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. ED10-237 **DATE: April 19, 2012**

PROJECT/ENTITLEMENT: Zubillaga Parcel Map SUB2010-00082

APPLICANT NAME: Zubillaga, Patrice & Edward
ADDRESS: 1905 Spring Street, Paso Robles
CONTACT PERSON: Patrice Zubillaga **Telephone:** (805) 237-9171

PROPOSED USES/INTENT: Request by Edward and Patrice Zubillaga for a Vesting Parcel Map (CO11-0038) to subdivide an existing 12.88 acre parcel into two parcels of 7.84 acres and 5.04 acres for the purpose of sale and/or development. The project includes approximately 100 square feet of off-site road improvements to Nacimiento Lake Drive and will result in the disturbance of approximately 1 acre associated with future access improvements and residential development, however, no construction is proposed at this time.

LOCATION: The proposed project is located approximately 1 mile west of the City of Paso Robles on the west side of Nacimiento Lake Drive (at 1045 Nacimiento Lake Drive) approximately 500 feet northwest of the intersection of Adelaida Road and Nacimiento Lake Drive. The site is in the Rural Adelaida 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: None

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 AT .....4:30 p.m. on May 3, 2012

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

Notice of Determination

State Clearinghouse No. _____

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.

Signature	Name	Date	Public Agency
	Cody Scheel		County of San Luis Obispo

Initial Study Summary – Environmental Checklist

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
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(ver 3.4)Using Form

Project Title & No. Zubillaga Parcel Map ED10-237 (SUB2010-00082)

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.

☒ Aesthetics	☒ Geology and Soils	☒ Recreation
☐ Agricultural Resources	☒ Hazards/Hazardous Materials	☐ Transportation/Circulation
☒ Air Quality	☒ Noise	☐ Wastewater
☒ Biological Resources	☐ Population/Housing	☒ Water
☐ Cultural Resources	☒ Public Services/Utilities	☐ 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.

Cody Scheel — Cody Scheel — 12/13/11
Prepared by (Print) — Signature — Date

Murry Wilson — Ellen Carroll, Environmental Coordinator (for) — 12/13/11
Reviewed by (Print) — Signature — 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, Rm. 200, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Edward and Patrice Zubillaga for a Vesting Parcel Map (CO11-0038) to subdivide an existing 12.88 acre parcel into two parcels of 7.84 acres and 5.04 acres for the purpose of sale and/or development. The project includes approximately 100 square feet of off-site road improvements to Nacimiento Lake Drive and will result in the disturbance of approximately 1 acre associated with future access improvements and residential development, however, no construction is proposed at this time. The proposed project is within the Residential Rural land use category and is located on the west side of Nacimiento Lake Drive (at 1045 Nacimiento Lake Drive) approximately 500 feet northwest of the intersection of Adelaida Road and Nacimiento Lake Drive. The site is in the Rural Adelaida planning area.

ASSESSOR PARCEL NUMBER(S): 026-261-029

Latitude: 35 degrees 39' 2" N Longitude: 120 degrees 43 ' 24" W SUPERVISORIAL DISTRICT # 1

B. EXISTING SETTING

PLANNING AREA: Adelaida, Rural

LAND USE CATEGORY: Residential Rural

COMBINING DESIGNATION(S): None

EXISTING USES: Single-family residence(s)

TOPOGRAPHY: Gently rolling to moderatley sloping

VEGETATION: Grasses, Shrubs, Scattered Almond/Oak Trees

PARCEL SIZE: 12.88 acres

SURROUNDING LAND USE CATEGORIES AND USES:

North: Residential Rural; scattered residential dwellings	*East:* Agriculture; scattered residential dwellings
South: Residential Rural; scattered residential dwellings	*West:* Residential Rural; scattered residential dwellings

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) Create an aesthetically incompatible site open to public view?	☐	☒	☐	☐
b) Introduce a use within a scenic view open to public view?	☐	☒	☐	☐
c) Change the visual character of an area?	☐	☐	☒	☐
d) Create glare or night lighting, which may affect surrounding areas?	☐	☒	☐	☐
e) Impact unique geological or physical features?	☐	☐	☒	☐
f) Other:_____	☐	☐	☐	☐

Setting. The site has scattered oak and almond trees, grasses and shrubs. An unpaved driveway provides existing parcel access from Nacimiento Lake Drive. Nacimiento Lake Drive is an officially designated scenic highway recognized by the State and a County candidate for designation as a Scenic Corridor. Agricultural Policy 30 (AGP 30) from the County Agriculture Element and the Conservation and Open Space Element provide guidelines to protect scenic vistas within scenic corridors. Several guidelines of AGP 30 are applicable to the proposed project including: balancing scenic resource protection, development screening, and exterior colors compatible with the existing landscape. The project parcel and surrounding area is characterized by gently to moderately sloping topography vegetated with neglected almond orchards and developed with single-family residences and accessory structures. The project site and surrounding similarly developed parcels are visible from Nacimiento Lake Drive.

Impact. The applicant is proposing to subdivide the project site into two parcels, approximately 7.84 and 5.04 acres each. Proposed parcel 1 would support up to one residence and one secondary dwelling. Proposed parcel 2, the 5.04 acre parcel, is developed with a residence and is allowed to have up to one additional secondary dwelling. A total of 3 additional dwelling units could be constructed as a result of this parcel map. Future development would be served by the existing access road which intersects Nacimiento Lake Drive. The applicant has not identified building envelopes for future development therefore this development has the potential to silhouette against the skyline (including residential structures and water tanks) as viewed from Nacimiento Lake Drive, utilize colors that are not compatible with the surrounding landscape, and result in impacts to the night sky from lighting associated with future development.

Mitigation/Conclusion. The applicant has agreed to submit a color and materials board and landscape plan upon application for future development. The applicant would comply with AGP 30 by designing structures with colors compatible with the surrounding natural landscape and screen

development with native vegetation compatible with the surrounding area. To ensure future development on the proposed parcels does not impact aesthetic resources, a lighting plan will be required prior to construction of all future residential development and accessory structures to shield any proposed lighting fixtures and mitigate impacts to the night sky. With the inclusion of the proposed mitigation measures the proposed subdivision would be consistent with rural residential development patterns and would not significantly change the visual character of the area. Implementation of these measures would mitigate potential visual impacts to less than significant and are described in Exhibit B-Mitigation Summary Table.

2. AGRICULTURAL RESOURCES - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Convert prime agricultural land to non-agricultural use?	☐	☐	☒	☐
b) Impair agricultural use of other property or result in conversion to other uses?	☐	☐	☒	☐
c) Conflict with existing zoning or Williamson Act program?	☐	☐	☐	☒
d) Other: _____	☐	☐	☐	☒

Setting. The project site is within the Residential Rural land use category and is located along the west side of Nacimiento Lake Drive. The properties located along the east side of Nacimiento Lake Drive are Agriculture zoned properties which include scattered almond orchards and residences. Currently, the almond orchards have been neglected and abandoned. The properties surrounding the project are not under Williamson Act contract.

Land Use Category: Residential Rural

State Classification: Not prime farmland, Prime Farmland if irrigated

Historic/Existing Commercial Crops: Almonds

In Agricultural Preserve? No

Under Williamson Act contract? No

The soil type(s) and characteristics on the subject property include:

Cieneba-Vista coarse sandy loams, (30 - 50 % slope) .

Cieneba. This steeply sloping, shallow coarse loamy soil is considered not well drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Vista. This steeply sloping, shallow coarse loamy soil is considered not well drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Pico fine sandy loam (2 - 9% slope). This gently sloping soil is considered moderately drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: no severe limitations identified. The soil is considered Class IV without irrigation and Class II when irrigated.

Sesame sandy loam (9 - 30 % slope). This moderately sloping, coarse loamy soil is considered not well drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class IV without irrigation and Class IV when irrigated.

Impact. The project site is located in an area with both agricultural activities occurring and residential development. The proposed project is consistent with the land use category and existing development patterns. No significant impacts to agricultural resources are anticipated (per Lynda Auchinachie; November 18, 2011).

Mitigation/Conclusion. No mitigation measures are necessary.

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

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 project proposes to disturb soils that have been given a wind erodibility rating of 3, which is considered "moderate".

The project is not within close proximity of the following facilities: heavily traveled freeways (more than 100,000 vehicles/day), dry cleaners, or gas stations. 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 greenhouses 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. The Project will result in the creation of construction related emissions, as well as short- and long-term vehicle emissions.

Fugitive Dust (PM10). There is an existing residence on proposed parcel 2. The future construction of a secondary dwelling on proposed parcel 2 and future construction of one residence, a secondary dwelling and associated improvements on proposed parcel 1 would result is soil disturbance. Implementation of the proposed project would result in the generation of dust, potentially affecting local residents in close proximity to the project site. Dust complaints could result in violation of the APCD's nuisance rules, a potentially significant air quality impact. Cumulatively, 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. To minimize nuisance dust impacts, the applicant is required to implement APCD fugitive dust mitigation measures including reducing the amount of disturbed area where possible, the use of water trucks or sprinkler systems to water down airborne dust, daily spraying of dirt stock-pile areas, paving of applicable surfaces as soon as possible after grading, laying of building pads as soon as possible.

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 three new residences are 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 following mitigation measures will reduce impacts to less than significant levels: County code (Section 22.52.160C) requires the applicant to implement APCD fugitive dust mitigation measures including reducing the amount of disturbed area where possible, the use of water trucks or sprinkler systems to water down airborne dust, daily spraying of dirt stock-pile areas, and paving of applicable surfaces as soon as possible after grading. Implementation of the above referenced air quality measures will reduce potential impacts to less than significant level.

4. BIOLOGICAL RESOURCES - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a loss of unique or special status species or their habitats?	☐	☐	☒	☐

4. BIOLOGICAL RESOURCES - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) Reduce the extent, diversity or quality of native or other important vegetation?	☐	☒	☐	☐
c) Impact wetland or riparian habitat?	☐	☒	☐	☐
d) Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

Setting. The site is currently developed with a mobile home, two sheds, three wells, and a water tank which occupy a small portion of the property. The property is gently to moderately sloping with an average slope of 25.5 percent for proposed parcel 1, and 9.6 percent for proposed parcel 2. Parcel 1 has the potential to be developed with a single family residence, secondary residence, and related accessory uses in the future. No construction is proposed at this time. The majority of the property is undeveloped with Almond trees and Oak trees scattered throughout. The property is 12.88 acres and was surveyed entirely by a County approved biologist. The property supports primarily California annual grassland (12.31 acres) with a swale (.57 acres) on the southern edge of the property. The swale occurs adjacent to Nacimiento Lake Drive and the existing mobile home. In addition, a ponded area was observed on the previously leveled portion of the property.

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

On-site Vegetation: Bare soil, grasses, almond trees

Name and distance from blue line creek(s): An unnamed tributary to the Mustard Creek courses is approximately 350 feet west of the proposed project.

Habitat(s): Foothill Woodland

Site's tree canopy coverage: Approximately 10%.

The project site occurs within the Carrizo Vernal Pool Region, as designated by the California Department of Fish and Game. Vernal pool habitat consists of seasonal wetlands (i.e. areas that pond water during the wet season and dry up during the summer months) that may provide habitat for sensitive aquatic plant and animal species.

Impact. Based on the project's location outside of the San Joaquin kit fox habitat boundary, no impacts to San Joaquin kit fox or its habitat would occur. A biological Resources Assessment Report was conducted (Terra Verde Environmental Consulting, LLC, April 19, 2011 & June 17, 2011) and no sensitive vegetation communities, plant species, or wildlife species were observed on the property during the surveys. Mitigation measures are identified in order to avoid potential impacts to the swale and nesting birds. The ponded area that was observed retains water for a short period of time after it rains and no sensitive vegetation communities, plant or wildlife species were observed in or around this area. Future road improvements to Nacimiento Lake Drive and/or development could result in the removal of Oak trees in which mitigation measures are identified to avoid these potential impacts.

A site visit of the project site was made on May 5, 2011 by staff to inspect the project site's topography for the potential to support vernal pool habitat (e.g., low-elevation areas, depressions, natural or man-made ponded areas, etc.). Consistent with the findings of the biological evaluation, the topography on the project site is such that water would not pool in a manner consistent with the characteristics of vernal pools or seasonal wetlands. This area is currently disturbed and there is no indication of habitat suitable for supporting fairy shrimp, or sensitive aquatic animal or plant species associated with vernal pools.

Mitigation/Conclusion. To protect sensitive bird species and those species protected by the Migratory Bird Treaty Act and/or the Fish and Game Code, the applicant shall avoid vegetation clearing and earth disturbance during the typical nesting season (February 15 – August 31) during development. If avoiding construction during this season is not feasible, a qualified biologist shall survey the area prior to activity beginning on the site. If nesting birds are located, they shall be avoided until they have successfully fledged. A buffer zone of 50 feet will be placed around all non-sensitive bird species, a 500-foot buffer zone for raptors, and all activity will remain outside of that buffer until the applicant's biologist has determined that the young have fledged. If special status bird species are located, no work will begin until an appropriate buffer is determined by consultation with the County, the local California Department of Fish and Game Biologist, and/or the U.S. Fish and Wildlife Service.

To ensure no sedimentation laden erosion reaches the swale, all areas disturbed by construction will be stabilized by infrastructure or with native seed mix. If earth disturbance occurs during the rainy season, standard erosion and sediment controls will be installed and maintained to ensure protection of the swale and prevent run off.

To mitigate for potential impacts to individual oak trees, the applicant has agreed to submit construction or grading plans showing the location, species type, and diameter of all oak trees within fifty feet of proposed development. Should any Oak trees be removed or impacted, the applicant has agreed to replace the removed trees at a 4:1 ratio and the impacted trees at a 2:1 ratio and will plant tree seedlings. These seedlings will be cared for (e.g. adequate watering, weeding, remedial work) until they are successfully established. The applicant has also agreed to protect all trees to remain during construction.

These measures, as described in Exhibit B-Mitigation Summary Table, would minimize the future potential impacts to biological resources. Based on the above discussion and implementation of mitigation measures, impacts to biological resources would be reduced to insignificance.

5. CULTURAL RESOURCES - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Disturb pre-historic resources?	☐	☐	☒	☐
b) Disturb historic resources?	☐	☐	☒	☐
c) Disturb paleontological resources?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

Setting. The project is located in an area historically occupied by the Obispeno Chumash and Salinan. No historic structures are present and no paleontological resources are known to exist in the area.

Impact. The project is not located in an area that would be considered culturally sensitive due to lack

of physical features typically associated with prehistoric occupation. 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) Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?	☐	☐	☒	☐
b) Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone"?	☐	☐	☐	☒
c) 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?	☐	☒	☐	☐
d) Change rates of soil absorption, or amount or direction of surface runoff?	☐	☒	☐	☐
e) Include structures located on expansive soils?	☐	☐	☒	☐
f) Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?	☐	☒	☐	☐
g) Involve activities within the 100-year flood zone?	☐	☐	☐	☒
h) *Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?*	☐	☐	☒	☐
i) Preclude the future extraction of valuable mineral resources?	☐	☐	☒	☐
j) Other: _____	☐	☐	☐	☐

Setting

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

Topography: Gently rolling to moderately sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low

Liquefaction Potential: Low

Nearby potentially active faults?: Yes Distance? San Marcos Fault is 600 feet west

Area known to contain serpentine or ultramafic rock or soils?: No

Shrink/Swell potential of soil: Low

Other notable geologic features? None

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

Within the 100-year Flood Hazard designation? No

Closest creek? Unnamed tributary to Mustard Creek Distance? Approximately 350 feet

Soil drainage characteristics: 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 the project's soil erodibility is as follows:

Soil erodibility: Low

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. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

Impact. Future grading activities would result in soil disturbance associated with subdivision improvements and grading associated with future development. Given the topography at the subject property, there is potential of drainage, sedimentation and erosion impacts as a result of any new development on sloping areas of the site.

The project has the potential to reduce the soil's ability to absorb rainfall by covering ground with impervious surfaces. Increased impervious areas have the potential to result in downstream flooding, higher peak flows, and carry polluted runoff. Please see the Water section below for a discussion of mitigation measures to deal with this potential impact.

Mitigation/Conclusion. Where drainage is identified as a potential issue, a drainage and erosion control plan will be required by the LUO (Section 22.52.110 & 120). The project will be conditioned to prepare a drainage and erosion control plan prior to construction. There is no evidence that measures above what will already be required by ordinance or codes are needed.

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

Setting. The project is not located in an area of known hazardous material contamination. The project is not within the Airport Review area. With regards to potential fire hazards, the subject project is within the High Fire Hazard Severity Zone(s). Based on the County's fire response time map, it will take approximately 10-15 minutes to respond to a call regarding fire or life safety.

Impact. The project does not propose the use of hazardous materials. The project is not expected to conflict with any regional evacuation plan. With the project being within the "high" fire Severity zone, Cal Fire requires a 30 foot clearance of all high fuel potential or flammable vegetation around the proposed structure(s). In addition, an additional 70 feet beyond the 30-foot clearance will require potentially substantial fuel modification of the remaining vegetation. Substantial fuel modification is also required for 10 feet on each side of the proposed driveway. No sensitive vegetation is known to occur within these vegetation removal/modification setbacks. The applicant is required to comply with all fire safety rules and regulations including access road and driveway specifications, water storage facilities for existing and future structures, and fuel modification for fire prevention purposes (Tina Rose; April 29, 2011).

Mitigation/Conclusion. Based on the above discussion, compliance with fire safety rules and regulations, and implementation of required measures from the Fire Safety Plan (associated with future development), no significant impacts as a result of hazards or hazardous materials are anticipated. No additional mitigation measures are necessary beyond ordinance requirements.

8. NOISE - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels that exceed the County Noise Element thresholds?	☐	☒	☐	☐
b) Generate increases in the ambient noise levels for adjoining areas?	☐	☐	☒	☐
c) Expose people to severe noise or vibration?	☐	☒	☐	☐
d) Other: _____	☐	☐	☐	☐

Setting. The northeast edge of the site is bordered by Nacimiento Lake Drive. The topography between the roadway and the site consists of nearly level to moderately sloping terrain. In reviewing the County's Noise Element, the noise contour maps indicated that the northeast 187 feet of the site could be in the range of 60 to 65 dbA. The county considers residences as sensitive noise receptors.

Impact. As proposed, future residents on portions of the project site may be exposed to unacceptable levels from nearby road-related noise, which is considered a potentially significant effect. Indoor and outdoor activity areas for Parcel 1 and Parcel 2 could exceed the standards of the Noise Element.

Mitigation/Conclusion. The project, being within the 60-65 future decibel boundary, as identified in the County's Noise Element, will be subject to additional building construction measures to insure acceptable indoor and outdoor noise levels can be achieved. The applicant has agreed to implement recommended construction measures, including the use of noise buffering walls, doors, and windows, and vents to meet required noise thresholds. Outdoor use areas are to be located on the southwest side of future residences so the residence acts as a sound barrier. Implementation of these measures would mitigate potential noise impacts to less than significant.

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

9. POPULATION/HOUSING - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) Other: _____	☐	☐	☐	☐

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.

Implementation of the proposed parcel map would result in the construction of up to 3 new residences (one primary and one secondary on proposed parcel 1, and one secondary on proposed parcel 2) in the Residential Rural land use category.

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. Title 29, the Affordable Housing Fund, establishes an in-lieu fee to create a fund that would help to meet, in part, the housing needs of the County's very low, low, moderate income and workforce households. Section 22.12.080 of Title 22, the Land Use Ordinance, describes the options the applicant may choose to satisfy the requirement. These ordinances are effective as of January 8, 2009. This project is not subject to the newly adopted ordinance because it involves construction of less than two primary dwelling units (one additional primary and two secondary dwellings could be built with this project). 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?	☐	☒	☐	☐
b) Police protection (e.g., Sheriff, CHP)?	☐	☒	☐	☐
c) Schools?	☐	☒	☐	☐
d) Roads?	☐	☐	☒	☐
e) Solid Wastes?	☐	☐	☒	☐
f) Other public facilities?	☐	☐	☒	☐
g) Other: _____	☐	☐	☐	☐

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

Police: County Sheriff Location: Templeton (Approximately 9.5 miles from the project)

Fire: Cal Fire (formerly CDF) Hazard Severity: High Response Time: 10-15 minutes

Location: (Meridian Station 36) Approximately 9 miles to the east

School District: Paso Robles Joint 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?	☐	☐	☒	☐
b) Affect the access to trails, parks or other recreation opportunities?	☐	☒	☐	☐
c) Other _____	☐	☐	☐	☐

Setting. The County's Parks and Recreation Element Trails Plan shows that the Juan Bautista de Anza National Historic Trail corridor is located along Nacimiento Lake Drive. The project is not proposed in a location that will affect any other trail, park, recreational resource, coastal access, and/or Natural Area.

Impact. County Parks has reviewed the project and determined that an easement for the Juan Bautista de Anza Trail is required. The proposed project will not create a significant project specific need for additional park or recreational resources. This project, along with others in the area, will have a cumulative effect on park and recreational facilities. 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. Prior to map recordation, county ordinance requires the payment of a fee (Quimby) for the improvement or development of neighborhood or community parks. The applicant shall dedicate a 25 foot trail easement along Nacimiento Lake Drive for the Juan Bautista de Anza Trail. The trail easement is to be shown on the final map. The "Quimby" fee will adequately mitigate the project's impact on recreational facilities. No significant recreation impacts are anticipated, and no mitigation measures are necessary.

12. TRANSPORTATION/ CIRCULATION - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase vehicle trips to local or areawide circulation system?	☐	☐	☒	☐
b) Reduce existing "Levels of Service" on public roadway(s)?	☐	☐	☒	☐

12. TRANSPORTATION/ CIRCULATION - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	☐	☐	☒	☐
d) Provide for adequate emergency access?	☐	☐	☒	☐
e) Result in inadequate parking capacity?	☐	☐	☒	☐
f) Result in inadequate internal traffic circulation?	☐	☐	☐	☒
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?	☐	☐	☐	☒
h) Result in a change in air traffic patterns that may result in substantial safety risks?	☐	☐	☐	☒
i) Other: _____	☐	☐	☐	☐

Setting. The county has established the acceptable Level of Service (LOS) on roads for this rural area as "C" or better. The existing development (and project site) is accessed via a private access road off Nacimiento Lake Drive. Nacimiento Lake Drive is an arterial road primarily used by landowners and occupants in the immediate area, and recreational lake users. This road is operating at an acceptable level of service. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

Impact. The proposed project is estimated to generate about 30 additional trips per day for the 3 potential dwelling units, based on the Institute of Traffic Engineer's manual of 10/unit. This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels. The land division would not create any new access roads or intersections with Nacimiento Lake Road. Referrals were sent to Public Works/Caltrans. No significant traffic-related concerns were identified. Public Works (response to referral dated: 5/10/11) recommended stock road conditions (see attached referral).

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) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	☐	☐	☒	☐

13. WASTEWATER - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?	☐	☐	☒	☐
c) Adversely affect community wastewater service provider?	☐	☐	☐	☒
d) Other: _____	☐	☐	☐	☐

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.

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:

--***shallow depth to bedrock***, which is an indication that there may not be sufficient soil depth to provide adequate soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, the chances increase for the effluent to infiltrate cracks that could lead directly to groundwater source or surrounding wells without adequate filtering, or allow for daylighting of effluent where bedrock is exposed to the earth's surface.

--***steep slopes***, where portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent. In this case, the proposed leach lines are on or located within close proximity of steep slopes where some potential of effluent daylighting exists. A registered civil engineer familiar with wastewater systems, shall prepare an analysis that shows the location and depth of the leach lines will have no potential for daylighting of effluent.

Impacts. There is an existing on-site system on proposed parcel 2, and there is no indication that the existing system in not functioning adequately. The project proposes to use an on-site system as its means to dispose of wastewater. Future development associated with the subdivision will include one additional primary residence and two secondary dwellings. An adequate area is available for an on-site system to support future development. The proposed project was referred to County Environmental Health Department and it was determined that individual wastewater systems, designed and constructed to meet County and State requirements, would be adequate to serve the proposed parcels (Leslie Terry; April 29, 2011).

Mitigation/Conclusion. Prior to recordation of the final map, three percolation tests and one soil boring shall be performed on proposed parcel 1 to provide preliminary evidence of acceptable soil conditions which will allow for satisfactory disposal by on-site septic systems. The leach lines shall be located at least 100 feet from any domestic water wells or watercourse and at least 200 feet away from any community/public well or reservoir. Prior to building permit issuance, the septic system will be evaluated in greater detail to insure compliance with the Central Coast Basin Plan for any constraints listed above, and will not be approved if Basin Plan criteria cannot be met. Therefore, based on the project being able to comply with these regulations, potential wastewater impacts are considered less than significant.

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

Setting. The project proposes to use an on-site 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 gently rolling to moderately sloping. The closest creek from the proposed development is an unnamed tributary approximately 350 feet to the west. 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: 0.70 acre feet/year (AFY);
Outdoor: 2.04 AFY
Total Use: 2.74 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 the disturbance of approximately 1 acre associated with future access improvements and residential development. The project is located approximately 350 feet from a surface water sources (tributary to Mustard Creek). The project has the potential to reduce the soil's ability to absorb rainfall by covering ground with impervious surfaces. Increased impervious areas have the potential to result in downstream flooding,

higher peak flows, and carry polluted runoff.

Mitigation/Conclusion. To mitigate impacts associated with increased impervious areas, the project will incorporate Low Impact Development (LID) techniques including driveways and parking areas which use pervious paving materials. This measure will help to mimic the pre-development hydrology of the site and minimize downstream flooding impacts and peak flows. Roof runoff should also be directed to landscape areas (rain gardens) and / or vegetated drainage swales and should not be allowed to cross surfaces that have the potential to contain pollutants such as parking areas. Runoff shall be retained on site with a retention basin (rain garden) or similar feature such as a french drain to allow stormwater to permeate into the ground before it's released into the on-site drainage swale.

Standard drainage and erosion control measures along with LID 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) 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?	☐	☐	☒	☐
b) Be potentially inconsistent with any habitat or community conservation plan?	☐	☐	☒	☐
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	☐	☐	☒	☐
d) Be potentially incompatible with surrounding land uses?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

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, Local Coastal Plan, 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 was determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - *Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *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?*	☐	☐	☒	☐
b) *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)*	☐	☒	☐	☐
c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*	☐	☐	☒	☐

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:

Contacted	Agency	Response
☒	County Public Works Department	**Attached**
☒	County Environmental Health Division	**Attached**
☐	County Agricultural Commissioner's Office	**Not Applicable**
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☒	Air Pollution Control District	**None**
☐	County Sheriff's Department	**Not Applicable**
☒	Regional Water Quality Control Board	**None**
☐	CA Coastal Commission	**Not Applicable**
☒	CA Department of Fish and Game	**None**
☒	CA Department of Forestry (Cal Fire)	**Attached**
☒	CA Department of Transportation	**None**
☒	Heritage Ranch Community Service District	**None**
☒	Other U.S Fish and Wildlife	**None**
☒	Other City of Paso Robles	**None**
☒	Other Parks Department	**Attached**

*** "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.

☒ Project File for the Subject Application

County documents

- ☐ Airport Land Use Plans
- ☒ Annual Resource Summary Report
- ☐ Building and Construction Ordinance
- ☐ Coastal Policies
- ☒ Framework for Planning (Coastal/Inland)
- ☒ General Plan (Inland/Coastal), including all maps & elements; more pertinent elements considered include:
  - ☒ Agriculture Element
  - ☒ Conservation & Open Space Element (includes Energy, Conservation)
  - ☒ Housing Element
  - ☒ Noise Element
  - ☒ Parks & Recreation Element
  - ☒ Safety Element
- ☒ Land Use Ordinance
- ☐ Real Property Division Ordinance
- ☐ Solid Waste Management Plan
- ☐ Circulation Study

☒ Adelaida Area Plan and Update EIR

Other documents

☒ Archaeological Resources Map
☒ Area of Critical Concerns Map
☒ Areas of Special Biological Importance Map
☒ California Natural Species Diversity Database
☒ Clean Air Plan
☒ Fire Hazard Severity Map
☒ Flood Hazard Maps
☒ Natural Resources Conservation Service Soil Survey for SLO County
☒ Regional Transportation Plan
☒ Uniform Fire Code
☒ Water Quality Control Plan (Central Coast Basin – Region 3)
☒ GIS mapping layers (e.g., Biology, geology, streams, slope, fire, hazards, transportation, water, etc.)
☐ Other ____

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

Biological Resources Assessment Report, Terra Verde Environmental Consulting, LLC, June 17, 2011.

Exhibit B - Mitigation Summary Table

Aesthetics

VR-1 **Prior to issuance of building permits,** the applicant shall submit a colors and materials board for County review and approval. Proposed residential development shall be designed with muted, earth-tone colors and materials compatible with the surrounding natural landscape, and with a Munsell chroma and value less than 6. These standards shall apply to roofing, exterior walls, trim, retaining walls (if applicable), and fencing.

VR-2 **Prior to issuance of building permits,** a landscape plan shall be prepared to provide screening from Nacimiento Lake Drive for future development. The landscape plan shall consist of native, non-invasive plants compatible with the surrounding area. At least 80% of plants in the landscape plan must be on the County Approved Plant list.

VR-3 **At the time of application for construction permits (including accessory structures and secondary dwellings)**, the applicant shall provide an exterior lighting plan. The plan 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 or Nacimiento Lake Drive. Security lighting shall be shielded so as not to create glare when viewed from adjacent properties or Nacimiento Lake Drive. All lighting poles, fixtures, and hoods shall be dark colored. This plan shall be implemented **prior to final inspection or occupancy, whichever occurs first.**

Air Quality

AQ-1 **During construction activities,** the applicant is to reduce the amount of the disturbed area where possible and use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency shall be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water shall be used whenever possible.

AQ-2 **During construction activities,** all dirt stock-pile areas shall be sprayed daily as needed; and all roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible, and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

Biological Resources

BR-1 **Prior to issuance of grading and construction permits for individual lot development and subdivision improvements,** the applicant shall be required to have a qualified biologist survey the area for nesting birds, unless vegetation clearing and earth disturbance can be avoided during the typical nesting season (February 15 – August 31).

BR-2 **Prior to ground breaking activities,** if nesting birds are located, they shall be avoided until they have successfully fledged. A buffer zone of 50 feet will be placed around all non-sensitive bird species, a 500-foot buffer zone for raptors, and all activity will remain outside of that buffer until the applicant's biologist has determined that the young have fledged. If special status bird species are located, no work will begin until an appropriate buffer is determined by consultation with the County, the local California Department of Fish and Game Biologist, and/or the U.S. Fish and Wildlife Service.

BR-3 **During construction activities,** to ensure no sediment laden erosion reaches the swale, all areas disturbed by construction will be stabilized by infrastructure or with native seed mix. If earth disturbance occurs during the rainy season, standard erosion and sediment controls will be installed and maintained to ensure protection of the swale and prevent run off.

BR-4 **Prior to issuance of grading and construction permits for individual lot development and subdivision improvements,** the applicant shall submit construction or grading plans showing the location, species type, and diameter of all oak trees within fifty feet of proposed development.

BR-5 **Prior to final inspection of improvement plans and /or construction permits,** the applicant shall replace any removed trees at a 4:1 ratio and any impacted trees at a 2:1 ratio and will plant tree seedlings. These seedlings will be cared for (e.g. adequate watering, weeding, remedial work) until they are successfully established. The applicant shall protect all trees to remain during construction.

Noise

NS-1 **Prior to issuance of construction permits for individual lot development,** the applicant shall submit site plans showing outdoor activity areas located on the southwestern side of the residences.

NS-2 **At the time of application for construction permit,** the applicant shall show the following on the project plans:

a. The structure is provided with air conditioning or mechanical ventilation.
d. Exterior walls consist of stucco or brick veneer, cement board, or wood siding with a ½" minimum thickness fiberboard (i.e. soundboard) underlayer is used.
c. All exterior doors on the northeast (adjacent to Nacimiento Lake Drive) side of the structure are to be solid core with perimeter weather stripping and threshold seals.
d. All windows on the northeast (adjacent to Nacimiento Lake Drive) side of the structure have an STC (Sound Transmission Class) rating of 30 or greater.
e. All fresh air inlets or exhaust vents shall incorporate sound attenuation and noise baffling

Prior to final inspection or occupancy, whichever occurs first, the applicant shall provide verification to the satisfaction of the county that the above measures have been adhered to.

Recreation

RC-1 **Prior to recordation of final map,** the applicant shall dedicate a 25 foot trail easement along Nacimiento Lake Drive for the Juan Bautista de Anza Trail. The trail easement is to be shown on the final map.

RC-2 **Prior to recordation of final map,** the applicant shall pay all applicable "Quimby" fees.

Wastewater

WW-1 **Prior to recordation of the final map,** three percolation tests and one soil boring shall be performed on proposed parcel 1 to provide preliminary evidence of acceptable soil conditions which will allow for satisfactory disposal by on-site septic systems.

Water

WR-1 **At the time of application for grading and/or construction permits,** driveways and parking areas shall be constructed using permeable paving materials and/or shall be designed to drain to vegetated depressions, rain gardens, or open areas to allow for stormwater infiltration.

WR-2 **At the time of application for grading and/or construction permits,** roof runoff shall be directed to landscape areas (rain gardens) and / or vegetated drainage swales and shall not be directed to impervious surfaces that have the potential to contain pollutants.

WR-3 **At the time of application for grading and/or construction permits,** vegetated drainage swales shall be constructed along the access driveway and discharge to an approved location in a non-erosive manor.

WR-4 **At the time of application for grading and/or construction permits,** runoff shall be retained on site with a retention basin or similar feature to allow stormwater to permeate into the ground before it's released into the on-site drainage swale.

DATE: December 14, 2011

DEVELOPER'S STATEMENT FOR ZUBILLAGA PARCEL MAP ED10-237 (SUB2010-00082)

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All development 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.

Project Description: Request by Edward and Patrice Zubillaga for a Vesting Parcel Map (CO11-0038) to subdivide an existing 12.88 acre parcel into two parcels of 7.84 acres and 5.04 acres for the purpose of sale and/or development. The project includes approximately 100 square feet of off-site road improvements to Nacimiento Lake Drive and will result in the disturbance of approximately 1 acre associated with future access improvements and residential development, however, no construction is proposed at this time. The proposed project is within the Residential Rural land use category and is located on the west side of Nacimiento Lake Drive (at 1045 Nacimiento Lake Drive) approximately 500 feet northwest of the intersection of Adelaida Road and Nacimiento Lake Drive. The site is in the Rural Adelaida planning area.

ADDITIONAL MAP SHEET

Prior to recordation of the final map, the applicant shall prepare an additional map sheet, to be approved by the Director of Planning and Building and recorded with the final map. The additional map sheet shall include the following:

Aesthetics

1. **Prior to issuance of building permits,** the applicant shall submit a colors and materials board for County review and approval. Proposed residential development shall be designed with muted, earth-tone colors and materials compatible with the surrounding natural landscape, and with a Munsell chroma and value less than 6. These standards shall apply to roofing, exterior walls, trim, retaining walls (if applicable), and fencing.

2. **Prior to issuance of building permits,** a landscape plan shall be prepared to provide screening from Nacimiento Lake Drive for future development. The landscape plan shall consist of native, non-invasive plants compatible with the surrounding area. At least 80% of plants in the landscape plan must be on the County Approved Plant list.

3. **At the time of application for construction permits (including accessory structures and secondary dwellings)**, the applicant shall provide an exterior lighting plan. The plan 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 or Nacimiento Lake Drive. Security lighting shall be shielded so as not to create glare when viewed from adjacent properties or Nacimiento Lake Drive. All lighting poles, fixtures, and hoods shall be dark colored. This plan shall be implemented **prior to final inspection or occupancy, whichever occurs first.**

Monitoring (Items 1-3): Will be shown on an additional map sheet. The Planning and Building Department shall verify compliance.

Air Quality

4. **During construction activities,** the applicant is to reduce the amount of the disturbed area where possible and use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency shall be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water shall be used whenever possible.

5. **During construction activities,** all dirt stock-pile areas shall be sprayed daily as needed; and all roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible, and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

Monitoring (Items 4-5): Will be shown on an additional map sheet The Planning and Building Department, in consultation with the Air Pollution Control District (APCD), shall verify compliance.

Biological Resources

6. **Prior to issuance of grading and construction permits for individual lot development and subdivision improvements,** the applicant shall be required to have a qualified biologist survey the area for nesting birds, unless vegetation clearing and earth disturbance can be avoided during the typical nesting season (February 15 – August 31).

7. **Prior to ground breaking activities,** if nesting birds are located, they shall be avoided until they have successfully fledged. A buffer zone of 50 feet will be placed around all non-sensitive bird species, a 500-foot buffer zone for raptors, and all activity will remain outside of that buffer until the applicant's biologist has determined that the young have fledged. If special status bird species are located, no work will begin until an appropriate buffer is determined by consultation with the County, the local California Department of Fish and Game Biologist, and/or the U.S. Fish and Wildlife Service.

Monitoring (Items 6-7): Will be shown on an additional map sheet. Department of Planning and Building will verify compliance, in consultation with the Environmental Coordinator.

8. **During construction activities,** to ensure no sediment laden erosion reaches the swale, all areas disturbed by construction will be stabilized by infrastructure or with

native seed mix. If earth disturbance occurs during the rainy season, standard erosion and sediment controls will be installed and maintained to ensure protection of the swale and prevent run off.

Monitoring: Will be shown on an additional map sheet. Department of Planning and Building will verify compliance, in consultation with the Public Works.

9. **Prior to issuance of grading and construction permits for individual lot development and subdivision improvements,** the applicant shall submit construction or grading plans showing the location, species type, and diameter of all oak trees within fifty feet of proposed development.

10 **Prior to final inspection of improvement plans and/or construction permits,** the applicant shall replace any removed trees at a 4:1 ratio and any impacted trees at a 2:1 ratio and will plant tree seedlings. These seedlings will be cared for (e.g. adequate watering, weeding, remedial work) until they are successfully established. The applicant shall protect all trees to remain during construction.

Monitoring (Items 9-10): Will be shown on an additional map sheet. Department of Planning and Building will verify compliance in consultation with the Environmental Coordinator prior to initiation of construction.

Noise

11. **Prior to issuance of construction permits for individual lot development,** the applicant shall submit site plans showing outdoor activity areas located on the southwestern side of the residences.

12. **At the time of application for construction permit,** the applicant shall show the following on the project plans:

a. The structure is provided with air conditioning or mechanical ventilation.
d. Exterior walls consist of stucco or brick veneer, cement board, or wood siding with a ½" minimum thickness fiberboard (i.e. soundboard) underlayer is used.
c. All exterior doors on the northeast (adjacent to Nacimiento Lake Drive) side of the structure are to be solid core with perimeter weather stripping and threshold seals.
d. All windows on the northeast (adjacent to Nacimiento Lake Drive) side of the structure have an STC (Sound Transmission Class) rating of 30 or greater.
e. All fresh air inlets or exhaust vents shall incorporate sound attenuation and noise baffling

Prior to final inspection or occupancy, whichever occurs first, the applicant shall provide verification to the satisfaction of the county that the above measures have been adhered to.

Monitoring (Items 11-12): Will be shown on an additional map sheet. Department of Planning and Building will verify compliance.

Recreation

13. **Prior to recordation of final map,** the applicant shall dedicate a 25 foot trail easement along Nacimiento Lake Drive for the Juan Bautista de Anza Trail. The trail easement is to be shown on the final map.

> **Monitoring:** Department of Planning and Building will verify compliance in consultation with County Parks prior to recordation of the final map.

14. **Prior to recordation of final map,** the applicant shall pay all applicable "Quimby" fees.

> **Monitoring:** Will be shown on an additional map sheet. Department of Planning and Building will verify compliance in consultation with County Parks.

Wastewater

15. **Prior to recordation of the final map,** three percolation tests and one soil boring shall be performed on proposed parcel 1 to provide preliminary evidence of acceptable soil conditions which will allow for satisfactory disposal by on-site septic systems.

> **Monitoring:** Department of Planning and Building will verify compliance in consultation with County Environmental Health Department prior to recordation of the final map.

Water

16. **At the time of application for grading and/or construction permits,** driveways and parking areas shall be constructed using permeable paving materials and/or shall be designed to drain to vegetated depressions, rain gardens, or open areas to allow for stormwater infiltration.

17. **At the time of application for grading and/or construction permits,** roof runoff shall be directed to landscape areas (rain gardens) and / or vegetated drainage swales and shall not be directed to impervious surfaces that have the potential to contain pollutants.

18. **At the time of application for grading and/or construction permits,** vegetated drainage swales shall be constructed along the access driveway and discharge to an approved location in a non-erosive manor.

19. **At the time of application for grading and/or construction permits,** runoff shall be retained on site with a retention basin or similar feature to allow stormwater to permeate into the ground before it's released into the on-site drainage swale.

Monitoring (Items 16-19): Will be shown on an additional map sheet. Department of Planning and Building will verify compliance.

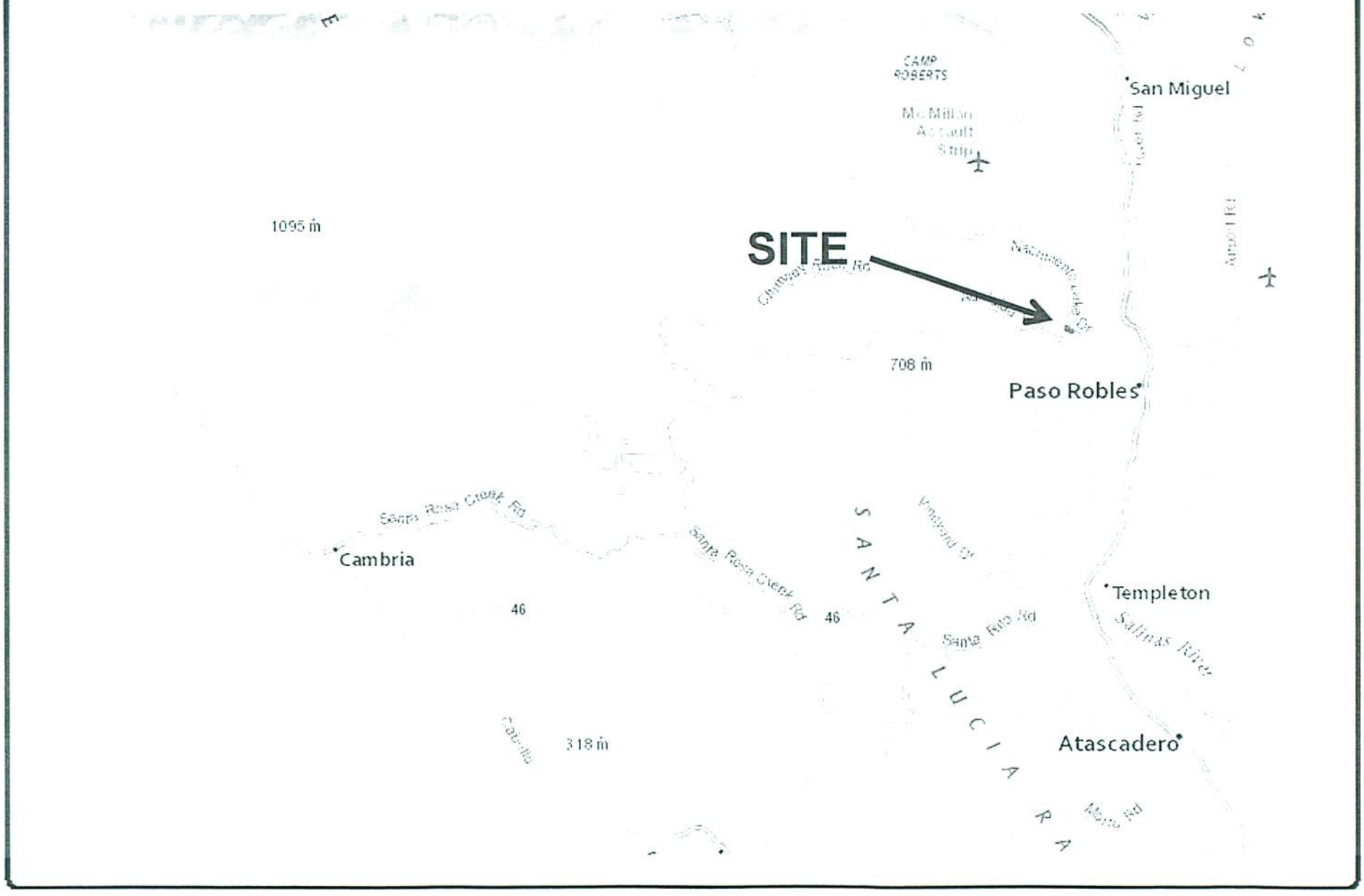
The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts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

Patrice Ballew-Zubillaga — Patrice Ballew-Zubillaga — 3-19-12
Edward L Zubillaga — Edward L Zubillaga — 3-19-12

Signature of Owner(s) | **Name (Print)** | **Date**

SLO CNTY
PLANNING/BUILDING
DEPT
2012 MAR 20 AM 10: 25

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

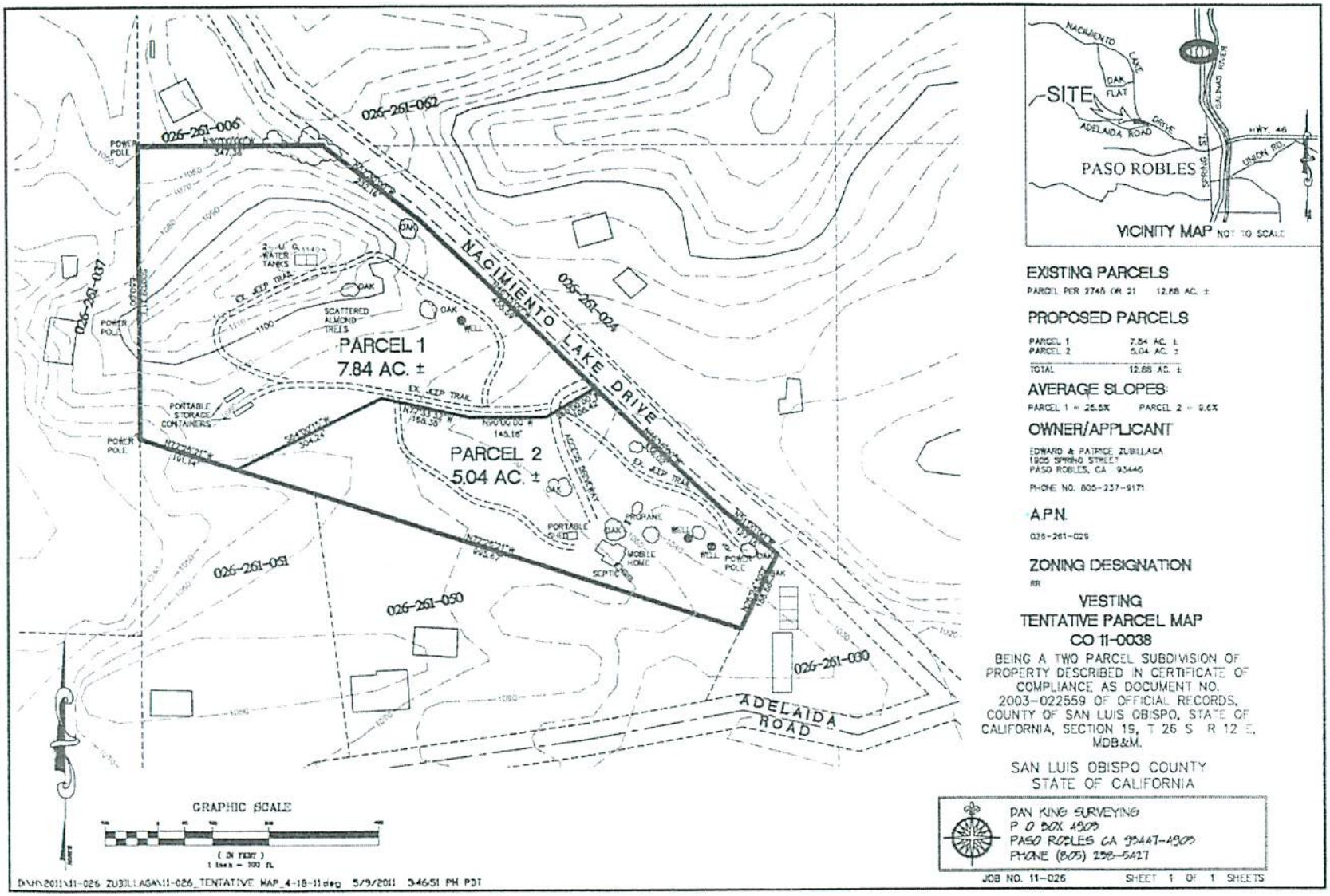


PROJECT

Zubillaga - Subdivision
DRC2010-00082

EXHIBIT

Vicinity Map



EXISTING PARCELS

PARCEL PER 2745 OR 21 12.88 AC. ±

PROPOSED PARCELS

PARCEL 1	7.84 AC. ±
PARCEL 2	5.04 AC. ±
TOTAL	12.88 AC. ±

AVERAGE SLOPES

PARCEL 1 = 25.6% PARCEL 2 = 9.6%

OWNER/APPLICANT

EDWARD & PATRICE ZUBILLAGA
1905 SPRING STREET
PASO ROBLES, CA 93446

PHONE NO. 805-237-9171

A.P.N.

026-261-029

ZONING DESIGNATION

RR

VESTING TENTATIVE PARCEL MAP CO 11-0038

BEING A TWO PARCEL SUBDIVISION OF PROPERTY DESCRIBED IN CERTIFICATE OF COMPLIANCE AS DOCUMENT NO. 2003-022559 OF OFFICIAL RECORDS, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, SECTION 19, T 26 S R 12 E, MDB&M.

SAN LUIS OBISPO COUNTY
STATE OF CALIFORNIA

DAN KING SURVEYING
P O BOX 4909
PASO ROBLES CA 93447-4909
PHONE (805) 238-5427

JOB NO. 11-026 SHEET 1 OF 1 SHEETS

D:\My\2011\11-026 ZUBILLAGA\11-026_TENTATIVE MAP_4-18-11.dwg 5/9/2011 3:46:51 PM PDT

PROJECT

Zubillaga - Subdivision
DRC2010-00082

EXHIBIT

Site Plan

FILE - LRM 3

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED

APR 26 2011

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

DATE: 4/25/2011

FR TO: PW

TO FROM: Holly Phipps, North County Team

PROJECT DESCRIPTION: SUB2010-00082, CO11-0038 ZUBILLAGA- Parcel map to subdivide an existing 12.88 parcel into two parcels consisting of 7.84 acres and 5.04 acres. Site located off Nacimiento Lake Drive in Paso Robles. APN: 026-261-029.

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.

SEE ATTACHED

5.10.11	GLEN MARSHALL	781-1596
Date	Name	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: May 10, 2011

To: Holly Phipps, North County Planner

From: Glenn Marshall, Development Services Engineer

Subject: Public Works Comments and Recommended Conditions of Approval for SUB2010-00082, CO 11-00038, Zubillaga, Lake Nacimiento Drive, Paso Robles (APN 026-261-029)

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 26, 2011 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. 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."

3. Recommended road improvements along Nacimiento Lake Drive may impact or require removal of existing trees. The Planner should address this issue in the environmental determination.

4. The project is zoned Residential Rural. In accordance with Resolution 2008-0152 (supersedes Resolution 91-367) frontage improvements along Nacimiento Lake Drive are required per policy.

5. Not all existing easements are shown on the tentative parcel map. These easements must be shown on the final parcel map prior to recordation. Additionally, Nacimiento Lake Drive taper requirements to install a future center turn lane improvement at the intersection of Nacimiento Lake Drive and Alelaida Road necessitate the recommendation for a ROW dedication to ensure there is 50' min from the centerline to the ROW.

6. Although the ADT > 5000 no center left turn lane into the project site is recommended based on the accident history and size of subdivision.

Recommended Public Works Conditions of Approval

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

a. Nacimiento Lake Drive shall be widened to complete the project side of an A-1h rural road standard fronting the property.

b. The existing driveway approach (apron) on Nacimiento Lake Drive shall be reconstructed in accordance with County Public Improvement Standard B-1e drawing for high speed and/or high volume rural roadways.

c. The existing onsite driveway shall be reconstructed to Cal Fire Standards within a minimum 20-foot wide shared access road easement of sufficient width to contain all elements of the roadway prism. The access road shall terminate in a Cal Fire standard cul-de-sac or other Cal Fire approved terminus.

d. The existing access road gate shall either be removed or be reconstructed in accordance with Cal Fire standards.

Offers, Easements and Restrictions
All existing easements shall be shown on the final parcel map including the deed to County recorded September 8, 1969 in Book 1530, Page 345 of Official Records.

Except for the shared access driveway, access shall be denied to Parcels 1 and 2 from Nacimiento Lake Drive 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.

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

a. For future Nacimiento Lake Drive at Adelaida Road intersection and taper improvements, a minimum 50-foot wide dedicated right-of-way easement to the public described as 50-feet from the plan centerline of Nacimiento Lake Drive as defined by the County Public Works Department and only where such offer is not already provided for per deed recorded September 8, 1969 in Book 1530, Page 345 of Official Records.

b. A minimum 20-foot wide shared access and utility easement over the existing driveway alignment shall be reserved on the map in favor of Parcels 1 and 2, with additional width as necessary to contain all elements of the roadway prism.

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. Grading and erosion control plan for subdivision related improvement locations.
f. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.
g. 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.
h. 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.

All grading shall be done in accordance with Appendix Chapter 33 of the 1997 Uniform Building Code. All lot lines shall be considered as Site Area Boundaries with slopes setback accordingly.

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/or cable television lines shall be installed underground or overhead and service laterals stubbed to each lot.

Gas lines shall be installed and service laterals stubbed to each lot if gas service is available.

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 the shared access roads within the subdivision is to be privately maintained, indicating the proposed maintenance mechanism.
c. In accordance with Title 8, Section 8.40.065 (for Coastal Zones), a water well monitoring report shall be submitted on June 30 of each year to the San Luis Obispo County Department of Public Works for incorporation into the resource management system. The report shall conform to the reporting requirements on file with the Public Works' Utilities Division.

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.
b. 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.

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.

The applicant shall apply to the Department of Planning and Building for approval of new street names prior to the filing of the final parcel or tract map. Approved street names shall be shown on the final parcel or tract map.

3

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED
APR 2 MAY 2011 2 2011
11:05
SLO COUNTY PLAN & BLDG DEPT

DATE: 4/25/2011

TO: Env. Health

FROM: Holly Phipps, North County Team

PROJECT DESCRIPTION: SUB2010-00082, CO11-0038 ZUBILLAGA- Parcel map to subdivide an existing 12.88 parcel into two parcels consisting of 7.84 acres and 5.04 acres. Site located off Nacimiento Lake Drive in Paso Robles. APN: 026-261-029.

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.

Please see attached. Stacks on-site water & wastewater.

4/29/11 (Date) | KD (Name) | x5551 (Phone)

SAN LUIS OBISPO COUNTY HEALTH AGENCY

Public Health Department
2191 Johnson Avenue
San Luis Obispo, California 93401
805-781-5500 • FAX 805-781-5543

Jeff Hamm
Health Agency Director

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

April 29,2011

Kirk Consulting
8830 Morro Road
Atascadero, CA 93422

ATTN: SARAH DALLAIRE
RE: TENTATIVE PARCEL MAP CO 11-0038, ZUBILLAGA
APN 026-261-029

Water Supply

This office is in receipt of satisfactory **preliminary** evidence of water. Please be advised that additional water well documentation will be required for **each** lot prior to approving the map for recordation. Adequate documentation will include, the well completion report, current well capacity (pump test) and current water quality testing ("current" is information not more than 5 years old). Please contact this office for details regarding required testing before initiating work. Any proposal to share a domestic water well would require consultation with Division staff prior to hearing.

Wastewater Disposal

Individual wastewater disposal systems are considered an acceptable method of disposal, provided County and State installation requirements can be met. This office is responsible for certifying that field investigations show that ground slopes and soil conditions will allow for satisfactory disposal by on-site septic systems. Soil testing, to include three percolation tests and one deep soil boring, shall be performed on proposed parcel 1 prior to recordation of the final map. Be advised that all septic system leach fields (and expansion areas) shall be installed at a minimum of 100 feet away from any domestic water wells or watercourse, 200 feet away from reservoir, shall be located in areas free from bedrock, and shall not be placed on natural slopes that exceed 30%. Should a wastewater disposal system be installed in an area with greater than 20% slope it must be designed and the installation certified by a registered civil engineer. The exhibit provided for preliminary approval reveals that proposed parcel 2 has an existing septic system. Please provide documentation of any maintenance or problems that have occurred on this system prior to hearing.

CO 10-0081 is approved for Environmental Health subdivision map processing.

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

c: North County Team, County Planning

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, Fire Chief

RECEIVED
NOV 2
SLO CO PLAN & BLDG DEPT

April 29, 2011

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

Subject: Parcel Map Project # SUB2010-00082 CO11-0038-ZUBILLAGA

Dear Holly Phipps, North County Team,

I have reviewed the referral for the parcel map to subdivide an existing 12.88 acre parcel into two parcels consisting of 7.84 acres and 5.04 acres. The site is located off Nacimiento Lake Drive in Paso Robles, California and the assessor parcel number is 026-261-029. This project is located approximately 10 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 high 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 5 acres to 19.99 acres 2640 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

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/25/2011

TO: Parks

FROM: Holly Phipps, North County Team

PROJECT DESCRIPTION: SUB2010-00082, CO11-0038 ZUBILLAGA- Parcel map to subdivide an existing 12.88 parcel into two parcels consisting of 7.84 acres and 5.04 acres. Site located off Nacimiento Lake Drive in Paso Robles. APN: 026-261-029.

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

Dedicate a 25' trail easement along Nacimiento Lake Drive for Juan Bautista de Anza Trail. Pay Quimby fees.

5/9/11	E Kavanaugh	781-4089.
Date	Name	Phone