

June 13, 2019

City of San Luis  
Department of Development Services  
Community Planning

Re: Major Amendment to the General Plan and Rezoning Request for Belleza del Desierto Phase 2  
Narrative Statement.

Dear Sir or Madam:

This is the Narrative statement for the above-mentioned project:

The request for Major Amendment to the General Plan is for the southern portion of APN 227-15-019, being 18.44 acres from Business land use to neighborhood land use. (See attachment "A").

- 1) The development pattern contained in the existing San Luis General Plan— Land Use Plan does not adequately provide appropriate optional sites for the use or change proposed in the amendment;  
**This major amendment will allow property to be developed as phase 2 of the residential subdivision Belleza del Desierto to complete the residential development**
- 2) The amendment constitutes an overall improvement to the San Luis General Plan and is not solely for the good or benefit of a particular landowner or owners at a particular point in time;  
**This development will provide 90 additional residence creating additional temporary jobs and developments fees for the City.**
- 3) The amendment will not adversely impact the community as a whole or a portion of the community by:  
**There will be no impact since property will develop as the phase 2 of the subdivision Belleza del Desierto and will be compatible with area.**
  - a) Significantly altering acceptable existing land use patterns;  
**The proposed use will be compatible with the surrounding area.**
  - b) Requiring additional and more expensive improvements to roads, sewer, or water delivery systems than are needed to support the prevailing land uses and which, therefore, may be impact development in other areas; **All services are existing within the area they just need to be extend when the project develops.**
  - c) Adversely impacting existing or previously planned uses through increased traffic generated by proposal on existing system; or **The proposed use will be compatible with the surrounding area.**
  - d) Affecting the livability of the area or the health and safety of the residents. **The proposed use will be compatible with the surrounding area.**



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4) The amendment is consistent with the General Plan's overall intent, vision, goals and objectives as well as being compliant with other adopted plans, codes, and ordinances. **The amendment is consistent with the General Plan's overall**

If the request for the for Major Amendment to the General Plan is approved, the intent is to develop land as Belleza del Desierto Subdivision Phase 2, with a future zoning designation R-1-6 and to be develop as single residential residences with lots minimum 6,000 sf.

If you have any questions or need any further information don't hesitate in contact us.

Sincerely

**Vega & Vega Engineering, P.L.C.**

A handwritten signature in black ink, appearing to read 'Vianey R. Vega', written over a horizontal line.

Vianey R. Vega, P.E.