



NEGATIVE DECLARATION & NOTICE OF DETERMINATION

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Promoting the Wise Use of Land • Helping to Build Great Communities

FOR OFFICIAL USE ONLY ()

ENVIRONMENTAL DETERMINATION NO. ED10-250

DATE: January 19, 2012

PROJECT/ENTITLEMENT: Hayashi Parcel Map SUB2010-00077 CO 10-0125

APPLICANT NAME: John Hayashi

ADDRESS: 2460 Garcia Way, Arroyo Grande, CA, 93420

CONTACT PERSON: Westland Engineering

Telephone: 805-541-2394

PROPOSED USES/INTENT: Request by John Hayashi for a Vesting Tentative Parcel Map (CO 10-0125) to subdivide an existing 55.30 acre parcel into three parcels of 52.66, 1.30, and 1.33 acres each for the purpose of sale and/or development. The project includes off-site road improvements which includes a center turn lane on South Higuera Street. The project will result in disturbance as the residentially zoned parcels are further developed. The proposal also includes an adjustment to Title 21 to allow more than five parcels to be served by a private easement. With approval of the map, seven parcels will be served by the private easement (Octagon Way).

LOCATION: The proposed project is within the Agriculture and Residential Suburban land use category and is located at South Higuera and Octagon Way, adjacent to the southwestern property line of the City of San Luis Obispo. The site is in the San Luis Obispo planning area.

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
976 Osos Street, Rm. 200
San Luis Obispo, CA 93408-2040

Website: <http://www.sloplanning.org>

OTHER POTENTIAL PERMITTING AGENCIES: Environmental Health

STATE CLEARINGHOUSE REVIEW: YES NO

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT4:30 p.m. on February 2, 2012

20-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. N/A

This is to advise that the San Luis Obispo County _____ as *Lead Agency*
 Responsible Agency approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures and monitoring were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.

Stephanie Fuhs

County of San Luis Obispo

Signature

Name

Date

Public Agency



Initial Study Summary – Environmental Checklist

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

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(ver 3.4) J2012.F001

Project Title & No. Hayashi Parcel Map ED10-250 (SUB2010-00077 CO10-0125)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Geology and Soils | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Transportation/Circulation |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Wastewater |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Water |
| <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Public Services/Utilities | <input type="checkbox"/> Land Use |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Stephanie Fuhs
Prepared by (Print)

Stephanie Fuhs
Signature

1/9/12
Date

Murry Wilson
Reviewed by (Print)

Murry Wilson
Signature

Ellen Carroll,
Environmental Coordinator
(for)

1/18/12
Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by John Hayashi for a Vesting Tentative Parcel Map (CO 10-0125) to subdivide an existing 55.30 acre parcel into three parcels of 52.66, 1.30, and 1.33 acres each for the purpose of sale and/or development. The project includes off-site road improvements which includes a center turn lane on South Higuera Street. The project will result in future disturbance as the residentially zoned parcels are further developed. The proposed project is within the Agriculture and Residential Suburban land use category and is located at the intersection of South Higuera and Octagon Way, adjacent to the southwestern boundary of the City of San Luis Obispo. The site is in the San Luis Obispo planning area.

The proposal also includes an adjustment to Title 21 to allow more than five parcels to be served by a private easement. With approval of the map, seven parcels will be served by the private easement (Octagon Way).

There are currently two existing legal parcels, one agriculturally zoned parcel between Highway 101 and South Higuera Street and one zoned Residential Suburban on the east side of South Higuera Street. The parcel zoned Agriculture (Proposed Parcel 1) is farmed with row crops with an open space easement over the entire 52.66 acres and an additional 60-foot conservation easement along the San Luis Creek corridor. No structural development would be allowable on this parcel without amending the open space easement.

The residentially zoned parcel is proposed to be split into two parcels of 1.3 and 1.33 acres each. There are two residences and accessory structures on Proposed Parcel 2, Proposed Parcel 3 is undeveloped. Future development on Parcel 3 could include a primary and secondary dwelling and residential accessory structures allowable in the Residential Suburban land use category. Parcel 2 could have additional accessory structures but would have to remove the existing residences to qualify for a new primary and/or secondary dwelling.

ASSESSOR PARCEL NUMBER(S): 076-081-026

Latitude: 35 degrees 14' 13" N Longitude: 120 degrees 40' 55" W SUPERVISORIAL DISTRICT # 3

B. EXISTING SETTING

PLANNING AREA: San Luis Obispo,

LAND USE CATEGORY: Agriculture , Residential Suburban
 COMBINING DESIGNATION(S): Flood Hazard , Airport Review
 EXISTING USES: Agricultural uses, single-family residence(s)
 TOPOGRAPHY: Nearly level to gently sloping
 VEGETATION: Row crops, riparian
 PARCEL SIZE: 55.29acres
 SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Residential Single Family; City of San Luis Obispo, single-family residence(s)	<i>East:</i> Agriculture; agricultural uses
<i>South:</i> Agriculture; agricultural uses single-family residence(s)	<i>West:</i> Agriculture; Highway 101, open space

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST**

1. AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project site is located on South Higuera Street, a collector road. The agriculturally zoned parcel (Proposed Parcel 1) is located adjacent to Highway 101 (between South Higuera Street and Highway 101). This parcel is currently farmed with row crops and is covered by an open space easement with an additional 60-foot conservation easement over the San Luis Creek corridor. The residentially zoned parcels are located approximately 1,000 feet east of Highway 101 and southeast of South Higuera Street.

The topography of the area is characterized by an elevated Highway 101, which drops into the floodplain of San Luis Obispo Creek. The site is vegetated with seasonal row crops and riparian vegetation on the portion of the site zoned agriculture (proposed Parcel 1), and with grasses and ornamental trees on proposed Parcels 2 and 3. The two proposed residential parcels are located on a ridge that is visible from Highway 101. The area surrounding the project site is primarily located within the Agriculture land use category with agricultural uses and scattered residences. To the northeast is a large area within the Industrial land use category partially developed with light industrial uses.

Impact. The proposed subdivision will result in one new undeveloped residential parcel of 1.33 acres. Existing development on proposed Parcel 2 is partially visible for approximately 8-10 seconds going north and south on Highway 101 from alternating angles. New development on proposed Parcel 3 would be located along this same ridgeline and it would be anticipated to have similar visual impacts. Existing development within the view corridor reduces the potential visual impact of the proposed project, and the backdrop includes scattered residences and a large industrial building to the east of the site.

potential septic system constraints due to: slow percolation. The soil is considered Class III without irrigation and Class III when irrigated.

Marimel sandy clay loam, occasionally flooded. This fine loamy flat soil is considered very poorly drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation, wetness/high groundwater, flooding. The soil is considered Class III without irrigation and Class III when irrigated.

Salinas silty clay loam (0 - 2 % slope). This nearly level fine loamy bottom soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class III without irrigation and Class I when irrigated.

Impact. The soil on the agricultural parcel (proposed Parcel 1) and a portion of proposed Parcels 2 and 3 are considered prime. Since there will be no development on proposed Parcel 1 and the area on the residential parcels containing prime soils are non-buildable no significant impacts are expected. The project was referred to the Agricultural Commissioner's Office for review and comment. The Ag Commissioner found that the project would not result in significant environmental impacts to agricultural resources or operations with the addition of a mitigation measure for agricultural buffers. The buffers would include a 220-foot buffer from the Agricultural area to the west (120 feet on the residentially zoned parcels), and 50 feet from the adjoining Agriculture parcels on the south and east. In addition, staff is recommending disclosure of Right-to Farm ordinances to future property owners. Implementation of these measures will reduce the potential impacts to agricultural resources to insignificant levels.

Mitigation/Conclusion. Incorporation of the above mitigation measures will reduce project specific agricultural impacts to less than significant levels.

3. AIR QUALITY - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The Air Pollution Control District (APCD) has developed the 2009 CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

The property is adjacent to Highway 101. This portion of the Highway generates more than 50,000 vehicle trips per day. This amount of traffic can generate harmful amounts of vehicle emissions when

human exposure will be for extended periods. It is recommended that siting new sensitive land uses (i.e., residences, schools, etc.) within 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day be avoided.

The project proposes to disturb soils that have been given a wind erodibility rating of 7, which is considered "high". The only site disturbance associated with this project will be when development and/or redevelopment occurs on proposed Parcels 2 and 3.

The proposed project is within close proximity (0.92 mile) to serpentine rock and/or soil formation, which has the potential to contain naturally occurring asbestos (NOA).

The California Air Resources Board (CARB), the California Environmental Protection Agency, and other governmental agencies with jurisdiction are in the process of developing guidelines and thresholds to address a project's cumulative contribution to greenhouse gas (GHG). Over the last few years, a series of related legislative acts have been made relating to this issue.

There are seven greenhouse gases, as follows, and are in order of their global warming potential: Carbon dioxide, Methane, Nitrous oxide, Chlorofluorocarbons, Hydrofluorocarbons, Perfluorocarbons, and Sulfur hexafluoride.

In addition, the County is presently in non-attainment for particulate matter (i.e., dust) under State standards.

Impact. As proposed, the project will result in future disturbance as proposed Parcels 2 and 3 are developed and/or redeveloped. Grading for site development could potentially create dust related impacts. The amount of particulate matter created, however, is expected to be below the 10 pounds-per-day threshold, and would thus be considered insignificant. Cumulatively, however, dust generation may contribute towards a significant impact for fugitive dust / particulate matter, as the County is presently in non-attainment for particulate matter under California standards. Impacts related to dust generating activities are considered significant but mitigable.

The Clean Air Plan includes land use management strategies to guide decision makers on land use approaches that result in improved air quality. One such strategy, "Planning Compact Communities," identifies development density increases within urban areas is preferable over density increases in rural areas. Density increases in rural areas results in longer single-occupant vehicle trips and increases emissions.

As identified by APCD, this development is somewhat inconsistent with the CAP. This partial inconsistency is not considered significant for the following reasons: 1) the proposed density of this subdivision is still consistent with what was assumed in the last update of the Clean Air, which, based in part on this density, approved the necessary control measures to achieve acceptable air quality attainment in the future; and 2) standard forecast modeling (e.g., ARB URBEMIS) identifies that vehicles in the near future will produce substantially lower emissions (e.g., use of electric, hybrid and advanced technology vehicles). Based on the above discussion, given that only one new residence is allowable, both individual and cumulative impacts are expected to be less than significant as it relates to the Clean Air Plan land use strategies.

Based on initial APCD thresholds of 7,000 metric tons of GHG air pollutants, the project's cumulative contribution to GHG emissions is below this amount, and therefore considered insignificant. At such time that more detailed GHG guidelines and/or thresholds are established by the ongoing CARB statewide process for GHG, additional mitigation may be appropriate.

Mitigation/Conclusion. The project will be subject to standard dust control measures as generally recommended by the Air Pollution Control District on projects such as these. These measures include, but are not limited to, the following:

- Reducing the amount of disturbed area when possible.
- Using water trucks and sprinkler systems to prevent dust from leaving the site.
- Dirt stockpiles sprayed daily and as needed.
- Driveways and sidewalks paved as soon as possible.

In addition, the project will be subject to residential wood combustion as recommended by the APCD. Before any construction or site disturbance, the site will also need to be surveyed by a geologist to determine whether or not NOA occurs on the property. Please refer to Exhibit B – Mitigation Summary Table for a detailed list of required mitigation measures. Incorporation of these measures will reduce impacts to less than significant levels.

4. BIOLOGICAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The following are existing elements on or near the proposed project relating to potential biological concerns:

On-site Vegetation: Agricultural crops and non-native grassland

Name and distance from blue line creek(s): San Luis Obispo Creek courses through the subject property.

The Natural Diversity Database (or other biological references) identified the following species potentially existing within approximately one mile of the proposed project:

Blochman's dudleya (*Dudleya blochmaniae* ssp. *blochmaniae*) List 1B

Blochman's dudleya (*Dudleya blochmaniae* ssp. *blochmaniae*) has been found about 0.40 mile to the northwest. This California endemic perennial herb is found in valley grassland, coastal sage scrub and rocky areas often with clay or serpentinite substrates. It blooms from April to June. Blochman's dudleya is considered rare by the CNPS (List 1B, RED 2-3-3). The Cal Flora Occurrence Database catalogs 7 historical occurrences of this species within the county, with the majority located in the Chorro Valley.

Brewer's spineflower (*Chorizanthe breweri*) List 1B

Brewer's spineflower (*Chorizanthe breweri*) has been found about 0.32 mile to the northwest. This annual herb is a member of the buckwheat family, and is endemic to San Luis Obispo County. It is generally found growing on serpentinite, rock or gravelly substrates within closed-cone coniferous forest, chaparral, cismontane woodland, or coastal scrub plant communities at elevations between 45 and 800 meters (150 to 2,625 feet). It has a blooming period from May through August. Brewer's spineflower is considered rare by the CNPS (List 1B, RED 3-1-3).

Cambria morning glory (*Calystegia subacaulis* ssp. *episcopalis*) List 1B

Cambria morning glory (*Calystegia subacaulis* ssp. *episcopalis*) has been found about 0.81 mile to the northeast. This perennial herb is a California and a San Luis Obispo County endemic, which is found in chaparral and foothill woodland communities at elevations between 60 and 500 meters (200 to 1,640 feet). This species blooms from April to May. Cambria morning glory is listed as rare by the CNPS (List 1B, RED 3-2-3).

Chorro Creek bog thistle (*Cirsium fontinale* var. *obispoense*) FE, SE, List 1B

Chorro Creek bog thistle (*Cirsium fontinale* var. *obispoense*), a San Luis Obispo County endemic, has been found about 0.30 mile to the northwest. This species occurs primarily in association with serpentine seeps located in chaparral and cismontane woodland communities at elevations between 35 and 365 meters (115 to 1,200 feet). This fairly tall (to 6.5 feet) perennial herb blooms primarily from February to July. The CNPS considers this species as rare (List 1B, RED 3-2-3). It is listed as both state and federally endangered.

Congdon's tarplant (*Centromadia parryi* ssp. *congdonii*) List 1B, FSC

Congdon's tarplant (*Centromadia parryi* ssp. *congdonii*) has been found about 0.13 mile to the south, 0.25, 0.57, and 0.80 mile to the east and southeast, and 0.66 mile to the northwest. This species occurs primarily within valley and foothill annual grassland habitats containing alkaline soils (Tibor, 2001). This annual herb typically blooms from June through November. In San Luis Obispo County, this species has been documented as occurring in low valleys and foothill woodlands. The species is considered extremely rare on the California Native Plant Society (CNPS) List 1B (RED 3-3-3).

Hoover's button-celery (*Eryngium aristulatum* var. *hooveri*) List 1B

Hoover's button-celery (*Eryngium aristulatum* var. *hooveri*) has been found about 0.81 mile to the northeast. This annual/perennial herb is found generally in vernal pool areas at elevations between 3 and 45 meters (10 to 150 feet). It has a blooming period of July. The CNPS considers this plant extremely rare (List 1b, RED 3-3-3).

Jones's layia (*Layia jonesii*) FSC, List 1B

Jones's layia (*Layia jonesii*) has been found in and around the subject property and 0.67 mile to the north. This annual herb is found on serpentine or clay soils in chaparral and valley grassland habitats at elevations between 5 and 400 meters (15 to 1,315 feet). Within San Luis Obispo County, this species is known to range primarily from the Cayucos area south to San Luis Obispo. It is a California endemic, with blooming generally occurring in March to May. Jones's layia is federally listed as a Species of Concern, and CNPS considers this species rare (List 1B, RED 3-2-3). The Cal Flora Occurrence Database catalogs 31 historical occurrences of this species within San Luis Obispo County.

San Luis Obispo dudleya (*Dudleya abramsii* ssp. *murina*), List 1B

San Luis Obispo dudleya (*Dudleya abramsii* ssp. *murina*) has been found about 0.35 mile to the northwest. This succulent shrub is generally found on serpentinite soils in chaparral and

foothill woodland habitats between the 90 and 300-meter elevations (295 to 985 feet). It blooms from May to June. The CNPS considers this species to be rare (List 1B, RED 2-1-3).

San Luis Obispo mariposa lily (*Calochortus simulans*) List 1B

San Luis Obispo mariposa lily (*Calochortus simulans*) has been found about 0.42 mile to the west. This perennial herb is endemic to San Luis Obispo and Santa Barbara County. The San Luis Obispo mariposa lily is found on dry, serpentine soils in chaparral, cismontane woodland, lower montane coniferous forest, and valley and foothill grasslands between the 395 to 1100-meter elevations (1,296 to 3,609 feet). This species blooms from April to May. The California Native Plant Society (CNPS) considers this species rare (List 1B, RED 2-1-3).

California red-legged frog (*Rana aurora draytonii*) FT

California red-legged frogs (*Rana aurora draytonii*) has been found about 0.28 mile to the north. California red-legged frog is listed as federally threatened, and considered a California Special Concern species by the CDFG (CDFG, 2002). They historically have ranged from Marin County southward to northern Baja California. Presently, Monterey, San Luis Obispo, and Santa Barbara counties support the largest remaining California red-legged frog populations within the state. The California red-legged frog is a large (85-138 millimeters) reddish-brown frog with variable red pigment on the ventral surfaces. Riparian habitat degradation, urbanization, predation by bullfrogs, and historic market harvesting have all reportedly contributed to population declines in this species.

South/Central Coast Steelhead Trout (*Oncorhynchus mykiss*) FT, CSC

South/Central Coast Steelhead Trout (*Oncorhynchus mykiss*) has been found about 0.91 mile to the north along San Luis Obispo Creek. South/Central Coast Steelhead Trout is considered federally threatened and a California species of Special Concern. This species require cool, deep pools for holding through the summer, prior to spawning in the winter. Generally they are found in shallow areas, with cobble or boulder bottoms at the tails of pools. This species is threatened by water quality degradation (e.g., siltation, urban and agricultural pollutants), loss of riparian vegetation, and low instream flows resulting from water diversion, ground water pumping and periodic drought.

Southwestern pond turtle (*Emys (or Clemmys) marmorata pallida*), CSC, FSC

Southwestern pond turtle (*Emys (or Clemmys) marmorata pallida*) has been found about 0.15 mile to the south. Southwestern pond turtle is a federal and California Species of Special Concern. This is an aquatic turtle that uses upland habitat seasonally. They occur in ponds, streams, lakes, ditches, and marshes. The species prefers slow-water aquatic habitat with available basking sites nearby. Hatchlings require shallow water habitat with relatively dense submergent vegetation for foraging.

Impact. The project consists of three parcels of 52.66, 1.30 and 1.33 acres each. Proposed Parcel 1 is zoned Agriculture and is actively farmed with row crops. The San Luis Obispo Creek runs through this parcel and contains riparian vegetation and habitat for numerous species listed above (Chorro Creek bog thistle, Hoover's button-celery, California red-legged frog, South/Central Coast Steelhead Trout, and Southwestern pond turtle). When the property was subdivided in 1982, an open space easement was recorded over the entire agriculturally zoned site. This easement was for agricultural and recreational purposes as well as scenic preservation. In 2004, the owner entered into a 60-foot conservation easement along the creek corridor for restoration and preservation. The residentially zoned parcels contain non-native grassland and ornamental landscaping.

Impacts to plant species that have the potential to occur in the vicinity of the project site are not anticipated because, based on a site visit, the buildable area on proposed Parcels 2 and 3 (the residentially zoned parcels) have been developed with farm houses and contain farm equipment and

accessory structures and do not contain vegetation beyond a few ornamental trees and lawn area.

Impacts to wildlife species that have the potential to occur in the vicinity of the project site are not anticipated because there is not suitable habitat on the site where development could potentially occur. The wildlife species mentioned above are associated with creeks or wetlands which occur on proposed Parcel 1 where no additional development is allowed.

Mitigation/Conclusion. No significant biological impacts are expected to occur with the limited amount of developable area allowed on the two residential parcels and the lack of native vegetation, and no mitigation measures are necessary.

5. CULTURAL RESOURCES - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is located in an area historically occupied by the Obispeno Chumash. . The historic Octagon Barn is located adjacent to the subject property. No paleontological resources are known to exist in the area.

Impact. A Phase 1 (surface survey) was conducted on the project site to the south (Conway; July 2004) to determine the existence of archaeological/cultural resources. Though there are archeological resources in the San Luis Obispo area, no resources were identified as a result of the Phase 1 survey. In addition, archaeological surveys have been conducted for the Bob Jones Trail project that is proposed to be located along South Higuera Street along the western property lines of proposed Parcels 2 and 3. No pre-historic archaeological artifacts were identified within the project boundaries (Far Western Anthropological Research Group, August 2006). Also, a Draft Historical Resources Evaluation Report was prepared for the Bob Jones Trail project (JRP Historical Consulting September 2006). The only historical resources sited were the Octagon Barn located north of the project site and the Stornetta Bridge that is located to the north west of the project site. The following is an excerpt from the "CEQA Summary of Information" prepared for the Bob Jones Trail project:

"Although the octagonal barn appears individually eligible (for consideration for the National Register of Historic Places), the Santa Fe Dairy complex at 4435 South Higuera Street as a whole does not appear eligible for the NRHP or CRHR. This complex was operated between about 1903 and 1914 by Antonio Stornetta as the Santa Fe Dairy, and later by Joaquin Pereira and his partners as the Home Dairy. Other than the octagonal barn, which may have been built during the 1890s, the buildings all date from about 1910 to 1938. The property does not appear to be significant under Criteria A and 1 for associations with significant aspects of the development of dairy operations in San Luis Obispo County, nor does it appear that that either Stornetta or Pereira made important contributions within the dairy industry or specifically within their individual ethnic communities (Criteria B and 2). The property does not appear eligible under Criteria C and 3 because the buildings do not represent pioneering or groundbreaking advancements in dairy technology, layout or design. With the exception of the octagonal barn, the individual farm buildings are all modest examples of the types of buildings typically found on farmsteads of this era, and the residential buildings are modest examples of residential architecture common to the period. This property is otherwise documented in the historic

record and has not yielded, nor is it likely to yield, important information that would make it eligible Criteria D or 4."

Current access to the existing residences on proposed Parcel 2 wraps around the east side of the Octagon Barn and through the property. The access is intended to remain, and no additional impacts are anticipated from future development on proposed Parcel 3. No evidence of cultural materials was noted on the property. Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary.

6. GEOLOGY AND SOILS -
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone"?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting

GEOLOGY - The following relates to the project's geologic aspects or conditions:

Topography: Nearly level to gently sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low to high

Liquefaction Potential: Low to moderate

Nearby potentially active faults?: Yes Distance? On Property

Los Osos Fault

The Los Osos fault zone is a west-northwest-trending reverse fault that extends predominantly along the northeastern margin of the San Luis Range in San Luis Obispo County. The fault zone, which has an overall length of about 35 miles, is divided into four segments. The most westerly segment of the fault is the Estero Bay segment, which lies mostly offshore. The Irish Hills segment, the only active fault segment, starts in the vicinity of Los Osos and extends to just past San Luis Obispo Creek. A two-mile length of the Irish Hills segment, west of Laguna Lake and near the westerly limit of the City of San Luis Obispo, is considered to be active (Treiman, 1989) and is designated as an Alquist-Priolo Earthquake Fault Zone (Hart, 1997, revised). According to the San Luis Obispo County General Plan Safety Element (the Safety Element), the Los Osos fault has the potential to generate an earthquake with a maximum moment magnitude (Mw) of 6.75.

Area known to contain serpentine or ultramafic rock or soils?: Yes

Shrink/Swell potential of soil: Low to moderate

Other notable geologic features? None

DRAINAGE – The following relates to the project's drainage aspects:

Within the 100-year Flood Hazard designation? Yes

Closest creek? San Luis Obispo Creek Distance? On property

Soil drainage characteristics: Very poorly drained to not well drained

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.110) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION – Soil type, amount of disturbance and slopes are key aspects to analyzing potential sedimentation and erosion issues. The project's soil types and descriptions are listed in the previous Agriculture section under "Setting". As described in the NRCS Soil Survey, the project's soil erodibility is as follows:

Soil erodibility: Moderate to high

When highly erosive conditions exist, a sedimentation and erosion control plan is required (LUO Sec. 22.52.120) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts.

Impact. The entire project site is within the 100-year Flood Hazard designation. The closest creek (San Luis Obispo Creek) from the proposed development is on proposed Parcel 1 (the agriculturally zoned parcel). Any new development will need to comply with Land Use Ordinance Section 22.14.060, that sets forth permit processing requirements for properties located within the Flood Hazard Area, including, but not limited to, anchoring of structures, equalization of hydrostatic flood forces, and construction of structures at least one-foot above the 100-year storm flood profile level.

As proposed, the project will result in future disturbance as proposed Parcels 2 and 3 are developed/redeveloped. A geological review was conducted for the project (GeoSolutions, Inc., October 2004) just to the south of this property to analyze the potentially active Los Osos Fault Zone on the property. The approximate trend of the fault was established and shown on the project plans. The trend is also shown on the tentative map for this project. Recommendations for development included a 400-foot wide fault zone buffer (200 feet on either side of the fault trend). The 200-foot wide fault zone buffer from the trend is located on the southwesterly corner of proposed Parcel 2. This small area would not be an area where development would be expected to occur because of the trail reservation, Buckley Road reservation, agricultural buffers and noise contours for Higuera Street.

Site disturbance will only occur when the residentially zoned parcels are developed or redeveloped. Due to the underlying soils in on and in the vicinity of the project site, there is a potential for naturally occurring asbestos.

Mitigation/Conclusion. Based on the recommendations of the geologic review, no new development shall occur within a 400-foot buffer (centered on the approximated Los Osos Fault Zone). Prior to grading or site disturbance, the applicant has agreed to retain a qualified individual to conduct a geologic investigation for naturally-occurring asbestos. If asbestos is present, the applicant would comply with Asbestos Air Toxin Control Measures for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements include, but are not limited to implementation of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program.

The attached developer's statement requires a drainage plan and sedimentation/erosion control plan prior to issuance of construction permits. Incorporation of these measures shall reduce the potential for drainage and sedimentation/erosion control impacts to a level of insignificance.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Create any other health hazard or potential hazard?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. With regards to potential fire hazards, the subject project is within the moderate Fire Hazard Severity Zone. Based on the referral response from CalFire, it will take approximately five minutes to respond to a call regarding fire or life safety (refer to the Public Services section for further discussion

on Fire Safety impacts).

The project is within the Airport Review area. The project was referred to the Airport Land Use Commission. No comments were received; however an avigation easement will be required prior to recordation of the final parcel map.

The entire project site is within the 100-year Flood Hazard Combining designation.

Impact. The project does not propose the use of hazardous materials. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan.

Mitigation/Conclusion. No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary beyond recordation of an avigation easement and compliance with Land Use Ordinance Section 22.14.060 (Flood Hazard) which will be required as conditions of approval.

8. NOISE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Based on the Noise Element's projected future noise generation from known stationary noise sources, the project is within an acceptable threshold area. The project is within close proximity to a transportation noise source (Highway 101) and development within the following distances from the noise source will exceed the County's acceptable exterior noise threshold of 60 dBs for sensitive uses as follows:

- ✓ areas within the 60 dB to 65 dB range - 1360 feet from road centerline, and closer;
- ✓ areas within the 65 dB to 70 dB range - 640 feet from road centerline, and closer;
- ✓ areas above the 70 dB level - 320 feet from road centerline, and closer.

The project is within the Airport Review designation and the area is subject to relatively low aircraft flyovers.

Impact. Based on the above discussion, the residentially zoned parcels are within 1,360 feet from the road center line of Highway 101. Acceptable outdoor noise levels will be exceeded for both parcels if because there is no way to locate development outside 1,360 feet of the center line of Highway 101. Currently, Parcel 2 is developed with two residences that are located within 1,360 feet from Highway 101. Additional development could include a primary and secondary residence on proposed Parcel 3,

redevelopment of proposed Parcel 2 and residential accessory structures.

Mitigation/Conclusion. Future residential development on proposed Parcels 2 and 3 will include outdoor areas within 1,360 feet of the centerline of Highway 101, so the following measures shall be included in the project to achieve acceptable noise levels: the residence(s) shall be located between the noise source (Highway 101) and outdoor activity areas for new residential construction so the residence acts as a sound barrier. If the outdoor activity area cannot be located in this manner, a sound wall or landscaping berm shall be constructed that is of sufficient height that it interrupts the line-of-sight between the noise source and outdoor activity area. The design and materials used for the sound wall or berm shall be reviewed and approved by the Planning and Building Department prior to issuance of construction permits and shall include textures, materials of varied tones and colors. The primary wall shall be of muted earth tones.

9. POPULATION/HOUSING - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county. The County's Inclusionary Housing Ordinance requires provision of new affordable housing in conjunction with both residential and nonresidential development and subdivisions.

Impact. The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated. Because the project would result in only one additional primary residence, it is exempt from payment of the affordable housing in-lieu fee. No mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES -
Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection (e.g., Sheriff, CHP)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Solid Wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project area is served by the following public services/facilities:

Police: County Sheriff Location: San Luis Obispo (Kansas Ave.) (Approximately 6.4 miles to the northeast)

Fire: Cal Fire (formerly CDF) Hazard Severity: Moderate Response Time: 10-15 minutes
 Location: Approximately 2.5 miles to the east

School District: San Luis Coastal Unified School District.

Impact. No significant project-specific impacts to utilities or public services were identified. This project, along with others in the area, will have a cumulative effect on police and fire protection, and schools. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. Regarding cumulative effects, public facility (County) and school (State Government Code 65995 et seq.) fee programs have been adopted to address this impact, and will reduce the cumulative impacts to less than significant levels.

11. RECREATION - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase the use or demand for parks or other recreation opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Affect the access to trails, parks or other recreation opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Based on the County Trails Map, the project is located along the possible alignment of the proposed Bob Jones Pathway (South Higuera Street).

Impact. Implementation of the proposed parcel map and future build-out and occupation of new residences on one new residential lot would contribute to the local and cumulative demand for recreational resources in San Luis Obispo County. The project site is located adjacent to the probable trail head for the Bob Jones Bike Path (the Octagon Barn property is directly to the north). A 20-foot reservation is shown on the tentative map for future connection to this pathway once the final alignment has been approved.

Mitigation/Conclusion. Prior to map recordation, county ordinance requires the payment of a fee (Quimby) for the improvement or development of neighborhood or community parks. Providing a reservation for the future alignment of the Bob Jones Bike Plath and payment of the "Quimby" fee will adequately mitigate the project's impact on recreational facilities. These items will become conditions of approval associated with the proposed project and reduce potential impacts to a less than significant level.

12. TRANSPORTATION/ CIRCULATION - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The County has established the acceptable Level of Service (LOS) on roads for this rural area as "C" or better. The existing road network in the area, including the project's access street(s) South Higuera and Octagon Way (a private easement) are operating at acceptable levels of service. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

Referrals were sent to Public Works/Caltrans. CalTrans requested an offer of dedication from South Higuera Street to the CalTrans owned property to the east of the project site, otherwise known as the Buckley Road extension. After careful review by Public Works, it was determined that an offer of dedication was not necessary, but that a reservation be placed on the map for future road improvements so that no structures would be built within the reservation area. A portion of property is subject to the SLO Fringe Fee Area, which addresses cumulative impacts to County roads in the area. No significant traffic-related concerns were identified.

Airport Review Combining Designation. The project is within the County's Airport Review combining designation (AR). The AR is used to recognize and minimize the potential conflict between new development around the San Luis Obispo airport and the ability of aircraft to safely and efficiently maneuver to and from this airport. The project was referred to the County Airport Manager, who responded that there were no impacts, so no comments. All projects within the AR designation are required to obtain an navigation easement to secure navigable airspace.

Impact. The proposed project is estimated to generate about 20 residential trips per day, based on the Institute of Traffic Engineer's manual of 9.57 trips/unit. This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels.

Mitigation/Conclusion. No significant traffic impacts were identified, and no mitigation measures above what are already required by ordinance are necessary.

13. WASTEWATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Regulations and guidelines on proper wastewater system design and criteria are found within the County's Plumbing Code (hereafter CPC; see Chapter 7 of the Building and Construction Ordinance [Title 19]), the "Water Quality Control Plan, Central Coast Basin" (Regional Water Quality Control Board [RWQCB] hereafter referred to as the "Basin Plan"), and the California Plumbing Code. These regulations include specific requirements for both on-site and community wastewater systems. These regulations are applied to all new wastewater systems.

For on-site septic systems, there are several key factors to consider for a system to operate successfully, including the following:

- ✓ Sufficient land area (refer to County's Land Use Ordinance or Plumbing Code) – depending on water source, parcel size minimums will range from one acre to 2.5 acres;
- ✓ The soil's ability to percolate or "filter" effluent before reaching groundwater supplies (30 to 120 minutes per inch is ideal);

- ✓ The soil's depth (there needs to be adequate separation from bottom of leach line to bedrock [at least 10 feet] or high groundwater [5 feet to 50 feet depending on perc rates]);
- ✓ The soil's slope on which the system is placed (surface areas too steep creates potential for daylighting of effluent);
- ✓ Potential for surface flooding (e.g., within 100-year flood hazard area);
- ✓ Distance from existing or proposed wells (between 100 and 250 feet depending on circumstances);
- ✓ Distance from creeks and water bodies (100-foot minimum).

To assure a successful system can meet existing regulation criteria, proper conditions are critical. Above-ground conditions are typically straight-forward and most easily addressed. Below ground criteria may require additional analysis or engineering when one or more factors exist:

- ✓ the ability of the soil to "filter" effluent is either too fast (percolation rate is faster or less than 30 minutes per inch and has "poor filtering" characteristics) or is too slow (slower or more than 120 minutes per inch);
- ✓ the topography on which a system is placed is steep enough to potentially allow "daylighting" of effluent downslope; or
- ✓ the separation between the bottom of the leach line to bedrock or high groundwater is inadequate.

Based on Natural Resource Conservation Service (NRCS) Soil Survey map, the soil type(s) for the project is provided in the listed in the previous Agricultural Resource section. The main limitation(s) of this soil for wastewater effluent include:

- slow percolation**, where fluids will percolate too slowly through the soil for the natural processes to effectively break down the effluent into harmless components. The Basin Plan identifies the percolation rate should be greater than 30 and less than 120 minutes per inch. Plans will need to be submitted to the county for approval of an engineered septic system or an acceptable design to the Regional Water Quality Control Board, and which meets the CPC/Basin Plan criteria.
- **wetness or high groundwater**, where this soil at this location tends to frequently be in a saturated condition due to several possible factors, such as high groundwater or it is in a low lying area that is being regularly fed by a water source. The on-site system needs at least five feet between the bottom of the leach line to the saturated soil (e.g. high groundwater) where the five feet of soil does not remain in a saturated condition for any length of time. Otherwise, special engineering will be required to provide this separation. In this case, based on the response received from the Environmental Health Division, the potential of saturated soils near the surface, the following additional information will be needed before any work can begin: soil borings at the leach line location showing that there is adequate separation (including piezometer tests taken during the end of the rainy season), and plans for an engineered wastewater system (of acceptable design by RWQCB) that shows how the CPC/Basin Plan criteria can be met.

Impacts/Mitigation. Based on the following project conditions or design features, wastewater impacts are considered less than significant:

The project has sufficient land area per the County's Land Use Ordinance to support an on-site system;

- ✓ The soil's percolation rate is between 30 to 120 minutes per inch;
- ✓ There is adequate soil separation between the bottom of the leach line to bedrock or high

groundwater;

- ✓ The soil's slope is less than 20%;
- ✓ The leach lines are outside of the 100-year flood hazard area;
- ✓ There is adequate distance between proposed leach lines and existing or proposed wells;
- ✓ The leach lines are at least 100 feet from creeks and water bodies.

Based on the above discussion and information provided, the site appears to be able to design an on-site system that will meet CPC/Basin Plan requirements. Prior to building permit issuance and/or final inspection of the wastewater system, the applicant will need to show to the county compliance with the County Plumbing Code/ Central Coast Basin Plan, including any above-discussed information relating to potential constraints. Therefore, based on the project being able to comply with these regulations, potential groundwater quality impacts are considered less than significant.

14. WATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project proposes to use a shared well as its water source. The Environmental Health Division has reviewed the project for water availability and has determined that there is preliminary evidence that there will be sufficient water available to serve the proposed project. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is nearly level to gently sloping. The closest creek (San Luis Obispo Creek) is located on proposed Parcel 1. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County Ordinance requires that temporary sedimentation and erosion control measures be installed during the rainy season.

Impact. Based on the project description, as calculated on the County's water usage worksheet, the project's water usage is estimated as follows:

Indoor: 0.018 acre feet/year (AFY);
 Outdoor: 0.51 AFY
 Total Use: 0.53 AFY

Sources used for this estimate include one or more of the following references: County's Land Use Ordinance, 2000 Census data, Pacific Institute studies (2003), City of Santa Barbara Water Demand Factor & Conservation Study 'User Guide' (1989).

Regarding surface water quality, as proposed, the project will result in disturbance as the residentially zoned parcels are developed/redeveloped. Proposed development is not located within close proximity to surface water sources.

Mitigation/Conclusion. Since no potentially significant water quantity or quality impacts were identified, no specific measures above standard requirements have been determined necessary. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance (LUO), Local Coastal Plan (CZLUO), etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CAL FIRE for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required were determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Information", or the California Environmental Resources Evaluation System at: http://www.ceres.ca.gov/topic/env_law/ceqa/guidelines for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Divisions have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input checked="" type="checkbox"/>	County Environmental Health Division	Attached
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	Attached
<input checked="" type="checkbox"/>	County Airport Manager	In File**
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input checked="" type="checkbox"/>	Air Pollution Control District	None
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input checked="" type="checkbox"/>	Regional Water Quality Control Board	None
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Forestry (Cal Fire)	Attached
<input checked="" type="checkbox"/>	CA Department of Transportation	In File**
<input type="checkbox"/>	Community Service District	Not Applicable
<input checked="" type="checkbox"/>	Other <u>Parks Division</u>	Attached
<input type="checkbox"/>	Other _____	Not Applicable

** "No comment" or "No concerns"-type responses are usually not attached

The following checked () reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

- | | |
|---|--|
| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Project File for the Subject Application <u>County documents</u> <input checked="" type="checkbox"/> Airport Land Use Plans <input checked="" type="checkbox"/> Annual Resource Summary Report <input checked="" type="checkbox"/> Building and Construction Ordinance <input type="checkbox"/> Coastal Policies <input checked="" type="checkbox"/> Framework for Planning (Coastal/Inland) <input checked="" type="checkbox"/> General Plan (Inland/Coastal), including all maps & elements; more pertinent elements considered include: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Agriculture Element <input checked="" type="checkbox"/> Conservation & Open Space Element (includes Energy, Conservation) <input checked="" type="checkbox"/> Housing Element <input checked="" type="checkbox"/> Noise Element <input checked="" type="checkbox"/> Parks & Recreation Element <input checked="" type="checkbox"/> Safety Element <input checked="" type="checkbox"/> Land Use Ordinance <input checked="" type="checkbox"/> Real Property Division Ordinance <input type="checkbox"/> Solid Waste Management Plan <input type="checkbox"/> Circulation Study | <ul style="list-style-type: none"> <input type="checkbox"/> Area Plan and Update EIR <u>Other documents</u> <input checked="" type="checkbox"/> Archaeological Resources Map <input checked="" type="checkbox"/> Area of Critical Concerns Map <input checked="" type="checkbox"/> Areas of Special Biological Importance Map <input checked="" type="checkbox"/> California Natural Species Diversity Database <input checked="" type="checkbox"/> Clean Air Plan <input checked="" type="checkbox"/> Fire Hazard Severity Map <input checked="" type="checkbox"/> Flood Hazard Maps <input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County <input checked="" type="checkbox"/> Regional Transportation Plan <input checked="" type="checkbox"/> Uniform Fire Code <input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3) <input checked="" type="checkbox"/> GIS mapping layers (e.g., Biology, geology, streams, slope, fire, hazards, transportation, water, etc.) <input type="checkbox"/> Other _____ |
|---|--|

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

Conway, Thor. July 26, 2004. *An Archaeological Survey of the Pereira Project, South Higuera Street, San Luis Obispo, San Luis Obispo County, California.*

Archaeological Survey, Far Western Anthropological Research Group, August 2006.
Draft Historical Resources Evaluation Report, JRP Historical Consulting September 2006.

GeoSolutions, Inc. October 7, 2004. *No Title.* Subject: Setback from Los Osos Fault Zone.

Exhibit B - Mitigation Summary Table

Aesthetics

1. **At the time of application for construction permits**, the applicant shall clearly delineate the height of new development above the existing natural ground surface on the project plans. New development shall not exceed 18 feet in height above the existing ground surface.
2. **At the time of application for construction permits**, the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc.. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys etc. and darker green, grey, slate blue, or brown colors for the roof structures. The following colors/materials, or darker, shall be used: Roof - (color/material); Exterior walls - (color/material); Trim - (color/material). (All color selections shall fall within a "chroma" and "value" of 6 or less, as described in the Munsell Book of Color (review copy available at County, or go to internet website <http://www.it.lut.fi/ip/research/color/demonstration/demonstration.html>)
3. **Prior to final inspection of construction permits**, the applicant shall implement the approved color board and lighting plan.
4. **At the time of application for construction permits**, the applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The plan shall provide for at least a 50% screening of structures as seen from South Higuera Street and Highway 101 to be achieved within 5 years of landscape planting. Plant material shall be evergreen, fast-growing, drought-tolerant, and properly sized to be in scale with the proposed structure. Landscape planting shall be installed **prior to final inspection or occupancy**, whichever comes first.
5. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Agricultural Resources

6. **Prior to sale of each lot**, the applicant shall provide future landowners with a notification of adjacent agricultural activities and a copy of the County of San Luis Obispo Right-to-Farm Ordinance. Notification shall include typical and potential hours of operation, the types of crops grown, and the usual activities that may occur. This would include noise, dust, odors, legal pesticide use, lights, nighttime operation, and early morning activity. The establishment of new agricultural uses, if done according to usual and accustomed agricultural practices, will not be considered a nuisance from the time of establishment.

7. **Prior to recordation of final map**, the applicant shall show on an additional map sheet a buffer area of 200 feet on parcels 2 and 3 from the existing agricultural area to the west (120 feet on the subject properties), and 50 feet from the adjoining Agriculture parcels on the south and east. No habitable part of the structure is allowed within the buffer area. All subsequent building permits shall show these buffers, as applicable. Any habitable area occurring within the buffer area will be in violation of the buffer policy.

Air Quality

8. **During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.
 - a. Reducing the amount of disturbed area when possible.
 - b. Using water trucks and sprinkler systems to prevent dust from leaving the site.
 - c. Dirt stockpiles sprayed daily and as needed.
 - d. Driveways and sidewalks paved as soon as possible.
9. **Prior to any site disturbance**, the applicant shall have a geologic evaluation completed to determine if naturally occurring asbestos (NOA) is present within the area of disturbance. If NOA is not present, an exemption request shall be filed with the APCD. If NOA is present, the applicant shall comply with all requirements of the Air Toxics Control Measure.
10. **Prior to issuance of construction permits**, plans shall show only APCD approved wood burning devices.

Geology and Soils

11. **Prior to issuance of grading or construction permits**, the applicant shall submit a drainage plan for review and approval by the Department of Planning & Building and Public Works Department.
12. **Prior to issuance of grading or construction permits**, the applicant shall submit a sedimentation and erosion control plan for review and approval by the Department of Planning & Building and Public Works Department. The plan shall include best management practices which can include, but are not limited to: avoiding grading during the wet-weather months, revegetation plans that allow slope stabilization prior to the wet season, and following existing contours to the greatest extent feasible.
13. **Prior to recordation of the final map**, the applicant shall show an additional map sheet, the 200-foot geologic hazard buffer from the mapped trend of the approximated Los Osos Fault Zone (which is shown on the tentative map), and show this area as a non-buildable area. **At the time of application for construction permits**, the applicant shall show this area on applicable plans.

Noise

14. **Prior to issuance of construction permits for residential development for both parcels,** the applicant shall show the residence located between the noise source (Highway 101) and the outdoor activity areas for new residential construction so the residence acts as a sound barrier. If the outdoor activity area cannot be located in this manner, a sound wall or landscaping berm shall be constructed that is of sufficient height that it interrupts the line-of-sight between the noise source and outdoor activity area. The design and materials used for the sound wall or berm shall be reviewed and approved by the Planning and Building Department **prior to issuance of construction permits** and shall include natural materials and colors.

Wastewater

15. **Prior to issuance of construction permits,** the applicant shall submit comprehensive soil testing showing that adequate distance to bedrock exists or shall submit plans for an engineered wastewater system that shows how the basin plan criteria can be met.

**DEVELOPER'S STATEMENT FOR THE
HAYASHI PARCEL MAP (PARCEL MAP CO 10-0125); SUB2010-00077**

The applicant agrees to incorporate the following measures into the project. These measures become a part to the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

Aesthetics

1. **At the time of application for construction permits**, the applicant shall clearly delineate the height of new development above the existing natural ground surface on the project plans. New development shall not exceed 18 feet in height above the existing ground surface.

Monitoring: The Planning and Building Department shall verify compliance.

2. **At the time of application for construction permits**, the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc.. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys etc. and darker green, grey, slate blue, or brown colors for the roof structures. The following colors/materials, or darker, shall be used: Roof - (color/material); Exterior walls - (color/material); Trim - (color/material). (All color selections shall fall within a "chroma" and "value" of 6 or less, as described in the Munsell Book of Color (review copy available at County, or go to internet website on topic such as:
<http://www.it.lut.fi/ip/research/color/demonstration/demonstration.html>)

Monitoring: The Planning and Building Department shall verify compliance.

3. **Prior to final inspection of construction permits**, the applicant shall implement the approved color board and lighting plan.

Monitoring: The Planning and Building Department shall verify compliance.

- 4. **At the time of application for construction permits**, the applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The plan shall provide for at least a 50% screening of structures as seen from South Higuera Street and Highway 101 to be achieved within 5 years of landscape planting. Plant material shall be evergreen, fast-growing, drought-tolerant, and properly sized to be in scale with the proposed structure. Landscape planting shall be installed **prior to final inspection or occupancy**, whichever comes first.

Monitoring: The Planning and Building Department shall verify compliance.

- 5. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Monitoring: The Planning and Building Department shall verify compliance.

Agricultural Resources

- 6. **Prior to sale of each lot**, the applicant shall provide future landowners with a notification of adjacent agricultural activities and a copy of the County of San Luis Obispo Right-to-Farm Ordinance. Notification shall include typical and potential hours of operation, the types of crops grown, and the usual activities that may occur. This would include noise, dust, odors, legal pesticide use, lights, nighttime operation, and early morning activity. The establishment of new agricultural uses, if done according to usual and accustomed agricultural practices, will not be considered a nuisance from the time of establishment.

Monitoring: The Planning and Building Department, in consultation with the Agriculture Department, shall verify compliance.

- 7. **Prior to recordation of final map**, the applicant shall show on an additional map sheet a buffer area of 200 feet on parcels 2 and 3 from the existing agricultural area to the west (120 feet on the subject properties), and 50 feet from the adjoining Agriculture parcels on the south and east. No habitable part of the structure is allowed within the buffer area. All subsequent building permits shall show these buffers, as applicable. Any habitable area occurring within the buffer area will be in violation of the buffer policy.

Monitoring: The Planning and Building Department shall verify compliance.

Air Quality

8. **During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.
- a. Reducing the amount of disturbed area when possible.
 - b. Using water trucks and sprinkler systems to prevent dust from leaving the site.
 - c. Dirt stockpiles sprayed daily and as needed.
 - d. Driveways and sidewalks paved as soon as possible.

Monitoring: The Planning and Building Department, in consultation with the Air Pollution Control District (APCD), shall verify compliance.

9. **Prior to any site disturbance**, the applicant shall have a geologic evaluation completed to determine if naturally occurring asbestos (NOA) is present within the area of disturbance. If NOA is not present, an exemption request shall be filed with the APCD. If NOA is present, the applicant shall comply with all requirements of the Air Toxics Control Measure.

Monitoring: The Planning and Building Department, in consultation with the APCD, shall verify compliance.

10. **Prior to issuance of construction permits**, plans shall show only APCD approved wood burning devices.

Monitoring: The Planning and Building Department, in consultation with the Air Pollution Control District (APCD), shall verify compliance.

Geology and Soils

11. **Prior to issuance of construction permits**, the applicant shall submit a drainage plan per County Land Use Ordinance, Sec. 22.52.110 that will be incorporated into the development to minimize potential drainage impacts. This drainage plan will need to include adequate measures, such as constructing onsite retention and detention basins, or installing surface water flow dissipaters. The drainage plan for the increased runoff from new construction will need to show that there will not be any increase in surface runoff beyond that of historic flows.

Monitoring: The Planning and Building Department, in consultation with the

Public Works Department, shall verify required elements on the additional map sheet and implementation prior to construction.

12. **Prior to issuance of grading or construction permits**, the applicant shall submit a sedimentation and erosion control plan for review and approval by the Department of Planning & Building and Public Works Department. The plan shall include best management practices which can include, but are not limited to: avoiding grading during the wet-weather months, revegetation plans that allow slope stabilization prior to the wet season, and following existing contours to the greatest extent feasible.

Monitoring: The Planning and Building Department, in consultation with the Public Works Department, shall verify required elements on the additional map sheet and implementation prior to construction.

13. **Prior to recordation of the final map**, the applicant shall show an additional map sheet, the 200-foot geologic hazard buffer from the mapped trend of the approximated Los Osos Fault Zone (which is shown on the tentative map), and show this area as a non-buildable area. **At the time of application for construction permits**, the applicant shall show this area on applicable plans.

Monitoring: The Planning and Building Department, in consultation with the Public Works Department, shall verify required elements on the additional map sheet and implementation prior to construction.

Noise

13. **Prior to issuance of construction permits for residential development for both parcels**, the applicant shall show the residence located between the noise source (Highway 101) and the outdoor activity areas for new residential construction so the residence acts as a sound barrier. If the outdoor activity area cannot be located in this manner, a sound wall or landscaping berm shall be constructed that is of sufficient height that it interrupts the line-of-sight between the noise source and outdoor activity area. The design and materials used for the sound wall or berm shall be reviewed and approved by the Planning and Building Department prior to issuance of construction permits and shall include natural materials and colors.

Monitoring: The Planning and Building Department shall verify compliance.

Wastewater

14. **Prior to issuance of construction permits**, the applicant shall submit comprehensive soil testing showing that adequate distance to bedrock exists or shall submit plans for an engineered wastewater system that shows how the basin plan criteria can be met.

The applicant understands that any changes made to the project subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.



Signature of Owner(s)

12/30/2011

Date

JOHN HAYASHI

Name (Print)

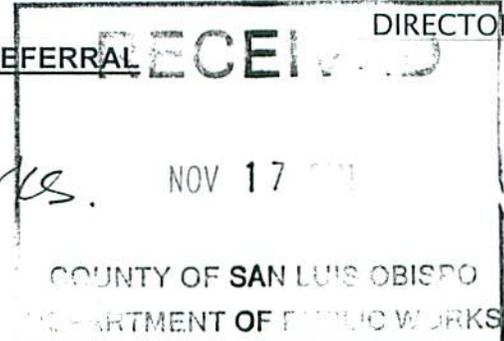


GM
SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT RE-REFERRAL



DATE: November 17, 2011

FR TO: Glenn Marshall, Public Works.

TO FROM: Stephanie Fuhs, Current Planning

PROJECT DESCRIPTION: SUB2010-00077, CO 10-0125 HAYASHI – Parcel Map to subdivide an existing 55.30 acre parcel into three lots. Lot 1: 52.66 acres, Lot 2: 1.30 acres, Lot 3: 1.33 acres. Site is located off South Higuera and Octagon Way in San Luis Obispo. APN: 076-081-026. I'm sending the revised map, not the entire referral package (this was sent 4/13/11, it should be in your records). Map revised in response to referral responses received.

Return this letter with your comments attached no later than 14 days from receipt.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

SEE ATTACHED 12/11/11

11-17-11
Date

Glenn Marshall
Name

781-1590
Phone



SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252

Fax (805) 781-1229

email address: pwd@co.slo.ca.us

MEMORANDUM

Date: November 17, 2011

To: Stephanie Fuhs, South County Planner

From: Glenn Marshall, Development Services Engineer

Subject: **Public Works Comments and Recommended Conditions of Approval for SUB2010-00077, CO 10-0125 Hayashi 3 lot parcel map. South Higuera Street, SLO 076-081-026**

Thank you for the opportunity to provide information on the proposed subject project referral. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

Public Works Comments:

1. At the time the project referral was received by Public Works on April 18, 2011 (rereferral 11/17/11) the application acceptance date had not been established. The attached recommended conditions of approval are subject to change based on Ordinances and Policies in affect at the date of application acceptance.
2. Public Works supports the requested adjustment to Title 21.03.010(d)(7) to not require a public road easement offer of dedication along Octagon Way which would otherwise be necessary because it would serve more than five lots. A reason for our support includes Board policy (Resolution 2007-344) which limits acceptance of new roads into the County maintenance system. The conditions of approval reflect acceptance of the requested adjustment.
3. Recommend the following finding [per 21.050.045 (a-c)] be incorporated into Findings to ensure public improvements are constructed prior to recordation (or bonded for):

"In the interest of the public health and safety, and as a necessary pre-requisite to the orderly development of the surrounding area, the construction of any road improvements shall occur prior to recordation of the parcel map or, if bonded for, within the time frame approved in the Subdivision Agreement and prior to issuance of a permit or other grant of approval for development on a parcel."

With the above statement our recommended conditions would postpone construction of the South Higuera center left turn lane for Octagon Way to building permit construction which should allow better coordination with the Octagon Barn project. It is our recommendation that this project share common access with the Octagon Barn and 73PM58 via Octagon Way.

4. Project site may be located within the City of San Luis Obispo Sphere of Influence per Memorandum of Agreement (MOA) approved by the Board on October 18, 2005. City road impact fees may be applicable to this project.
5. The project is located within an Agricultural Zone and is not a Cluster Subdivision. In accordance with Board Policy (Resolution 2008-0152 which supersedes Resolution 91-367) no frontage improvements along South Higuera Street are required.
6. The project is located outside the URL, undergrounding utilities is not required.

7. The preliminary alignment of the Buckley Road extension is expected to impact proposed Lots 2 and 3. Public Works is requesting road reservation for public road purposes be conditioned for the Buckley Road extension. The reservation may impact the net to gross ratio of the project.
8. Existing access to proposed Lots 2 and 3 is from a shared driveway (Octagon Way) over Parcel 1 of 74PM40. Do to topographic constraints, in order to limit access points along South Higuera Street and to provide a single center left turn lane on South Higuera Street to serve these parcels this shared access easement should be preserved. Public Works recommends that the existing driveways within the project limits be limited to one for Lot 1 and one shared driveway for Lots 2 & 3 (and Lots 1 through 4 of 73PM58) via the existing Octagon Way over 74PM40, and that all existing connections to South Higuera Street be brought to current county standards.

Recommended Public Works Conditions of Approval

Access and Improvements:

Road and/or streets to be constructed to the following standards, unless design exceptions are approved by the Public Works Department in accordance with Section 1.2 of the Public Improvement Standards:

- a. Octagon Way shall be improved in accordance with Cal Fire Standards. At a minimum, the limits of Octagon Way improvements shall extend from South Higuera Street and through Lot 3 to its boundary with Parcel 4 of 73PM58.
- b. Reconstruct the intersection of Octagon Way and South Higuera Street in accordance with Figure 405.7 of the State Highway Design Manual.
- c. Construct a center left turn lane on South Higuera Street in accordance with the State Highway Design Manual.
- d. Reconstruct the existing South Higuera Street driveway approach to Lot 1 in accordance with County Public Improvement Standard B-1e for high speed and/or high volume rural roadways. All other existing driveways or access points from Lot 1 to South Higuera Street shall be demolished, scarified, revegetated, fenced and the roadway shoulder restored in accordance with county standards.

Offers, Easements and Restrictions

The applicant shall offer for dedication the following right-of-way easements by certificate on the map or by separate document:

- a. A minimum 20-foot access and utility easement shall be reserved on the map over Octagon Way in favor of Lots 2 and 3 (and Lots 1 through 4 of 73PM58). Additional easement width may be required to accommodate all elements of the roadway prism.
- b. A minimum 20-foot access and utility easement shall be reserved by separate document in favor of Lots 2 and 3 (and Lots 1 through 4 of 73PM58) over Parcel 1 of 74PM40. Additional easement width may be required to accommodate all elements of the roadway prism.
- c. For future road improvements a 60-foot wide road reservation to the public described as 30-feet either side of the plan centerline of the Buckley Road extension as approved by the County Public Works Department. The dedication shall also provide for 20-foot minimum radii at the future right of way intersections with South Higuera Street.

- d. A 10-foot wide dedicated right-of-way easement to the public described as 50-feet easterly from the South Higuera Street centerline.
- e. A 20-foot wide dedicated trail easement to the public described as 70-feet easterly from the South Higuera Street centerline
- f. Except for the existing single access driveway to Lot 1, access shall be denied to Lot 1 from South Higuera Street unless reestablished in the future by an encroachment permit issued by San Luis Obispo County Department of Public Works and this shall be by certificate and designation on the map.
- g. Access shall be denied to Lots 2 and 3 from South Higuera Street unless reestablished in the future by an encroachment permit issued by San Luis Obispo County Department of Public Works and this shall be by certificate and designation on the map.

Improvement Plans:

Improvement plans shall be prepared in accordance with County Public Improvement Standards by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plan is to include, as applicable:

- a. Street plan and profile.
- b. Drainage ditches, culverts, and other structures (if drainage calculations require).
- c. Water plan (County Environmental Health).
- d. Sewer plan (County Environmental Health).
- e. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.
- f. Tree removal/retention plan for trees to be removed and retained associated with the required improvement for the land division to be approved jointly with the Department of Planning and Building.
- g. Trail plan to be approved jointly with the Park Division.

The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

The Registered Civil Engineer, upon completion of the improvements, shall certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

If environmental permits from the Army Corps of Engineers or the California Department of Fish and Game are required for any public improvements that are to be maintained by the County, the applicant or his engineer, prior to the approval of the plans by the Department of Public Works shall:

- a. Submit a copy of all such permits to the Department of Public Works OR
- b. Document that the regulatory agencies have determined that said permit is not required.

Drainage:

The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Utilities:

All new electric, telephone and cable television distribution (service) conduits shall be installed underground (in accordance with 22.10.160) and stubbed to each new parcel.

New gas distribution mains shall be installed along the project frontage(s) and gas service laterals shall be stubbed to each new parcel if gas service is reasonably available

Fees:

The project is located within the City of San Luis Obispo Sphere of Influence per Memorandum of Agreement approved by the Board on October 18, 2005. City road impact fees applicable to this project include:

- a. [Planner should coordinate applicable road fees with the City of San Luis Obispo]

Additional Map Sheet:

The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:

- a. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed prior to occupancy of any new structure.
- b. Notification to prospective buyers that all private access roads within the subdivision are to be privately maintained, indicating the proposed maintenance mechanism.
- c. The limits of inundation from a 100 year storm over Lots 1 through 3 from San Luis Obispo Creek shall be shown on the additional map sheet and note the required building restriction on the sheet. All building permit submittals shall show compliance with County Code 22.14.060, Flood Hazard.
- d. Except for the existing single access driveway to Lot 1, access shall be denied to Lot 1 from South Higuera Street unless reestablished in the future by an encroachment permit issued by San Luis Obispo County Department of Public Works.
- e. Access shall be denied to Lots 2 and 3 from South Higuera Street unless reestablished in the future by an encroachment permit issued by San Luis Obispo County Department of Public Works.

Covenants, Conditions and Restrictions:

The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval. The CC&R's shall provide at a minimum the following provisions:

- a. Maintenance of all streets/roads within the subdivision in perpetuity. At a minimum this shall include Octagon Way from South Higuera Street and through Lot 3 to its boundary with Parcel 4 of 73PM58.
- b. The limits of inundation from a 100 year storm over Lots 1 through 3 from San Luis Obispo Creek shall be shown on the additional map sheet and note the required building restriction on the sheet. All building permit submittals shall show compliance with County Code 22.14.060, Flood Hazard.
- c. Notification to prospective buyers that an additional map sheet was recorded with the final parcel or tract map. The restrictions, conditions and standards set forth in the additional map

sheet apply to future development. It is the responsibility of the prospective buyers to read the information contained on the additional map sheet.

- d. The developer shall form a property owners' association for the area within the subdivision, so as to administer the CC&Rs as noted above, and it shall conform to the requirements of the State Department of Real Estate.

Miscellaneous:

This subdivision is also subject to the standard conditions of approval for all subdivisions using individual wells and septic tanks a copy of which is attached hereto and incorporated by reference herein as though set forth in full.

All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.

V:\DEVSERV Referrals_Referral Responses\Land Divisions\Parcel Maps\CO 10-0125, SUB10-00077 Hayashi, SLO\Referral CO 10-0125, SUB10-00077 Hayashi.doc



COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Weights and Measures

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556

(805) 781-5910 • FAX (805) 781-1035

www.slocounty.ca.gov/agcomm

AgCommSLO@co.slo.ca.us

DATE: June 15, 2011

TO: Stephanie Fuhs, Project Manager

FROM: Lynda L. Auchinachie, Agriculture Department *LA*

SUBJECT: Hayashi Parcel Map SUB2010-0125 (#1583)

The Agriculture Department's review finds that the proposal to subdivide an approximately 55 acre parcel into three parcels consisting of a 53 acre Agriculture parcel and two Residential Suburban parcels of approximately 1.30 acres each will have **less than significant** impacts to agricultural resources or operations with the following mitigation measure:

- Agricultural buffers for any future residential development on the newly created Residential Suburban area east of South Higuera Road. Recommended buffer distances are 200 feet from the Agricultural area to the west (120 feet on the subject properties), and 50 feet from the adjoining Agriculture parcels on the south and east.

This recommendation and the additional comments in this report are based on policies in the San Luis Obispo County Agriculture Element, Conservation and Open Space Element, the Land Use Ordinance, the California Environmental Quality Act (CEQA), and on current departmental policy to protect agricultural resources and to provide for public health, safety and welfare while mitigating negative impacts of development to agriculture.

If you have any questions or comments, I can be reached at 781-5914.

Project Description

The project site is located on the southern border of the City of San Luis Obispo. South Higuera Road divides the property, with a 2.5 acre Residential Suburban (RS) portion of the property on the east side of the road and the remaining 53 acre Agriculture (AG) portion on the west side of the road. The proposal is to subdivide the approximately 55 acre parcel into three parcels consisting of a 53 acre AG parcel and two RS parcels of approximately 1.30 acres each. The RS portion of the site is developed with a residence and accessory structures.

Agricultural Setting

The AG portion of the project site supports irrigated row crops. The property has two fields used for irrigated row crops, a field of 20 acres on the western side of San Luis Obispo Creek and a field of 8 acres in size on the east side of the creek. The creek and its associated riparian area occupy approximately 9 acres on the project site, and a portion of this riparian area is encumbered with a conservation easement held by the Land Conservancy of San Luis Obispo.

Agricultural uses in the area generally consist of irrigated vegetable crops north and south of the site. Urban density residential uses occur along the northeast corner of the property. The parcel east of the site has a history of dry-farmed grain production. West of the project site is the Highway 101 corridor.

The property consists of the Important Agricultural Soils of Salinas silty clay loam 0-2% slope and Conception loam 2-5% slope. Of the total site, approximately 7.5 acres is within the South Higuera ROW, leaving the net site acreage to be approximately 48 acres. As previously stated, approximately 2.5 acres of this is located on the east side of South Higuera, leaving approximately 44.5 net acres on the west side of Higuera Street.

Evaluation of Agricultural Issues

In determining the significance of the proposed action, the Agriculture Department considers the specific site characteristics including the project site's size, soil capability, and water resources.

Site Size

The site has approximately 33 acres of capable soils available for agricultural use and has a history of continuous intensified agricultural production on approximately 28 acres of the site. The site would continue to be considered a capable agricultural site based upon its size and resources, although it is most likely to operate successfully as part of a larger operation. It would remain a capable site with the removal of 2.5 acres proposed for Residential Suburban subdivision.

Soils and Water Resources

The project site itself consists entirely of Important Agricultural Soils as identified in the Conservation and Open Space Element. It is also in an area with adequate water resources available. The soil capability and water resources are adequate to support an agricultural operation. Water resources would not be adversely impacted by the proposal. Due to the fact that the 2.5 acres proposed for subdivision are physically distinct from the remainder of the site by South Higuera Street, the loss of this five percent of the project site would not represent a significant adverse impact to the overall soil resources if the remainder of the site remains available for agricultural production.

Summary of Agricultural Issues & Mitigation of Potential Impacts

If the proposed project is approved, the Agriculture Department recommends the following mitigation measure to reduce potential impacts to less than significant levels:

- Agricultural buffers for any future residential development on the newly created Residential Suburban area east of South Higuera Road. Recommended buffer distances are 200 feet from the Agricultural area to the west (120 feet on the subject properties), and 50 feet from the adjoining Agriculture parcels on the south and east.

If we can be of further assistance please call 781-5914.



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/13/2011

APR 20 2011

TO: Env. Health

FROM: Stephanie Fuhs, South County Team

PROJECT DESCRIPTION: SUB2010-00077, CO10-0125 HAYASHI- Parcel map to subdivide an existing 55.30 acre parcel into three lots. Lot 1: 52.66 acres, Lot 2: 1.30 acres, and Lot 3: 1.33 acres. Site located off South Higuera and Octagon Way in San Luis Obispo. APN: 076-081-026.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Community water system to be complete & capable of issuing a will serve prior to recordation. Soil testing on undeveloped lots prior to hearing. Applicant to obtain EH Prelim letter. Stock's community water & on-site septic

4/29/11
Date

[Signature]
Name

x5551
Phone

SAN LUIS OBISPO COUNTY HEALTH AGENCY



Public Health Department

2191 Johnson Avenue • P.O. Box 1489

San Luis Obispo, California 93406

805-781-5500 • FAX 805-781-5543

Jeff Hamm

Health Agency Director

Penny Borenstein, M.D., M.P.H.

Health Officer

June 14, 2010

BK Richard
Land Conservancy
547 Marsh St.
San Luis Obispo, CA 93401

ATTN: BK RICHARD
RE: FINAL PARCEL MAP CO 01-0237
APN 076-081-018

Water Supply

This office is in receipt of final evidence of domestic water for the above noted parcel map. Domestic water will be supplied to parcels 1 and 2 by a shared well located on parcel 2. The signed and notarized shared well legal agreement will be forwarded to the County Public Works Department by the applicant with a copy of their final map. Said legal agreement shall record concurrently as the map records.

Wastewater Disposal

Individual wastewater disposal systems, designed and constructed to meet County and State regulations, should adequately serve the parcels. Be advised that all septic system leach fields (and expansion areas) shall be installed at a minimum of 100 feet away from all domestic water wells and shall not be placed on natural slopes that exceed 30%.

CO 01-0237 is approved for approved for map recordation.

A handwritten signature in black ink, appearing to read "Leslie A. Terry", with a long horizontal flourish extending to the right.

LESLIE A. TERRY, R.E.H.S.
Environmental Health Specialist
Land Use Section

c: Armand Boutte', County Public Works
J. Hayashi



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT RE-REFERRAL

DATE: November 17, 2011

TO: CALFIRE

FROM: Stephanie Fuhs, Current Planning

50103200
CO01-0237

RECEIVED
NOV 22 2011

BY:

PROJECT DESCRIPTION: SUB2010-00077, CO 10-0125 HAYASHI – Parcel Map to subdivide an existing 55.30 acre parcel into three lots. Lot 1: 52.66 acres, Lot 2: 1.30 acres, Lot 3: 1.33 acres. Site is located off South Higuera and Octagon Way in San Luis Obispo. APN: 076-081-026. I'm sending the revised map, not the entire referral package (this was sent 4/13/11, it should be in your records). Map revised in response to referral responses received.

Return this letter with your comments attached no later than 14 days from receipt.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

See Site Plan review dated 4-23-11
"no new conditions"

12-9-11
Date

Tina Rose
Name

903-3427
Phone



CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
Phone: 805-543-4244 • Fax: 805-543-4248
www.calfireslo.org



Robert Lewin, Acting Fire Chief

April 28, 2011

County of San Luis Obispo
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

Subject: Parcel Map Project # SUB2010-00077, CO10-0125 HAYASHI

Dear Stephanie Fuhs, South County Team,

I have reviewed the referral for the parcel map to subdivide an existing 55.30 acre parcel into three lots. The site is located off South Higuera and Octagon Way in San Luis Obispo California and the assessor parcel number is 076-081-026. This project is located approximately 5 minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project is located in State Responsibility Area for wildland fires. It is designated as a moderate fire hazard severity zone for wildland fires. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following conditions shall apply to this project:

Access Road

An access road must be constructed to CAL FIRE/County Fire standards when it serves more than one parcel; access to any industrial or commercial occupancy, or vehicular access to a single parcel with more than two buildings or four or more dwelling units.

- The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:
 - **Parcels 1 acre to 4.99 acres** **1320 feet**
- The road must be 24 feet in width and an all weather surface.
- If the road exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.
- All roads must be able to support a 20 ton fire engine.
- Road must be named and addressed including existing buildings.
- A turnaround must be provided if the road exceeds 150 feet.
- Vertical clearance of 13'6" is required.

Driveway

A driveway is permitted when it serves no more than two buildings, with no more than 3 dwelling units or a single parcel, and any number of accessory buildings.

Driveway standards required:

- Driveway width for high and very high fire severity zones:
 - 0-49 feet, 10 feet is required
 - 50-199 feet, 12 feet is required
 - Greater than 200 feet, 16 feet is required
- Turnarounds must be provided if driveway exceeds 300 feet.
- The driveway must be an all weather surface.
- If the driveway exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.
- All access driveways must be able to support a 20 ton fire engine.
- Vertical clearance of 13'6" is required.

Water Supply

The checked water supply is required:

This project will require a community water system which meets the minimum requirements of Appendix B & C of the California Fire Code.

A water storage tank with a capacity determined by a factor of the cubic footage of the structure will be required to serve each existing and proposed structure. A residential fire connection must be located within 50 to 150 feet of the buildings.

Building Set Back

All parcels over 1 acre in size requires a 30 foot set back.

Fuel Modification

- Vegetation must be cleared 10 feet on each side of the driveways and access road.
- Maintain around all structures a 30 feet firebreak. An additional 70 feet of fuel reduction is required. This will provide a total of 100 feet of defensible space. This does not include fire resistive landscaping.
- Remove any part of a tree that is within 10 feet of a chimney.
- Maintain any tree adjacent to or overhanging any building free of deadwood.
- Maintain the roof of any structure free of leaves, needles or other flammable material.

Existing Structures

All structures must meet current fire code for addressing, road/driveway & water supply requirements.

- Each residence requires separate address numbers, assigned by the SLO County Planning Dept.
Highly visible address numbers shall be placed on the residence(s). (Minimum 6" letter/number height with 1/2 inch stroke).

The project application as prepared appears to meet the conditions above. Any changes to the project should be resubmitted for review. Additional conditions may be added to the project in the future.

Final Inspection

This project shall require a final inspection by CAL FIRE/San Luis Obispo County Fire Department to ensure conditions are met. When the conditions have been met contact fire prevention at **543-4244 ext. 2220** and ask for a final inspection.

Sincerely,



Tina Rose
Fire Inspector

C: John Hayashi
Westland Engineering



Fw: SUB2010-00077 CO10-0125 HAYASHI, South County E-Referral,
(PARCEL MAP/ SLO)

Craig Piper to: Stephanie Fuhs

04/21/2011 04:45 PM

Hi Stephanie,

We received the attached referral. We see no impact and therefore have no comments.

Thank you,

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

----- Forwarded by Craig Piper/GenSrvcs/COSLO on 04/21/2011 04:43 PM -----

From: Richard Howell/GenSrvcs/COSLO
To: Craig Piper/GenSrvcs/COSLO@Wings
Date: 04/20/2011 10:13 AM
Subject: Fw: SUB2010-00077 CO10-0125 HAYASHI, South County E-Referral, (PARCEL MAP/ SLO)

I see no impact...

----- Forwarded by Richard Howell/GenSrvcs/COSLO on 04/20/2011 10:13 AM -----

From: Mail for PL_Referrals Group
To: Tim Tomlinson/PubWorks/COSLO@Wings, Glenn D Marshall/PubWorks/COSLO@Wings, Sam L Taylor/PubWorks/COSLO@Wings, Wendell Wilkes/PubWorks/COSLO@Wings, Leslie Terry/PH/COSLO@Wings, Lynda Auchinachie/AgComm/COSLO@Wings, Mike Isensee/AgComm/COSLO@Wings, Aeron Arlin Genet/APCD/COSLO@Wings, Elizabeth Kavanaugh/GenSrvcs/COSLO@Wings, Cody Scheel/Planning/COSLO@Wings, Richard Howell/GenSrvcs/COSLO@Wings, Janette Pell/GenSrvcs/COSLO@Wings, Carolyn Huber/GenSrvcs/COSLO@Wings, chris.shaeffer@dot.ca.gov, tpresser@waterboards.ca.gov, dbinnis@waterboards.ca.gov, mthompson@waterboards.ca.gov, "Dunsmore, Phil" <pdunsmor@slocity.org>, Bill Robeson/Planning/COSLO@Wings, Stephanie Fuhs/Planning/COSLO@Wings, tjamison@co.slo.ca.us, Bob Spurgeon/Assessor/COSLO@Wings
Cc: Stephanie Fuhs/Planning/COSLO@Wings
Date: 04/19/2011 09:49 AM
Subject: SUB2010-00077 CO10-0125 HAYASHI, South County E-Referral, (PARCEL MAP/ SLO)
Sent by: Taryn Jamison

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

***SUB2010-00077 CO10-0125 HAYASHI, South County E-Referral
Map/ SLO***

The attached application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/13/2011

FROM TO: Parks

TO: FROM: Stephanie Fuhs, South County Team

PROJECT DESCRIPTION: SUB2010-00077, CO10-0125 HAYASHI- Parcel map to subdivide an existing 55.30 acre parcel into three lots. Lot 1: 52.66 acres, Lot 2: 1.30 acres, and Lot 3: 1.33 acres. Site located off South Higuera and Octagon Way in San Luis Obispo. APN: 076-081-026.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
 NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
 NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

REQUIRE 20' TRAIL RESERVATION ADJACENT TO THE EAST
EDGE OF SOUTH HIGUERA ST, ON THE FRONTAGE OF LOTS
2 AND 3.

Date 8/17/11

Name SHAUN COOPER

Phone X4388



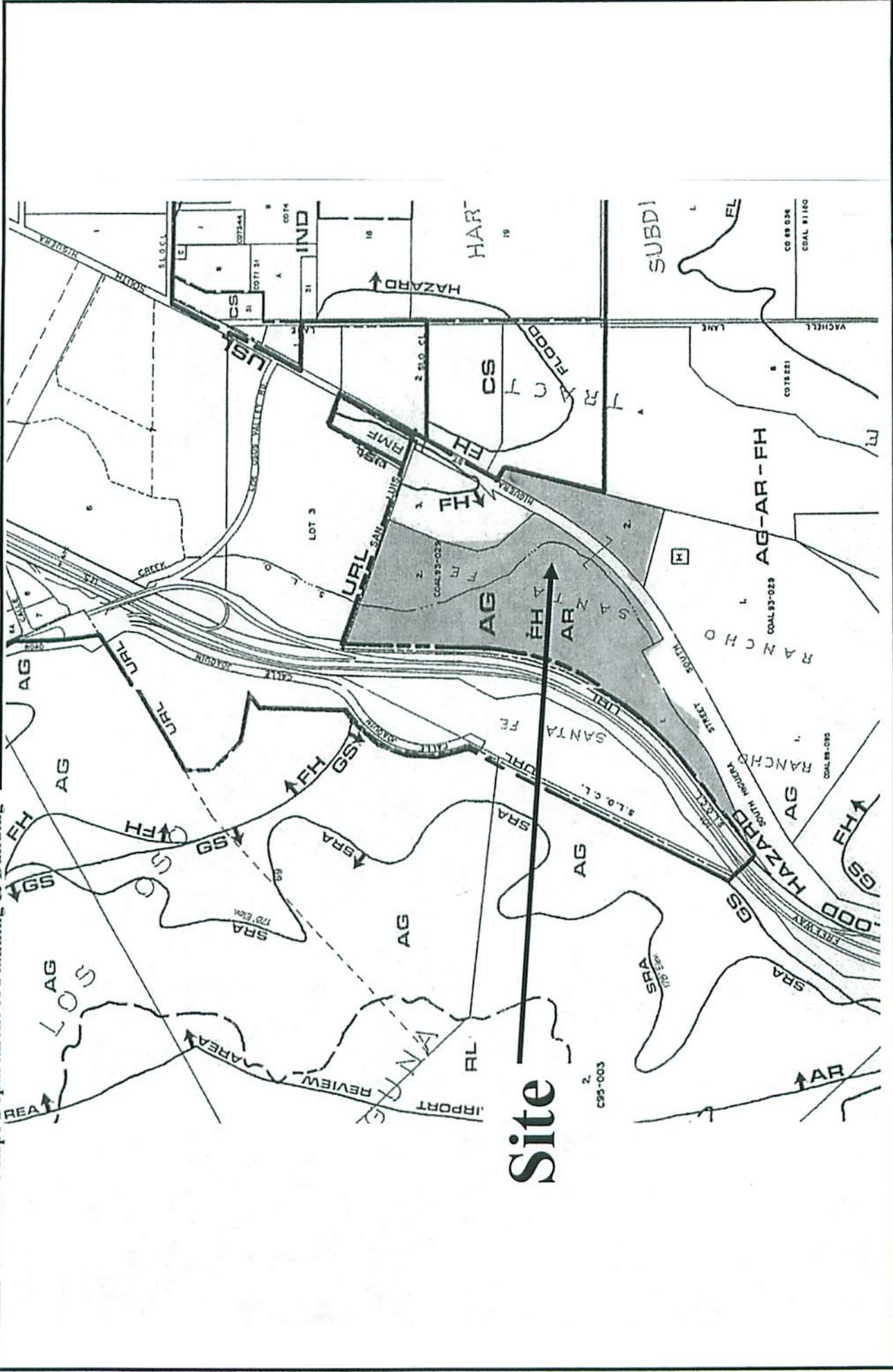
Hayashi parcel map - subdivision
Chris Shaeffer to: sfuhs
Cc: gdmarshall

05/26/2011 03:15 PM

Stephanie,

Consistent with Glenn's discussion of May 5, 2011 and concept right of way mapping, please confirm that the Hayashi subdivision, if approved, will be conditioned to irrevocably dedicate right of way for future access from Higuera St to the Caltrans owned parcel that is adjacent to the Octagon Barn property.

Chris Shaeffer
Caltrans Dist 5
Development Review
(805) 549.3632

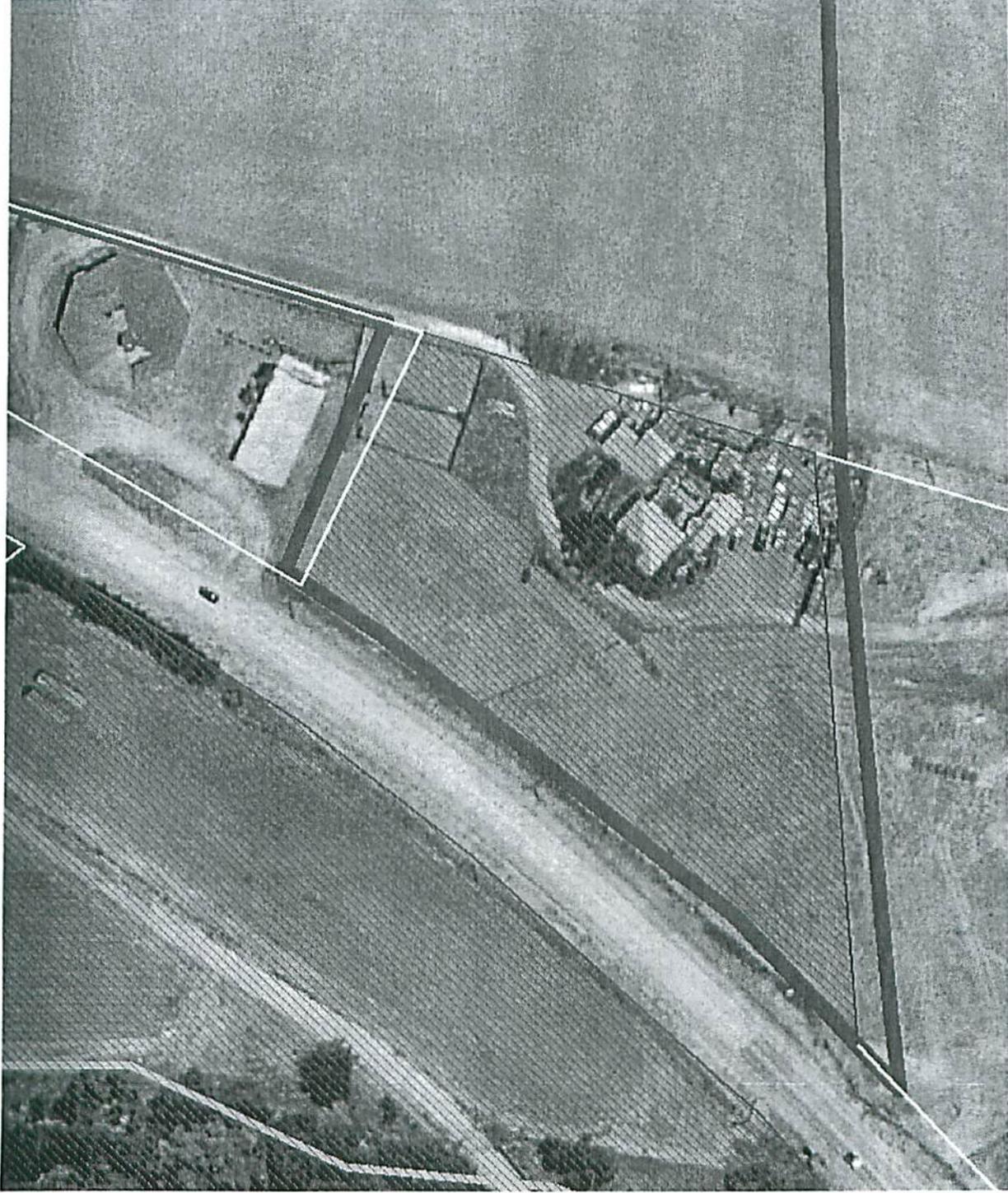




Conklin Project Parcel Map
SUB2010-00024/CO 10-0081



Exhibit — **Aerial**



**Conklin Project
Parcel Map
SUB2010-00024/CO 10-0081**



**Exhibit
Aerial showing residential parcels**

