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November 6, 2008

***Via Hand Delivery***

Brian Pedrotti, Planner III
Department of Planning & Building
County of San Luis Obispo
San Luis Obispo, CA 93408

**Re: Laetitia Ag Cluster - Description of Mitigated Plan**

Dear Mr. Pedrotti:

RRM Design Group has carefully reviewed the September 2008 DEIR for the Laetitia Ag Cluster project. As a result of that review we have submitted comments on the DEIR along with responses by other members of the Laetitia project team (see separate letter and attachments from John Janneck). **LV-7-1**

This letter and the attachments identify how we have implemented the mitigation measures identified in the Draft EIR. The County indicated that it could not require implementation of several of these measures that require a change to the site plan. We disagree with the County on this statement; we believe the County is well within its rights to request such modifications (see letter from Ken Bornholdt, Esq., dated November 6, 2008).

The mitigated Plan responds to issues identified in the DEIR and reduces impacts below a level of significance whenever possible. In order to make the proposed mitigation measures easy to follow we have used the same sub-cluster, home site and road identifications contained in the DEIR. Home sites that may be significantly relocated in the mitigated plan are indicated with an "m" suffix (i.e. 47m, 48m, etc).

Preparation of the Mitigated Laetitia Ag Cluster has involved a number of tasks performed by RRM or other consultants to verify information in the field, by computer modeling, field analysis, consultation with agencies and/or experts and other analytical means. The following is a brief listing of some of those activities that lead to the proposed mitigated plan:

1. Detailed analysis, surveying the location and tagging each tree within areas identified by the DEIR as potentially affecting Oak trees (generally Ag cluster roads, proposed residential home sites or Ag replacement fields)
2. Additional photography (to industry standards and methodology) of KVA's identified in the DEIR
3. Additional computer modeling to verify potential visual impacts
4. Review of the site design of each proposed sub-cluster (some are revised)
5. Review of the alignment of each of the proposed roads (some are realigned)
6. Review of the proposed buffers and proposed changes to buffers

LV-7

COMMUNITY | PUBLIC SAFETY | RECREATION | EDUCATION | URBAN
ARCHITECTS | ENGINEERS | LANDSCAPE ARCHITECTS | PLANNERS | SURVEYORS
A California Corporation | Victor Montgomery, Architect #C11090 | Jerry Michael, RCE #36895, LS #6276 | Jeff Ferber, LA #2844
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7. Review of waste water disposal area
8. Review and revision of mitigated plan statistics
9. Revision of the Vesting Map to correspond with the Development Plan/CUP site plan
10. Many other analyses

**LV-7-1 (cont'd)**

Please review the attached descriptions and table that identify proposed changes from the original plan (including reasons and DEIR reference) and the applicant's response to each proposed mitigation measures. If you have questions regarding any of the proposed mitigations or other attachments, please do not hesitate to contact us to discuss the analysis and other information that led to the mitigated plan. As you will see, many of the revisions correspond to mitigations suggested in the DEIR. Thank you for your attention to this matter.

Sincerely,
**RRM DESIGN GROUP**

Victor Montgomery
Chairman of the Board

Allison Donatello
Principal Planner

cc: J. Janneck

Attachments: LV-7-1 - Description of Mitigation Measures of the Mitigated Project
LV-7- 2 -Table of Mitigation Measure Acceptability
LV-7- 3 - Revised DP/CUP color map
LV-7- 4 - Buffer diagrams
LV-7 - 5 - Waste Water Disposal area Map
LV-7 - 6 - Mitigated Project Statistics
LV-7 - 7 - Revised Vesting Tentative Subdivision Map
LV-7 - 8 - Review of Tree Impacts of Mitigated Plan

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## Responses to RRM Design Group's Comments: Cover Letter (LV-7)

| Comment No. | Comment |
|---|---|
| LV-7-1 | The applicant's proposed Mitigated Plan is included in Recirculated EIR (2013) and Final EIR Chapter VI Alternatives Analysis. The Mitigated Plan incorporates many of the mitigation measures identified in the 2008 Draft EIR. The County decision makers may deny a proposed tentative tract map, and require submittal of a revised tract map for consideration; mitigation measures that would require the revision of the tract map would not be adopted as conditions on the tract map. Mitigation may be included as conditions of approval for the associated use permit. |

**LAETITIA MITIGATED PLAN**

**Description of Proposed Mitigations in Response to September 2008 DEIR & Acceptability Of Mitigation Measures**

***November 6, 2008***

**Sub-Cluster C (home sites 46-65), Road "D" and Main Road** LV-7-1-1

1. Relocation of home site 47 & 48 to the area of home sites 49-64
   *Reason – reduce potential impacts to Oak Woodlands*
   *DEIR reference – Bio/mm – 14 & 15*
2. Reconfiguration and enlargement of home site 46m (and building envelop)
   *Reason – avoid silhouetting from SB US 101*
   *DEIR reference – AES/mm – 12a*
3. Change Road "D" to a driveway serving home site 46m and vineyard access
   *Reason – change to a narrower paved section due to the reduction of home sites served and reduce impacts to Oak Trees*
   *DEIR reference – Bio/mm – 14 &15*
4. Reconfiguration of home sites 49-64
   *Reason - to accommodate home site 47m & 48m*
5. Install guardhouse (9ft x 20ft, 12 height) and have guard on duty 24/7/365
   *Reason – restrict Laetitia residents and guests from access to US 101 at the existing winery entrance road except during an emergency*
   *DEIR reference – TR Impact 10 - TR/mm – 11 & residual impact, HM Impact 2 – HM/mm -2*
6. Adjust Ag Buffers to accommodate revised road and home site configuration
   *Reason – maintain adequate Ag buffer*

**Sub-Cluster D (home sites 66-85), Road "C", Road "B", Main Road**

1. Relocation of home sites 68 & 69
   *Reason – Avoid archaeological resources (per DEIR recommendation)*
   *DEIR reference – AR/mm -1 & residual impact*
2. Modify Road "B" to an elevation and alignment below the proposed home sites
   *Reason – Reduce potential aesthetics impacts (per DEIR recommendation)*
   *DEIR reference – AES/mm - 13*
3. Modify location of home sites 74-85
   *Reason – avoid cultural resources, reduce potential aesthetic impacts and accommodate relocated home sites (68m and 69m)*
   *DEIR reference – AES/mm – 21a & 21b, AR/mm – 2 & 3*
4. Home sites 66-85 reduce allowable building height to 25 feet (per county height measurement standards)
   *Reason – reduce potential aesthetic impacts*
   *DEIR reference – AES/mm – 21a & 21b*
5. Adjust Ag buffer area to accommodate new road & home site configuration
   *Reason – maintain adequate Ag buffer*

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**Sub-Cluster A (home sites 1-23), Road "A", Road "M", Road "K", Main Road** **LV-7-1-1 (cont'd)**

1. Realignment of Road "A"
   *Reason - Provide a loop configuration per Cal Fire access requirements (per DEIR recommendation)*
   *DEIR reference - HM/mm - 3*
2. Deletion of Road "K"
   *Reason - Avoid archaeological resources and accommodate realignment of Road "A" (per DEIR recommendation)*
   *DEIR reference - AR/mm -3*
3. Deletion of Road "M"
   *Reason - accommodate realignment of Road "A" and reconfiguration of home sites 1-23*
4. Reconfiguration of home sites 1-10 and 16-23
   *Reason - Accommodate loop configuration of Road "A"*
5. Relocation of home sites 12-15
   *Reason - avoid archaeological resources (per DEIR recommendation)*
   *DEIR reference - AR/mm -1 & residual impact*
6. Relocation of home site 11
   *Reason - avoid silhouetting from SB US 101 and to accommodate realignment of Road "A"*
7. Reduce allowable building heights to 25 feet (per county height measurement standards) at home sites 1-23
   *Reason - Reduce potential aesthetic impacts and compliance with adopted Highway Corridor Standards*
   *DEIR reference - AES/mm - 16a & 16b*
8. Adjust Ag buffer area to accommodate new road & home site configuration
   *Reason - Maintain adequate Ag buffer*

**Sub-Cluster E (home sites 87-105), Road "E", Main Road 2, Road "F", Water Tank**

1. Home sites 87-91 reduce allowable building heights to 25 feet (per county height measurement standards)
   *Reason - reduce potential aesthetic impacts and compliance with adopted Highway Corridor Standards*
2. Home site 101 reduce allowable heights to 25 feet (per county height measurement standards)
   Reason - reduce potential aesthetic impacts
   DEIR reference - page V-311
3. Require re-vegetation of slopes and landscape screening along Road E
   *Reason - reduce potential aesthetic impacts and compliance with adopted Highway Corridor Standards*
4. Require re-vegetation and landscape screening along Road "F"
   *Reason - reduce potential aesthetic impacts*
5. Require re-vegetation of slopes and landscape screening along Main Road 2
   *Reason - reduce potential aesthetic impacts*
6. Landscape screening at Water Tank and placement at lowest functional elevation
   *Reason - reduce potential aesthetic impacts*

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*DEIR reference – AES/mm – 11b & 11c*

**Sub-Cluster B (home sites 24-29 & 30-43, Road "J", Road "I", Main Road 2, Road "H"** **LV-7-1-1 (cont'd)**

1. Relocate home sites 28 & 29
   *Reason – eliminate silhouetting from WB Upper Los Berros Road (per DEIR recommendation)*
   *DEIR reference – AES/mm – 18a & residual impact*
2. Home site 27 reduce allowable height to 25 feet and adjust lot location
   *Reason – eliminate silhouetting from WB Upper Los Berros Road and eliminate Oak tree removal*
   *DEIR reference – AES Impact 6*
3. Adjust locations of home sites 24-26
   *Reason – to accommodate home sites 28m and 29m (Per DEIR recommendation)*
   *DEIR reference – AES/mm – 18a*
4. Adjust alignment on Road "J"
   *Reason – reduce Oak tree removal and impacts (only one Oak tree removed with mitigation measures)*
5. Delete equestrian center
   *Reason – reduce potential for impacts to Upper Los Berros Creek*
   *DEIR reference – BIO/mm – 11, 13: BIO Impact 7*
6. Relocate home sites 43 and 42
   *Reason – Avoid silhouette from EB Upper Los Berros Road and avoid archeological resources*
   *DEIR reference – AES Impact 6*
7. Home site 41 – perform phase III archeological investigation
   *Reason – cultural resources (per DEIR recommendation)*
   *DEIR reference – AR/mm – 3*
8. Lengthen Road "I"
   *Reason – accommodate relocated home sites 42m and 43m*
9. Home sites 36,37,38,39 use stepped foundations & place building envelops close to Road "I"
   *Reason – reduce potential aesthetic impacts*
   *DEIR reference – AES/mm-18b & 18c*
10. Road "H" require landscape screening of road and re-vegetation of associated grading
    *Reason – reduce potential aesthetic impacts from EB Upper Los Berros Road*
    *DEIR reference – AES/mm – 18d*
9. Adjust Ag buffer area to accommodate new road & home site configuration
   *Reason – Maintain adequate Ag buffer*

**Ranch Headquarters/Home Owners Association Facility**

1. Protect an additional existing building of historic significance and one additional historic structure – the applicant will retain the "squeeze" chute, Dairy Barn and Milk House.
   *Reason – retention of historic resources and headquarters historic character (per DEIR recommendation)*
   *DEIR reference – HM/2b*

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**Existing Winery Area -**

1. Install retaining sound wall/retaining wall at winery work area
   *Reason - reduce stationary source noise to within County Noise Element standards for outdoor yards of home sites 49-65 & 46m*
   *DEIR reference - NS Impact 3 - stationary source*

**Domestic Recycled Water Re-use Area**

1. Relocate recycled water re-use area
   *Reason - avoid cultural resources (per DEIR recommendation)*
   *DEIR reference - AR/mm - 8*

**LV-7-1-1 (cont'd)**

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## Responses to RRM Design Group's Comments: List of Project Revisions (LV-7-1)

| Comment No. | Comment |
|---|---|
| LV-7-1-1 | The applicant's proposed Mitigated Plan is included in Recirculated EIR (2013) and Final EIR Chapter VI Alternatives Analysis. The Mitigated Plan incorporates many of the mitigation measures identified in the 2008 Draft EIR, as noted by the commenter. |

**LAETITIA MITIGATED PLAN**
**Acceptability of Mitigation Measures**
***November 30, 2010***

**Table of DEIR mitigation measure acceptability to applicant:**

LV-7-2-1

| DEIR MITIGATION MEASURE *(with summary where measure deemed not acceptable or N/A)* | ACCEPTABLE | NOT ACCEPTABLE | NOT APPLICABLE (N/A) | NOTES... |
|---|---|---|---|---|
| Geology | | | | |
| GEO/mm - 1-10 | X | | | |
| Water Resources | | | | |
| WAT/mm - 1-14 | X | | | |
| Biology | | | | |
| BIO/mm - 1-10 | X | | | |
| BIO/mm - 11 | X | | | Delete reference to livestock manure as the equestrian center is deleted. Change to read: "Permanent installation of filtration devices designed to remove oil, grease and other potential pollutants from storm water runoff shall be installed within thirty days after completion of grading for all project runoff directed to drainages within or adjacent to the project site." |
| BIO/mm - 12 | X | | | |
| BIO/mm - 13 *Clearly show that proposed livestock areas will be located a minimum of 100 feet from on-site drainages* | | | X | No livestock facilities proposed. |
| BIO/mm - 14-23 | X | | | |
| BIO/mm - 24 | X | | | Delete prohibition of Agriculture uses on Open Space Lot 106 (RL category). |
| Paleontological Resources | | | | |
| PR/mm - 1-3 | X | | | |
| Archaeological Resources | | | | |
| AR/mm - 1-11 | X | | | |
| Historic Resources | | | | |
| HR/mm - 1-4 | X | | | |
| Agricultural Resources | | | | |
| AG/mm - 1-2 | X | | | |

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LV-7-2-1 (cont'd)

| DEIR MITIGATION MEASURE (with summary where measure deemed not acceptable or N/A) | ACCEPTABLE | NOT ACCEPTABLE | NOT APPLICABLE (N/A) | NOTES... |
|---|---|---|---|---|
| AG/mm - 3<br>*Install no-climb fencing along perimeter of existing and proposed vineyards at residential facilities and homes* | | X | | No-climb fencing surrounding the vineyard is not necessary to control the residents and visitors. This would inhibit Ag operations and Ag accessibility and be inconsistent with aesthetic values of the Ag Cluster. |
| AG/mm - 4 | X | | | |
| **Transportation & Circulation** | | | | |
| TR/mm - 1<br>*Traffic signal and turn pocket at the intersection of Highway 101 SB ramps/Los Berros Road* | | X | | Improvement should be subject to mutually agreeable timing and County reimbursement agreement for all costs in excess of the applicant's fair share. |
| TR/mm - 2<br>*Traffic signal and eastbound left turn pocket at Highway 101 and NB ramps/N. Thompson Road* | | X | | |
| TR/mm - 3<br>*Installation of a left turn channelization lane at North Thompson Road/Sheehy Road intersection* | | X | | The impact and mitigation are not supported by any analysis. |
| TR/mm - 4<br>*Installation of a stop sign and stop bar striping on the Sheehy Road approach* | | X | | The impact and mitigation are not supported by any analysis. |
| TR/mm - 5<br>*Lengthen the deceleration lane at the SB and NB off-ramps by 50 feet and lengthen the NB on-ramp merge acceleration by 25 feet.* | | X | | The DEIR has shown no nexus or rough proportionality between the impacts of the proposed project and the proposed mitigation. The residual impact analysis is not consistent with CEQA guidelines. The County has not offered a reimbursement agreement for costs in excess of the applicant's fair share. |
| TR/mm - 6-7 | X | | | |
| TR/mm - 8<br>*Shoulders along Sheehy Road to County Standard A-1(f)* | | X | | There is no nexus established for the mitigation; there is no adequate accident, safety analysis that demonstrates the significance of the impact. |
| TR/mm - 9<br>*Improve North Dana Foothill Road to County Standard A-1(f)* | | X | | |

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LV-7-2-1 (cont'd)

| DEIR MITIGATION MEASURE *(with summary where measure deemed not acceptable or N/A)* | ACCEPTABLE | NOT ACCEPTABLE | NOT APPLICABLE (N/A) | NOTES... |
|---|---|---|---|---|
| TR/mm - 10 *Improve upper Los Berros Road to County Standard A-1(f)* | | X | | The DEIR has shown no nexus or rough proportionality between the impacts of the proposed project and the proposed mitigation. The County has offered no reimbursement agreement for excess costs above the applicant's fair share. |
| TR/mm - 11 | X | | | The gate being manned 24/7/365 meets the requirement and resolves the residual impact to less than significant. |
| TR/mm - 12 | X | | | |
| TR/mm - 13 | X | | | |
| Air Quality** | | | | |
| AQ/mm - 1-11 | X | | | |
| AQ/mm - 12a-c | X | | | |
| AQ/mm - 12d *Install solar panels and solar water heaters to achieve 50% of expected building energy needs* | | X | | There is no nexus between the proposed mitigation measure and the correct Air Quality Analysis using the current URBEMIS model. The proposed mitigation is inconsistent with the Highway Corridor Standards prohibiting reflective roof surfaces. |
| AQ/mm - 12e | X | | | |
| AQ/mm - 12f-g | X | | | |
| AQ/mm - 12h *Construct bicycle routes/lanes on all internal roads, local streets and collectors* | | X | | The proposed mitigation measure is inconsistent with other mitigation measures. |
| AQ/mm - 12i | X | | | |
| AQ/mm - 12j *Provide pedestrian signalization and signage to improve pedestrian safety* | | X | | Signalization is unnecessary based upon the volume of bike traffic and in conflict with aesthetic criteria of the Highway Corridor Standards. |
| AQ/mm - 12k-p | X | | | |
| AQ/mm - 12q *Use low energy traffic signals* | | | X | The applicant agrees to use low energy lighting. |
| AQ/mm - 12r-t | X | | | |
| AQ/mm - 13 *Off-site emission reduction measures per SLOAPCD* | | | X | There is no nexus between the proposed mitigation measure and the correct Air Quality Analysis using the current URBEMIS model. |
| AQ/mm - 14 | X | | | |

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LV-7-2-1 (cont'd)

| DEIR MITIGATION MEASURE *(with summary where measure deemed not acceptable or N/A)* | ACCEPTABLE | NOT ACCEPTABLE | NOT APPLICABLE (N/A) | NOTES... |
|---|---|---|---|---|
| AQ/mm - 15 *Equestrian Center Dust Control Plan* | | | X | The equestrian center has been deleted from the project description. |
| Noise Impact 3 (with wall at winery work area) | X | | | |
| Aesthetic Resources | | | | |
| AES/mm - 1-4 | X | | | |
| AES/mm - 5a-b | X | | | |
| AES/mm - 5c *Limit outdoor wall and fence colors to muted earthtones* | | X | | The Highway Corridor Standards do not contain the limitation on the use of white or off white. |
| AES/mm - 5d-e | X | | | |
| AES/mm - 6-8 | X | | | |
| AES/mm - 9 *Realignment of Main Road 2 at Sub-Cluster E to a location below the residential lots of Sub-Cluster E and the 660 foot elevation line* | | X | | The mitigation measure is not required based upon the implementation of the Highway Corridor Standards or Silhouetting thus no nexus has been established. The subject home sites are located well over one mile from Highway 101 right of way. The mitigation measure is not consistent with the precedent established in prior Ag Cluster projects of other viewshed ordinance (Cayucos). |
| AES/mm - 10 *Realign Road A to a location below lots of Sub-Cluster A* | | X | | |
| AES/mm - 11a *The water tank shall be placed below ground* | | X | | The mitigation measure is not required based upon the implementation of the Highway Corridor Standards or Silhouetting thus no nexus has been established. The water tank is located over one mile from Highway 101 and the applicant has agreed that it shall be located and painted with muted colors and screened with landscaping to the maximum extent practicable. |
| AES/mm - 11b *Modify grading plan for tank site, the benches, service and park areas are not visible from Highway 101* | | X | | |
| AES/mm - 11c *Realign tank access road so it is not visible from Highway 101* | | X | | |
| AES/mm - 12 (relocation - not elimination) | X | | | Subject to relocation not elimination of home site 46. |
| AES/mm - 13 | X | | | |

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**LV-7-2-1 (cont'd)**

| DEIR MITIGATION MEASURE *(with summary where measure deemed not acceptable or N/A)* | ACCEPTABLE | NOT ACCEPTABLE | NOT APPLICABLE (N/A) | NOTES... |
|---|---|---|---|---|
| AES/mm - 14<br>*Modification of Sub-Cluster E*<br>*a. Lots 87-105 relocated below the 660 elevation contour*<br>*b. Building envelopes located at lowest elevation within each lot* | | X | | The mitigation measure is not required based upon the implementation of the Highway Corridor Standards or Silhouetting thus no nexus has been established. The subject home sites are located well over one mile from the Highway 101 right of way. The mitigation measure is not consistent with the precedent established in prior Ag Cluster projects of other County view shed ordinance (Cayucos). |
| AES/mm - 15<br>*Realign Roads E and F and any access drives below the residences they serve. All earthwork in association with these roads can extend above the 660 elevation contour.* | | X | | |
| AES/mm - 16a | X | | | |
| AES/mm - 16b<br>*Sub-Cluster A – All building envelopes for lots 1-23 shall be relocated to the lowest possible elevation within each lot* | | X | | The subject home sites are located over one mile from Highway 101. Heights are limited to 25 feet. Colors, materials and landscaping are regulated consistent with the Highway Corridor Standards thus there is no nexus established to support the mitigation measure. |
| AES/mm - 17 | X | | | |
| AES/mm - 18 | X | | | If home site 27 as adjusted and height limited such that it shall not silhouette. |
| AES/mm - 19 | X | | | |
| AES/mm - 20<br>*Equestrian Center modifications* | | | X | The equestrian center has been deleted from the project description. |
| AES/mm - 21 | X | | | |
| AES/mm - 22-25 | X | | | |
| AES/mm - 26<br>*Modification of the project to comply with all adopted mitigation measures* | | X | | The proposed mitigation measure is over reaching and not supported by a clearly established nexus of County policy or standards. |
| **Waste Water** | | | | |
| WW/mm - 1-3 | X | | | |

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LV-7-2-1 (cont'd)

| DEIR MITIGATION MEASURE *(with summary where measure deemed not acceptable or N/A)* | ACCEPTABLE | NOT ACCEPTABLE | NOT APPLICABLE (N/A) | NOTES... |
|---|---|---|---|---|
| WW/mm – 4 *Provide letter from an appropriate governmental entity stating its intent to assume responsibility for the sewage system, as required by Central Coast RWQCB Resolution No. 69-1* | | X | | The proposed mitigation is not required by SRWQCB Resolution No. 69-1. The mitigation measure misinterprets the resolution. The SRWQCB has authority to set the discharge requirement from the proposed treatment system. They do not have the authority nor does the Resolution "require" the public agency letter proposed in the mitigation measure. The authority to approve or deny the system is reserved to the County. |
| **Recreation** | | | | |
| REC/mm – 1 *Provide multi-use trail corridor easement along Los Berros Road/creek consistent with County's A-1(x) detached trail standard to the extent feasible (construction not required)* | | | X | The portion of applicants property line that roughly parallels Los Berros Road west of Highway 101 is established at roughly the center line of Los Berros Creek. The applicant has no property available to dedicate for a trail adjacent to Los Berros Road. |
| REC/mm – 2 | X | | | |
| **Hazards and Hazardous Materials** | | | | |
| HM/mm – 1-4 | X | | | |
| **Public Services & Utilities** | | | | |
| PSU/mm – 1 – 6 | X | | | |
| ****Air Quality (based upon SLOAPCD Standards mitigation measures for projects, page 5-4 Air Quality Handbook 2003)** | | | | |
| **Standard Mitigation Measures – Site Design** | | | | |
| Section 5.7.1, 1st bullet *Link cul-de-sacs and dead-end streets to encourage pedestrian and bike circulation* | | X | | Conflicts with Ag Operations. |
| Section 5.7.1, 2nd bullet | X | | | |
| Section 5.7.1, 3rd bullet *Easements and land dedications for bikeways and pedestrian walkways* | | | X | The applicant does not own land adjacent to Los Berros Road west of Highway 101 for trail easement. |
| Section 5.7.1, 4th bullet *Provide continuous sidewalks separated from roadways...lighting for sidewalks at crosswalks and intersections* | | X | | Conflicts with Ag operations. |

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**LV-7-2-1 (cont'd)**

| DEIR MITIGATION MEASURE *(with summary where measure deemed not acceptable or N/A)* | ACCEPTABLE | NOT ACCEPTABLE | NOT APPLICABLE (N/A) | NOTES... |
|---|---|---|---|---|
| **Standard Energy Efficiency Measures** | | | | |
| Section 5.7.1, 5th bullet (energy efficiency) | X | | | The applicant has agreed to exceed Title 24 requirements in effect in 2008 by 20%. |
| **Discretionary Mitigation Measures – Site Design** | | | | |
| Section 5.8.1, 1st bullet *Public transit accessibility – provide transit turnouts with direct pedestrian access to project* | | | X | |
| Section 5.8.1, 2nd bullet *Increase street tree planting* | | X | | Inconsistent with Ag Cluster character. |
| Section 5.8.1, 3rd bullet | X | | | |
| Section 5.8.1, 4th bullet *Secure on-site bicycle parking for multi-family residential development* | | | X | |
| Section 5.8.1, 5th bullet *Increase number of bicycle routes/lanes* | | | X | |
| Section 5.8.1, 6th bullet | X | | | |
| Section 5.8.1, 7th bullet *Provide pedestrian signalization and signage to improve pedestrian safety* | | X | | Signage is acceptable, signalization is inappropriate. |
| **Discretionary Energy Efficiency Measures** | | | | |
| 1st bullet | X | | | |
| 2nd bullet *Use roof material with solar reflectance valve meeting EPA/DOE EnergyStar rating to reduce summer cooling needs* | | X | | Conflicts with Highway Corridor Standards regarding reflective roof materials. |
| 3rd bullet | X | | | |
| 4th bullet | X | | | |
| 5th bullet | X | | | |
| 6th bullet | X | | | |
| 7th bullet | X | | | |
| 8th bullet | X | | | |
| 9th bullet | X | | | |
| 10th bullet | X | | | |

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**Table of DEIR mitigation measure acceptability to applicant:**

LV-7-2-1 (cont'd)

| DEIR MITIGATION MEASURE | ACCEPTABLE | NOT ACCEPTABLE | NOT APPLICABLE (N/A) | NOTES... |
|---|---|---|---|---|
| Geology | | | | |
| GEO/mm - 1-10 | X | | | |
| Water Resources | | | | |
| WAT/mm - 1-14 | X | | | |
| Biology BIO | | | | |
| BIO/mm - 1-10 | X | | | |
| Bio/mm 11 | X | | | Delete reference to Livestock manure as the equestrian center is deleted. Change to read - Permanent installation of filtration devices designed to remove oil, grease and other potential pollutants from storm water runoff shall be installed within thirty days after completion of grading for all project runoff directed to drainages within or adjacent to the project site. |
| Bio/mm 12 | X | | | |
| BIO/mm - 13 | | | X | |
| BIO/mm - 14-23 | X | | | |
| Bio/mm - 24 | X | | | Delete prohibition of Agriculture uses on Open Space Lot 106 (RL category) |
| Paleontological Resources | | | | |
| PR/mm - 1-3 | X | | | |
| Archaeological Resources | | | | |
| AR/mm - 1-11 | X | | | |
| Historic Resources | | | | |
| HR/mm - 1-4 | X | | | |
| Agricultural Resources | | | | |
| AG/mm -1-2 | X | | | |
| AG/mm - 3 | | X | | No climb fencing surrounding fencing is unnecessary to control the residents and visitors, will inhibit Ag operations and Ag accessibility and be inconsistent with aesthetic values of the Ag Cluster |
| AG/mm - 4 | X | | | |
| Transportation & Circulation | | | | |

LV-7-2

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*Laetitia Mitigated Plan*
*Acceptability of Mitigation Measures*
*November 6, 2008*
*Page 6*

LV-7-2-1 (cont'd)

| DEIR MITIGATION MEASURE | ACCEPTABLE | NOT ACCEPTABLE | NOT APPLICABLE (N/A) | NOTES... |
|---|---|---|---|---|
| **Transportation & Circulation** | | | | |
| TR/mm - 1-2 | | X | | Improvement should be subject to mutually agreeable timing and County reimbursement agreement for all costs in excess of the applicants fair share |
| | | | | |
| TR/mm - 3 | | X | | The impact and mitigation are not supported by any analysis |
| TR/mm - 4 | | X | | The impact and mitigation are not supported by any analysis |
| TR/mm - 5 | | X | | The DEIR has shown no nexus or rough proportionality between the impacts of the proposed project and the proposed mitigation. The residual impact analysis is not consistent with CEQA guidelines. The County has not offered a reimbursement agreement for costs in excess of the applicant's fair share. |
| TR/mm - 6-7 | X | | | |
| TR/mm - 8-9 | | X | | There is no nexus established for the mitigation , there is no adequate accident, safety analysis that demonstrates the significance of the impact. |
| TR/mm - 10 | | X | | The DEIR has shown no nexus or rough proportionality between the impacts of the proposed project and the proposed mitigation. The County has offered no reimbursement agreement for excess costs above the applicant's fair share. |
| TR/mm - 11-12 | X | | | The gate being manned 24/7/365 meets the requirement and resolves the residual impact to less than significant |
| **Air Quality **** | | | | |
| AQ/mm - 1-11 | X | | | |

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*November 6, 2008*
*Page 7*

LV-7-2-1 (cont'd)

| DEIR MITIGATION MEASURE | ACCEPTABLE | NOT ACCEPTABLE | NOT APPLICABLE (N/A) | NOTES... |
|---|---|---|---|---|
| AQ/mm - 12a-c | X | | | |
| AQ/mm - 12d | | X | | There is no nexus between the proposed mitigation measure and the correct Air Quality Analysis using the current URBEMIS model. The proposed mitigation is inconsistent with the Highway Corridor Standards prohibiting reflective roof surfaces. |
| AQ/mm - 12e | X | | | |
| AQ/mm - 12f-g | X | | | |
| AQ/mm - 12h | | X | | The proposed mitigation measure is inconsistent with other mitigation measures. |
| AQ/mm - 12i | X | | | |
| AQ/mm - 12j | | X | | Signalization is unnecessary based upon the volume of bike traffic and in conflict with aesthetic criteria of the Highway Corridor Standards. |
| AQ/mm - 12k-p | X | | | |
| AQ/mm - 12q | | | X | The applicant agrees to use low energy lighting . |
| AQ/mm - 12r-t | X | | | |
| AQ/mm - 13 | | | X | There is no nexus between the proposed mitigation measure and the correct Air Quality Analysis using the current URBEMIS model. |
| AQ/mm - 14 | X | | | |
| AQ/mm - 15 | | | X | The equestrian center has been deleted from the project description. |
| **Noise Impact 3** (with wall at winery work area) | X | | | |
| **Aesthetic Resources** | | | | |
| AES/mm - 1-4 | X | | | |
| AES/mm - 5a-b | X | | | |
| AES/mm - 5c | | X | | The Highway Corridor Standards do not contain the limitation on the use of white or off white. |

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*Acceptability of Mitigation Measures*
*November 6, 2008*
*Page 8*

LV-7-2-1 (cont'd)

| DEIR MITIGATION MEASURE | ACCEPTABLE | NOT ACCEPTABLE | NOT APPLICABLE (N/A) | NOTES... |
|---|---|---|---|---|
| AES/mm - 5d-e | X | | | |
| AES/mm - 6-8 | X | | | |
| AES/mm - 9-10 | | X | | The mitigation measure is not required based upon the implementation of the Highway Corridor Standards or Silhouetting thus no nexus has been established. The subject home sites are located well over one mile from the US 101 right of way. The mitigation measure is not consistent with the precedent established in prior Ag Cluster projects of other view shed ordinance (Cayucos). |
| AES/mm - 11a | | X | | The mitigation measure is not required based upon the implementation of the Highway Corridor Standards or Silhouetting thus no nexus has been established. The water tank is located over one mile from Highway 101 and the applicant has agreed that it shall be located and painted with muted colors and screened with landscaping to the maximum extent practicable |
| AES/mm - 11b-c | | X | | |
| AES/mm - 12 (relocation - not elimination) | X | | | Subject to relocation not elimination of home site 46 |
| AES/mm - 13 | X | | | |
| AES/mm - 14-15 | | X | | The mitigation measure is not required based upon the implementation of the Highway Corridor Standards or Silhouetting thus no nexus has been established. The subject home sites are located well over one mile from the US 101 right of way. The mitigation measure is not consistent with the precedent established in prior Ag Cluster projects of other County view shed ordinance (Cayucos). |
| AES/mm - 16a | X | | | |

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*Acceptability of Mitigation Measures*
*November 6, 2008*
*Page 9*

LV-7-2-1 (cont'd)

| DEIR MITIGATION MEASURE | ACCEPTABLE | NOT ACCEPTABLE | NOT APPLICABLE (N/A) | NOTES... |
|---|---|---|---|---|
| AES/mm - 16b | | X | | The subject home sites are located over one mile from US 101. Heights are limited to 25 feet. Colors, materials and landscaping are regulated consistent with the Highway Corridor Standards thus there is no nexus established to support the mitigation measure. |
| AES/mm - 17 | X | | | |
| AES/mm - 18 | X | | | If home site 27 as adjusted and height limited such that it shall not silhouette |
| AES/mm - 19 | X | | | |
| AES/mm - 20 | | | X | The equestrian center has been deleted from the project description. |
| AES/mm - 21 | X | | | |
| AES/mm - 22-25 | X | | | |
| AES/mm - 26 | | X | | The proposed mitigation measure is over reaching and not supported by a clearly established nexus of County policy or standards. |
| **Waste Water** | | | | |
| WW/mm - 1-3 | X | | | |
| WW/mm - 4 | | X | | The proposed mitigation is not required by SRWQCB Resolution No. 69-1. The mitigation measure misinterprets the resolution. The SRWQCB has authority to set the discharge requirement from the proposed treatment system. They do not have the authority nor does the Resolution "require" the public agency letter proposed in the mitigation measure. The authority to approve or deny the system is reserved to the County. |
| **Recreation** | | | | |

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*Laetitia Mitigated Plan*
*Acceptability of Mitigation Measures*
*November 6, 2008*
*Page 10*

LV-7-2-1 (cont'd)

| DEIR MITIGATION MEASURE | ACCEPTABLE | NOT ACCEPTABLE | NOT APPLICABLE (N/A) | NOTES... |
|---|---|---|---|---|
| REC/mm - 1 | | | X | The portion of applicants property line that roughly parallels Los Berros Road west of US 101 is established at the roughly the center line of Los Berros Creek. The applicant has no property available to dedicate for a trail adjacent to Los Berros Road. |
| REC/mm - 2 | X | | | |
| **Hazards and Hazardous Materials** | | | | |
| HM/mm - 1-4 | X | | | |
| **Public Services & Utilities** | | | | |
| PSU/mm - 1 - 6 | X | | | |
| ****Air Quality (based upon SLOAPCD Standards mitigation measures for projects, page 5-4 Air Quality Handbook)** | | | | |
| Standard Mitigation Measures - Site Design | | | | |
| Section 5.7.1, 1st bullet | | X | | Conflicts with Ag Operations |
| Section 5.7.1, 2nd bullet | X | | | |
| Section 5.7.1, 3rd bullet | | | X | The applicant does not own land adjacent to Los Berros Road west of US 101 for trail easement |
| Section 5.7.1, 4th bullet | | X | | Conflicts with Ag operations |
| Energy Efficiency | | | | |
| Section 5.7.1, 5th bullet (energy efficiency) | X | | | The applicant has agreed to exceed Title 24 requirements in effect in 2008 by 20% |
| Discretionary Mitigation Measures - Site Design | | | | |
| Section 5.8.1, 1st bullet | | | X | |
| Section 5.8.1, 2nd bullet | | X | | Inconsistent with Ag Cluster character |
| Section 5.8.1, 3rd bullet | X | | | |
| 4th bullet | | | X | |
| 5th bullet | | | X | |
| 6th bullet | X | | | |
| 7th bullet | | X | | Signage is acceptable, signalization is inappropriate |
| Energy Efficiency Measures | | | | |
| 1st bullet | X | | | |

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*Laetitia Mitigated Plan*
*Acceptability of Mitigation Measures*
*November 6, 2008*
*Page 11*

| DEIR MITIGATION MEASURE | ACCEPTABLE | NOT ACCEPTABLE | NOT APPLICABLE (N/A) | NOTES... |
|---|---|---|---|---|
| 2nd bullet | | X | | Conflicts with Highway Corridor Standards regarding reflective roof materials |
| 3rd bullet | X | | | |
| 4th bullet | X | | | |
| 5th bullet | X | | | |
| 6th bullet | X | | | |
| 7th bullet | X | | | |
| 8th bullet | X | | | |
| 9th bullet | X | | | |
| 10th bullet | X | | | |

**LV-7-2-1 (cont'd)**

*alw\\Apollo\On-site\2003\1403034 Laetitia Ag Cluster\Planning\EIR\Proposed Project Mitigation Measures-2nd Draft-10-29-08.doc*

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## Responses to RRM Design Group's Comments: Proposed Mitigations/Acceptability (LV-7-2)

| Comment No. | Comment |
|---|---|
| LV-7-2-1 | Please refer to responses to comment letter LV10-2 (Laetitia Agricultural Cluster Subdivision Plan DEIR and RDEIR Applicant Acceptability of Mitigation Measures June 11, 2012) (responses to comments LV10-9 through LV10-36). The comments and responses reflect changes to identified mitigation measures that are incorporated into the Recirculated EIR (2013), in addition to mitigation measures that remained unchanged in the Recirculated EIR (2013). |

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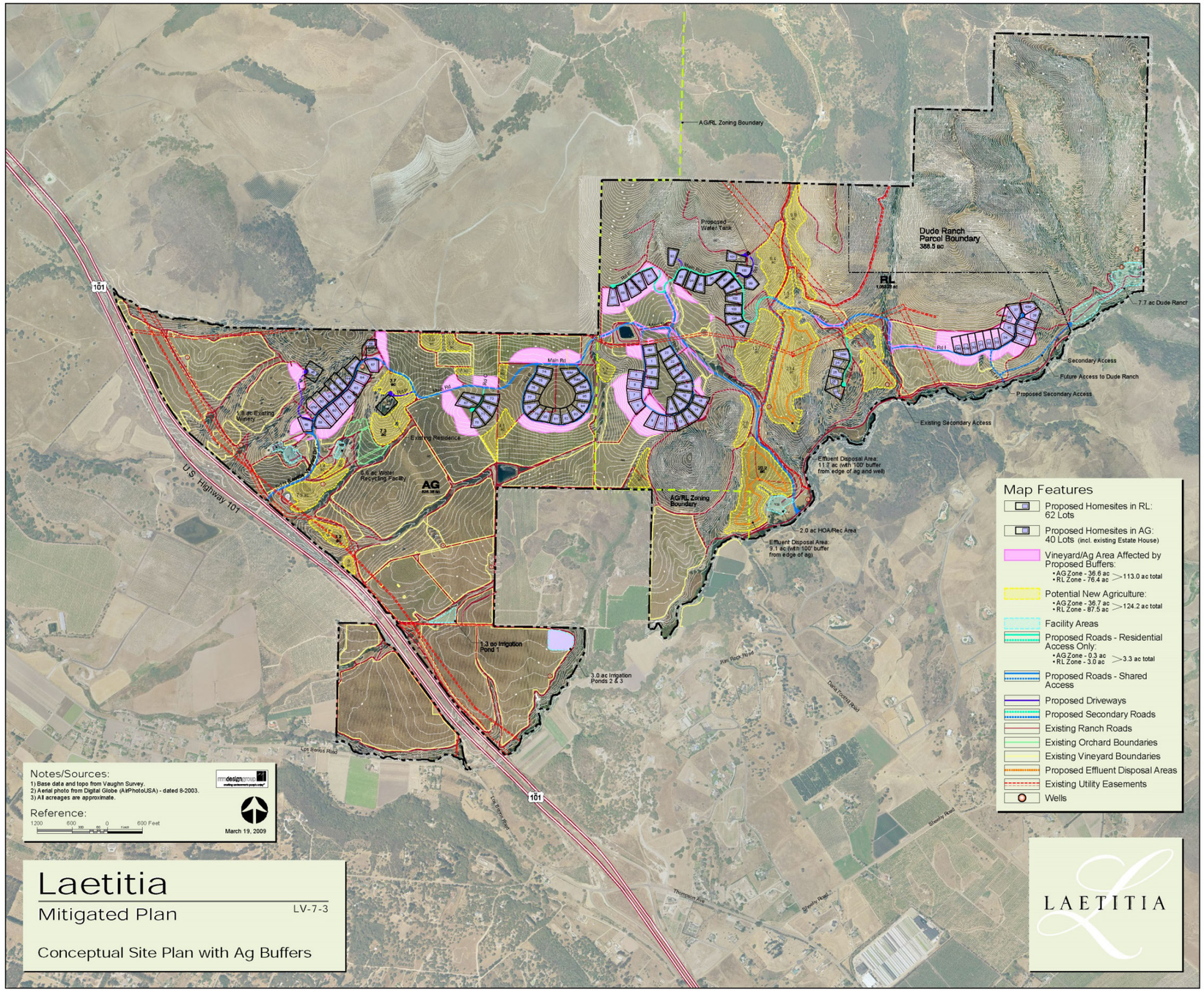
LV-7-3-1


AG/RL Zoning Boundary
Proposed Water Tank
Dude Ranch Parcel Boundary
388.5 ac
RL
7.7 ac Dude Ranch
Secondary Access
Future Access to Dude Ranch
Proposed Secondary Access
Existing Secondary Access
Main Rd
Existing Residence
AG
AG/RL Zoning Boundary
Effluent Disposal Area: 11.7 ac (with 100' buffer from edge of ag and well)
2.0 ac HOA/Rec Area
Effluent Disposal Area: 9.1 ac (with 100' buffer from edge of ag)
1.3 ac Irrigation Pond 1
3.0 ac Irrigation Ponds 2 & 3
U.S. Highway 101
101
Map Features
Proposed Homesites in RL: 62 Lots
Proposed Homesites in AG: 40 Lots (incl. existing Estate House)
Vineyard/Ag Area Affected by Proposed Buffers:
• AG Zone - 36.6 ac
• RL Zone - 76.4 ac
113.0 ac total
Potential New Agriculture:
• AG Zone - 36.7 ac
• RL Zone - 87.5 ac
124.2 ac total
Facility Areas
Proposed Roads - Residential Access Only:
• AG Zone - 0.3 ac
• RL Zone - 3.0 ac
3.3 ac total
Proposed Roads - Shared Access
Proposed Driveways
Proposed Secondary Roads
Existing Ranch Roads
Existing Orchard Boundaries
Existing Vineyard Boundaries
Proposed Effluent Disposal Areas
Existing Utility Easements
Wells
Notes/Sources:
1) Base data and topo from Vaughn Survey.
2) Aerial photo from Digital Globe (AirPhotoUSA) - dated 8-2003.
3) All acreages are approximate.
Reference:
1200 600 300 60 0 600 Feet
March 19, 2009
Laetitia
Mitigated Plan
LV-7-3
Conceptual Site Plan with Ag Buffers
LAETITIA

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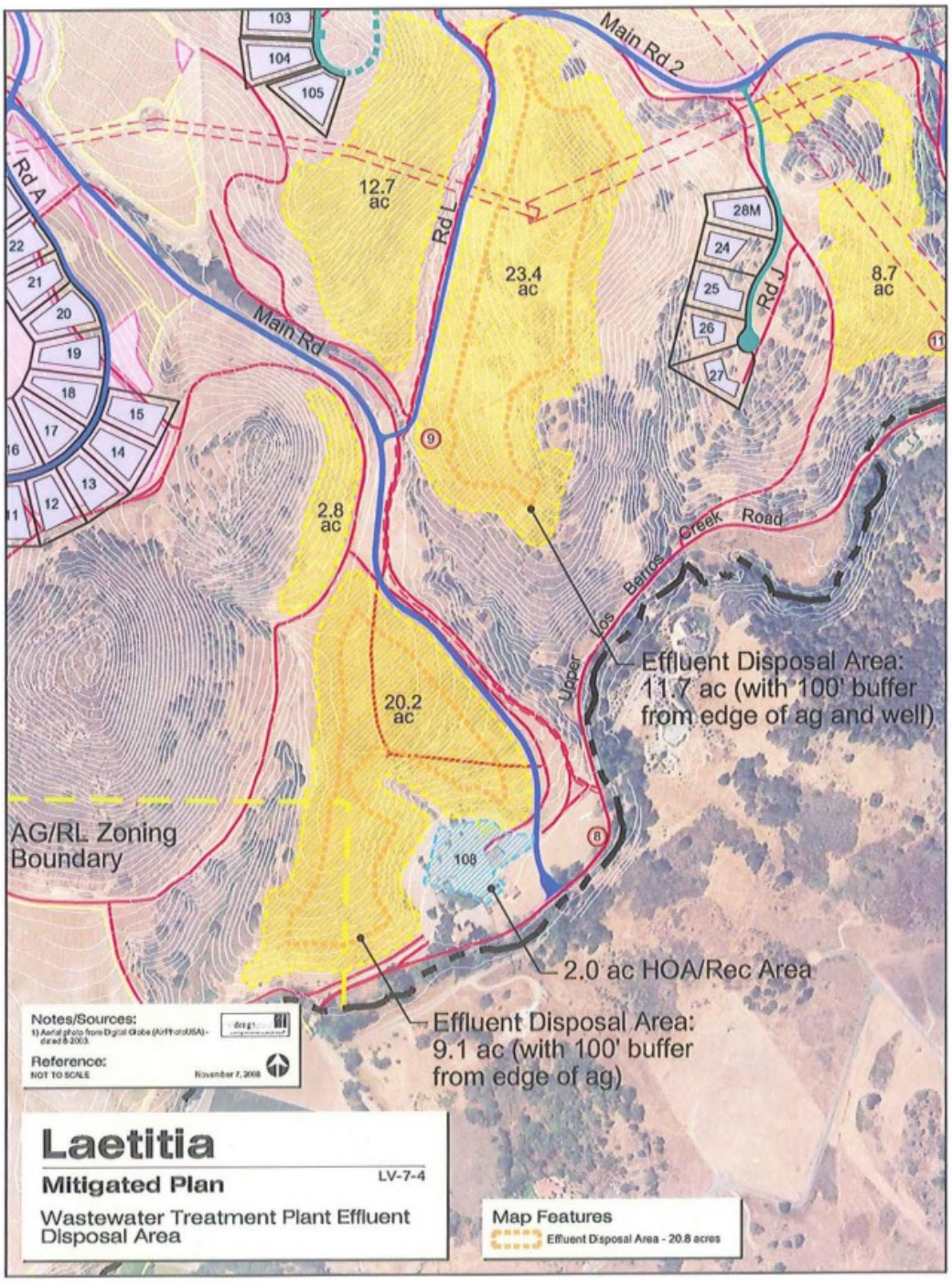
## Responses to RRM Design Group's Comments: Mitigated Conceptual Site Plan (LV-7-3)

| Comment No. | Comment |
|---|---|
| LV-7-3-1 | The Applicant's Mitigated Project Site Plan is incorporated into the EIR as Figure VI-1. |

LV-7-4-1


Main Rd 2
Main Rd
Rd A
Rd L
Rd J
Upper Los Berros Creek Road
103
104
105
22
21
20
19
18
17
16
15
14
13
12
11
28M
24
25
26
27
12.7 ac
23.4 ac
8.7 ac
2.8 ac
20.2 ac
108
Effluent Disposal Area: 11.7 ac (with 100' buffer from edge of ag and well)
AG/RL Zoning Boundary
2.0 ac HOA/Rec Area
Effluent Disposal Area: 9.1 ac (with 100' buffer from edge of ag)
Notes/Sources:
Reference:
NOT TO SCALE
November 7, 2008
Laetitia
Mitigated Plan
LV-7-4
Wastewater Treatment Plant Effluent Disposal Area
Map Features
Effluent Disposal Area - 20.8 acres

## Responses to RRM Design Group's Comments: Revised Effluent Disposal Area Map (LV-7-4)

| Comment No. | Comment |
|---|---|
| LV-7-4-1 | The Applicant's Mitigated Project Site Plan, which includes the Revised Effluent Disposal Area is incorporated into the EIR as Figure VI-1. |

Appendix 3
Mitigated Density Tests and Calculations
11.6.08

I. **Agriculture Lands Density Test** *(22.22.040)* LV-7-5-1

Each proposed parcel must be able to qualify for the requested minimum parcel size using all tests within Subsections A or B. The Laetitia project used Subsection A., Size Based on Existing Use, to determine the minimum parcel size for each of the proposed parcels.

**A. Size based upon existing use:**

**1. Use Test / Crop Production**
Criteria: Agriculture land use
Response: 486.2 acres in irrigated row crops*

Applicable minimum parcel size per use:

Irrigated Row Crops: 486.2 total acres
-36.6 ac. removed for home sites and buffer areas
449.6 ac. remaining
+40.0 ac. potential ag. replacement area in Ag Zone
489.6 ac. total ag. area after home sites
@ 20 acres/unit = 24.48 x 2 = 48.96

**Potential Units based on Use: 48**

*Irrigated crop area includes only the actual area of crops are being grown. It does not include agricultural circulation, winery, composting areas, etc.

**B. Density based on open space:**

**Open Space Calculation:** The Ag portion is a total of 828.38 ac's. 95% of the acreage is to remain in Agricultural use with the remaining 5% allowable for development.
5% of 828.38 = 41.4 ac

| | |
|---|---|
| 40 Lots @ 1 ac. = | 40.5 ac |
| WWTP Parcel = | 0.6 ac |
| Roads acreage= | 0.3 ac |
| **Total =** | **41.4 ac** |

II. **Rural Lands Density Test** *(22.22.050)*

The allowable minimum size is the largest area obtained from any of the tests, except as provided for cluster divisions by Section 22.22.140.

**A. Remoteness test**
Criteria: Distance from Urban Reserve Line
Response: 0 – 10 road miles
Applicable minimum parcel size: 20 acres

LV-7 - 5

Appendix 3
Mitigated Density Tests and Calculations
11.6.08

LV-7-5-1 (cont'd)

**B. Fire Hazard/ Response Time**
Criteria: Response time and Fire Hazard Designation as defined by the Safety Element
Response: 15 minutes or less in High Hazard area
Applicable minimum parcel size: 20 acres

**C. Access Test**
Criteria: Type of road access to the parcel proposed for division
Response: Right-of-Way, Minimum 40 foot ROW to County road
Applicable minimum parcel size: 20 acres

**D. Slope Test**
Criteria: Average Slope and Geologic Study Area (GSA) designation
Response:

The Rural Lands portion is a total of 1082.28 ac's minus 388.50ac dude ranch parcel= 693.78@<30% slope÷20du/ac = 34.7 × 2 = 69.4 ac (allowable area for development based on slope only). See attached Diagram appendix 3B

**D. Open Space**

**Open Space Calculation:** The Rural Lands portion (minus the Dude Ranch parcel) is a total of 693.78 ac's. 90% of the acreage is to remain in OS, the remaining10% allowable for development.
10% of 693.78 = 69.4 ac

| | | |
|---|---|---|
| **62 lots @ 1 ac =** | **62.0 ac** | |
| **HOA Facility =** | | 2.0 ac |
| **Roads acreage =** | 3.0 ac | |
| **Total =** | | **67.0 ac** |

III. Summary

**Maximum Res. Lots Allowed:**

| | |
|---|---|
| RL = | 62 - 1 ac. Lots |
| AG = | 48 - 1 ac. Lots |
| | **110 Total Units** |

**Proposed Res. Lots:**

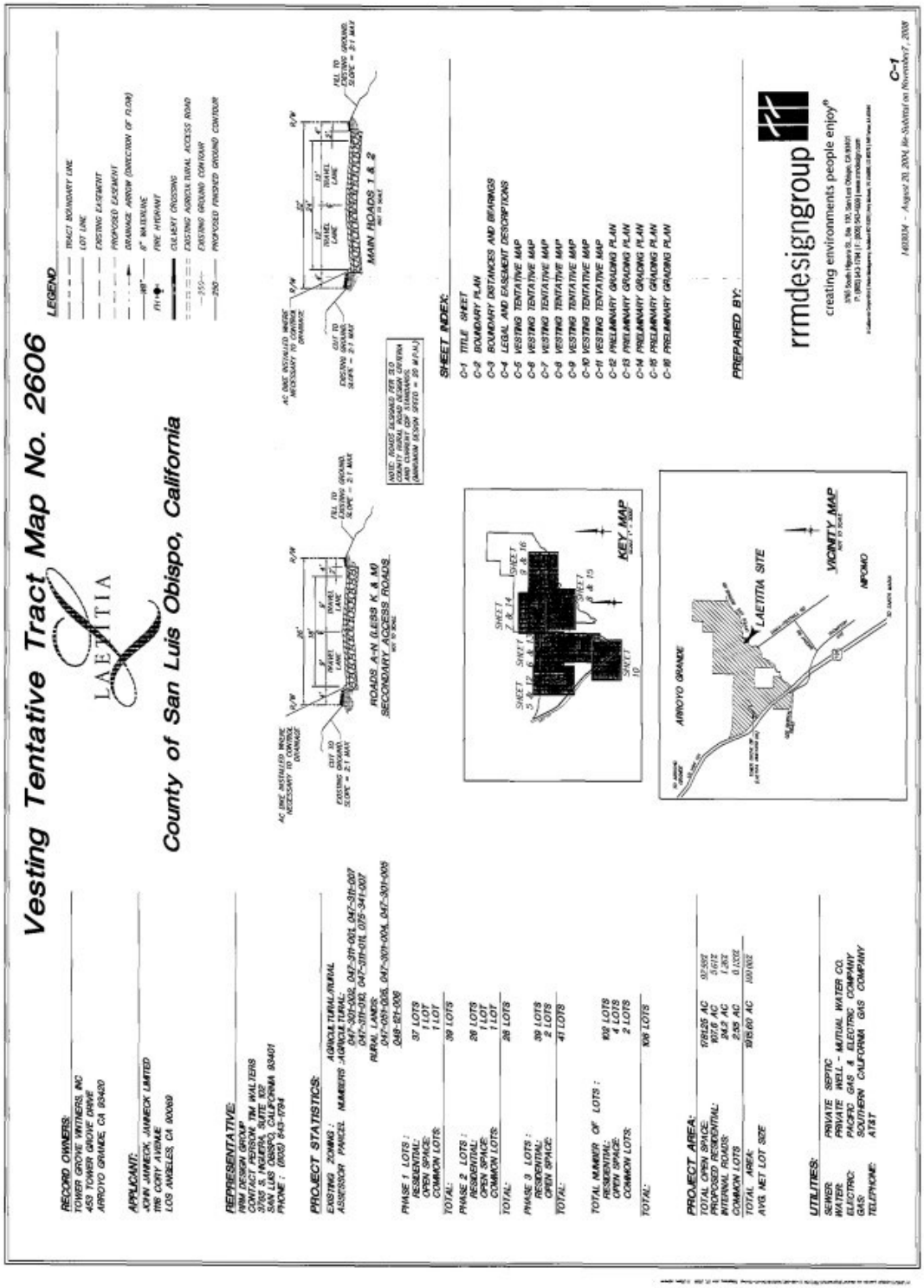
| | |
|---|---|
| RL = | 61 - 1 ac. Lots |
| AG = | 1- 1.5 ac. Lots |
| AG = | 39 - 1 ac. Lots |
| | **102 Total Units** |

LV-7 - 5

## Responses to RRM Design Group's Comments: Mitigated Project Statistics (LV-7-5)

| Comment No. | Comment |
|---|---|
| LV-7-5-1 | The submitted Mitigated Project Statistics was incorporated into the analysis of the Applicant's Mitigated Project Alternative (refer to Final EIR Chapter VI Alternatives Analysis). Any inconsistencies between the County's and the applicant's interpretation of the LUO are identified in the Final EIR, and will be considered by the County decision makers. |

**LV-7-6-1**


Vesting Tentative Tract Map No. 2606
County of San Luis Obispo, California
LAETITIA
RECORD OWNERS:
TOWER GROVE WINTERS, INC
453 TOWER GROVE DRIVE
ARROYO GRANDE, CA 93420
APPLICANT:
JOHN JANNECK, JANNECK LIMITED
116 CORY AVENUE
LOS ANGELES, CA 90069
REPRESENTATIVE:
RRM DESIGN GROUP
CONTACT PERSON: TIM WALTERS
3765 S. HIGUERA, SUITE 102
SAN LUIS OBISPO, CALIFORNIA 93401
PHONE: (805) 543-1794
PROJECT STATISTICS:
EXISTING ZONING: AGRICULTURAL/RURAL
ASSESSOR PARCEL NUMBERS: AGRICULTURAL: 047-301-002, 047-311-001, 047-311-007, 047-311-010, 047-311-011, 075-341-007
RURAL LANDS: 047-051-005, 047-301-004, 047-301-005, 048-121-006
PHASE 1 LOTS: RESIDENTIAL: 37 LOTS; OPEN SPACE: 1 LOT; COMMON LOTS: 1 LOT; TOTAL: 39 LOTS
PHASE 2 LOTS: RESIDENTIAL: 26 LOTS; OPEN SPACE: 1 LOT; COMMON LOTS: 1 LOT; TOTAL: 28 LOTS
PHASE 3 LOTS: RESIDENTIAL: 39 LOTS; OPEN SPACE: 2 LOTS; TOTAL: 41 LOTS
TOTAL NUMBER OF LOTS: RESIDENTIAL: 102 LOTS; OPEN SPACE: 4 LOTS; COMMON LOTS: 2 LOTS; TOTAL: 108 LOTS
PROJECT AREA:
TOTAL OPEN SPACE: 178.25 AC 92.592
PROPOSED RESIDENTIAL: 107.6 AC 5.612
INTERNAL ROADS: 24.2 AC 1.262
COMMON LOTS: 2.55 AC 0.1332
TOTAL AREA: 1915.60 AC 100.002
AVG. NET LOT SIZE
UTILITIES:
SEWER: PRIVATE SEPTIC
WATER: PRIVATE WELL - MUTUAL WATER CO.
ELECTRIC: PACIFIC GAS & ELECTRIC COMPANY
GAS: SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE: AT&T
LEGEND
TRACT BOUNDARY LINE
LOT LINE
EXISTING EASEMENT
PROPOSED EASEMENT
DRAINAGE ARROW (DIRECTION OF FLOW)
6" WATERLINE
FIRE HYDRANT
CULVERT CROSSING
EXISTING AGRICULTURAL ACCESS ROAD
EXISTING GROUND CONTOUR
PROPOSED FINISHED GROUND CONTOUR
ROADS A-N (LESS K & M)
SECONDARY ACCESS ROADS
MAIN ROADS 1 & 2
KEY MAP
VICINITY MAP
ARROYO GRANDE
LAETITIA SITE
NIPOMO
SHEET INDEX:
C-1 TITLE SHEET
C-2 BOUNDARY PLAN
C-3 BOUNDARY DISTANCES AND BEARINGS
C-4 LEGAL AND EASEMENT DESCRIPTIONS
C-5 VESTING TENTATIVE MAP
C-6 VESTING TENTATIVE MAP
C-7 VESTING TENTATIVE MAP
C-8 VESTING TENTATIVE MAP
C-9 VESTING TENTATIVE MAP
C-10 VESTING TENTATIVE MAP
C-11 VESTING TENTATIVE MAP
C-12 PRELIMINARY GRADING PLAN
C-13 PRELIMINARY GRADING PLAN
C-14 PRELIMINARY GRADING PLAN
C-15 PRELIMINARY GRADING PLAN
C-16 PRELIMINARY GRADING PLAN
PREPARED BY:
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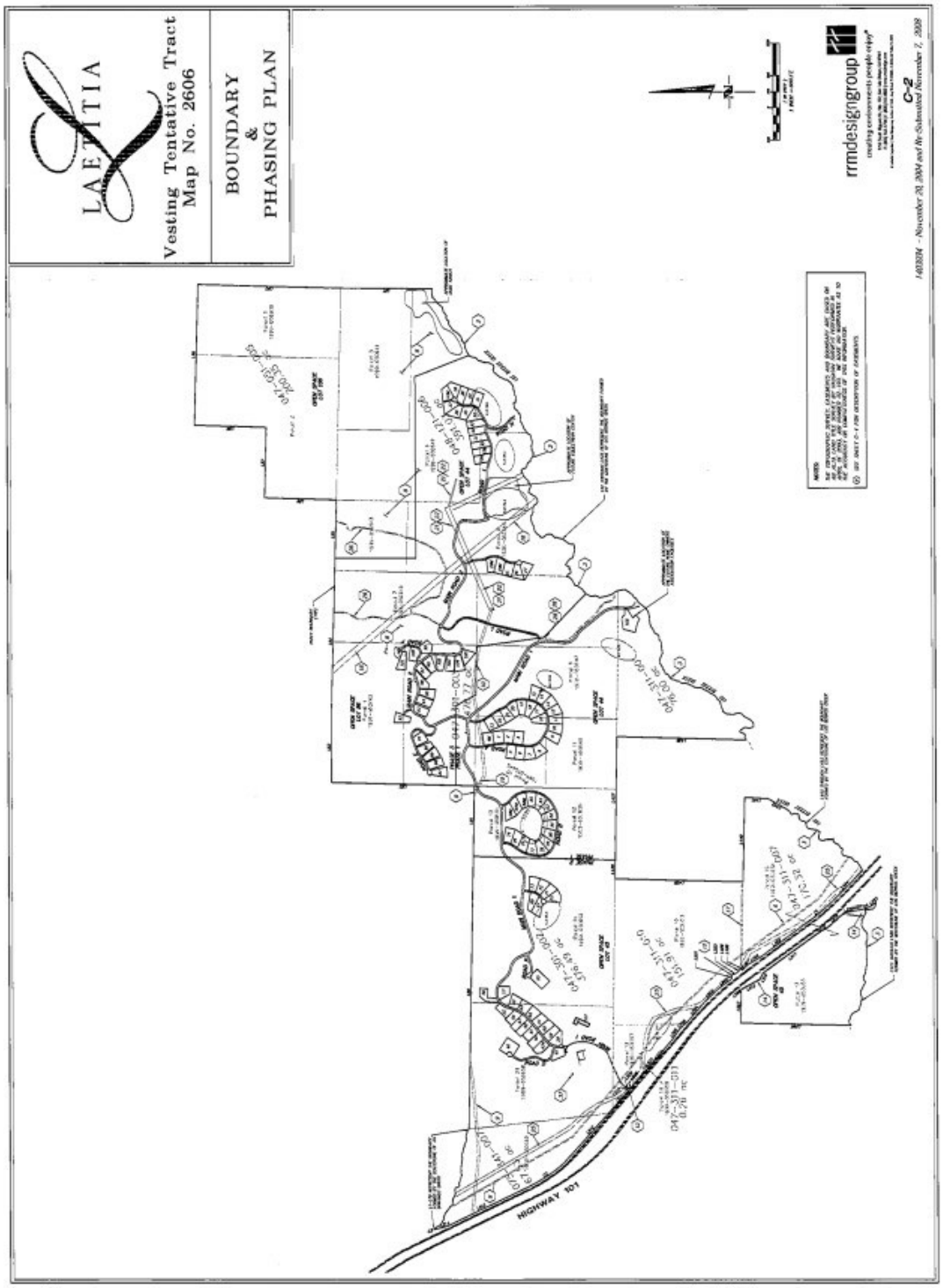
C-1

**LV-7-6-1 (cont'd)**


LAETITIA
Vesting Tentative Tract Map No. 2606
BOUNDARY & PHASING PLAN
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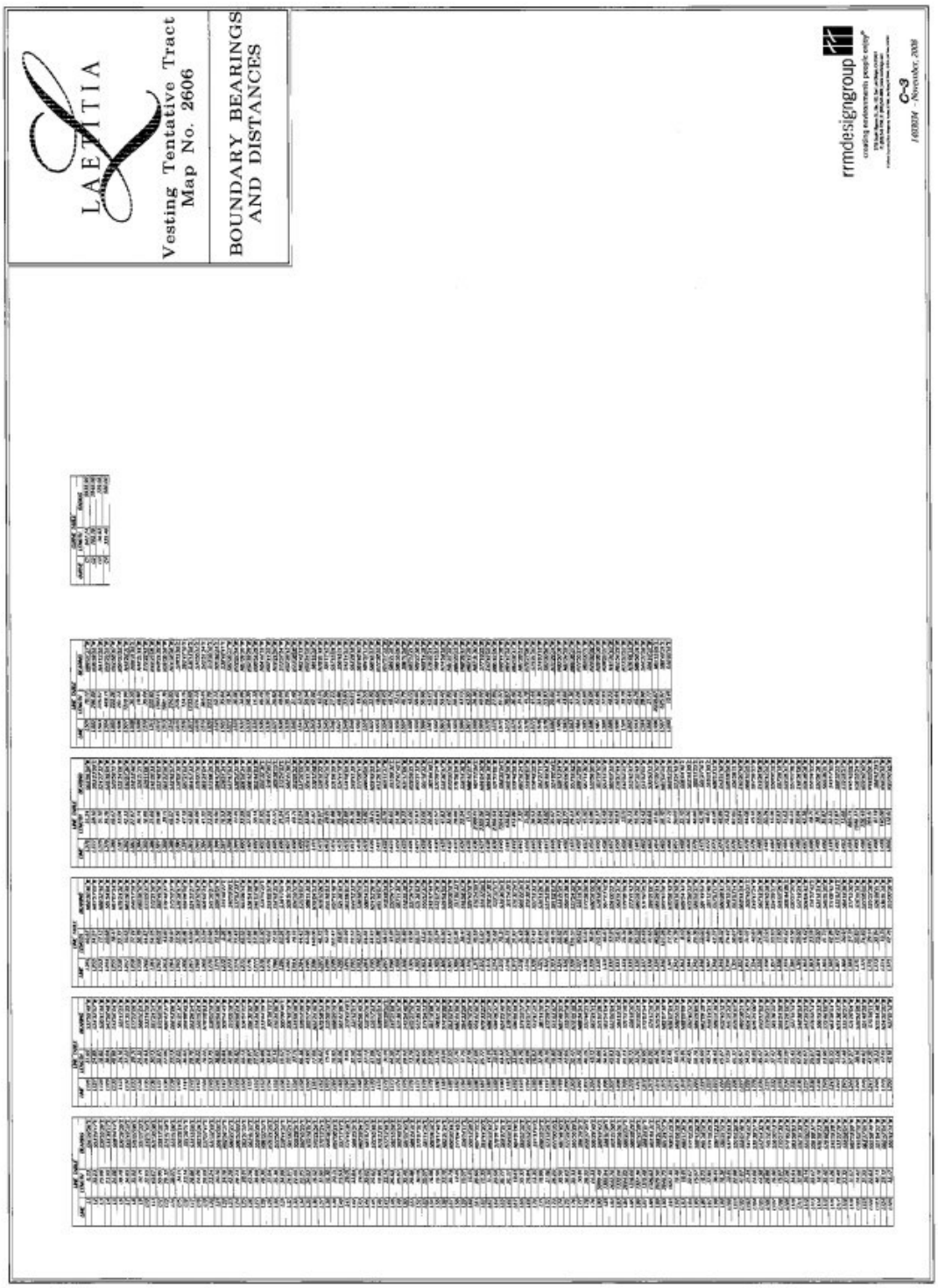
C-2
HIGHWAY 101

**LV-7-6-1 (cont'd)**


LAETITIA
Vesting Tentative Tract Map No. 2606
BOUNDARY BEARINGS AND DISTANCES
rrmdesigngroup
C-3
160824 - November, 2008

# LEGAL DESCRIPTIONS

PARCEL 1: (CERTIFICATE OF COMPLIANCE 1990-050035)

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29 IN TOWNSHIP 32 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: A PORTION OF 047-101-005

PARCEL 2: (CERTIFICATE OF COMPLIANCE 1990-050042)

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29 IN TOWNSHIP 32 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: A PORTION OF 047-101-005

PARCEL 3: (CERTIFICATE OF COMPLIANCE 1990-050043)

THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 32 IN TOWNSHIP 32 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: A PORTION OF 048-121-006

PARCEL 4: (CERTIFICATE OF COMPLIANCE 1990-050042)

GOVERNMENT LOTS 1 AND 2 AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 33 IN TOWNSHIP 32 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: A PORTION OF 048-121-006

PARCEL 5: (CERTIFICATE OF COMPLIANCE 1990-050043)

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33 IN TOWNSHIP 32 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: A PORTION OF 048-121-006

PARCEL 6: (CERTIFICATE OF COMPLIANCE 1990-050044)

GOVERNMENT LOT 5 AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31 AND GOVERNMENT LOTS 3 AND 4 AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, ALL IN TOWNSHIP 32 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING FROM A PORTION THEREOF, 1/2ND INTEREST IN OIL, GAS, OIL RIGHTS, GAS RIGHTS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS AND MINERAL RIGHTS THAT MAY BE WITHIN OR UNDER ALL THE LAND TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, EXPLORING AND OPERATING THEREFORE AND REMOVING THE SAME, AS GRANTED TO ROBERT E. ACQUISTAPACE, A MARRIED MAN, LEO E. ACQUISTAPACE, AS HIS SOLE AND SEPARATE PROPERTY, AND JAMES S. ACQUISTAPACE, AS HIS SOLE AND SEPARATE PROPERTY EACH AS TO AN UNDIVIDED 1/3 INTEREST BY DEED WHICH RECORDED FEBRUARY 11, 1987 IN BOOK 2931, PAGE 863 OF OFFICIAL RECORDS.

APN: A PORTION OF 048-121-006 AND ALL OF 047-101-005

PARCEL 7: (CERTIFICATE OF COMPLIANCE 1990-050043)

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 31 IN TOWNSHIP 32, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING FROM A PORTION THEREOF, 1/2ND INTEREST IN OIL, GAS, OIL RIGHTS, GAS RIGHTS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS AND MINERAL RIGHTS THAT MAY BE WITHIN OR UNDER ALL THE LAND TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, EXPLORING AND OPERATING THEREFORE AND REMOVING THE SAME, AS GRANTED TO ROBERT E. ACQUISTAPACE, A MARRIED MAN, LEO E. ACQUISTAPACE, AS HIS SOLE AND SEPARATE PROPERTY, AND JAMES S. ACQUISTAPACE, AS HIS SOLE AND SEPARATE PROPERTY EACH AS TO AN UNDIVIDED 1/3 INTEREST BY DEED WHICH RECORDED FEBRUARY 11, 1987 IN BOOK 2931, PAGE 863 OF OFFICIAL RECORDS.

APN: A PORTION OF 047-101-004

PARCEL 8: (CERTIFICATE OF COMPLIANCE 1990-050044)

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31 IN TOWNSHIP 32 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING FROM A PORTION THEREOF, 1/2ND INTEREST IN OIL, GAS, OIL RIGHTS, GAS RIGHTS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS AND MINERAL RIGHTS THAT MAY BE WITHIN OR UNDER ALL THE LAND TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, EXPLORING AND OPERATING THEREFORE AND REMOVING THE SAME, AS GRANTED TO ROBERT E. ACQUISTAPACE, A MARRIED MAN, LEO E. ACQUISTAPACE, AS HIS SOLE AND SEPARATE PROPERTY, AND JAMES S. ACQUISTAPACE, AS HIS SOLE AND SEPARATE PROPERTY EACH AS TO AN UNDIVIDED 1/3 INTEREST BY DEED WHICH RECORDED FEBRUARY 11, 1987 IN BOOK 2931, PAGE 863 OF OFFICIAL RECORDS.

APN: A PORTION OF 047-101-004

PARCEL 9: (CERTIFICATE OF COMPLIANCE 1990-050042)

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 31 IN TOWNSHIP 32 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AND GOVERNMENT LOTS 1, 2, AND 4 OF SECTION 36, IN TOWNSHIP 12 NORTH, RANGE 25 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING FROM A PORTION THEREOF, 1/2ND INTEREST IN OIL, GAS, OIL RIGHTS, GAS RIGHTS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS AND MINERAL RIGHTS THAT MAY BE WITHIN OR UNDER ALL THE LAND TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, EXPLORING AND OPERATING THEREFORE AND REMOVING THE SAME, AS GRANTED TO ROBERT E. ACQUISTAPACE, A MARRIED MAN, LEO E. ACQUISTAPACE, AS HIS SOLE AND SEPARATE PROPERTY, AND JAMES S. ACQUISTAPACE, AS HIS SOLE AND SEPARATE PROPERTY EACH AS TO AN UNDIVIDED 1/3 INTEREST BY DEED WHICH RECORDED FEBRUARY 11, 1987 IN BOOK 2931, PAGE 863 OF OFFICIAL RECORDS.

APN: A PORTION OF 047-301-004 AND ALL OF 047-311-001

PARCEL 10: (CERTIFICATE OF COMPLIANCE 1990-050043)

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, IN TOWNSHIP 32 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING FROM A PORTION THEREOF, 1/2ND INTEREST IN OIL, GAS, OIL RIGHTS, GAS RIGHTS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS AND MINERAL RIGHTS THAT MAY BE WITHIN OR UNDER ALL THE LAND TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, EXPLORING AND OPERATING THEREFORE AND REMOVING THE SAME, AS GRANTED TO ROBERT E. ACQUISTAPACE, A MARRIED MAN, LEO E. ACQUISTAPACE, AS HIS SOLE AND SEPARATE PROPERTY, AND JAMES S. ACQUISTAPACE, AS HIS SOLE AND SEPARATE PROPERTY EACH AS TO AN UNDIVIDED 1/3 INTEREST BY DEED WHICH RECORDED FEBRUARY 11, 1987 IN BOOK 2931, PAGE 863 OF OFFICIAL RECORDS.

APN: A PORTION OF 047-301-004

PARCEL 11: (CERTIFICATE OF COMPLIANCE 1990-050043)

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, IN TOWNSHIP 32 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING FROM A PORTION THEREOF, 1/2ND INTEREST IN OIL, GAS, OIL RIGHTS, GAS RIGHTS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS AND MINERAL RIGHTS THAT MAY BE WITHIN OR UNDER ALL THE LAND TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, EXPLORING AND OPERATING THEREFORE AND REMOVING THE SAME, AS GRANTED TO ROBERT E. ACQUISTAPACE, A MARRIED MAN, LEO E. ACQUISTAPACE, AS HIS SOLE AND SEPARATE PROPERTY, AND JAMES S. ACQUISTAPACE, AS HIS SOLE AND SEPARATE PROPERTY EACH AS TO AN UNDIVIDED 1/3 INTEREST BY DEED WHICH RECORDED FEBRUARY 11, 1987 IN BOOK 2931, PAGE 863 OF OFFICIAL RECORDS.

APN: A PORTION OF 047-301-004

PARCEL 12: (CERTIFICATE OF COMPLIANCE 1990-050044)

GOVERNMENT LOT 4 OF SECTION 36, IN TOWNSHIP 32 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM SOME OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES TOGETHER WITH RIGHT OF SURFACE ENTRY AS RESERVED BY HERMON GUSSIA, ET AL, BY DEED RECORDED JULY 20, 1982 IN BOOK 2430, PAGE 191 OF OFFICIAL RECORDS.

APN: A PORTION OF 047-301-007

PARCEL 13: (CERTIFICATE OF COMPLIANCE 1990-050051)

GOVERNMENT LOT 3 OF SECTION 31 IN TOWNSHIP 32 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM SOME OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES TOGETHER WITH RIGHT OF SURFACE ENTRY AS RESERVED BY HERMON GUSSIA, ET AL, BY DEED RECORDED JULY 20, 1982 IN BOOK 2430, PAGE 191 OF OFFICIAL RECORDS.

APN: A PORTION OF 047-301-007

PARCEL 14: (CERTIFICATE OF COMPLIANCE 1990-050050)

THE SOUTHEAST QUARTER OF SECTION 36 IN TOWNSHIP 32 SOUTH, RANGE 13 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM SOME OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES TOGETHER WITH RIGHT OF SURFACE ENTRY AS RESERVED BY HERMON GUSSIA, ET AL, BY DEED RECORDED JULY 20, 1982 IN BOOK 2430, PAGE 191 OF OFFICIAL RECORDS.

APN: A PORTION OF 047-301-002

PARCEL 15: (CERTIFICATE OF COMPLIANCE 1990-050051)

ALL THAT PORTION OF GOVERNMENT LOTS 1 AND 2 AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 26 IN TOWNSHIP 12 NORTH, RANGE 25 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, LYING NORTHEASTERLY OF U.S. HIGHWAY 101.

EXCEPTING THEREFROM SOME OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES TOGETHER WITH RIGHT OF SURFACE ENTRY AS RESERVED BY HERMON GUSSIA, ET AL, BY DEED RECORDED JULY 20, 1982 IN BOOK 2430, PAGE 191 OF OFFICIAL RECORDS.

APN: A PORTION OF 047-311-003

PARCEL 16: (CERTIFICATE OF COMPLIANCE 1990-050044)

ALL THAT PORTION OF GOVERNMENT LOT 3 AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 35 AND ALL THAT PORTION OF GOVERNMENT LOTS 1 AND 2 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, ALL IN TOWNSHIP 12 NORTH, RANGE 25 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, SAID PORTION LYING NORTHEASTERLY OF U.S. HIGHWAY 101.

EXCEPT THEREFROM THAT PORTION OF SAID LOT 1 OF SECTION 36, CONVEYED TO JOY SHERMAN AND WIFE BY DEED RECORDED IN BOOK 117, PAGE 28, OFFICIAL RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM SOME OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES TOGETHER WITH RIGHT OF SURFACE ENTRY AS RESERVED BY HERMON GUSSIA, ET AL, BY DEED RECORDED JULY 20, 1982 IN BOOK 2430, PAGE 191 OF OFFICIAL RECORDS.

APN: A PORTION OF 047-311-007

PARCEL 17: (CERTIFICATE OF COMPLIANCE 2000-050049)

ALL OF GOVERNMENT LOT 3 AND THAT PORTION OF GOVERNMENT LOT 1 AND OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 35, IN TOWNSHIP 12 NORTH, RANGE 25 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, LYING SOUTHWESTERLY OF U.S. HIGHWAY 101.

EXCEPT UNDERNEATH ALL THAT PORTION THEREOF LYING NORTH AND CONVEYED TO HERMEIS M. HANNAH ET AL BY DEED RECORDED IN BOOK 133 AT PAGE 26, OF OFFICIAL RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM SOME OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES TOGETHER WITH RIGHT OF SURFACE ENTRY AS RESERVED BY HERMON GUSSIA, ET AL, BY DEED RECORDED JULY 20, 1982 IN BOOK 2430, PAGE 191 OF OFFICIAL RECORDS.

APN: A PORTION OF 047-311-007

PARCEL 18: (CERTIFICATE OF COMPLIANCE 1990-050056)

THAT PORTION OF THE PARCEL OF LAND KNOWN AS THE SYRING TRACT, IN GOVERNMENT LOT 3 OF SECTION 26, TOWNSHIP 12 NORTH, RANGE 25 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF SAID HIGHWAY, 30 RODS, SOUTHEASTERLY FROM STAKE 3, NO. 43 DESIGNATED ON THE MAP OF THE SUBDIVISION OF THE RANCHOS CORRAL DE PIEDRA, PIEDRA AND BOLSA DE CHAMISAL, MADE BY JAMES T. STRATTON, IN SEPTEMBER 1873, AND ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN LUIS OBISPO, AND RUNNING THENCE EASTERLY 34 RODS, AND 12 FEET; THENCE AT RIGHT ANGLES NORTHERLY 2 RODS; THENCE AT RIGHT ANGLES WESTERLY ABOUT 35 RODS AND 14 FEET TO THE CORNER OF SAID HIGHWAY; THENCE EASTERLY ALONG THE CENTERLINE OF SAID HIGHWAY, 2 RODS AND 7 FEET TO THE POINT OF BEGINNING.

SAID PORTION OF SAID PARCEL LYING NORTHWESTERLY OF THE COURSE CALLED SOUTH 59°49' EAST, 1580.00 FEET TO A POINT WHICH BEARS NORTH 30°0' EAST, 30.00 FEET FROM ENGINEER'S STATION 509+00 OF SAID CENTERLINE SURVEY, IN THE DEED TO THE STATE OF CALIFORNIA RECORDED JUNE 22, 1933 IN BOOK 108, PAGE 359 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM SOME OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES TOGETHER WITH RIGHT OF SURFACE ENTRY AS RESERVED BY LORA CHOI, ET AL, BY DEED RECORDED AUGUST 1, 1990 IN BOOK 3360, PAGES 943 THROUGH 948 OF OFFICIAL RECORDS, RECORDED JANUARY 22, 1980 IN BOOK 2498, PAGE 726 OF OFFICIAL RECORDS AND RECORDED MARCH 8, 1995 IN BOOK 3478, PAGE 534 OF OFFICIAL RECORDS.

APN: 047-311-001

PARCEL 19: (CERTIFICATE OF COMPLIANCE 1990-050057)

ALL THAT PORTION OF GOVERNMENT LOTS 3 AND 4 OF SECTION 36 IN TOWNSHIP 12 NORTH, RANGE 25 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, LYING NORTHEASTERLY OF U.S. HIGHWAY 101.

EXCEPT THEREFROM THAT PORTION OF LAND KNOWN AS THE SYRING TRACT, IN GOVERNMENT LOT 3 OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 25 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF SAID HIGHWAY, 30 RODS, SOUTHEASTERLY FROM STAKE 3, NO. 43 DESIGNATED ON THE MAP OF THE SUBDIVISION OF THE RANCHOS CORRAL DE PIEDRA, PIEDRA AND BOLSA DE CHAMISAL, MADE BY JAMES T. STRATTON, IN SEPTEMBER 1873, AND ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN LUIS OBISPO, AND RUNNING THENCE EASTERLY 34 RODS, AND 12 FEET; THENCE AT RIGHT ANGLES NORTHERLY 2 RODS; THENCE AT RIGHT ANGLES WESTERLY ABOUT 35 RODS AND 14 FEET TO THE CENTER OF SAID HIGHWAY; THENCE EASTERLY ALONG THE CENTERLINE OF SAID HIGHWAY, 2 RODS AND 7 FEET TO THE POINT OF BEGINNING.

SAID PORTION OF SAID PARCEL LYING NORTHWESTERLY OF THE COURSE CALLED SOUTH 59°49' EAST, 1580.00 FEET TO A POINT WHICH BEARS NORTH 30°0' EAST, 30.00 FEET FROM ENGINEER'S STATION 509+00 OF SAID CENTERLINE SURVEY, IN THE DEED TO THE STATE OF CALIFORNIA RECORDED JUNE 22, 1933 IN BOOK 108, PAGE 359 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM SOME OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES TOGETHER WITH RIGHT OF SURFACE ENTRY AS RESERVED BY HERMON GUSSIA, ET AL, BY DEED RECORDED JULY 20, 1982 IN BOOK 2430, PAGE 191 OF OFFICIAL RECORDS.

APN: 047-301-002

# EASEMENTS

(1) A PUBLIC RANGELAND EASEMENT FOR BOATING, FISHING, SWIMMING, HUNTING, ETC. AND INCLUDING A PUBLIC RIGHT OF ACCESS TO THE WATER OF LOS OSMOS CREEK, BIG MESA SPILLWAY. (VOL# 2-3)

(2) A 20 FOOT WIDE EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 22, 1949 IN BOOK 488, PAGE 119 OF OFFICIAL RECORDS, A PARTIAL RELEASE OF SAID EASEMENT RECORDED JULY 17, 2002 AS INSTRUMENT NO. 2002-054080 OF OFFICIAL RECORDS. (VOL# 3)

(8) A BLANKET EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED JUNE 24, 1963 IN BOOK 968, PAGE 474 OF OFFICIAL RECORDS. (VOL# 8)

(9) A 40 FOOT WIDE EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED MARCH 3, 1953 IN BOOK 498, PAGE 487 OF OFFICIAL RECORDS. (VOL# 9)

(10) A 40 FOOT WIDE EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED MARCH 5, 1953 IN BOOK 508, PAGE 326 OF OFFICIAL RECORDS. (VOL# 10)

(12) ACCESS RIGHTS DENIED PER DOCUMENT RECORDED JULY 22, 1950 IN BOOK 842, PAGE 33 OF OFFICIAL RECORDS. (VOL# 12)

(14) ACCESS RIGHTS DENIED PER DOCUMENT RECORDED JULY 22, 1950 IN BOOK 842, PAGE 29 OF OFFICIAL RECORDS. (VOL# 14)

(16) A 100 FOOT WIDE EASEMENT FOR ELECTRICAL TOWERS, WIRES AND CABLES PER DOCUMENT RECORDED FEBRUARY 18, 1963 IN BOOK 1030, PAGE 320 OF OFFICIAL RECORDS. (VOL# 16)

(17) A 20 FOOT WIDE EASEMENT FOR WIRELESS, FENCES AND INCIDENTAL PURPOSES, RECORDED MAY 20, 1978 IN BOOK 1360, PAGE 90 OF OFFICIAL RECORDS. (VOL# 17)

(21) VARIOUS WIDTH EASEMENTS FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 23, 1986 IN BOOK 2626, PAGE 157 OF OFFICIAL RECORDS. (VOL# 21)

(22) VARIOUS WIDTH EASEMENTS FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 28, 1989 IN BOOK 3175, PAGE 297 OF OFFICIAL RECORDS. (VOL# 22)

(23) A 15 FOOT WIDE EASEMENT FOR WATER PIPELINES AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1989 AS INSTRUMENT NO. 1989-016408 OF OFFICIAL RECORDS. (VOL# 23)

(25) A 80 FOOT WIDE PERMANENT EASEMENT FOR THE STATE WATER PIPELINE AND INCIDENTAL PURPOSES, RECORDED AUGUST 20, 1996 AS INSTRUMENT NO. 1996-041909 OF OFFICIAL RECORDS. (VOL# 25)

(26) AN 18 FOOT WIDE EASEMENT FOR PRIVATE RIGHT OF WAY FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED JULY 22, 1998 AS INSTRUMENT NO. 1998-048107 OF OFFICIAL RECORDS. (VOL# 26 & 27)

(28) AN 18 FOOT WIDE EASEMENT FOR PRIVATE RIGHT OF WAY FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED JULY 22, 1998 AS INSTRUMENT NO. 1998-048108 OF OFFICIAL RECORDS. (VOL# 28)

(27) A PICE SITE AGREEMENT FOR 5 YEAR NON RENEWAL OPTIONS FOR ACCESS AND ELECTRICAL AND TELEPHONE FACILITIES, RECORDED JANUARY 22, 1998 AS INSTRUMENT NO. 1998-003107 OF OFFICIAL RECORDS. (VOL# 27)

SUPPLEMENTARY EASEMENTS

A 20 FOOT WIDE EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED APRIL 26, 1950 IN BOOK 549, PAGE 433 OF OFFICIAL RECORDS. (VOL# 5)

A 20 FOOT WIDE EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED JULY 6, 1954 IN BOOK 763, PAGE 370 OF OFFICIAL RECORDS. (VOL# 11)

A 10 FOOT WIDE EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED APRIL 26, 1977 IN BOOK 1974, PAGE 690 OF OFFICIAL RECORDS. (VOL# 15)

A 10 FOOT WIDE EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED JULY 31, 2000 AS INSTRUMENT NO. 2000-043050 OF OFFICIAL RECORDS. (VOL# 24)

LAETITIA

Vesting Tentative Tract Map No. 2606

LEGAL AND EASEMENT DESCRIPTIONS

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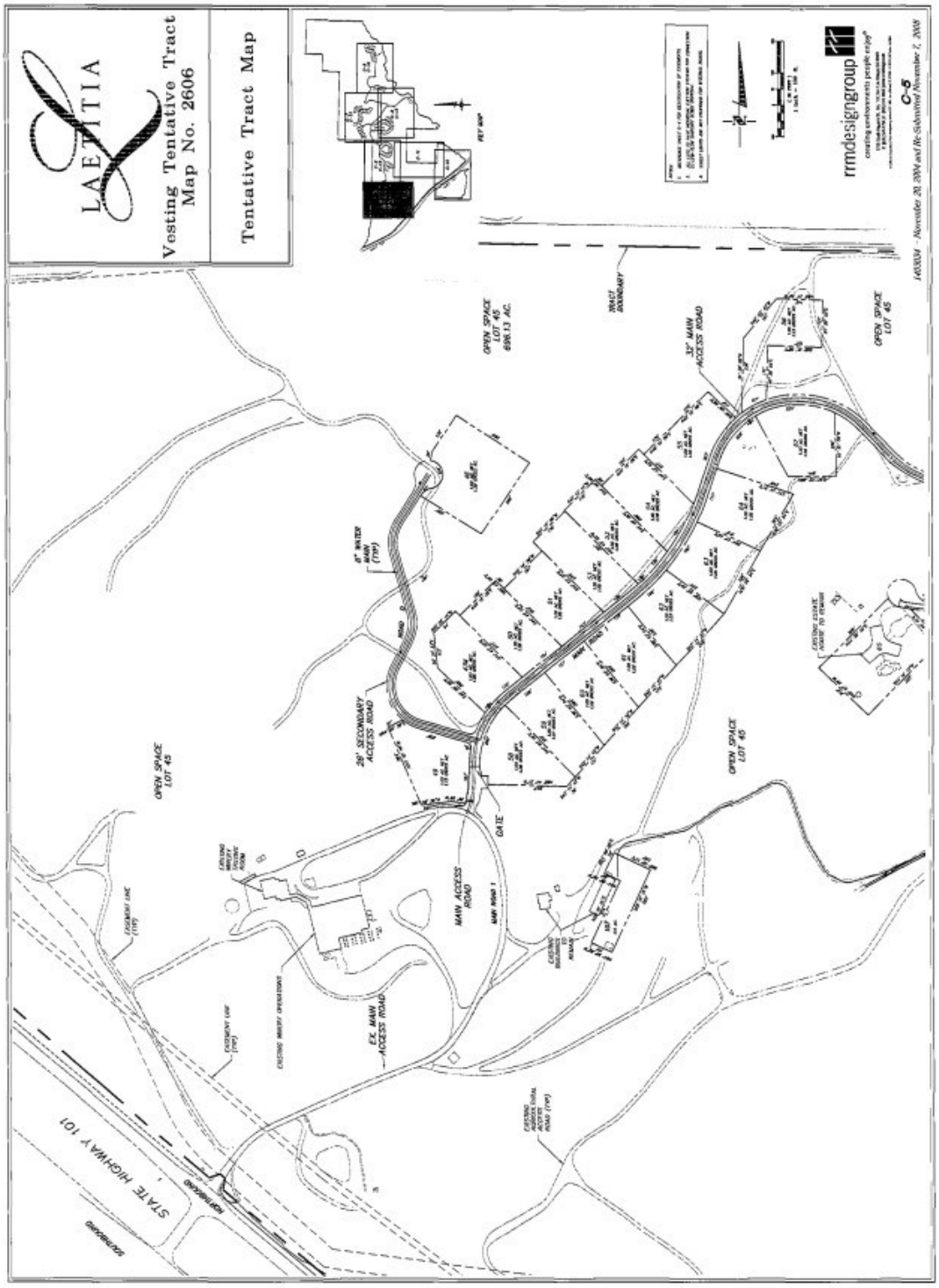
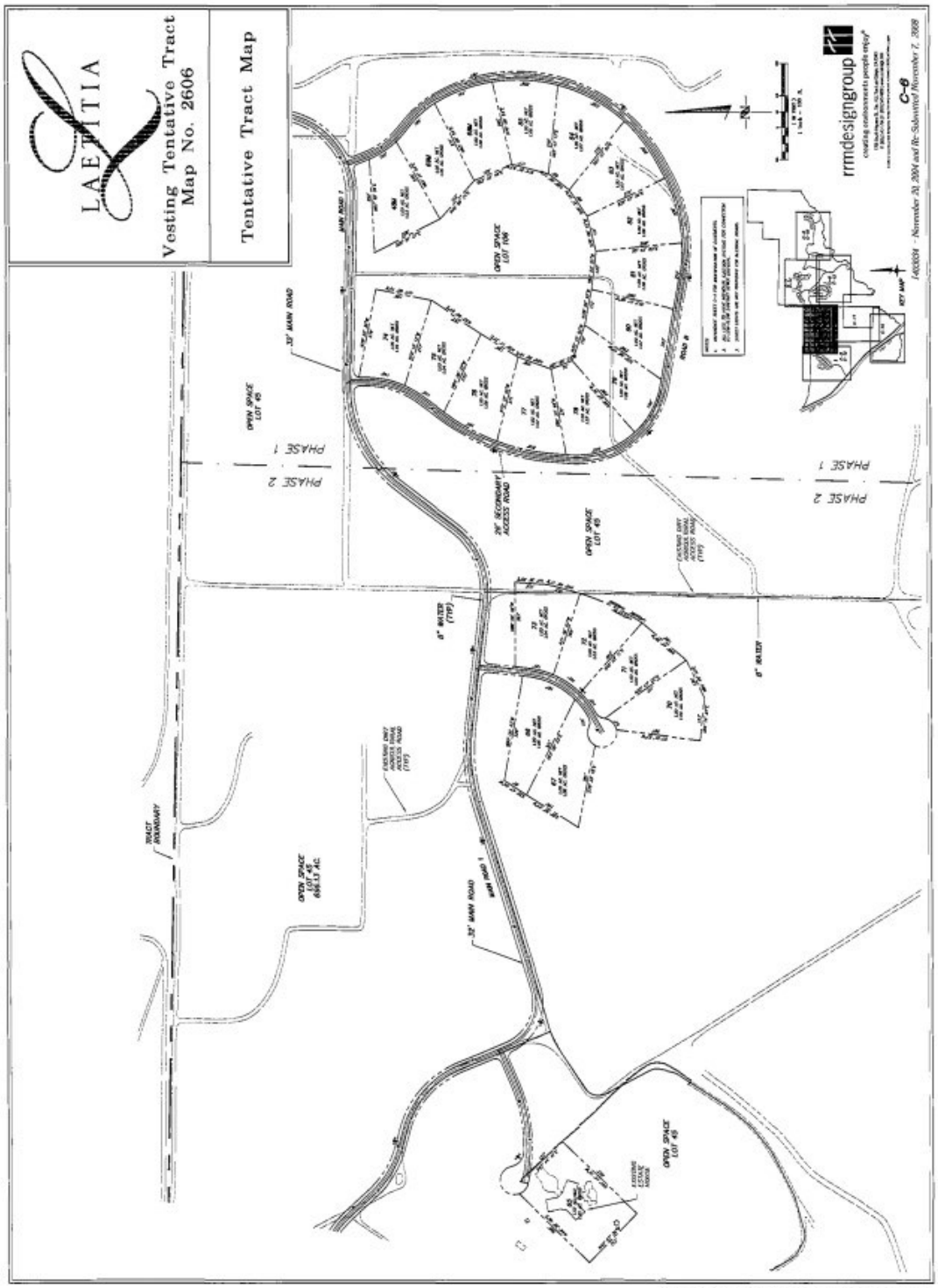
C-4
1400034 - November, 2008

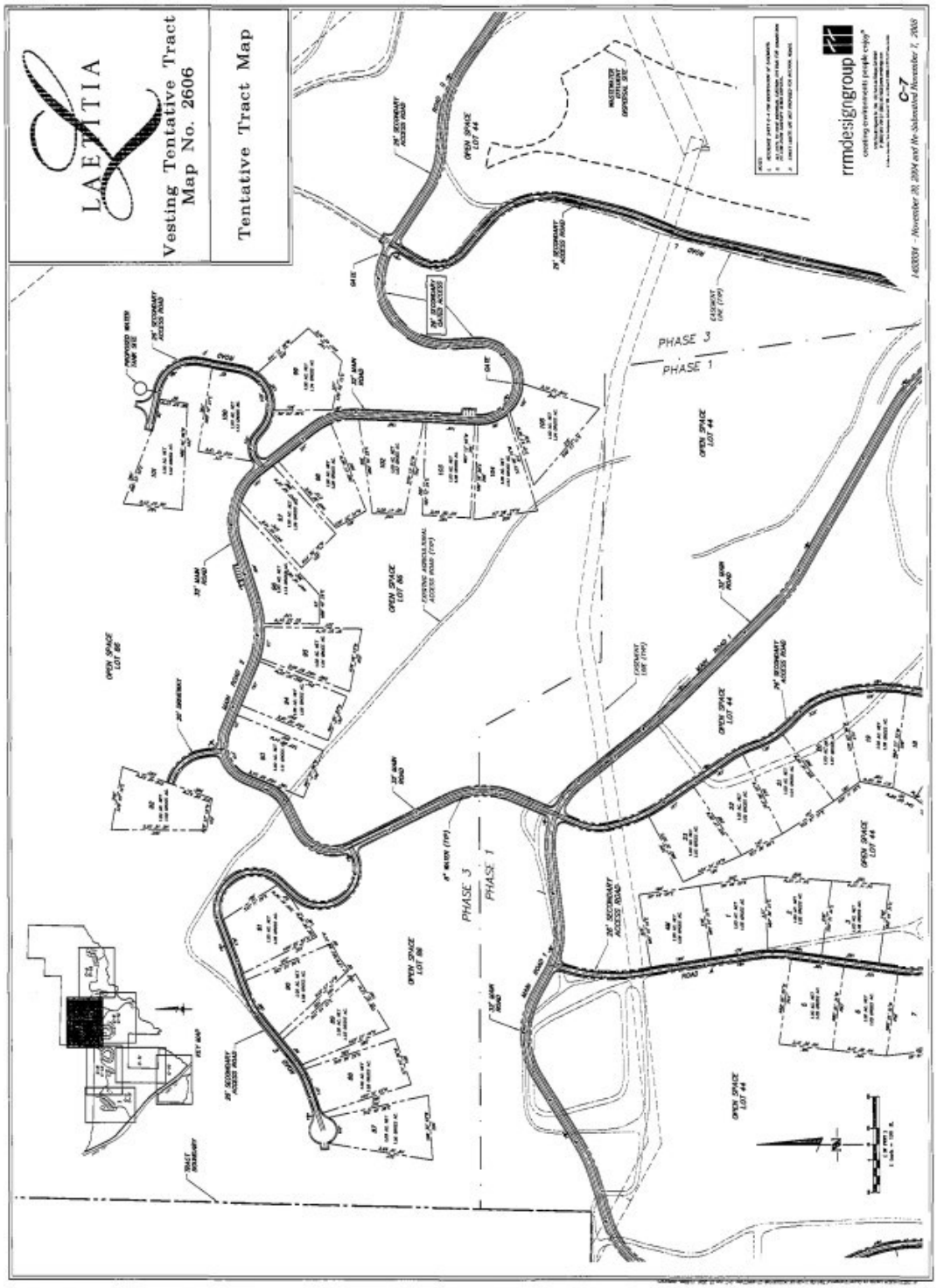
LV-7-6-1 (cont'd)

**LV-7-6-1 (cont'd)**

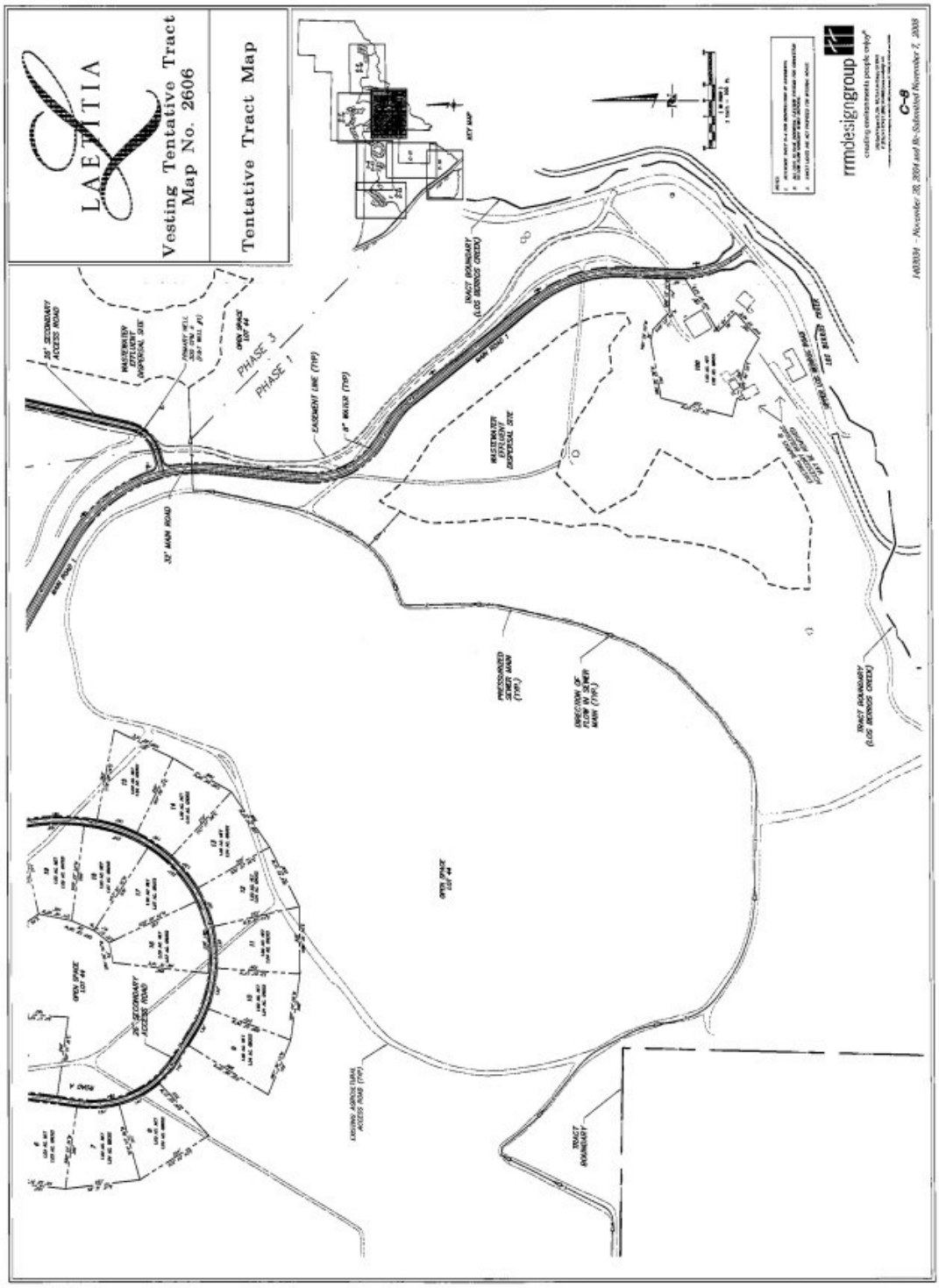

LAETITIA
Vesting Tentative Tract Map No. 2606
Tentative Tract Map
rrmdesigngroup
C-5
OPEN SPACE LOT 45
OPEN SPACE LOT 45 696.13 AC.
TRACT BOUNDARY
33' MAW ACCESS ROAD
OPEN SPACE LOT 45
8" WATER MAIN (TYP)
29' SECONDARY ACCESS ROAD
GATE
OPEN SPACE LOT 45
OPEN SPACE LOT 45
MAW ACCESS ROAD
EX. MAW ACCESS ROAD
STATE HIGHWAY 101


LAETITIA
Vesting Tentative Tract Map No. 2606
Tentative Tract Map
rrmdesigngroup
C-6
PHASE 1
PHASE 2
OPEN SPACE LOT 45
OPEN SPACE LOT 106
32' MAIN ROAD
TRACT BOUNDARY

**LV-7-6-1 (cont'd)**

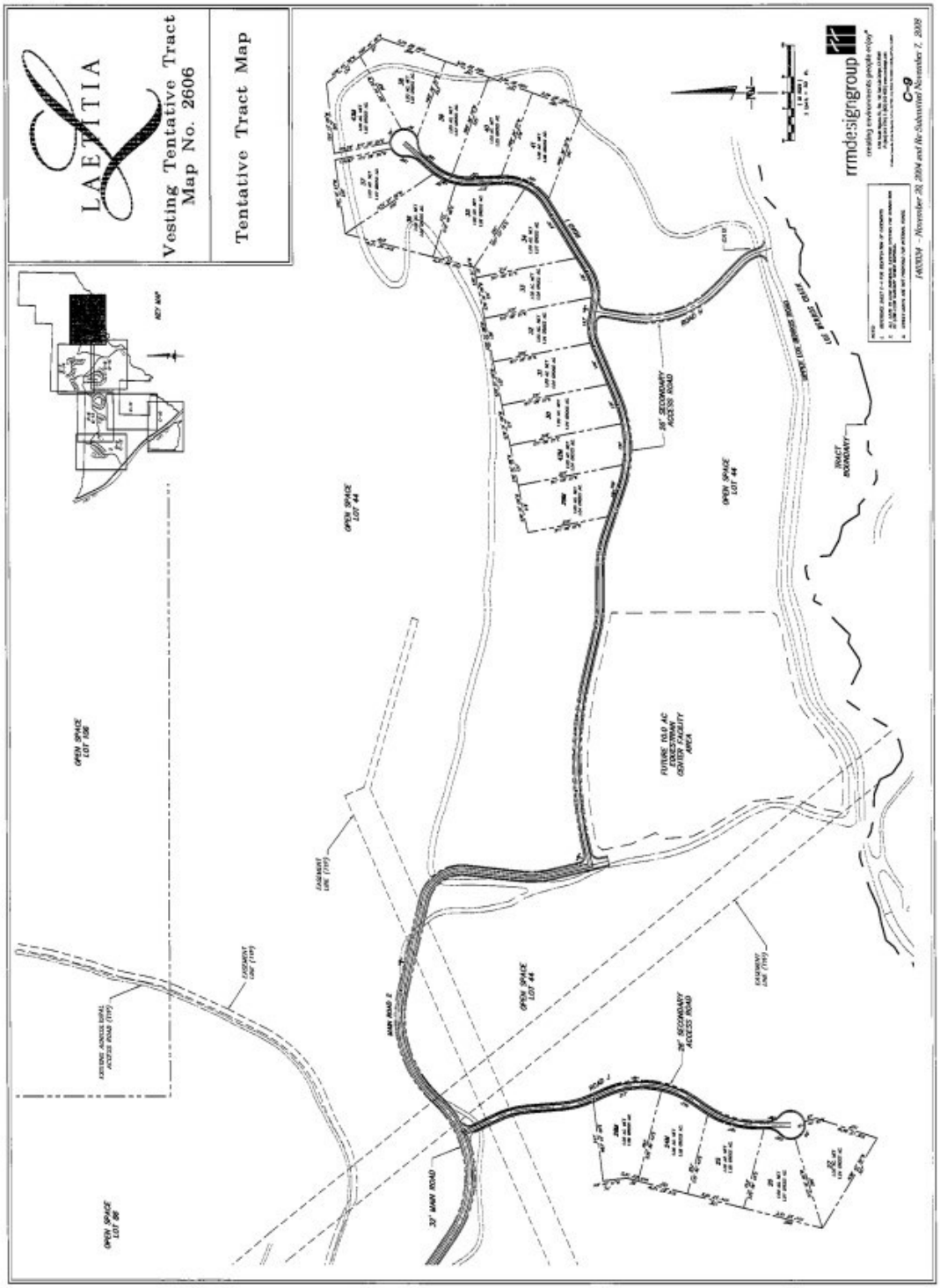

LAETITIA
Vesting Tentative Tract Map No. 2606
Tentative Tract Map
rrmdesigngroup
C-7
PHASE 3
PHASE 1
OPEN SPACE LOT 44
OPEN SPACE LOT 86
OPEN SPACE LOT 89
EASEMENT LINE (TYP)
EXISTING AGRICULTURAL ACCESS ROAD (TYP)
26' SECONDARY ACCESS ROAD
PROPOSED WATER TANK SITE
WASTEWATER EFFLUENT DISPERSAL SITE
TRACT BOUNDARY
KEY MAP

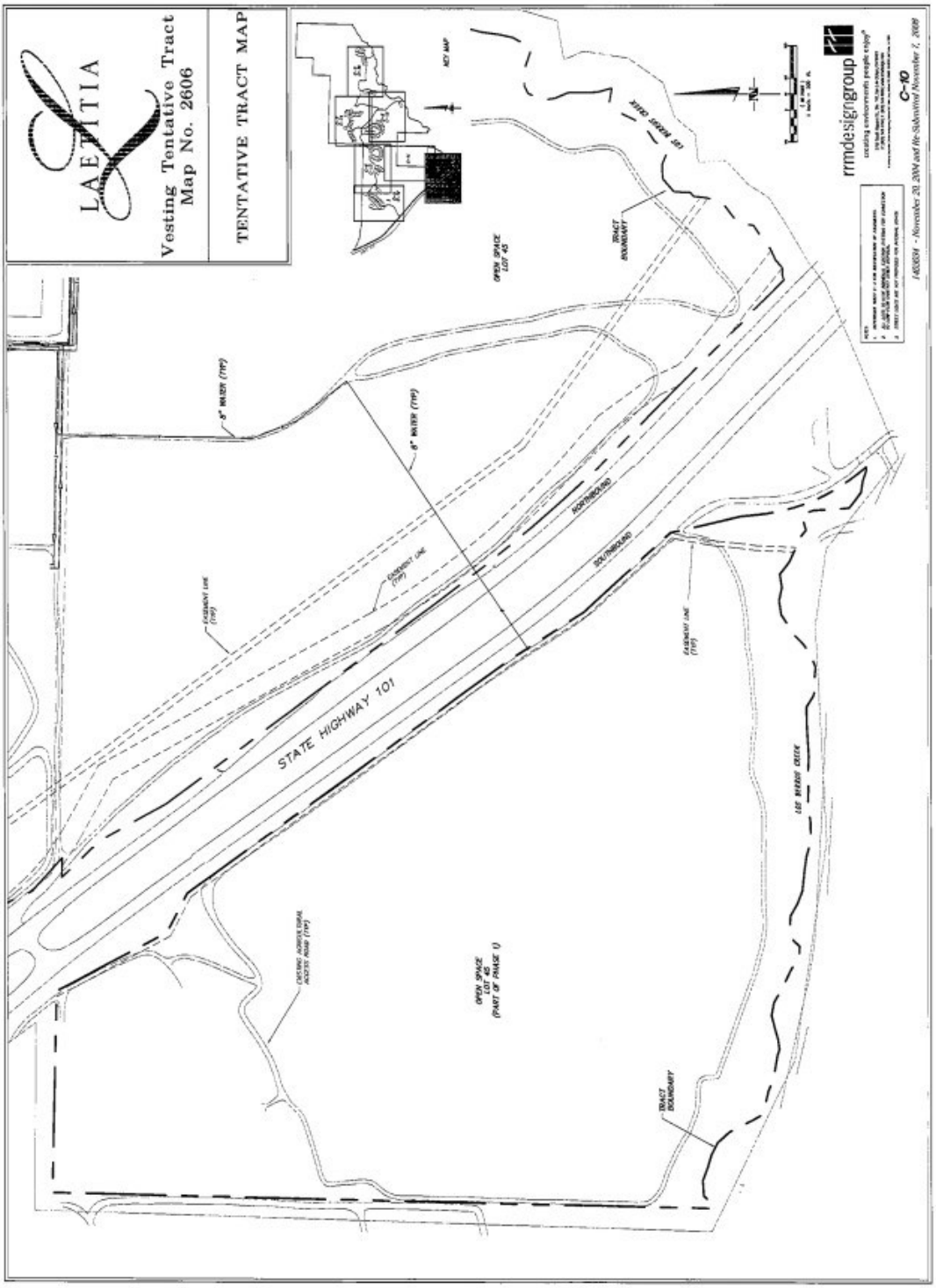
**LV-7-6-1 (cont'd)**


LAETITIA
Vesting Tentative Tract Map No. 2606
Tentative Tract Map
PHASE 3
PHASE 1
rrmdesigngroup
C-8

**LV-7-6-1 (cont'd)**

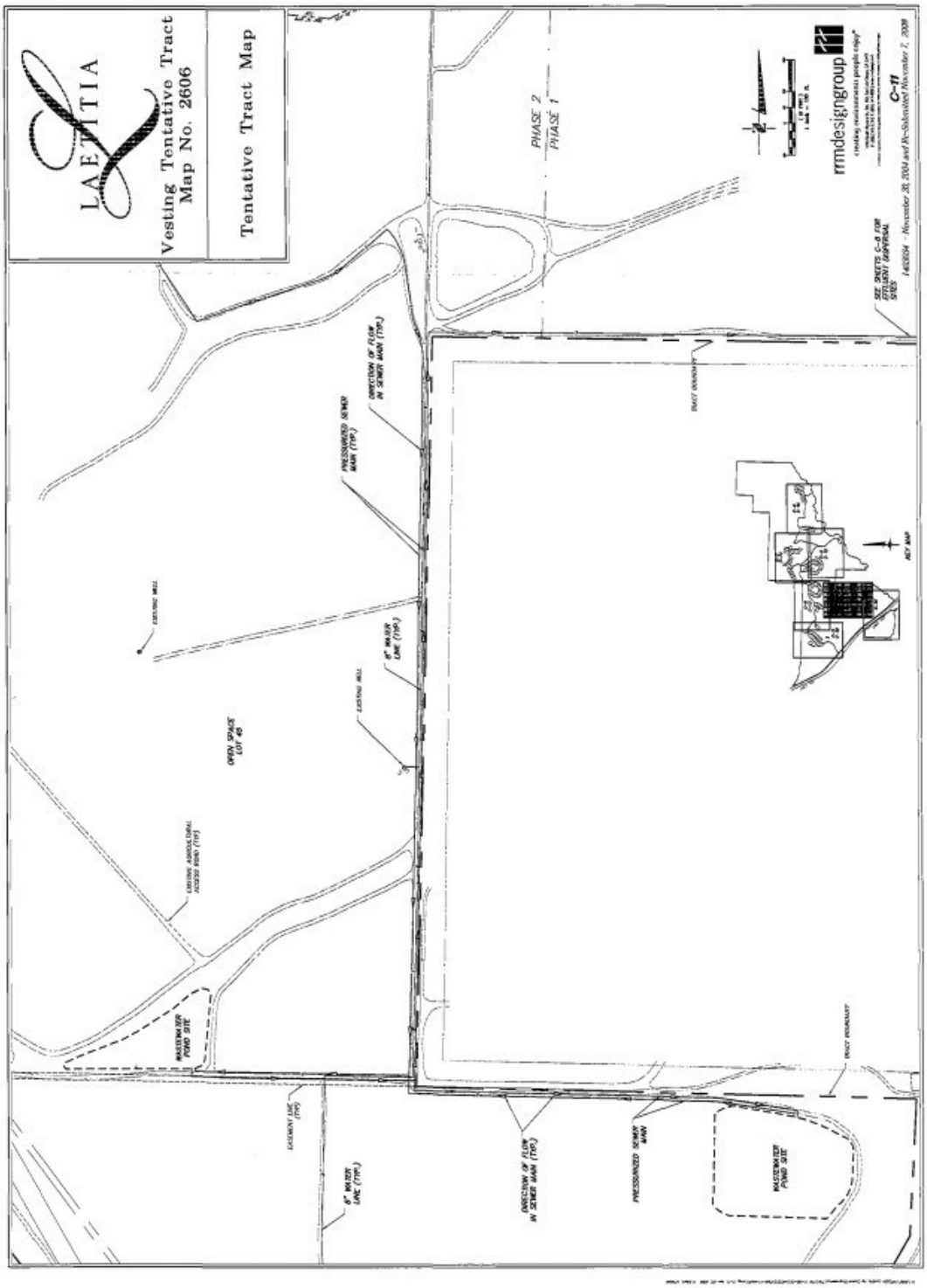
**LV-7-6-1 (cont'd)**


LAETITIA
Vesting Tentative Tract Map No. 2606
Tentative Tract Map
rrmdesigngroup
C-9
OPEN SPACE LOT 44
OPEN SPACE LOT 44
OPEN SPACE LOT 44
OPEN SPACE LOT 88
OPEN SPACE LOT 88
FUTURE 10.0 AC EQUESTRIAN CENTER FACILITY AREA
TRACT BOUNDARY
MAIN ROAD 2
ROAD 1
30' MAIN ROAD
28' SECONDARY ACCESS ROAD
28' SECONDARY ACCESS ROAD
EASEMENT LINE (TYP)
EASEMENT LINE (TYP)
EASEMENT LINE (TYP)
EASEMENT LINE (TYP)
EXISTING ACCESS ROAD (TYP)
EXISTING ACCESS ROAD (TYP)
LOS BERROS CREEK
SUPPLY LOS BERROS ROAD
LOS BERROS CREEK
KEY MAP


LAETITIA
Vesting Tentative Tract Map No. 2606
TENTATIVE TRACT MAP
STATE HIGHWAY 101
NORTHBOUND
SOUTHBOUND
OPEN SPACE LOT 45
OPEN SPACE LOT 45 (PART OF PHASE 1)
TRACT BOUNDARY
EASEMENT LINE (TYP)
8" WATER (TYP)
rrmdesigngroup
C-10

**LV-7-6-1 (cont'd)**

**LV-7-6-1 (cont'd)**


LAETITIA
Vesting Tentative Tract Map No. 2606
Tentative Tract Map
PHASE 2
PHASE 1
rmdesigngroup
C-11
SEE SHEETS C-8 FOR EFFLUENT DISPOSAL SITES
DIRECTION OF FLOW IN SEWER MAIN (TYP.)
PRESSURIZED SEWER MAIN (TYP.)
EXISTING WELL
8" WATER LINE (TYP.)
OPEN SPACE LOT 49
EXISTING AGRICULTURAL ACCESS ROAD (TYP.)
WASTEWATER POND SITE
EASEMENT LINE (TYP.)
TRACT BOUNDARY
KEY MAP

Note: The Conceptual Grading and Drainage Plans for the Mitigated Project are not included in the Final EIR because they delineate the locations of archaeological sites. These plans are available for review by qualified individuals at the County Planning and Building Department.

## Responses to RRM Design Group's Comments: Revised Vesting Tentative Tract Map (LV-7-6)

| Comment No. | Comment |
|---|---|
| LV-7-6-1 | The applicant's submitted Revised Vesting Tentative Tract Map and Grading and Drainage Plans were reviewed during preparation of the Recirculated EIR (2013) and Final EIR (refer to Chapter VI Alternatives Analysis). These plans are included in the record and will be considered by the County decision makers. |

## LAETITIA AGRICULTURAL CLUSTER – TRACT 2606

**Description of the Mitigated Laetitia Tract 2606 Oak Tree Impacts**

***November 6, 2008***

LV-7-7-1

In response to the biological information provided in the Laetitia draft environmental impact report related to oak tree impacts, RRM Design Group in conjunction with Dave Ragan of Dave's Tree Service has developed a comprehensive list of oak trees removed, impacted, potentially removed and potentially impacted to clarify anticipated oak tree impacts during construction.

Consistent with the methodology identified in the environmental document, RRM Design Group field surveyed the grading limits of the roads within the project based on the vesting tentative tract map dated August 20, 2004 and established a 25 foot perimeter beyond the grading limits in those areas that contained oak trees. Additionally, a 100-foot perimeter was established for those areas beyond the grading limits and around building envelopes for the lots where oaks exist. The project arborist then physically identified and tagged those oaks within the surveyed areas and prepared a report summarizing the findings.

RRM Design Group has further enhanced these findings by developing a summary of the removed or impacted trees identified by the arborist, and the associated impact status, as well as the general location of those trees and comments related to the status based on our efforts to mitigate any impacts to oak trees. As a result, two tables have been prepared. The first one relates specifically to trees related to the vesting tentative tract map dated August 20, 2004, and the second table identifies the trees as mitigated by the revised tentative map submitted as a response to the environmental document dated November 7, 2008.

Trees identified in the tables meet criteria established by Dave Ragan, the project arborist, regarding removal of oaks, impacts to oaks, potential removal of oaks, and potential impacts to oaks. The removal and impact criteria reflect professional expertise as well as discussions with Dave regarding the expected grading operation, the vineyard management operation and Cal – Fire's requirements regarding understory clearing and pruning.

The oak tree impact or removal criteria are more fully defined as:

- Removal: Oak trees with any portion located within the grading footprint of the roadway.
- Impacted: Oak trees with grading indicated within the root zone.
- Potential Removal: Oak trees that fall within the building envelope (will be considered for removal during building permit).
- Potential Impact: Oak trees with root zone adjacent to the building envelopes.

LV-7-7

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Novem 6, 2008

**Oak Trees Vesting Tentative Tract Map No. 2606**
**August 20, 2004**

| Tree No. | dbh | Impact Source | Condition | Status | Dripline Radius | Comments | Response to Impact | Updated Status |
|---|---|---|---|---|---|---|---|---|
| 8 | 23.9'@4' | Lot 46 | good | Potential impact | 10' | adjacent to bldg. envelope | Lot 46 relocated. | No Impact |
| 10 | 25.2" | Lot 46 | fair | Potential impact | 4' | adjacent to bldg. envelope | Lot 46 relocated. | No Impact |
| 11 | 12.5" | Lot 46 | fair | impacted | 21' | | Lot 46 relocated. | No Impact |
| 12 | 11.7" | Lot 46 | poor - | impacted | 20.5' | | Lot 46 relocated. | No Impact |
| 23 | 17.3" | Lot 47 | good | Potential | 21' | | Lot 47 relocated. | No Impact |
| 24 | 14.6" | Lot 47 | good | potential impact | 18' | | Lot 47 relocated. | No Impact |
| 25 | 9.5",10",10.4" | Lot 47 | fair | potential impact | 21' | | Lot 47 relocated. | No Impact |
| 28 | 19.8" | Lot 47 | good | potential removal | 21' | | Lot 47 relocated/New Lot 46. | Potential Removal |
| 29 | 23.8" | Lot 47 | fair | potential removal | 22' | decay in trunk | Lot 47 relocated/New Lot 46. | Potential Removal |
| 30 | 15.2" | Lot 47 | poor | potential removal | 12' | entire trunk decayed | Lot 47 relocated. | No Impact |
| 31 | 11",14.2" | Lot 47 | poor + | potential impact | 10' | decay in main primaries | Lot 47 relocated. | No Impact |
| 51 | 6.5",12.5",14" 12.5", 17.6" | Lot 47 | fair | potential impact | 23' | | Lot 47 relocated. | No Impact |
| 58 | 23.2" | Lot 47/48 | good | potential impact | 12' | | Lots 47/48 relocated/New Lot 46. | Potential Removal |
| 59 | 36.7" | Lot 47 | fair | potential impact | 13' | trunk is hollow | Lot 47 relocated. | No Impact |
| 60 | 22" | Lot 47/48 | fair - | severely impacted | 28' | decay in primaries edge of grading at base of tree | Lot 47 relocated. | No Impact |
| 61 | 17.4" | Lot 48 | fair - | potential impact | 14.6' | | Lot 48 relocated. | No Impact |
| 62 | 26.5" | Lot 48 | fair | impacted | 21.5' | | Lot 48 relocated. | No Impact |
| 63 | 24.1" | Lot 48 | fair | potential impact | 22.5' | cavity at base of trunk | Lot 48 relocated. | No Impact |
| 64 | 15.4" | Lot 48 | poor | potential removal | 17' | decay in upper trunk | Lot 48 relocated. | No Impact |
| 65 | 14.2",18.9" | Lot 48 | good | potential removal | 19' | | Lot 48 relocated. | No Impact |
| 70 | 16.8" | Lot 48 | fair | potential impact | 6' | | Lot 48 relocated. | No Impact |

**Oak Impact Definitions:**

- Removals are oaks shown within the grading limits of the roads.
- Potential removals are oaks located within the building envelopes.
- Impacted oaks are those shown with grade changes within the root zone, i.e., road construction.
- Potential impacts are oaks which are adjacent to the building envelopes which may have grading within the root zone during lot development.

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**LV-7-7-1 (cont'd)**

Novem 6, 2008

**Oak Trees Vesting Tentative Tract Map No. 2606**
**August 20, 2004**

| Tree No. | dbh | Impact Source | Condition | Status | Dripline Radius | Comments | Response to Impact | Updated Status |
|---|---|---|---|---|---|---|---|---|
| 71 | 11.7",13.1" | Lot 48 | fair | potential impact | 10' | | Lot 48 relocated. | No Impact |
| 77 | 19" | Lot 48 | fair | impacted | 22' | | Lot 48 relocated. | No Impact |
| 89 | 50.2" | Road 'D' | poor - | impacted | 24' | Hazard – could fail at any time | Removed due to road realignment. | Removal |
| 90 | 43.1" | Road 'D' | fair - | impacted | 23' | | Adjacent to road grading. | Impacted |
| 94 | 36.8" | Road 'D' | poor | removal | 18' | trunk is hollow | Road realigned. | No Impact |
| 95 | 33.2" | Road 'D' | fair - | removal | 29' | decay at top of main primary | Road realigned. | No Impact |
| 96 | 32.9" | Road 'D' | poor | removal | 11' | original top is gone | Road realigned. | No Impact |
| 97 | 23.9" | Road 'D' | good | impacted | 12' | edge of grading w/in 4' of trunk | Road realigned. | No Impact |
| 98 | 46.3" | Road 'D' | poor | impacted | 28' | edge of grading w/in 8' of trunk extensive decay up trunk into primaries | Road realigned. | No Impact |
| 99 | 36.4" | Lot 50 | poor + | impacted | 14' | | Road realigned. | No Impact |
| 100 | 28.8" | Road 'D' | poor | impacted | 10' | trunk w/in 1' of grading high probability of limb failure | Road realigned. | No Impact |
| 101 | 36.6" | Lot 52 | fair - | potential impact | 18' | hollow trunk | Adjacent building envelope | Potential Impact |
| 102 | 35.1" | Lot 52 | poor + | potential impact | 21' | decay in trunk and primaries | Inside building envelope, poor condition. | Potential Removal |
| 103 | 31.3" | Lot 52 | fair | impacted | 11' | | Located outside building envelope. | No Impact |
| 105 | 28.5"@3.5' | Lot 54 | poor | potential impact | 9' | dieback in major limbs | Located outside building envelope. | No Impact |
| 106 | 25.6" | Lot 54 | fair | potential impact | 19' | | Located outside building envelope. | No Impact |
| 110 | 22.6", 25.5" | Lot 54 | fair | potential impact | 25' | | Located outside building envelope. | Potential Impact |
| 111 | 41.3" | Lot 54 | fair | potential impact | 38' | | Located outside building envelope. | Potential Impact |
| 119 | 27.9" | Lot 56 | fair | potential impact | 24' | | Located outside building envelope. | No Impact |
| 127 | 17.5" | Lot 11 | fair | potential impact | 17' | | Lot 11 relocated and road realigned. | No Impact |
| 128 | 21.9",22.5" | Lot 11 | good | potential removal | 23' | | Lot 11 relocated and road realigned. | No Impact |
| 129 | 16.3" | Lot 11 | good | potential impact | 20' | | Lot 11 relocated and road realigned. | No Impact |
| 130 | 9.4",10.2",13" | Lot 11 | fair | potential impact | 18' | | Lot 11 relocated and road realigned. | No Impact |

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- Potential removals are oaks located within the building envelopes.
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- Potential impacts are oaks which are adjacent to the building envelopes which may have grading within the root zone during lot development.

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**LV-7-7-1 (cont'd)**

Novem 6, 2008

**Oak Trees Vesting Tentative Tract Map No. 2606**
**August 20, 2004**

| Tree No. | dbh | Impact Source | Condition | Status | Dripline Radius | Comments | Response to Impact | Updated Status |
|---|---|---|---|---|---|---|---|---|
| 132 | 6.9",7.3",8.4" 9.8",16.3" | Lot 11 | poor | potential impact | 17' | | Lot 11 relocated and road realigned. | No Impact |
| 133 | 12.6" | Lot 11 | fair | potential impact | 9' | | Lot 11 relocated and road realigned. | No Impact |
| 134 | 10.9",11.3" 11.8",12.5" | Lot 11 | fair - | potential impact | 19' | | Lot 11 relocated and road realigned. | No Impact |
| 164 | 44.2" | Lot 12 | fair | potential impact | 22' | | Lot 12 relocated and road realigned. | No Impact |
| 170 | 14.2",19" | Lot 12 | poor | potential impact | 21' | | Lot 12 relocated and road realigned. | No Impact |
| 171 | 21.2" | Lot 12 | fair | potential impact | 17' | | Lot 12 relocated and road realigned. | No Impact |
| 172 | 17.2" | Lot 12 | fair | potential impact | 18' | | Lot 12 relocated and road realigned. | No Impact |
| 173 | 13.6" | Lot 12 | fair - | potential impact | 14' | | Lot 12 relocated and road realigned. | No Impact |
| 174 | 49>6" | Lot 12 | poor - | removal | 17' | hazard – could fail at any time | Lot 12 relocated and road realigned. | No Impact |
| 175 | 9.2",13.5" 15.3" | Lot 13 | fair | potential removal | 17' | | Lot 13 relocated and road realigned. | No Impact |
| 176 | 13.2" | Lot 13 | poor - | removal | 15' | trunk and primaries are hollow | Lot 13 relocated and road realigned. | No Impact |
| 177 | 9.6",11.8" 14.2",17.2" | Lot 13 | fair | potential removal | 20' | | Lot 13 relocated and road realigned. | No Impact |
| 178 | 16.4" | Lot 13 | poor | potential removal | 14' | | Lot 13 relocated and road realigned. | No Impact |
| 179 | 15.5",15.8" | Lot 13 | poor | potential removal | 10' | | Lot 13 relocated and road realigned. | No Impact |
| 183 | 10" | Lot 14 | fair | potential impact | 14' | | Lot 14 relocated and road realigned. | No Impact |
| 184 | 12.5" | Lot 14 | fair | potential removal | 16' | | Lot 14 relocated and road realigned. | No Impact |
| 185 | 12.3",15.2" 22.6" | Lot 14 | fair | potential removal | 16' | | Lot 14 relocated and road realigned. | No Impact |
| 186 | 9.6",9.8" 10.2" | Lot 14 | poor | potential removal | 14' | | Lot 14 relocated and road realigned. | No Impact |
| 187 | 17.5" | Lot 14 | good | potential removal | 18' | | Lot 14 relocated and road realigned. | No Impact |
| 188 | 29.4" | Lot 14 | fair - | potential removal | 20.5' | | Lot 14 relocated and road realigned. | No Impact |

**Oak Impact Definitions:**

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- Potential impacts are oaks which are adjacent to the building envelopes which may have grading within the root zone during lot development.

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**LV-7-7-1 (cont'd)**

Novem 6, 2008

**Oak Trees Vesting Tentative Tract Map No. 2606**
**August 20, 2004**

| Tree No. | dbh | Impact Source | Condition | Status | Dripline Radius | Comments | Response to Impact | Updated Status |
|---|---|---|---|---|---|---|---|---|
| 189 | 30.4" | Lot 14 | poor - | potential removal | 16' | trunk is hollow | Lot 14 and road realigned. | No Impact |
| 190 | 21.1" | Lot 14 | fair | potential removal | 10' | | Lot 14 and road realigned. | No Impact |
| 191 | 28.8"@2.5' | Lot 15 | fair | impacted | 11' | | Lot 15 and road realigned. | No Impact |
| 192 | 19.4" | Lot 14 | poor | potential impact | 6' | back half of trunk is decayed | Lot 14 and road realigned. | No Impact |
| 201 | 25.9" | Main Road '2' | poor | impacted | 19' | | Main Rd. Realigned. | No Impact |
| 202 | 19.2" | Main Road '2' | fair | impacted | 9' | | Main Rd. Realigned. | No Impact |
| 203 | 26" | Main Road '2' | poor | impacted | 20' | | Main Rd. Realigned. | No Impact |
| 205 | 20.4" | Main Road '2' | fair | impacted | 25' | | Main Rd. Realigned. | No Impact |
| 206 | 30.5" | Main Road '2' | poor | impacted | 13' | trunk is hollow | Main Rd. Realigned. | No Impact |
| 207 | 17.6" | Main Road '2' | fair - | impacted | 13' | | Main Rd. Realigned. | No Impact |
| 208 | 33.1" | Road 'J' | poor + | impacted | 24' | trunk is hollow | Road J Realigned. | No Impact |
| 209 | 3.4",4.5",6" 7.1",8.5" | Road 'J' | fair - | impacted | 13' | stump sprout | Road J Realigned. | No Impact |
| 210 | 33.8" | Road 'J' | fair - | removal | 24' | | Road J Realigned. | No Impact |
| 211 | 41.8" | Road 'J' | fair | removal | 35' | | Road J Realigned. | No Impact |
| 212 | 36" | Road 'J' | fair - | impacted | 33' | | Road J Realigned. | No Impact |
| 220 | 30.6",32.5" | Road 'J' | fair | removal | 15' | | Road J Realigned. | No Impact |
| 221 | 24.5" | Road 'J' | poor | removal | 22' | | Road J Realigned. | No Impact |
| 223 | 19.3" | Road 'J' | poor | removal | 25' | Tree fell over Trunk is decayed | Road J realigned/tree in poor condition. | Removal |
| 224 | 18" | Road 'J' | fair | removal | 26' | | Road J Realigned. | No Impact |
| 225 | 14.6" | Road 'J' | fair | removal | 26' | Just inside grading limits | Road J Realigned. | No Impact |
| 226 | 21.3",24.7" | Road 'J' | fair | removal | 35' | | Road J Realigned. | No Impact |
| 227 | 15" | Lot 24 | fair | impacted | 15' | edge of grading w/in 3' of trunk | Lot 24 relocated. | No Impact |
| 228 | 24.5" | Lot 24 | poor | impacted | 12' | | Lot 24 relocated. | No Impact |
| 229 | 13.5",18" 20.4" | Lot 25 | fair - | potential removal | 22' | | Lot 25 & 26 adjusted | Potential Impact |
| 230 | 16.6",18.1" | Lot 25 | poor | potential removal | 11' | | Poor condition. | Potential Removal |

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**LV-7-7-1 (cont'd)**

Novem_ 6, 2008

**Oak Trees Vesting Tentative Tract Map No. 2606**
**August 20, 2004**

| Tree No. | dbh | Impact Source | Condition | Status | Dripline Radius | Comments | Response to Impact | Updated Status |
|---|---|---|---|---|---|---|---|---|
| 231 | 17.3",20.7" | Lot 25 | poor - | potential impact | 13' | | Outside of building envelope (new Lot 26). | No Impact |
| 232 | 18.7" | Lot 26 | poor | removal | 8' | | Outside of building envelope (new Lot 27). | No Impact |
| 233 | 21.2" | Lot 26 | fair | removal | 14' | | Outside of building envelope (new Lot 27). | No Impact |
| 234 | 13.9",14.1" 16.2",16.5" | Lot 27 | fair - | impacted | 19' | | Outside of building envelope (new Lot 27). | No Impact |
| 262 | 29.2"@3' | Lot 26 | poor | potential impact | 27' | | Outside of building envelope (new Lot 27). | No Impact |
| 263 | 24.2" | Lot 26 | fair - | potential impact | 29' | | Outside of building envelope (new Lot 27). | No Impact |
| 281 | 25" | Lot 27 | fair | potential impact | 21.5' | | Lot 27 relocated. | No Impact |
| 282 | 10.4" | Lot 27 | fair - | potential removal | 10' | | Lot 27 relocated. | No Impact |
| 283 | 16.5" | Lot 27 | fair | potential removal | 15' | | Lot 27 relocated. | No Impact |
| 284 | 8.4",10.3" | Lot 27 | fair | potential removal | 12' | | Lot 27 relocated. | No Impact |
| 285 | 16.3"@3' | Lot 27 | poor + | potential removal | 10' | | Lot 27 relocated. | No Impact |
| 286 | 10.5",12.7" 12.8",14.8" | Lot 27 | fair - | potential removal | 26' | | Lot 27 relocated. | No Impact |
| 287 | 9.9",10.2" | Lot 27 | poor + | potential impact | 8' | | Lot 27 relocated. | No Impact |
| 288 | 8.4",9.4",11.5" | Lot 28 | poor + | potential impact | 4' | | Lot 28 relocated. | No Impact |
| 289 | 6.2",9.9" | Lot 28 | fair - | potential impact | 0 | | Lot 28 relocated. | No Impact |
| 290 | 11.9" | Lot 28 | poor | potential impact | 14.5' | | Lot 28 relocated. | No Impact |
| 291 | 10.2",13.1" | Lot 27 | poor + | potential impact | 9.5' | | Lot 27 relocated. | No Impact |
| 292 | 24.5" | Lot 28 | poor | potential impact | 5' | | Lot 28 relocated. | No Impact |
| 293 | 17.7" | Lot 28 | fair - | potential impact | 9' | | Lot 28 relocated. | No Impact |
| 294 | 15.1",18.5" | Lot 28 | fair - | potential removal | 13.5' | | Lot 28 relocated. | No Impact |

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- Potential impacts are oaks which are adjacent to the building envelopes which may have grading within the root zone during lot development.

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**LV-7-7-1 (cont'd)**

Novem 6, 2008

**Oak Trees Vesting Tentative Tract Map No. 2606**
**August 20, 2004**

| Tree No. | dbh | Impact Source | Condition | Status | Dripline Radius | Comments | Response to Impact | Updated Status |
|---|---|---|---|---|---|---|---|---|
| 295 | 8.2" | Lot 28 | fair - | potential removal | 9.5' | | Lot 28 relocated. | No Impact |
| 296 | 17.5",17.7" | Lot 28 | fair - | potential removal | 23' | | Lot 28 relocated. | No Impact |
| 297 | 19.8" | Lot 28 | poor | potential removal | 5' | trunk is hollow | Lot 28 relocated. | No Impact |
| 298 | 17.5" | Lot 28 | fair - | potential removal | 14' | | Lot 28 relocated. | No Impact |
| 308 | 14.2" | Lot 28 | fair - | potential impact | 12.5' | | Lot 28 relocated. | No Impact |
| 309 | 12.4",18.9" | Lot 28 | poor + | potential impact | 17' | | Lot 28 relocated. | No Impact |
| 310 | 9.5" | Lot 28 | fair | potential impact | 0 | | Lot 28 relocated. | No Impact |
| 311 | 9.1",9.1",10" 10.6" | Lot 28 | fair | potential removal | 11' | | Lot 28 relocated. | No Impact |
| 312 | 26.3" | Lot 28 | fair - | potential removal | 10' | | Lot 28 relocated. | No Impact |
| 313 | 6.1" | Lot 28 | poor - | potential removal | 5' | top and upper trunk decayed | Lot 28 relocated. | No Impact |
| 314 | 14.8" | Lot 28 | fair - | potential removal | 10' | | Lot 28 relocated. | No Impact |
| 315 | 8.8" | Lot 28 | fair | potential impact | 9.5' | | Lot 28 relocated. | No Impact |
| 316 | 15.7" | Lot 28 | fair - | potential removal | 5' | | Lot 28 relocated. | No Impact |
| 317 | 18.4" | Lot 28 | fair | potential removal | 15.5' | | Lot 28 relocated. | No Impact |
| 318 | 8.3",10.5" | Lot 28 | fair | potential removal | 12' | | Lot 28 relocated. | No Impact |
| 319 | 6.2",6.5",9.9" 10.3",12.2" | Lot 28 | fair - | potential removal | 11.5' | | Lot 28 relocated. | No Impact |
| 320 | 16.3" | Lot 28 | fair | potential removal | 17' | | Lot 28 relocated. | No Impact |
| 321 | 7.8" | Lot 28 | fair | potential removal | 10' | | Lot 28 relocated. | No Impact |
| 322 | 6.9" | Lot 28 | fair - | potential removal | 10.5' | | Lot 28 relocated. | No Impact |
| 323 | 7" | Lot 28 | poor | potential impact | 22' | | Lot 28 relocated. | No Impact |

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**LV-7-7-1 (cont'd)**

November 6, 2008

**Oak Trees Vesting Tentative Tract Map No. 2606**
**August 20, 2004**

| Tree No. | dbh | Impact Source | Condition | Status | Dripline Radius | Comments | Response to Impact | Updated Status |
|---|---|---|---|---|---|---|---|---|
| 324 | 9.9" | Lot 28 | poor + | potential impact | 10.5' | | Lot 28 relocated. | No Impact |
| 325 | 36.2" | Lot 29 | poor + | potential impact | 13' | | Lot 29 relocated. | No Impact |
| 337 | 17.3" | Lot 29 | fair - | potential impact | 19' | | Lot 29 relocated. | No Impact |
| 38 | 14.5" | Lot 29 | poor | potential impact | 15.5' | | Lot 29 relocated. | No Impact |
| 339 | 12.2" | Lot 29 | fair - | potential impact | 22' | | Lot 29 relocated. | No Impact |
| 343 | 22.2" | Lot 29 | fair | potential impact | 19.5' | | Lot 29 relocated. | No Impact |
| 344 | 7.3",11.7",12" 15.3" | Lot 29 | fair - | potential impact | 19' | | Lot 29 relocated. | No Impact |
| 345 | 17.8",21" | Lot 29 | fair | potential impact | 17.5' | | Lot 29 relocated. | No Impact |

**Vineyard Replacement Oak Trees Vesting Tentative Tract Map No. 2606**
**August 20, 2004**

| Tree No. | dbh | Impact Source | Condition | Status | Dripline Radius | Comments | Response to Impact | Updated Status |
|---|---|---|---|---|---|---|---|---|
| 346 | 30",33" | | poor + | impacted | 24' | | Vineyard replacement area modified to 20' outside of dripline. | Potential Impact |
| 347 | 14.8",15.9" | | fair - | impacted | 25' | | Vineyard replacement area modified to 20' outside of dripline. | Potential Impact |
| 348 | 19" | | fair | impacted | 23' | | Vineyard replacement area modified to 20' outside of dripline. | Potential Impact |
| 349 | 14.8",16.1" | | fair | impacted | 14' | | Vineyard replacement area modified to 20' outside of dripline. | No Impact |
| 350 | 20.5" | | fair - | impacted | 14' | | Vineyard replacement area modified to 20' outside of dripline. | No Impact |
| 351 | 13.8" | | fair | impacted | 15.5' | | Vineyard replacement area modified to 20' outside of dripline. | No Impact |
| 352 | 20.9",24.8" | | fair - | impacted | 36' | | Vineyard replacement area modified to 20' outside of dripline. | Potential Impact |
| 353 | 11.5",13.7" | | good | impacted | 17.5' | | Vineyard replacement area modified to 20' outside of dripline. | No Impact |

**Oak Impact Definitions:**

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- Potential impacts are oaks which are adjacent to the building envelopes which may have grading within the root zone during lot development.

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**LV-7-7-1 (cont'd)**

**LV-7-7-1 (cont'd)**

Novem[illegible] 6, 2008

**Vineyard Replacement Oak Trees Vesting Tentative Tract Map No. 2606**
**August 20, 2004**

| Tree No. | dbh | Impact Source | Condition | Status | Dripline Radius | Comments | Response to Impact | Updated Status |
|---|---|---|---|---|---|---|---|---|
| 354 | 8.6",20.6" | | fair + | impacted | 23' | | Vineyard replacement area modified to 20' outside of dripline. | Potential Impact |
| 355 | 49.4"@2.5' | | fair - | impacted | 59.5' | | Vineyard replacement area modified to 20' outside of dripline. | Potential Impact |
| 356 | 29.8",37.5" | | fair | impacted | 35' | | Vineyard replacement area modified to 20' outside of dripline. | Potential Impact |
| 357 | 16.5",19.2" | | poor - | impacted | 17.5' | | Vineyard replacement area modified to 20' outside of dripline. | No Impact |
| 358 | 21.7" | | poor + | impacted | 29' | | Vineyard replacement area modified to 20' outside of dripline. | Potential Impact |
| 359 | 27.2" | | poor | impacted | 12.5' | trunk is hollow | Vineyard replacement area modified to 20' outside of dripline. | No Impact |
| 360 | 13.8" | | fair | impacted | 15' | | Vineyard replacement area modified to 20' outside of dripline. | No Impact |
| 361 | 13.5",17.1" 17.9",25.1" | | poor + | impacted | 31' | | Vineyard replacement area modified to 20' outside of dripline. | Potential Impact |
| 362 | 39.5"@2.5' | | poor - | impacted | 26' | | Vineyard replacement area modified to 20' outside of dripline. | Potential Impact |
| 363 | 28.1" | | fair - | impacted | 28.5 | | Vineyard replacement area modified to 20' outside of dripline. | Potential Impact |
| 364 | 32.4" | | fair - | No impact | 5.5' | growing in rock | Vineyard replacement area modified to 20' outside of dripline. | No Impact |
| 365 | 29.3" | | fair- | impacted | 17.5' | | Vineyard replacement area modified to 20' outside of dripline. | No Impact |
| 366 | 21.4" | | poor | impacted | 8' | outside vineyard replacement area | Vineyard replacement area modified to 20' outside of dripline. | No Impact |
| 367 | 14.6",16.5" | | fair | impacted | 20' | outside vineyard replacement area | Vineyard replacement area modified to 20' outside of dripline. | No Impact |
| 368 | 22.5" | | fair - | impacted | 8.5' | outside vineyard replacement area | Vineyard replacement area modified to 20' outside of dripline. | No Impact |
| 371 | 31.4" | | fair | impacted | 25.5 | outside vineyard replacement area | Vineyard replacement area modified to 20' outside of dripline. | Potential Impact |
| 373 | 20" | | poor | impacted | 11.5' | | Vineyard replacement area modified to 20' outside of dripline. | No Impact |
| 375 | 16.4" | | fair | impacted | 25.5' | outside vineyard replacement area | Vineyard replacement area modified to 20' outside of dripline. | Potential Impact |
| 376 | 6.8" | | fair - | impacted | 7' | suppressed beneath 375 | Vineyard replacement area modified to 20' outside of dripline. | No Impact |
| 377 | 7.8" | | fair - | impacted | 11' | | Vineyard replacement area modified to 20' outside of dripline. | No Impact |

**Oak Impact Definitions:**

- Removals are oaks shown within the grading limits of the roads.
- Potential removals are oaks located within the building envelopes.
- Impacted oaks are those shown with grade changes within the root zone. i.e.. road construction.
- Potential impacts are oaks which are adjacent to the building envelopes which may have grading within the root zone during lot development.

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Novem 6, 2008

| Vineyard Replacement Oak Trees Vesting Tentative Tract Map No. 2606 August 20, 2004 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tree No. | dbh | Impact Source | Condition | Status | Dripline Radius | Comments | Response to Impact | Updated Status |
| 378 | 20.8" | | poor | impacted | 13.5' | outside vineyard replacement area | Vineyard replacement area modified to 20' outside of dripline. | No Impact |
| 379 | 9.2",15.3" | | poor | impacted | 9.5' | outside vineyard replacement area | Vineyard replacement area modified to 20' outside of dripline. | No Impact |
| 380 | 20" | | poor | impacted | 25' | tree has fallen over | Vineyard replacement area modified to 20' outside of dripline. | Potential Impact |
| 381 | 33.6" | | fair - | impacted | 24.5' | outside vineyard replacement area | Vineyard replacement area modified to 20' outside of dripline. | Potential Impact |
| 382 | 28.7" | | poor | impacted | 24.5' | trunk is hollow | Vineyard replacement area modified to 20' outside of dripline. | Potential Impact |
| 383 | 32.8" | | fair - | impacted | 34' | tree has fallen over | Vineyard replacement area modified to 20' outside of dripline. | Potential Impact |

Total oak tree impacts per VTM, August 20, 20004
Removals = 13
Potential Removals = 40
Impacts = 58
Potential Impacts = 58

**Oak Impact Definitions:**

- Removals are oaks shown within the grading limits of the roads.
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- Potential impacts are oaks which are adjacent to the building envelopes which may have grading within the root zone during lot development.

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**LV-7-7-1 (cont'd)**

Novem... 6, 2008

**Oak Trees Vesting Tentative Tract Map No. 2606**
**November 7, 2008**

| Tree No. | dbh | Source of Impact | Condition | Status | Dripline Radius | Comments | Response to Impact | Updated Status |
|---|---|---|---|---|---|---|---|---|
| 28 | 19.8" | Lot 47 | good | potential removal | 21' | | Lot 47 relocated/New Lot 46. | Potential Removal |
| 29 | 23.8" | Lot 47 | fair | potential removal | 22' | decay in trunk | Lot 47 relocated/New Lot 46. | Potential Removal |
| 58 | 23.2" | Lot 47/48 | good | potential impact | 12' | | Lots 47/48 relocated/New Lot 46. | Potential Removal |
| 89 | 50.2" | Road 'D' | poor - | impacted | 24' | Hazard – could fail at any time | Removed due to road realignment. | Removal |
| 90 | 43.1" | Road 'D' | fair - | impacted | 23' | | Adjacent to road grading. | Impacted |
| 101 | 36.6" | Lot 52 | fair - | potential impact | 18' | hollow trunk | Adjacent building envelope | Potential Impact |
| 102 | 35.1" | Lot 52 | poor + | potential impact | 21' | decay in trunk and primaries | Inside building envelope, poor condition. | Potential Removal |
| 110 | 22.6", 25.5" | Lot 54 | fair | potential impact | 25' | | Located outside building envelope. | Potential Impact |
| 111 | 41.3" | Lot 54 | fair | potential impact | 38' | | Located outside building envelope. | Potential Impact |
| 211 | 41.8" | Road 'J' | fair | removal | 35' | | Road J Realigned. | No Impact |
| 223 | 19.3" | Road 'J' | poor | removal | 25' | Tree fell over Trunk is decayed | Road J realigned/tree in poor condition. | Removal |
| 229 | 13.5",18" 20.4" | Lot 25 | fair - | potential removal | 22' | | Lot 25 & 26 adjusted | Potential Impact |
| 230 | 16.6",18.1" | Lot 25 | poor | potential removal | 11' | | Poor condition. | Potential Removal |

**Vineyard Replacement Oak Trees Vesting Tentative Tract Map No. 2606**
**November 7, 2008**

| Tree No. | dbh | Source of Impact | Condition | Status | Dripline Radius | Comments | Response to Impact | Updated Status |
|---|---|---|---|---|---|---|---|---|
| 346 | 30",33" | | poor + | impacted | 24' | | Vineyard replacement area modified to 20' outside of dripline. | Potential Impact |
| 347 | 14.8",15.9" | | fair - | impacted | 25' | | Vineyard replacement area modified to 20' outside of dripline. | Potential Impact |
| 348 | 19" | | fair | impacted | 23' | | Vineyard replacement area modified to 20' outside of dripline. | Potential Impact |

**Oak Impact Definitions:**

- Removals are oaks shown within the grading limits of the roads.
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- Potential impacts are oaks which are adjacent to the building envelopes which may have grading within the root zone during lot development.

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**LV-7-7-1 (cont'd)**

Novem... 6, 2008

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 352 | 20.9",24.8" | | fair - | impacted | 36' | | Vineyard replacement area modified to 20' outside of dripline. | Potential Impact |
| 354 | 8.6",20.6" | | fair + | impacted | 23' | | Vineyard replacement area modified to 20' outside of dripline. | Potential Impact |
| 355 | 49.4"@2.5' | | fair - | impacted | 59.5' | | Vineyard replacement area modified to 20' outside of dripline. | Potential Impact |
| 356 | 29.8",37.5" | | fair | impacted | 35' | | Vineyard replacement area modified to 20' outside of dripline. | Potential Impact |
| 358 | 21.7" | | poor + | impacted | 29' | | Vineyard replacement area modified to 20' outside of dripline. | Potential Impact |
| 361 | 13.5",17.1" 17.9",25.1" | | poor + | impacted | 31' | | Vineyard replacement area modified to 20' outside of dripline. | Potential Impact |
| 362 | 39.5"@2.5' | | poor - | impacted | 26' | | Vineyard replacement area modified to 20' outside of dripline. | Potential Impact |
| 363 | 28.1" | | fair - | impacted | 28.5 | | Vineyard replacement area modified to 20' outside of dripline. | Potential Impact |
| 371 | 31.4" | | fair | impacted | 25.5 | outside vineyard replacement area | Vineyard replacement area modified to 20' outside of dripline. | Potential Impact |
| 375 | 16.4" | | fair | impacted | 25.5' | outside vineyard replacement area | Vineyard replacement area modified to 20' outside of dripline. | Potential Impact |
| 380 | 20" | | poor | impacted | 25' | Tree has fallen over | Vineyard replacement area modified to 20' outside of dripline. | Potential Impact |
| 381 | 33.6" | | fair - | impacted | 24.5' | outside vineyard replacement area | Vineyard replacement area modified to 20' outside of dripline. | Potential Impact |
| 382 | 28.7" | | poor | impacted | 24.5' | trunk is hollow | Vineyard replacement area modified to 20' outside of dripline. | Potential Impact |
| 383 | 32.8" | | fair - | impacted | 34' | Tree has fallen over | Vineyard replacement area modified to 20' outside of dripline. | Potential Impact |

Total oak tree impacts per VTM, August 20, 20004
Removals = 2
Potential Removals = 5
Impacts = 21
Potential Impacts = 21

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**Oak Impact Definitions:**

- Removals are oaks shown within the grading limits of the roads.
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- Potential impacts are oaks which are adjacent to the building envelopes which may have grading within the root zone during lot development.

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**LV-7-7-1 (cont'd)**

## Responses to RRM Design Group's Comments: Mitigated Oak Tree Impacts (LV-7-7)

| Comment No. | Comment |
|---|---|
| LV-7-7-1 | The results of the Oak Tree Inventory have been incorporated into the Recirculated EIR (2013) and Final EIR Section V.E. Biological Resources. |