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

THIS IS A NEW PROJECT REFERRAL / SUMMARY

DATE: 9/3/2026

TO: **AG COMMISSIONER, ASSESSOR, AVILA VALLEY ADVISORY COUNCIL, BUILDING, BASSI MUTUAL WATER COMPANY, CAL TRANS, CHIEF OF STAFF 3RD DIST, COUNTY FIRE, ENVIRONMENTAL HEALTH, PUBLIC WORKS, RWQCB, AND WILLIAMSON ACT.**

FROM: Eric Tolle / +1-805-788-2148 / etolle@co.slo.ca.us

PROJECT NUMBER & NAME: N-DRC2026-00024 BASSI WINERY

PROJECT DESCRIPTION: A Minor Use Permit for the construction of a new 7,457 SF winery facility with a 700 SF tasting room, 6,053 SF of gross exterior support areas, access road improvements, 2 water tanks, stormwater retention basin, and utility improvements with a total of 0.92 acres of disturbance. Water servicing the tasting room will derive from Bassi Mutual Water Company whereas water for production will utlize existing agriculture wells. Up to a maximum annual production of 10,000 cases of wine per year. Project includes a request to modify the applicable setback requirement along the southern property line from 200 ft to 189 ft and to amend the existing Bassi Ranch Open Space Easement to allow agricultural processing uses consistent with the current Agriculture land use designation. The project does not include industry events. The parcel is located on the north side of San Luis Bay Drive, just west of HWY 101, within the Bassi Ranch tract open space parcel in the Agriculture land use category.

APN: 076-233-040

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).

_____

_____ _____ _____ _____

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.*

Kirk Consulting
A California Corporation

Letter of Transmittal

Date: **August 27, 2026**
To: **SLO County Planning & Building Department**
From: **Lacey Zubak – Kirk Consulting**
RE: **Scar of the Sea Winery - Minor Use Permit (APN 076-233-040)**

Electronic Submittal

Please find the following complete application package for a Minor Use Permit located at 1220 San Luis Bay Dr in Avila Beach (APN 076-233-040).

Application Materials

1. Land Use Permit Application – Signed
2. Project Description – Kirk Consulting – August 2026
3. Pre Application Neighbor Notification (Mailed 6/18/25)

Resource Studies

4. Roadway Safety Analysis – Orosz Engineering Group Dated 8/20/26

Supporting Documentation

5. Williamson Act Contract Reso (Doc# 1994-009770)
6. Open Space Agreement (Doc #1993-074174)
7. D870208D & Tract 1612 Cluster Subdivision Reso 91-37
8. D910208D Amendment Reso 92-422
9. Tract 1612 Recorded Map
10. S950020U Re-Subdivision of Tract 1612 (Tract 2222) Reso 96-09
11. Tract 2222 Recorded Map

Plans

12. Plan Set– Reiss Design Studio – May 2026

Please let me know if you have any questions.

Lacey Zubak
lacey@kirk-consulting.net
Phone: (805) 461-5765, Ext. 14

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

Land Use -- Project Information Form

PLN-1004
04/01/2020

APPLICATION TYPE – CHECK ALL THAT APPLY

- ☐ Emergency Permit
- ☐ Tree Removal Permit
- ☑ Minor Use Permit
- ☐ Conditional Use Permit/Development Plan
- ☐ Plot Plan
- ☐ Curb, Gutter & Sidewalk Waiver
- ☐ Site Plan
- ☐ Surface Mining/Reclamation Plan
- ☐ Zoning Clearance
- ☐ Amendment to approved Land Use Permit
- ☐ Variance
- ☐ Other_____

TYPE OF PROJECT:

☑ Commercial ☐ Industrial
☐ Residential ☐ Recreational ☐ Other: _____

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable):
Modification to the applicable setback requirement along the southern property line.

Describe existing and future access to the proposed project site:
Access remains from San Luis Bay Drive onto the site.

SURROUNDING PARCEL OWNERSHIP Do you own adjacent property? ☐ YES ☑ NO
If YES, what is the acreage of all property you own that surrounds the project site?
_____

SURROUNDING LAND USE What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: Residential Rural South: Reisdential Suburban

East: Agriculture West: Rural Lands

FOR ALL PROJECTS, ANSWER THE FOLLOWING – Square footage and percentage of the total site (approximately) that will be used:

Buildings: 7488 sq. feet 0.001 %
Paving: 4565 sq. feet 0.001 %
Landscaping: 0 sq. feet _____ %
Other: _____ sq. feet _____ %

Total area of all paving structures: 12053 ☑ sq. feet ☐ acres

Total area of grading or removal of ground cover: 0.92 ☐ sq. feet ☑ acres

Land Use – Project Information Form

Trees:
Number of trees to be removed: 7

Type(s) of tree(s):
Pine trees leftover from old nursery operation all in a row in the middle of the site. Additioanlly relocation of palm trees

Setbacks:
Front 168' 4" Back 375' 5" Left 1360' Right 1118'

PROPOSED WATER SOURCE:
☐ On-Site Well ☐ Shared Well ☑ Other: _____

Community System (agency / company responsible for the provision of water):
Bassi Mututal Water

WILL-SERVE LETTER?
☐ Yes (If yes, please submit copy)
☑ No

PROPOSED SEWAGE DISPOSAL
☑ Individual On-Site System
☐ Other: _____
☐ Community System (list the agency or company responsible provision):
_____

WILL-SERVE LETTER?
☐ Yes (If yes, please submit copy)
☑ No

RESPONSIBLE FIRE PROTECTION AGENCY:

FOR COMMERCIAL/INDUSTRIAL PROJECTS ANSWER THE FOLLOWING:

Total outdoor use area: 6,053 ☑ sq. feet ☐ acres

Total floor area of all structures including upper stories: 7,457 sq. feet

FOR RESIDENTIAL PROJECTS, ANSWER THE FOLLOWING:

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

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

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

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

GEN-3000
04/01/2020

General Application Contact Information

Staff: Input File Number or File Label Here

Please check *ONLY ONE* of the contacts as the 'Primary Billing Contact' to appear on invoices and receipts

PROPERTY OWNER	☐ Primary Billing Contact	
Name: Mikey Giugni		
Company: Scar of the Sea		
Telephone: (805) 234-8636	Email Address: mikey@scaroftheseawines.com	
Mailing address: P.O. Box 292		
City: Arroyo Grande	State: CA	Zip Code: 93421

APPLICANT	☐ Primary Billing Contact		**AUTHORIZED AGENT**	☑ Primary Billing Contact	
Name: Mikey Giugni			Name: Lacey Zubak		
Company: Scar of the Sea			Company: Kirk Consulting		
Telephone: (805) 234-8636	Email address: mikey@scaroftheseawines.com		Telephone: (805)461-5765	Email address: lacey@kirk-consulting.net	
Mailing address: P.O. Box 292			Mailing Address: 8830 Morro Rd		
City: Arroyo Grande	State: CA	Zip Code: 93421	City: Atascadero	State: CA	Zip Code: 93422

PROPERTY INFORMATION

Assessor's Parcel Number:	Physical address:	Total size, in acres:
076-233-040	1220 San Luis Bay Drive, San Luis Obispo, CA	111 acres

Directions to the property (include landmarks and any gate codes):
Heading south on US 101, take exit 196 for San Luis Bay Dr toward See Canyon Rd/Avila Beach, turn right onto San Luis Bay Dr, in .2 miles the destination will be on the right.

Describe current uses on the property (include structures, improvements, and vegetation):
Vineyard

PROJECT INFORMATION

Briefly describe the proposed project (include all uses and building heights and areas, in square-feet) and attach supplemental info as necessary:
Construction for a new 7,457 S.F. Winery Building including 700 S.F. Tasting Room with 478 S.F. Uncovered Patio, 2,636 S.F. Barrel/Fermentation, 1,225 S.F. Case Good Storage, 563 S.F. Office/Lab, 88 S.F. Utility Room, 168 S.F. Restrooms, 566 S.F. Break Room, 34 S.F. Hall, 20 S.F. Janitor Closet, and 638 S.F. upper floor Office with 80 S.F. Restroom and 739 S.F. Mezzanine Storage. Additionally 5,575 S.F exterior support areas include a 1,488 S.F. Covered Crush Pad and 4,087 S.F. of Uncovered Work Areas. Site improvements include minor grading to improve existing driveway entry, establish parking (8 spaces), landscape, Winery and utility connections. Building is 22'10" tall.

Legal Declaration

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

SIGNATURE: _____ **DATE:** 8/27/2026

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

COUNTY OF SAN LUIS OBISPO

Department of Planning and Building
Trevor Keith, Director

Cost Accounting Agreement

ACT-1001
6/24/2026

Project Information Minor Use Permit for construction of a new 7,457 square foot winery including a 700 square foot tasting room, and 6,053 square foot of exterior support areas. Annual case production

Project Description and Scope: up to maximum of 10,000 cases per year. Include a modification to the applicable setback requirement along the southern property line and amendment to the existing Open Space Easement to allow agricultural processing uses consistent with the current Agriculture land use designation. The project does not include a dedicated Special Events Program.

Site Address: 1220 San Luis Bay Drive, San Luis Obispo CA APN(s): 076-233-040

Contact Information

Property Owner Name: Mikey Giugni Email Address: mikey@scaroftheseawines.com Phone: (805) 234-8636

Applicant Name: Mikey Giugni Email Address: mikey@scaroftheseawines.com Phone: (805) 234-8636

Authorized Agent (if applicable): Lacey Zubak - Kirk Consulting Email Address: lacey@kirk-consulting.net Phone: (805)461-5765

Billing Contact Name/Mailing Address: Scar of the Sea Winery - Mikey Giugni, P.O. Box 292, Arroyo Grande, CA 93421

This deposit request does not represent the total application cost, as the actual processing fee for the referenced project may be higher or lower than the deposit amount. In accordance with the County Fee Resolution, the Department of Planning and Building implements a real-time billing method to ensure full and accurate cost recovery for application processing. The deposit paid at the time of application will be applied toward your real-time billing account. All processing costs will be documented, and any amount exceeding the initial filing fee will be billed monthly. Any deposit fee not used will be refunded upon completion of the project. **The costs due at application are the estimated costs for the primary application only and do not include environmental review fees.** Additional fees may apply following the County's initial review of the application. All fees are based on the Planning and Building Fee Schedule in effect when services are provided and may change during permit processing.

Deposit Requirement

Upon execution of this Agreement, the applicant shall provide a deposit in the amount specified in the Planning and Building Department's adopted Fee Schedule.

The deposit will be held by the County and applied in accordance with the billing procedures outlined in this Agreement. The deposit does not represent the total cost of processing the Project. Actual costs may exceed the deposit amount.

By signing below, the property owner and/or responsible applicant agrees to the following:

To pay all actual processing costs associated with the processing of this application to the Department of Planning and Building.

Payment is due upon receipt of invoice. Unpaid invoices may result in the suspension of application processing until payment is received.

Prior to noticing your project for a public hearing, any outstanding fees shall be paid. If payment is not received, work will be suspended until the payment is received.

All outstanding balances, and any fees incurred after a public hearing or administrative review, must be paid in full prior to intake or issuance of any Zoning Clearances, Building Permits, or other regulatory approvals.

Permits may not be considered in full effect until all fees have been paid (such as but not limited to Clerk filing fees, environmental filing fees and processing fees associated with "case close out").

After the closing of the appeal period (s) and issuance of the Notice of Final Action (NOFA), the County may require a new Cost Accounting Agreement for any necessary condition compliance monitoring (CCM) for the project.

Financially Responsible Party

Michael Giugni — Signature

Mikey Giugni — Printed Name

8/27/25 — Date

976 Osos Street, Room 300 | San Luis Obispo, CA 93408 | (P)805-788-2000 | 711 TTY/TRS Relay

Billing Method

The County may utilize the following billing method:

Deposit Draw Down

The deposit will be applied toward project costs as they are incurred. Staff time and other costs will be deducted from the deposit balance. If the costs exceed the deposit, the applicant will be invoiced for the remaining balance or required to replenish the deposit.

Cost Recovery

The applicant agrees to pay the County for the actual costs of services provided, which may include but are not limited to:

- Application and environmental review
- Staff time associated with project coordination and processing
- Consultant services retained by the County
- Administrative and overhead costs associated with project review

All costs shall be documented and charged to the Project in accordance with County accounting practices.

Payment Terms

Payment is due upon receipt of invoice. Unpaid invoices may result in:

- Suspension of application processing
- Suspension of project inspections or approvals
- Withholding of permits or final approvals until payment is received

Project Completion and Account Reconciliation

Upon completion, withdrawal, or termination of the Project, the County will reconcile the project account.

- Any outstanding balance must be paid by the applicant.
- Any unused portion of the deposit will be refunded once all project costs have been satisfied.

Termination of Project

Completion of the Project is voluntary. If the applicant elects to terminate processing of the Project, this Agreement may be terminated once the applicant reimburses the County for all costs incurred up to the date of termination.

PLN-1003
01/01/2020

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

Environmental Description

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether your project will significantly affect the quality of the environment.
To ensure that your environmental review is completed as quickly as possible, please remember to:

1. Answer ALL the questions as accurately and completely as possible.
2. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
3. If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
4. Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

PHYSICAL SITE CHARACTERISTICS

Acres with 0-10% slopes:	Acres with 10-20% slopes:	Acres with 20-30% slopes:	Acres over 30% slopes:
7 acres	45 acres (10-30% per LuView)	45 acres (10-30% per LuView)	13 acres

Are there any springs, streams, lakes, or marshes on or near the site?
☑ Yes ☐ No
If yes, please describe:
unnamed stream and settling pond

Are there any flooding problems on the site or in the surrounding area?
☐ Yes ☑ No
If yes, please describe:

Has a drainage plan been prepared?
☑ Yes ☐ No
If yes, please attach a copy.

Has there been any grading or earthwork on the site?
☑ Yes ☐ No
If yes, please describe:
Previous quarry site, original San Luis Bay alignment, nursery operations, ag operations.

Has a grading plan been prepared?
☑ Yes ☐ No
If yes, please attach a copy.

Are there any sewer ponds/waste disposal sites on or adjacent to the site?
☐ Yes ☑ No
If yes, please describe:

Are there any railroads or highways within 300 feet of the site? ☑ Yes ☐ No
If yes, please describe:
HWY 1 east of site

Can the site be seen from surrounding public roads?
☑ Yes ☐ No
If yes, please describe:
entrace only is visible from public roads but vegetation screening

Environmental Description

WATER SUPPLY INFORMATION

What type of water supply is proposed?
☐ Individual Well ☐ Shared Well
☑ Community Water System

What is the proposed use of the water?
☐ Residential ☑ Non-Residential
If non-residential, please describe: _____

What is the expected daily water demand associated with the project? _____

How many service connections will be required?
_____

Do operable water facilities exist on the site?
☑ Yes ☐ No

If yes, please describe: _____

Has there been a sustained yield test on proposed or existing wells?
☐ Yes ☑ No

If yes, please attach a copy.

Does Water Meet the Health Agency's Quality Requirements?
☑ Yes ☐ No

Bacteriological?
☐ Yes ☐ No

Chemical? ☐ Yes ☐ No

Physical? ☐ Yes ☐ No

Water analysis report submitted. ☐ Yes ☐ No

Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health:

☐ Well Driller's Letter
☐ Water Quality Analysis OK Problems
☐ Will-Serve Letter
☐ Other: _____

☐ Pump Test Hours: ___ GPM: ___
☐ Surrounding Well Logs
☐ Hydrologic Study

SEWAGE DISPOSAL INFORMATION (ON-SITE INDIVIDUAL DISPOSAL SYSTEM)

Has an engineered percolation test been completed?
○ Yes ○ No
If yes, please attach a copy.

Has a piezometer test been completed?
○ Yes ○ No
If yes, please attach a copy.

Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
☐ Yes ☑ No

Will a Waste Discharge Permit from the Regional Water Quality Control Board be required a waste discharge (typically needed in excess of 2,500 gallons per day)?
○ Yes ○ No

What is the distance from proposed leach field to any neighboring water wells? 375+ feet

Environmental Description

SEWAGE DISPOSAL INFORMATION (COMMUNITY DISPOSAL SYSTEM)

Is this project to be connected to an existing sewer line? ☐ Yes ☑ No
Distance to nearest sewer line: _____ Location of connection: _____

What is the amount of proposed flow?
_____ (gallons per day)

Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ☐ Yes ☐ No

SOLID WASTE INFORMATION

What is the name of solid waste disposal company?
San Luis Garbage Co.

Where is the waste disposal storage in relation to buildings? _____

What type of solid waste will be generated by the project?
☐ Domestic ☐ Industrial
☑ Agricultural ☐ Other
If other, please describe: _____

Does your project design include an area for collecting recyclable materials and/or composting materials?
☑ Yes ☐ No

COMMUNITY SERVICE INFORMATION

Name of school district: San Luis Coastal Unified School District

Are services (grocery/other shopping) within ½ mile of the project?
☐ Yes ☑ No

Location of nearest....
Police station: Pismo Beach Police Department
Fire station: Cal Fire Station 62
Public transit stop: Ontario @ Bob Jones Trail

HISTORIC AND ARCHEOLOGICAL INFORMATION

Describe the historic use of the site:
Ag, cattle ranching, nursery, vineyards

Are you aware of the presence of any historic, cultural, or archaeological materials on the project site or in the vicinity?
☐ Yes ☑ No
If yes, please describe: _____

Has an archaeological surface survey been done for the project site?
☐ Yes ☑ No
If yes, please attach two copies.

AGRICULTURAL INFORMATION

If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop?
No

Is the site currently in Agricultural Preserve (Williamson Act)? ☑ Yes ☐ No

Is the site currently under land conservation contract?
☑ Yes ☐ No

Environmental Description

SPECIAL PROJECT INFORMATION

Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc. (these also need to be shown on your site plan):
Existing open space agreement.

Will the development occur in phases?
☐ Yes ☑ No
If yes, please describe: _____

Are there any proposed or existing deed restrictions?
☑ Yes ☐ No
If yes, please describe: _____

Do you have any plans for future additions, expansion or further activity related to or connected with this proposal?
☐ Yes ☑ No
If yes, please describe: _____

ENERGY CONSERVATION INFORMATION

Describe any special energy conservation measures or building materials that will be incorporated into your project:
n/a

ENVIRONMENTAL INFORMATION

List any mitigation measures that you propose to lessen the impacts associated with your project:
n/a

Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site?
☐ Yes ☑ No
If yes, please describe: _____

Are you aware of any previous environmental determinations for all or portions of this property?
☑ Yes ☐ No
If yes, please describe and provide permit or subdivision numbers(s): yes see previous subdivsions.

OTHER RELATED PERMITS

List all permits, licenses or government approvals that will be required for your project (federal, state, and local):
Grading Permit
Building Permit
RWQCB Permit

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

Information Disclosure Form

PLN-1006
01/24/2020

Time Limits for Processing and Public Notice Distribution Requirements

California state law (California Government Code Section 65941.5) requires that the County provide the following information to applicants, when a permit application is filed:

- Not later than 30 days after a land use or land division application is received, the county must notify the project applicant or designated representative in writing either that the application is complete, or that items are necessary to complete the application. If you are not notified in writing, the application is considered complete. Any land use or land division application receiving a Negative Declaration must be approved or denied within 60 days of its adoption. If the project is exempt under CEQA, the project must be approved or denied within 90 days of acceptance. For land use/land division applications subject to an Environmental Impact Report (EIR), project approval/denial shall be within six months of the certification of the EIR. The County of San Luis Obispo processes the land use application and the environmental review concurrently, so these decisions are made simultaneously. (Government Code Sections 65943 and 65950, et seq.)
- A project applicant may make a written request to the county to receive notice of any proposal to adopt or amend the general plan and the land use, real property division, building and construction, road name and addressing, and growth management ordinances which might reasonably be expected to affect that applicant's project. The county offers a subscription service for notification of either: (1) all applications received by the county, or (2) Planning Commission agendas. The cost for each of these services is established by the county fee ordinance. (Government Code Sections 65945, 65945.3 and 65945.5)
- When a property was created through recordation of a final or parcel map, and it is within five years of recordation, the county cannot withhold or condition the issuance of building permits for residential units based on conformance with conditions that could have been imposed as conditions of the tentative map, except where: (1) A failure to do so would place subdivision residents or residents in the immediate area in a condition perilous to health, safety or both; or (2) The condition is required in order to comply with state or federal law. (Government Code Section 65961)
- Copies of Government Code Sections are available at the County of San Luis Obispo Law Library, County Government Center, San Luis Obispo, California.

Right to Farm Disclosure

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

Information Disclosure Form

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

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

Landfill Disclosure

Please answer the following question: "This project is within ½ mile of one of the landfills in the North County planning area (Paso Robles Municipal or Chicago Grade Landfills)" ☐ Yes ☑ No

Acknowledgement

I acknowledge that I have read and understand the sections detailed above:

1. Time Limits for Processing and Public Notice Distribution Requirements
2. Right to Farm Disclosure
3. Landfill Disclosure

Agent	8/27/2026
Applicant Signature	Date
Additional Applicant Signature (if applicable)	Date

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

Land Use Consent of Property Owner

PLN-1012
04/01/2020

Property Address: 1220 San Luis Bay Dr, San Luis Obispo CA 93401	**APN(s):** 076-233-040
Project Description: A request for a phased Minor Use Permit to allow the construction of a new phased winery facility with public tasting.	

CONSENT

I (we) the undersigned owner(s*) of record of the fee interest in the parcel of land located at the above address, identified as the above 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 an approval for the above project description, 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.
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:
4. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property (dogs, hazardous materials, or specify none)

CONSENT GRANTOR / PROPERTY OWNER		**AUTHORIZED AGENT FOR CONSENT GRANTOR**	
Name: Mikey Giugni	Phone: (805) 234-8636	Name: Lacey Zubak	Phone: (805) 461-5765
		Company / Agency: Kirk Consulting	Email: lacey@kirk-consulting.net
Full Mailing Address: PO Box 292 Arroyo Grande CA 93421		Full Mailing Address: 8830 Morro Rd Atascadero, CA 93422	
Signature: Michael Giugni	Date: 2/24/2026	Signature:	Date: 8/23/26

**attach additional PLN-1012 forms for multiple owners, if applicable*

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

PLN-1122
04/01/2020

Hazardous Waste and Substances Statement Disclosure

PROJECT TITLE: Scar of the Sea Winery **PROJECT APN(s):** 076-233-040

Per Government Code section 65962,5, known as the 'Cortese List' (AB3750), I have consulted the following website resources and lists to determine if the subject property contains hazardous wastes or substances:

- List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database (http://www.envirostor.dtsc.ca.gov/public/)
- List of Leaking Underground Storage Tank Sites by County and Fiscal Year from Water Board GeoTracker database (http://geotracker.waterboards.ca.gov/)
- List of solid waste disposal sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit (PDF). (http://www.calepa.ca.gov/SiteCleanup/CorteseList/CurrentList.pdf)
- List of "active" CDO and CAO from Water Board PLEASE NOTE: This list contains many Cease and Desist Orders and Cleanup and Abatement Orders that do NOT concern the discharge of wastes that are hazardous materials. (http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm)
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC (https://calepa.ca.gov/sitecleanup/corteselist/section-65962-5a)

After consultation with each of the lists provided on the above websites, I verify that the subject parcel(s) and proposed development (and any alternative development sites, if applicable):

☑ **Is not** included on any of lists found on the above-referenced websites.

☐ **Is** included on one or more of the lists found on the above-referenced websites. Pursuant to Section 65962.5 of the Government Code. the following information is provided related to this site/application:

Name of Applicant: _____

Address of site (street name & number if available, City, State and ZIP Code):

_____

Local agency (city/county): _____

Assessor's book, page, and parcel number: _____

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory identification number: _____ Date of list: _____

Applicant Signature:	Applicant Name (Print): Lacey Zubak
Date of Signature: 8/13/26	Phone: (805)461-5765
Email: Lacey@kirk-consulting.net	

Kirk Consulting
A California Corporation

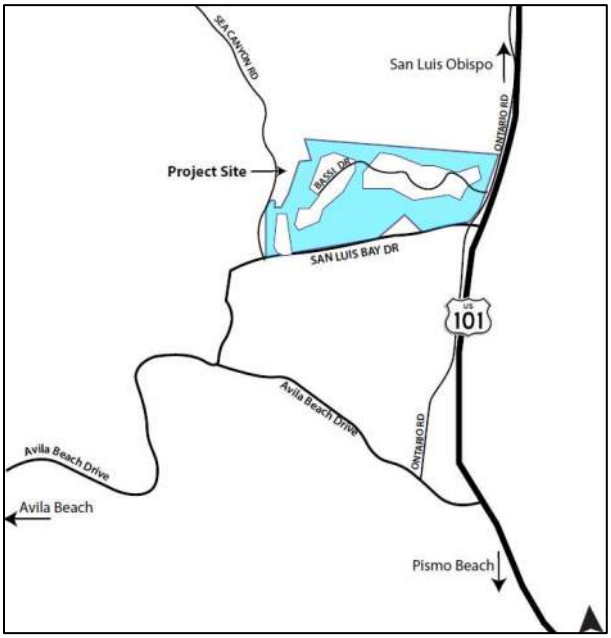
SCAR OF THE SEA & LADY OF THE SUNSHINE

MINOR USE PERMIT
1220 SAN LUIS BAY DRIVE, AVILA
APN 076-233-040
PROJECT DESCRIPTION
AUGUST 2026

General Description

The project site is a located at 1220 San Luis Bay Drive in Avila Beach (APN 076-233-040). This property is in the San Luis Obispo Planning area within the San Luis Bay Inland Sub Area North and zoned Agriculture. The property is located within the Renewable Energy Overlay and Flood Hazard Area. The property is currently enrolled in a Williamson Act contract.

Figure 1. Vicinity Map



Property History and Agricultural Operation

The project site, Bassi Vineyard Lot 26, is part of the historic Bassi Ranch, which has a documented agricultural history extending back to the late 1800s. The Bassi family owned and operated the ranch from approximately the 1870s through the 1980s. During that period, the property supported traditional coastal agricultural activities, including cattle grazing, ranching, and related farming operations.

Historically, the original San Luis Bay Road traversed portions of the ranch and served as an early transportation route between inland San Luis Obispo and Avila Beach and San Luis Bay. In the 1960s, the present alignment of San Luis Bay Drive was constructed through easement and right-of-way agreements involving the Bassi and Sinsheimer families. Portions of the former roadway remain on the property and continue to provide agricultural and ranch access.

The subject property was originally part of a larger approximately 180-acre ownership that was subdivided through Tract Map No. 1612 (D870208D), approved January 15, 1991. The subdivision created 24 residential lots and an approximately 111-acre open-space parcel identified as Lot 26, commonly known as Bassi Ranch.

A subsequent amendment, D910208D, approved September 22, 1992, modified the subdivision to allow 25 residential lots, reduced the open-space parcel to approximately 110.08 acres, and revised the applicable Conditions of Approval.

An Open Space Easement was subsequently approved and recorded in November 1993 to preserve the property's open-space and agricultural character. In 1994, the property was placed under a Williamson Act contract pursuant to Resolution No. 94-66. A related General Plan Amendment, G930009P, was approved in 1995 to change the land use designation from Residential Rural (RR) to Agriculture (AG), consistent with the property's agricultural preservation status.

In 1996, the County approved Tract 2222 (S950020U), which re-subdivided former Lot 25 into two residential parcels and eliminated the prior common-ownership requirement between Lots 25 and 26. Lot 26 continued to function as the agricultural open-space parcel.

The property has also experienced historic quarrying and grading activities associated with material extraction and regional road and infrastructure construction. The former quarry area subsequently accommodated agricultural improvements, including an irrigation pond within a former settling pond.

Agricultural use continued through successive ownerships. During the Madonna family grazing period, portions of the ranch were used for agricultural equipment and material storage. Subsequent ownership included substantial agricultural improvements, including irrigation infrastructure, a commercial nursery, and an approximately 12,000-tree apple orchard on Lot 26. Nursery trees, including sycamore, pine, pepper, eucalyptus, and palm species, were transplanted throughout the ranch and continue to contribute to its established rural landscape.

Beginning in approximately 2000–2001, the property transitioned to premium winegrape production. Approximately 30 acres of vineyards were established, together with supporting irrigation, fencing, and water-storage infrastructure.

Mikey and Gina Giugni acquired the property in 2024. The Giugni's are founders and owners of Scar of the Sea Winery, established in 2012 and Lady of the Sunshine in 2017 at 271 Tank Farm Road in San Luis Obispo as their his-and-her winery brands. Following acquisition, they have continued active vineyard management and agricultural stewardship of the property, including regenerative agricultural practices.

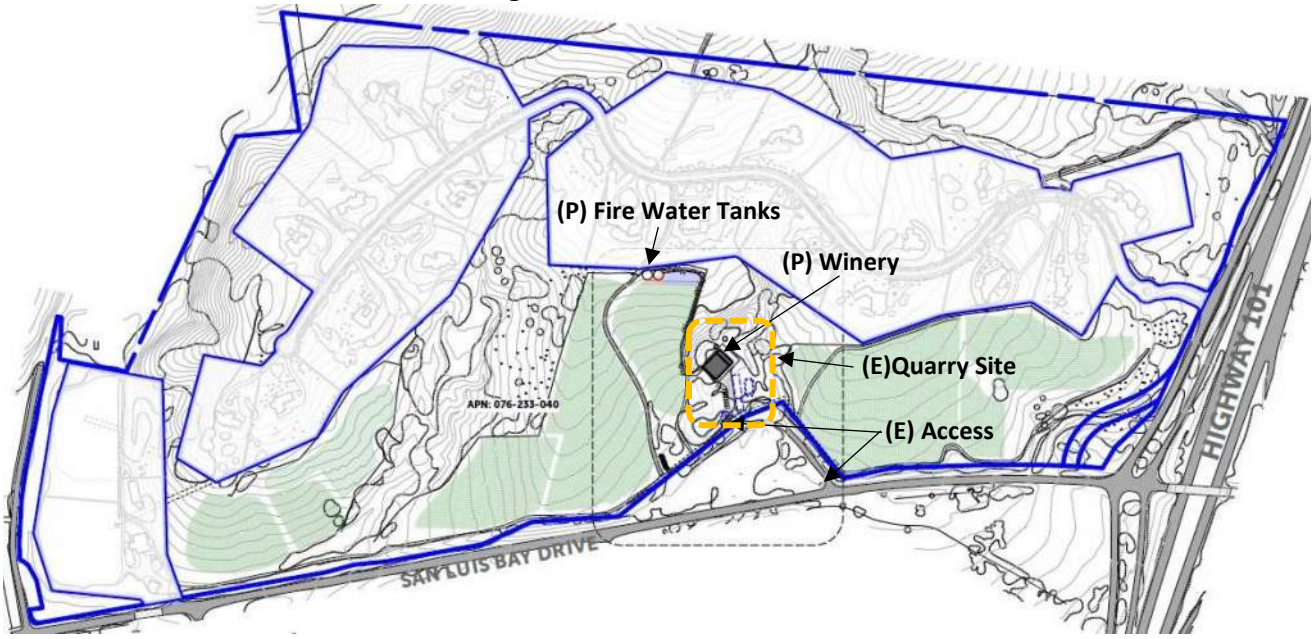
Summary of Project Request:
A request for a Minor Use Permit to allow the construction and operation of a new winery facility with public wine tasting and an annual production capacity of up to 10,000 cases of wine. The project does not include a dedicated Special Events Program.

Additionally, there are two requests:

(1) A modification to the applicable setback requirement along the southern property line.

(2) Amendment to the existing Open Space Easement to allow agricultural processing uses consistent with the current Agriculture land use designation.

Figure 2. Overall Site Plan



Proposal

This project is a request for a Minor Use Permit to allow construction of a new 7,457 square foot winery including a 700 square foot tasting room, and 6,053 square foot of exterior support areas. The facility is designed to support an annual case production up to maximum of 10,000 cases per year.

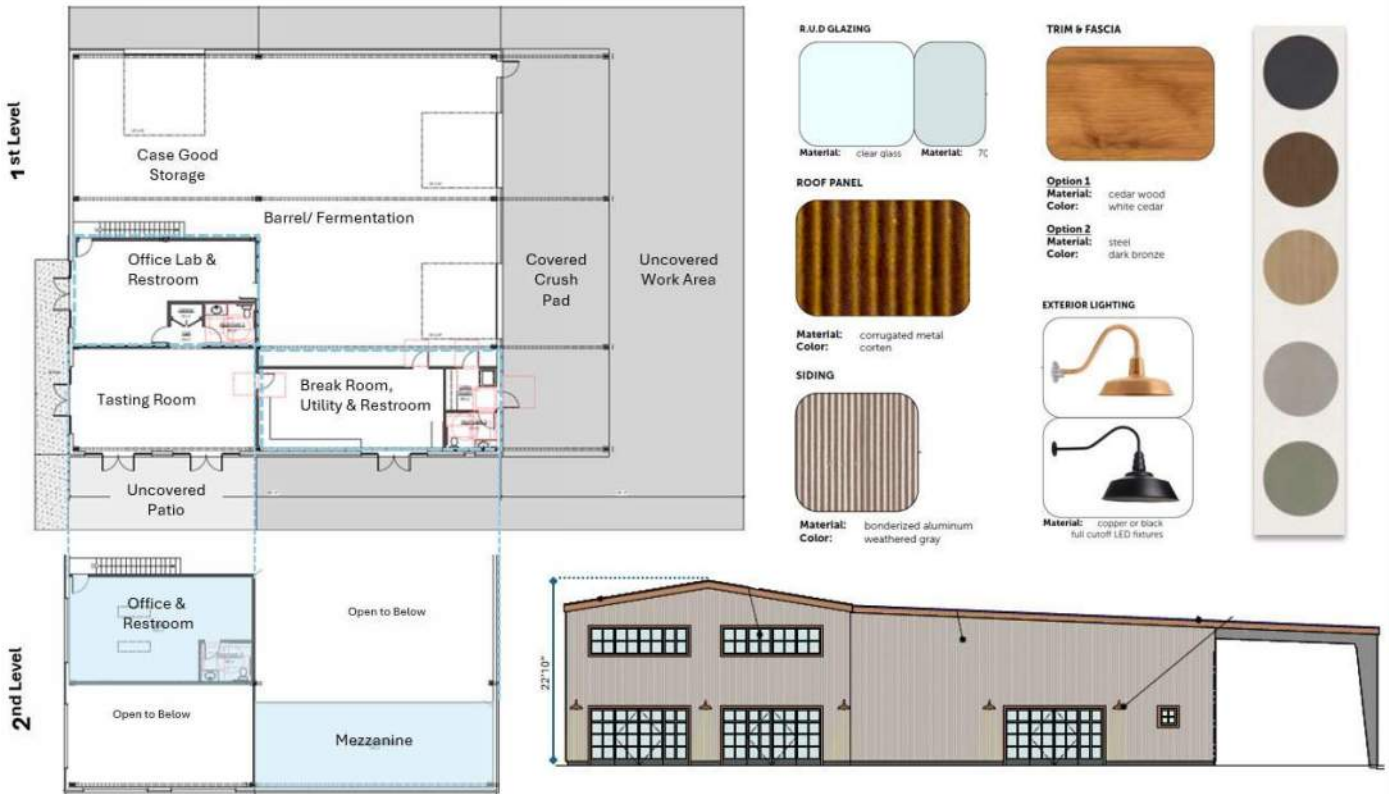
Additionally, the project includes grading associated with improvements to the existing driveway and extension of access to the proposed winery facility, as well as installation of supporting site infrastructure and utilities. These improvements include a new domestic waste septic system, process wastewater system, rainwater collection system, stormwater retention basin, two fire water storage tanks, and on-site parking.

The proposed winery and small tasting room represent a continuation and natural evolution of more than a century of agricultural use on the property. The project builds upon existing vineyard operations, agricultural infrastructure, and the historic farming tradition of Bassi Ranch while providing a permanent location for the processing, production, and direct marketing of wine produced from grapes grown on-site and throughout the region. Tastings will focus on education surrounding their farming practices, biodynamic philosophy, and winemaking approach, while highlighting the uniqueness of the SLO Coast AVA.

Table 1: Use Area's

Winery Facility Breakdown	
Use	**Sq.Ft.**
Tasting room	700
Barrel/fermentation	2,636
Case-goods storage	1,225
Office/lab	563
Break room	566
Restrooms	168
Support/circulation	142
Ground floor	**6,000**
Second-floor office	638
Second-floor restroom	80
Mezzanine storage	739
Total building area	**7,457**
Uncovered Patio	478
Covered Crush Pad	1,488
Uncovered Work Area	4,087
Total Exterior Area	**6,053**

Figure 3. Floor Plan, Elevation, Color and Materials

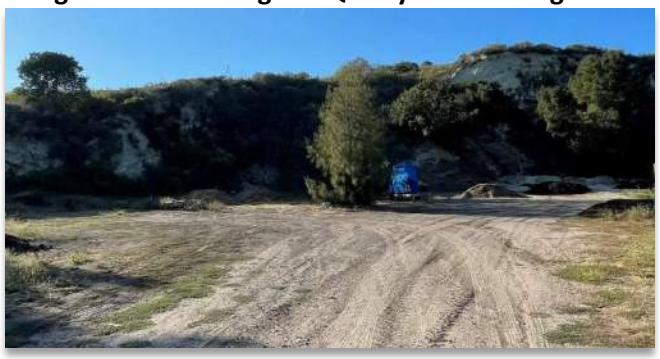


Industry-Wide / Marketing Activities:

The project does not include a request for a dedicated Special Event Program; however, it is anticipated that the winery will participate in Industry Wide Event weekends and other activities targeted to marketing and selling wine and associated with the normal operation of the tasting room (e.g. non-advertised wine club activities, wine club pick up parties, and activities with under 50 attendees) as per ordinance standards described in section 22.30.070.D.2i of the Land Use Ordinance.

The marketing activities will adhere to exterior noise levels governed by Land Use Ordinance Section 22.10.120 (Noise Standards). The Noise Standards in Section 22.10.120 are more restrictive than those provided in the winery special event section. Any outdoor activities would occur in and around the winery.

Figure 4: 2026 Image of Quarry Site Looking North



Siting

The proposed winery is strategically sited within the existing historic quarry area, utilizing a previously disturbed portion of the property rather than extending development into surrounding agricultural and natural areas. The northern boundary of the quarry is defined by an approximately 85-foot bluff, with an approximately 100-foot elevation difference between the

proposed development area and surrounding residences. This substantial natural separation provides effective screening and minimizes visual impacts to neighboring properties. The project is also substantially screened from surrounding public roadways. Concentrating development within the former quarry where only the remnants of the old nursery operation is being impacted, allowing the project to preserve surrounding vineyards, oak woodland, and other natural features while making efficient use of an already substantially disturbed area.

Access, Circulation & Parking

The existing project access is provided from San Luis Bay Drive via an unnamed roadway extending approximately 500 feet before entering the project parcel which is within the 80 foot County right-of-way. The current driveway encroachment will be improved to a County B-1E standard and additional improvements as necessary to enhance sight distance and roadway safety.

The existing roadway connects to an agricultural road near the southern property line. This existing agricultural roadway will provide access to the proposed winery and will be improved to approximately 20 feet in width to accommodate project circulation and emergency access requirements.

All project parking will be accommodated on-site. The proposal includes seven improved parking spaces south of the winery facilities, including one ADA-accessible space, plus six additional overflow spaces.

Setback Modification:

The project includes a request to modify the property line setback applicable to winery facilities with public tasting. The approximately 111-acre parcel is relatively constrained by its irregular configuration resulting from the creation of Tract 1612, historic quarry formations, the existing vineyard, areas of native vegetation, and site access limitations. These physical constraints combined with the open space protections limit the portions of the property suitable for development and have influenced the proposed location of the winery facility.

Figure 5: Setbacks



The proposed winery is located approximately 189 feet from the southern property line, requiring a modification to the applicable setback. The facility substantially exceeds the required setback from the northern, eastern, and western property lines.

The proposed location also provides substantial separation from surrounding existing residential development. The nearest off-site residence is located more than 500 feet from the proposed winery facility, to the northeast, with more than 100 feet of elevation difference between the residence and the proposed development area creating a natural buffer. Therefore, the requested setback modification is limited to the southern property line and does not involve a reduction in the separation between the winery and the nearest off-site residence.

In order for a setback modification to be approved, the request must satisfy any of the following findings: (1) there is no feasible way to meet the required setbacks without creating environmental impacts or impacting prime agricultural land (SCS Class I, II and III); (2) the property fronts an arterial or collector street; (3) the setbacks are not practical or feasible due to existing topographic conditions or existing on-site vegetation or (4) is a legally constructed existing structure that was built prior to 1980 and it can be clearly demonstrated that the structure was intended for a legitimate agricultural or residential use. The required findings of approval for the property line setback modifications include the following:

Finding (1) There is no feasible way to meet the required setbacks without creating environmental impacts or impacting prime agricultural land (SCS Class I, II and III):

The project site is constrained by existing vineyards, oak woodland, and the remnants of historic quarry operations, which have resulted in steep and irregular topography along the western, northern, and eastern portions of the project area pushing the winery facility south within the 200-foot setback. These existing conditions limit the portions of the property suitable for development.

The property also contains approximately 1 acre of prime agricultural soils (Class I), less than one percent of the parcel. The proposed development has been specifically sited to avoid impacts to these prime agricultural soils. By utilizing the existing quarry area and previously disturbed portions of the property, the project minimizes impacts to agricultural land and preserves agricultural soils for continued agricultural production.

Finding (2) the property fronts an arterial or collector street

The subject property fronts San Luis Bay Drive, a County-designated collector road, and the project utilizes the existing access from San Luis Bay Drive. The existing access has been evaluated for roadway safety and sight distance by Orosz Engineering Group, and the proposed improvements will enhance sight distance and bring the project access into compliance with applicable County standards.

The proposed winery has been strategically located within the existing quarry area to utilize the property's existing access and previously disturbed areas while minimizing

impacts to established vineyards, oak woodland, native vegetation, and prime agricultural soils. The property has substantial frontage and access to San Luis Bay Drive, providing an appropriate connection to the County roadway network without requiring the creation of a new access point.

The requested setback modification is limited to the southern property line. The winery substantially exceeds the required setback from the remaining property lines and is located more than 500 feet from the nearest off-site residence. Given the property's frontage on a collector roadway, existing access, and the proposed access improvements, the reduced setback can be accommodated without creating an adverse effect on roadway safety or surrounding residential uses.

Finding (3) The setbacks are not practical or feasible due to existing topographic conditions or existing on-site vegetation:

The requested setback modification is necessary due to the unique physical constraints of the approximately 111-acre property. The project site is located within an existing historic quarry area characterized by steep and irregular topography resulting from previous quarry operations. The western, northern, and eastern portions of the project area are further constrained by established vineyards, oak woodland, and native vegetation, which limit the practical areas available for development.

The proposed winery has been specifically sited within the previously disturbed quarry area to minimize grading and avoid impacts to established agricultural areas, oak woodland, prime agricultural soils, natural slopes exceeding 30 percent and proximity to neighboring residence. Relocating the facility to accommodate the full 200-foot setback from the southern property line would require moving the development into more constrained areas of the property and could result in greater impacts to existing agricultural uses, vegetation, topography and further encroach on neighbors.

The proposed winery will maintain substantially greater setbacks from the northern, eastern, and western property lines, and the facility is located more than 500 feet from the nearest off-site residence. The requested modification is therefore limited to the southern property line and is necessary to allow the winery to be appropriately located within the site's existing physical constraints while minimizing overall environmental and agricultural impacts.

Open Space Easement

The subdivision was originally approved under the standards applicable to a Residential Rural cluster subdivision, with the open space parcel established pursuant to the applicable ordinance requirements. An Open Space Easement was subsequently approved by Resolution No. 93-480 and recorded on November 29, 1993, over Lot 26 of Tract 1612. The easement was established

to preserve the property's scenic beauty, openness, natural condition, and open-space character while allowing continued agricultural use.

In 1994, the open space parcel was placed under a Williamson Act Contract (Resolution 94-66), followed by General Plan Amendment G930009P, approved in 1995, which changed the land use designation from Residential Rural (RR) to Agriculture (AG) consistent with the Williamson Act requirements.

The existing Open Space Agreement expressly reserves the owner's right to continue agricultural uses permitted by the County Code, including the use and occupancy of the property for agricultural purposes and the construction and maintenance of agricultural accessory structures, roads, trails, water systems, utilities, and other improvements authorized by the applicable approvals. The Agreement currently references Section 22.04.036 of the San Luis Obispo County Code, which governed Cluster Subdivisions at the time the easement was recorded and is no longer contained in the current Title 22 Land Use Ordinance.

Request For Amendment

The project includes a request to amend Section 3(d) of the existing Open Space Agreement to remove the obsolete reference to Section 22.04.036 and replace it with a reference to the current County regulations governing uses within agricultural land and/or open space areas.

Specifically, the amendment would recognize the owner's right to undertake uses permitted under Section 22.22.150.B.8.b, c, and d, as amended, including agricultural accessory structures and agricultural processing uses essential to the continuing agricultural production of food and fiber in the immediately surrounding area, subject to the applicable limitations and County approval requirements.

The amendment would also recognize other uses identified by the current ordinance, including renewable energy facilities for on-site use and nonstructural agricultural and open space uses such as crop production, grazing, animal raising and keeping, water storage or recharge, leachfield or spray disposal areas, scenic area protection, and roads or turnarounds directly serving agricultural uses.

Remove Section 3(d) as referenced below:

3.Reservations of Use by Owner. The following property rights in the subject property are excepted from this grant and are expressly reserved to Owner:

~~*(d) The right to the use and occupancy of the subject property and to undertake any of those uses permitted by Section 22.04.036 of the San Luis Obispo County Code, subject to the conditions and restrictions imposed in this agreement*~~

Insert 22.22.150B.8.b, c and d as suggested below:

The right to undertake any of those uses on the Subject Property as permitted by Section 22.22.150B.8.b, c and d, and as amended including:

The area proposed for agricultural land and/or open space preservation is not to be developed with structural uses other than:

- *Agricultural accessory structures or agricultural processing uses essential to the continuing agricultural production of food and fiber in the immediately surrounding area, which may be approved or modified after the initial Conditional Use Permit approval through Minor Use Permit approval, which shall not occupy an aggregate area of the site larger than five 5 acres.*
- *Renewable energy facilities generating energy for on-site use may be allowed on up to 3 acres or 25 percent of the open space area, whichever is smaller, subject to the requirements in Chapter 22.32 (Energy-Generating Facilities).*

The following nonstructural uses may be allowed in the open space areas: crop production and grazing; animal raising and keeping; specialized animal facilities; nursery specialties (nonstructural); range land or wildlife preserves; water storage or recharge; leachfield or spray disposal area; scenic area protection or buffers from hazardous areas; public outdoor recreation uses on non-prime lands, or other similar open space uses; and roads/turnarounds directly serving the agricultural use.

The proposed amendment does not eliminate the existing Open Space Easement or change its fundamental preservation purpose. Rather, the amendment would update an obsolete code reference and clarify the agricultural and open-space uses that may be undertaken on the property under the current County regulatory framework.

The Open Space Easement was originally established in connection with the subdivision to preserve the property's scenic, open-space, natural, and agricultural characteristics. The property was subsequently placed under a Williamson Act contract and redesignated Agriculture (AG).

The existing easement expressly reserves agricultural use and related improvements, but references former County Code §22.04.036, a provision that is no longer the operative provision governing the relevant agricultural/open-space standards.

The requested amendment would replace that obsolete reference with references to the current County provisions governing agricultural and open-space uses. Current §22.22.150.B.8 specifically recognizes agricultural accessory structures and agricultural

processing uses essential to continuing agricultural production, as well as specified renewable-energy and nonstructural open-space uses.

The amendment is therefore intended to modernize and clarify the easement rather than extinguish or materially diminish its agricultural and open-space purpose.

Additionally, to reinforce the agricultural focus and intent of the Open Space Easement, the applicant proposes to include a restriction prohibiting Special Events, as defined by San Luis Obispo County Land Use Ordinance Section 22.30.070.D.2.i, on the subject property for a period of twenty (20) years. This additional restriction is intended to ensure that the proposed use remains focused on agricultural production, agricultural processing, and limited ancillary tasting activities, rather than transitioning the property toward a special-event or event-oriented use.

The proposed winery would be located within a previously disturbed portion of the property and would support the continued agricultural use of the vineyard by providing facilities for processing agricultural products and directly marketing the resulting wine.

Because the property remains subject to a Williamson Act contract, implementation of the proposed amendment and winery must remain subject to the applicable Williamson Act contract and the County's current Rules of Procedure. The County's current Land Use Ordinance expressly requires Williamson Act properties to comply with those requirements.

In 2024, County staff reviewed the proposed amendment to the existing Open Space Agreement in light of the parcel's change in land use designation from Residential Rural (RR) to Agriculture (AG). Staff noted that the parcel was originally established as the open space/remainder parcel of a Residential Rural cluster subdivision, under standards that would not have permitted the proposed agricultural processing use. However, as previously stated, the parcel was subsequently placed under a Williamson Act Land Conservation Contract and redesignated from RR to AG through General Plan Amendment G930009P. Given the change in land use designation, the absence of a specific condition of approval restricting amendment of the Open Space Agreement, and the fact that the open space parcel was originally established pursuant to ordinance requirements, County staff indicated that it appeared reasonable for the parcel to conform to the development and use standards applicable to its current AG designation.

Staff identified public notice and participation as a primary consideration, particularly because surrounding property owners may have relied upon the open space and greenbelt established by the original subdivision. Staff therefore supported addressing the Open Space Agreement amendment as part of the winery Minor Use Permit (MUP), which will provide notice to surrounding property owners and an opportunity for public review and hearing. Consistent with staff's recommendation, the proposed amendment is included as part of this project, with the Open Space Agreement to be amended prior

to establishment of the proposed use and prior to issuance of building permits, as applicable.

Traffic

Orosz Engineering Group, Inc. prepared a Traffic Generation Study, Roadway Safety Analysis (RSA), and Access Evaluation for the proposed winery in accordance with San Luis Obispo County standards and County Board of Supervisors Resolutions 2008-152 and 2017-253. The analysis evaluated project traffic generation including existing operations, roadway safety, existing roadway conditions, and access along San Luis Bay Drive.

The study concluded that the proposed winery would generate approximately five (5) weekday PM peak hour trips, consisting of one (1) visitor trip and four (4) employee/operational trips. No Special Events Program is proposed; therefore, no temporary event traffic was evaluated. Based on the projected traffic volumes, the project is not expected to create peak hour traffic impacts or adversely affect traffic operations on San Luis Bay Drive. Furthermore, the proposed project will consolidate operations currently divided between the project site and an off-site facility. By relocating those functions to the proposed winery, the project will eliminate recurring trips between the two facilities. As a result, the project is anticipated to reduce existing traffic on the surrounding roadway network, including San Luis Bay Drive, by approximately three (3) average daily trips and less than one (1) PM peak-hour trip.

Project Trip Generation Summary

	Size	Peak Hour Trip Rate	Peak Hour Trips	General Public Trips	Temporary Event Trips
Proposed Uses					
Tasting Room Area	0.837 KSF	0.76 Trips/KSF		1	
Production Areas	6.620 KSF	0.57 Trips/KSF	4		
	Subtotal Proposed Project Trips		4	1	0
Project Total	**Peak Hour Trips**		**4**	1	0

Existing Vineyard to Winery Operations

Function	Existing	Proposed	PM Peak Trips	Net Trip Change	Time of Year
Grape Deliveries	120	40	0	-80 Daily	Harvest -July to October
Equipment Movement for Offsite Uses	20	0	0	-20 Daily	Throughout year
Water Disposal from Off-site Winery	180	0	50	-180 Daily -50 Peak Hour	Harvest -July to October
Pomace Disposal for Compost	120	0	50	-120 Daily -50 peak hour	Harvest -July to October
Vineyard checks & sampling	120	0	20	-120 Daily -20 peak hour	Harvest -July to October
Production employees travel between project site and off-site winery	512	0	0	-512 Daily	Throughout Year
Annual Totals	**1,072**	**40**	**120**	**-1,032 Daily -120 peak hour**	**Throughout Year**

A Roadway Safety Analysis evaluated collision history within one-half mile of the project access and found no reported collisions associated with the existing driveway. The analysis concluded that the project would not create significant traffic safety impacts and that no roadway improvements are warranted based on County criteria.

Crash History
San Luis Bay Drive Near Site Driveway, San Luis Obispo Area

		Total Crashes (0.5 mile east and west of site access)	Crashes at/near Primary Access
2023	12 months	3	0
2024	12 months	1	0
2025	12 months	4	0

An Access Evaluation determined that the existing driveway can satisfy County stopping sight distance requirements following minor access improvements, including roadside vegetation maintenance, slope modification adjacent to the roadway, and upgrading the driveway to current County standards. These improvements will enhance visibility and provide safe ingress and egress for the proposed winery while maintaining compliance with County access standards.

Overall, the Traffic Generation Study, Roadway Safety Analysis, and Access Evaluation concluded that the proposed winery will have a negligible effect on traffic, with the consolidation of existing operations reducing traffic on the surrounding roadway network, including San Luis Bay Drive. The project will not require off-site roadway improvements and will provide safe site access consistent with County engineering standards.

Water

The project site has an established agricultural water system that has supported ranching, orchard, vineyard, and other agricultural operations for many decades. Lot 26 currently has access to water through the Bassi Mutual Water Company and two existing agricultural wells serving the vineyard and other agricultural uses. The Bassi Mutual Water Company system includes the Ontario Road well, which was established in 2009 as a mixed-use water source and is authorized to provide domestic water in addition to agricultural irrigation.

The proposed tasting room will utilize the existing Bassi Mutual Water Company, a registered Public Water System (Water System Number 4000200) for domestic water services. Winery production will utilize the property's existing agricultural water infrastructure.

The project is designed to utilize existing water sources and infrastructure rather than require development of a new water source. The incremental water demand associated with the tasting room and winery operations is expected to be limited relative to the property's established agricultural water use; however, final water-demand calculations should be based on the project's water-use assessment and confirmed by the applicable water provider and County requirements.

Water conservation and reuse measures will be incorporated where feasible to reduce overall project demand.

Combining Designations
The site is within a designated Flood Hazard Area and Renewable Energy Overlay

Renewable Energy Overlay
The renewable energy overlay overlaps with the very western portion of the site.

Flood Hazard Area
The Flood Hazard Area is on the very western three(3) acre portion of the parcel, entirely unrelated to the project site and within heavily wooded area surrounding the stream.

Biological Impacts
The project is located within a previously disturbed area that was historically utilized as a quarry site. Past excavation, grading, and other site activities have substantially altered the area, reducing the potential for impacts to surrounding habitat. The project will primarily impact non-native trees and vegetation within the quarry site, which are remnants of a former nursery operation that post-dated the quarry. The project has been intentionally sited within this disturbed footprint to minimize disturbance to surrounding biological resources.

The proposed project will result in approximately 0.92 acres (40,250 square feet) of disturbance, including approximately 230 cubic yards of cut and 825 cubic yards of fill. Grading and site improvements will be concentrated within the previously disturbed area to the greatest extent feasible, avoiding unnecessary encroachment into surrounding areas and limiting impacts to native vegetation and wildlife habitat.

The project will also preserve existing open space elements and maintain surrounding undeveloped areas. Standard construction measures, including adherence to approved disturbance limits and erosion and sediment controls, will further minimize potential indirect impacts.

Overall, the use of a previously disturbed quarry site, limited disturbance area, preservation of surrounding open space, and avoidance of native vegetation will minimize potential impacts to biological resources while accommodating the proposed development within the existing site.

Land Use Ordinance Consistency

Below is a detailed evaluation of how the project is consistent with Land Use Ordinance (LUO) requirements provided in LUO Section 22.30.070:

22.30.070 Agricultural Processing Uses.

Agricultural processing activities, including, but not limited to, wineries, packing and processing plants, fertilizer plants, commercial composting and olive oil production without the use of solvents, are allowable subject to the following standards.

A.Permit requirements.

1. Minor Use Permit approval is required for agricultural processing activities, including, but not limited to, wineries, distilleries, packing and processing plants, fertilizer plants, commercial composting, and industrial hemp processing, unless Section 22.08.030 (Project-Based Permit Requirements) or Subsection D. would otherwise require Conditional Use Permit approval.

B.Application content.

1.Public notice.

a.Prior to application submittal. The applicant shall submit evidence that the neighboring property owners and the applicable advisory group were notified of the request prior to the submission of the land use permit to the county. This notice shall be provided by the applicant sending a letter using the form provided by the Department of Planning and Building. The letter shall be mailed or delivered at least 10 days prior to application submittal to the applicable advisory group and to all owners of real property as shown on the latest equalized assessment roll within 1,000 feet of the subject site.

Response: A letter was sent to neighbors within a 1,000 ft buffer of the site on 6/18/26. The letter described the winery proposal and included a reference to the Open Space Easement modification. Mikey and Gina hosted a neighbor meeting on 7/1/26 to introduce themselves and the project and to answer questions. Neighbor outreach and communication is on-going.

b. Public hearing notice. Public notice shall be provided to owners of property within a minimum of 1,000 feet of the exterior boundaries of the proposed agricultural processing site and to all property owners fronting any local roads that serve the facility back to an arterial or collector, instead of in the manner normally required for public hearings by Section 22.70.060. Public notice may be required to be provided to properties greater than 1,000 feet away for certain applications at the discretion of the Director of Planning and Building.

2.Description of use. Applications for agricultural processing uses are to include a description of all processes and equipment proposed for use on the site, and a description of measures proposed to minimize the off-site effects of dust, odor or noise generated by the proposed operation. Such information is to be provided in addition to that specified in Article 6 (Land Use and Development Permit Procedures), in order to evaluate the conformity of a proposed use with the standards of Article 3 (Site Planning and General Project Design Standards).

Response: The current offsite winery operations will be relocated to the vineyard property. The onsite wine production will be in compliance with the allowed agricultural processing uses. Current equipment includes Euro press for white wines, a two-ton wooden basket press for red wines, small fermentation bins, a used forklift, wine tanks and a small pump.

C. Minimum site area. No minimum required unless Subsection D. would otherwise require a minimum site area.

Response: Subsection D is not applicable.

D. Standards for specific uses.

1.Fertilizer plants. The following are minimum requirements to enable consideration of a specific proposal. Greater separation between fertilizer plants and other uses may be required through land use permit approval.

a.Location: No closer than one-half mile from any residential category located within an urban or village reserve line; and no closer than 400 feet to any residence outside the ownership of the applicant.

b.Setbacks: 200 feet from each property line.

2.Wineries and Distilleries. For the purposes of this section, a winery is defined as an agricultural processing facility used for the processing (fermentation when combined with any of the following: crushing, barrel aging, blending, and bottling) of juices into wine or the refermenting of still wine into sparkling wine. This definition does not include the storage of case goods in the absence of processing (included under Warehousing).

For the purposes of this section, a distillery is defined as an agricultural processing facility used for the processing (fermentation when combined with any of the following: crushing, mashing, barrel aging, blending, and bottling) of fermentable raw materials into distilled spirits. This definition does not include the storage of case goods in the absence of processing (included under Warehousing).

For existing permitted wineries, the incorporation of distilling into the existing wine making activities may be deemed consistent with the approved winery land use approvals in accordance with Section 22.64.050.B (Changes to an Approved Project).

Response: The proposed project intends to support processing of wine on site including fermentation, crushing, barrel aging, blending and bottling activities, consistent with the County's definition of wineries.

a. Access location. The principal access driveway to a winery or distillery with public tours, tasting, retail sales or special events held in compliance with Subsection D.2.i. is to be located on or within one mile of an arterial or collector. Location of wineries and distilleries must be in compliance with access and Dead-end road requirements set in CCR title 14 and San Luis Obispo County Title 16.

Response: The principal access to the winery will be from San Luis Bay Drive, a collector road, with access improvements as described above and within the Roadway Safety Analysis.

b. Solid waste disposal. Pomace may be used as fertilizer or soil amendment, provided that such use or other disposal shall occur in accordance with applicable Health Department standards.

Response: Solid waste disposal will remain in accordance with the applicable Health Department Standards.

c. Liquid waste disposal. Standards will be set, where applicable, through Regional Water Quality Control Board discharge requirements developed in compliance with Section 22.10.180 (Water Quality).

Response: The facility's proposed production up to 10,000 cases will require the process wastewater system to obtain a discharge permit compliant with Section 22.10.180.

d. Setbacks.

(1)Rural areas. All winery or distillery structures and outdoor use areas shall be a minimum of 100 feet from each property line and no closer than 200 feet to any existing residence outside of the ownership of the applicant. Where a winery or distillery has public tours, tasting, retail sales, or special events (in compliance with Subsection D.2.i.), the setback shall be increased to 200 feet from each property line and no closer than 400 feet to any existing residence outside the ownership of the applicant. These setbacks can be modified through Minor Use Permit approval when a Conditional Use Permit is not otherwise required by Subsection A. Approval may be granted only after the Review Authority first determines that the request satisfies any of the following findings: (1) there is no feasible way to meet the required setbacks without creating environmental impacts or impacting prime agricultural land (SCS Class I, II and III); (2) the property fronts an arterial or collector street; (3) the setbacks are not practical or feasible due to existing topographic conditions or existing on-site vegetation or (4) is a legally constructed existing structure that was built prior to 1980 and it can be clearly demonstrated that the structure was intended for a legitimate agricultural or residential use.

Response: The proposed Winery and Tasting Room are located approximately 189 feet from the southern property line, requiring a modification to the applicable setback. The facility substantially exceeds the required setback from the northern, eastern, and western property lines. The proposed location also exceeds setback from existing residential development. Therefore, the requested setback modification is limited to the southern property line.

The proposed setback modification is supported by **Findings (1), (2), and (3)** below:

Finding (1) – No feasible way to meet the required setback without creating environmental impacts or impacting prime agricultural land.

The project site is constrained by established vineyards, oak woodland, native vegetation, and steep and irregular topography associated with historic quarry operations. These conditions limit the areas of the property suitable for development. The property contains approximately one acre of prime agricultural soils (SCS Class I), representing less than one percent of the parcel. The proposed winery has been sited within the existing quarry and previously disturbed areas to avoid impacts to these prime agricultural soils and minimize impacts to agricultural land, vegetation, and natural slopes. Relocating the facility to meet the full 200-foot setback would require development within more constrained areas of the property and could result in greater environmental and agricultural impacts.

Finding (2) – The property fronts an arterial or collector street.

The property fronts San Luis Bay Drive, a County-designated collector road, and the project will utilize the existing access from San Luis Bay Drive. The access has been evaluated for roadway safety and sight distance, and proposed improvements will enhance visibility and bring the access into compliance with applicable County standards. Utilizing the existing access and previously disturbed quarry area avoids the need for a new roadway connection and minimizes impacts to surrounding agricultural and natural resources. The requested modification is limited to the southern property line, while substantially greater setbacks are provided from the remaining property lines and the nearest off-site residence.

Finding (3) – The setbacks are not practical or feasible due to existing topographic conditions or existing on-site vegetation.

The proposed winery location is constrained by the existing quarry topography, established vineyards, oak woodland, native vegetation, natural slopes exceeding 30 percent, and the location of the nearest neighboring residence. The facility has been strategically located within the previously disturbed quarry area to minimize grading and avoid impacts to agricultural soils, vegetation, and surrounding natural features. Relocating the winery to meet the full 200-foot southern setback would require moving the development into more constrained portions of the property and could result in greater impacts to agricultural uses, vegetation, topography, and neighboring properties. The proposed location therefore represents the most practical site configuration while minimizing overall environmental, agricultural, and neighborhood impacts.

(2)Urban and village areas. As required by Section 22.10.140 et seq.

e. Signing. As provided by Chapter 22.20 (Signs) of this title and San Luis Obispo County Title 16.

Response: The proposed facility will comply with all signage requirements as described within and provided by Section 22.20.

f. Parking. Parking shall be provided in compliance with Chapter 22.18 (Parking and Loading Standards). Parking lot construction standards shall be provided in compliance with Section 22.18.060. The parking shall be located and/or landscaped so it is screened from public roads where topography or existing on-site vegetation (including vineyards) does not provide for adequate screening. No parking shall be allowed within any adjoining road right-of-way.

Response: Parking will be in compliance with Section 22.18.060 by providing 7 improved spaces along with 6 overflow spaces to serve the Winery and Tasting Room.

g. Design standards.

(1)Exterior. In the Agriculture, Rural Lands or Residential Rural land use categories, all structures associated with the winery or distillery (including production facilities) shall have an exterior design style that is agricultural or residential in nature using non-reflective siding and roofing materials. Structures shall not use an exterior design style typically associated with large industrial facilities unless

the facility is proposed in the Commercial Service or Industrial land use categories.

Response: The exterior design will complement the surrounding agricultural setting through a modern agrarian architectural style, incorporating complementary earth-tone colors and accented with natural materials to help the facility integrate with the surrounding landscape.

(2)Screening. Any portion of the winery structures that are visible from public roads shall be screened where necessary to ensure the rural character of the area is unchanged unless screening is not practical, feasible or necessary due to existing topographic conditions or existing on-site vegetation (including vineyards). The screening may include such measures as landscape or existing vegetative screening, existing topography, and/or arrangement of the structures on the site to minimize bulky appearance. Any tank located outside of structures shall be screened 100 percent from public roads.

Response: The development will be screened from San Luis Bay Drive due to the natural vegetation and topography that surrounds the project site. While the water tanks sit at a higher elevation along the edge of the vineyard, they also remain screened from surrounding public roadways by natural vegetation and topography. Additionally, the applicant has proposed to screen the tanks either through paint or landscape to blend in with the surroundings.

(3) Height. The maximum height of any structure associated with a winery or distillery facility shall be 35 feet. The height may be increase to 45 feet where a pitched roof of greater than 4 in 12 is proposed and at least 50 percent of the structure is at 35 feet in height or less.

Response: The proposed buildings will have a max height of 22’10” well below the max height allowed of 35’0.

(4) Lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from any location off the project site. All lighting poles, fixtures, and hoods shall be dark colored. No exterior lighting shall be installed operated in a manner that would throw light, either reflected or directly, in an upward direction.

Response: The light fixtures will be black or copper in color and hooded to further prevent light reflection. Lighting will not be visible offsite.

h. Tasting rooms. Tasting rooms shall be clearly incidental, related and subordinate to the primary operation of the winery or distillery as a production facility.

(1) Permit requirement. Minor Use Permit approval. Tasting rooms shall also meet all the standards for wineries or distilleries set forth in Subsection D.2., in addition to the specific standards of this Subsection.

(2)Location. The tasting room shall be located within or no more than 200 feet from the winery or distillery facilities. This standard may be waived where site constraints, on-site access, visual concerns, grading or other environmental issues can be better addressed through an increased distance. A Minor Use Permit application may be used to modify this standard where an existing structure built prior to 1980 is being used as the tasting facility.

(3)Number of tasting rooms allowed. A site that includes both winery and distillery production facilities is allowed a total of two tasting rooms, one for each production facility. A site that includes only a winery production facility or only a distillery production facility is allowed one tasting room. If more than one winery or distillery share a production facility or are located on the same site, the wineries or distilleries may share a tasting room, subject to the limits above.

Response: The proposed development includes a 700 square foot tasting room within the winery facility.

i. Special events. For the purposes of this section special events are defined as any of the following events when there is the possibility that 50 people or more individuals will attend: concerts (with or without amplified sound), weddings, advertised events (including fund raising, but not including industry-wide events), and advertised winemaker/distiller dinners open to the general public. Does not include normal patronage of the tasting room or non-advertised events.

Response: The application is not requesting special events.

(1)Permit requirement. Minor Use Permit approval where six or less special events for no more than 80 individuals are proposed, unless a higher level of permit is required by this ordinance for the proposed facility. Conditional Use Permit approval for six or more special events or where there is the possibility that more than 80 individuals may attend.

(2)Minimum site area. 20 acres. A Minor Use Permit application may be used to waive this standard where the character of the area, access, and the types of special event proposed make a 20 acre minimum site area unnecessary, unless a higher level of permit is required by this ordinance for the proposed facility.

(3)Limitation on use. Special events are limited to 40 days a year. Any special event proposing outdoor amplified music shall only be allowed from 10:00 a.m. to 5:00 p.m. No outside amplified sound shall occur before 10:00 a.m. or after 5:00 p.m. The standard relating to amplified music may only be waived or modified where a finding can be made by the Review Authority that the noise at the property line will not exceed 65dB.

(4)Design and operational standards: All special events shall also meet all the applicable standards set forth in Subsection D.2. and the standards set forth in Subsection 22.30.610.D.1—4 and E, in addition to the specific standards of this Subsection

(5)Setbacks. All special events shall conform to the setback standards of Subsection D.2.d.

(6)Effect on existing Special Events. All unpermitted existing special events in existence on the effective date of this section (November 21, 2001) shall be subject to the standards specified in this Subsection. Required land use permits shall be requested from the county within 120 days of the effective date specified above. If the required land use permit, has not been requested within the time frames set forth in this section, the penalties of Chapter 22.74 (Enforcement) of this Title shall apply.

Star of the sea Lady of the Sunshine

Answers to Typical Winery Development Application Questions

1. Please describe all the stages of wine production that will be done on-site or off-site.

The current offsite wine production will be relocated onsite and includes all phases of wine making: grape harvest, crushing, pressing, fermenting, barrel aging, blending, bottling, and case goods storage.

2. How much wine will be produced?

The applicant intends to produce up to a maximum of 10,000 cases of wine annually at full capacity.

3. Based on your answers to No. 1 & 2 above, how much truck/equipment traffic will the winery generate? What are the peak times of the year for this traffic? Peak times of day? Any ideas about how much traffic the tasting room itself may generate?

The winery facility will eliminate truck trips during harvest as the project currently accounts for consolidating operations to onsite eliminating 120 existing trips today. Minimal additional trips for supplemental grapes sourced offsite The Tasting room expects 1 public peak hour trip a day, respectively. Refer to the Road Safety Analysis prepared by OEG for additional details.

4. Describe the volume of waste disposal you will be handling on-site (liquid and solid waste/pomace). Describe this for both the existing winery and the expansion phases.

Maximum case production at 10,000 cases requires a Winery Wastewater Discharge Permit with RWQCB. The project will comply with all requirements and continue to implement a pomace solid waste disposal method.

5. Describe the quantities of waste disposal that will occur on a typical day at the peak of production season. (Over 2,500 G.P.D. requires state Regional Water Quality Control Board approval.).

Ultimate case production at 10,000 cases will generate an estimated 600 gallons per day (gpd) during peak production and 400 gpd on average. Wastewater will be treated and re-used onsite for vineyard irrigation and dust control. The winery wastewater system will be submitted to RWQCB for a Winery Wastewater Discharge permit.

6. How many employees will the winery employ (both existing winery and expansion phases.)

The existing offsite winery currently employs 2 full time winery employees, 1 seasonal employee (harvest) and plus both owners. With relocation of the existing operation to onsite, 1 full time and 2 part time employees for a total (8) employees at full production of 10,000 cases.

7. Will the tasting room sell food (food sales require Health Dept. permit).
There is no commercial kitchen proposed as part of the project. A small cold case may be provided to sell pre-packaged food.

8. Will the winery process grapes from other sites or rely on grapes grown on the site and adjacent parcels?

The winery will primarily process grapes from on-site vineyards and will supplement their production with other area vineyards based on the seasonal harvest. Production will not exceed 10,000 cases annually.

9. Will the project require the construction of water reservoirs for irrigation, wastewater treatment and/or fire safety?

No reservoirs are proposed. The project includes two estimated 10,000-15,000 gallon water to serve the property in the event of a fire or life safety event.

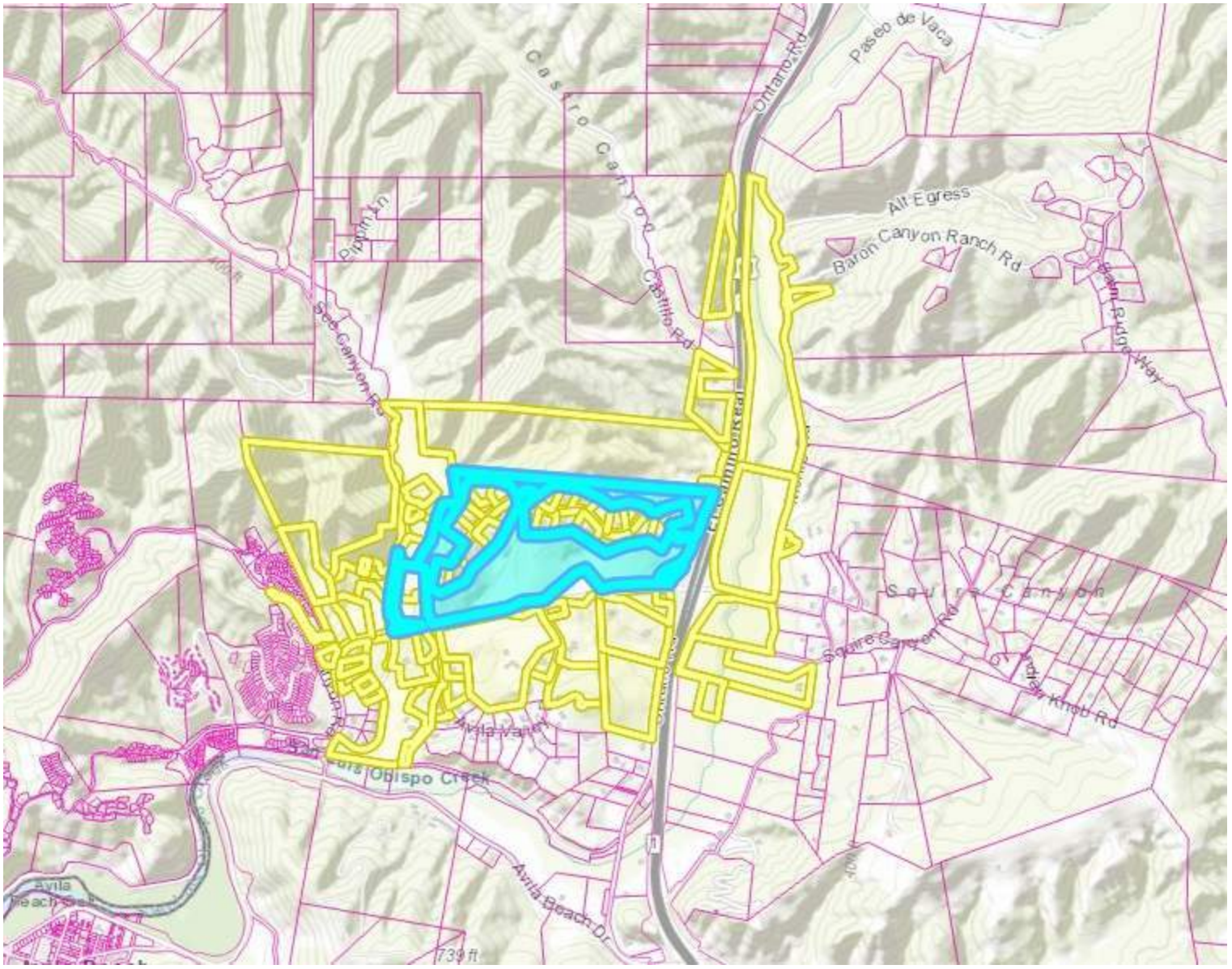
10. Do you plan to lease out the winery or tasting room facilities for any public events (parties, weddings), or to have ticket-paying concerts on-site? If yes, then how many events per year (also, what days & what time of day), how many people, and what types of events. Where will extra parking go?

The project does not include a dedicated Special Events Program butwill participate in activities during the Wine Industry Weekends and other marketing activities that are not defined as special events by the Land Use Ordinance (non-advertised wine club activities, activities with under 50 attendees, etc.).

Department of Planning & Building

Interactive Data Viewer

1000ft buffer map for APN 076-233-040



Legend

- SLO County Parcels
- City Limits
- SLO County Boundary
- Citations



-6,018.65 0 3,009.33 6,018.65 Feet 1: 36,112

WGS_1984_Web_Mercator_Auxiliary_Sphere

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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

1000ft Buffer List - APN 076-233-040

APN	PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP
076-181-020	MARIO TRAVALINI TRUST	720 STEWART RD	MODESTO	CA	95356
076-181-021	MARIO TRAVALINI TRUST	720 STEWART RD	MODESTO	CA	95356
076-181-022	KATHERINE C CHRISTENSEN TRUST	1501 SEE CANYON RD	SLO	CA	93405
076-181-055	DAVID S SHANKS TRUST	6325 VERDUGO RANCH WY	SAN LUIS OBISPO	CA	93405
076-181-056	JON & STACEY SOBLE	25720 CARMEL KNOLLS DR	CARMEL	CA	93923
076-189-004	COUNTY OF SAN LUIS OBISPO	1087 SANTA ROSA	SLO	CA	93408
076-189-005	SEARISE CONSTRUCTION SERVICES LLC	1317 CHORRO ST	SLO	CA	93405
076-189-007	MID COAST LAND CO A CA CORP	444 HIGUERA ST STE 200	SLO	CA	93401
076-189-019	CHARLES H CLARK	1456 SEE CANYON RD	SLO	CA	93405
076-189-020	WILLIAM MCDONALD II TRUST	16515 CORNUCOPIA MINE RD	SOULSBYVILLE	CA	95372
076-189-022	CHARLES H CLARK	6330 VERDUGO RANCH WY	SLO	CA	93405
076-189-027	MILES C NOBLE TRUST	8255 KNICKERBOCKER PL	LINCOLN	CA	95648
076-189-028	LATISHA M PRYOR TRUST	6345 VERDUGO RANCH WY	SLO	CA	93405
076-233-001	YAT Y TANG TRUST	1290 BASSI DR	SLO	CA	93405
076-233-002	WARREN E HANSEN TRUST	1275 BASSI DR	SLO	CA	93405
076-233-003	LYLE L MEEK TRUST	1215 BASSI DR	SLO	CA	93401
076-233-004	AVILA CREST LLC	1380 BROAD ST	SLO	CA	93401
076-233-005	JASON & KATIE DAUGHERTY	911 AMBROSIA LN	SLO	CA	93401
076-233-006	ALEXANDER P MINICUCCI TRUST	1175 BASSI DR	SLO	CA	93405
076-233-007	PAUL S RANDALL TRUST	1155 BASSI DR	SLO	CA	93405
076-233-008	JACQUELINE T GHOSIN TRUST	1150 BASSI DR	SLO	CA	93405
076-233-009	CLIFFORD BRANCH TRUST	755 SANTA ROSA ST STE 310	SLO	CA	93401
076-233-010	MICHAEL D PERRY TRUST	1090 BASSI DR	SLO	CA	93405
076-233-011	CATHLEEN ENGLISH TRUST	PO BOX 32	PISMO BEACH	CA	93448
076-233-012	MICHAEL D PERRY TRE	1090 BASSI DR	SLO	CA	93405
076-233-013	SCOTT M ROYSNER	501 LIBRARY	SAN FERNANDO	CA	91340
076-233-014	RONALD W BEGLIN TRUST	850 BASSI DR	SLO	CA	93405
076-233-015	GENE E GRAY TRUST	815 BASSI DR	SLO	CA	93405
076-233-016	CRAIG A SMITH TRUST	2011-J S BROADWAY	SANTA MARIA	CA	93454
076-233-017	BHARATKUMAR PATEL TRUST	675 BASSI DR	SLO	CA	93405
076-233-018	RUBEN MACIAS JR	15 VICTORIA CIR	SALINAS	CA	93906

076-233-019	SCOTT E SCHACKEL TRUST	575 BASSI DR	SLO	CA	93405
076-233-020	DAVID & TANIA PURO	610 BASSI DR	SLO	CA	93401
076-233-021	MARC VANDENBERG TRUST	431 DEAVIEW DR	APTOS	CA	95003
076-233-022	MARSHA R DEANGELIS TRUST	PO BOX 118	AVILA BEACH	CA	93424
076-233-023	GRANT A DELAMOTTE TRUST	425 BASSI DR	SLO	CA	93405
076-233-024	PAUL & REBECCA CHRISTENSEN	450 BASSI DR	SAN LUIS OBISPO	CA	93405
076-233-027	BASSI RANCH A CA GEN PTP	1880 SANTA BARBARA ST 3RD FLR	SLO	CA	93401
076-233-028	AVILA BEACH COUNTY WATER DISTRICT	PO BOX 309	AVILA BEACH	CA	93424
076-233-029	BENJAMIN J TAYLOR TRUST	6420 NURSERY WAY	SLO	CA	93405
076-233-030	THOMAS M DUGGAN TRUST	1250 SAN LUIS BAY DR	SLO	CA	93405
076-233-032	KENDRICK W WALKER TRUST	1543 SEE CANYON RD	SLO	CA	93405
076-233-033	MICHAEL FRUCHT TRUST	PO BOX 911	AVILA BEACH	CA	93424
076-233-034	PACIFIC GAS & ELECTRIC CO	PO BOX 31535	OAKLAND	CA	94612
076-233-035	PACIFIC GAS & ELECTRIC CO	PO BOX 31535	OAKLAND	CA	94612
076-233-036	STEPHEN S MAY TRUST	1515 CANYON CREEK LN	SLO	CA	93405
076-233-037	JOHN MERRITT TRUST	1118 BAY ST	ALAMEDA	CA	94501
076-233-038	JOHN K ALLEN TRUST	1945 PIPPIN LN	SLO	CA	93405
076-233-039	JOHN K ALLEN TRUST	1945 PIPPIN LN	SLO	CA	93405
076-233-040	BASSI OLIVE JUICE LLC	PO BOX 292	ARROYO GRANDE	CA	93421
076-241-015	PACIFIC GAS & ELECTRIC CO	PO BOX 31535	OAKLAND	CA	94612
076-241-016	ARTHUR WELDON TRUST	PO BOX 369	ARROYO GRANDE	CA	93421
076-241-028	LAND CONSERVANCY OF SLO	PO BOX 12206	SLO	CA	93406
076-251-020	PACIFIC GAS & ELECTRIC CO	PO BOX 31535	OAKLAND	CA	94612
076-251-035	EDWARD R POLLARD TRUST	PO BOX 1202	INGRAM	TX	78025
076-251-036	ROBIN L ROSSI TRUST	750 PISMO ST	SLO	CA	93401
076-251-046	LAND CONSERVANCY OF SAN LUIS OBISPO COUNTY	PO BOX 12206	SLO	CA	93406
076-251-051	BRETT S WHITAKER TRUST	6674 MONTE RD	SLO	CA	93401
076-251-053	LAND CONSERVANCY OF SLO	PO BOX 12206	SLO	CA	93406
076-253-007	AVILA CANYON ESTATES LLC	330 JAMES WAY STE 270	PISMO BEACH	CA	93424
076-521-001	XMG INVESTMENTS LLC	25876 THE OLD ROAD #72	STEVENSON RANCH	CA	91381
076-521-002	BROOKE N HARRIS TRUST	6709 AVILA VALLEY DR	SLO	CA	93405
076-521-016	PHILIP & NANCY LOWE	6945 AVILA VALLEY RD	SLO	CA	93401
076-521-017	STANLEY & NANCY LANGHOUT	6975 AVILA VALLEY DR	SLO	CA	93405
076-521-018	THOMAS B PAINE TRUST	6940 AVILA VALLEY DR	SLO	CA	93405

076-521-023	RITTER FAMILY PTP	PO BOX 9	AVILA BEACH	CA	93424
076-521-027	ARTHUR I SEGAL TRUST	6616 AVILA VALLEY DR	SLO	CA	93405
076-521-030	COUNTY OF SAN LUIS OBISPO	1087 SANTA ROSA	SLO	CA	93408
076-521-033	NANCY J DUBOIS TRUST	1285 SAN LUIS BAY DR	SLO	CA	93405
076-521-039	COUNTY OF SAN LUIS OBISPO	1087 SANTA ROSA	SLO	CA	93408
076-521-040	RICHARD COSCIA TRUST	6520 BELLEVUE ORCHARD LN	SLO	CA	93405
076-521-041	JAMES W WITT TRUST	6550 BELLEVUE ORCHARD LN	SLO	CA	93405
076-521-042	JODY & JODI LARSON	6570 BELLEVUE ORCHARD LN	SLO	CA	93405
076-521-043	ERIK A KOSTELNIK TRUST	6614 BELLEVUE ORCHARD LN	SLO	CA	93405
076-521-044	MICHAEL & KAREN MIER	PO BOX 550	ARROYO GRANDE	CA	93421
076-521-055	SAN LUIS COASTAL UNIFIED SCHOOL DISTRICT	1500 LIZZIE ST	SLO	CA	93401
076-521-056	BRYAN & LENA FRIEDMAN	PO BOX 231	AVILA BEACH	CA	93424
076-551-011	SAN LUIS BAY ESTATES HOMEOWNERS ASSOCIATION	3563 EMPLEO ST STE B	SLO	CA	93401

Duplicate Address
Project Parcel

Scar of the Sea

6/18/26

Dear Neighbor,

We hope this letter finds you well. While we may not have had the opportunity to meet yet, we wanted to introduce ourselves and share a project we are beginning to pursue at the Bassi Vineyard, located at 1220 San Luis Bay Drive.

We are Mikey and Gina Giugni, husband and wife, Cal Poly graduates, and the farmers and winemakers behind Scar of the Sea and Lady of the Sunshine. In July 2024, we purchased the 112-acre Bassi Ranch property that has long inspired us, as we have been working with the ranch since 2019, and now, we are deeply honored to be the stewards of the land.

For more than a decade, we have grown our small wine business here on the Central Coast. What began as leasing a handful of local vineyards has gradually evolved into farming our own vineyards and dedicating our lives to regenerative agriculture. Today, we farm 42 acres within the SLO Coast AVA using certified Demeter biodynamic and CCOF organic farming practices with a deep emphasis on soil health, ecological biodiversity, and long-term holistic land care.

Since 2019, we have produced our wines in a leased winery building in San Luis Obispo on Tank Farm Road. While this arrangement has allowed us to grow our business, our long-term vision has always been to bring our farming and winemaking closer together in one place. We believe that for an estate vineyard like Bassi, the ability to grow grapes and thoughtfully produce wine from those grapes on the same property is an important part of creating a complete and sustainable agricultural operation. Our goal is to preserve Bassi as a working agricultural property for future generations while strengthening the long-term viability of farming on the ranch.

Our intention is to create a small, family-operated agricultural winery focused on regenerative farming, education, and stewardship of the property. Any hospitality component would remain secondary to the agricultural use of the ranch and would consist primarily of appointment-based tasting experiences focused on the vineyard, farming practices, and wines produced from the estate property.

To that end, we will be submitting an application to the San Luis Obispo County Department of Planning and Building for a Minor Use Permit to construct a 7,457-square-foot winery, including a modest 700-square-foot tasting room attached, thoughtfully positioned on the property with direct driveway access from San Luis Bay Drive.

The winery would have the capacity to produce up to 10,000 cases annually, which is typical of small-scale wineries within San Luis Obispo County. The project permit does not include a request

Scar of The Sea Wines
P.O. Box 292
Arroyo Grande, CA 93421

Scar of the Sea

for a dedicated special event program. The application will also include a request to amend the existing open space easement to ensure our proposed winery and the easement remain compatible and internally consistent .

As neighbors, your perspective is important to us. We welcome your thoughts, questions, and feedback as we move through the planning process.

We would like to invite you to join us on **Wednesday, July 1st at 5PM at 1220 San Luis Bay Drive** for an informal gathering. We will share more about the proposal, answer questions, and most importantly, introduce ourselves and get to know our neighbors. Please feel free to contact us directly at any time:

Mikey Giugni
mikey@scaroftheseawines.com | (805) 234-8636

Gina Giugni
ladyofthesunshinewines@gmail.com | (530) 903-7106

If you have questions regarding the County winery ordinance or permit process, you may also contact our planner, Lacey Zubak of Kirk Consulting, at (805) 461-5765 or Lacey@kirk-consulting.net.

With gratitude,

Mikey & Gina Giugni

6/18/26

Dear AVAC,

We hope this letter finds you well. While many of us have not yet met in person, we have likely seen one another through AVAC Zoom meetings over this past year.

Earlier this year, Mary El Hansen passed the torch, and I was honored to be appointed as the AVAC Council Member representing Avila Valley. My wife, Gina, and I wanted to take this opportunity to more formally introduce ourselves and share a project we are beginning to pursue at Bassi Vineyard, located at 1220 San Luis Bay Drive.

We are Mikey and Gina Giugni, husband and wife, Cal Poly graduates, and the farmers and winemakers behind Scar of the Sea and Lady of the Sunshine. In July 2024, we purchased the 112-acre Bassi Ranch property that has long inspired us, as we have been working with the ranch since 2019, and now, we are deeply honored to be the stewards of the land.

For more than a decade, we have grown our small wine business here on the Central Coast. What began as leasing a handful of local vineyards has gradually evolved into farming our own vineyards and dedicating our lives to regenerative agriculture. Today, we farm 42 acres within the SLO Coast AVA using certified Demeter biodynamic and CCOF organic farming practices with a deep emphasis on soil health, ecological biodiversity, and long-term holistic land care.

Since 2019, we have produced our wines in a leased winery building in San Luis Obispo on Tank Farm Road. While this arrangement has allowed us to grow our business, our long-term vision has always been to bring our farming and winemaking closer together in one place. We believe that for an estate vineyard like Bassi, the ability to grow grapes and thoughtfully produce wine from those grapes on the same property is an important part of creating a complete and sustainable agricultural operation. Our goal is to preserve Bassi as a working agricultural property for future generations while strengthening the long-term viability of farming on the ranch.

Our intention is to create a small, family-operated agricultural winery focused on regenerative farming, education, and stewardship of the property. Any hospitality component would remain secondary to the agricultural use of the ranch and would consist primarily of appointment-based tasting experiences focused on the vineyard, farming practices, and wines produced from the estate property.

To that end, we will be submitting an application to the San Luis Obispo County Department of

Planning and Building for a Minor Use Permit to construct a 7,457-square-foot winery, including a modest 700-square-foot tasting room attached, thoughtfully positioned on the property with direct driveway access from San Luis Bay Drive. The winery would have the capacity to produce up to 10,000 cases annually, which is typical of small-scale wineries within San Luis Obispo County. The project permit does not include a request for a dedicated special event program. The application will also include a request to amend the existing open space easement to ensure our proposed winery and the easement remain compatible and internally consistent.

As neighbors and AVAC members, your perspective is important to us. We welcome your thoughts, questions, and feedback as we move through the planning process. Please feel free to contact us directly at any time:

Mikey Giugni
mikey@scaroftheseawines.com | (805) 234-8636

Gina Giugni
ladyofthesunshinewines@gmail.com | (530) 903-7106

If you have questions regarding the County winery ordinance or permit process, you may also contact our planner, Lacey Zubak of Kirk Consulting, at (805) 461-5765 or Lacey@kirk-consulting.net.

With gratitude,

Mikey & Gina Giugni

August 20, 2026 OEG Ref 25-0201

Bassi Olive Juice LLC, Mikey Giugni
mikey@scaroftheseawines.com
805-234-8636
PO BOX 292
Arroyo Grande CA 93421

Subject: Scar of the Sea Wines San Luis Bay Drive near Southbound US Highway 101, Avila Beach Area - Access Evaluation, Trip Generation Study, and Roadway Safety Audit (RSA) – Avila Beach Area (APN – 076-233-040)

Dear Mikey:

Orosz Engineering Group, Inc. (OEG) has prepared the following letter report for an access evaluation, trip generation study, and Roadway Safety Audit (RSA) for the subject project location. Based on the project information provided by Kirk Consulting, a phased Minor Use Permit is proposed for the vineyard site. The Minor Use Permit requests that a new winery totaling approximately 7,457 square feet (SF) be permitted. No special events are proposed. We are familiar with the study area and the current (2022) County's procedures for sight distance evaluation requirements and the County Board of Supervisors Reso 2008-152 and 2017-253 requirements for the RSA.

Project Location

The project site is located northerly of San Luis Bay Drive, west of US Highway 101. San Luis Bay Drive is constructed with two travel lanes (one in each direction) with paved shoulders. The posted speed limit is 45 MPH. In the vicinity of the project site, the roadway is marked as a no passing zone (double yellow stripe).

The site access is an existing access located approximately 1,150 feet from the southbound ramp intersection. San Luis Bay Drive slopes slightly down from the site access toward the southbound ramp intersection, to the west, the roadway is generally level for about 500 feet, then starts to gently slope down to the west. To the west of the existing site access is a portion of excess right-of-way for the previous alignment of San Luis Bay Drive that has never been vacated to the northern property owner. To the east of the site access, the right-of-way follows the current alignment of San Luis Bay Drive.

Project Description

The proposed project includes the construction of the 7,457 SF winery. This includes: a 700 SF Tasting Room, 2,636 SF Barrel/Fermentation, 1,225 SF Case Good Storage, 739 SF Mezzanine Storage, 638 SF Office, 566 SF Break Room, 563 SF Office/Lab, 168 SF First Floor Restrooms, 88 SF Utility Room, 80 SF second floor restroom, 34 SF hall, and 20 SF Janitor Closet. Additionally, 5,575 SF exterior support areas include a Covered Crush Pad (1,488 SF), Uncovered Work Area (4,087 SF), and a 478 SF uncovered patio. Site improvements include improving existing access roads, parking for eight vehicles (8 spaces), landscape, tanks and utilities connections.

Trip Generation Estimate

The County of San Luis Obispo has approved trip generation rates for use in the County for a variety of land uses, including wineries. Utilizing these trip rates, the potential trip generation for the project was found. There is a restroom area that would be shared between the tasting room users and the winery production areas. For the trip generation purposes, ½ of the restroom area is included in the tasting room square footage and ½ of the restroom area is attributed to the production area. The results of this analysis are summarized in Table 1 below.

Table 1
Project Trip Generation Summary

	Size	Peak Hour Trip Rate	Peak Hour Trips	General Public Trips	Temporary Event Trips
Proposed Uses					
Tasting Room Area	0.837 KSF	0.76 Trips/KSF		1	
Production Areas	6.620 KSF	0.57 Trips/KSF	4		
Subtotal Proposed Project Trips			4	1	0
Project Total	**Peak Hour Trips**		**4**	1	0

Based on the trip generation analysis in Table 1, the proposed project is expected to add a total of five (5) peak hour trips (one general public trip, and four (4) non-public peak hour trips. The project would not have any temporary event trips.

Additionally, the current operations are divided between the project site and an off-site facility. A number of occasional trips that travel between the two sites will not occur as those functions are planned to be on-site with the proposed project. The table below summarizes the existing trips that travel between the two facilities that will not be removed from the existing road system with the proposed project.

Table 2
Existing Vineyard to Winery Operations

Function	Existing	Proposed	PM Peak Trips	Net Trip Change	Time of Year
Grape Deliveries	120	40	0	-80 Daily	Harvest -July to October
Equipment Movement for Offsite Uses	20	0	0	-20 Daily	Throughout year
Water Disposal from Off-site Winery	180	0	50	-180 Daily -50 Peak Hour	Harvest -July to October
Pomace Disposal for Compost	120	0	50	-120 Daily -50 peak hour	Harvest -July to October
Vineyard checks & sampling	120	0	20	-120 Daily -20 peak hour	Harvest -July to October
Production employees travel between project site and off-site winery	512	0	0	-512 Daily	Throughout Year
Annual Totals	**1,072**	**40**	**120**	**-1,032 Daily -120 peak hour**	**Throughout Year**

On an average daily basis, the project would reduce traffic on the existing road system including San Luis Bay Drive by approximately 3 average daily trips and less than one PM peak hour trip by combining the operations onto one site.

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 one (1) weekday general public PM peak hour trip and no 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 5 crashes within the vicinity of the project access (0.5 mile each way of the site access point) over the past three and ½ years. The crash data survey included all crashes reported 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.

Four crashes were reported in 2025 within the study area. One crash occurred at the Ontario Road/San Luis Bay Drive intersection with an automobile broadsiding a bicycle, the driver was sited for unsafe speed. This was an injury crash that occurred on a Sunday afternoon around 3:55 PM. The remaining three crashes occurred on the Highway 101 ramps near the San Luis Bay Drive intersections. All three were property damage only, one on the southbound ramp hit the guardrail approaching the intersection (citation for unsafe turn), the second one was a broadside crash with a southbound vehicle (failure to yield right of way on approaching vehicle), and the last crash was a sideswipe crash with two vehicles traveling north on the northbound ramp just north of San Luis Bay Drive (a moving vehicle hit a parked car).

One crash in 2024 did occur at Ontario Road about 1,200 feet east of the site access. This was a rear end crash at 10 PM Saturday night and was property damage only.

In 2023, there were three crashes noted. Two were at the intersection with Monte Road. Both occurred on a Friday night, one driver was impaired, both were property damage only and involved turning vehicles. The other crash was at the northbound US Highway 101 ramp intersection. A northbound driver could not turn properly and hit a fixed object, property damage only.

The crash history associated with the 1.0-mile segment near the project access are summarized in **Table 3** below.

Table 3
Crash History
San Luis Bay Drive Near Site Driveway, San Luis Obispo Area

		Total Crashes (0.5 mile east and west of site access)	Crashes at/near Primary Access
2023	12 months	3	0
2024	12 months	1	0
2025	12 months	4	0

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 generate two (2) general public weekday peak hour trips and no 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 San Luis Bay Drive (Road Number 2068[1]) west of Ontario Road at a daily traffic volume of 7,287 with 665 peak hour trips. The peak day of the week was Wednesday with 7,758 trips per day. Based on these traffic volumes, the county standard roadway would be an A-1e standard, that includes 40' of paved roadway (24' travel lanes and 8' paved shoulders).

This portion of San Luis Bay Drive is a County Maintained paved road and is approximately 34 feet wide with berms and rough graded shoulders. To meet the current county road standards for this section of San Luis Bay Drive, about three (3) feet of additional pavement for shoulders would be needed on each side of the roadway. Portions of San Luis Bay Drive in the vicinity of the project site have steep slopes approaching the edge of the paved roadway.

Based on the number of project trips, existing roadway geometry and traffic volumes on San Luis Bay Drive near the primary project access, and crash history, roadway improvements are not warranted.

ACCESS EVALUATION- SIGHT DISTANCE ANALYSIS

The existing site access varies in width from about 16' at the gate to more than 20' and will continue to be used as the primary access for the proposed winery. The site access proposed to be used is located at an existing driveway located approximately 1,150 feet west of the Ontario Road intersection on San Luis Bay Drive.

[1] Road 2068, San Luis Bay Drive ,7/30/2017 data (2024 data was taken in December and was lower).

A site visit was conducted by OEG Staff on February 22, 2025 to review the actual field conditions for the vehicle approach speeds, roadway conditions and driveway conditions. This section of San Luis Bay Drive is constructed with 34 feet of pavement width with 5-foot paved shoulders. There is a double yellow painted pavement marking indicating a no passing zone, and 45 posted speed limit. The general terrain is level with some small rises and curves. Vehicle speeds were sampled and the design speeds for the sight distance analysis would be 45 MPH for east and westbound traffic. To evaluate the stopping sight distance available for the existing site access the County's 2022 Standard Construction Details A-5a and A-5b were used.

During the site visit, the available stopping sight distance was measured in both directions from the driveway location using the criteria outlined in the County Standards. To the west of the access driveway, San Luis Bay Drive is relatively straight. To the east of the driveway, there is a hill heading down toward Ontario Road. A summary of the available sight distance and vehicle speeds is summarized below in Table 4 for the proposed project driveway.

During the site visit, it was observed that some roadside vegetation maintenance was needed. Moving forward, this will be a condition for the access improvements to be completed by the property owner. The toe of the slope adjacent to the pavement should be moved back to begin five feet from the existing edge of pavement consistent with the County standards. With the vegetation removed and the toe of the slope moving back to five feet from the edge of pavement, the sight distance noted in Table 4 can be achieved. The slope adjustment is along the public right of way and the project frontage. Please see the following photo as a reference.



Table 4
Access Evaluation – Sight Distance Summary
San Luis Bay Drive Driveway

Location	Approach Speed	Required Stopping Sight Distance – Corner Stopping Distance (A-5a)		Required Stopping Sight Distance – Stopping Distance (A-5b)	
		Required	Actual	Required	Actual
Main Driveway Access Looking to Drivers Left	45 MPH	495’	499’	360’	420’
Looking to Drivers Right	45 MPH	495’	600’[2]	360’	600’
Meets Requirement (Y/N)			Y Y		Y Y

Based on the site visit and analysis of the county sight distance requirements, the existing access location does meet the access requirements for the Standard A-5a and A-5b.

Proposed Site Access Driveway

The driveway access at this location is proposed to be improved to a B-1e standard consistent with other roadway and driveway connections along similar county roadways with these travel speeds.

SUMMARY

The proposed project is estimated to generate a total of one (1) new General Public weekday PM peak hour trip, four (4) other weekday PM peak hour trips. 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 San Luis Bay Drive 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.

A driveway access evaluation was conducted, and the existing site driveway can meet the requirements that the county has for stopping sight distance (Standards A-5a and A-5b). The vegetation shall be removed and maintained for the life of the project within 600’ of the access to the east and west by the property owner. Further, westerly of the site access, the toe of the slope should be moved back to five feet from the edge of pavement for a distance of approximately 250 feet, consistent with county standards to achieve the sight distance requirements.

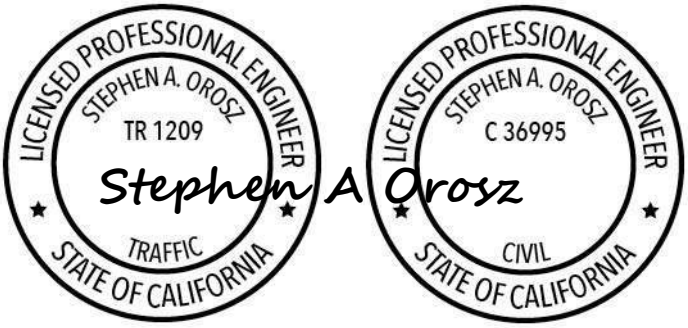
[2] The sight distance can be achieved with roadside vegetation maintenance.

This concludes our trip generation evaluation, roadway safety analysis, and access evaluation 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.



MMP

Doc No: 1994-009770 Rec No: 00011609

Official Records
San Luis Obispo Co.
Francis M. Cooney
Recorder
Feb 15, 1994
Time: 11:43
[13]

NF 0.00

TOTAL 0.00

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:
Co. Clerk

IN THE BOARD OF SUPERVISORS

COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

Tues day February 8, 1994

PRESENT: Supervisors Harry L. Ovitt, Laurence L. Laurent, Ruth E. Brackett, David Blakely, Chairperson Evelyn Delany

ABSENT: None

RESOLUTION NO. 94-66

RESOLUTION APPROVING CONTRACT PURSUANT TO THE CALIFORNIA LAND CONSERVATION ACT OF 1965

The following resolution is hereby offered and read:

WHEREAS, Government Code Section 51240 provides that the County may enter into contracts for the purpose of preserving agricultural land within an agricultural preserve; and

WHEREAS, Government Code Section 51243 requires that the County limit such land to those uses which are compatible with agricultural uses; and

WHEREAS, such a Land Conservation Contract (the "Contract") has been presented to the Board of Supervisors by **THE BASSI RANCH, A CALIFORNIA GENERAL PARTNERSHIP, owners of the land described therein, which land is within an agricultural preserve previously established by the Board of Supervisors; and**

WHEREAS, the Contract presented in the form previously approved by the Board of Supervisors; and

WHEREAS, the applicant for the Contract has presented to the County all necessary supporting documents as required by Rules of Procedures adopted by the Board of Supervisors; and

WHEREAS, all owners of the property and all trust deed beneficiaries and mortgagees of the property have properly executed said Contract and their signatures thereto have been notarized; and

WHEREAS, the Board of Supervisors find it is in the public interest to approve execution of the above Contract.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Supervisors of the County of San Luis Obispo, State of California, as follows:

Non-Order Search
Doc: CASANL:1994 00009770

Requested By: Mangala.Patagar, Printed: 4/8/2024 10:22 PM

1. The Land Conservation Contract submitted by **THE BASSI RANCH, A CALIFORNIA GENERAL PARTNERSHIP, on file with the Clerk of the Board of Supervisors is hereby approved by the County of San Luis Obispo and the Chairman of the Board of Supervisors is authorized and directed to execute said Contract on behalf of the County of San Luis Obispo.**

2. The Clerk of the Board of Supervisors is authorized and directed to record the above Contract in the Office of the County Recorder of the County of San Luis Obispo.

Upon motion of Supervisor Ovitt, seconded by Supervisor Blakely, and on the following role call vote, to-wit:

AYES: Supervisors Ovitt, Blakely, Laurent, Brackett, Chairperson Delany

NOES: None

ABSENT None

ABSTAINING: None

the foregoing resolution is hereby adopted.

Evelyn Delany
Chairperson of the Board of Supervisors,
of the County of San Luis Obispo,
State of California

ATTEST:

County Clerk and Ex-Officio Clerk
of the Board of Supervisors, County
of San Luis Obispo, State of
California

APPROVED AS TO FORM AND LEGAL EFFECT:

JAMES B. LINDHOLM, JR.
County Counsel

By: _____
Deputy County Counsel

Dated: January 31, 1994

(SEAL)

e:\wpdocs\reso\r9300341.mis

STATE OF CALIFORNIA)
COUNTY OF SAN LUIS OBISPO) ss

I, FRANCIS M. COONEY, County Clerk of the above entitled County, and Ex-Officio Clerk of the Board of Supervisors thereof, do hereby certify the foregoing to be a full, true and correct copy of an order entered in the minutes of said Board of Supervisors, and now remaining of record in my office.

Witness, my hand and seal of said Board of Supervisors this 10th day of Feb. 19 94.

FRANCIS M. COONEY
County Clerk and Ex-Officio Clerk of the Board of Supervisors

By _____
Deputy Clerk

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1994 0097700

LAND CONSERVATION CONTRACT

THIS LAND CONSERVATION CONTRACT is made and entered into this 8th day of February, 1994, by and between **THE BASSI RANCH, A CALIFORNIA GENERAL PARTNERSHIP**, hereinafter collectively referred to as *"Owner,"* and the **COUNTY OF SAN LUIS OBISPO,** a political subdivision of the State of California, hereinafter referred to as *"County."*

WITNESSETH

WHEREAS, Owner possesses certain real property situated in the County of San Luis Obispo, State of California, hereinafter described as *"the subject property,"* and more particularly described in Exhibit "A", attached hereto and incorporated by reference herein as though set forth in full; and

WHEREAS, the subject property is devoted to agricultural uses and uses compatible thereto, and is located within an agricultural preserve heretofore established by the County; and

WHEREAS, both Owner and County desire to limit the use of the subject property to agricultural, related and compatible uses in order to preserve a maximum amount of agricultural land, to conserve the State's economic resources, to maintain the agricultural economy, to assure a food supply for future residents, and to discourage premature and unnecessary conversion of agricultural land to urban uses, recognizing that such land has public value as open-space and constitutes an important physical, social, aesthetic, and economic asset to the County; and

WHEREAS, the placement of the subject property in an agricultural preserve and the execution and approval of this contract is deemed to be a determination that the highest and best use of the subject property during the term of this contract, or any renewal thereof, is for

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Doc: CASANL:1994 00009770

Requested By: Mangala.Patagar, Printed: 4/8/2024 10:22 PM

4981 0970

agricultural uses and Owner agrees that agricultural zoning is the appropriate zoning for said premises; and

WHEREAS, Owner has supplied County with a title company lot book guarantee or preliminary title report listing all trust deed beneficiaries and mortgages, if any, under prior recorded deeds of trust and mortgages on the subject property; and

WHEREAS, both Owner and County intend that the terms, conditions and restrictions of this contract are substantially similar to the terms, conditions, and restrictions of contracts authorized by the California Land Conservation Act of 1965 so as to be an enforceable restriction under the provisions of California Revenue and Taxation Code Section 422; and

WHEREAS, it is the intent of County and Owner that the continued existence of this contract is made dependent upon the continued recognition of the restrictions on the use of Owner's land for property tax valuations.

NOW, THEREFORE, IT IS AGREED by and between the parties hereto as follows:

1. This contract is made and entered into pursuant to the California Land Conservation Act of 1965 (Government Code Sections 51200 et seq.) and is subject to all of the provisions thereof, including any amendments thereto which may be enacted from time to time, which are Incorporated by reference herein as though set forth in full. This contract is further made and entered into pursuant to Revenue and Taxation Code Section 422, including any amendments thereto which may be enacted from time to time, which are incorporated by reference herein as though set forth in full.

2. During the term of this contract, the subject property shall not be used for any purpose other than *"agricultural or compatible uses"* as defined in this paragraph. *"Agricultural or compatible uses"* as used in this contract are described in the County's Rules of Procedure

Non-Order Search
Doc: CASANL:1994 00009770
Page 4 of 13
Requested By: Mangala.Patagar, Printed: 4/8/2024 10:22 PM

4991-0970

to Implement the California Land Use Conservation Act of 1965. Table 2 of the Rules of Procedure provides a list of all land uses which are defined in the Land Use Elements for the Inland Portion and Coastal Zone of the County and denotes whether these uses are allowable, conditional per Table 2 footnotes, or prohibited. *"Agricultural or compatible uses"* are subject to all applicable standards in and requirements of the Land Use Element and the Land Use Ordinance/Coastal Zone Land Use Ordinance for the Agriculture land use category. If the subject property is not already in the Agriculture land use category, the County will initiate a general plan amendment to change the land use category to Agriculture within one year after the agricultural preserve is established.

The parties further recognize that the Land Use Element, Land Use Ordinance, Coastal Zone Land Use Ordinance, and the Rules of Procedure to Implement the California Land Conservation Act of 1965 may be amended in accordance with State law and County Code. The parties further recognize that the uses allowed pursuant to this contract may be expanded or restricted from time to time by reasons of such amendments. The subject property is currently designated by the Land Use Element and Land Use Ordinance/Coastal Zone Land Use Ordinance as Residential Rural.

3. This contract shall be effective as of the day and year first above written and shall remain in effect for the period of ten years therefrom; provided, however, that beginning with the first day of January of the year in which the contract will have an unexpired term of nine years, and on each first day of January thereafter, a year shall be added automatically to the initial term unless notice of nonrenewal is given as provided in Government Code Section 51245 and the County's Rules of Procedure to implement the California Land Conservation Act of

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Doc: CASANL:1994 00009770

Requested By: Mangala.Patagar, Printed: 4/8/2024 10:22 PM

4909-0971

1965, subject to the filing deadlines stated therein. Under no circumstances shall a notice of renewal be required of either party to effectuate the automatic renewal option of this paragraph.

4. This contract may not be cancelled except pursuant to the request by Owner, and as provided in Article 5 of the California Land Conservation Act of 1965 as that Act may be amended from time to time. Provided, however, no such cancellation shall occur until notice and public hearing thereon is conducted in the manner provided by Government Code Sections 51284 and 51285, as those sections may be amended from time to time.

5. Owner, upon request of County, shall provide County with information relating to Owner's obligations under this contract.

6. Any conveyance, contract or authorization (whether oral or written) by Owner or his successors in interest which would permit use of the above-described premises contrary to the terms of the contract may be declared void by the County Board of Supervisors; such declaration or the provisions of this contract may be enforced by County by an action filed in the Superior Court of the County for the purpose of compelling compliance or restraining breach thereof. These remedies are non-exclusive and County may take any other action legally available to enforce the terms of this contract.

7. The within contract shall run with the land described herein and shall be binding upon the heirs, successors, and assigns of the parties hereto.

8. The minimum lot size for the purposes of this contract shall be 160 acres. Any act by Owner which results in creation of a parcel or parcels of lands, within the above-described premises, smaller than the minimum lot size prescribed in this paragraph for said premises shall constitute a violation of this contract and shall be subject to all the provisions of paragraph 6 hereof.

Non-Order Search
Doc: CASANL:1994 00009770

Requested By: Mangala.Patagar, Printed: 4/8/2024 10:22 PM

4989-0907

9. Any transfer by Owner of any portion of the property which is the subject of this contract shall be a violation of this contract, if the portion transferred is smaller in size than the minimum lot size prescribed in the provisions of paragraph 8. Such a violation shall be subject to all the provisions of paragraph 6 hereof. Provided, however, if the subject property is smaller in size than the minimum lot size prescribed in the provisions of paragraph 8 above, the subject property may be transferred in its entirety. Provided further, however, if the subject property is located in whole or in part within one mile of an urban reserve line or adjacent to a village reserve line as designated by the Land Use Element, an existing parcel or a group of contiguous existing parcels may be transferred if the property transferred and the property retained satisfies the minimum acreage required to qualify of Table 1 of the Rules of Procedure.

10. The trust deed beneficiaries and mortgagees, if any, listed on the Lot Book Guarantee referred to above, and whose signatures are affixed hereto, do hereby assent to this contract, and, further, do hereby subordinate their respective interests to the contractual restrictions imposed by this contract, specifically to the agricultural and compatible uses and minimum lot sizes imposed on the subject property by reason of this contract.

11. This contract may be executed in one or more counterparts each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this contract as of the day and year first above written.

COUNTY OF SAN LUIS OBISPO

By: Evelyn Delany
Chairperson, Board of Supervisors
of the County of San Luis Obispo
State of California

0 0 9 7 7 0 4 9 9 1

ATTEST:

County Clerk and Ex-officio Clerk
of the Board of Supervisors, County
of San Luis Obispo, State of California

APPROVED AS TO FORM AND LEGAL EFFECT:

JAMES B. LINDHOLM JR.
County Counsel

By: _____
Deputy County Counsel

DATED: January 31, 1994

OWNER

THE BASSI RANCH, A CALIFORNIA
GENERAL PARTNERSHIP

By: _____

Its: General Partner

By: _____

Its: General Partner

Non-Order Search
Doc: CASANL:1994 00009770

Requested By: Mangala.Patagar, Printed: 4/8/2024 10:22 PM

1994-0009770

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT No. 5193

State of CALIFORNIA
County of SAN LUIS OBISPO

On JAN 25 '94 (DATE) before me, LEE R. MARRONE (NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC")

personally appeared J. EDMUND SMITH & CLIFF BRANCH (NAME(S) OF SIGNER(S))

☒ personally known to me - **OR** - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

LEE R. MARRONE
COMM. # 982988
Notary Public — California
SAN LUIS OBISPO COUNTY
My Comm. Expires OCT 17, 1997

WITNESS my hand and official seal.

SIGNATURE OF NOTARY

OPTIONAL SECTION
CAPACITY CLAIMED BY SIGNER
Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☐ INDIVIDUAL
☐ CORPORATE OFFICER(S)
TITLE(S)
☒ PARTNER(S) ☐ LIMITED ☒ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER:

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

TITLE OR TYPE OF DOCUMENT LAND CONSERVATION CONTRACT
NUMBER OF PAGES TEN DATE OF DOCUMENT JAN 25 '94
SIGNER(S) OTHER THAN NAMED ABOVE CHAIRPERSON, SLO COUNTY BD OF SUPVS, DEPUTY COUNTY COUNSEL, FIRST BOARD OF SLO

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0-1994-0009770

TRUST DEED BENEFICIARIES
and/or MORTGAGEES

FIRST BANK OF SAN LUIS OBISPO

By: _____

Its: Sr Vice V.P.

By: _____

Its: SR V.P.

[NOTE: This contract will be recorded. All signatures to this contract must be acknowledged by a notary.]

3008 (1/91) — (General) First American Title Company

STATE OF CALIFORNIA }
COUNTY OF San Luis Obispo } }ss.

On Jan 25, 1994 before me, KATHY M. URAM,

personally appeared REESE T. DAVIES & THOMAS J. SHERMAN personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Kathy M. Uram

KATHY M. URAM
NOTARY PUBLIC
SAN LUIS OBISPO COUNTY
CALIFORNIA
My Commission Expires on June 28, 1995

(This area for official notarial seal)

1994 0009770

STATE OF CALIFORNIA)
COUNTY OF SAN LUIS OBISPO)

On February 8, 1994 before me, FRANCIS M. COONEY, County Clerk and Ex-Officio Clerk of the Board of Supervisors, County of San Luis Obispo, State of California, personally appeared Evelyn Delany and Francis M. Cooney, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

FRANCIS M. COONEY, County Clerk-Recorder and Ex-officio Clerk of the Board of Supervisors

By: Patricia VanOrden
Deputy Clerk-Recorder

(SEAL)

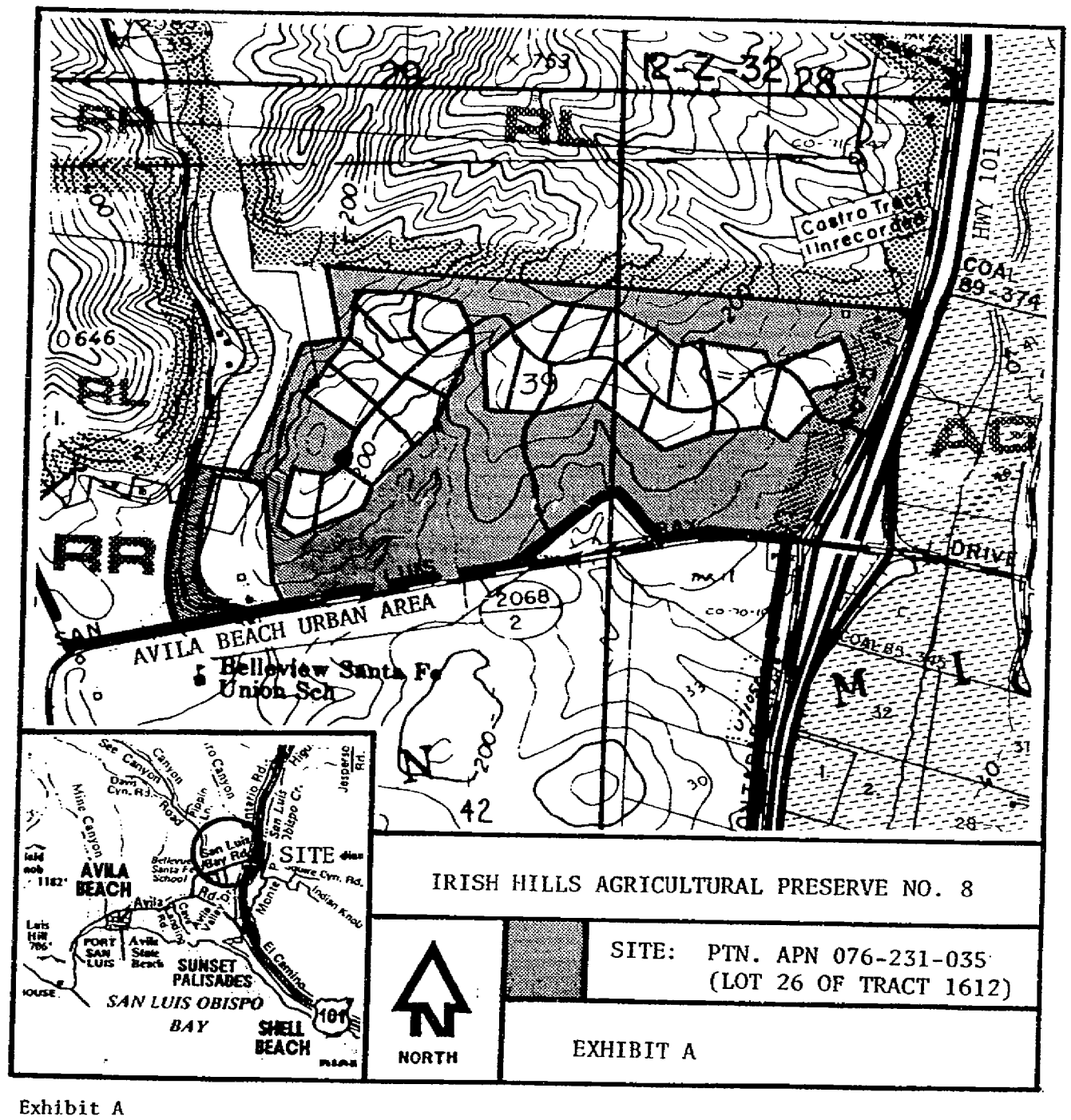
1994-0009770

Exhibit A

Lot 26 of Tract 1612, in the County of San Luis Obispo, State of California, according to map recorded November 29, 1993 in Book 17, Page 13 of Maps, in the office of the County Recorder of said County.

Irish Hills Agricultural Preserve No. 8
1/4/94

94-0009770



IRISH HILLS AGRICULTURAL PRESERVE NO. 8

SITE: PTN. APN 076-231-035
(LOT 26 OF TRACT 1612)

EXHIBIT A

Exhibit A
Establishing an Agricultural Preserve
File No. A930001A
Minimum Parcel Size: 160 Acres
Term of Contract: 10 Years
Resolution No: 94-18 Date 1/4/94

END OF DOCUMENT

1993-074174

Doc No: 1993-074174 Rec No: 00087276

Official Records
San Luis Obispo Co.
Francis M. Cooney
Recorder
Nov 29, 1993
Time: 08:00
[17]

RF 53.00

TOTAL 53.00

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:
Co. Clerk & First American

IN THE BOARD OF SUPERVISORS
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

Tues day November 23, 1993

PRESENT: Supervisors Laurence L. Laurent, Evelyn Delany, Ruth E. Brackett, David Blakely, and Chairperson Harry L. Ovitt

ABSENT: None

RESOLUTION NO. 93-480

RESOLUTION APPROVING AND ACCEPTING AN OPEN-SPACE AGREEMENT GRANTING AN OPEN-SPACE EASEMENT TO THE COUNTY OF SAN LUIS OBISPO BY THE BASSI RANCH, A CALIFORNIA GENERAL PARTNERSHIP

The following resolution is now offered and read:

WHEREAS, the County of San Luis Obispo has been duly requested to approve and accept a certain grant and offer to dedicate to the County of San Luis Obispo as open-space that certain real property described in the open-space agreement attached hereto and made a part hereof; and

WHEREAS, the Planning Director has duly recommended that the Board of Supervisors approve and accept such offer of dedication to the County of San Luis Obispo, and has further recommended that such action is consistent with the County's general plan.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Supervisors of the County of San Luis Obispo, State of California, as follows:

1. The Board of Supervisors finds and determines that the preservation of land offered for dedication to the County of San Luis Obispo as open-space in the attached agreement is consistent with the County's general plan; that the land is essentially unimproved and if retained in its natural state has scenic value to the public and is valuable as a watershed, and the offer of dedication contained in said agreement contains appropriate covenants to that end; that it is in the public interest that the land be retained as open-space because such land will add to the amenities of living in neighboring urbanized areas; and that approval of the above agreement is categorically exempt from the requirements of the California Environmental Quality Act.

2. The Open-Space Agreement Granting As Open-Space Easement To The County of San Luis Obispo, a copy of which is attached hereto as Exhibit A and is incorporated by reference herein as though set forth in full, is hereby approved and the dedication contained therein is hereby accepted by the County of San Luis Obispo and the Chairman of the Board of Supervisors is hereby authorized and directed to execute said agreement on behalf of the County of San Luis Obispo.

3. The County Clerk is hereby authorized and directed to record the above agreement and a certified copy of this resolution in the office of the County Recorder of the County of San Luis Obispo, and file a copy of said agreement and resolution with the County Assessor of the County of San Luis Obispo.

Upon motion of Supervisor Delany, seconded by Supervisor Blakely, and on the following role call vote, to-wit:

AYES: Supervisors Delany, Blakely, Laurent, Brackett, Chairperson Ovitt

NOES: None

ABSENT None

ABSTAINING: None

the foregoing resolution is hereby adopted.

Harry L Ovitt
Chairman of the Board of Supervisors

ATTEST:

Clerk of the Board of Supervisors

[SEAL]

APPROVED AS TO FORM AND LEGAL EFFECT:

JAMES B. LINDHOLM, JR.
County Counsel

By: _____
Deputy County Counsel

Dated: 11/12/93

e:\wpdocs\reso\r9301051.mis

STATE OF CALIFORNIA)
COUNTY OF SAN LUIS OBISPO) ss

I, FRANCIS M. COONEY, County Clerk of the above entitled County, and Ex-Officio Clerk of the Board of Supervisors thereof, do hereby certify that the foregoing is a full, true and correct copy of the original on file in my office, and that I have carefully compared the same with the original.

WITNESS, my hand and seal of said Board of Supervisors this 24th day of November, 1993.

FRANCIS M. COONEY
County Clerk and Ex-Officio Clerk of the Board of Supervisors

By Patricia VanOrden
Deputy Clerk

2

1993 0714

1993 0074174

RECORDING REQUESTED BY:

County of San Luis Obispo

AND WHEN RECORDED MAIL TO:

Clerk of the Board of Supervisors
County of San Luis Obispo
County Government Center
San Luis Obispo, CA 93408

APN 76-231-35

OPEN-SPACE AGREEMENT GRANTING AN OPEN-SPACE EASEMENT TO THE COUNTY OF SAN LUIS OBISPO

THIS AGREEMENT is made and entered into this 23rd day of November, 1993 by and between THE BASSI RANCH, a California ~~limited~~ general partnership, hereinafter referred to as "Owner," and the COUNTY OF SAN LUIS OBISPO, a political subdivision of the State of California, hereinafter referred to as "County."

WITNESSETH:

WHEREAS, Owner is the record owner of certain real property (hereinafter referred to as "Owner's Property") located in the County of San Luis Obispo, State of California, which is more particularly described in Exhibit A attached hereto and incorporated by reference herein as though set forth in full; and

WHEREAS, as a condition of approval of Development Plan D910208D authorizing a cluster division of real property and as a condition precedent to the approval of a final subdivision map for Tract 1612 by County for Owner's Property, Owner is required to enter into an agreement with the County, on behalf of itself and its successors in interest, whereby the Owner grants an open-space easement to the

1993-074174

County for the benefit of the public, including the lots being created in said subdivision; and

WHEREAS, Owner intends that the restrictions contained in this agreement shall apply to that portion of Owner's Property (hereinafter referred to as the "Subject Property") which is more particularly described in Exhibit B attached hereto and incorporated by reference herein as though set forth in full; and

WHEREAS, execution of this agreement by Owner and County, and the subsequent performance of its obligations by Owner and its successors in interest, will satisfy the requirement for dedication of an open-space easement imposed by the County's general plan and land use regulations and made a condition of approval of the development plan and the tentative tract map referred to above; and

WHEREAS, the Subject Property has certain natural scenic beauty and existing openness, and both Owner and County desire to preserve and conserve for the public benefit the great natural scenic beauty and existing openness, natural condition and present state of use of said property of the Owner; and

WHEREAS, Owner is willing to grant to County the scenic use, as hereinafter expressed, of the land and thereby protect the present scenic beauty and existing openness of the Subject Property by the restricted use of said property by Owner through the imposition of the conditions hereinafter expressed; and

WHEREAS, both Owner and County intend that the terms, conditions, and restrictions of the open-space easement granted in this agreement are in compliance with Government Code sections 51070 through 51097, inclusive, hereinafter referred to as the "Open-Space Easement Act of 1974," so as to be an enforceable restriction under the provisions of Revenue and Taxation Code section 422; and

1993-074-174

WHEREAS, Owner has supplied County with a current title company preliminary title report or preliminary subdivision guarantee listing all trust deed beneficiaries and mortgagees, if any, under prior recorded deeds of trust and mortgages on the Subject Property.

NOW, THEREFORE, in consideration of the premises and in compliance with the provisions of Government Code sections 51070 through 51097, inclusive, and in further consideration of the mutual promises, covenants, and conditions herein contained and the substantial public benefits to be derived therefrom, the parties hereto agree as follows:

1. Grant of open-space easement. Owner hereby grants to County, for the term specified in paragraph 8 below, an open-space easement in and to the Subject Property described above. The open-space easement granted herein conveys to County an estate and interest in the real property of the nature and character specified in the Open-Space Easement Act of 1974, which is subject to the express conditions and restrictions imposed herein upon the use of the property by Owner. To that end, and for the purpose of accomplishing the intent of the parties hereto, Owner covenants on behalf of itself, its successors and assigns with the County, its successors and assigns to do and refrain from doing, severally and collectively, upon the Subject Property, the various acts hereinafter mentioned.

2. Restrictions on use of the Subject Property. The restrictions imposed upon the use of the Subject Property by Owner and its successors in interest and the acts which Owner and its successors in interest shall refrain from doing, and permit to be done, upon the Subject Property are as follows:

1993 074174

(a) No buildings, structures, or other improvements shall be placed, constructed, or erected upon the Subject Property except for agriculture accessory buildings authorized by Section 22.04.036 of the San Luis Obispo County Code, and except as otherwise authorized by the approved development plan and subdivision map referred to above.

(b) No advertising of any kind or nature shall be located on or within the Subject Property.

(c) Owner shall not plant or permit to be planted any vegetation upon the Subject Property except for crop production, range land grasses, natural or ornamental landscaping, and as otherwise authorized by the approved development plan and subdivision map referred to above, and as necessary for erosion control.

(d) Except for the construction, alteration, relocation, and maintenance of public roads, private access roads, or driveways, if any, as shown on the approved development plan or final subdivision map referred to above, the general topography of the landscape shall be maintained in its present condition and no grading, excavation, or topographic changes shall be made.

(e) No use of the Subject Property which will or does materially alter the landscape or other attractive scenic features of the property, other than those specified herein, shall be done or suffered.

(f) Owner shall not extract natural resources from the Subject Property, except for development of water rights.

(g) Owner shall not cut timber, trees, or other natural growth, except as may be required for agricultural use of the Subject Property and fire protection, thinning, elimination of diseased growth, and similar protective measures.

6

1993 0714

(h) Owner shall not use the Subject Property or any portion thereof as a parking lot, storage area, or dump site or otherwise deposit or allow to be deposited on the Subject Property or any portion thereof, temporarily or otherwise, anything whatsoever which is not indigenous or natural to the Subject Property.

(i) Owner shall not cover or cause the Subject Property to be covered in whole or in part with any asphalt, stone, concrete, or other material which does not constitute natural cover for the land nor otherwise disturb the natural cover of the land unless otherwise authorized by the provisions of this agreement.

(j) Except for a resubdivision involving all of Tract 1612, no further land division of the Subject Property shall occur or be applied for by Owner or its successors in interest, nor shall Owner or its successors in interest otherwise convey (other than under threat of condemnation) a portion of the Subject Property less than the whole to one or more parties or convey the Subject Property to two or more parties each of whom acquire title to less than the whole of the Subject Property. Any such conveyance or transfer of the Subject Property or a portion thereof by Owner or its successors in interest shall be considered null and void.

3. Reservations of use by Owner. The following property rights in the Subject Property are excepted from this grant and are expressly reserved to Owner:

(a) The right to maintain all existing private roads, bridges, trails, and structures lawfully erected and maintained upon the Subject Property.

(b) The right to construct, develop, and maintain all roads, utilities, structures, and other improvements authorized by the approved development plan and subdivision map referred to above, and any amendments or modifications thereto which may be approved by the County.

1

1993-074174

(c) The right to construct, develop, and maintain private water sources and water systems on the Subject Property for the use and benefit of the Subject Property and the clustered lots authorized to be created by the approved development plan and final subdivision map referred to above.

(d) The right to the use and occupancy of the Subject Property and to undertake any of those uses permitted by Section 22.04.036 of the San Luis Obispo County Code, subject to the conditions and restrictions imposed in this agreement.

4. Compliance with County regulations. Land uses permitted or reserved to Owner in this agreement are subject to all County ordinances and regulations, including those regulating land use.

5. Construction of improvements. Owner shall not construct or permit the construction of any improvements on the Subject Property except as expressly reserved herein or as authorized in the Open-Space Easement Act of 1974. Provided, however, nothing contained in this agreement shall prohibit the construction of either public service facilities installed for the benefit of the Subject Property or public service facilities installed pursuant to an authorization of the Board of Supervisors of the County or the Public Utilities Commission.

6. No authorization for public trespass. The grant of easement contained herein and its acceptance by the County of San Luis Obispo does not authorize and is not to be construed as authorizing the public or any member thereof to trespass upon or use all or any portion of the Subject Property or as granting to the public or any member thereof any tangible rights in or to the Subject Property or the right to go upon or use or utilize the Subject Property in any manner whatsoever. It is understood that the purpose of this agreement is solely to restrict the uses to which

1993 0074174

the Subject Property may be put so that the property may be kept as near as possible in its natural condition for the benefit of the public.

7. Effect on prior easements. Nothing contained in this agreement shall limit or affect any easements that are of record and that have been heretofore granted by Owner on, over, under, or across the Subject Property or any portion thereof.

8. Duration of easement. The grant of easement to County contained in this agreement shall be effective when it has been approved and accepted by resolution of the Board of Supervisors in the manner required by law, and it shall remain in effect in perpetuity unless abandoned or otherwise terminated by the Board of Supervisors in accordance with the provisions of the Open-Space Easement Act of 1974.

9. Enforceable restriction. Upon acceptance of the open-space easement granted herein, the Subject Property shall be deemed to be "enforceably restricted" within the meaning of section 422 of the Revenue and Taxation Code and section 8 of Article XIII of the Constitution of the State of California.

10. Binding on successors in interest. All provisions of this agreement shall run with the land described herein and shall be binding on the parties hereto and their heirs, assigns, and successors in interest.

11. Effect of waiver. County's waiver of the breach of any one term, covenant, or provision of this agreement shall not be a waiver of a subsequent breach of the same term, covenant, or provision of this agreement or of the breach of any other term, covenant, or provision of this agreement.

12. Judicial enforcement. Enforcement shall be by proceeding at law or in equity, either to restrain a violation or an attempted violation or by suit to recover

1993-074-174

damages against any person or persons violating or attempting to violate any covenant or restriction contained herein.

13. Law governing and venue. This agreement has been executed and delivered in, and shall be interpreted, construed, and enforced pursuant to and in accordance with the laws of the State of California. All duties and obligations of the parties created hereunder are performable in the County of San Luis Obispo, and such County shall be that venue for any action, or proceeding that may be brought, or arise out of, in connection with or by reason of this agreement.

14. Enforceability. If any term, covenant, condition, or provision of this agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions hereof shall remain in full force and effect and shall in no way be affected, impaired, or invalidated thereby.

15. Notices. Unless otherwise provided, all notices herein required shall be in writing, and delivered in person or sent by United States first class mail, postage prepaid. Notices required to be given to County shall be addressed as follows: Director of Planning and Building, County of San Luis Obispo, County Government Center, San Luis Obispo, California 93408. Notices required to be given to Owner shall be addressed as follows: The Bassi Ranch, Attention: Cliff Branch, P.O. Box 485, Avila Beach, California 93424.

Provided that any party may change such address by notice in writing to the other party, and thereafter notices shall be addressed and transmitted to the new address.

16. Subordination. The trust deed beneficiaries and mortgagees, if any, listed on the preliminary title report or prelirninary subdivision guarantee referred to above,

1993-074-174

and whose signatures are affixed hereto, do hereby assent to this agreement and, further, do hereby subordinate their respective interests to the restrictions and obligations imposed herein.

17. Agreement to be recorded. Owner and County intend and consent to the recordation of this agreement in the office of the County Recorder of the County of San Luis Obispo.

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the day and year first above written.

OWNER

THE BASSI RANCH
a California limited partnership

By: _____
CLIFF BRANCH
General Partner

By: _____
J. EDMUND SMITH
General Partner

By: _____
CHRISTOPHER A. HELENIUS
General Partner

By: _____
JOHN E. KING
General Partner

4-14-0 3993-1

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT No. 5193

State of California
County of San Luis Obispo

On 11/3/93 (DATE) before me, LES R. MARRONE (NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC")

personally appeared CLIFF BRANCH, EDMUND SMITH, JOHN E. KILEY, CHRISTOPHER A. ATKINS (NAME(S) OF SIGNER(S))

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

LES R. MARRONE
COMM. # 101988
Notary Public — California
SAN LUIS OBISPO COUNTY
My Comm. Expires OCT 17, 1997

SIGNATURE OF NOTARY

OPTIONAL SECTION
CAPACITY CLAIMED BY SIGNER
Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☐ INDIVIDUAL
☐ CORPORATE OFFICER(S)
TITLE(S)
☒ PARTNER(S) ☐ LIMITED ☒ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER:

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

TITLE OR TYPE OF DOCUMENT OPEN SPACE AGT - EASEMENT TO SLO County
NUMBER OF PAGES THIRTEEN DATE OF DOCUMENT UNK AS OF 11/3/93
SIGNER(S) OTHER THAN NAMED ABOVE I.D. BONE, FIRST BANK OF SLO, CHAIRMAN BD OF SUP'S, COUNTY, J.B. LINDSTROM

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12

1993 074174

TRUST DEED BENEFICIARIES
and/or MORTGAGEES

FIRST BANK OF SAN LUIS OBISPO

By:_____
its_____

By:_____
its_____

COUNTY OF SAN LUIS OBISPO

By:_____
Chairman of the Board of Supervisors

ATTEST:

_____
Clerk of the Board of Supervisors

APPROVED AS TO FORM AND LEGAL EFFECT:

JAMES B. LINDHOLM, JR.
County Counsel

By:_____
Deputy County Counsel

Dated: 11/12/93

[NOTE: This Open-Space Agreement will be recorded. All signatures to this agreement must be acknowledged by a notary.]

1993-071414

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT No. 5193

State of CALIFORNIA
County of SAN LUIS OBISPO

On 11/4/93 (DATE) before me, LEE R MARRONE (NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC")

personally appeared REESE DAVIES & TOM SHERMAN (NAME(S) OF SIGNER(S))

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

SIGNATURE OF NOTARY

LEE R. MARRONE
COMM. # 987888
Notary Public — California
SAN LUIS OBISPO COUNTY
My Comm. Expires OCT 17, 1994

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER
Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☐ INDIVIDUAL
☐ CORPORATE OFFICER(S)
TITLE(S)
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☒ OTHER: TRUST DEED BENEFICIARIES & ON MORTGAGEES

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

TITLE OR TYPE OF DOCUMENT ORION SPACE AGT - EASEMENT
NUMBER OF PAGES FIFTEEN DATE OF DOCUMENT WAS AS OF 11/2/93
SIGNER(S) OTHER THAN NAMED ABOVE CATHEDRAL BD OF SUPS, CLERK, & ENGINEER, D. LOWENTHAL, C. BRANCH, C. MICHAELS

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14

1993

074174

STATE OF CALIFORNIA)
COUNTY OF SAN LUIS OBISPO)

On November 23, 1993 before me, FRANCIS M. COONEY, County Clerk and Ex-Officio Clerk of the Board of Supervisors, County of San Luis Obispo, State of California, personally appeared Harry L. Ovitt and Francis M. Cooney, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

(SEAL)

FRANCIS M. COONEY, County Clerk-Recorder and Ex-officio Clerk of the Board of Supervisors

By: Patricia VanOrden
Deputy Clerk-Recorder

15

1993-074174

EXHIBIT A

All of Tract 1612 as shown on a map recorded in Book 17, Page 13 of Maps, in the office of the County Recorder of the County of San Luis Obispo, State of California.

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16

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EXHIBIT B

Parcel 26 of Tract 1612 as shown on a map recorded in Book 17, Page 13 of Maps, in the office of the County Recorder of the County of San Luis Obispo, State of California.

JBO\1945kt.AGR

END OF DOCUMENT

17

IN THE BOARD OF SUPERVISORS
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

Tues day January 15, 19 91

PRESENT: Supervisors Harry Ovitt, Laurence L. Laurent, Evelyn Delany, Ruth Brackett, Chairperson David Blakely

ABSENT: None

RESOLUTION NO. 91-37

RESOLUTION CONDITIONALLY APPROVING BARBARA BAKER
DEVELOPMENT PLAN APPLICATION D870208D

The following resolution is now offered and read:

WHEREAS, on September 13, the Planning Commission of the County of San Luis Obispo (hereinafter referred to as the "Planning Commission") duly considered and recommended to the Board of Supervisors conditional approval of Barbara Baker Development Plan application D870208D; and

WHEREAS, on January 15, 1991 the Board of Supervisors conducted a public hearing to consider said Development Plan application, the recommendation of the Planning Commission, and all other evidence relating to said Development Plan application.

NOW, THERFFORE, BE IT RESOLVED AND ORDERED by the Board of Supervisors of the County of San Luis Obispo, State of California, as follows:

1. That the recitals set forth hereinabove are true, correct and valid.

2. That the Board of Supervisors makes all of the findings of fact and determinations set forth in Exhibit A attached hereto and incorporated by reference herein as though set forth in full.

3. That the Addendum to the Final Environmental Impact Report prepared for this project (Baker/Bassi Ranch Tract Map and Development Plan) is hereby certified and approved as having been prepared and completed in compliance with the provisions of the California Environmental Quality Act. The Final Environmental Impact Report for this project has previously been certified as having been completed in compliance with the California Environmental Quality Act and is not being recertified at this time.

CD-34

91 JAN 29 AM 11 21

B-6A

4. That the Board of Supervisors has reviewed and considered the information contained in the Final Environmental Impact Report and the Addendum to the Final Environmental Impact Report together with all comments received during the public review process prior to approving the project.

5. That the statement of findings (including the findings justifying the preparation of an Addendum) included in the memorandum dated September 13, 1990, from the Office of the Fnvironmental Coordinator are hereby approved and incorporated by reference herein as though set in full.

6. That Development Plan application D870208D of Barbara Baker is hereby approved subject to the conditions of approval set forth in Exhibit B attached hereto and incorporated by reference herein as though set forth in full.

Upon motion of Supervisor Delany, seconded by Supervisor Ovitt, and on the following roll call vote, to wit:

AYES: Supervisors Delany, Ovitt, Laurent, Brackett, Chairperson Blakely

NOES: None

ABSENT: None

ABSTAINING: None

the foregoing resolution is hereby adopted.

DAVID BLAKELY
Chairman of the Board of Supervisors

ATTEST:
FRANCIS M. COONEY
Clerk of the Board of Supervisors

[SEAL]

APPROVED AS TO FORM AND IFGAI EFFECT:

JAMES B. LINDHOLM, JR.
County Counsel

By: _____
Deputy County Counsel

Dated: January 9, 1991

0759-1(2)

STATE OF CALIFORNIA)
COUNTY OF SAN LUIS OBISPO) ss

I, FRANCIS M. COONEY, County Clerk of the above entitled County, and Ex-Officio Clerk of the Board of Supervisors thereof, do hereby certify the foregoing to be a full, true and correct copy of an order entered in the minutes of said Board of Supervisors, and now remaining of record in my office.

Witness, my hand and seal of said Board of Supervisors this 24th day of January 19 91

FRANCIS M. COONEY
County Clerk and Ex-Officio Clerk of the Board of Supervisors

By Victoria M. Shelby Deputy Clerk

B-6A 3

EXHIBIT A

FINDINGS

A. The proposed project or use is consistent with the San Luis Obispo County General Plan as the parcel size is consistent with the purpose and character statements for the Rural Lands land use category found in the Land Use Flement of the County General plan.

B. As conditioned, the proposed project or use does satisfy all applicable provisions of Title 22 of the County Code.

C. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use as the requested density and subdivision design will adequately serve the site.

D. The proposed project or use will not be inconsistent with the character of the immediate neighborhood nor contrary to its orderly development as the project is conditioned to provide the necessary infrastructure and to provide off site improvements.

F. The proposed project or use will not generate a volume of traffic beyond the safe cpacity of all roads providing access to the project, either existing or to be improved with the project as traffic mitigation fees are in place and off-site road improvements are required.

JC/c1/0529-1(2)
01-09-91

B-6A
4

EXHIBIT B

CONDITIONS OF APPROVAL

Approval

1. This approval authorizes a cluster division with 24 residential lots and a 113.8 acre open space lot. All residences on the open space parcel shall be removed and all other structures brought into compliance with the Land Use Ordinances and the Open Space Agreement.

Access and Improvements

2. Roads to be constructed to the following standards:

   a. Road A constructed to an A-1 (rural) 18 foot paved) section within a 50 foot wide dedicated right of way.

   b. Ontario Road constructed to an A-1 (rural) section within a 60 foot dedicated right of way over the new alignment.

3. The applicant offer for dedication to the public by certificate on the map or by separate document:

   a. For future road improvements, 25 feet along See Canyon Road to be described as 25 feet from the recorded centerline.

   b. For future road improvements, 60 feet along Ontario Road to be described as realignment of frontage Road, the location to be approved by the County Engineer.

   c. For road widening purposes variable feet along San Luis Bay Drive, to be described as 40 feet from the recorded centerline.

4. The intersection of Ontario Road and San Luis Bay Drive be designed in accordance with California Highway Design Manual.

5. a. A private easement be reserved on the map for access to lots 1 and 9.

   b. The applicant shall provide a loop road (Road "B" to be constructed to a A-7 (c) (rural) as shown in Attachment 8 in revised Findings for EIR Addendum) connecting San Luis Bay Drive and Road "A" at a point between Lots 13 and 15.

Plans

6. Improvement plans be prepared in accordance with San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the County Engineer for approval. Plans to include:

B-6A
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a. Street plan and profile
b. Drainage ditches, culverts, and other structures
c. Water Plan
d. Sewer Plan
e. Grading and erosion control plan for subdivision improvements
f. Public utility location

7. The applicant shall enter into an agreement with the County for inspection of said improvements.

8. The engineer, upon completion of the improvements, must certify to the County Engineer that the improvements are made in accordance with Subdivision Review Board requirements and the approved plans.

Covenants, Conditions and Restrictions

9. The developer shall submit proposed covenants, conditions and restrictions for the subdivision to the County Department of Planning Building for review and approval. The developer at a minimum shall provide the following provisions in the CC&Rs:

a. Landscape Maintenance.

b. Notice that only EPA approved wood burning appliances shall be allowed for all future residential uses.

c. Notice that only ultra low flow appliances (1.6 gallon toilets and 2.0 gallon shower and faucets) shall be allowed.

d. Architectural Review

e. Show the limits of inundation on See Canyon Creek from a 100 year storm on an additional information sheet and note this as a building restriction.

f. Notice of the permitting requirements of Condition 13 below.

g. Private road maintenance.

h. Regular solid waste (garbage) pick-up by a County approved operator and recycler if one provided service to the area.

10. The developer shall form a property owner's association (homeowners association) for the area within the subdivision, so as to administer the CC&R's as noted above, and it shall conform to the requirements of the State Department of Real Estate.

11. The developer shall create an Architectural Review Committee as set forth in the CC&R's to perform the functions specified therein.

12. In order to mitigate impacts to agricultural operations (grazing) located immediately north of the project site, the applicant agrees to develop CC&R's for the subject tract which includes a disclosure to prospective buyers of all the parcels created by this subdivision of: 1) the consequences of existing and potential intensive agricultural operations on adjacent parcels including, but not limited to, dust, livestock, noise, odors, and agricultural chemicals, 2) the County's Right to Farm Ordinance in effect at any time and said deed(s) are recorded, and 3) the County's leash law currently in effect at any time the said deed(s) are recorded.

13. The applicants agree to limit grazing to Parcel 25 of the subject tract. The applicant agrees to develop CC&R's which include this restriction.

14. The applicants agree to submit CC&R's for the subject project which include the following disclosure statement:

> "The subject property is located near High Voltage Electric Transmission lines. Purchasers should be aware that there is ongoing research on possible potential adverse health effects caused by the exposure to electric or magnetic fields generated by high voltage lines. Although much more research is needed before the questions of whether electric or magnetic fields actually cause adverse effects can be resolved, the basis for such a hypothesis is established."

15. The applicants agree to submit a set of CC&R's for the subject tract, prior to submittal for recordation of the tract map, which include all items contained within this Developer's statement which pertain to or affect use or development of the individual building envelopes/parcels.

Design

16. The flag lot design of lots 1 and 9 shall be revised to provide a minimum 20 foot wide access and public utility easement.

Future Permitting Requirements

17. Prior to recordation of the final map, the developer shall enter into an agreement with the County, in a form approved by County Counsel, whereby the developer agrees on behalf of themselves and their successors in interest, that prior to issuance of building permits for lots 1, 2, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 24, the property owner shall make application for and successfully receive a minor use permit. The purpose of the minor use permit shall be to ensure that building sites are properly screened from the highway, building materials are compatible with screening needs, and structure

B-6A
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heights do not allow for the silhouetting of buildings against the skyline as seen from Highway 101.

Mitigation Measures

Prior to recordation of the final map, the developer shall enter into an agreement with the County in a form approved by County Counsel, whereby the developer agrees on behalf of themselves and their successors in interest to all of the following:

18. In order to mitigate potential impacts to archeological resources, the applicant agrees:

    a. To have a professional , qualified archaeologist, approved by the Office of Environmental Coordinator, conduct a supplemental field survey that includes additional surface and subsurface testing of the areas that might be disturbed as a result of the proposed development, including construction-related activities. Upon completion of the supplemental archeological work, the archaeologist shall submit directly to the Office of Environmental Coordinator, a report with his/her findings, and any mitigation measures he/she determines are necessary to mitigate potential impacts to archeological resources. The archaeologist shall also submit a copy of the report to the applicants. The archeological work shall be completed, and the said report submitted, prior to submittal for recordation of the subject tract map. No grading/ construction activity shall take place until the archeological work is completed and the said report has been submitted. If mitigation measures are determined necessary to protect the site from direct or secondary impacts at the conclusion of the supplemental field work and as identified in the said report, the applicants agree to comply with all such measures recommended by the archaeologist.

    b. That no construction equipment, construction activities, or earth excavation activity shall occur within 50 feet of the rock outcropping on Parcel 4; this area shall be flagged in the field prior to construction/grading activity, and shall also be identified on all construction related maps as an environmentally sensitive area which, in no event, is to be entered or disturbed.

    c. To have a professional, qualified archaeologist, approved by the Office of Environmental Coordinator, conduct small scale testing along the project limits closest to site SLO-981. Upon completion of the supplemental archeological work, the archaeologist shall submit directly to the Office of Environmental Coordinator, a report with his/her findings, and any mitigation measures he/she

B-6A 8

determines are necessary to mitigate potential impacts to archeological resources. The archaeologist shall also submit a copy of the report to the applicants. The archeological work shall be completed, and the said report submitted, prior to approval by the County Engineering Department of the improvement plans for the Frontage Road realignment and prior to any grading activity associated with the realignment of Frontage Road. If mitigation measures are determined necessary to protect the site from direct or secondary impacts at the conclusion of the supplemental field work and as identified in the said report, the applicants agree to comply with all such measures recommended by the archaeologist. The applicants understand that such measures could include, but are not limited to, further archeological sampling and archeological monitoring during construction grading.

19. In order to mitigate impacts to biological resources, the applicant agrees to the following measures:

a. No oak trees shall be removed from the subject property, other than two oaks near the southeastern corner of the subject property for purposes of realigning Frontage Road.

b. Each oak removed shall be replaced in kind on a 4:1 basis and kept in a viable condition in an ongoing basis. The replacement trees shall be included, and shown, on the conceptual landscaping plan submitted for the project, and shall be a mixture of one and five-gallon trees.

c. All construction/grading activities, including cuts and fills, shall be kept outside of the driplines of trees.

d. Submit a drainage plan for the tract to the county Engineering Department for review and approval, prior to submittal for recordation of the tract map. The plan shall include measures to collect all sediments on-site, prior to reaching creeks or drainages.

e. Avoid sedimentation of creek beds on and off-site during construction activity.

f. Remove no riparian vegetation on the property. A map delineating location of riparian vegetation shall be submitted to the Environmental Coordinators Office prior to filing of the Final Map.

g. Provide a minimum 50 foot buffer distance between proposed development and creeks/drainageways/oak woodlands. Such distance shall be measured from the furthest extent of the vegetation line or the drainage/creek bank, in cases where vegetation does not exist.

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h. Limit grazing activities on Parcel 25 to those areas containing grasslands.

i. Upon completion of grading/construction activity, disturbed areas shall be immediately revegetated with native plant materials of high value for wildlife protection, food supply and erosion control. Revegetated areas shall be irrigated with sufficient water so as to germinate and establish the plantings prior to the first rainy season.

j. No structures, including decks, shall be cantilevered over drainage swales adjacent to Parcels 2, 3, 6, 7, 11, 12, 21 and 24.

k. The road crossing on the western drainage swale shall occur at its northermost end, and a bridge with a minimum 20 foot span, rather than a culvert, shall be utilized. The bridge and its abutments shall be designed to: 1) facilitate wildlife travel along this corridor, 2) prevent road washout, and 3) prevent downstream siltation due to this crossing, and due to construction of this crossing.

l. The drainage channel parallel to the PG&E power lines on the northeastern portion of the subject property shall remain undisturbed.

m. Fencing of parcels, if any, shall not be permitted across vegetated swales in order to protect wildlife corridors.

n. Vegetation within drainage swales shall not be removed, and shall be maintained in its natural state.

20. In order to mitigate potential impacts to rare/threatened/endangered plant species, the applicant agrees to:

a. Have a qualified professional botanist, approved by the Office of Environmental Coordinator, resurvey the areas where the endangered plans Sanicula Martima where found to occur and determine the extent of the area needing special protection. The botanist shall submit a report directly to the Office of Environmental Coordinator showing the area requiring special protection, and identifying and recommending mitigation measures necessary to protect the plant population from secondary impacts, if any, that may be associated with the proposed development. A copy of the report shall also be submitted to the applicants. The applicants agree to implement all mitigation measures recommended by the botanist in the said report. The botanical work shall be accomplished, and the said report shall be

B-6A
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submitted, prior to submittal for recordation of the subject tract map. All mitigation measures required shall be accomplished by the applicant, prior to submittal for recordation of the subject tract map.

21. In order to mitigate the traffic-related impacts of the project on roads in the Avila area, the applicant agrees to pay traffic mitigation fees per the terms and conditions of the attached "Agreement by Developer to Modify Project-Dwelling Unit Type-Single Family Residence" (See Attachment #4).

22. In order to mitigate the visual impacts of the project, the applicant agrees to:

    a. Limit heights of structures to 18 feet above existing grade at the centroid point on building envelopes 16, 17, 18, 19, 20, 22, and 23. The centroid point of each of the revised building envelopes has been approximated from topographical maps and is listed on Attachment #5 and below. For building envelopes 11, 12, 13, 14, 15, 16, 17, 18, 19 22, and 23, the vertical elevations of the centroid points have been surveyed in since the exact vertical elevation of the centroid point of each of these building envelopes was critical in the visual analysis. The elevations all these building envelopes are as follows:

Lot 1	206'	Lot 13	295.16'**
Lot 2	220'	Lot 14	337.36'**
Lot 3	210'	Lot 15	390.96'**
Lot 4	254'*	Lot 16	313.16'**
Lot 5	232'*	Lot 17	240.14'**
Lot 6	204'	Lot 18	280.39'**
Lot 7	212'	Lot 19	238.02'**
Lot 8	222'*	Lot 20	240'
Lot 9	224'*	Lot 21	184'
Lot 10	272'*	Lot 22	184.9'**
Lot 11	276.18'**	Lot 23	149.5'**
Lot 12	337.25'**	Lot 24	136'

    * Centroid point located as if building envelope were a complete 150' diameter circle.

    ** Surveyed vertical elevation of centroid point of building envelope.

    b. Limit heights of structures to 17 feet above existing grade at the centroid point on building envelopes 12, 14, and 15.

B-6A
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c. In no event shall any structure be allowed to silhouette a ridgeline as viewed from Highway 101 and San Luis Bay Drive.

d. Landscaping shall be provided within proposed building envelopes, prior to issuance of a Certificate of Occupancy, to partially screen structures from San Luis Bay Drive and Highway 101.

e. Prior to submittal for recordation of the subject tract map, the applicant shall submit a conceptual landscape plan, prepared by a licensed landscape architect, for review and approval by the county Planning and Building Department and the Environmental Coordinator's Office. The plan shall include, at a minimum, the following items:

(1) Landscape screening immediately adjacent to the building envelope on Parcels 1, 2, 12, 14, 15, 16, 17, 18, 19, 20, 22, 23, and 24, as shown on Attachment #6 (Exhibit B), to partially screen structures and cut or fill slopes from Highway 101 and San Luis Bay Drive.

(2) Landscape screening along each of the proposed driveway locations and along five areas of the proposed access roadS to conceal cut and fill slopes on the downside of each driveway and roadway. (See Attachment #8 for portions of access road requiring screening.)

(3) Landscape screening along the following two sections of San Luis Bay Drive, to partially screen the project from this roadway:

(a) That portion of San Luis Bay Drive beginning at the Highway 101/San Luis Bay Drive interchange, westward to the quarry (see Attachment #8);

(b) That portion of San Luis Bay Drive beginning at the western extent of the drainage which runs north/south on the western portion of the parcel, eastward to the eastern extent of the subject drainage near the quarry (see Attachment #8).

(4) The landscape screening shall be composed of large, dense, evergreen mounding shrubs/trees, growing to heights of 15' to 30', and exhibiting vigorous growth when appropriately irrigated. The vegetation shall have good tolerance for coast and inland conditions. Suggested plant materials for the landscape screen include, but are not limited to: Toyon (Heteromeles Arbuitfolia), Wild Lilac (Ceanothus), and Hollyleaf Cherry (Prunus Ilicifolia). In addition to the

B-6A
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above, the landscape screening shall include some native oaks. A minimum of 4 to 8 oaks shall be included in the landscaping plan to provide a 4:1 replacement ratio mitigation for the 1 or 2 oaks proposed to be removed as a result of the realignmemt of Frontage Road.

f. The landscape screening outside of the individual building envelopes and their related driveways, including perimeter screens and main access road screens, shall be accomplished prior to submittal for recordation of the final tract map in order to allow the maximum time period possible for establishment of such screening. The landscape screening for all driveways, within building envelopes, and along those portions of the main access road that require supplemental grading, shall be accomplished upon completion of grading and/or construction, and prior to issuance of Certificate of Occupancy.

g. Hydromulch all cut and fill slopes immediately upon completion of grading activity for purposes of erosion control.

h. Retaining walls greater than three feet in height and all graded slopes shall be landscaped or screened at the earliest possible time, so that they will not be visible from Highway 101 and San Luis Bay Drive within one year after completion of construction.

i. Structure design shall be restricted to the use of soft textures such as stone, masonry, plaster, tile, and wood, and all structures shall be of muted colors.

j. All structures (i.e. residence, detached garage, sheds, flagpoles, light fixtures, light poles, etc.), and their entire footprint, shall be restricted to within the proposed building envelopes identified on the subject tract map.

23. In order to mitigate the grading, sedimentation and erosion-related impacts of the project, the applicant agrees to the following:

a. The eastern swale crossing by the road near Parcel 12 shall be by bridge as identified in condition #19k above, and shall be designed and installed for the minimum amount of grading and environmental disturbance, while meeting all requirements set forth by the California Department to Fish and Game.

b. Cut and fill slopes shall be feathered and revegetated to minimize erosion and visual impacts.

c. Grading shall be limited to the non-rainy season (April through October).

B-6A
13

d. All graded areas, including cut fill slopes shall be planted with shrubs and hydromulched with a special erosion control mix and binder material immediately following grading operations.

e. All revegetated areas shall be sufficiently irrigated with water to germinate and establish the plantings prior to the first rainy season.

f. Driveway connections to the main access road are fixed at the points shown on the tract map and may not be varied. The portion of the driveway from the fixed point to the building envelope shall be located as shown on the subject tract mpa, or within 10' horizontally of the location shown on the subject tract map, if required by design or engineering circumstances. A minor use permit shall be required if the developer chooses to locate the driveway outside the area described above; the proposed driveway location would be reviewed for visual and grading impacts through the environmental review process for the minor use permit.

g. Individual grading plans shall be required and submitted for review and approval by the county Planning and Building Department, for each lot and corresponding driveway, prior to issuance of grading and building permits. These plans shall include detailed erosion and sedimentation control measures.

h. Jute mesh or other netting shall be used, as necessary, to aid in the reestablishment of vegetation in especially difficult areas.

i. Hydromulch used for revegetation purposes shall be a special erosion control mix with binder material.

j. All trees and shrubs planted for erosion control/landscaping purposes shall be adequately protected from browsing animals.

24. In order to mitigate geological impacts, the applicants agree to the following:

a. Special foundation investigations shall be accomplished for any development near slopes on other drainage located on the northwest portion of the project site.

b. Trench support shall be required in sandy zones.

c. Fill slopes from excavated weathered bedrock shall be constructed only after testing has indicated such slopes will be stable.

d. Structures shall not be placed in erosion-prone areas of old alluvial deposits.

B-6A 14

25. In order to mitigate drainage impacts, the applicants agree to the following:

    a. Drainage plans shall be reviewed and approved by the county Engineering Department prior to submittal for recordation of the subject tract map. Sedimentation and retardation basins determined necessary through county Engineering's review of the subject project, shall be included in the project design.

    b. Interceptor channels shall be constructed, where necessary, at the downhill side of developed lots that cannot drain into the streets to avoid gully erosion problems.

    c. Areas along the east facing slopes of the subject property, adjacent to Frontage Road, that have existing gully erosion problems shall be rehabilitated prior to submittal for recordation of the subject tract map.

26. In order to mitigate air quality impacts, the applicants agree to implement dust control measures, such as wetting down of graded areas, throughout the construction and grading phases.

27. In order to mitigate impacts associated with water supply facilities, the applicants agree to submit to the Office of Environmental Coordinator and Department of Environmental Health, for review and approval, the requirements and design of a water treatment facility, if such a facility is required. The applicants shall further show the site for the required facility on the tract map. The facility shall be sited in the general vicinity of the existing well on proposed Parcel 25, and shall be designed and located so as not be visible and San Luis Bay Drive and Highway 101.

28. In order to mitigate sewage disposal impacts, the applicants agree to utilize individual evapotranspiration systems on each of the proposed parcels.

29. In order to mitigate impacts to school facilities, the applicants agree to pay the required school mitigation fees, at the time of issuance of individual building permits for each of the proposed parcels.

30. If reparian water is used, the applicant shall privde water to the project portion lying in each water shed (San Miguelito and San Luis Creek) from legal source in the respective watershed or shall receive approval from the State Water Resources for Water Appropriation to serve the project from one watershed.

B-6A
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FIRE CONDITIONS

31. All residential structures shall have installed a quick response interior fire sprinkler system, meeting the National Fire Protection Requirements of NFPA 13 "D".

32. A minimum 100-foot clearance of flammable brush or vegetation from around all buildings and structures except identified riparian vegetation.

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IN THE BOARD OF SUPERVISORS

COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

Tues day September 22, 19 92

PRESENT: Supervisors Harry Ovitt, Evelyn Delany, Ruth Brackett, David Blakely, Chairperson Laurence L. Laurent

ABSENT: None

RESOLUTION NO. 92-422

RESOLUTION CONDITIONALLY APPROVING BASSI RANCH PARTNERSHIP'S DEVELOPMENT PLAN APPLICATION D910208D

The following resolution is now offered and read:

WHEREAS, on August 27 and August 31, 1992, the Planning Commission of the County of San Luis Obispo (hereinafter referred to as the "Planning Commission") duly considered and recommended to the Board of Supervisors conditional approval of Bassi Ranch Partnership's Development Plan application D910208D; and

WHEREAS, on September 22, 1992, the Board of Supervisors conducted a public hearing to consider said Development Plan application, the recommendation of the Planning Commission, and all other evidence relating to said Development Plan application.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Supervisors of the County of San Luis Obispo, State of California, as follows:

1. That the recitals set forth hereinabove are true, correct and valid.

2. That the Board of Supervisors makes all of the findings of fact and determinations set forth in Exhibit A attached hereto and incorporated by reference herein as though set forth in full.

3. That the Environmental Impact Report Addendum prepared for this project is hereby approved as complete and adequate and as having been prepared in accordance with the provisions of the California Environmental Quality Act.

4. That the Board of Supervisors has reviewed and considered the information contained in the Environmental Impact Report Addendum together with all comments received during the public review process prior to approving the project.

5. That Development Plan application D910208P of Bassi Ranch Partnership is hereby approved subject to the conditions of approval set forth in Exhibit B attached hereto and incorporated by reference herein as though set forth in full.

CD-34

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Upon motion of Supervisor Delany, seconded by Supervisor Brackett, and on the following roll call vote, to wit:

AYES: Supervisors Delany, Brackett, Ovitt, Blakely, Chairperson Laurent

NOES: None

ABSENT: None

ABSTAINING: None

the foregoing resolution is hereby adopted.

Lawrence L. Laurent
Chairperson of the Board of Supervisors

ATTEST:

Clerk of the Board of Supervisors

[SEAL]

APPROVED AS TO FORM AND LEGAL EFFECT:

JAMES B. LINDHOLM, JR.
County Counsel

By:_____
Deputy County Counsel

Dated:_____

3343L

STATE OF CALIFORNIA)
COUNTY OF SAN LUIS OBISPO) ss

I, FRANCIS M. COONEY County Clerk of the above entitled County, and Ex-Officio Clerk of the Board of Supervisors thereof, do hereby certify the foregoing to be a full, true and correct copy of an order entered in the minutes of said Board of Supervisors, and now remaining of record in my office

Witness, my hand and seal of said Board of Supervisors this 9th day of October, 19 92.

FRANCIS M. COONEY
County Clerk and Ex-Officio Clerk of the
Board of Supervisors
By Vicki M. Shelley
Deputy Clerk

C-2A
11

EXHIBIT A

Findings

A. The proposed project or use is consistent with the San Luis Obispo County General Plan because the project meets the requirements of the San Luis Bay Planning Area.

B. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.

C. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case be detrimental to the health, safety and welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because adequate water, wastewater treatment and fire protection will be available to the project.

D. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the proposed project will construct necessary road improvements, and proposes a density equal to nearby development.

E. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because road construction has been completed by the preceding tract improvements.

F. On the basis of the Addendum to the Environmental Impact Report and all comments received, there is no substantial evidence that the project will have a significant effect on the environment.

G. A 6 acre parcel size for lot 25 is acceptable due to the need to place agricultural support facilities on the lot and because the 60% open space requirement will be met.

H. The Findings presented by the Environmental Coordinator dated September 2, 1992, are incorporated herein as though set forth in full.

G. The size of Lot 25 may be greater than 4 acres because of the need to place agricultural support facilities and other agricultural uses on Lot 25 and because the open space parcel will be no less than 60% of the total site area.

I. The costs to this project of realigning the intersection of Ontario Road at San Luis Bay Drive are excessive when compared to the project's proportionate share of the cumulative traffic impact.

J. The dedication of sufficient property to allow the realignment of the intersection to occur, and the payment of traffic mitigation fees required by the Avila Circulation Study, represent a substantial and equitable financial participation in areawide road improvements on the part of the project applicant and will adequately finance this project's proportionate share of traffic safety improvements in the study area. Therefore, further financial participation in areawide circulation improvements on the part of the project applicant are not required.

K. The benefits of the project outweigh the unavoidable environmental effects; therefore, the unavoidable environmental effects are acceptable.

EXHIBIT B

CONDITIONS OF APPROVAL

Approval

1. This approval authorizes a cluster division with 25 residential lots and a 110.08 acre open space lot. Dwellings are not permitted on the open space parcel.

Access and Improvements

2. Roads to be constructed to the following standards:

   a. Road "A" constructed to an A-1 rural section (18 foot paved width) within a 50 foot wide dedicated right of way.

Deleted by 9.6.94

   ~~Ontario Road constructed to an A-1 (rural) section within a 60 foot dedicated right of way over the new alignment.~~

3. The applicant offer for dedication to the public by certificate on the map or by separate document:

   a. For future road improvements, 25 feet along See Canyon Road to be described as 25 feet from the recorded centerline.

   b. For future road improvements, 60 feet along Ontario Road to be described as realignment of frontage Road, the location to be approved by the County Engineer.

   c. For road widening purposes variable feet along San Luis Bay Drive, to be described as 40 feet from the recorded centerline.

4. If, prior to issuance of the first construction permit for a single family residence, the Avila Circulation Study is revised to include the realignment of Ontario Road in the study-area fee structure, the applicant shall pay its pro-rata share of the improvement cost for the realignment project."

5. a. A private easement be reserved on the map for access to lots 1 and 9.

   b. The applicant shall provide a loop road (Road "B" to be constructed to an A-7c (gravel) section as shown in Attachment 8 in revised Findings for EIR Addendum) connecting San Luis Bay Drive and Road "A" at a point between Lots 13 and 15.

Plans

6. Improvement plans be prepared in accordance with San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the County Engineer for approval. Plans to include:

   a. Street plan and profile
   b. Drainage ditches, culverts, and other structures
   c. Water Plan
   d. Sewer Plan

C-2A 13

e. Grading and erosion control plan for subdivision improvements
f. Public utility location

7. The applicant shall enter into a agreement with the County for inspection of said improvements.

8. The engineer, upon completion of the improvements, must certify to the County Engineer that the improvements are made in accordance with Subdivision Review Board requirements and the approved plans.

Covenants, Conditions and Restrictions

9. The developer shall submit proposed covenants, conditions and restrictions for the subdivision to the County Department of Planning Building for review and approval. The developer at a minimum shall provide the following provisions in the CC&Rs:

a. Landscape Maintenance.

b. Notice that only EPA approved wood burning appliances shall be allowed for all future residential uses.

c. Notice that only ultra low flow appliances (1.6 gallon toilets and 2.0 gallon shower and faucets) shall be allowed.

d. Architectural Review

e. Show the limits of inundation on See Canyon Creek from a 100 year storm on an additional information sheet and note this as a building restriction.

f. Notice of the permitting requirements of Condition 13 below.

g. Private road maintenance.

h. Regular solid waste (garbage) pickup by a County approved operator and recycler.

10. The developer shall form a property owner's association (homeowners association) for the area within the subdivision, so as to administer the CC&R's as noted above, and it shall conform to the requirements of the State Department of Real Estate.

11. The developer shall create an Architectural Review Committee as set forth in the CC&R's to perform the functions specified therein.

12. In order to mitigate impacts to agricultural operations (grazing) located immediately north of the project site, the applicant agrees to develop CC&R's for the subject tract which includes a disclosure to prospective buyers of all the parcels created by this subdivision of: 1) the consequences of existing and potential intensive agricultural operations on adjacent parcels including, but not limited to, dust, livestock, noise, odors, and agricultural chemicals, 2) the County's Right to Farm Ordinance in effect at any time and said deed(s) are

C-2A 14 A 5

Office of Environmental Coordinator, conduct a supplemental field survey that includes additional surface and subsurface testing of the areas that might be disturbed as a result of the proposed development, including construction-related activities. Upon completion of the supplemental archeological work, the archaeologist shall submit directly to the Office of Environmental Coordinator, a report with his/her findings, and any mitigation measures he/she determines are necessary to mitigate potential impacts to archeological resources. The archaeologist shall also submit a copy of the report to the applicants. The archeological work shall be completed, and the said report submitted, prior to submittal for recordation of the subject tract map. No grading/ construction activity shall take place until the archeological work is completed and the said report has been submitted. If mitigation measures are determined necessary to protect the site from direct or secondary impacts at the conclusion of the supplemental field work and as identified in the said report, the applicants agree to comply with all such measures recommended by the archaeologist.

b. That no construction equipment, construction activities, or earth excavation activity shall occur within 50 feet of the rock outcropping on Parcel 4; this area shall be flagged in the field prior to construction/grading activity, and shall also be identified on all construction related maps as an environmentally sensitive area which, in no event, is to be entered or disturbed.

c. To have a professional, qualified archaeologist, approved by the Office of Environmental Coordinator, conduct small scale testing along the project limits closest to site SLO-981. Upon completion of the supplemental archeological work, the archaeologist shall submit directly to the Office of Environmental Coordinator, a report with his/her findings, and any mitigation measures he/she determines are necessary to mitigate potential impacts to archeological resources. The archaeologist shall also submit a copy of the report to the applicants. The archeological work shall be completed, and the said report submitted, prior to approval by the County Engineering Department of the improvement plans for the Frontage Road realignment and prior to any grading activity associated with the realignment of Frontage Road. If mitigation measures are determined necessary to protect the site from direct or secondary impacts at the conclusion of the supplemental field work and as identified in the said report, the applicants agree to comply with all such measures recommended by the archaeologist. The applicants understand that such measures could include, but are not limited to, further archeological sampling and archeological monitoring during construction grading.

19. In order to mitigate impacts to biological resources, the applicant agrees to the following measures:

a. No oak trees shall be removed from the subject property, other than two oaks near the southeastern corner of the subject propeity for purposes of realigning Frontage Road.

C-2A
16

b. Each oak removed shall be replaced in kind on a 4:1 basis and kept in a viable condition in an ongoing basis. The replacement trees shall be included, and shown, on the conceptual landscaping plan submitted for the project, and shall be a mixture of one and five-gallon trees.

c. All construction/grading activities, including cuts and fills, shall be kept outside of the driplines of trees.

d. Submit a drainage plan for the tract to the county Engineering Department for review and approval, prior to submittal for recordation of the tract map. The plan shall include measures to collect all sediments on-site and prior to reaching creeks and drainages anywhere on the property.

e. Avoid sedimentation of creek beds on and off-site during construction activity.

f. Remove no riparian vegetation on the property. A map delineating location of riperian vegetation shall be submitted to the Environmental Coordinator's Office prior to recordation of the final map.

g. Provide a minimum 50 foot buffer distance between proposed development and creeks/drainageways/oak woodlands. Such distance shall be measured from the furthest extent of the vegetation line or the drainage/creek bank, in cases where vegetation does not exist.

h. Limit grazing activities on Parcel 25 to those areas containing grasslands.

i. Upon completion of grading/construction activity, disturbed areas shall be immediately revegetated with native plant materials of high value for wildlife protection, food supply and erosion control. Revegetated areas shall be irrigated with sufficient water so as to germinate and establish the plantings prior to the first rainy season.

j. No structures, including decks, shall be cantilevered over drainage swales adjacent to Parcels 2, 3, 6, 7, 11, 12, 21 and 24.

k. The road crossing on the western drainage swale shall occur at its northermost end, and a bridge with a minimum 20 foot span, rather than a culvert, shall be utilized. The bridge and its abutments shall be designed to: 1) facilitate wildlife travel along this corridor, 2) prevent road washout, and 3) prevent downstream siltation due to this crossing, and due to construction of this crossing.

l. The drainage channel parallel to the PG&E power lines on the northeastern portion of the subject property shall remain undisturbed.

C-2A
17

m. Fencing of parcels, if any, shall not be permitted across vegetated swales in order to protect wildlife corridors.

n. Vegetation within drainage swales shall not be removed, and shall be maintained in its natural state.

20. In order to mitigate potential impacts to rare/threatened/endangered plant species, the applicant agrees to:

a. Have a qualified professional botanist, approved by the Office of Environmental Coordinator, resurvey the areas where the endangered plans Sanicula Maritima where found to occur and determine the extent of the area needing special protection. The botanist shall submit a report directly to the Office of Environmental Coordinator showing the area requiring special protection, and identifying and recommending mitigation measures necessary to protect the plant population from secondary impacts, if any, that may be associated with the proposed development. A copy of the report shall also be submitted to the applicants. The applicants agree to implement all mitigation measures recommended by the botanist in the said report. The botanical work shall be accomplished, and the said report shall be submitted, prior to submittal for recordation of the subject tract map. All mitigation measures required shall be accomplished by the applicant, prior to submittal for recordation of the subject tract map.

21. The applicant shall pay to the County a fee of two thousand two hundred ninety-seven dollars ($2,297.00) per residential unit plus an inflation adjustment based upon the Engineering News Record (ENR) index rate per year, to be paid for each residential unit at the date of final inspection or the date the certificate of occupancy is issued, whichever occurs first. The fees collected are to be used for any or all of the road or other improvements that are listed in the Avila Circulation Study that was approved by the Board of Supervisors on November 14, 1989.

22. In order to mitigate the visual impacts of the project, the applicant agrees to:

a. Limit heights of structures to 18 feet above existing grade at the centroid point on building envelopes 16, 17, 18, 19, 20, 22, and 23. The centroid point of each of the revised building envelopes has been approximated from topographical maps and is listed on Attachment #5 and below. For building envelopes 11, 12, 13, 14, 15, 16, 17, 18, 19 22, and 23, the vertical elevations of the centroid points have been surveyed in since the exact vertical elevation of the centroid point of each of these building envelopes was critical in the visual analysis. The elevations all these building envelopes are as follows:

Lot 1	206′	Lot 13	295.16′**
Lot 2	220′	Lot 14	337.36′**
Lot 3	210′	Lot 15	390.96′**
Lot 4	254′*	Lot 16	313.16′**

C-2A
18

Lot 5	232'*	Lot 17	240.14'**
Lot 6	204'	Lot 18	280.39'**
Lot 7	212'	Lot 19	238.02'**
Lot 8	222'*	Lot 20	240'
Lot 9	224'*	Lot 21	184'
Lot 10	272'*	Lot 22	184.9'**
Lot 11	276.18'**	Lot 23	149.5'**
Lot 12	337.25'**	Lot 24	136'

* Centroid point located as if building envelope were a complete 150' diameter circle.

** Surveyed vertical elevation of centroid point of building envelope.

b. Limit heights of structures to 17 feet above existing grade at the centroid point on building envelopes 12, 14, and 15.

c. In no event shall any structure be allowed to silhouette a ridgeline as viewed from Highway 101 and San Luis Bay Drive.

d. Landscaping shall be provided within proposed building envelopes, prior to issuance of a Certificate of Occupancy, to partially screen structures from San Luis Bay Drive and Highway 101.

e. Prior to submittal for recordation of the subject tract map, the applicant shall submit a conceptual landscape plan, prepared by a licensed landscape architect, for review and approval by the county Planning and Building Department and the Environmental Coordinator's Office. The plan shall include, at a minimum, the following items:

(1) Landscape screening immediately adjacent to the building envelope on Parcels 1, 2, 12, 14, 15, 16, 17, 18, 19, 20, 22, 23, and 24, as shown on Attachment #6 (Exhibit B), to partially screen structures and cut or fill slopes from Highway 101 and San Luis Bay Drive.

(2) Landscape screening along each of the proposed driveway locations and along five areas of the proposed access roadS to conceal cut and fill slopes on the downside of each driveway and roadway. (See Attachment #8 for portions of access road requiring screening.)

(3) Landscape screening along the following two sections of San Luis Bay Drive, to partially screen the project from this roadway:

(a) That portion of San Luis Bay Drive beginning at the Highway 101/San Luis Bay Drive interchange, westward to the quarry (see Attachment #8);

(b) That portion of San Luis Bay Drive beginning at the western extent of the drainage which runs north/south on

C-2P
19

the western portion of the parcel, eastward to the eastern extent of the subject drainage near the quarry (see Attachment #8).

(4) The landscape screening shall be composed of large, dense, evergreen mounding shrubs/trees, growing to heights of 15' to 30', and exhibiting vigorous growth when appropriately irrigated. The vegetation shall have good tolerance for coast and inland conditions. Suggested plant materials for the landscape screen include, but are not limited to: Toyon (Heteromeles Arbuitfolia), Wild Lilac (Ceanothus), and Hollyleaf Cherry (Prunus Ilicifolia). In addition to the above, the landscape screening shall include some native oaks. A minimum of 4 to 8 oaks shall be included in the landscaping plan to provide a 4:1 replacement ratio mitigation for the 1 or 2 oaks proposed to be removed as a result of the realignmemt of Frontage Road.

f. The landscape screening outside of the individual building envelopes and their related driveways, including perimeter screens and main access road screens, shall be accomplished prior to submittal for recordation of the final tract map in order to allow the maximum time period possible for establishment of such screening. The landscape screening for all driveways, within building envelopes, and along those portions of the main access road that require supplemental grading, shall be accomplished upon completion of grading and/or construction, and prior to issuance of Certificate of Occupancy.

g. Hydromulch all cut and fill slopes immediately upon completion of grading activity for purposes of erosion control.

h. Retaining walls greater than three feet in height and all graded slopes shall be landscaped or screened at the earliest possible time, so that they will not be visible from Highway 101 and San Luis Bay Drive within one year after completion of construction.

i. Structure design shall be restricted to the use of soft textures such as stone, masonry, plaster, tile, and wood, and all structures shall be of muted colors.

j. All structures (i.e. residence, detached garage, sheds, flagpoles, light fixtures, light poles, etc.), and their entire footprint, shall be restricted to within the proposed building envelopes identified on the subject tract map.

23. In order to mitigate the grading, sedimentation and erosion-related impacts of the project, the applicant agrees to the following:

a. The swale crossing by the road near Parcel 12 shall be by bridge as identified in condition #19k above, and shall be designed and installed for the minimum amount of grading and environmental disturbance, while meeting all requirements set forth by the California Department to Fish and Game.

b. Cut and fill slopes shall be feathered and revegetated to minimize erosion and visual impacts.

c. Grading shall be limited to the non-rainy season (April through October).

d. All graded areas, including cut fill slopes shall be planted with shrubs and hydromulched with a special erosion control mix and binder material immediately following grading operations.

e. All revegetated areas shall be sufficiently irrigated with water to germinate and establish the plantings prior to the first rainy season.

f. Driveway connections to the main access road are fixed at the points shown on the tract map and may not be varied. The portion of the driveway from the fixed point to the building envelope shall be located as shown on the subject tract map, or within 10' horizontally of the location shown on the subject tract map, if required by design or engineering circumstances. A minor use permit shall be required if the developer chooses to locate the driveway outside the area described above; the proposed driveway location would be reviewed for visual and grading impacts through the environmental review process for the minor use permit.

g. Individual grading plans shall be required and submitted for review and approval by the county Planning and Building Department, for each lot and corresponding driveway, prior to issuance of grading and building permits. These plans shall include detailed erosion and sedimentation control measures.

h. Jute mesh or other netting shall be used, as necessary, to aid in the reestablishment of vegetation in especially difficult areas.

i. Hydromulch used for revegetation purposes shall be a special erosion control mix with binder material.

j. All trees and shrubs planted for erosion control/landscaping purposes shall be adequately protected from browsing animals.

k. Lightoleers to be installed to prevent visual glare from Highway 101 and San Luis Bay Drive Corridors.

24. In order to mitigate geological impacts, the applicants agree to the following:

a. Special foundation investigations shall be accomplished for any development near slopes on other drainage located on the northwest portion of the project site.

b. Trench support shall be required in sandy zones.

c. Fill slopes from excavated weathered bedrock shall be constructed only after testing has indicated such slopes will be stable.

C-2A-21

d. Structures shall not be placed in erosion-prone areas of old alluvial deposits.

25. In order to mitigate drainage impacts, the applicants agree to the following:

a. Drainage plans shall be reviewed and approved by the county Engineering Department prior to submittal for recordation of the subject tract map. Sedimentation and retardation basins determined necessary through county Engineering's review of the subject project, shall be included in the project design.

b. Interceptor channels shall be constructed, where necessary, at the downhill side of developed lots that cannot drain into the streets to avoid gully erosion problems.

c. Areas along the east facing slopes of the subject property, adjacent to Frontage Road, that have existing gully erosion problems shall be rehabilitated prior to submittal for recordation of the subject tract map.

26. In order to mitigate air quality impacts, the applicants agree to implement dust control measures, such as wetting down of graded areas, throughout the construction and grading phases.

27. In order to mitigate impacts associated with water supply facilities, the applicants agree to submit to the Office of Environmental Coordinator and Department of Environmental Health, for review and approval, the requirements and design of a water treatment facility, if such a facility is required. The applicants shall further show the site for the required facility on the tract map. The facility shall be sited in the general vicinity of the existing well on proposed Parcel 25, and shall be designed and located so as not be visible and San Luis Bay Drive and Highway 101.

28. In order to mitigate sewage disposal impacts, the applicants agree to utilize individual evapotranspiration systems on each of the proposed parcels.

29. In order to mitigate impacts to school facilities, the applicants agree to pay the required school mitigation fees, at the time of issuance of individual building permits for each of the proposed parcels.

30. If riparian water is used, the applicant shall provide water to the project portion lying in each watershed (See Canyon and San Luis Creek) from legal sources in the respective watershed or shall receive approval from the Department of Water Resources for Water Appropriation to serve the project from one watershed.

FIRE CONDITIONS

31. All residential structures shall have installed a quick response interior fire sprinkler system, meeting the National Fire Protection Requirements of NFPA 13 "D".

C-2A
22

32. A minimum 100-foot clearance of flammable brush or vegetation from around all buildings and structures except identified riparian vegetation.

33. Parcels 25 and 26 shall remain under the same ownership as long as the cluster subdivision exists.

34. An open space easement shall be recorded for the open space parcel, or is to be held in single ownership or in common. Open Space Parcel is to be maintained in perpetuity.

C-2R
23

11-2-93

13

MAP IT

OWNER'S STATEMENT

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE OWNERS OF, AND ALL THE RECORDHOLDERS 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 HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE ALL STREETS SHOWN ON THIS MAP.
WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE EASEMENTS FOR CONSTRUCTION AND MAINTAINANCE OF EMBANKMENT AND EXCAVATION SLOPES UPON ALL THOSE CERTAIN LOT AREAS WHERE SAID SLOPES EXTEND BEYOND THE LIMITS OF BASSI DRIVE AND ONTARIO ROAD.
WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE AND THE 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 EASEMENT" AND "P.U.E.".
WE ALSO RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS CERTAIN PRIVATE IRRIGATION, WATERLINE, WATER TANK AND COMMON DRIVE EASEMENTS FOR THE USE AND BENEFIT OF THE PRESENT AND FUTURE OWNERS OF THE LOTS AFFECTED BY SUCH EASEMENTS AS DELINEATED ON SAID MAP, TOGETHER WITH THE RIGHT TO CONSTRUCT AND MAINTAIN EMBANKMENT AND EXCAVATION SLOPES UPON ALL THOSE CERTAIN LOT AREAS WHERE SAID SLOPES EXTEND BEYOND THE LIMITS OF THE EASEMENTS WHERE REQUIRED FOR CONSTRUCTION AND MAINTENANCE OF ROADBEDS, WATERLINES AND WATER TANKS WITHIN SAID EASEMENTS.

THE BASSI RANCH, A *CALIFORNIA GENERAL PARTNERSHIP*

John E. King
JOHN E. KING

J. EDMUND SMITH

Cliff Branch
CLIFF BRANCH

Christopher A. Helenius
CHRISTOPHER A. HELENIUS

NOTARIAL

STATE OF CALIFORNIA } SS
COUNTY OF SAN LUIS OBISPO }

ON ~~_____~~, 19~~__~~, BEFORE ME, ~~_____~~,
A NOTARY PUBLIC FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED

~~_____~~

~~_____~~, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/~~ARE~~ SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/~~SHE/THEY~~ EXECUTED THE SAME IN HIS/~~HER/THEIR~~ AUTHORIZED CAPACITY(IES),AND THAT BY HIS/~~HER/THEIR~~ SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

~~_____~~
NAME

~~_____~~
NAME ~~PRINTED~~

COUNTY OF ~~_____~~

COMMISSION EXPIRES ~~_____~~

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436, (SUBSECTION a-3-A) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED, AS THEIR INTEREST CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

PACIFIC GAS AND ELECTRIC HOLDER OF AN EASEMENT PER 1673 OR 63

STATE OF CALIFORNIA PER 464 OR 354 AND 1269 OR 76

COUNTY OF SAN LUIS OBISPO PER 1411 OR 195

THE FILING OF THIS MAP CONSTITUTES ABANDONMENT OF ALL STREETS AND EASEMENTS NOT SHOWN PER SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT, INCLUDING A PORTION OF P.G.& E. EASEMENT PER 1673 OR 63.

NOTARIAL

STATE OF CALIFORNIA } SS
COUNTY OF SAN LUIS OBISPO }

ON NOV 3, 1993 BEFORE ME, LES R. MARRONE,
A NOTARY PUBLIC FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED
CLIFF BRANCH

~~_____~~, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/~~ARE~~ SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/~~SHE/THEY~~ EXECUTED THE SAME IN HIS/~~HER/THEIR~~ AUTHORIZED CAPACITY(IES),AND THAT BY HIS/~~HER/THEIR~~ SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

LES R. MARRONE
NAME

~~_____~~
NAME ~~PRINTED~~

COUNTY OF SAN LUIS OBISPO, CA

COMMISSION EXPIRES 10/17/97 Com. # 1017628

NOTARIAL

STATE OF CALIFORNIA } SS
COUNTY OF SAN LUIS OBISPO }

ON NOV 3, 1993 BEFORE ME, LES R. MARRONE,
A NOTARY PUBLIC FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED
J. EDMUND SMITH AND CHRISTOPHER A. HELENIUS

~~_____~~, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) ~~IS~~/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT ~~HE/SHE~~/THEY EXECUTED THE SAME IN ~~HIS/HER~~/THEIR AUTHORIZED CAPACITY(IES),AND THAT BY ~~HIS/HER~~/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

~~_____~~
NAME

LES R. MARRONE
NAME PRINTED

COUNTY OF SAN LUIS OBISPO, CA

COMMISSION EXPIRES 10/17/97 Com. # 1017628

NOTARIAL

STATE OF CALIFORNIA } SS
COUNTY OF SAN LUIS OBISPO }

ON NOV 3, 1993 BEFORE ME, LES R. MARRONE,
A NOTARY PUBLIC FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED
John E. King

~~_____~~, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/~~ARE~~ SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/~~SHE/THEY~~, EXECUTED THE SAME IN HIS/~~HER/THEIR~~ AUTHORIZED CAPACITY(IES),AND THAT BY HIS/~~HER/THEIR~~ SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

~~_____~~
NAME

LES R. MARRONE
NAME PRINTED

COUNTY OF SAN LUIS OBISPO, CA

COMMISSION EXPIRES 10/17/97 Com. # 1017628

BENEFICIARY'S STATEMENT

FIRST BANK OF SAN LUIS OBISPO AS BENEFICIARY UNDER A DEED OF TRUST RECORDED MAY 25, 1993 AS INSTRUMENT NO. 1993-021177 IN BOOK ~~____~~, PAGE ~~____~~ OF OFFICIAL RECORDS.
COUNTY OF SLO. CA. 4043, 494

~~_____~~ V.P.

~~_____~~ ASST. V.P.

NOTARIAL

STATE OF CALIFORNIA } SS
COUNTY OF SAN LUIS OBISPO }

ON NOV 3, 1993 BEFORE ME, LES R. MARRONE,
A NOTARY PUBLIC FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED
REESE DAVIES AND TOM SHERMAN

~~_____~~, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) ~~IS~~/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT ~~HE/SHE~~/THEY EXECUTED THE SAME IN ~~HIS/HER~~/THEIR AUTHORIZED CAPACITY(IES),AND THAT BY ~~HIS/HER~~/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

~~_____~~
NAME

LES R. MARRONE
NAME PRINTED

COUNTY OF SAN LUIS OBISPO, CA

COMMISSION EXPIRES 10/17/97 Com. # 1017628

RECORDER'S STATEMENT

FILED THIS 29th DAY OF November, 1993, AT 8:00 AM., IN BOOK 17 OF MAPS
AT PAGE 13, AT THE REQUEST OF KEITH CROWE
DOC. NO. 74171 FEE $ 20.00

Francis M. Cooney
COUNTY RECORDER

BY Sandra L. Currens
DEPUTY

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE ANNEXED MAP, THAT THE SUBDIVISION SHOWN THEREON 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.

DATED: 11/16/93

Deputy County Surveyor RCE 30789 Exp 3/31/96

ENGINEER'S STATEMENT

I, KEITH V. CROWE, HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF 8 SHEETS IS A TRUE AND COMPLETE REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECTION IN NOVEMBER, 1991, AND THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR OF THE APPROVAL OF THIS MAP, AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: NOV. 10, 1993

Keith V. Crowe
KEITH V. CROWE, RCE 31581
EXPIRES 12/96

REGISTERED PROFESSIONAL ENGINEER
KEITH V. CROWE
LIC. NO. 31581
Exp. 12/96
CIVIL
STATE OF CALIFORNIA

BOARD OF SUPERVISORS CERTIFICATE

I DO HEREBY CERTIFY THAT THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, DID, ON 11-23, 1993 APPROVE THIS MAP OF TRACT 1612 IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND REJECTED WITHOUT PREJUDICE THE OFFERS OF DEDICATION SHOWN HEREON FOR ALL STREETS AND P.U.E.'S.

DATED: November 24, 1993

CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF SAN LUIS OBISPO
STATE OF CALIFORNIA

TRACT NO. 1612

A PORTION OF LOT 39 OF THE SUBDIVISION OF THE RANCHO SAN MIGUELITO, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP FILED MAY 5, 1882, IN BOOK A, PAGE 38 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED AT THE REQUEST OF THE BASSI RANCH PARTNERSHIP

PREPARED BY:

ENGINEERING DEVELOPMENT ASSOCIATES

1320 NIPOMO STREET, SAN LUIS OBISPO, CALIFORNIA 93401
(805) 549-8658

MARCH, 1992 JN201137JM SHEET 1 OF 8 SHEETS

11-9-93

F.A.T.Co SLO-880733-KI
A.P.#76-230-35
filename:201137.DWG

MAP 17

SHEET NO. 6

SHEET NO. 5

SHEET NO. 7

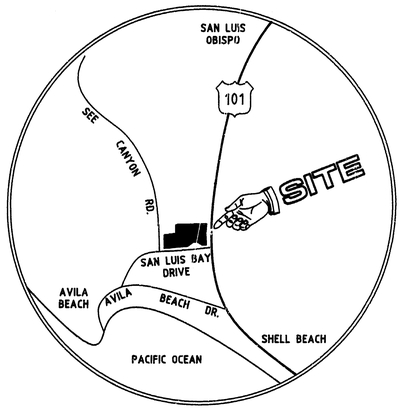
SHEET NO. 8

SHEET NO. 4

SEE CANYON ROAD

SAN LUIS BAY DRIVE

ONTARIO ROAD



VICINITY MAP

NOT TO SCALE

GRAPHIC SCALE

300 0 300 600

(IN FEET)

1 INCH = 300 FT.

SHEET INDEX

SEE SHEETS 3 & 4 FOR TRACT BOUNDARY

TRACT NO. 1612

A PORTION OF LOT 39 OF THE SUBDIVISION OF THE RANCHO SAN MIGUELITO, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP FILED MAY 5, 1882, IN BOOK A, PAGE 38 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED AT THE REQUEST OF BASSI RANCH PRTNRSHP.

PREPARED BY:

ENGINEERING DEVELOPMENT ASSOCIATES

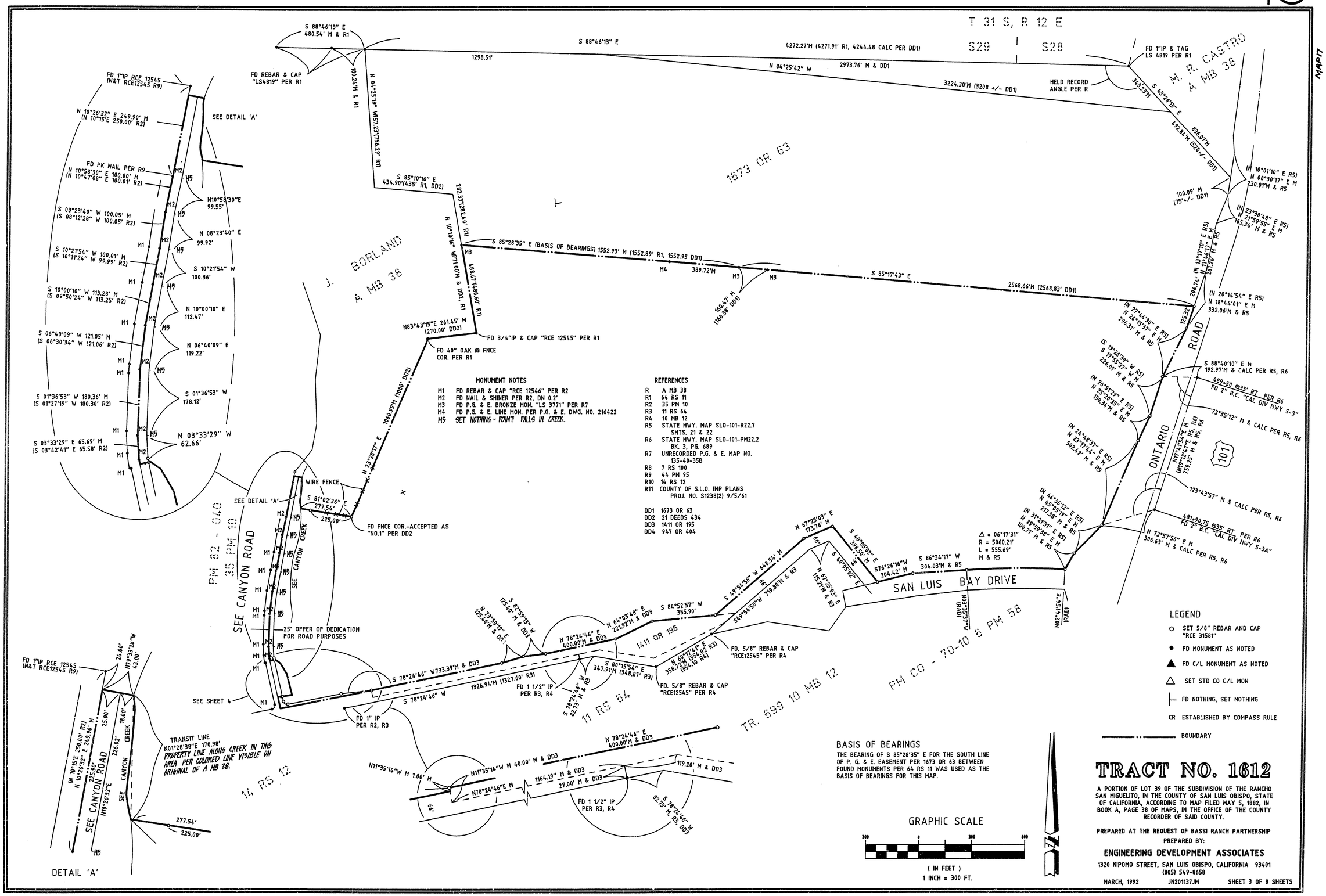
1320 NIPOMO STREET, SAN LUIS OBISPO, CALIFORNIA 93401

(805) 549-8658

MARCH, 1992 JN201137JM SHEET 2 OF 8 SHEETS

F.A.T.Co SLO-880733-KI
A.P.#76-230-35
filename:201137B.DWG

13



MONUMENT NOTES

M1 FD REBAR & CAP "RCE 12546" PER R2
M2 FD NAIL & SHINER PER R2, DN 0.2'
M3 FD P.G. & E. BRONZE MON. "LS 3771" PER R7
M4 FD P.G. & E. LINE MON. PER P.G. & E. DWG. NO. 216422
M5 SET NOTHING - POINT FALLS IN CREEK.

REFERENCES

R A MB 38
R1 64 RS 11
R2 35 PM 10
R3 11 RS 64
R4 10 MB 12
R5 STATE HWY. MAP SLO-101-R22.7 SHTS. 21 & 22
R6 STATE HWY. MAP SLO-101-PM22.2 BK. 3, PG. 689
R7 UNRECORDED P.G. & E. MAP NO. 135-40-35B
R8 7 RS 100
R9 44 PM 95
R10 14 RS 12
R11 COUNTY OF S.L.O. IMP PLANS PROJ. NO. S1238(2) 9/5/61

DD1 1673 OR 63
DD2 21 DEEDS 434
DD3 1411 OR 195
DD4 947 OR 404

TRACT NO. 1612

A PORTION OF LOT 39 OF THE SUBDIVISION OF THE RANCHO SAN MIGUELITO, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP FILED MAY 5, 1882, IN BOOK A, PAGE 38 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED AT THE REQUEST OF BASSI RANCH PARTNERSHIP

PREPARED BY:

ENGINEERING DEVELOPMENT ASSOCIATES

1320 NIPOMO STREET, SAN LUIS OBISPO, CALIFORNIA 93401
(805) 549-8658

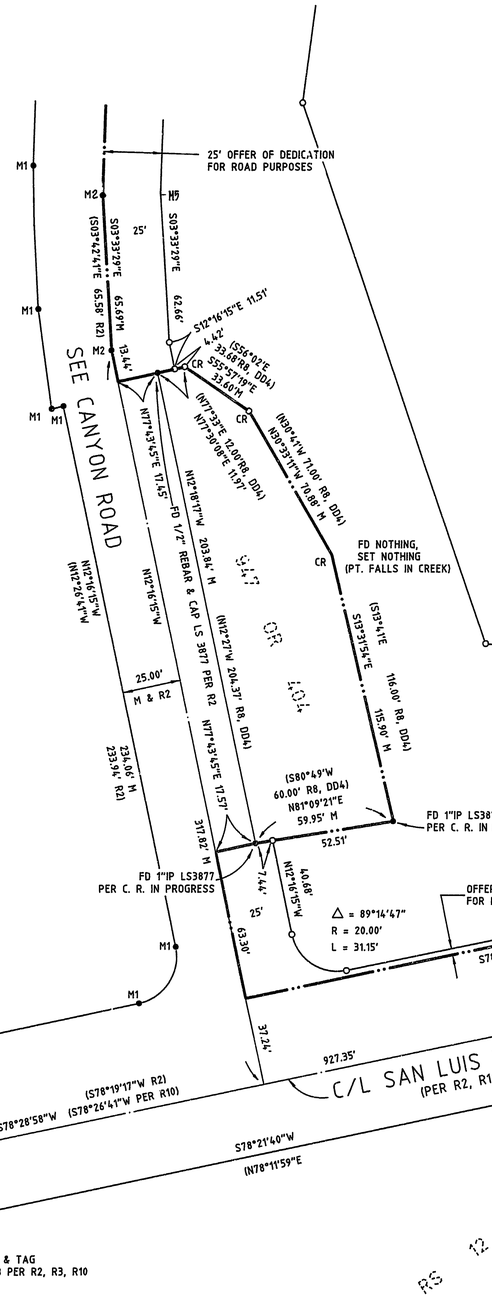
MARCH, 1992 JN201137JM SHEET 3 OF 8 SHEETS

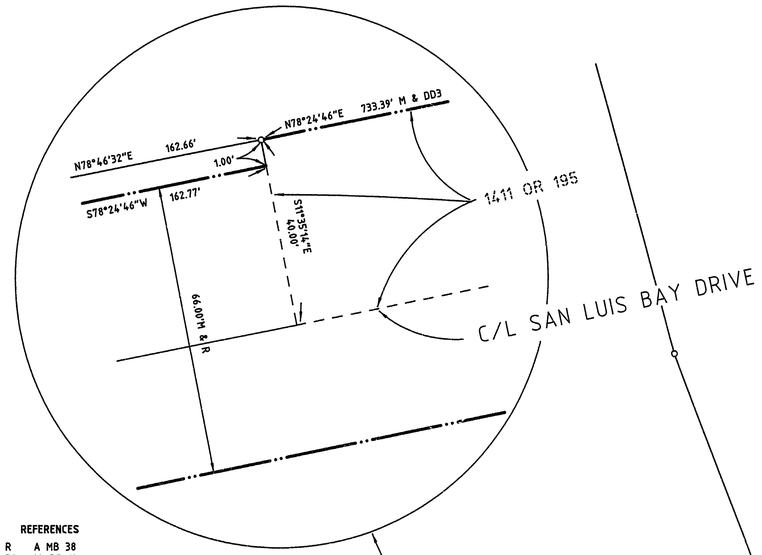
F.A.T.C.O. SLO-880733-KI
A.P.#76-230-35
FILENAME:201137A.DWG

13

MAP 17

35 PM 10





MONUMENT NOTES

M1 FD REBAR & CAP "RCE 12546" PER R2
M2 FD NAIL & SHINER PER R2, DN 0.2'
M3 FD P.G. & E. BRONZE MON. "LS 3771" PER R7
M4 FD P.G. & E. LINE MON. PER P.G. & E. DWG. NO. 216422
M5 SET NOTHING - POINT FALLS IN CREEK
CR ESTABLISHED BY COMPASS RULE

REFERENCES

R A MB 38
R1 64 RS 11
R2 35 PM 10
R3 11 RS 64
R4 10 MB 12
R5 STATE HWY. MAP SLO-101-R22.7 SHTS. 21 & 22
R6 STATE HWY. MAP SLO-101-PM22.2 BK. 3, PG. 689
R7 UNRECORDED P.G. & E. MAP NO. 135-40-35B
R8 7 RS 100
R9 44 PM 95
R10 14 RS 12
R11 COUNTY OF S.L.O. IMP PLANS PROJ. NO. S1238(2) 9/5/61

DD1 1673 OR 63
DD2 21 DEEDS 434
DD3 1411 OR 195
DD4 947 OR 404

GRAPHIC SCALE

(IN FEET)
1 INCH = 40 FT.

LEGEND

- SET 5/8" REBAR AND CAP "RCE 31581"
- FD MONUMENT AS NOTED
- FD C/L MONUMENT AS NOTED
- SET STD CO C/L MON
- FD NOTHING, SET NOTHING
- CR ESTABLISHED BY COMPASS RULE
- TRACT BOUNDARY

TRACT NO. 1612

A PORTION OF LOT 39 OF THE SUBDIVISION OF THE RANCHO SAN MIGUELITO, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP FILED MAY 5, 1882, IN BOOK A, PAGE 38 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED AT THE REQUEST OF BASSI RANCH PARTNERSHIP

PREPARED BY:

ENGINEERING DEVELOPMENT ASSOCIATES

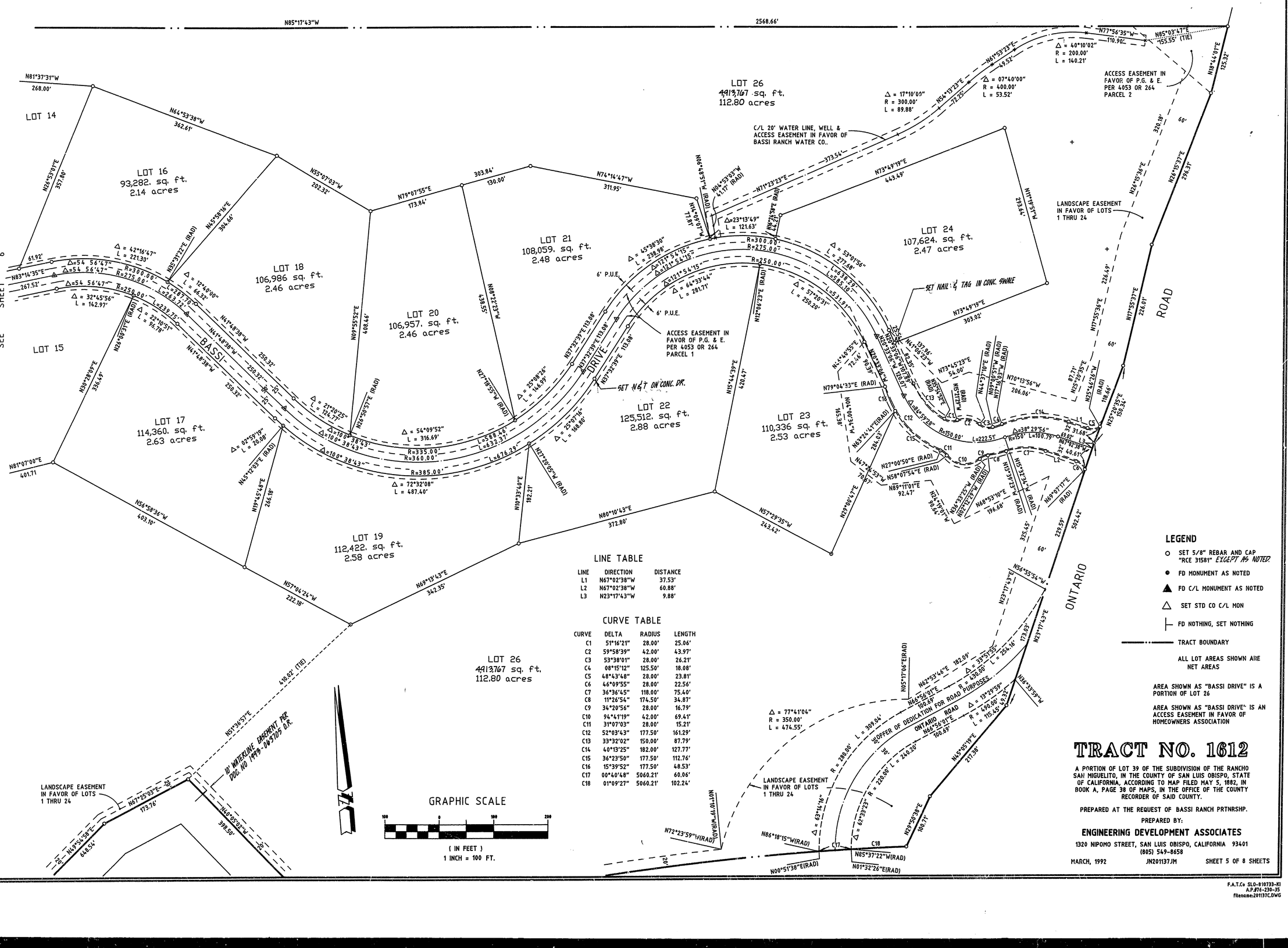
1320 NIPOMO STREET, SAN LUIS OBISPO, CALIFORNIA 93401
(805) 549-8658

MARCH, 1992 JN201137JM SHEET 4 OF 8 SHEETS

F.A.T.C.O. SLO-880733-KI
A.P.#76-230-35
FILENAME:201137F.DWG

13

MAP 17



TRACT NO. 1612

A PORTION OF LOT 39 OF THE SUBDIVISION OF THE RANCHO SAN MIGUELITO, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP FILED MAY 5, 1882, IN BOOK A, PAGE 38 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED AT THE REQUEST OF BASSI RANCH PRTNRSHP.

PREPARED BY:

ENGINEERING DEVELOPMENT ASSOCIATES
1320 NIPOMO STREET, SAN LUIS OBISPO, CALIFORNIA 93401
(805) 549-8658

MARCH, 1992 JN201137JM SHEET 5 OF 8 SHEETS

F.A.T.Co SLO-810733-KI
A.P.#76-230-35
filename:201137C.DWG

13

MAP 17

SEE SHEET 5

LOT 18

LOT 19

LOT 16
93,282. sq. ft.
2.14 acres

LOT 17
114,360. sq. ft.
2.63 acres

LOT 14
101,449. sq. ft.
2.33 acres

LOT 15
121,131. sq. ft.
2.78 acres

LOT 26
4,913,767 sq. ft.
112.80 acres

LOT 12
88,565. sq. ft.
2.03 acres

LOT 13
105,605. sq. ft.
2.42 acres

LOT 26
4,913,767 sq. ft.
112.80 acres

LOT 11
109,671. sq. ft.
2.52 acres

LOT 26
4,913,767 sq. ft.
112.80 acres

LOT 7

LOT 10

BASSI DRIVE

SAN LUIS BAY DRIVE

ACCESS EASEMENT IN FAVOR OF P.G. & E. PER 4053 OR 264 PARCEL 1

ACCESS EASEMENT IN FAVOR OF P.G. & E. PER 4053 OR 264 PARCEL 1

25' WATERLINE & ACCESS EASEMENT IN FAVOR OF BASSI RANCH WATER CO.

EASEMENT IN FAVOR OF BASSI RANCH WATER CO.

WATERLINE AND WATER TANK EASEMENT IN FAVOR OF BASSI RANCH WATER CO.

25' COMMON DRIVE, WATERLINE & ACCESS EASEMENT

6' P.U.E.

6' P.U.E.

OFFER OF DEDICATION FOR ROAD PURPOSES

LANDSCAPE EASEMENT IN FAVOR OF HOMEOWNERS ASSOCIATION

20' LANDSCAPE EASEMENT IN FAVOR OF HOMEOWNERS ASSOCIATION

10' WATERLINE EASEMENT PER DOC. NO 1993-063705 O.R.

40' EMERGENCY VEHICLE ACCESS EASEMENT & P.U.E.

40' EMERGENCY VEHICLE ACCESS EASEMENT & P.U.E.

WELL EASEMENT PER DOC.NO. 1993-063705 OR

LANDSCAPE EASEMENT IN FAVOR OF HOMEOWNERS ASSOCIATION

SET L&T "RCE31581" IN CONC

SET L&T ON CONC. DR.

SET N&T ON CONC. DR.

SET TAG ON ROCK w/PK.

GRAPHIC SCALE

100 0 100 200

(IN FEET)
1 INCH = 100 FT.

CURVE	DELTA	RADIUS	LENGTH
C1	33°29'36"	162.42'	94.95'
C2	44°49'44"	60.00'	46.94'

LINE	BEARING	DIST
L1	N15°56'23"E	63.12'

LEGEND

- SET 5/8" REBAR AND CAP "RCE 31581" EXCEPT AS NOTED
- FD MONUMENT AS NOTED
- FD C/L MONUMENT AS NOTED
- SET STD CO C/L MON
- FD NOTHING, SET NOTHING
- TRACT BOUNDARY

ALL LOT AREAS SHOWN ARE NET AREAS

AREA SHOWN AS "BASSI DRIVE" IS A PORTION OF LOT 26

AREA SHOWN AS "BASSI DRIVE" IS A ACCESS EASEMENT IN FAVOR OF HOMEOWNERS ASSOCIATION

TRACT NO. 1612

A PORTION OF LOT 39 OF THE SUBDIVISION OF THE RANCHO SAN MIGUELITO, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP FILED MAY 5, 1882, IN BOOK A, PAGE 38 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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PREPARED BY:

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(805) 549-8658

MARCH, 1992 JN201137JM SHEET 6 OF 8 SHEETS

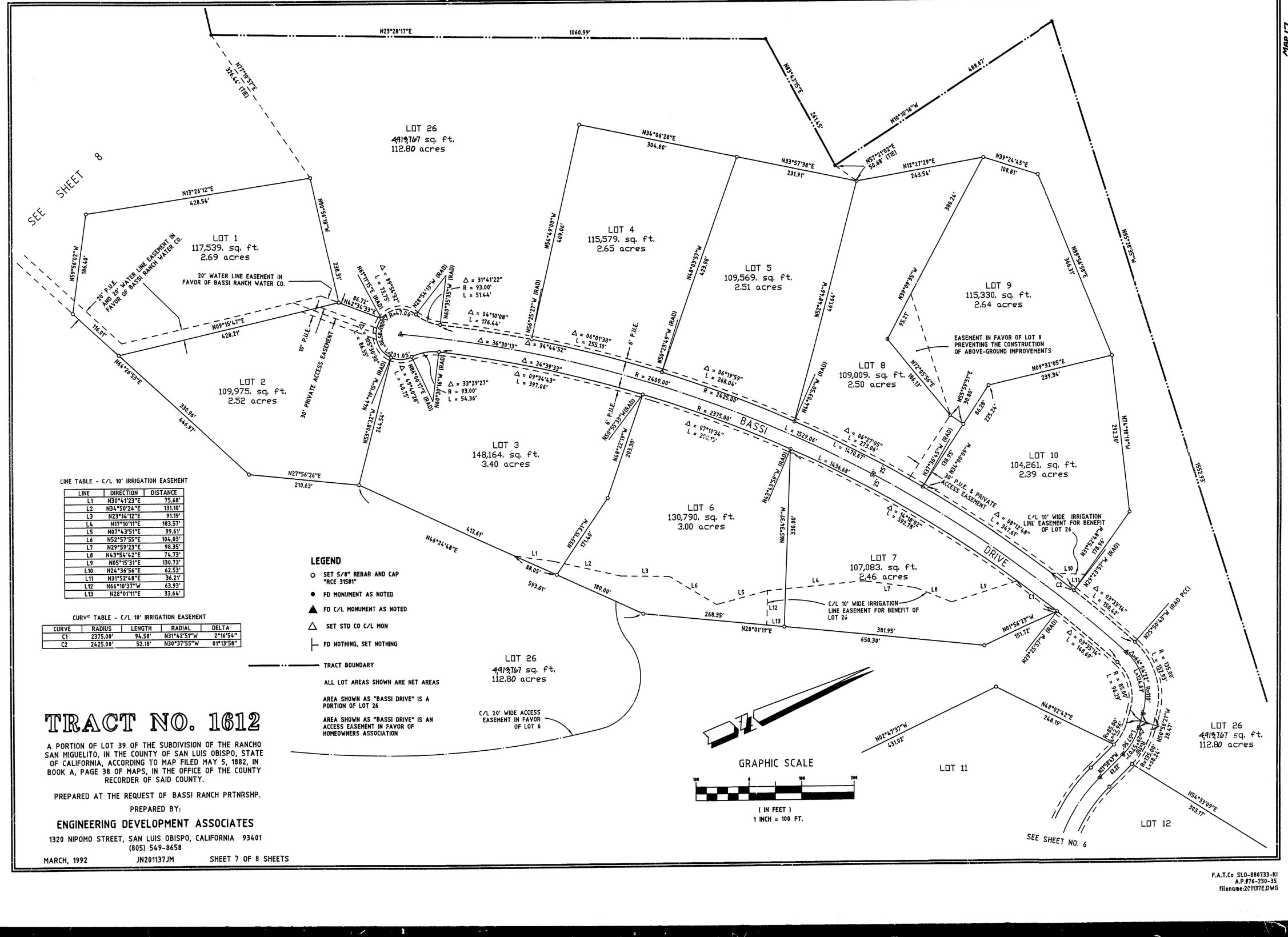
SEE SHEET 7

SEE SHEET 8

F.A.T.Co SLO-880733-KI
A.P.#76-230-35
filename:201137D.DWG

13

MAP L.7



LINE TABLE - C/L 10' IRRIGATION EASEMENT

LINE	DIRECTION	DISTANCE
L1	N30°41'23"E	75.68'
L2	N34°50'24"E	131.10'
L3	N23°14'12"E	91.19'
L4	N17°10'11"E	183.57'
L5	N07°43'51"E	99.61'
L6	N52°57'55"E	104.03'
L7	N29°59'23"E	98.35'
L8	N43°54'42"E	74.73'
L9	N05°15'31"E	130.73'
L10	N24°36'56"E	62.53'
L11	N31°52'48"E	36.21'
L12	N66°10'37"W	63.93'
L13	N28°01'11"E	33.64'

CURVE TABLE - C/L 10' IRRIGATION EASEMENT

CURVE	RADIUS	LENGTH	RADIAL	DELTA
C1	2375.00'	94.58'	N31°42'51"W	2°16'54"
C2	2425.00'	52.18'	N30°37'55"W	01°13'58"

LEGEND

- ○ SET 5/8" REBAR AND CAP "RCE 31581"
- ● FD MONUMENT AS NOTED
- ▲ FD C/L MONUMENT AS NOTED
- △ SET STD CO C/L MON
- ├ FD NOTHING, SET NOTHING
- TRACT BOUNDARY

ALL LOT AREAS SHOWN ARE NET AREAS

AREA SHOWN AS "BASSI DRIVE" IS A PORTION OF LOT 26

AREA SHOWN AS "BASSI DRIVE" IS AN ACCESS EASEMENT IN FAVOR OF HOMEOWNERS ASSOCIATION

TRACT NO. 1612

A PORTION OF LOT 39 OF THE SUBDIVISION OF THE RANCHO SAN MIGUELITO, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP FILED MAY 5, 1882, IN BOOK A, PAGE 38 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED AT THE REQUEST OF BASSI RANCH PRTNRSHP.

PREPARED BY:

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(805) 549-8658

MARCH, 1992 JN201137JM SHEET 7 OF 8 SHEETS

F.A.T.Co SLO-880733-KI
A.P.#76-230-35
filename:201137E.DWG

13

MAP 17

SEE SHEET 7

BASSI DRIVE

20' WATER LINE EASEMENT TO BASSI RANCH WATER CO.

N77°10'57"E 326.44' (TIE)

N23°28'17"E 1060.99'

N80°56'18"W 238.31'

N53°08'32"W 244.54'

30' PRIVATE ACCESS EASEMENT

10' P.U.E.

N81°02'36"W 384.17'

N15°44'27"E 213.44'

N82°12'13"W 147.03' (TIE)

N73°52'24"W 140.72'

C/L 20' WATER LINE EASEMENT TO BASSI RANCH WATER CO.

694.38'

N07°37'46"E

N19°24'49"W 242.78'

N85°44'55"W 362.00'

N41°13'28"W 30.00'

N78°46'32"E 42.46'

N78°24'46"E 137.34'

S 78°24'46" W

SEE CANYON ROAD

M=N15°44'27"E 213.44'

LOT 1
117,539. sq. ft.
2.69 acres

LOT 2
109,975. sq. ft.
2.52 acres

LOT 25
442,984 sq. ft.
10.17 acres

LOT 26
4413767 sq. ft.
112.80 acres

N13°28'12"E 428.54'

428.21'

N07°15'47"E

20' P.U.E. AND 20' WATER LINE EASEMENT TO BASSI RANCH WATER CO.

N27°56'28"E 210.83'

330.96'

446.91'

N59°56'02"W 186.40'

116.81'

N64°26'53"E

M=N13°28'12"W 428.54'

M=N07°37'37"E 371.37'

N64°26'49"E 410.82'

709.46'

20' P.U.E.

L13

L14

L11

L12

N27°23'13"W 188.47'

L9 L10 L7 L8 L2 L5 L3 L6 L4 L1

733.39'M & DD3

1326.94'M (1327.60' R3)

LANDSCAPE EASEMENT IN FAVOR OF LOTS 1 THRU 25

C/L 20' WIDE ACCESS EASEMENT IN FAVOR OF LOT 6

N73°50'19"E 125.40'

N82°59'13"E 125.40'

N78°24'46"E 400.00'

20'

FD 1 1/2" IP PER R3, R4

FD 1" IP PER R2, R3

SAN LUIS BAY DRIVE

LINE	DIRECTION	DISTANCE
L1	N78°24'46"E	72.96'
L2	N43°44'25"E	72.36'
L3	N11°35'14"W	35.03'
L4	N78°24'46"E	20.00'
L5	N43°44'25"E	74.65'
L6	N11°35'14"W	24.54'
L7	N21°23'13"W	37.00'
L8	N21°23'13"W	23.03'
L9	N28°15'57"W	62.87'
L10	N28°15'57"W	54.92'
L11	N20°55'04"E	332.14'
L12	N20°55'04"E	315.00'
L13	N64°26'53"E	84.29'
L14	N64°26'53"E	89.99'

LEGEND

- ○ SET 5/8" REBAR AND CAP "RCE 31581"
- ● FD MONUMENT AS NOTED
- ▲ FD C/L MONUMENT AS NOTED
- △ SET STD CO C/L MON
- ⊢ FD NOTHING, SET NOTHING

AREA SHOWN AS "BASSI DRIVE" IS A PORTION OF LOT 26

AREA SHOWN AS "BASSI DRIVE" IS AN ACCESS EASEMENT IN FAVOR OF HOMEOWNERS ASSOCIATION

SEE SHEET 6

GRAPHIC SCALE

0 100 200 300

(IN FEET)
1 INCH = 100 FT.

TRACT NO. 1612

A PORTION OF LOT 39 OF THE SUBDIVISION OF THE RANCHO SAN MIGUELITO, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP FILED MAY 5, 1882, IN BOOK A, PAGE 38 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED AT THE REQUEST OF BASSI RANCH PARTNERSHIP

PREPARED BY:

ENGINEERING DEVELOPMENT ASSOCIATES
1320 NIPOMO STREET, SAN LUIS OBISPO, CALIFORNIA 93401
(805) 549-8658

MARCH, 1992 JN201137JH SHEET 8 OF 8 SHEETS

F.A.T.C.O. SLO-880733-KI
A.P.#76-230-35
FILENAME:2011376.DWG

PLANNING COMMISSION
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

March 14, 1996

PRESENT: Commissioners Shirley Bianchi, Charmaine Gallagher, Don Keefer, Chairman Ken Schwartz

ABSENT: Commissioner Pam Murray

RESOLUTION NO. 96-09
RESOLUTION RELATIVE TO THE GRANTING
OF A DEVELOPMENT PLAN

WHEREAS, The County Planning Commission of the County of San Luis Obispo, State of California, did, on the 14th day of March, 1996, grant a Development Plan to CLIFF BRANCH to allow the resubdivision of Lot 25 of Tract 1612, a ten acre parcel, into two five acre parcels, in the Residential Rural Land Use Category, APN: 076-233-025. The property is located at 1250 San Luis Bay Drive, near the northeast corner of San Luis Bay Drive and See Canyon Road, north of the city of Pismo Beach, in the San Luis Bay Planning Area. County File Number: Tract 2222

WHEREAS, The Planning Commission, after considering the facts relating to said application, approves this Permit subject to the Findings listed in Exhibit A.

WHEREAS, The Planning Commission, after considering the facts relating to said application, approves this permit subject to the Conditions listed in Exhibit B.

NOW, THEREFORE, BE IT RESOLVED, That the Planning Commission of the County of San Luis Obispo, State of California, in a regular meeting assembled on the 14th day of March, 1996, does hereby grant the aforesaid Permit, No. Tract 2222.

If the use authorized by this Permit approval has not been established or if substantial work on the property towards the establishment of the use is not in progress after a period of twenty-four (24) months from the date of this approval or such other time period as may be designated through conditions of approval of this Permit, this approval shall expire and become void unless an extension of time has been granted pursuant to the provisions of Section 22.02.050 of the Land Use Ordinance.

If the use authorized by this Permit approval, once established, is or has been unused, abandoned, discontinued, or has ceased for a period of six months (6) or conditions have not been complied with, such Permit approval shall become void.

On motion of Commissioner Gallagher, seconded by Commissioner Bianchi, and on the following roll call vote, to-wit:

AYES: Commissioners Bianchi, Gallagher, Keefer and Chairman Schwartz

NOES: None

ABSENT: Commissioner Murray

the foregoing resolution is hereby adopted.

/s/Ken Schwartz
Chairman of the Planning Commission

ATTEST:

/s/Eleanor Porter
Secretary, Planning Commission
1450L

EXHIBIT A
FINDINGS - DEVELOPMENT PLAN

A. The proposed project or use is consistent with the San Luis Obispo County General Plan because the parcel sizes are consistent with the range established for the Residential Rural land use category in Framework for Planning.

B. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.

C. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the parcels are built upon and the required open space for Tract 1612 will not be affected.

D. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because other similar sized parcels exist in the neighborhood.

E. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project.

F. On the basis of the Initial Study and all the comments received, there is no substantial evidence that the project will have a significant effect on the environment.

EXHIBIT B
DEVELOPMENT PLAN CONDITIONS OF APPROVAL

Approved Use

1. This approval authorizes the resubdivision of Lot 25 of Tract 1612 into two parcels of approximately 5 acres each. This approval further deletes the requirement that Lot 25 of Tract 1612 be held under the same ownership with Lot 26 of Tract 1612.

Mitigation Measures from Tract 1612

2. No oak trees shall be removed from the subject property.

3. Grazing activities are limited to grassland areas.

4. Vegetation within drainage swales shall not be removed and shall be maintained in a natural state.

PLANNING COMMISSION
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

March 14, 1996

PRESENT: Commissioners Shirley Bianchi, Charmaine Gallagher, Don Keefer, Chairman Ken Schwartz

ABSENT: Commissioner Pam Murray

RESOLUTION NO. 96-10
RESOLUTION RELATIVE TO THE GRANTING
OF A VESTING TENTATIVE TRACT MAP

WHEREAS, The County Planning Commission of the County of San Luis Obispo, State of California, did, on the 14th day of March, 1996 grant a Vesting Tentative Tract Map to CLIFF BRANCH to allow the resubdivision of Lot 25 of Tract 1612, a ten acre parcel, into two five acre parcels, in the Residential Rural Land Use Categories, APN: 076-233-025. The property is located at 1250 San Luis Bay Drive, near the northeast corner of San Luis Bay Drive and See Canyon Road, north of the city of Pismo Beach, in the San Luis Bay Planning Area. County File Number: Tract 2222.

WHEREAS, The Planning Commission, after considering the facts relating to said application, approves this Permit subject to the Findings listed in Exhibit C.

WHEREAS, The Planning Commission, after considering the facts relating to said application, approves this permit subject to the Conditions listed in Exhibit D.

NOW, THEREFORE, BE IT RESOLVED, That the Planning Commission of the County of San Luis Obispo, State of California, in a regular meeting assembled on the 14th day of March, 1996, does hereby grant the aforesaid Permit, Tract 2222.

If the use authorized by this Permit approval has not been established or if substantial work on the property towards the establishment of the use is not in progress after a period of twenty-four (24) months from the date of this approval or such other time period as may be designated through conditions of approval of this Permit, this approval shall expire and become void unless an extension of time has been granted pursuant to the provisions of Sections 66412.3, 66473 and 66474 of the Subdivision Map Act and Section 21.48.080 of the Real Property Division Ordinance.

On motion of Commissioner Gallagher, seconded by Commissioner Bianchi, and on the following roll call vote, to-wit:

AYES: Commissioners Bianchi, Gallagher, Keefer, Chairman Schwartz

NOES: None

ABSENT: Commissioner Murray

the foregoing resolution is hereby adopted.

/s/ Ken Schwartz

Chairman of the Planning Commission

ATTEST:

/s/ Eleanor Porter

Secretary, Planning Commission

1450L

EXHIBIT C
FINDINGS - Tract 2222

Environmental Determination

A. On the basis of the Initial Study and all the comments received, there is no substantial evidence that the project will have a significant effect on the environment.

Tentative Map

B. The proposed map is consistent with applicable county general and specific plans.

C. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans.

D. The site is physically suitable for the type of development proposed.

E. The site is physically suitable for the proposed density of the development proposed.

F. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

G. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision; or that substantially equivalent alternate easements are provided.

H. The proposed subdivision complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.

I. The proposed subdivision be found consistent with the county zoning and subdivision ordinance.

EXHIBIT D
CONDITIONS OF APPROVAL - Tract 2222

Access and Improvements

1. A private easement be reserved on the map for access to Parcel 1.

Drainage

2. Portions of the subdivision may be subject to Flood Hazard from See Creek. Show the limits of inundation from a 100 year storm as an exhibit and note this as a required building restriction.

Parks and Recreation Fees

3. **Prior to recordation of the final map,** the applicant shall pay in lieu fees for park and recreational purposes pursuant to Chapter 21.09.

Fire Safety

4. Prior to recordation of the final map, the applicant shall obtain a fire safety clearance letter from the California Department of Forestry (CDF)/County Fire Department establishing fire safety requirements.

Miscellaneous

5. This subdivision is also subject to the standard conditions of approval for all subdivisions utilizing individual wells and individual septic systems, a copy of which is attached hereto and incorporated by reference herein as though set fort in full.

6 Prior to recordation of the final map, the applicant shall prepare an additional map sheet to be approved by the Director of Planning and Building to be recorded with the final map, that references Agreement for Mitigation Tract 1612 (for those which apply to Lot 25) with the Bassi Ranch recorded November 29, 1993 as instrument #1993-074175 of Official Records.

DJM 7-9-96
FX FOR DJM

MAP 17

OWNER'S STATEMENT

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE OWNERS OF, AND ALL THE RECORDHOLDERS 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 RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS CERTAIN PRIVATE ACCESS, WATER LINE, AND WATER WELL EASEMENTS FOR THE USE AND BENEFIT OF THE PRESENT AND FUTURE OWNERS OF THE LOTS AFFECTED BY SUCH EASEMENTS AS DELINEATED ON SAID MAP. WE ALSO HEREBY RESERVE TO 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 "P.U.E.".

CLIFFORD BRANCH, ~~GENERAL PARTNER~~

MICHAEL SEAN BUCHANAN, ~~GENERAL PARTNER~~

NOTARIAL

STATE OF California
COUNTY OF San Luis Obispo } SS

ON July 5, 1996 BEFORE ME, Sandra Jo Fairfield,
A NOTARY PUBLIC FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED
Michael Sean Buchanan, Cliff Branch

_____, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

Sandra Jo Fairfield
NAME
Sandra Jo Fairfield
NAME PRINTED
COUNTY OF San Luis Obispo

COMMISSION EXPIRES June 2, 2000 Comm. #1017628

NOTARIAL

STATE OF _____
COUNTY OF _____ } SS

ON _____, 19__, BEFORE ME, _____,
A NOTARY PUBLIC FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED

_____, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NAME

_____
NAME PRINTED
COUNTY OF _____

COMMISSION EXPIRES _____

7-8-96

BOARD OF SUPERVISORS CERTIFICATE

I DO HEREBY CERTIFY THAT THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, DID, ON July 23, 1996, APPROVE THIS MAP OF TRACT 2222 IN ACCORDANCE WITH THE SUBDIVISION MAP ACT.

DATED: July 25, 1996

Julie L. Rodewald
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF SAN LUIS OBISPO
STATE OF CALIFORNIA
By: Cherie Aispuro - Deputy Clerk

RECORDER'S STATEMENT

FILED THIS 30th DAY OF July, 1996 AT 8:00 A.M., IN BOOK 17 OF MAPS AT PAGE 76, AT THE REQUEST OF MICHAEL B. STANTON DOC. NO. 1996-037952. FEE $12.00.

Julie L. Rodewald Sandy Summers
COUNTY RECORDER DEPUTY

ENGINEER'S STATEMENT

I, MICHAEL B. STANTON, HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF 2 SHEETS IS A TRUE AND COMPLETE REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECTION IN MARCH, 1996, AND THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR OF THE APPROVAL OF THIS MAP, AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: 7-3-96

MICHAEL B. STANTON, PLS 5702
EXPIRES 9/99

LICENSED LAND SURVEYOR MICHAEL B. STANTON LIC. NO. 5702 Exp. 9/99 STATE OF CALIFORNIA

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE ANNEXED MAP, THAT THE SUBDIVISION SHOWN THEREON 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.

DATED: JULY 12, 1996

COUNTY SURVEYOR, RCE 26598 (EXP. 3-31-2000)

REGISTERED PROFESSIONAL ENGINEER TIMOTHY J. P. TAMASAN No. 26598 CIVIL STATE OF CALIFORNIA

TRACT 2222

BEING A SUBDIVISION OF LOT 25 OF TRACT NO. 1612 IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 17, PAGE 13 OF MAPS IN THE OFFICE OF THE RECORDER OF SAID COUNTY

PREPARED AT THE REQUEST OF CLIFF BRANCH

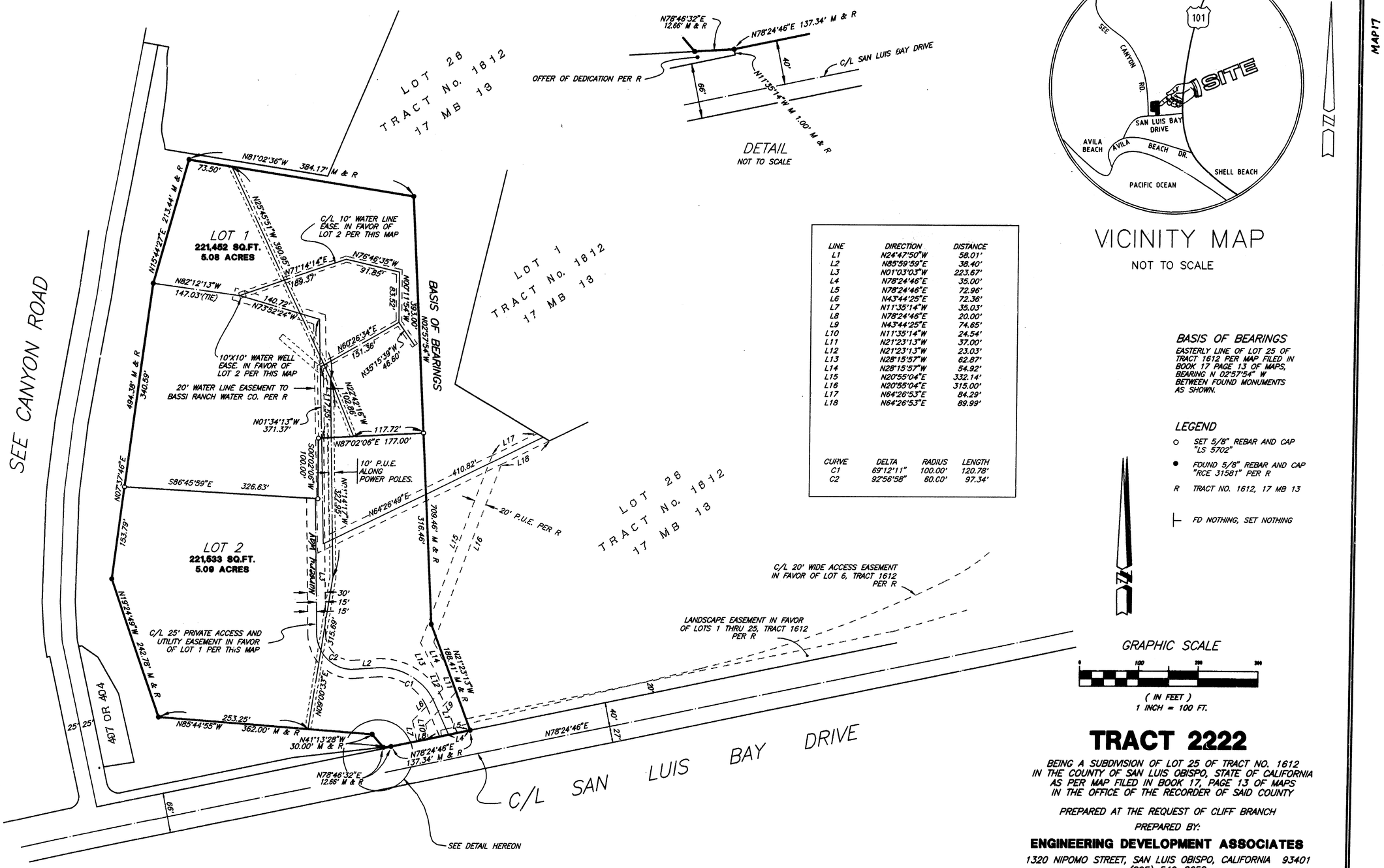
PREPARED BY:

ENGINEERING DEVELOPMENT ASSOCIATES
1320 NIPOMO STREET, SAN LUIS OBISPO, CALIFORNIA 93401
(805) 549-8658

JUNE, 1996 J.N.21758000JM SHEET 1 OF 3 SHEETS

F.A.T. SLO9095600ND

76



LINE	DIRECTION	DISTANCE
L1	N24°47'50"W	58.01'
L2	N85°59'59"E	38.40'
L3	N01°03'03"W	223.67'
L4	N78°24'46"E	35.00'
L5	N78°24'46"E	72.96'
L6	N43°44'25"E	72.36'
L7	N11°35'14"W	35.03'
L8	N78°24'46"E	20.00'
L9	N43°44'25"E	74.65'
L10	N11°35'14"W	24.54'
L11	N21°23'13"W	37.00'
L12	N21°23'13"W	23.03'
L13	N28°15'57"W	62.87'
L14	N28°15'57"W	54.92'
L15	N20°55'04"E	332.14'
L16	N20°55'04"E	315.00'
L17	N64°26'53"E	84.29'
L18	N64°26'53"E	89.99'

CURVE	DELTA	RADIUS	LENGTH
C1	69°12'11"	100.00'	120.78'
C2	92°56'58"	60.00'	97.34'

VICINITY MAP

NOT TO SCALE

MAP 17

BASIS OF BEARINGS

EASTERLY LINE OF LOT 25 OF TRACT 1612 PER MAP FILED IN BOOK 17 PAGE 13 OF MAPS, BEARING N 02°57'54" W BETWEEN FOUND MONUMENTS AS SHOWN.

LEGEND

- ○ SET 5/8" REBAR AND CAP "LS 5702"
- ● FOUND 5/8" REBAR AND CAP "RCE 31581" PER R
- R TRACT NO. 1612, 17 MB 13
- ⊢ FD NOTHING, SET NOTHING

GRAPHIC SCALE

0 100 200 300

(IN FEET)
1 INCH = 100 FT.

TRACT 2222

BEING A SUBDIVISION OF LOT 25 OF TRACT NO. 1612 IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK 17, PAGE 13 OF MAPS IN THE OFFICE OF THE RECORDER OF SAID COUNTY

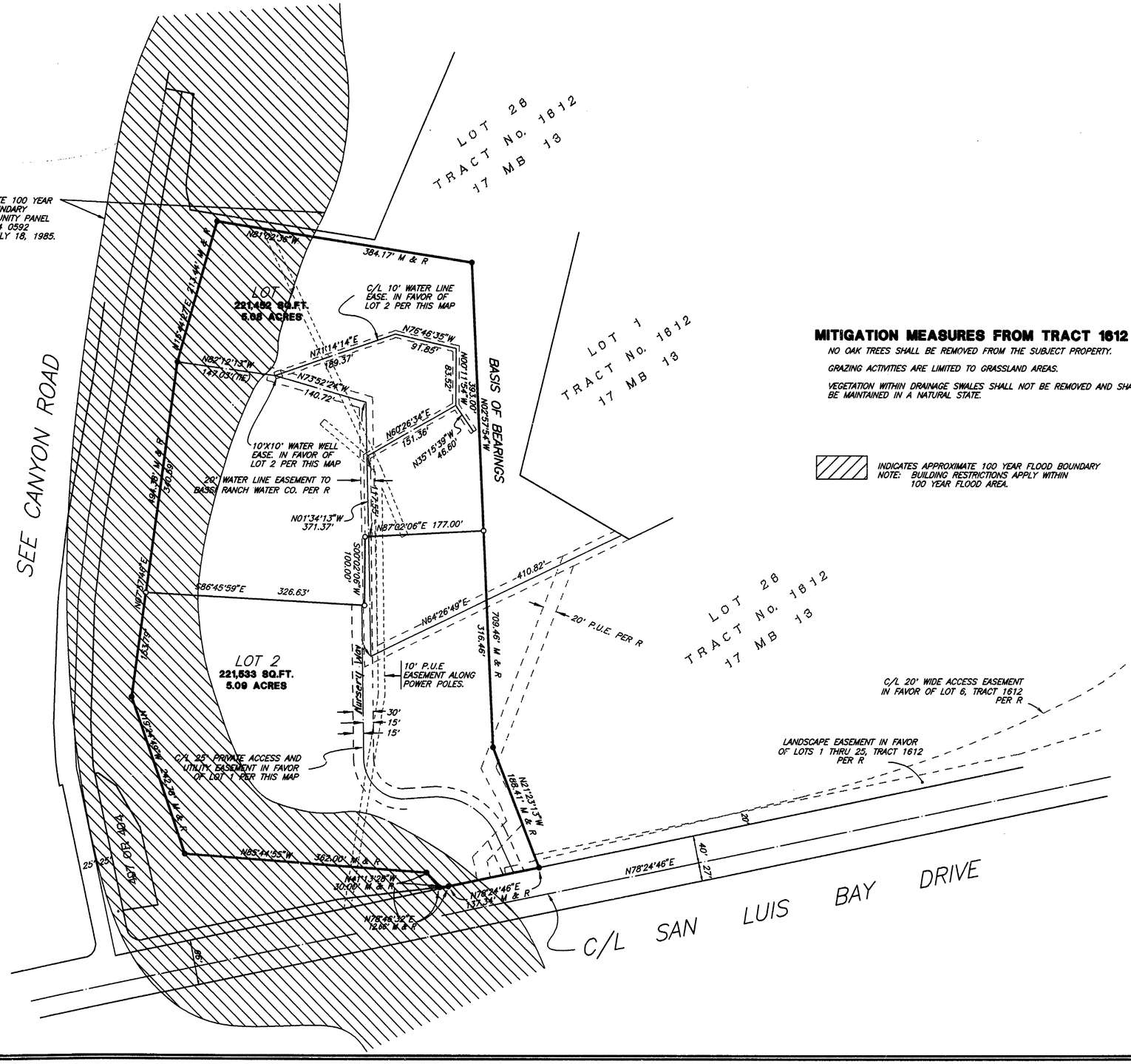
PREPARED AT THE REQUEST OF CLIFF BRANCH

PREPARED BY:

ENGINEERING DEVELOPMENT ASSOCIATES
1320 NIPOMO STREET, SAN LUIS OBISPO, CALIFORNIA 93401
(805) 549-8658

JUNE, 1996 J.N.21758000JM SHEET 2 OF 3 SHEETS

JGM: D:\EDA\21758000\TR2222-2.DWG DATE: MAY 13, 1996 TIME: 2:27 PM



MITIGATION MEASURES FROM TRACT 1612

NO OAK TREES SHALL BE REMOVED FROM THE SUBJECT PROPERTY.

GRAZING ACTIVITIES ARE LIMITED TO GRASSLAND AREAS.

VEGETATION WITHIN DRAINAGE SWALES SHALL NOT BE REMOVED AND SHALL BE MAINTAINED IN A NATURAL STATE.

INDICATES APPROXIMATE 100 YEAR FLOOD BOUNDARY
NOTE: BUILDING RESTRICTIONS APPLY WITHIN 100 YEAR FLOOD AREA.

BASIS OF BEARINGS

EASTERLY LINE OF LOT 25 OF TRACT 1612 PER MAP FILED IN BOOK 17 PAGE 13 OF MAPS, BEARING N 02°57'54" W BETWEEN FOUND MONUMENTS AS SHOWN.

LEGEND

- ○ SET 5/8" REBAR AND CAP "LS 5702"
- ● FOUND 5/8" REBAR AND CAP "RCE 31581" PER R
- R TRACT NO. 1612, 17 MB 13
- ⊢ FD NOTHING, SET NOTHING

GRAPHIC SCALE

0 100 200 300

(IN FEET)
1 INCH = 100 FT.

SURVEYOR'S NOTE

THE ADDITIONAL INFORMATION SHOWN ON THIS SHEET IS DERIVED FROM PUBLIC RECORDS OR REPORTS, AND I DO NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THOSE RECORDS OR REPORTS.

MICHAEL B. STANTON, PLS 5702

ADDITIONAL MAP SHEET

THIS ADDITIONAL INFORMATION IS FOR INFORMATIONAL PUSPOSES ONLY, DESCRIBING CONDITIONS AS OF THE DATE OF FILING AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST PER SECTION 66434.2(a) OF THE SUBDIVISION MAP ACT.

TRACT 2222

BEING A SUBDIVISION OF LOT 25 OF TRACT NO. 1612
IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
AS PER MAP FILED IN BOOK 17, PAGE 13 OF MAPS
IN THE OFFICE OF THE RECORDER OF SAID COUNTY

PREPARED AT THE REQUEST OF CLIFF BRANCH

PREPARED BY:

ENGINEERING DEVELOPMENT ASSOCIATES
1320 NIPOMO STREET, SAN LUIS OBISPO, CALIFORNIA 93401
(805) 549-8658

JUNE, 1996 J.N.21758000JM SHEET 3 OF 3 SHEETS

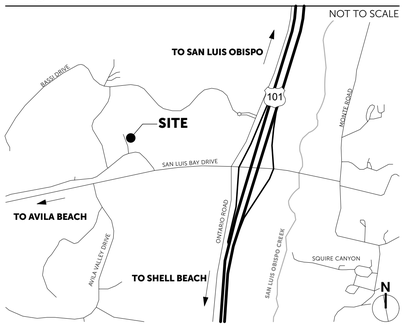
Minor Use Permit

BASSI WINERY

APN: 076-233-040

1220 San Luis Bay Drive, San Luis Obispo, CA 93405

VICINITY MAP



SHEET INDEX

T1.0	TITLE SHEET & OVERALL SITE PLAN
AS1.0	ENLARGED ARCHITECTURAL SITE PLAN
AS1.1	ENLARGED ARCHITECTURAL SITE PLAN
C2.1	SITE PLAN
A1.1	LOWER FLOOR PLAN
A1.2	UPPER FLOOR PLAN
A1.3	EXTERIOR ELEVATIONS
A1.4	EXTERIOR ELEVATIONS
A4.1	MATERIAL BOARD
9	TOTAL SHEETS

DIRECTORY

Owner.
MIKEY GIUGNI
P.O. Box 292
Arroyo Grande, CA 93421
Phone: (805) 234-8636
Email: mikey@scarofftheseawines.com

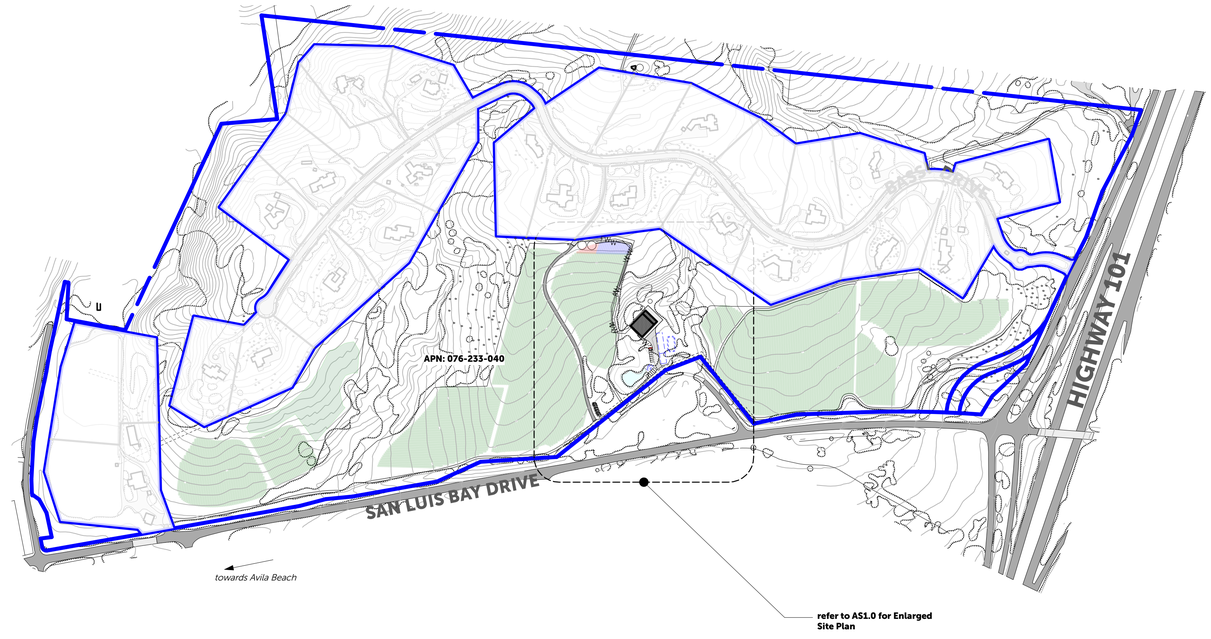
Architect of Record.
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Phone: (805) 706-0645
Email: shana@reissdesignstudio.com

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Email: lacey@kirk-consulting.net

Surveyor of Record.
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Email: kraig.crozier@gmail.com

Civil Engineer.
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Kathleen Allwine, PE, #C77354
1229 Carmel Street
San Luis Obispo, CA 93401
Phone: (805) 545-0010
Email: kathleen@ashleyvance.com



1 OVERALL ARCHITECTURAL SITE PLAN

Scale: 1:4000

PROJECT DATA

SCOPE OF WORK
Construction for a new 7,457 S.F. Winery Building including 700 S.F. Tasting Room with 478 S.F. Uncovered Patio, 2,636 S.F. Barrel/Fermentation, 1,225 S.F. Case Good Storage, 563 S.F. Office/Lab, 88 S.F. Utility Room, 168 S.F. Restrooms, 566 S.F. Break Room, 34 S.F. Hall, 20 S.F. Janitor Closet, and 638 S.F. upper floor Office with 80 S.F. Restroom and 739 S.F. Mezzanine Storage. Additionally 5,575 S.F exterior support areas include a 1,488 S.F. Covered Crush Pad and 4,087 S.F. of Uncovered Work Areas. Site improvements include minor grading to improve existing driveway entry, establish parking (8 spaces), landscape, Winery and utility connections.

ADDRESS	1220 San Luis Bay Drive, San Luis Obispo, CA 93405
APN	079-233-040
LEGAL DESCRIPTION	TR 1612 LT 26 LESS RD
LOT SIZE	111.4 Acres
UTILITIES	Electricity — PG&E Gas — Propane Water Service — Private well Sewer Service — Private septic
OCCUPANCIES:	A-2, B, F-2, S-2

PLANNING DATA

ZONING	AG, RL
COMMUNITY/PLANNING AREA	San Luis Obispo Bay
COMBINING DESIGNATIONS	Flood Hazard Area, Renewable Energy Overlay

FIRE INFORMATION

JURISDICTION	CAL Fire/County Fire
RESPONSIBILITY ARE	SRA - State Responsibility Area
HAZARD ZONE WUI	Very High Fire Hazard Severity *This project shall comply with materials and construction methods for Exterior Wildfire Exposure per current CBC Chapter 7A & CRC Section R337 (where applicable)*

SETBACKS/YARDS

Winery Setback	100'0"
Visitor Serving Setback	200'0"

MAXIMUM HEIGHT

ALLOWED	35'0"	
PROPOSED	22'10"	**Refer to Elevations for Building Height Calculation*

BUILDING AREAS

Production Interior Space (Conditioned)		
LEVEL 1	Barrel/Fermentation	2,636 S.F.
	Case Good Storage	1,225 S.F.
	Office/Lab	563 S.F.
	Utility Room	88 S.F.
	Restroom 2	85 S.F.
	Break Room	566 S.F.
LEVEL 2	Mezzanine Storage 1	739 S.F.
	Office	638 S.F.
	Restroom 3	80 S.F.
	Total	**6,620 S.F.**
Production Exterior Space (Unconditioned)		
LEVEL 1	Covered Crush Pad	1,488 S.F.
	Uncovered Work Area	4,087 S.F.
	Total	**5,575 S.F.**
Visitor Serving Space (Conditioned)		
LEVEL 1	Tasting Room	700 S.F.
	Hall	34 S.F.
	Janitor	20 S.F.
	Restroom 1	83 S.F.
	Total	**837 S.F.**
Visitor Serving Space (Unconditioned)		
LEVEL 1	Uncovered Patio	478 S.F.
	Total	**478 S.F.**
	PHASE 1 TOTALS	
	Conditioned	**7,457 S.F.**
	Unconditioned	**6,053 S.F.**

PARKING

	Active Use	5,325 S.F./2,000	= 2.7 space
	Tasting Use	700 S.F./200	= 3.5 space
	Storage Use	1,225 S.F./5,000	= 0.2 space
REQUIRED	Vehicle	(7) Spaces	*Includes (1) HC Spaces*
PROPOSED	Vehicle	(7) Spaces	*Includes (1) HC Spaces*

EASEMENTS

1. Open Space Recorded Doc # 1993-074174
2. 40' Emergency Vehicle Access Easement and P.U.E. per Tract 1612 Bk17 Pg 13
3. 20' Landscape Easement in favor of Lots homeowners Association per Tract 1612 Bk17 Pg 13
4. 10' Waterline Easement per Doc #1993-063705 Tract 1612 Bk17 Pg 13

AG CROP ANALYSIS

VINEYARD

EXISTING	33.2 ACRES
REMOVED	0.1 ACRES
REPLANTED	0.2 ACRES
NET CHANGE	33.3 ACRES

REISS DESIGN STUDIO, PC
(805) 706-0645
www.reissdesignstudio.com
735 Tank Farm Rd, Suite 150
San Luis Obispo, CA 93401

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PROJECT:
Minor Use Permit
BASSI WINERY
APN: 076-233-040
1220 San Luis Bay Drive
San Luis Obispo, CA 93405

CLIENT:
Mikey Giugni
PO Box 292
Arroyo Grande, CA 93421

SHEET CONTENTS:
TITLE SHEET

CONSULTANT:

STAMP:
LICENSED ARCHITECT C-32912 NOT FOR CONSTRUCTION REN. 09-30-27 STATE OF CALIFORNIA

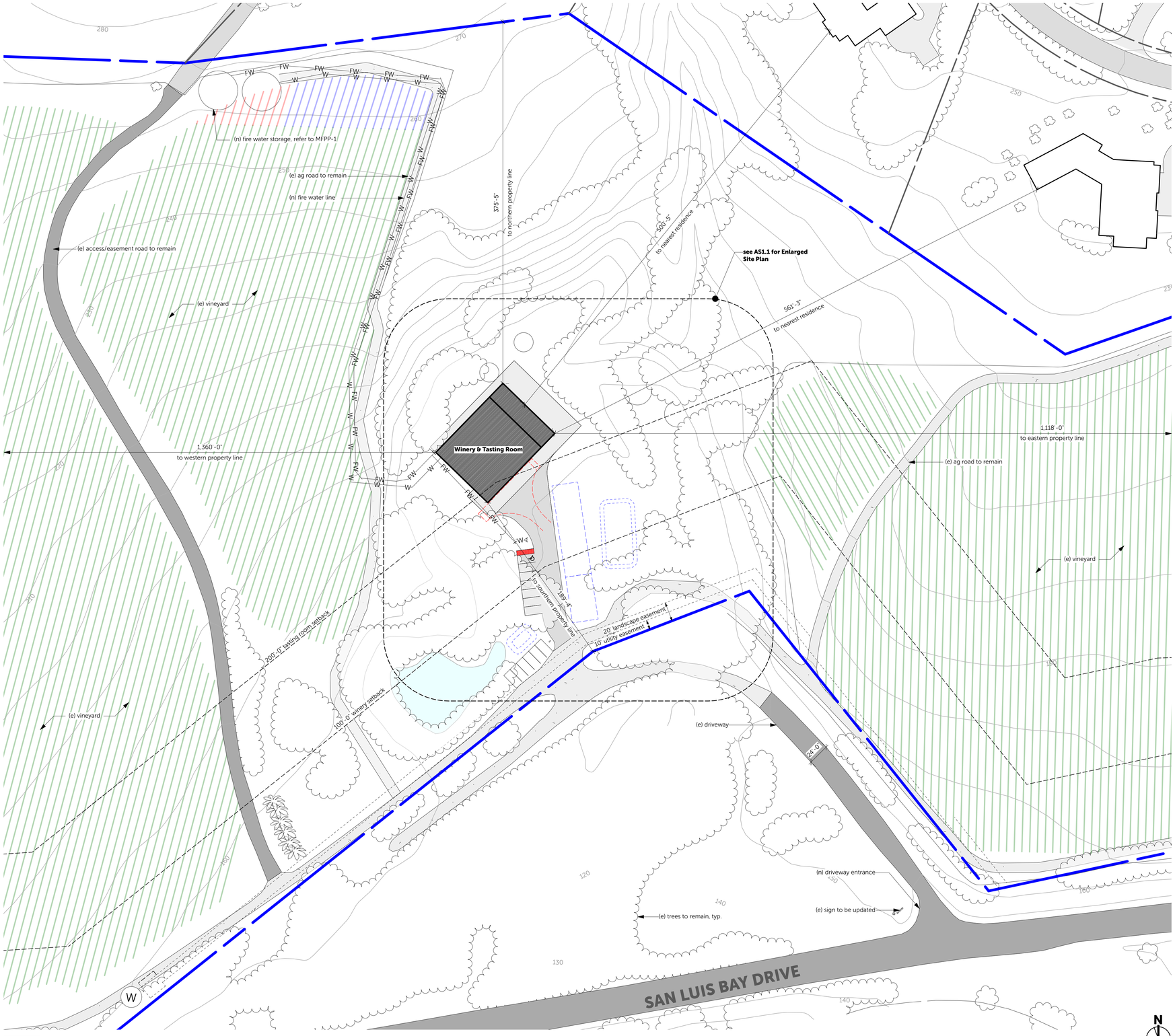
DATE:
May 18, 2026

REVISIONS:

JOB NUMBER:
2501

SHEET:
T1.0

Date May 18, 2026 Time 9:32:02 AM File name 02_Bassi Winery_SD_Site.vwx



1 ENLARGED ARCHITECTURAL SITE PLAN

Scale: 1" = 50'-0"

SIGNAGE STANDARDS

22.20.050 – Measurement of Sign Area
For the purpose of evaluating whether a sign is in conformity with the provisions of this Title, the area of a sign shall be measured as the number of square feet of the smallest rectangle within which a single sign face can be enclosed, as follows:
A. Sign faces counted. Where a sign has two faces containing sign copy, which are oriented back-to-back and separated by not more than 36 inches at any point, the area of the sign shall be measured using one sign face only.
B. Wall-mounted letters. Where a sign is composed of letters individually mounted or painted on a building wall, without a border or decorative enclosure, the sign area is that of the smallest single rectangle within which all letters and words can be enclosed.
C. Three-dimensional signs. Where a sign consists of one or more three-dimensional objects such as balls, cubes, clusters of objects or sculptural or statue-type trademarks, the sign area shall be measured as the area of the smallest rectangle within which the object(s) can be enclosed, when viewed from a point where the largest area of the object(s) can be seen.

22.20.060 – Signs Allowed – Type and Area
The following permanent signs are allowed on a site subject to approval of a sign permit, in addition to any authorized signs allowed by Section 22.20.040.B.
A. Sign area limitations by land use category. The number and area of signs allowed on a site shall be as follows, based upon the land use category of the site, except where subsection C. of this section would also allow specialized signing:
1. Agricultural and Rural land use categories. Two signs with a total aggregate area not exceeding 32 square feet and a height not to exceed 10 feet for each lot or parcel. Each sign may not exceed 16 square feet.
3. Office and Professional, Recreation, and Public Facilities land use categories. The following signs are allowed in the Office and Professional, Recreation, and Public Facilities land use categories, with a maximum aggregate area of 100 square feet of signing per site, or one square foot per one linear foot of the lot's largest street frontage on a public street, whichever is greater:
a. Wall signs for each business or tenant, with the number of such signs allowed being equivalent to the number of building faces having a public entrance to the business. The allowed area for the wall signs shall be 10 percent of the building face, up to a maximum of 50 square feet. Such wall signs may be located on building faces other than those with public entrances.
b. One suspended sign with a maximum area of 10 square feet for each business or tenant.
c. One monument sign for each business or tenant with a maximum area of 40 square feet and a maximum height of five feet.
4. Commercial or public assembly uses in other land use categories. Where commercial or public assembly uses are located in the Agriculture, Rural Lands or Residential land use categories, signing is allowed as set forth in Subsection **A.3** for the Office and Professional, Recreation, and Public Facilities land use category.
B. Location of freestanding signs. Freestanding signs may be located within the setback areas required by Section 22.10.140 provided that the signs are:
1. Monument sign with a maximum height of three feet or less; or
2. Signs elevated above 12 feet; or
3. Authorized through Minor Use Permit approval. Freestanding signs with a height between three and 12 feet shall be located outside of the setback areas required by Sections 22.10.140 et seq.
C. Specialized sign requirements.
4. Viticultural area signing. Each area of the county recognized as an American Viticultural Area by the US Department of the Treasury, Bureau of Alcohol, Tabaco and Firearms (BATF), may be identified by roadside signs.
a. Required sign location. On private property along a state highway, at or within the boundary of the viticultural area as determined by BATF.
b. Maximum area and height. A maximum area of 80 square feet and a maximum height of 12 feet above the elevation of the adjoining roadway.
5. Off-premise signs. In addition to any signs allowed by Subsection A, any existing use in the Agriculture and Rural Lands Land Use Category may also establish a maximum of two off-premise signs on private property. Each sign shall not exceed a maximum area of 32 square feet and a maximum height of 10 feet. No more than one off-premise sign shall be established per site.

22.20.070 - Sign Construction Standards
The design and construction of signs is to be in accordance with Sections 401 through 1402 of the Uniform Sign Code, and the following:
a. Height: The height of any sign or sign support structure is to be a maximum of 24 feet, or no higher than the building, whichever is less, except where otherwise provided by Section 22.20.060 (Sign Design Standards). All other signs may not exceed a maximum of 24 feet in height.
b. Lighting and Illumination: Signs are to be indirectly lighted by continuous, stationary, shielded light sources, directed solely at the sign, or internal to it.

Signage for Site per 22.20.060.A.4.

Allowable:
Maximum aggregate area of 100 s.f. of signage per site
Wall Signage - up to a max. of 50 s.f.
Monument Signage - max. of 40 s.f. and a max. height of 5'-0"

AG CROP ANALYSIS

VINEYARD

	EXISTING	33.2 ACRES
	REMOVED	0.1 ACRES
	REPLANTED	0.2 ACRES
	NET CHANGE	33.3 ACRES

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PROJECT:
Minor Use Permit

BASSI WINERY

APN: 076-233-040
1220 San Luis Bay Drive
San Luis Obispo, CA 93405

CLIENT:
Mikey Giugni
PO Box 292
Arroyo Grande, CA 93421

SHEET CONTENTS:
ENLARGED ARCHITECTURAL SITE PLAN

CONSULTANT:

STAMP:
LICENSED ARCHITECT 32847 REN. 09-30-27 STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

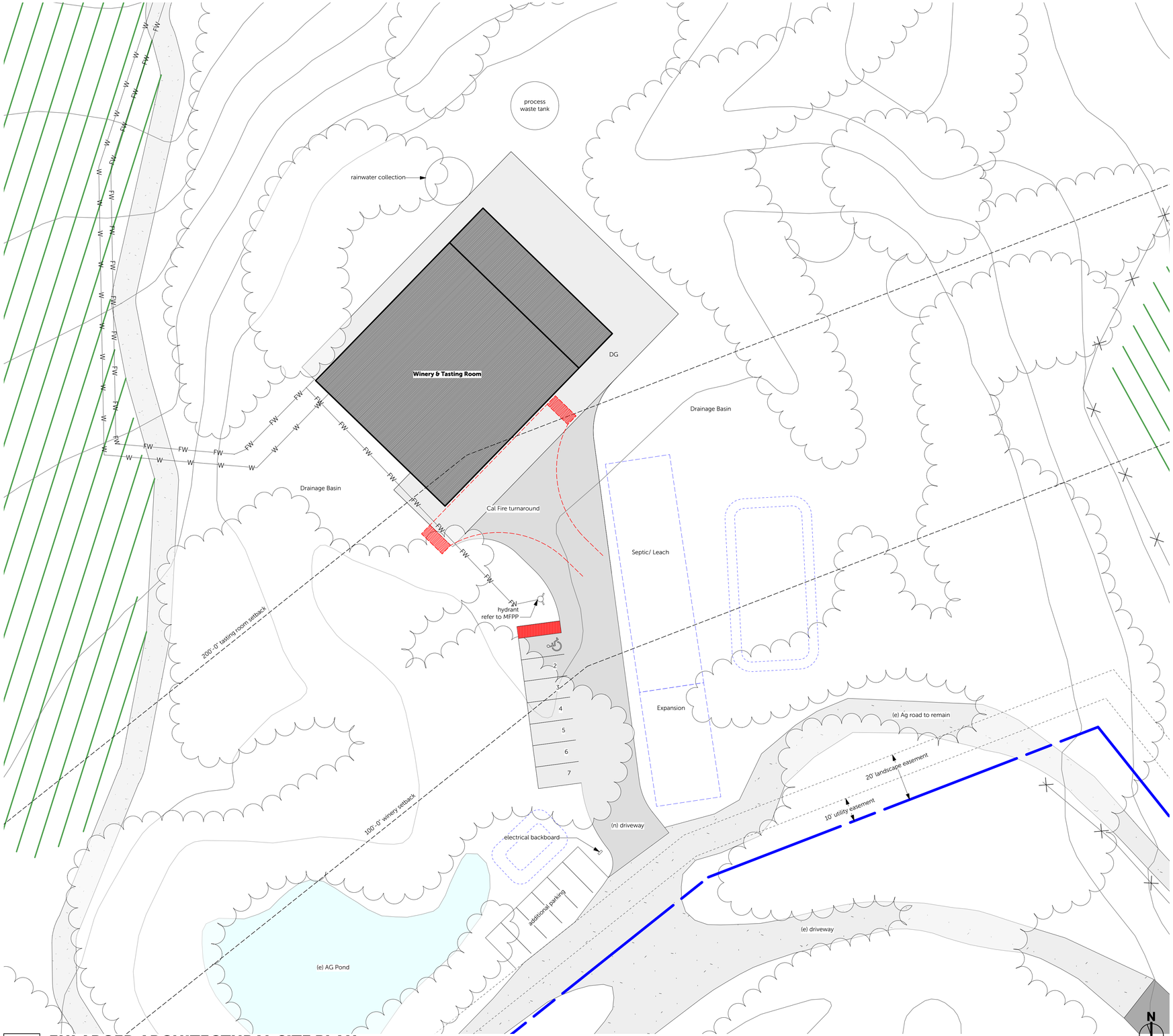
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May 18, 2026

REVISIONS:

JOB NUMBER:
2501

SHEET:
AS1.0

Date: May 18, 2026 Time: 9:32:03 AM File name: 02_Bassi Winery_SD_Site.vwx



1 **ENLARGED ARCHITECTURAL SITE PLAN**

Scale: 1" = 20'-0"

Date: May 18, 2026
Time: 9:32:04 AM
File name: 02_Bassi Winery_SD_Site.vwx

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DESIGN STUDIO, PC

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PROJECT:

Minor Use Permit

BASSI WINERY

APN: 076-233-040

1220 San Luis Bay Drive
San Luis Obispo, CA 93405

CLIENT:

Mikey Giugni

PO Box 292
Arroyo Grande, CA 93421

SHEET CONTENTS:

ENLARGED ARCHITECTURAL SITE PLAN

CONSULTANT:

STAMP:

LICENSED ARCHITECT 32841 REN. 09-30-27 STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

DATE:

May 18, 2026

REVISIONS:

JOB NUMBER:

2501

SHEET:

AS1.1

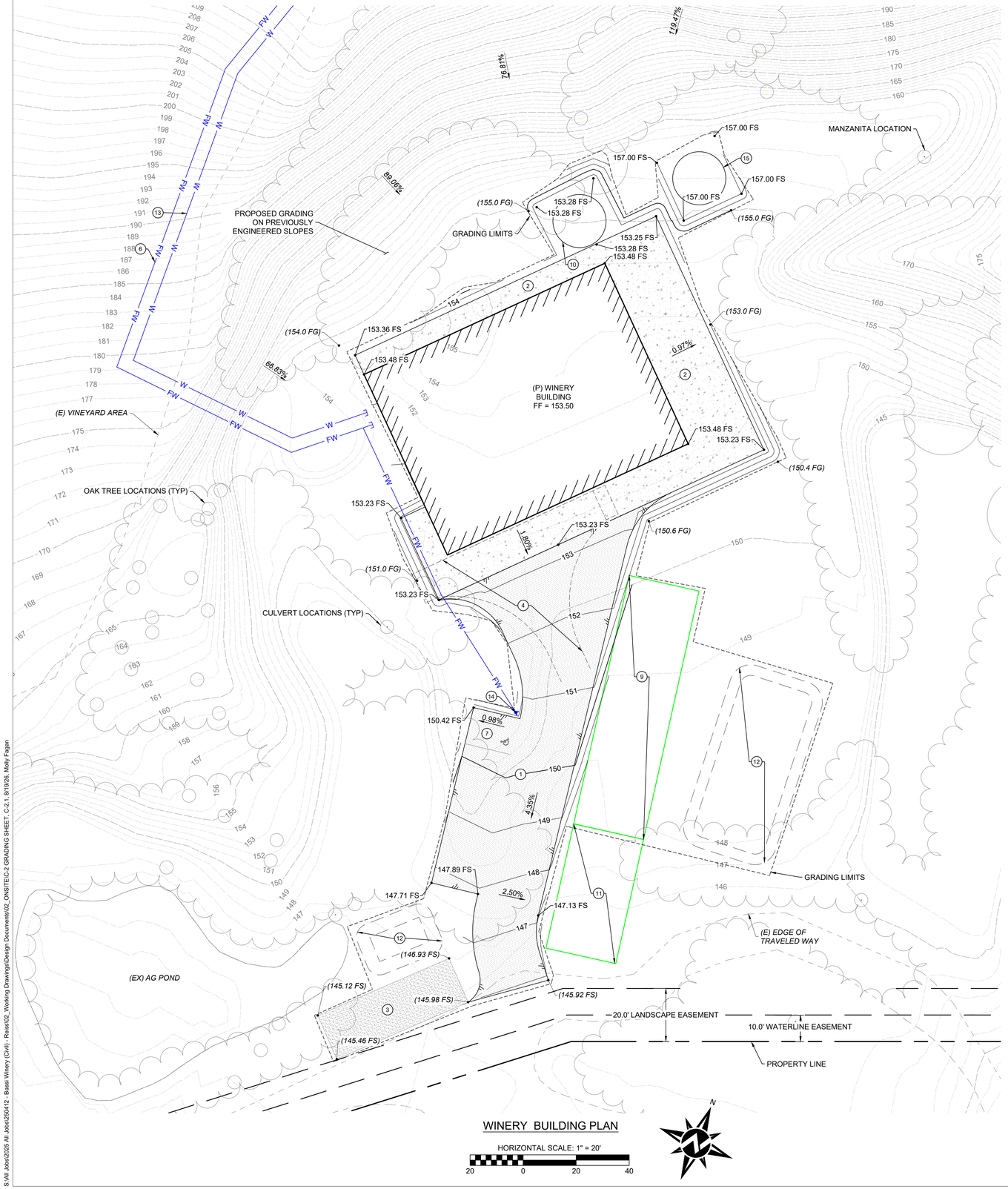
SITE CONSTRUCTION NOTES:

1. PROPOSED ASPHALT DRIVEWAY SECTION
2. PROPOSED CONCRETE WALKWAY SECTION
3. PROPOSED GRAVEL SECTION PARKING AREA
4. PROPOSED FIRE TRUCK TURNAROUND PER COUNTY SAN LUIS OBISPO CAL FIRE STANDARDS
5. PROPOSED FIRE WATER TANKS
6. PROPOSED FIREWATER LINE
7. PROPOSED ADA PARKING AREA
8. PROPOSED STANDARD B1-E STANDARD DRIVEWAY ENTRANCE PER COUNTY SAN LUIS OBISPO STANDARDS AND SPECIFICATIONS.
9. PROPOSED SEPTIC LEACH FIELD.
10. PROPOSED PROCESS WASTE TANK
11. PROPOSED SEPTIC EXPANSION AREA
12. PROPOSED STORMWATER RETENTION AREA
13. PROPOSED WATER LINE
14. PROPOSED FIRE HYDRANT
15. PROPOSED RAINWATER COLLECTION TANK

EARTHWORK QUANTITIES

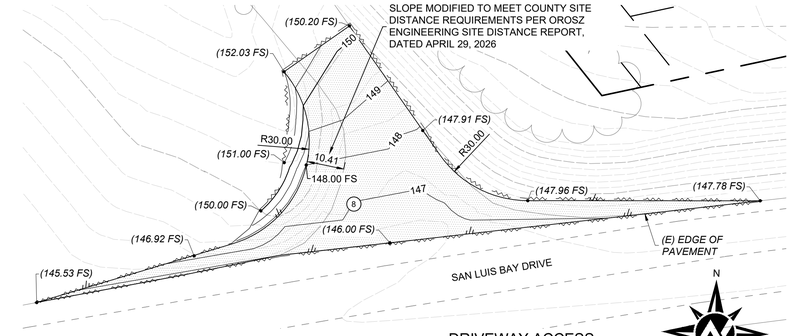
CUT QUANTITY: 230 CUBIC YARDS
FILL QUANTITY: 825 CUBIC YARDS
NET QUANTITY: 595 CUBIC YARDS

TOTAL DISTURBED AREA = 40,250 SF
= 0.92 ACRES
(UTILITY TRENCHING INCLUDED)



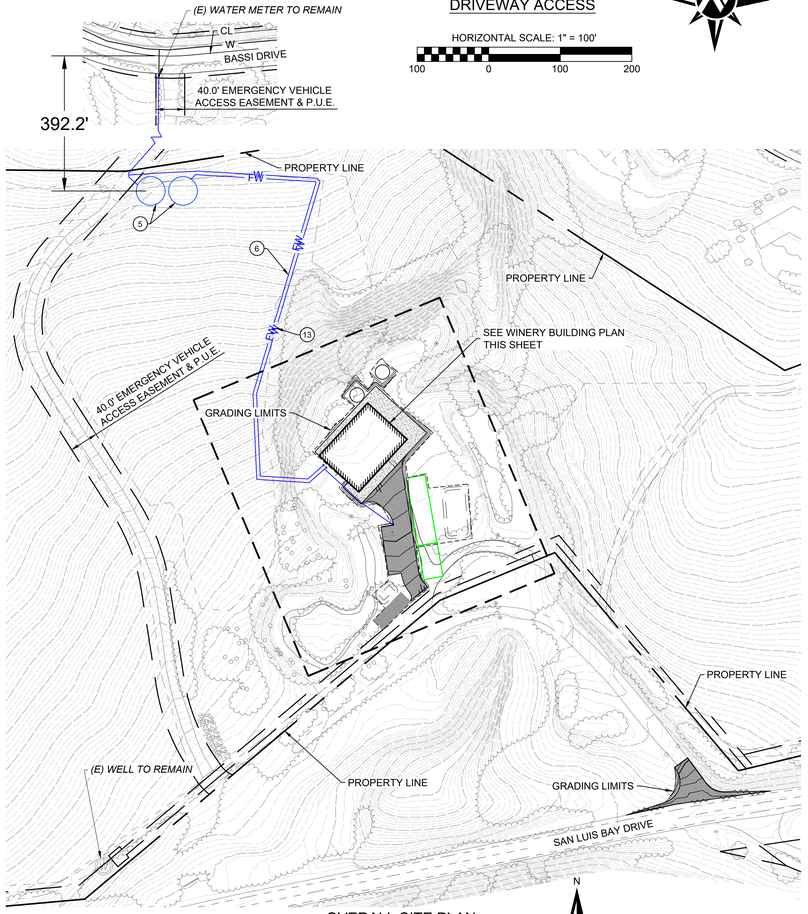
WINERY BUILDING PLAN

HORIZONTAL SCALE: 1" = 20'
20 0 20 40



DRIVEWAY ACCESS

HORIZONTAL SCALE: 1" = 100'
100 0 100 200



OVERALL SITE PLAN

HORIZONTAL SCALE: 1" = 100'
100 0 100 200

ASHLEY & VANCE ENGINEERING
1229 CARMEL STREET
SAN LUIS OBISPO, CA 93401
805.545.0010
WWW.ASHLEYVANCE.COM
CIVIL • STRUCTURAL

BASSI WINERY

1220 SAN LUIS BAY DRIVE
SAN LUIS OBISPO, CA 93405
APN 076-233-040

REVISION:	
1	----
2	----
3	----
4	----
5	----
6	----
7	----
8	----
9	----
10	----

PROJECT ENGINEER:
MOLLY FAGAN
805.634.5712 x139
MOLLY@ASHLEYVANCE.COM

DATE: 08.19.2026	SCALE: PER PLAN
AV JOB.: 250412	SHEET SIZE: 24"x36"

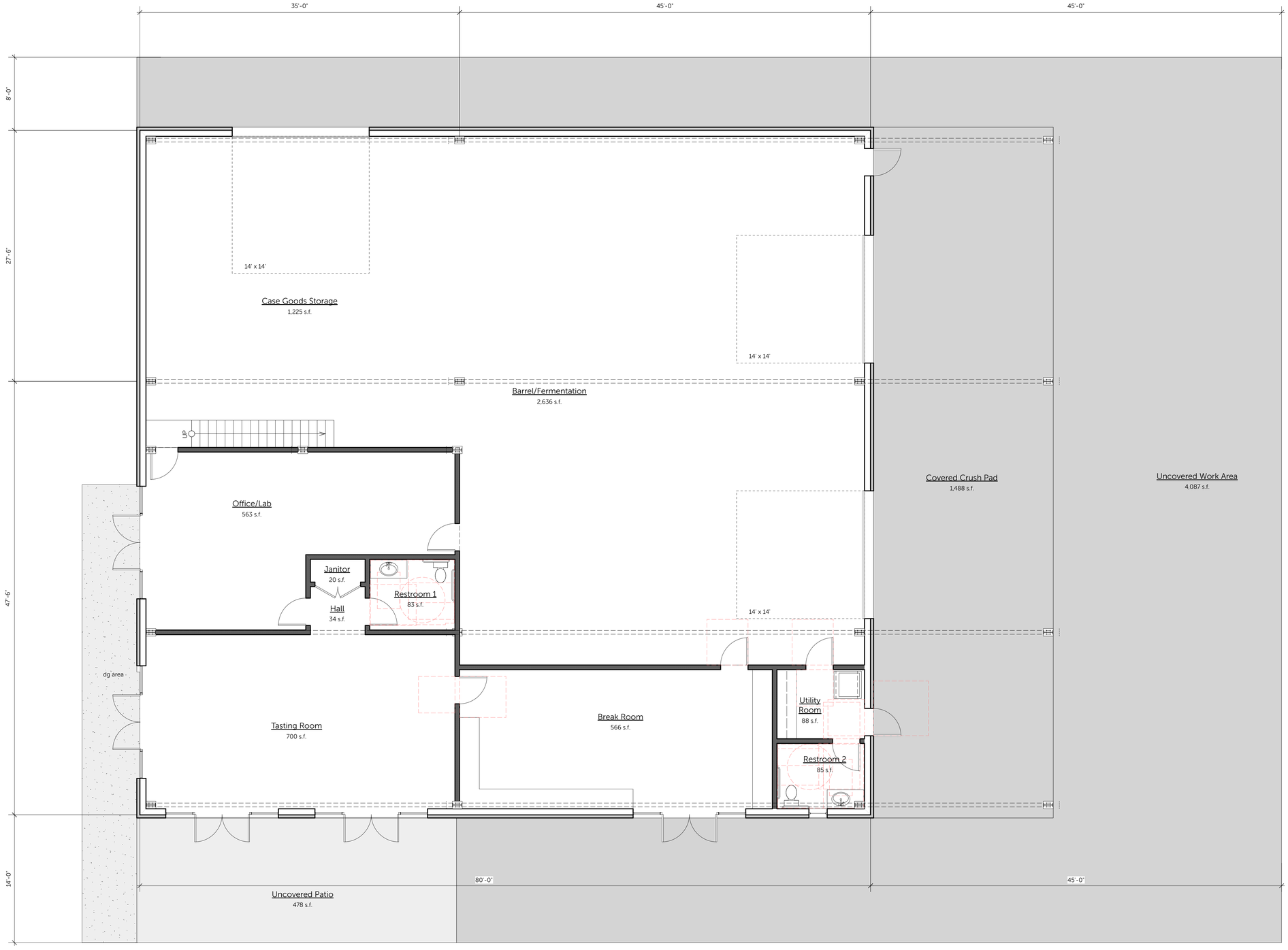
1ST GRADING SUBMITTAL - NOT FOR CONSTRUCTION

SITE PLAN

C-2.1

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S:\All Jobs\2025 All Jobs\250412 - Bassi Winery (Civil) - Reiss\02_Working Drawings\Design Documents\02_ONSITE\C-2 GRADING SHEET, C-2.1, 8/19/26, Molly Fagan



1 LOWER FLOOR PLAN

Scale: 3/16" = 1'-0"

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PROJECT:

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BASSI WINERY

APN: 079-233-040

1220 San Luis Bay Drive
San Luis Obispo, CA 93405

CLIENT:

Mikey Giugni

PO Box 292
Arroyo Grande, CA 93421

(805) 234-8636

SHEET CONTENTS:

LOWER FLOOR PLAN

CONSULTANT:

STAMP:

LICENSED ARCHITECT
NOT FOR CONSTRUCTION
REN. 09-30-25
STATE OF CALIFORNIA

DATE:

May 18, 2026

REVISIONS:

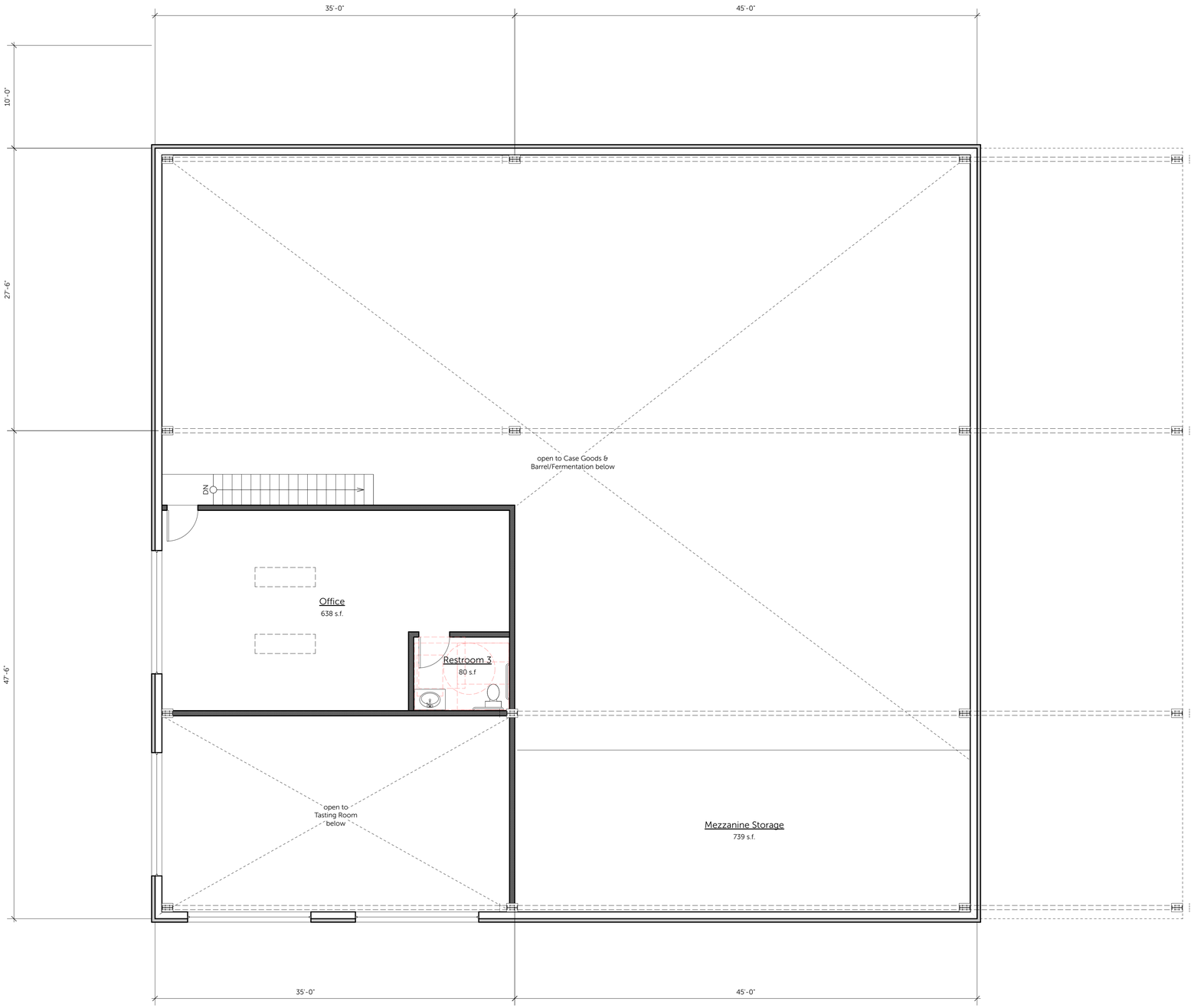
JOB NUMBER:

2501

SHEET:

A1.1

Date: May 18, 2026
Time: 9:35:13 AM
File name: 03_Bassi Winery_SD_Plan.vwx



1 **UPPER FLOOR PLAN**

Scale: 3/16" = 1'-0"

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CLIENT:

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PO Box 292
Arroyo Grande, CA 93421

(805) 234-8636

SHEET CONTENTS:

UPPER FLOOR PLAN

CONSULTANT:

STAMP:

LICENSED ARCHITECT 32941 REN. 09-30-27 STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

DATE:

May 18, 2026

REVISIONS:

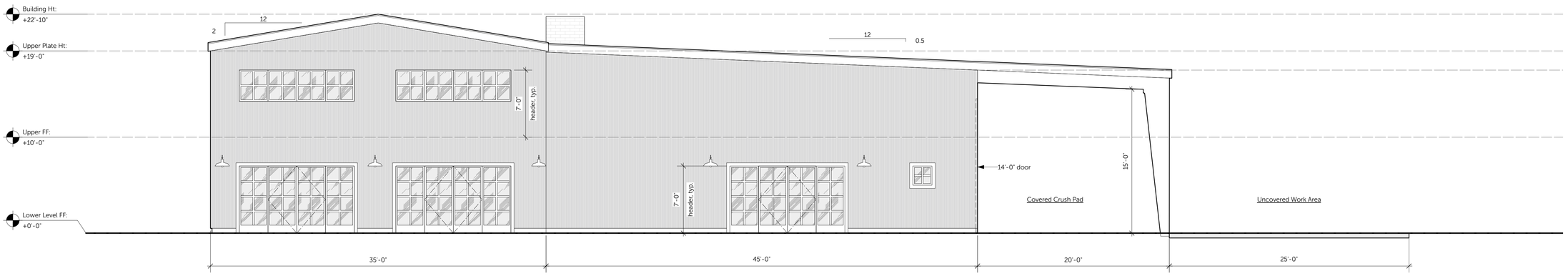
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2501

SHEET:

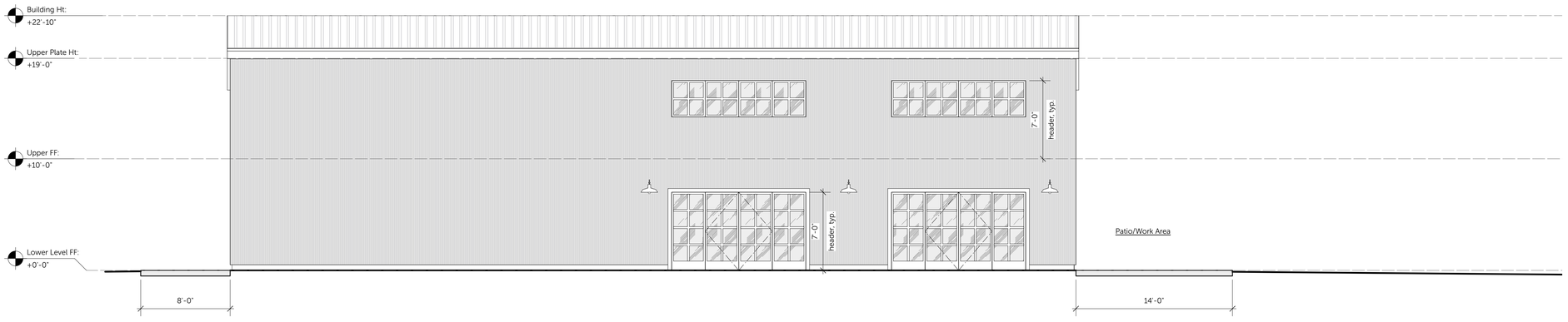
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Date: May 18, 2026 Time: 9:35:13 AM File name: 03_Bassi Winery_SD_Plan.vwx



1 SOUTH ELEVATION

Scale: 3/16" = 1'-0"



2 WEST ELEVATION

Scale: 3/16" = 1'-0"

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San Luis Obispo, CA 93405

CLIENT:

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Arroyo Grande, CA 93421

(805) 234-8636

SHEET CONTENTS:

EXTERIOR ELEVATIONS

CONSULTANT:

STAMP:

LICENSED ARCHITECT C-32947 NOT FOR CONSTRUCTION REN. 09-30-25 STATE OF CALIFORNIA

DATE:

May 18, 2026

REVISIONS:

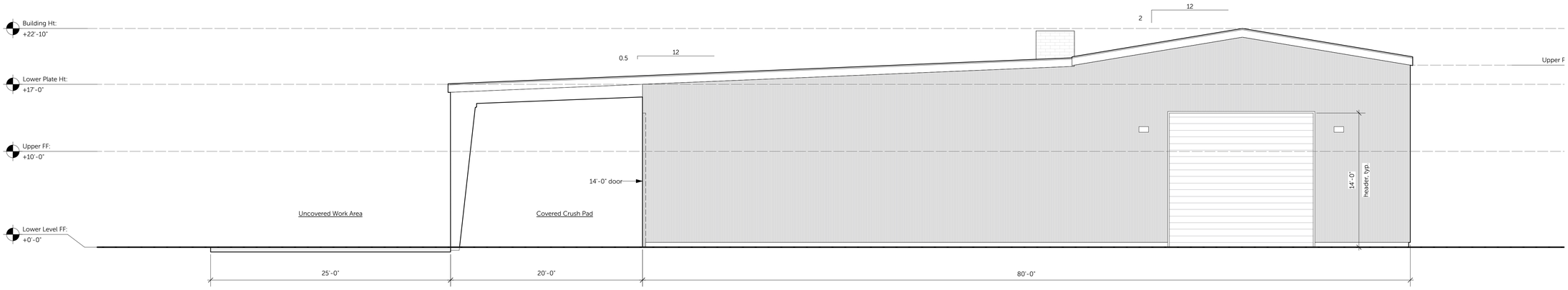
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SHEET:

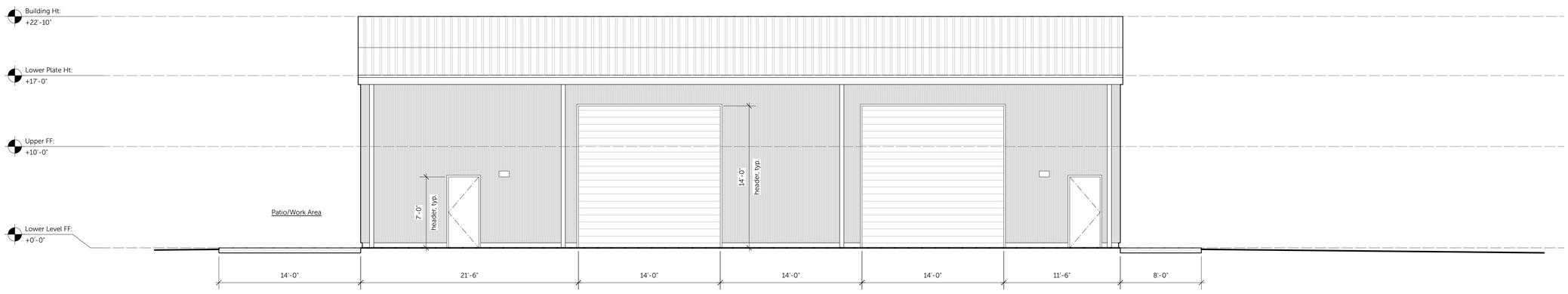
A1.3

Date: May 18, 2026 Time: 9:35:13 AM File name: 03_Bassi Winery_SD_Plan.vwx



1 NORTH ELEVATION

Scale: 3/16" = 1'-0"



2 EAST ELEVATION

Scale: 3/16" = 1'-0"

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(805) 234-8636

SHEET CONTENTS:

EXTERIOR ELEVATIONS

CONSULTANT:

STAMP:

LICENSED ARCHITECT C-32941 NOT FOR CONSTRUCTION REN. 09-30-25 STATE OF CALIFORNIA

DATE:

May 18, 2026

REVISIONS:

JOB NUMBER:

2501

SHEET:

A1.4

Date: May 18, 2026 Time: 9:35:14 AM File name: 03_Bassi Winery_SD_Plan.vwx

ROOF PANEL

Material: corrugated metal
Color: corten

R.U.D GLAZING

Material: clear glass **Material:** 70% opaque glass

SIDING

Material: bonderized aluminum
Color: weathered gray

TRIM & FASCIA

Option 1
Material: cedar wood
Color: white cedar

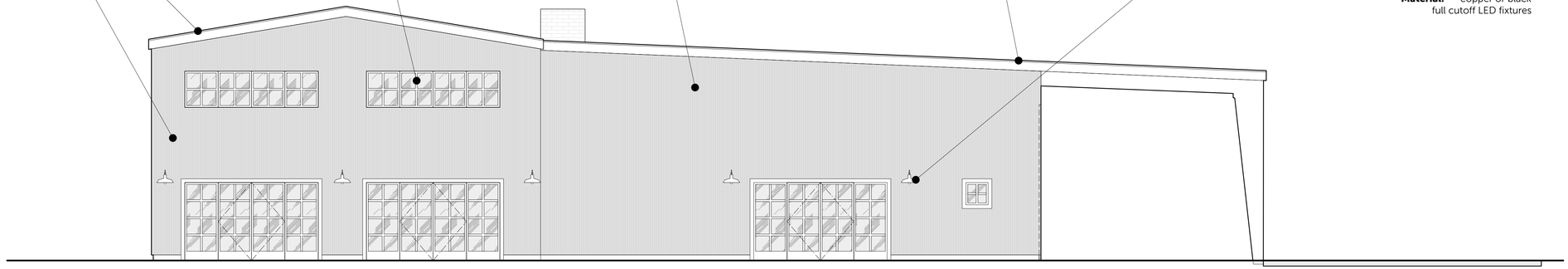
Option 2
Material: steel
Color: dark bronze

EXTERIOR LIGHTING





Material: copper or black full cutoff LED fixtures



1 **MATERIAL BOARD**

Scale: 3/16" = 1'-0"

Date: May 18, 2026 Time: 9:35:14 AM File name: 03_Bassi Winery_SD_Plan.vwx

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San Luis Obispo, CA 93405

CLIENT:

Mikey Giugni

PO Box 292
Arroyo Grande, CA 93421

(805) 234-8636

SHEET CONTENTS:

MATERIAL BOARD

CONSULTANT:

STAMP:

LICENSED ARCHITECT C-32947 REN. 09-30-27 STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

DATE:

May 18, 2026

REVISIONS:

JOB NUMBER:

2501

SHEET:

A4.1

Parcel Information

APN: 076-233-040

Assessee: BASSI OLIVE JUICE LLC

Care Of:

Address: PO BOX 292, ARROYO GRANDE
CA 93421

Description: TR 1612 LT 26 LESS RD

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

Community Code: SLOSLB

Supervisor District: Supdist 3

Avg Percent Slope: 20



Land Use Information

Land Uses	Combining Designations
AG RL	Flood Hazard Area Renewable Energy Overlay



Permit Information

Permit	Description	Work Class	Application Date
N-DRC2026-00024	Land Use, Non-Coastal Appealable	Minor Use Permit	8/28/2026 8:57:04 AM
P-APP2026-00166	Application	Land Use	8/27/2026 3:33:23 PM
AMEND2023-00007	Amendment	PC Land Use, Non-Coastal Appealable	6/1/2023 3:04:39 PM
ZON2014-00469	Zoning Clearance	Plot Plan	2/27/2015 1:46:09 PM
ZON2014-00213	Zoning Clearance	Business License	10/14/2014 9:00:15 AM

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Report generated: 9/3/2026 10:45:36 AM

COD2014-00095	Code Enforcement		9/2/2014 8:28:15 AM
ZON2011-00640	Zoning Clearance	Business License	6/8/2012 12:17:39 PM
COD2009-00444	Code Enforcement		12/30/2009 2:33:57 PM
PMT2009-00572	PMTR - Residential Permit	Additions/Alterations	10/9/2009 2:12:12 PM
S920094N	Subdivision	Road Naming (Non-Hearing)	7/16/1998 12:00:00 AM
D870208D	Land Use	Conditional Use Permit	4/11/1997 12:00:00 AM
A930001A	Conservation	New AG Contract (with New Preserve)	3/12/1996 12:00:00 AM
91064	PMTR - Residential Permit	Additions/Alterations	6/24/1993 12:00:00 AM
91063	PMTR - Residential Permit	Additions/Alterations	6/24/1993 12:00:00 AM
PMT2002-20366	PMTR - Residential Permit	New Structure	5/8/1990 12:00:00 AM
PMT2002-20367	PMTR - Residential Permit	New Structure	5/8/1990 12:00:00 AM
61308	PMTR - Residential Permit	Additions/Alterations	9/3/1988 12:00:00 AM

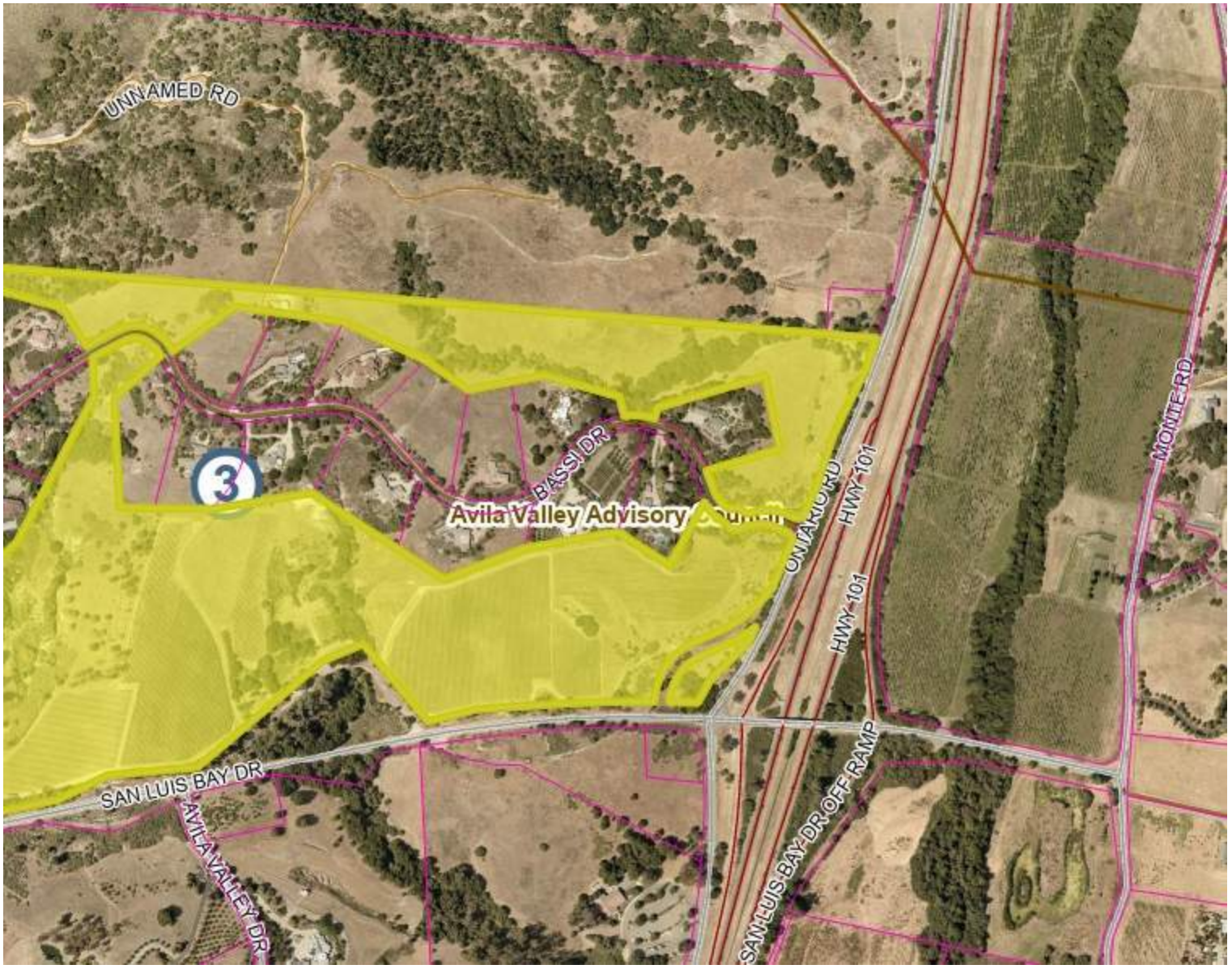
Addresses on this Parcel

Recorded Ownership Documents (Current Ownership)

2024-R-021073

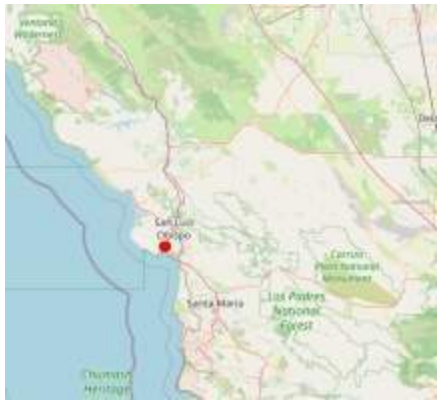
Department of Planning & Building

GIS Near 076-233-040



Legend

- SLO County Parcels
- Roads
  - CalTrans
  - Maintained by SLO CO
  - Private Maintenance
  - Federal or State Maintenance
  - CITY OF SAN LUIS OBISPO; ARROYO GR 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



-1,504.66 0 752.33 1,504.66 Feet 1: 9,028

WGS_1984_Web_Mercator_Auxiliary_Sphere

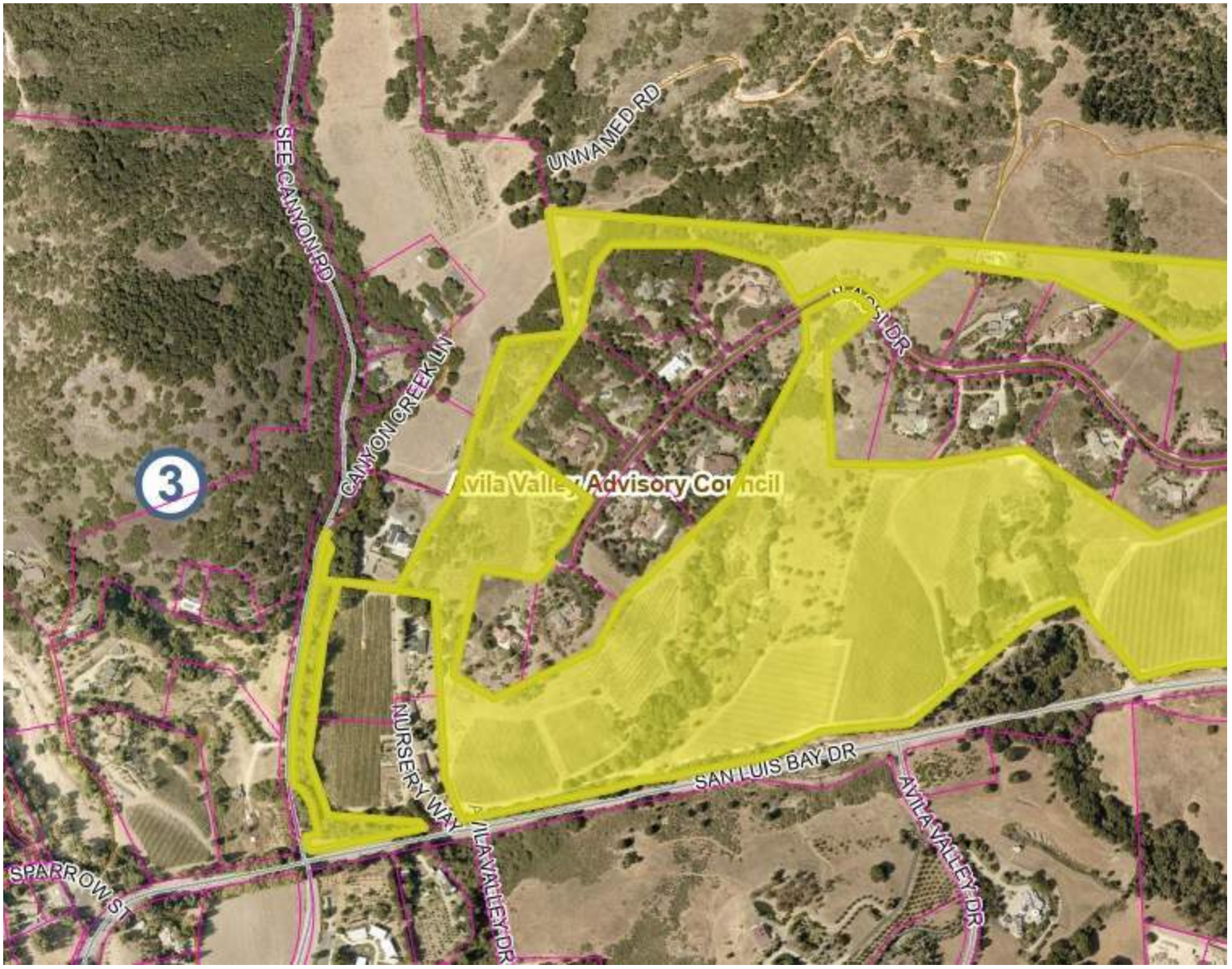
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Map for Reference Purposes Only

Department of Planning & Building

GIS Near 076-233-040



Legend

- SLO County Parcels
- Roads
  - CalTrans
  - Maintained by SLO CO
  - Private Maintenance
  - Federal or State Maintenance
  - CITY OF SAN LUIS OBISPO; ARROYO GR ATASCADERO; MORRO BAY; PASO ROB BEACH
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- 2011 Supervisor Districts
- SLO County Boundary



-1,504.66 0 752.33 1,504.66 Feet 1: 9,028

WGS_1984_Web_Mercator_Auxiliary_Sphere

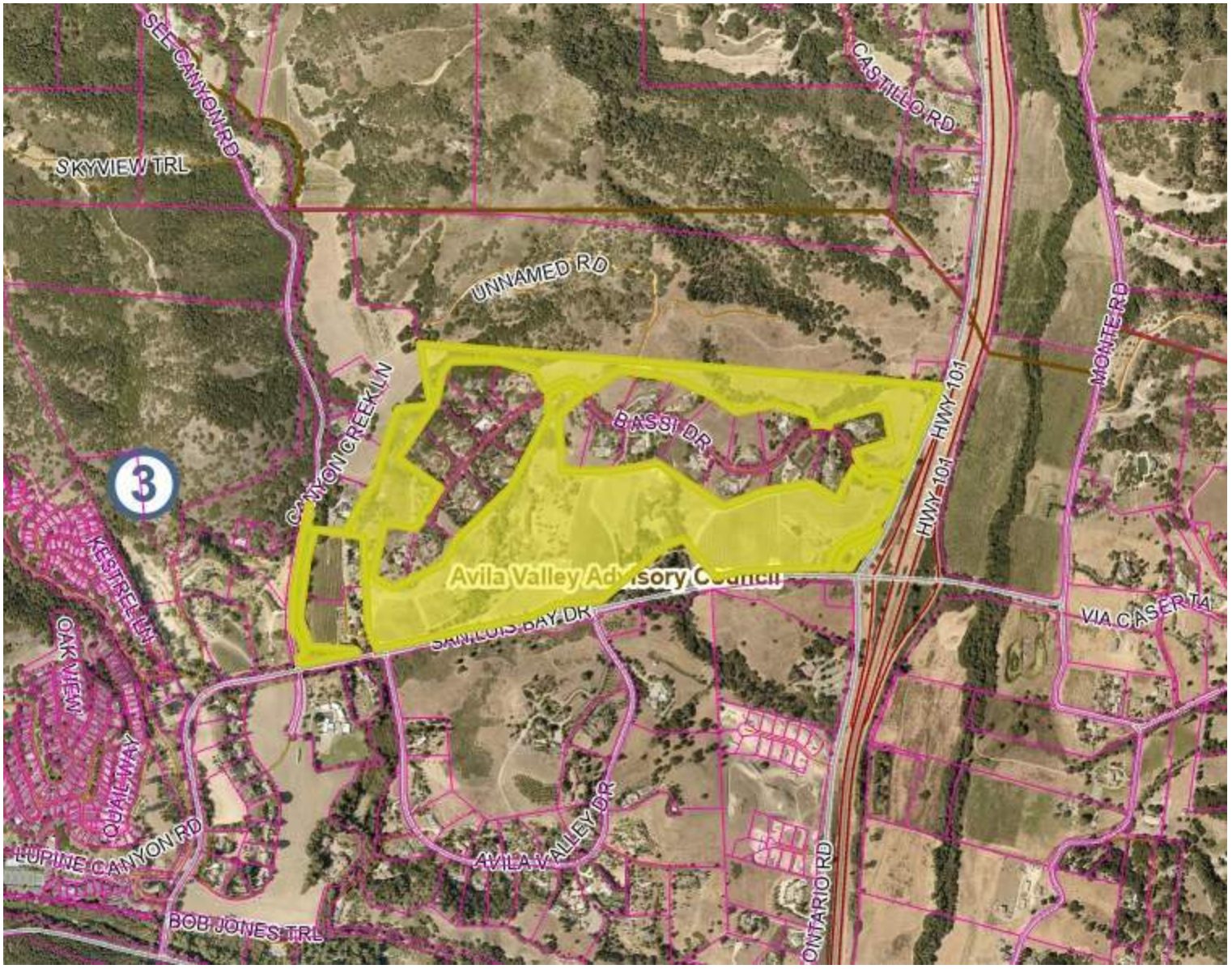
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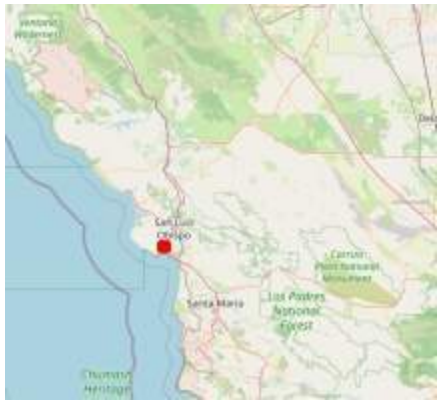
Department of Planning & Building

GIS Far 076-233-040



Legend

- SLO County Parcels
- Roads
  - CalTrans
  - Maintained by SLO CO
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  - CITY OF SAN LUIS OBISPO; ARROYO GR ATASCADERO; MORRO BAY; PASO ROB BEACH
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- 2011 Supervisor Districts
- SLO County Boundary



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

WGS_1984_Web_Mercator_Auxiliary_Sphere

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Map for Reference Purposes Only

076-233

R.M. A-38

P.M. 77-88

S154 N 88 45'52" W 561.40 S153 N 88 05'00" W 1271.12

No.7 No.6 No.5 No.4 No.3 No.2 No.1

R/S 64/11

756.29 (1673/OR/63) 693.16 N 4 19'22" W N 2 51'27" W

415.80 N 85 03'34" W 435 282.15 N 10 03'34" W 771

N 10 10'16" W 488.67

2985.88 N 83 46'36" W 3208

S.M.28

114

181

076-23

ARROYO SAN MIGUELITO CANYON CREEK

SEE

AKA

R/S 99/50

OPEN SPACE ESMT.

B.O.E. 135-40-35B, PAR 2.
FR.39.
(34)
108.822 AC.

1"= 400'

STA.495

25

4.
(39)
22.75 AC.

TR. 1612

N 85 28'35" W 1552.93

N 85 17'43" W 2568.66

R.M. A-38

(35)
0.94± AC

125.32

297.57

382.73 N 59 44'05" E 323.29 N 41 40'20" W

3.
(38)
3.06 AC.

BLDG. ENVL.

N 46 37'16" E 299

(33)
0.81±AC.

(32)
1.01±AC.

FR.46.

N 83 13'19" E 258.48

173.81 N 34 02'39" E 231.91 N 34 02'39" E 304.80

8.
(08)
2.50 AC.

243.54 383.24 186.13 30 138.75 273.06 461.64

5.
(05)
2.51 AC.

423.98 268.04 288.15

4.
(04)
2.65 AC.

409.06 N 54 49'00" W 255.10

6.
(06)
3.00 AC.

203.30 171.40 180 N 46 24'48" E 413.60

3.
(03)
3.40 AC.

397.06

27
176.45 51.44 54.36 40.75 73.75 244.54

238.31 846.74

2.
(02)
2.52 AC.

210.63 330.96 N 64 26'54" E 186.40 116.01

1.
(01)
2.69 AC.

428.21 428.54 N 13 26'12" E

9.
(09)
2.64 AC.

366.31 239.34 86.26

10.
(10)
2.39 AC.

249.30 347.61

108.81 178.96 150.42 152.93 28.44 68.24 303.17

165.21 268.66 N 64 53'38" W 362.61

12.
(12)
2.03 AC.

442.53 62.22 177.66 248.46 60.22 264.58

14.
(14)
2.33 AC.

357.80 96.39 205.60

16.
(16)
2.14 AC.

304.66 60.22 66.33 142.97 96.78

18.
(18)
2.46 AC.

202.32 173.84 408.46

20.
(20)
2.46 AC.

438.55 146.99 113.08

21.
(21)
2.48 AC.

311.95 130 121.63 44.21 238.98 281.71

24.
(24)
2.47 AC.

N 74 14'47" W 77.81 N 73 49'19" E 443.49 N 11 19'51" W 293.64 277.68 250.20 303.02

22.
(22)
2.88 AC.

420.47 168.80 372.80 N 80 10'43" E

23.
(23)
2.53 AC.

N 57 29'35" W 284.03 243.42 152.76 64.41 16.74 34.87 15.40 60.85 224.45

ONTARIO RD.

U.S. HWY. 101

11.
(11)
2.52 AC.

457.19 N 2 47'37" W 431 243.43 267.52 30.32 56.62 277.27

13.
(13)
2.42 AC.

137.93 225.81 81.87

15.
(15)
2.78 AC.

336.49 250.32 250.32 20.08 124.85

17.
(17)
2.63 AC.

398.71 N 81 07'00" E 316.69

19.
(19)
2.58 AC.

487.40 403.10 N 56 58'36" W 266.18 222.18 182.21 342.35 N 69 13'43" E

7.
(07)
2.46 AC.

582.78 384.85 N 28 01'11" E 330 151.72

233

FR.26.
(40)
111.4± AC.

DEDICATED & REJECTED

173.76 398.50 204.42 304.03 393.54 60 102.24 100.71 217.38 TR. 1612 49.32

SAN LUIS BAY DR.

25

52

189

1.
(36)
3.28 AC.

N 84 31'47" W 299.06 384.17 N 28 12'37" E 223.20 N 34 14'12" E 198.53 N 15 24'57" E 209.09 N 34 14'12" E 548

R/S 109/34

TR. 2222

1.
(29)
5.08 AC.

213.44 340.59 326.63 100 177 343 N 2 57'54" W

2.
(30)
5.09 AC.

153.79 212.78 316.46 NURSERY WY. 188.41

DEDICATED & REJECTED

N 23 05'20" E 2145.24

FR.46.
(28)
0.32 AC.

60 53.6 204.13 70.08 125.9 49.9 64

TR. 1612 506.45 362 197.34 12.66

2.
(37)
3.25 AC.

343 W 73 04'36" W

R/S 3/66

CYN. CRK.

N 59 45'33" E 256.75 N 77 52'E 193.39 N 61 40'12" W 67.65 N 5 34'W 130.38 N 7 51'E 180.08 67.66

LN.

CANYON RD.

S138

R/S 14/12

200' 0 400' 800'

JAW 12-17-93 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

REVISIONS	
I.S.	DATE
06-061	08-16-05
NA	01-14-15
16-055	07-28-15

TRACT 2222 ; R.M. Bk. 17, Pg. 76.
TRACT 1612 ; R.M. Bk. 17, Pg. 13.
RANCHO SAN MIGUELITO, R.M. Bk. A , Pg. 38.

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 076 PAGE 233