



COUNTY OF SAN LUIS OBISPO
Department of Agriculture/Weights and Measures

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401 - 4556
MARTIN SETTEVENDEMIE (805) 781-5910
AGRICULTURAL COMMISSIONER/SEALER FAX: (805) 781-1035
www.slocounty.ca.gov/agcomm AgCommSLO@co.slo.ca.us

DATE: May 31, 2011
TO: Brian Pedrotti, Planning Department
FROM: Mike Isensee, Agriculture Department
SUBJECT: Vanderheyden General Plan Amendment Authorization LRP2010-00006
(Ag Dept # 1567)

Summary

Thank you for the opportunity to review and comment on the proposed General Plan Amendment. Based on existing information, the proposal is not opposed by the Agriculture Department. However, approval of the conversion of Agriculture-designated land should meet a series of findings outlined in the County Agriculture Element policy 24. Preliminary evaluation of the Vanderheyden General Plan Amendment raises questions regarding the feasibility of agricultural production on the project site, and also raises questions about whether the findings to convert the site to a Rural Residential designation is supportable based upon county policy.

The following report is in response to your request for comments on the proposed general plan amendment. The comments and recommendations in our report are based on county's relevant agricultural policies, current departmental goals to conserve agriculture resources and to provide for public health, safety and welfare while mitigating negative impacts of development to agriculture, and the requirements of the California Environmental Quality Act (CEQA).

If I can be of further assistance, please contact me at 781-5753.

Project Description

The applicant is requesting to change the land use designation on an approximately 22 acre property from Agriculture to Residential Rural. The project site is located along the southeast corner of the City of San Luis Obispo. The area consists of smaller parcels abutting the urban reserve line of the City. Adjoining City lands to the west-northwest are zoned Residential Single Family (R-1), while properties in the County's jurisdiction are designated Agriculture (AG) to the east and south, Rural Lands (RL) to the north, and Residential Suburban (RS) to the west-southwest. Several parcels in the vicinity are designated Residential Rural (RR). Immediately adjoining Agriculture designated lands are sized approximately 20 and 40 acres, while adjoining Rural Lands are 5 and 17 acres in size.

The applicant is requesting the approval of the general plan amendment which would designate the property Residential Rural (RR) and would allow the property to be divided into two sellable residential properties.

Agricultural Setting

On lands designated Agriculture within an area extending more than 1 mile around the property, typical agricultural operations are limited to grazing due to the limited underlying water resources in this area. It is common for smaller parcels in areas with limited groundwater to be used solely for the production of livestock. As a small agricultural parcel, any livestock use would essentially function as a hobby rather than a production agricultural use. The use of parcels in this size would not be considered sustainable for agricultural production, but such parcels are frequently retained in the Agriculture category to limit development which could further reduce groundwater levels or lead to incompatibilities between agricultural and non-agricultural uses.

Similar to other gently sloping properties in this area, the entire project site consists of Important Agricultural Soils as defined and mapped by the county's Conservation Element. Specifically, the soil found on the project site is Coastal soil unit 163, *Los Osos-Diablo complex*, 9-15% slopes, which is listed as one of the county's *Other* important soils and *Highly productive rangeland* soils. This soil has a good California Revised Storie Index Rating and is capability class 3 with or without irrigation, making it one of the least restricted non-irrigated soils in the county.

B. Evaluation of Policy Consistency and Potential Impacts

The Agriculture Department has reviewed the proposed project for consistency with the agricultural policies in the Agriculture Element and potential impacts to agricultural resources. Proposals that are not consistent with Agriculture Element policies or that may result in adverse impacts to agricultural resources are not supportable.

AGP11: Agricultural Water Supplies – While the property is encumbered with legal restrictions on the use of water, as a matter of policy the Department is primarily interested in how the use of limited water by non-agricultural users potentially impacts agricultural users with the watershed and/or groundwater basin. This entire drainage area, which ultimately becomes Davenport Creek, is considered a limited water resource area but continues to include hundreds of acres of productive agricultural lands. To the degree continued upstream development decreases recharge throughout the basin, development has the potential to adversely impact downstream agricultural resources.

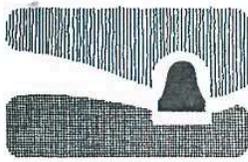
AGP17: Agricultural Buffers – Agricultural buffers are recommended for both existing and potential production agricultural uses when located near proposed non-agricultural uses. As stated previously, the surrounding parcels are of a size that would not support production agriculture. Therefore, buffers are not recommended.

ATTACHMENT 8

AGP24: Conversion of Agricultural Lands – The goal of AGP24 is to protect agricultural resources and discourage the conversion of agricultural lands to non-agricultural uses. The policy specifically states to “Avoid land redesignation (rezoning) that would create new rural residential development outside the urban and village reserve lines.

Several criteria have been developed to establish consistency with this goal as discussed below.

- *Do not expand existing urban...areas until such areas are largely built-out, or until such time as additional land is needed to accommodate necessary uses or services that cannot be accommodated within the existing urban...area.*
Should the proposed residential designation be located within the city’s urban area? Will the proposed conversion increase the pressure to convert adjacent agricultural land to a rural residential land use pattern or other nonagricultural uses?
- *The land does not meet the criteria for inclusion in the Agriculture land use category as agriculture production is not feasible due to some physical constraint (such as soil infertility, lack of water resource, disease), or surrounding incompatible land uses.*
The proposal would result in the conversion of a 22-acre site consisting of capable soils restricted to residential uses. These soils can support a limited “hobby” livestock operation within the existing parcel size. Agricultural uses on small parcels have become an increasingly common occurrence and county policy (AGP4) supports agricultural uses on smaller agricultural parcels.
- *Conversion to non-agricultural uses shall not adversely affect existing or potential agricultural production on surrounding lands that will remain designated Agriculture.*
The potential for offsite incompatibilities associated with the proposal is not anticipated because of the limited agricultural potential of surrounding agricultural land. However, the proposal does raise the question of will this land use change set a precedent for further land use conversion from agriculture in the area that may have an adverse impact?



city of san luis obispo

Community Development Department • 919 Palm Street, San Luis Obispo, CA 93401-3218

July 8, 2013

Brian Pedrotti, Planner III
County of San Luis Obispo
Planning and Building

RE: Vanderheyden GPA (LRP 2010-00006)
San Luis Obispo, CA

Brian Pedrotti:

The purpose of this letter is to provide comments on the County's consideration of the Vanderheyden GPA. Pursuant to section 4 of the Memorandum of Understanding, the City provides comments on GPA's referred to the City.

The purpose of this hearing is to determine if the County Board of Supervisors will authorize and initiate a General Plan Amendment from Agriculture to Rural Residential to allow a 2-lot subdivision on the Vanderheyden property just outside of the City's Urban Reserve Line. This property is located within the City's referral area and Greenbelt and is therefore subject to the MOU between the City and the County that was completed in October 2005 (Attachment 1).

While not yet formally referred to the City, the application falls under the provisions of the policies called out in the MOU which indicate that the City and County will work together to preserve the agricultural and open space resources by using the City's Greenbelt and Open Space policies in addition to the County's Agriculture and Open Space policies. Prior to determining whether to process the General Plan Amendment, the Board of Supervisors should carefully evaluate the following policies from the City's General Plan and those outlined in the County staff report which may encourage and lead to urban development in existing rural areas:

Policy 1.7.1, Open Space Protection: *"Within the City's planning area and outside the urban reserve line, undeveloped land should be kept open. Prime agricultural land, productive agricultural land, and potentially productive agricultural land should be protected for farming. Scenic lands, sensitive wildlife habitat, and undeveloped prime agricultural land should be permanently protected as open space."*

Policy 1.7.4, Parcel Sizes & Density: *"The city will encourage the county not to create new parcels within the greenbelt, with the exception of those permitted under the county's agriculture cluster incentive. Outside of cluster districts, allowed parcel sizes within the greenbelt should be no smaller, and the number of dwellings allowed on a parcel should be no more than as designated by the 1989 San Luis Obispo County Land Use Element"*



The City of San Luis Obispo is committed to include the disabled in all of its services, programs and activities. Telecommunications Device for the Deaf (805) 781-7410.

Vanderheyden GPA LRP 2010-00006

Page 2

Policy 1.9.1, Basis for Variation: *"In the greenbelt, the City will allow, and encourage the County to allow, smaller parcel sizes and more dwellings only when:*

- 1. All new dwellings will be clustered contiguously in accordance with Table 1;*
- 2. The area outside the cluster is permanently protected as open space;*
- 3. Agricultural easements are placed on prime agricultural lands outside the cluster.*

If you have any questions about this letter or need additional information, please contact me via email at kmurry@slocity.org or by phone at (805) 781-7274.

Sincerely,



Kim Murry
Deputy Director
Community Development Department

CC: County Board of Supervisors
City Council

MEMORANDUM OF AGREEMENT
BETWEEN THE CITY OF SAN LUIS OBISPO AND
THE COUNTY OF SAN LUIS OBISPO
REGARDING THE CITY'S SPHERE OF INFLUENCE

This Agreement between the City of San Luis Obispo (hereafter "City") and the County San Luis Obispo County (hereafter "County") is entered into by the City on this 23rd day of August, 2005, and by the County on this 10th day of October, 2005.

WITNESSETH

WHEREAS, the Cortese/Knox/Hertzberg Act of 2000 ("the Act") requires the Local Agency Formation Commission (LAFCO) to update the Spheres of Influence for all applicable jurisdictions in the County every five years; and

WHEREAS, a Sphere of Influence is defined by California Government Code 56076 as a plan for the probable physical boundaries and service area of a local agency; and

WHEREAS, pursuant to Government Code 56425 the Sphere of Influence has been identified by the County of San Luis Obispo and the City of San Luis Obispo as shown in Exhibit A; and

WHEREAS, the Act further requires that a Municipal Service Review be completed prior to or, in conjunction with, the update of a Sphere of Influence in accordance with Section 56430 of the California Government Code as a means of identifying and evaluating public services provided by the City of San Luis Obispo and changes to the City's Sphere of Influence; and

WHEREAS, a Municipal Service Review as described above has been completed and shall be considered by LAFCO when establishing the City's Sphere of Influence; and

WHEREAS, the City and County have reached agreement regarding the boundaries (Exhibit A), development review standards and procedures (Exhibit B) of the Sphere of Influence to ensure the orderly and logical development of these areas; and

WHEREAS, the City's General Plan provides a clear policy base for growth and development in the Sphere of Influence areas and defines policies and programs that the City will implement to ensure the preservation of the agricultural land, open space and the rural character

of San Luis Obispo; and

WHEREAS, the County's General Plan goals in Framework for Planning and the San Luis Obispo Area Plan call for Community Separators to provide for a community's distinctive identity and preserve the rural character of the areas between and on the fringes of communities and cities; and

WHEREAS, the City and County intend to cooperate regarding growth and development on the urban fringe of the City and in the referral area shown in Exhibit C; and

WHEREAS, LAFCO is required by Government Code 56425 (b) to give great weight to this agreement in making the final determination regarding the City's Sphere of Influence.

NOW, THEREFORE, be it resolved that the parties agree as follows:

1. The Sphere of Influence boundary contained in Exhibit A provides for the orderly and logical growth for the City of San Luis Obispo and represents a potential 20-year growth boundary (2005-2025) based on available information.
2. The development standards and zoning requirements contained in Exhibit B provide a framework for completing updates to the General Plans of both the City and the County for the areas in the Sphere of Influence.
3. The development standards and zoning requirements contained in Exhibit B are intended to provide the City and the County with the basis for developing specific land use policies and standards for the areas in the City of San Luis Obispo Sphere of Influence and do not supersede or limit the planning or environmental review process of either jurisdiction.
4. The City's and County's General Plan policies including those found in Exhibits D and E shall be used to guide the logical and orderly development of the Sphere areas while preserving agricultural and open space lands.

David W. Romero

Mayor, City of San Luis Obispo

APPROVED AS TO FORM AND LEGAL EFFECT:

John D. [Signature]

City Attorney

Dated: AUG. 12, 2005

ATTEST:

Andree Hager

City Clerk

Dated: Aug - 13 - 2005

Shirley Branchi
Chairman, Board of Supervisors
County of San Luis Obispo

APPROVED AS TO FORM AND LEGAL EFFECT:

[Signature]

County Counsel

Dated: 10.06.05

ATTEST:

JUDY BAKERWAY
County Clerk

By: *[Signature]*
Deputy Clerk

Dated: 10/6/05

EXHIBIT A
SPHERE OF INFLUENCE BOUNDARY MAP

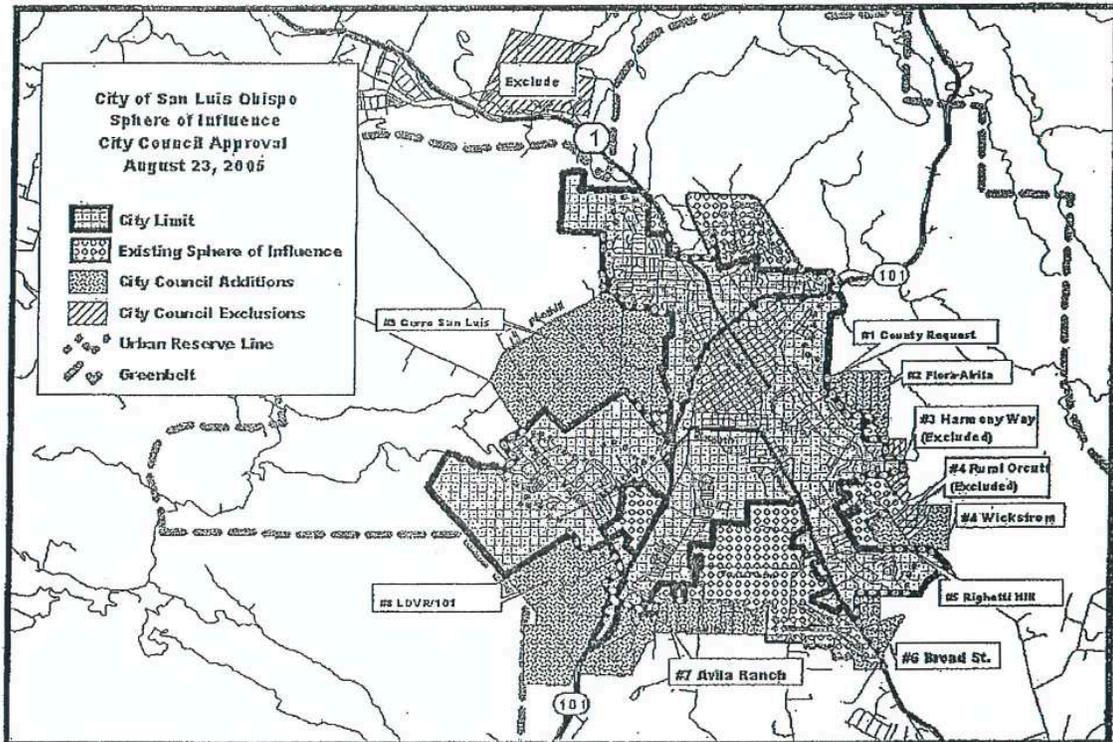


EXHIBIT B
DEVELOPMENT STANDARDS AND ZONING REQUIREMENTS

The following development standards and zoning requirements are agreed to and shall be used by the City of San Luis Obispo and the County of San Luis Obispo to develop specific land use policies and standards within the proposed Sphere of Influence as shown in Exhibit A and to update their General Plans.

1. **Intent.** It is the intent of the County and the City to work cooperatively towards the goal of developing the agreed upon Sphere of Influence (as shown in Exhibit A) in an orderly and logical manner consistent with the Cortese/Knox/Hertzberg Act, the City and County General Plans, the California Environmental Quality Act and any other applicable laws and regulations.
2. **Impact Mitigation.** In evaluating any development, the agency considering approval (City or County) should rely solely on its ability to provide the required services to that development. The City and the County shall not presume any services will be provided by the other agency without documenting that such services will be provided.

Development/mitigation fees needed to offset the impacts from projects approved by either jurisdiction in the Referral Area (Exhibit C) shall be collected and distributed in a fair and equitable manner. These fees may be paid to the City and/or the County in proportion to the location and degree of project impacts; however the total fees paid shall not exceed the cost to mitigate the specific project impact. Mitigation to offset significant impacts to fire, law enforcement, emergency medical services, water and wastewater treatment services, roads and streets, other public services, and housing, shall be incorporated into the conditions of approval for projects on a case by case basis. Documentation shall be provided that identifies the project's fiscal, infrastructure, housing, and services impacts to both the City and the County and shall be considered as part of the development review process. The documentation shall be used to prepare conditions of approval and to allocate impact fees where allowable and as appropriate.

3. **Fire, Emergency Medical and Law Enforcement Services.** Costs associated with fire, emergency medical and law enforcement services shall be given special attention.

The County and City Planning Staff shall meet with the City's Police and Fire Chief and the County Sheriff and Fire Department Chief regarding development in the unincorporated areas that would impact the emergency response service levels. The purpose of this meeting is to identify and discuss fiscal impacts of development related to emergency services, service delivery impacts of development on the fringe, and appropriate mitigation measures.

- 4. **Interagency Cooperation.** The City and the County shall work cooperatively to plan for future land uses and public services and facilities to improve and maintain area circulation connections, and to preserve agricultural land and open space. The County and City will consider the creation and implementation of various assessment and financing mechanisms for the construction and maintenance of public improvements, such as roads, utilities, recreation and trail improvements, parks and open space, and similar improvements that could serve visitors and residents of the City and the County. Discretionary development projects and General Plan Amendments within each agency's jurisdiction shall be referred to the other for review and comment prior to action on a development proposal. The County shall seek the City's comments regarding these projects in the referral area map found in the County's San Luis Obispo Area Plan (Exhibit C). The City shall seek the County's comments regarding projects that affect the unincorporated area found in Exhibit C. When a discretionary project application is accepted for processing, it shall be referred to the following contact person(s) for early review and comment:

Division Manager, Long Range Planning
 County of San Luis Obispo
 Department of Planning and Building
 County Government Center
 San Luis Obispo, CA 93408

Community Development Director
 City of San Luis Obispo
 Community Development Department
 990 Palm Street
 San Luis Obispo, CA 93401-3249

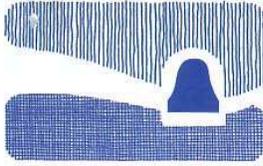
This provision shall not supersede other methods of commenting or providing feedback regarding a proposal or project.

- 5. **Sphere of Influence.** The County shall, to the extent legally possible, limit development within the City's Sphere of Influence (SOI) to those uses allowed by the County General Plan. The County shall give the great weight to the City's General Plan policies when reviewing development in the City's Sphere of Influence.

- a. **City Review.** For projects submitted to the County for consideration, as part of

the pre-application meetings and as part of processing the application, the County shall request written documentation that indicates the City Council's position regarding annexation into the City. This documentation shall be provided by the City in a timely manner that does not delay the County's processing of the land use application. During this time, the County shall continue to process the land use application as required under the law.

- b. **Development Review Coordination.** Projects proposed within the referral area shown in Exhibit C, and subject to an Initial Study under CEQA, shall cause the City and County representatives to request a meeting prior to completion of the Initial Study. The purpose would be to discuss the City's and County's General Plan policies with regard to the project and to identify any key issues that may need special attention during the CEQA process.
6. **Agriculture and Open Space.** The City and the County shall work together to preserve the agricultural and open space resources in the SOI area using the City's Greenbelt and Open Space policies and the County's Agriculture and Open Space Policies, including the transfer development credit program as appropriate. The criteria contained in the County's Agriculture and Open Space Element, particularly Agricultural Policies 17 and 24 (Exhibit D), and the pertinent policies in the City's General Plan shall be addressed in the preparation of any land use entitlements and Environmental Impact Reports.
7. **General Plan Amendment.** The City intends to complete environmental review, pre-zoning, pre-annexation, and any necessary pre-general plan amendment activities prior to or concurrent with an annexation proposal being processed by LAFCO. The County intends to complete any necessary amendments to its General Plan in the San Luis Obispo Area Plan to reflect the annexation of territory to the City of San Luis Obispo.
8. **Zoning Requirements/Specific Plan.** Prior to annexation, the City shall complete pre-zoning and environmental review consistent with its General Plan. CEQA review shall include analysis of issues, including but not limited to the following: a reliable and adequate water supply, sewer capacity, public services, cumulative traffic circulation, agricultural buffers, jobs-housing, use of transfer development credits, and affordable housing opportunities.



city of san luis obispo

Community Development Department • 919 Palm Street, San Luis Obispo, CA 93401-3218

August 16, 2013

Brian Pedrotti, Planner III
County of San Luis Obispo
Planning and Building

RE: Vanderheyden GPA (LRP 2010-00006)
San Luis Obispo, CA

Brian Pedrotti:

The purpose of this letter is to provide comments on the County's consideration of the Vanderheyden GPA in response to the project referral to the City. This property is located within the City's Greenbelt and is therefore subject to the MOU between the City and the County that was completed in October 2005 (Attachment 1). The MOU indicates that the City and County will work together to preserve the agricultural and open space resources by using the City's Greenbelt and Open Space policies in addition to the County's Agriculture and Open Space policies.

The project location is subject to the following City Land Use Element policies:

Policy 1.7.1, Open Space Protection: *"Within the City's planning area and outside the urban reserve line, undeveloped land should be kept open. Prime agricultural land, productive agricultural land, and potentially productive agricultural land should be protected for farming. Scenic lands, sensitive wildlife habitat, and undeveloped prime agricultural land should be permanently protected as open space."*

Policy 1.7.4, Parcel Sizes & Density: *"The city will encourage the county not to create new parcels within the greenbelt, with the exception of those permitted under the county's agriculture cluster incentive. Outside of cluster districts, allowed parcel sizes within the greenbelt should be no smaller, and the number of dwellings allowed on a parcel should be no more than as designated by the 1989 San Luis Obispo County Land Use Element"*

Policy 1.9.1, Basis for Variation: *"In the greenbelt, the City will allow, and encourage the County to allow, smaller parcel sizes and more dwellings only when:*

- 1. All new dwellings will be clustered contiguously in accordance with Table 1;*
- 2. The area outside the cluster is permanently protected as open space;*
- 3. Agricultural easements are placed on prime agricultural lands outside the cluster.*

The following County COSE policies also apply to the property:



The City of San Luis Obispo is committed to include the disabled in all of its services, programs and activities. Telecommunications Device for the Deaf (805) 781-7410.

ATTACHMENT 8

Policy OS 1.3 Supporting other agencies:

Encourage and support efforts by state and federal agencies, cities, special districts, and nonprofit and conservation organizations to protect lands containing open space resources.

Policy OS 1.8 Land Divisions and Development

Encourage the use of cluster land divisions and cluster development that will locate residential clusters on the least environmentally sensitive portions of properties.

Policy OS 4.6 Conversion to small-lot rural parcels

To maintain a well-defined urban boundary, avoid the creation or expansion of Small-Lot Rural designations (Residential Rural/Suburban LUE land use categories) in rural areas.

Policy OS 4.7 Cooperation with cities.

The County shall cooperate with cities that have established "greenbelt" or similar programs, such as the City of San Luis Obispo's greenbelt program and the City of Paso Robles' "purple belt" program

In summary, City staff finds that the proposed GPA and map is not consistent with the policies noted above and in accordance with the MOU, should not be supported as proposed.

If the Board of Supervisors determines that the proposed GPA is consistent with the policies noted above and supports the change to Residential Rural, please consider the following conditions when reviewing the subsequent request to subdivide this parcel:

1. The project will be subject to road impact fees for Orcutt Road. A calculation of these fees can be supplied from the City.
2. The subdivision should include identification of limited building envelopes. A site plan and tentative grading plan should be evaluated along with any proposed subdivision map.
3. A viewshed analysis should be required to evaluate potential viewshed impacts from public roads.
4. Open space easements should be secured to ensure that areas outside of building envelopes, including significant slopes, vegetation, or viewsheds are preserved.
5. Development potential should be limited to one dwelling per lot without the ability to construct secondary dwellings or guesthouses.

If you have any questions about this letter or need additional information, please contact me via email a pdunsmore@slocity.org or by phone at (805) 781-7522.

Sincerely,



Phil Dunsmore
Senior Planner
Community Development Department

ATTACHMENT 8

Afuera de Chorro Water Company
1810 Tiburon Way
San Luis Obispo, CA 93401

December 18, 2009

1821 Tiburon Way
San Luis Obispo, CA 93401

Re: Letter of Intent to Provide Water Services
Assessor's Parcel Number: 076-531-009

Dear Applicant:

Afuera de Chorro Mutual Water Company (the "Company") provides water for domestic use to parcels within its service area. You have applied for water service for a new parcel to be created within the Company's service area. The Company is required to meet a number of requirements before it can issue new memberships. The Company Board of Directors is aware that a number of new parcels are in the process of being created and additional requests for lot splits may be submitted based on the new zoning applicable in the service area. The Board is committed to proceeding diligently and promptly to meet all the requirements to provide water service to the new parcels. No new parcels have been created in the service area for many years; thus bringing the Company into compliance the applicable requirements described as items 2 and 3 below will take time.

As of the date of this letter the Company has made a tentative determination that adequate water is available to serve all of the currently allowed potential new dwelling units within its service area. In addition, the Company has obtained a detailed report of the condition and capacity of the system from the Company engineer. The Company is in the process of addressing required storage needs as addressed in the engineer's report. The Company has submitted an application for a permit to the Department of Corporations and is currently preparing a response to the DOC's comments and request for additional information.

The Company is committed to providing water service to all new parcels within its service area that meet applicable requirements. Therefore, the Company shall issue a new membership to Owner, as that term is defined in the Second Amended and Restated Bylaws of the Company and provide water for domestic use to the parcel described above (the "Parcel") when each and every one of the following terms and conditions has been met:

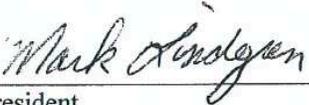
- (1) the Company has determined that its water supply is sufficient to serve the Parcel without detrimentally affecting its service to existing members;

ATTACHMENT 8

- (2) the Company has determined that its water system and related infrastructure has the capacity to serve the Parcel following the improvements deemed by the Company engineer to be necessary to extend service to the Parcel and the Company engineer has provided an estimated cost for providing those improvements, (the "System Extension Estimate");
- (3) the Company has a current, effective permit to issue the membership to Owner from the California Department of Corporations;
- (4) the Owner of the Parcel agrees to maintain the Parcel in compliance with the Amended and Restated Declaration of Restrictions affecting Tract 681, County of San Luis Obispo, State of California as restated and amended from time to time (the "Declaration");
- (5) the Owner has paid the required connection fee to obtain service from the Company and all special and regular assessments; and
- (6) the Owner, as that term is defined in the Second Amended and Restated Bylaws of the Company, has paid all costs of expanding and/or altering the water system as necessary to extend service to the Parcel as set forth in the System Extension Estimate provided by the Company engineer.

Please be advised that when the conditions are satisfied delivery of water to the Parcel will be pursuant to rights and obligations of all Company members set out in the provisions of the Company's rates schedules, rules, procedures, articles and bylaws, as amended or restated from time to time. Further, in no event shall this will-serve letter obligate the Company to deliver water to the Parcel where any circumstances outside the control of the Company render such delivery impossible, unlawful, unnecessary, or otherwise inappropriate.

Sincerely,



President

DMS: 549732_1



Fw: LRP2010-00006 VANDERHEYDEN, South County E-Referral, (GPA/ SLO)

Craig Piper to: Brian Pedrotti
Cc: Richard Howell

07/16/2013 02:32 PM

From: Craig Piper/GenSrvcs/COSLO
To: Brian Pedrotti/Planning/COSLO@Wings
Cc: Richard Howell/GenSrvcs/COSLO@Wings

Hi Brian,

We don't much in the way of comments regarding the GPA. If this parcel doesn't already have an Avigation easement, since it's in the airport review area, it may require the establishment of an easement. Also, as you are aware, any future construction on the parcel(s) will likely require review by the FAA.

Thanks,

Craig Piper
Assistant General Manager
Airport Services
County of San Luis Obispo
805-781-4376

----- Forwarded by Craig Piper/GenSrvcs/COSLO on 07/16/2013 02:29 PM -----

From: Richard Howell/GenSrvcs/COSLO
To: Craig Piper/GenSrvcs/COSLO@Wings
Date: 07/16/2013 10:41 AM
Subject: Fw: LRP2010-00006 VANDERHEYDEN, South County E-Referral, (GPA/ SLO)

Please handle...thanks.

Richard

----- Forwarded by Richard Howell/GenSrvcs/COSLO on 07/16/2013 10:40 AM -----

From: Mail for PL_Referrals Group
To: Lynda Auchinachie/AgComm/COSLO@Wings, Mike Isensee/AgComm/COSLO@Wings, "Dunsmore, Phil" <pdunsmor@slocity.org>, Brian Pedrotti/Planning/COSLO@Wings, tjamison@co.slo.ca.us, Bill Robeson/Planning/COSLO@Wings, Carolyn Huber/GenSrvcs/COSLO@Wings, Janette Pell/GenSrvcs/COSLO@Wings, Richard Howell/GenSrvcs/COSLO@Wings
Cc: Brian Pedrotti/Planning/COSLO@Wings
Date: 07/16/2013 10:36 AM
Subject: LRP2010-00006 VANDERHEYDEN, South County E-Referral, (GPA/ SLO)
Sent by: Taryn Jamison

**San Luis Obispo County
Planning and Building Department**

***LRP2010-00006 VANDERHEYDEN, South County E-Referral
SLO***