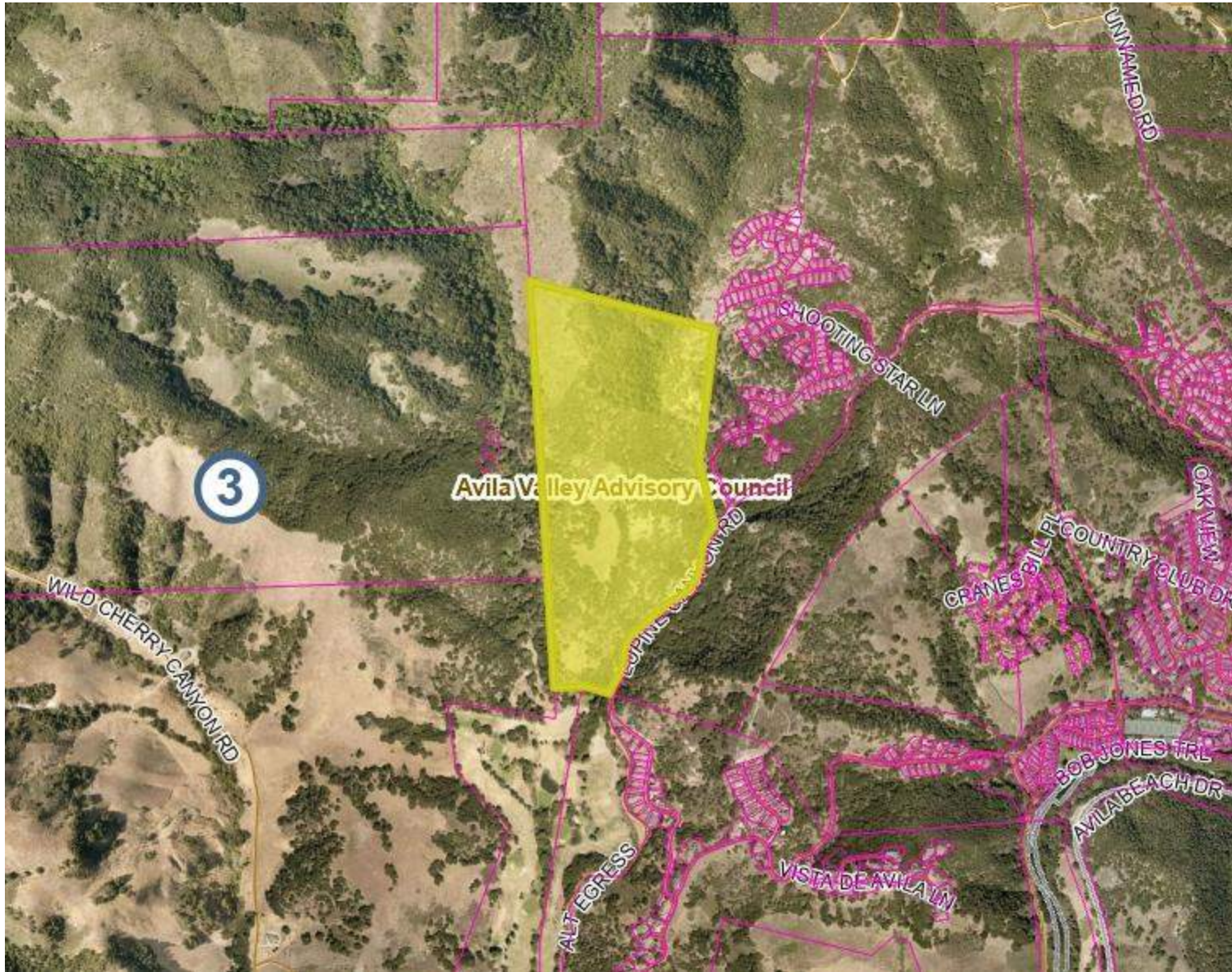
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The County of San Luis Obispo does not assume liability for any damages caused by errors or omissions in the data and makes no warranty of any kind, express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only





### Legend

-  SLO County Parcels
- Roads**
-  CalTrans
-  Maintained by SLO CO
-  Private Maintenance
-  Federal or State Maintenance
-  CITY OF SAN LUIS OBISPO: ARROYO GF ATASCADERO; MORRO BAY; PASO ROB BEACH
-  CAL POLY
- Community Advisory Groups**
-  Community Advisory Group Boundaries
-  Cayucos Citizens Advisory Council Subarea
-  Creston Advisory Body Sub Areas
-  2011 Supervisor Districts
-  SLO County Boundary

-3,009.33      0      1,504.66      3,009.33 Feet      1: 18,056

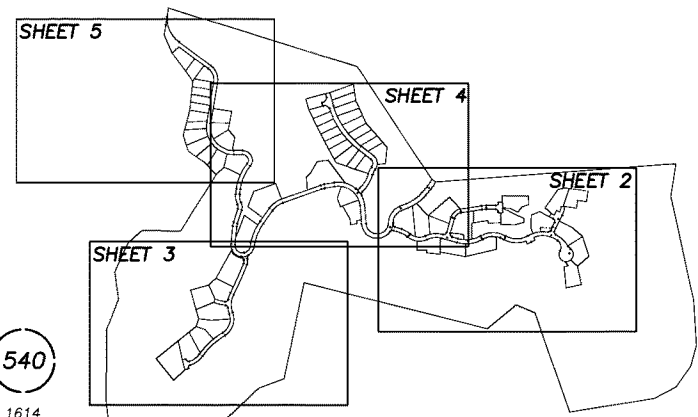
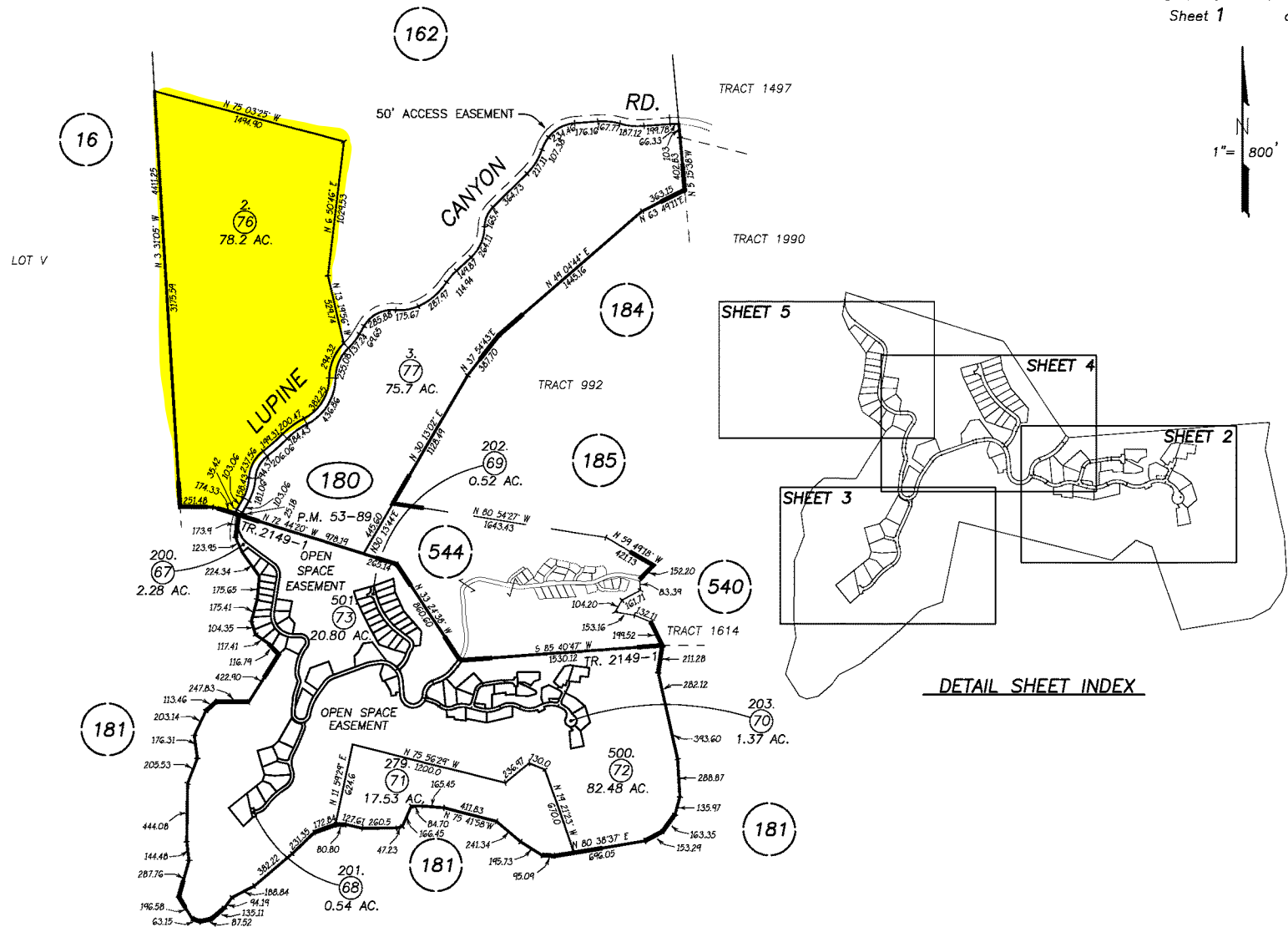
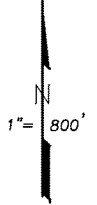


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Map for Reference Purposes Only



76-181



DETAIL SHEET INDEX

REVISIONS	
I.S.	DATE
NA	01-16-25
NA	06-19-25

400' 0 800' 1600'

CJ 03-26-99 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.