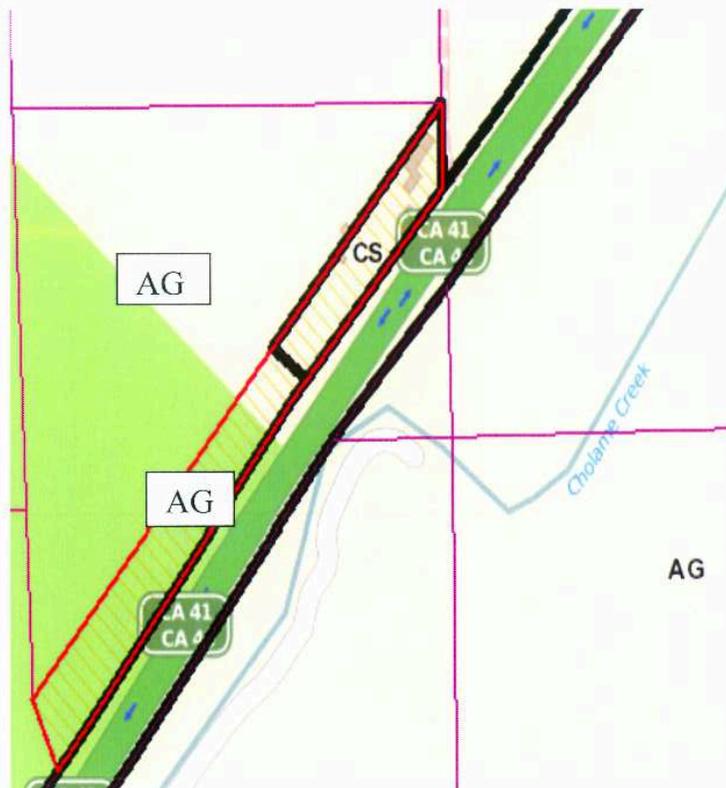




**Pacific Tank
General Plan /Ordinance Amendment
Authorization
LLA, Williamson Act Contract Amendment Following Authorization
PROJECT DESCRIPTION**

General Description

The project proposal is a General Plan Amendment to amend the land use designation from "Agriculture" to "Commercial Service" within the Shandon-Carrizo Rural Planning Area. A portion of the land located along HWY 46 east is currently zoned CS with uses limited to the producing, assembling, manufacturing, and storing of goods and products used for rural or agriculture operations. The proposal is to increase the amount of land used for commercial services by an additional +/- 8 acres. Following the general plan amendment authorization will be an application for a lot line adjustment with the adjacent 28.2 acre parcel so that the commercial service use of the site will be consolidated on a single parcel. The adjacent property is designated as Agriculture and is in the Williamson Act so the Williamson Act contract would also need to be amended.



Current Zoning



Proposed Zoning



Site Context

There are two parcels involved with this amendment and future applications. The first parcel is on a 9.95 acre parcel located at 17995 East Hwy 46, Shandon (APN 017-131-039). A portion of this parcel (+/-1.8 acres) is within the Commercial Services land use designation and the remaining portion is within the Agriculture land use category. This parcel has several structures and is being used for steel tank fabrication and storage of materials. The adjacent lot to the north is a 28.2 acre parcel located at 17999 East Hwy 46, Shandon (APN 017-131-050). This parcel is zoned for Agriculture and is in Williamson Act and is currently used for grazing.

Project Background

On October 5, 2004, The County Board of Supervisors authorized a Land Use Ordinance Amendment to amend the Planning Area Standard in the Shandon-Carrizo Area Plan to modify the use limitations on this property to include the following uses; Metal Industries (Fabrication), Small Scale Manufacturing, Construction Contractor's, and Farm Equipment and Sales. On November 16, 2004, The Planning Commission approved a conditional use permit to allow Pacific Tank and Construction to operate their business at this location.

Pacific Tank and Construction Inc. specializes in pre-fabrication of metal tank parts. The construction process includes assembly of tank parts, fabricating doors, vents, and other components and then delivering the assembled parts to the site for installation. Traffic generated by the project is minimal with approximately ten am/pm peak hour trips for employees traveling to and from the site and periodic deliveries of tank parts to the site from suppliers and then delivery of the finished product off the site to the installation location. No increase in water usage is anticipated.

The existing site improvements include a +/- 3,600 square foot shop building, a 756 square foot modular office, a concrete slab, power, water (well) sewer (septic system) and fencing. Outdoor uses include maintenance and assembly work, and storage areas. The site is currently fenced with an 8 foot high solid fence as required by the Planning Area Standard.

Since the establishment of their business at this location in 2004, Pacific Tanks operation has expanded onto the adjacent parcel with the landowner's consent. In order to consolidate the operation onto one parcel the applicant is proposing a lot line adjustment, and because the expansion area occurred in an area that is zoned AG, the applicant is filing for a general plan amendment to change the Ag zoning to CS.

Existing Configuration



Proposed Configuration



Site Soils



Nonirrigated Capability Class— Summary by Map Unit — San Luis Obispo County, California, Paso Robles Area (CA665)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
173	Mocho clay loam, 0 to 2 percent slopes	4	21.9	57.3%
195	San Emigdio fine sandy loam, 2 to 9 percent slopes	4	16.3	42.7%
Totals for Area of Interest			38.2	100.0%

The project site consists of Non-irrigated Capability Class 4. Between the two parcels there are approximately 16.3 acres of San Emigdio fine sandy loam soil towards the north and approximately 21.9 acres of Mocho clay loam soil make up the southern half of the site. The lot line adjustment will consolidate the majority of the better soils (Soils Unit 173 soils) onto a single parcel.

General Plan Amendment

The portion of the proposed adjusted lot is zoned AG. A General Plan amendment is required in order to allow the existing use to continue its operation on the site. The applicant is requesting that the Ag zoning of the newly adjusted portion of the parcel be changed to CS to be consistent with the zoning required to allow the type of use occurring on the site, and to be consistent with the adjoining land use designation.

Planning Area Standard and Ordinance Amendment

Approximately 1.8 acres of the 9.95 acre site is currently utilized by Pacific Tank and Construction Inc. for their operations. A cooperative agreement between Pacific Tank and the adjacent property owner (Jerry White) allowed a portion of Pacific Tanks operation to occur on the adjacent 28.2 acre parcel which is currently zoned Ag.

The Land Use Ordinance Amendment would amend the Planning Area Standards contained in the Shandon-Carrizo Area Plan to modify the use limitations on the newly adjusted portion of the site (currently zoned AG) to include the following uses: Metal Industries (Fabricated), Small Scale manufacturing, Construction Contractor’s, and Farm Equipment and Sales, similar to what was done previously by the Board of Supervisors on October 5, 2004 that allowed the existing use.

C. Commercial Service (CS). The following standards apply within the Commercial Service land use category.

1. Highway 46 between Shandon and Cholame - Commercial Service area. The following standards apply to the area located on the northwest side of Highway 46 between Shandon and Cholame, which is 200 feet wide with 390 feet of frontage on Highway 46 extending southwesterly from the intersection of the highway and the easterly line of the northwest quarter of Section 2, Township 26 South, Range 15 East as shown on Figure 110-5.



Figure 110-5 - Service Commercial Area

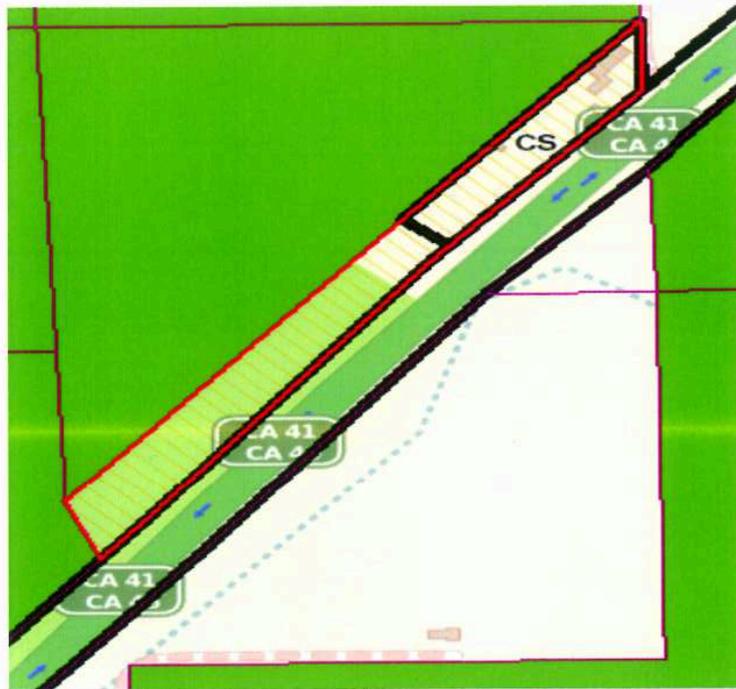
- a. **Limitation on use - service commercial area.** Land uses shall be limited to the following, subject to the land use permit requirements of Section 22.06.030: Metal Industries - Fabricated; Small Scale Manufacturing; Agricultural Processing (excluding wine tasting and special events); Warehousing (no wholesale or retail sales from the site); Caretaker’s Quarters and Residential Accessory Uses. All uses are limited to the producing, assembling, manufacturing and storing of goods and products that are for rural or agricultural applications or operations.
- b. **Permit Requirement.** Minor Use Permit approval is required for all new or expanded uses, unless a Conditional Use Permit is otherwise required by this Title.

Lot Line Adjustment

Following the general plan amendment will be an application for a lot line adjustment. The purpose for the LLA is to adjust the two lots so that the business can operate on the parcel owned by Pacific Tank, and to consolidate the operation on a single parcel. The LLA will result in the exact amount of acreage that existed previous to the LLA, in other words, each parcel will remain at 28.2 acres and +/- 8 acres.

Williamson Act Contract

The adjacent lot is currently under the Williamson Act Preserve contract. The new configuration of the lots will impact the existing Williamson Act Preserve contract. The lot line adjustment will necessitate the removal of a small portion of the adjacent lot from the Williamson Act contract and include a portion of the newly adjusted lot to be entered into the Williamson Act Contract. An application for an amendment to the existing Ag preserve contract will follow this General Plan Amendment application.



Green represents all parcels currently under Williamson Act Preserve Contract

Biological Resources

The project site is within the San Joaquin Kit Fox corridor. The project site has been highly disturbed for many years and does not provide suitable kit fox habitat. The area has been fenced for over 20 years and the existing fencing does not allow passage of kit fox through the site. We are requesting that the project not be required to mitigate any loss of kit fox habitat because the use on the project expansion area has existed for

quite some time, and the proposed project is simply a request to change the zoning on the adjacent parcel from Agriculture to Commercial Service for consolidation purposes.

Traffic

A traffic report was conducted by Orosz Engineering Group (OEG) on October 4, 2004 for the original project that allowed Pacific Tank to establish their use on this site. The results of the trip generation summary estimated that the Pacific Tank will most likely generate 19 trips per day with 4 AM and 4 PM peak hour trips. No change in traffic is anticipated since the number of trips generated is expected to remain the same because the proposal is simply to change the zoning from Ag to CS. The existing uses will remain the same and no expansion to the operation is proposed.