



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. ED10-260

DATE: November 8, 2012

PROJECT/ENTITLEMENT: Speizer Subdivision Parcel Map SUB2010-00031/CO 10-0085

APPLICANT NAME: A. Terry Speizer
ADDRESS: 1141 Longview Avenue, Pismo Beach, California
CONTACT PERSON: Oasis ASsociates, Inc. c/o C.M. Florence, AICP **Telephone:** 805-541-4509

PROPOSED USES/INTENT: Request by A. Terry Speizer for a Vesting Tentative Parcel Map (CO 10-0085) to subdivide an existing 124.46 acre parcel into two parcels of approximately sixty acres each for the purpose of sale and/or development. The project will result in disturbance as the parcels are developed. The division will create one on-site road which will be a private easement. The proposed project is within the Agriculture land use category.

LOCATION: The project is located on Orcutt Road, approximately .5 mile south of Biddle Ranch Road, approximately four miles south of the City of San Luis Obispo. The site is in the San Luis Obispo planning area.

LEAD AGENCY: County of San Luis Obispo Department
of Planning & Building
976 Osos Street, Rm. 200
San Luis Obispo, CA 93408-2040
Website: <http://www.sloplanning.org>

OTHER POTENTIAL PERMITTING AGENCIES: 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 AT4:30 p.m. on November 21, 2012

20-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.

Stephanie Fuhs

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency



Initial Study Summary – Environmental Checklist

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

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(ver 3.4) Using Form

Project Title & No. Speizer Vesting Tentative Parcel Map ED10-260 (SUB2010-00031)

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

Stephanie Fuhs
Prepared by (Print) _____ Signature *Stephanie Fuhs* Date 10/30/12

Murry Wilson
Reviewed by (Print) _____ Signature *Murry Wilson* Ellen Carroll,
Environmental Coordinator (for) Date 10/31/12

Project Environmental Analysis

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

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

A. PROJECT

DESCRIPTION: Request by A. Terry Speizer for a Vesting Tentative Parcel Map (CO 10-0085) to subdivide an existing 124.46 acre parcel into two parcels of approximately sixty acres each for the purpose of sale and/or development. The project will result in future disturbance as the parcels are developed. The division will create one on-site road which will be a private easement. The proposed project is within the Agriculture land use category. The project is located on Orcutt Road, approximately .5 mile south of Biddle Ranch Road and approximately four miles south of the City of San Luis Obispo. The site is in the San Luis Obispo planning area.

BACKGROUND: Currently, structural development on the site consists of a barn. With the proposed parcel map, two primary residences could be built on each parcel, along with qualifying farm support quarters, accessory structures and barns. Five wells currently provide water supply to the site. The project site has historically supported approximately 120 acres of rotating irrigated and non-irrigated crops. Currently, crops consist of wine grapes, olives and wheat.

ASSESSOR PARCEL NUMBER(S): 044-233-012

Latitude: 35 degrees 12' 17" N **Longitude:** 120 degrees 35' 15" W **SUPERVISORIAL DISTRICT #** 4

B. EXISTING SETTING

PLANNING AREA: San Luis Obispo, Rural

LAND USE CATEGORY: Agriculture

COMBINING DESIGNATION(S): Airport Review

EXISTING USES: Agricultural uses

TOPOGRAPHY: Nearly level to gently sloping

VEGETATION: Predominantly agriculture with some grasses

PARCEL SIZE: 124.46 acres

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Agriculture; agricultural uses	<i>East:</i> Agriculture; agricultural uses, Edna Ranch- Agricultural cluster subdivision
<i>South:</i> Agriculture; agricultural uses	<i>West:</i> Agriculture; agricultural uses

C. ENVIRONMENTAL ANALYSIS

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

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

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

Setting. The project site is located on the western side of Orcutt Road within the Edna Valley region south of the City of San Luis Obispo. This project was originally linked with the adjacent 124 acre agricultural parcel to the south (Gardner Agricultural Cluster subdivision SUB2007-00055/CO10-0025). The original proposal, covering both properties, was for 10 clustered residential parcels and two agriculture/open space parcels. After a change in ownership, the parcel to the south was subdivided separately into three clustered residential parcels and one agricultural/open space parcel. The current proposal on the 125 acre parcel under review is for two parcels of approximately 60 acres each.

The area is characterized primarily by agricultural crops and facilities, rangeland, wineries and scattered residences. The topography of the Edna Valley is gently to moderately sloping hills cut by creek tributaries, and is bordered to the west and east by mountain ranges. The project site consists of rolling topography divided by drainage swales. A 3,000 square foot barn and paved access road are located onsite.

The County Land Use Ordinance (LUO) identifies visually sensitive areas, which are designated as Highway Corridor Design (HCD) Standard overlays. HCD standards apply to land within 100 feet of Highway 227 and Orcutt Road (San Luis Obispo Planning Area Standards, Section 22.108.020). The LUO identifies standards to minimize adverse visual effects of projects located within the HCD designation. One standard is applicable to the project: a slope limitation of 20 percent for access roads.

The *San Luis Obispo County Design Guidelines* document consists of “design objectives, guidelines and examples that will help retain and enhance the unique character of the unincorporated communities and rural areas of San Luis Obispo County”. The following design objectives apply to the project site:

RU-1 New residential subdivisions should locate building envelopes where the visibility of new buildings from public roadways and adjoining properties will be minimized.

RU-2: Building form and roof design should further enhance the rural character of the area.

- a. Building styles. Building styles or forms that 1) appear to mimic the surrounding topography, or, 2) evoke the traditional farm or ranch house style are highly encouraged. Box-like or square buildings that have little relation to the surrounding topography or historic use of the area are discouraged.
- b. Roof design. Hip roofs and staggered or overlapping roofs are encouraged as a means to blend the building into the surrounding landscape.

RU-6: Water tanks should be located or painted to reduce their visibility.

RU-7: Landscaping should be consistent with the type of plants naturally occurring in the County and should limit the need for irrigation.

Impact. The applicant proposes to subdivide the project site into two residential/agricultural parcels. Approximate locations for future home sites are shown on the vesting tentative map. The location of the home site on Parcel 1 is problematic because it is located at the top of a ridge where it will silhouette when viewed from Orcutt Road traveling north and south. The home site on Parcel 2 will not be visible from Orcutt Road, but would be visible from Tiffany Ranch Road.

As was stated above, the project site was originally part of a larger agricultural cluster subdivision located to the south of the subject property. A *Visual Resources Impact Assessment* (Lawrence Headley & Associates, 2008) was prepared for that original subdivision which included the property currently under review.

Both parcels would be sold for individual development therefore the visual analysis included the following general assumptions: each residence and garage would be a minimum of 3,000 square feet in size; the maximum height of residential structures would be 28 feet above average natural grade; exterior colors would be natural, darker, and subtle; exterior lighting would minimize effects on adjacent properties by utilizing shielding of light fixtures; and, landscaping would include native vegetation and plantings within each lot, and would be consistent with the rural character of the area.

Based on the views assessed in the visual study, the proposed development would be immediately visible and would silhouette against the sky as seen from an approximately 0.5 mile stretch along Orcutt Road, primarily along the property frontage.

The proposed residential development would be located a minimum of approximately 200 feet from the western edge of Orcutt Road. A portion of the proposed access road would be located within the area subject to Highway Corridor Design (HCD) standards. The slope within this area does not exceed 20 percent slope, consistent with the HCD standard. Implementation of the project would introduce additional sources of exterior lighting. Existing LUO standards require shielded lighting, dark-colored lighting poles, fixtures and hoods, and lighting directed towards the ground.

The visual analysis concluded that implementation of the proposed project would not adversely affect the rural/agricultural character or quality of the project site or vicinity, based on design controls, landscape screening, and preserving a large portion of the property in an agricultural conservation easement.

Based on the Environmental Coordinator's detailed review of the original visual analysis (which considered an eight-lot subdivision), including photo-simulations, and subsequent review of the revised project, it was determined that implementation of the project would result in structural silhouetting as seen from public roadways, which is considered a potentially significant impact. In addition, grading activities associated with lot development and the proposed access road would result in disturbed soils, and cut and fill slopes visible from Orcutt Road.

Mitigation/Conclusion. In order to lessen the visual impacts associated with development of the proposed parcels from the surrounding public roadways, the following mitigation measures have been agreed to by the applicant (see attached Developer's Statement) and will become conditions of approval for the project: 1) locating structures to prevent development on the highest elevations of the subject property and prevent silhouetting, 2) submittal of a landscaping plan to provide for at least 50% screening of structures as seen from Orcutt Road and surrounding local roads to be monitored for 5 years after planting to ensure this is achieved, 3) minimizing the structure massing of new development, 4) providing muted colors for new development and 5) limiting "night lighting so that it is directed down and into the development with no direct light visible from surrounding public roads".

Based on implementation of design standards and additional standards listed in Exhibit B, potential visual impacts would be less than significant.

2. AGRICULTURAL RESOURCES

- *Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Conflict with existing zoning or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Project Elements. The following area-specific elements relate to the property's importance for agricultural production:

Land Use Category: Agriculture

Historic/Existing Commercial Crops: Rotating row crops and dry farming

State Classification: Not prime farmland or Farmland of Statewide Importance

In Agricultural Preserve? Yes; Edna Valley
Under Williamson Act contract? No

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

Diablo and Cibo clays (9 - 15 % slope).

Diablo. This gently to moderately sloping clayey soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class III without irrigation and Class III when irrigated.

Cibo. This gently to moderately sloping clayey soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: shallow depth to bedrock, slow percolation. The soil is considered Class III without irrigation and Class III when irrigated.

Tierra loam (9 - 15 % slope). This moderately sloping loamy claypan soil is considered very poorly drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class IV without irrigation and Class IV when irrigated.

The project site is located within the Agriculture land use category. The project site consists of one legal 124.46 acre parcel. The parcel is currently developed with a 3,000 square foot barn. Five wells exist on the property, three provide water supply to the site. The project has been redesigned to provide one production well on each parcel. The project site has historically supported approximately 120 acres of rotating irrigated and non-irrigated crops. The project site is not under a Williamson Act contract but is within the Edna Valley agricultural preserve. Several properties to the immediate south and east, and north are under agricultural preserves.

The project is located in the Edna Valley Agricultural Preserve which is basically an overlay zone that has been adopted by the Board of Supervisors. Agricultural preserve areas are areas within the County that have been designated as regions that should be kept in agriculture and/or open space through the establishment of preserves which then allow property owners to enter into land conservation contracts if they qualify for such contracts based on various factors such as type of crops, soil type and the amount of land being used for agriculture.

Impact. The applicant's original proposal included three residential lots. Upon review of the originally-proposed project, the Agricultural Commissioner determined that the previous proposal would result in potentially significant impacts to agricultural resources. Concerns included: adequate water supply to provide for the existing agriculture and future residential development, the location of the larger producing wells toward the rear of the property, and having off-site wells serving agricultural operations. The Agriculture Department noted that these impacts could be mitigated by an alternative project, which would include designing the parcels so that each parcel has approximately 60 acres and having a production well on each parcel. The applicant revised the project accordingly, so the impacts are now considered less than significant.

Due to the presence of residences within an agricultural operation, land use incompatibility issues may occur due to the generation of dust, noise, road access conflicts, and domestic wastewater disposal. Mitigation measures are recommended to minimize potential land use conflicts.

Mitigation/Conclusion. Based on review of the revised project, the Agriculture Department determined that the proposed project would not result in adverse, significant, unavoidable impacts to agricultural resources. The applicant has agreed to incorporate water conservation measures into the proposed project to reduce the demand for domestic water supply. The applicant has agreed to implement mitigation measures recommended by the Agriculture Department to further minimize potential land use conflicts, including additional drainage, erosion and sedimentation control measures, maintenance of all proposed roads, and control of wastewater discharge to avoid adverse effects to farmland (refer to Exhibit B). In addition, pursuant to the County Right to Farm Ordinance, all future property owners would be notified of the presence and issues related to production agriculture; supplementation information disclosure regarding the establishment of future agricultural operations. Based on the applicant's revised project, and implementation of mitigation measures recommended by the County Agriculture Department, potential agricultural resource impacts would be less than significant.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose any sensitive receptor to substantial air pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create or subject individuals to objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be inconsistent with the District's Clean Air Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other: <u>Cumulative - Dust, GHG Emissions</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The Air Pollution Control District (APCD) has developed the 2012 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).

In March 2012, the San Luis Obispo County Air Pollution Control District (APCD) approved thresholds for GHG emission impacts, and these thresholds have been incorporated the APCD's CEQA Air Quality Handbook. APCD determined that a tiered process for residential/commercial land use projects was the most appropriate and effective approach for assessing the GHG emission impacts. The tiered approach includes three methods, any of which can be used for any given project:

1. Qualitative GHG Reduction Strategies (e.g. Climate Action Plans): A qualitative threshold that is consistent with AB 32 Scoping Plan measures and goals; or,
2. Bright-Line Threshold: Numerical value to determine the significance of a project's annual GHG emissions; or,
3. Efficiency-Based Threshold: Assesses the GHG impacts of a project on an emissions per capita basis.

For most projects the Bright-Line Threshold of 1,150 Metric Tons CO2/year (MT CO2e/yr) will be the most applicable threshold. In addition to the residential/commercial threshold options proposed above, a bright-line numerical value threshold of 10,000 MT CO2e/yr was adopted for stationary source (industrial) projects.

It should be noted that projects that generate less than the above mentioned thresholds will also participate in emission reductions because air emissions, including GHGs, are under the purview of the California Air Resources Board (or other regulatory agencies) and will be "regulated" either by CARB, the Federal Government, or other entities. For example, new vehicles will be subject to increased fuel economy standards and emission reductions, large and small appliances will be subject to more strict emissions standards, and energy delivered to consumers will increasingly come from renewable sources. Other programs that are intended to reduce the overall GHG emissions

include Low Carbon Fuel Standards, Renewable Portfolio standards and the Clean Car standards. As a result, even the emissions that result from projects that produce fewer emissions than the threshold will be subject to emission reductions.

Under CEQA, an individual project's GHG emissions will generally not result in direct significant impacts. This is because the climate change issue is global in nature. However, an individual project could be found to contribute to a potentially significant cumulative impact. Projects that have GHG emissions above the noted thresholds may be considered cumulatively considerable and require mitigation.

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.

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

Impact. As proposed, the project will result in disturbance of approximately .25 acres for road improvements along Orcutt Road, and additional disturbance when the parcels are developed for residential purposes. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. Using the GHG threshold information described in the Setting section, the project is expected to generate less than the Bright-Line Threshold of 1,150 metric tons of GHG emissions. Therefore, the project's potential direct and cumulative GHG emissions are found to be less significant and less than a cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts. If it is shown that an incremental contribution to a cumulative impact, such as global climate change, is not 'cumulatively considerable', no mitigation is required. Because this project's emissions fall under the threshold, no mitigation is required.

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.

Mitigation/Conclusion. Based on APCD 2012 CEQA Handbook thresholds for GHG air pollutants, the project's cumulative contribution to GHG emissions is below this amount, and therefore considered insignificant. The project will be subject to standard dust control measures as recommended by the Air Pollution Control District. These measures include, but are not limited to, the following:

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

In addition, the project will be subject to residential wood combustion and developmental burning standards as recommended by the APCD. Please refer to Exhibit B – Mitigation Summary Table for a detailed list of required mitigation measures. Incorporation of these measures will reduce impacts to less than significant levels.

4. BIOLOGICAL RESOURCES -
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Reduce the extent, diversity or quality of native or other important vegetation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impact wetland or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

On-site Vegetation: Predominantly agriculture with some grasses

Name and distance from blue line creek(s): An unnamed blue line tributary is located on the property and travels southwest away from the property.

Site's tree canopy coverage: Approximately <1%.

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

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

Southwestern pond turtle (*Emys (or Clemmys) marmorata pallida*) has been found about 0.42 miles to the west of the property. Southwestern pond turtle is a federal and California Species of Special Concern. This is an aquatic turtle that uses upland habitat seasonally. They occur in ponds, streams, lakes, ditches, and marshes. The species prefers slow-water aquatic habitat with available basking sites nearby. Hatchlings require shallow water habitat with relatively dense submergent vegetation for foraging.

An *Ecological Assessment* (LFR, September 2007, updated February 2008) was prepared for the 8-lot cluster subdivision that included the subject property and included a summary of survey efforts conducted in August 2007. Based on the assessment, the project site supports the following habitat types: non-native agriculture and ruderal (disturbed), non-native grassland. A majority of the site currently supports on-going agricultural crop production.

The report notes two patches of native purple needlegrass in the northwest corner of the project site along the existing agricultural road. Three disturbed depressions are located on the project site, supporting primarily non-native species, and species indicative of wetland habitat. No special-status plant species were documented. The tentative map shows a blue-line creek on the southern portion of the property on Proposed Parcel 1 and 30-foot setback from that creek.

Based on the results of the biological survey (2007), California red-legged frog (*Rana aurora ssp. draytonii*), a Federally Threatened (FT) and California Species of Special Concern (CSC) species, and southwestern pond turtle (*Clemmys marmorata ssp. pallida*) (CSC) were not observed, and un-named blue-line drainage is unlikely to support these species due to unfavorable habitat characteristics.

White-tailed kite (*Elanus leucurus*), a Federal Species of Special Concern (FSC), and CDFG Fully Protected (FP) species, loggerhead shrike (*Lanius ludovicianus*) (FSC/CSC), and northern harrier (*Circus cyaneus*) (CSC) were observed onsite; the project site supports marginal foraging habitat for these bird species. Western burrowing owl (*Athene cunicularia* ssp. *hypugaea*) (FSC/CSC) and horned lark (*Eremophila alpestris*) (CSC) were not observed; the site supports marginal foraging habitat for this species. American badger (*Taxidea taxus*) (CSC) was not observed; based on the biological survey, the site is not well suited for this species due to the lack of prey species and constant agricultural activity and human presence.

Impact. The applicant proposes to subdivide the project site for the development of residences accessory buildings and agricultural accessory structures. Proposed development would occur within areas previously or currently disturbed by agricultural production. No direct impacts to onsite drainages would occur with implementation of the 30-foot setback from the creek shown on the tentative parcel map. Based on the results of the biological reports, impacts to special-status wildlife species are not anticipated.

Removal of trees during nesting season should be avoided to protect migratory bird species. Fish and Game Code 3503 protects birds, their eggs and nests from disturbance or destruction from construction activities. While there are no trees on the site, the biological report did state that the property could be used by foraging species listed above (burrowing owl and other federally listed bird species), so vegetation and site disturbance should avoid nesting periods.

Mitigation/Conclusion. Mitigation measures have been added to the project for future development on the property to avoid removal or impacts to the native purple needlegrass on the site. This includes maintaining a 50-foot setback from mapped areas where the plant was found during the 2007 survey. In addition, the applicant will show the blue line creek and 30-foot setback on an additional map sheet and avoid disturbance within the setback area. To avoid impacts to nesting birds, the applicant has agreed to avoid removal of vegetation or any other ground disturbance between February 15 and September 15 to avoid impacts to native breeding and nesting birds. If construction activities during this period cannot be avoided, a county-approved biologist shall survey all breeding and nesting habitat on the site and adjacent sites for breeding and/or nesting birds no more than two weeks prior to construction or site disturbance activities. Results of the surveys shall be submitted to the Department of Fish and Game (CDFG) for concurrence with the report. If nesting and/or breeding birds are found, appropriate mitigation measures shall be developed in consultation with the CDFG and the applicant shall adhere to these measures during all construction activities on the site.

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

Setting. The project is located in an area historically occupied by the Obispeno Chumash. No historic structures are present and no paleontological resources are known to exist in the area. There is one unnamed blue line creek crossing into the project boundaries. Potential for the presence or regular activities of the Native American increases in close proximity to reliable water sources.

Impact. A Phase I (surface) survey was conducted (CRMS, 2007). Based on the archival records search, a significant archaeological site is located approximately 0.5 mile to the north, and a historic complex is documented approximately 0.25 mile to the south. The archaeological site was discovered during trenching activities (for an off-site project), indicating that sub-surface, buried resources “are a real possibility in this region” (CRMS, 2007). During the field survey, two small fragments of Pismo clam shell were documented on Proposed Parcel 1; no other evidence of prehistoric or historic materials were observed. As documented in the Phase I report, based on the presence of buried resources in the region, there is potential for discovery of significant archaeological resources during initial grading activities. Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. To mitigate for potential impacts to unknown buried cultural resources, the applicant has agreed to retain a County-approved archaeologist to prepare and implement a monitoring program. Implementation of monitoring activities and resulting resource avoidance or mitigation if cultural resources are discovered would mitigate potential impacts to less than significant.

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

6. GEOLOGY AND SOILS -
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting

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

Topography: Nearly level to gently sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: High

Liquefaction Potential: Low

Nearby potentially active faults?: Yes Distance? There are two capable faults located northwest and southwest of the property, approximately 778 feet and 994 feet, respectively. There is an additional potentially capable fault line located 0.67 miles to the east of the property.

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

Shrink/Swell potential of soil: Low to high

Other notable geologic features? None

A Preliminary Geotechnical Investigation (GSI Soils, Inc., 2007) was conducted for the project. Based on the study, the surface soils are high to very highly expansive and the underlying soils are moderately to highly expansive. Standard recommendations are provided in the report to mitigate this effect.

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

Within the 100-year Flood Hazard designation? No

Closest creek? One unnamed blue line tributary runs into the property and closest named creek - East Corral de Piedra Creek Distance? Approximately 700 feet to the north of the property

Soil drainage characteristics: Not well drained

Two small drainages originate on the project site, and flow southwest across Edna Valley, conjoining near Corbett Canyon Road, and continuing into Canada Verde as it nears its confluence with Pismo Creek.

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: Moderate

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. As proposed, the project will result in the disturbance approximately .25 acres for road improvements along Orcutt Road, and additional disturbance when the parcels are developed for residential purposes. Project grading will create exposed graded areas subject to increased soil erosion and down-gradient sedimentation. As discussed in Section 3 (Biological Resources), the proposed development would be located approximately 1,000 feet upslope of the onsite drainage. Based on review by County Public Works, a drainage report is required prior to recordation of the map. The report shall ensure that project drainage would not increase erosion nor impact downstream properties. In addition, low impact design practices are encouraged.

In addition, the Agriculture Department noted that stormwater runoff from the residential parcels may adversely impact adjacent agricultural crops, including soil erosion and sedimentation. Drainage and stormwater management measures are recommended to mitigate this impact (refer to Section 6, Geology and Soils, and Exhibit B).

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. If future development would disturb more than one acre, the applicant is required to comply with the NPDES program. In addition, pursuant to the Land Use Ordinance (LUO), the applicant is required to prepare and implement a drainage plan, and erosion and sedimentation control plan. Based on compliance with existing LUO standards, and NPDES requirements, impacts resulting from drainage, erosion, and sedimentation would be less than significant. To mitigate impacts associated with increased impervious areas, the project will incorporate LID techniques including driveways and parking areas which use pervious paving materials with future development proposals. This measure will help to mimic the pre-development hydrology of the site and minimize downstream flooding impacts and peak flows to the on-site creek. Roof runoff should also be directed to landscape areas (rain gardens) and/or vegetated drainage swales. There is no evidence that measures above what will already be required by ordinance or codes are needed.

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

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) Increase fire hazard risk or expose people or structures to high fire hazard conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create any other health hazard or potential hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project site is located within an area historically and currently used for agricultural crop production. Standard, legal pesticides and fertilizers have been used onsite, and would continue to be applied at the discretion of the agriculture operator. The project is located in a moderate fire severity risk area. The project is located approximately five to ten minutes from the closest Cal Fire station.

The project parcel is located within an Airport Review area, and an avigation easement will be required prior to recordation of the final parcel map.

Impact. The project does not propose the use of hazardous materials. Grading and development would occur within, and immediately adjacent to actively farmed areas.

The project does not present a significant fire safety risk. The proposed project was reviewed by Cal Fire. Cal Fire determined that the project appears to meet required standards. Fuel modification is required for access and structures. The project is not expected to conflict with any regional evacuation plan.

The proposed project is within the Airport Review area and outside of the general flight pattern of the nearest airport. The proposed development is an allowed use under the Airport Land Use Plan (ALUP). The height of any proposed structure and landscaping will not exceed what is allowed by the ALUP and Land Use Ordinance. The roof material will be non-reflective. The proposed density of people is within the allowable assumptions used in the ALUP. The project proposes to include adequate noise attenuation measures to insure acceptable interior noise levels. The project will obtain an avigation easement prior to occupancy of the proposed development.

Mitigation/Conclusion. The applicant is required to comply with all standard regulations for fire safety. In addition, the applicant shall conduct a soil assessment to determine the presence of regulated contaminants. In the event remediation is warranted, the applicant shall comply with Regional Water Quality Control Board (RWQCB) and Department of Toxic Substances Control (DTSC) requirements. Based on compliance with standards and mitigation identified in Exhibit B, hazards and hazardous materials impacts would be less than significant.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generate increases in the ambient noise levels for adjoining areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

8. NOISE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Expose people to severe noise or vibration?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other: <u>Exposure to noise from agricultural operations</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not within close proximity of loud noise sources, and will not conflict with any sensitive noise receptors (e.g., residences). Sources of noise in the area include traffic on Orcutt Road, occasional aircraft, and agricultural equipment. Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area (below 60 db).

Impact. The project is not expected to generate loud noises, nor conflict with the surrounding noise-sensitive uses. Future residents would be subject to noise generated by agricultural equipment onsite, potentially exceeding allowable standards and resulting in land use conflicts. As discussed in Section 2 (Agricultural Resources), the County Agriculture Department recommended measures to reduce land use conflicts including clear notification language regarding agricultural practices.

Mitigation/Conclusion. Future residents would be notified of onsite and surrounding agricultural activities, and subsequent daytime and nighttime noise, prior to purchase of the lot as discussed in the Agricultural Resources section above. Based on implementation of these measures, potential noise impacts would be 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace existing housing or people, requiring construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create the need for substantial new housing in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Use substantial amount of fuel or energy?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The County's Parks and Recreation Element does not show that a potential trail goes through the proposed project. The project is not proposed in a location that will affect any trail, park, recreational resource, coastal access, and/or Natural Area. Prior to map recordation, county ordinance requires the payment of a fee (Quimby) for the improvement or development of neighborhood or community parks.

Impact. The proposed project will not create a significant need for additional park, Natural Area, and/or recreational resources.

Mitigation/Conclusion. 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) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**12. TRANSPORTATION/
CIRCULATION - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Public roadways in the area include Orcutt Road, Highway 227, Corbett Canyon Road, Biddle Ranch Road, and Tiffany Ranch Road. The County has established the acceptable Level of Service (LOS) on roads for this rural area as "C" or better. The project site is accessed from Orcutt Road, a two-lane rural arterial. The existing road network in the area is operating at acceptable levels. The San Luis Obispo Area Circulation Element identifies road improvements for Orcutt Road, including road widening, and incorporation of a Class II bike lane. Adjacent to the project site, Orcutt Road consists of two approximately 15-foot travel lanes. A white-striped paved shoulder is present along a portion of the northbound-travel lane, parallel to the southeast property boundary of the project site. No striping is located on either travel lane parallel to the northeast property boundary of the project site.

Referrals were sent to Public Works and Caltrans. Caltrans did not respond to the referral. Public Works did not identify any significant traffic-related concerns; however, standard off-site road improvements are required. Pursuant to County Resolution 2008-152, A-1h road improvements are required for a length of 300 feet on either side of each entrance road. This standard requires a 40-foot pavement width, including two 12-foot wide travel lanes and 8-foot paved shoulders on each side. The paved shoulders would accommodate a bike lane.

Impact. The applicant would use the existing driveway for residential access. The proposed project is estimated to generate about 38 trips per day, based on the Institute of Traffic Engineer's manual of 9.6 trips/residential unit (based on assumption of two primary dwellings per parcel). This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels.

As noted above, the County Department of Public Works requires standard road improvements to Orcutt Road. Implementation of road improvements would require additional grading and construction activities within the County road right-of-way, including approximately five feet of paved widening on both sides of Orcutt Road. Groundcover within the County road right-of-way consists of disturbed, ruderal vegetation up to the agricultural fencing associated with adjacent operations. Based on implementation of standard LUO drainage, erosion, and sedimentation requirements, and compliance with County Public Works road standards, secondary impacts associated with road improvements would be less than significant.

Mitigation/Conclusion. No significant traffic or circulation impacts were identified. Standard road improvements would be required. Regarding secondary impacts, no mitigation measures above what are already required by ordinance are necessary.

13. WASTEWATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

13. WASTEWATER - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

- ✓ Sufficient land area (refer to County's Land Use Ordinance or Plumbing Code) – depending on water source, parcel size minimums will range from one acre to 2.5 acres;
- ✓ The soil's ability to percolate or "filter" effluent before reaching groundwater supplies (30 to 120 minutes per inch is ideal);
- ✓ The soil's depth (there needs to be adequate separation from bottom of leach line to bedrock [at least 10 feet] or high groundwater [5 feet to 50 feet depending on perc rates]);
- ✓ The soil's slope on which the system is placed (surface areas too steep creates potential for daylighting of effluent);
- ✓ Potential for surface flooding (e.g., within 100-year flood hazard area);
- ✓ Distance from existing or proposed wells (between 100 and 250 feet depending on circumstances);
- ✓ Distance from creeks and water bodies (100-foot minimum).

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

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

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

--**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. In this case, based on soil boring information (GSI Soils Inc., 2008) it is expected that there will be sufficient separation between leach line and bedrock to provide for adequate filtering of effluent, and no special requirements (e.g., engineered system) are anticipated to be able to meet Basin Plan/CPC requirements.

--**slow percolation**, where fluids will percolate too slowly through the soil for the natural processes to effectively break down the effluent into harmless components. The Basin Plan identifies the percolation rate should be greater than 30 and less than 120 minutes per inch. In this case, the soils report identified percolation rates for the soil ranges from 19 to 69 minutes per inch for all leach line locations.

In some locations, the percolation rate for the subject property is very fast, which requires greater soil depth to provide for adequate filtering. Therefore, prior to issuance of a building permit, provide the county evidence of adequate soil separation to groundwater per CPC, or plans prepared by a qualified individual for an engineered septic system that meets CPC/Basin Plan criteria.

The soil has been representatively-tested (GSI Soils, Inc., 2008) for the following criteria: percolation rates, soil borings of adequate depth to determine the presence/ absence of groundwater, and adequate separation from bedrock or impermeable layer. Based on this information, there is adequate evidence showing that on-site systems can be designed to meet the CPC/Basin Plan. Leach line locations will also be reviewed to verify adequate setbacks are provided from any existing or proposed wells (100 feet for individual wells, 200 feet for community wells) and the drainage to the northwest (100 feet).

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

- ✓ The project has sufficient land area per the County's Land Use Ordinance to support an on-site system;
- ✓ The soil's percolation rate is between 30 to 120 minutes per inch;
- ✓ There is adequate soil separation between the bottom of the leach line to bedrock or high groundwater;
- ✓ The soil's slope is less than 20%; The leach lines are outside of the 100-year flood hazard area;
- ✓ There is adequate distance between proposed leach lines and existing or proposed wells;
- ✓ The leach lines are at least 100 feet from creeks and water bodies.

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

14. WATER - Will the project:

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

Setting. There are currently five wells on the property, three of which are considered production wells. The project proposes to use on-site wells for residential and agricultural purposes. 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 sloping to moderately sloping. An unnamed blue line creek runs into the project site. As described in the NRCS Soil Survey, the soil surface is considered to have moderate 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. A water study was prepared for the project (Cleath & Associates, 2008). The water study originally considered a 12-lot subdivision which included the subject property which now consists of two parcels and the Gardner Parcel Map directly adjacent to the south which was approved for three residential parcels and one agricultural/open space parcel.

The water study included a study of the on-site water facilities and their yields and qualities. The report considered well logs, historic pumping tests for the existing production wells, an irrigation history of the farming on the property, water quality reports for existing production wells, an evaluation of water resource needs, and aquifer testing to determine whether the site has adequate water resources for the proposed project. Pump tests were conducted in November 2007 and January 2008, during a time of generally deficient rainfall.

At the time the water study was completed, the project included the subject property. The findings of the original water study and peer review summarized below are considered valid and applicable to the evaluation of water resource impacts for the currently proposed project, because the water source was evaluated in the existing reports, and the proposed project reduces the residential use from eight

to four new residences.

Based on the report, the water quality of the two irrigation wells is suitable for irrigation use and as a potable water supply. To determine water demand, the water study considered future development of the site, including residences and landscaping, a winery operation (on the Gardner agricultural cluster subdivision parcel to the south), continued use of the existing residence (on the Gardner agricultural cluster subdivision parcel to the south), and approximately 200 acres of vineyards. Estimated water use is shown in the table below.

Estimated Water Demand (12-lot Subdivision)

Use	Rate	Number	Total ¹
New residences	0.44 acre feet/year	8	3.5 acre feet/year
Existing residence	0.44 acre feet/year	1	0.44 acre feet/year
Landscaping	1.2 acre feet/year	4.5 acres	5.5 acre feet/year
Winery	0.5 acre-feet/year	1	0.5 acre feet/year
Vineyards (irrigated)	0.33 to 0.5 acre-feet/acre	200 acres	66 – 100 acre feet/year
Total			75.5 – 109.5 acre feet /year

Source: Cleath & Associates, 2008

¹ Total amount adjusted based on 2009 project amendment (reduction in number of residences)

Based on the results of the report, the existing wells have sufficient capacity to irrigate 200 acres of vineyards and meet the demands of the proposed project.

The water study was peer reviewed by the County's consultant, Fugro West, Inc. (August 2008). The purpose of the review was to review the reports relative to the adequacy of the ground water resources to support the proposed project. The peer review noted that the water study did not address the "broader issue of basin safe yield and longer term adequacy over a suitable planning horizon". To date, the County has not established a formal compliance procedure or standard to address the adequacy of ground water resources for specific types of subdivisions; therefore, Fugro considered a planning horizon of 20 years, which is similar to guidance contained in adopted Senate Bill (SB) 610 legislation (water supply assessment requirements).

The peer review determined that the pump tests conducted by Cleath & Associates adequately document (with the exception noted below) that the three irrigation wells on the Speizer and Gardner parcels have sufficient capacity to meet the anticipated irrigation and domestic water demands of the proposed project. The peer review concluded that additional information was necessary to complete the analysis, including re-testing of the Gardner 8-inch diameter well, interference testing at Oasis Well #1, and additional evidence supporting applied irrigation demands. The review noted that the broader issue of sustainable groundwater resources in the Edna Valley sub-basin needed to be addressed in the analysis.

In response to the Fugro peer review, the applicant's consultant, Cleath & Associates provided additional information (December 2008). Based on the supplemental report, during testing, interference was noted at each of the other two agricultural wells on the project site (located approximately 850 and 1,700 feet from the pumped well). The report determined that the interference would be insufficient to impact pumping from these wells, assuming no well would pump more than 12 hours in a day. The report assumed that vineyard irrigation rates in Edna Valley would range from 0.25 to 0.50 acre feet/acre/year, based on conversations with other viticulturalists in the area. The report concluded that ground water production appears to be sustainable, but with some decline in well production during drought years. Fugro reviewed the supplemental information, and determined that the response was complete (January 26, 2009).

As discussed in Section 2 (Agricultural Resources), the County Agriculture Department identified concerns regarding the long-term availability of water for existing and future agricultural uses, and the proposed project. Based on the determination of the water study and peer review reports, significant, adverse impacts were not identified.

Regarding surface water quality, as proposed, the project will result in the disturbance of approximately 0.25 acres for road improvements and additional disturbance as the parcels are further developed. As discussed in Section 6 (Geology and Soils), implementation of state and LUO requirements would be required to protect surface water quality.

Mitigation/Conclusion. The applicant has agreed to incorporate water conservation measures into the proposed project, and has agreed to monitor water use for the life of the project to ensure that the water supply is managed to support ongoing agricultural operations. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality. Based on implementation of these measures, potential impacts would be less than significant.

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

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

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

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

16. MANDATORY FINDINGS OF SIGNIFICANCE - 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:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input checked="" type="checkbox"/>	County Environmental Health Division	Attached
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	Attached
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input checked="" type="checkbox"/>	Air Pollution Control District	Attached
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Forestry (Cal Fire)	Attached
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input type="checkbox"/>	Community Service District	Not Applicable
<input checked="" type="checkbox"/>	Other <u>Parks Division</u>	In File**
<input type="checkbox"/>	Other _____	Not Applicable

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

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

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

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

Visual Resources Impact Assessment (Lawrence Headley & Associates, 2008)

Ecological Assessment (LFR, September 2007, updated February 2008)

Phase I (surface) survey (CRMS, 2007)

Preliminary Geotechnical Investigation (GSI Soils, Inc., 2007)

Percolation Tests, (GSI Soils, Inc., 2008)

Water Study for the Proposed 12 lot subdivision on Parcels A & B, APN 044-233-012 and -014, Cleath & Associates. February 18, 2008.

Hydrogeologic Report Peer Review, Vineyard Oasis – Gardner Ag Cluster. Fugro West, Inc. August 21, 2008.

Sight Distance Analysis for the Smith-Gardner Ag Cluster Project, County of San Luis Obispo, CA, Associated Transportation Engineers. August 27, 2007.

Exhibit B - Mitigation Summary Table

Aesthetics

- V-1. **Prior to issuance of construction permits on Proposed Parcel 1**, the applicant shall provide a detailed landscape plan that provides for at least a 50% screening of structures as seen from Orcutt Road to be achieved within 5 years of landscape planting. Plant material shall be evergreen, fast-growing, drought-tolerant, and properly sized to be in scale with the proposed structure. Landscape planting shall be installed prior to final inspection or occupancy of each new residence, whichever comes first. **(This condition will also be applicable to Proposed Parcel 2 if the building location will be visible from Orcutt or Tiffany Ranch Road).**
- V-2. **Prior to issuance of construction permits on both parcels**, the applicant shall submit architectural elevations of all proposed structures, including fencing required to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the darker natural colors of the surrounding environment, including vegetation, rock outcrops, etc. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys, fences, etc. and darker green, grey, slate blue, or brown colors for the roof structures. All color selections shall fall within a "chroma" and "value" of 6 or less, as described in the Munsell Book of Color (review copy available at County).
- V-3. **Prior to issuance of construction permits on Proposed Parcel 1**, the applicant shall show the design of future residences and accessory structures with hipped roof forms or shaped to follow the sloped hill forms with rounded profiles, as seen from key public vantages. No projecting angles or long boxed ridgelines shall be allowed. **(This condition will also be applicable to Proposed Parcel 2 if the building location will be visible from Orcutt or Tiffany Ranch Road).**
- V-4. **Prior to issuance of construction permits on both parcels**, the applicant shall provide a lighting plan showing shielded exterior structure lighting in order to screen light sources from neighboring properties and Orcutt or Tiffany Ranch Road.
- V-5. **Prior to issuance of construction permits on Proposed Parcel 1**, the applicant shall submit individual lot elevations along with a through the site cross section from the most visible points on Orcutt Road that clearly illustrates the relationship between the proposed development and the backdrop landforms (not including existing residences) to determine if silhouetting will occur with the proposed development. All efforts shall be made to avoid silhouetting (e.g., redesign, locate in less visible area, etc.). If any proposed structures could silhouette, the project shall complete a pre-construction visual study including, but not necessarily limited to, a pylon or stick simulation to represent the structure height at finished floor elevation to show that silhouetting will not occur. This study, showing that the structures will not silhouette, and proposed building plans shall be reviewed and approved by the County **prior to permit issuance**. In addition, the applicant shall provide to the county for approval how the design, materials, colors, location and landscaping of future permitted buildings will result in the building(s) receding into the existing natural environment, and screened from Orcutt Road views. **(This condition will also be applicable to Proposed Parcel 2 if the building location will be visible from Orcutt or Tiffany Ranch Road).**

- V-6. **At the time of application for construction permits for each parcel**, the applicant shall clearly delineate the vertical height of all cut and fill slopes on the project plans and the border of cut slopes and fills rounded off to a minimum radius of five feet. No cut or fill area that will be visible from Orcutt or Tiffany Ranch Road shall exceed six feet in vertical height above or below the existing ground surface. For any visible cuts from key viewing area previously identified, sufficient topsoil shall be stockpiled and reapplied or re-keyed over these visible cut areas to provide at least 8" of topsoil for the reestablishment of vegetation. As soon as the grading work has been completed, the cut and fill slopes shall be reestablished with non-invasive, fast-growing vegetation.
- V-7. Retaining walls, sound walls, fencing and understories shall be constructed in colors and tones compatible with the surrounding environment, and shall use textured materials and/or construction methods which create a textured effect, when viewed from Orcutt or Tiffany Ranch Road. Landscaping that will either screen from in front or grow over from above the wall shall be installed **prior to final inspection or issuance of a certificate of occupancy for Proposed Parcel 1**, whichever occurs first.
- V-8. **At the time of application for construction permits for both parcels**, the applicant shall clearly delineate on the project plans the location and visual treatment of any new water tank(s). All water tanks shall be located in the least visually prominent location feasible when viewed from Orcutt and/or Tiffany Ranch Road. Screening with topographic features or existing structures shall be used as feasible. If the tank(s) cannot be fully screened with existing elements, then the tank(s) shall be a neutral or dark, non-contrasting color, and landscape screening shall be provided. The applicant shall provide evidence that the proposed tank(s) are as low profile as is possible, given the site conditions. Landscape material must be shown to do well in existing soils and conditions, be fast-growing, evergreen and drought tolerant. Shape and size of landscape material shall be in scale with proposed tank(s) and surrounding native vegetation. Plans shall show how plants will be watered and what watering schedule will be applied to ensure successful and vigorous growth.

Agricultural Resources

- AG-1. **Prior to sale of each lot**, the applicant shall provide future landowners with a notification of adjacent agricultural activities and a copy of the County of San Luis Obispo Right-to-Farm Ordinance. Notification shall include typical and potential hours of operation, the types of crops grown, and the usual activities that may occur. This would include noise, dust, odors, legal pesticide use, lights, nighttime operation, and early morning activity. Notification shall also include language that identifies that the adjoining agricultural land is permanently protected for agricultural uses. Future agricultural uses might vary from current uses and might include greenhouses, processing facilities, nighttime operation, wind machines, odor, dust, noise, legal chemical applications, use and creation of compost, changes in irrigation patterns and water use, and the intensification of land that is not currently farmed. The establishment of new agricultural uses, if done according to usual and accustomed agricultural practices, will not be considered a nuisance from the time of establishment.

Air Quality

- AQ-1 **During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work

may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.

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

AQ-2. Developmental burning of vegetative material within San Luis Obispo County is prohibited. However, under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. Any such exception must complete the following prior to any burning: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD approval, the applicant shall furnish them with the study of technical feasibility (which includes costs and other constraints) at the time of application.

AQ-3. Only the following types of wood burning devices shall be allowed (based on District Rule 504): a) EPA-Certified Phase II wood burning devices; b) catalytic wood burning devices emitting less than or equal to 4.1 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; c) non catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; d) pellet-fueled woodheaters; or e) dedicated gas-fired fireplaces. **Prior to construction permit issuance**, such devices shall be shown on all applicable plans, and installed as approved by the county.

Biological Resources

BR-1. The applicant shall avoid removal of vegetation or any other ground disturbance between February and September 15 to avoid impacts to native breeding and nesting birds. If construction activities during this period cannot be avoided, a county-approved biologist shall survey all breeding and nesting habitat on the site and adjacent sites for breeding and/or nesting birds no more than two weeks prior to construction or site disturbance activities. Results of the surveys shall be submitted to the Department of Fish and Game (CDFG) for concurrence with the report. If nesting and/or breeding birds are found, appropriate mitigation measures shall be developed in consultation with the CDFG and the applicant shall adhere to these measures during all construction activities on the site.

BR-2. **At the time of application for construction permits**, the applicant shall show the location of any mapped native purple needlegrass within 50 feet of proposed development and/or grading. Any development proposal shall avoid removal of these plants. Discing for agricultural purposes on an annual basis is exempt from these restrictions.

BR-3. **Prior to any site disturbance**, all native purple needlegrass shall be marked for protection from construction activities on the project site. These areas to be protected shall be shown on all applicable construction plans. The protection devices shall be installed prior to any vegetation removal and remain in place throughout the grading and construction phases.

BR-4. **Prior to recordation of the final parcel map**, the applicant shall show the location of the blue-line creek shown on the tentative map on an additional map sheet along with the 30-foot setback. No site disturbance shall occur within the 30-foot setback from the creek.

Cultural Resources

- CR-1. **Prior to issuance of construction permits/subdivision public improvement plans**, the applicant shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the Environmental Coordinator. The monitoring plan shall include at a minimum:
- List of personnel involved in the monitoring activities;
 - Description of how the monitoring shall occur;
 - Description of frequency of monitoring (e.g. full-time, part time, spot checking);
 - Description of what resources are expected to be encountered;
 - Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);
 - Description of procedures for halting work on the site and notification procedures;
 - Description of monitoring reporting procedures.
- CR-2. **During initial ground disturbing construction activities**, the applicant shall retain a qualified archaeologist approved by the Environmental Coordinator to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.
- CR-3. **Upon completion of all monitoring/mitigation activities, and prior to final acceptance of subdivision public improvements or prior to occupancy or final inspection (whichever occurs first) (as applicable)**, the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

Geology and Soils

- GS-1. **At the time of application for grading and/or construction permits**, driveways that are less than 12% slope shall be constructed using permeable paving materials and shall be designed to drain to vegetated depressions, rain gardens, or open areas to allow for stormwater infiltration.
- GS-2. **At the time of application for grading and/or construction permits**, roof runoff should 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.
- GS-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 manner.
- GS-4. **Prior to issuance of construction permits**, the applicant shall submit a drainage plan per County Land Use Ordinance, Sec. 22.52.110 that will be incorporated into the development to minimize potential drainage impacts. This drainage plan will need to include adequate measures, such as constructing onsite retention and detention basins, or installing surface water flow dissipaters. The drainage plan for the increased runoff from new construction will need to show that there will not be any increase in surface runoff beyond that of historic flows.

- GS-5. **Prior to issuance of construction permits**, the applicant shall submit a sedimentation and erosion control plan per County Land Use Ordinance (Inland), Sec. 22.52.120) and incorporate the measures into the project to minimize sedimentation and erosion. The plan will need to be prepared by a registered civil engineer and address the following to minimize temporary and long-term sedimentation and erosion: slope surface stabilization, erosion and sedimentation control devices and final erosion control measures.
- a. Slope surface stabilization: Temporary mulching, seeding or other suitable stabilization measures approved by the County Engineer shall be used to protect all exposed erodible areas. Earth interceptors and diversions shall be installed at the top of cut or fill slopes where there is a potential for erosive surface runoff.
 - b. Erosion and sedimentation control devices: In order to prevent sedimentation discharges, erosion and sediment control devices shall be installed as necessary for all grading and filling. Control devices and measures may include, but are not limited to, energy absorbing structures or devices to reduce the velocity of runoff water, and revegetation with a rapid growing native seed mix.
 - c. Final erosion control measures: During the period from October 15 through April 15, all surfaces disturbed by vegetation removal, grading, or other construction activity are to be revegetated to control erosion.
 - d. Control of off-site effects: All grading activities shall be conducted to prevent damaging effects of erosion, sediment production and dust on the site and on adjoining properties.

Water

- W-1. **Prior to issuance of building permits for development on the proposed parcels**, proposed construction plans must include indoor water conservation measures including: low water-use toilets, showerheads, and faucets and point-of-use supplemental water heater systems or circulating hot water systems in bathrooms and kitchen.
- W-2. **Prior to final inspection of construction permits**, for structures where the pipe from the hot water heater to any faucet is greater than 20 feet in length, apply one or more of the following: 1) install a hot water pipe circulating system for entire structure; 2) install "point-of-use" water heater "boosters" near all hot water faucets (that are greater than 20 linear pipe feet from water heater), or 3) use the narrowest pipe possible (e.g., from 1" to ½" diameter). **Prior to permit issuance**, the measure(s) to be used shall be shown on all applicable plumbing plans.
- W-3. **Prior to issuance of construction permits**, the applicant shall submit landscape plans for the proposed parcels that includes the following outdoor conservation measures: limited irrigated landscape area, low water-use plant materials, turf area limited to 20 percent of the site's total irrigated landscaped area, soil moisture sensors, and drip irrigation systems.

**DEVELOPER'S STATEMENT FOR THE
SPEIZER PARCEL MAP (PARCEL MAP CO 10-0085); SUB2010-00031**

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

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

Aesthetics

- V-1. **Prior to issuance of construction permits on Proposed Parcel 1**, the applicant shall provide a detailed landscape plan that provides for at least a 50% screening of structures as seen from Orcutt Road to be achieved within 5 years of landscape planting. Plant material shall be evergreen, fast-growing, drought-tolerant, and properly sized to be in scale with the proposed structure. Landscape planting shall be installed prior to final inspection or occupancy of each new residence, whichever comes first. **(This condition will also be applicable to Proposed Parcel 2 if the building location will be visible from Orcutt or Tiffany Ranch Road).**

Monitoring: The Planning and Building Department shall verify compliance.

- V-2. **Prior to issuance of construction permits on both parcels**, the applicant shall submit architectural elevations of all proposed structures, including fencing required to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the darker natural colors of the surrounding environment, including vegetation, rock outcrops, etc. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys, fences, etc. and darker green, grey, slate blue, or brown colors for the roof structures. All color selections shall fall within a "chroma" and "value" of 6 or less, as described in the Munsell Book of Color (review copy available at County).

Monitoring: The Planning and Building Department shall verify compliance.

- V-3. **Prior to issuance of construction permits on Proposed Parcel 1**, the applicant shall show the design of future residences and accessory structures with hipped roof forms or shaped to follow the sloped hill forms with rounded profiles, as seen from key public vantages. No projecting angles or long boxed ridgelines shall be allowed. **(This condition will also be applicable to Proposed Parcel 2 if the building location will be visible from Orcutt or Tiffany Ranch Road).**

Monitoring: The Planning and Building Department shall verify compliance.

- V-4. **Prior to issuance of construction permits on both parcels**, the applicant shall provide a lighting plan showing shielded exterior structure lighting in order to screen light sources from neighboring properties and Orcutt or Tiffany Ranch Road.

Monitoring: The Planning and Building Department shall verify compliance.

- V-5. **Prior to issuance of construction permits on Proposed Parcel 1**, the applicant shall submit individual lot elevations along with a through the site cross section from the most visible points on Orcutt Road that clearly illustrates the relationship between the proposed development and the backdrop landforms (not including existing residences) to determine if silhouetting will occur with the proposed development. All efforts shall be made to avoid silhouetting (e.g., redesign, locate in less visible area, etc.). If any proposed structures could silhouette, the project shall complete a pre-construction visual study including, but not necessarily limited to, a pylon or stick simulation to represent the structure height at finished floor elevation to show that silhouetting will not occur. This study, showing that the structures will not silhouette, and proposed building plans shall be reviewed and approved by the County **prior to permit issuance**. In addition, the applicant shall provide to the county for approval how the design, materials, colors, location and landscaping of future permitted buildings will result in the building(s) receding into the existing natural environment, and screened from Orcutt Road views. **(This condition will also be applicable to Proposed Parcel 2 if the building location will be visible from Orcutt or Tiffany Ranch Road).**

Monitoring: The Planning and Building Department shall verify compliance.

- V-6. **At the time of application for construction permits for each parcel**, the applicant shall clearly delineate the vertical height of all cut and fill slopes on the project plans and the border of cut slopes and fills rounded off to a minimum radius of five feet. No cut or fill area that will be visible from Orcutt or Tiffany Ranch Road shall exceed six feet in vertical height above or below the existing ground surface. For any visible cuts from key viewing area previously identified, sufficient topsoil shall be stockpiled and reapplied or re-keyed over these visible cut areas to provide at least 8" of topsoil for the reestablishment of vegetation. As soon as the grading work has been completed, the cut and fill slopes shall be reestablished with non-invasive, fast-growing vegetation.

Monitoring: The Planning and Building Department shall verify compliance.

- V-7. Retaining walls, sound walls, fencing and understories shall be constructed in colors and tones compatible with the surrounding environment, and shall use textured materials and/or construction methods which create a textured effect, when viewed from Orcutt or Tiffany Ranch Road. Landscaping that will either screen from in front or grow over from above the wall shall be installed **prior to final inspection or issuance of a certificate of occupancy for Proposed Parcel 1**, whichever occurs first.

Monitoring: The Planning and Building Department shall verify compliance.

- V-8. **At the time of application for construction permits for both parcels**, the applicant shall clearly delineate on the project plans the location and visual treatment of any new water tank(s). All water tanks shall be located in the least visually prominent location

feasible when viewed from Orcutt and/or Tiffany Ranch Road. Screening with topographic features or existing structures shall be used as feasible. If the tank(s) cannot be fully screened with existing elements, then the tank(s) shall be a neutral or dark, non-contrasting color, and landscape screening shall be provided. The applicant shall provide evidence that the proposed tank(s) are as low profile as is possible, given the site conditions. Landscape material must be shown to do well in existing soils and conditions, be fast-growing, evergreen and drought tolerant. Shape and size of landscape material shall be in scale with proposed tank(s) and surrounding native vegetation. Plans shall show how plants will be watered and what watering schedule will be applied to ensure successful and vigorous growth.

Monitoring: The Planning and Building Department shall verify compliance.

Agricultural resources

AG-1. **Prior to sale of each lot**, the applicant shall provide future landowners with a notification of adjacent agricultural activities and a copy of the County of San Luis Obispo Right-to-Farm Ordinance. Notification shall include typical and potential hours of operation, the types of crops grown, and the usual activities that may occur. This would include noise, dust, odors, legal pesticide use, lights, nighttime operation, and early morning activity. Notification shall also include language that identifies that the adjoining agricultural land is permanently protected for agricultural uses. Future agricultural uses might vary from current uses and might include greenhouses, processing facilities, nighttime operation, wind machines, odor, dust, noise, legal chemical applications, use and creation of compost, changes in irrigation patterns and water use, and the intensification of land that is not currently farmed. The establishment of new agricultural uses, if done according to usual and accustomed agricultural practices, will not be considered a nuisance from the time of establishment.

Monitoring: The Planning and Building Department shall verify compliance.

Air Quality

AQ-1 **During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.

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

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

AQ-2. Developmental burning of vegetative material within San Luis Obispo County is prohibited. However, under certain circumstances where no technically feasible

alternatives are available, limited developmental burning under restrictions may be allowed. Any such exception must complete the following prior to any burning: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD approval, the applicant shall furnish them with the study of technical feasibility (which includes costs and other constraints) at the time of application.

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

AQ-3. Only the following types of wood burning devices shall be allowed (based on District Rule 504): a) EPA-Certified Phase II wood burning devices; b) catalytic wood burning devices emitting less than or equal to 4.1 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; c) non catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; d) pellet-fueled woodheaters; or e) dedicated gas-fired fireplaces. **Prior to construction permit issuance**, such devices shall be shown on all applicable plans, and installed as approved by the county.

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

Biological Resources

BR-1. The applicant shall avoid removal of vegetation or any other ground disturbance between February and September 15 to avoid impacts to native breeding and nesting birds. If construction activities during this period cannot be avoided, a county-approved biologist shall survey all breeding and nesting habitat on the site and adjacent sites for breeding and/or nesting birds no more than two weeks prior to construction or site disturbance activities. Results of the surveys shall be submitted to the Department of Fish and Game (CDFG) for concurrence with the report. If nesting and/or breeding birds are found, appropriate mitigation measures shall be developed in consultation with the CDFG and the applicant shall adhere to these measures during all construction activities on the site.

Monitoring: The Planning and Building Department shall verify compliance.

BR-2. **At the time of application for construction permits**, the applicant shall show the location of any mapped native purple needlegrass within 50 feet of proposed development and/or grading. Any development proposal shall avoid removal of these plants. Discing for agricultural purposes on an annual basis is exempt from these restrictions.

Monitoring: The Planning and Building Department shall verify compliance.

BR-3. **Prior to any site disturbance**, all native purple needlegrass shall be marked for protection from construction activities on the project site. These areas to be protected shall be shown on all applicable construction plans. The protection devices shall be installed prior to any vegetation removal and remain in place throughout the grading and construction phases.

Monitoring: The Planning and Building Department shall verify compliance.

- BR-4. **Prior to recordation of the final parcel map**, the applicant shall show the location of the blue-line creek shown on the tentative map on an additional map sheet along with the 30-foot setback. No site disturbance shall occur within the 30-foot setback from the creek.

Monitoring: The Planning and Building Department shall verify compliance.

Cultural Resources

- CR-1. **Prior to issuance of construction permits/subdivision public improvement plans**, the applicant shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the Environmental Coordinator. The monitoring plan shall include at a minimum:
- List of personnel involved in the monitoring activities;
 - Description of how the monitoring shall occur;
 - Description of frequency of monitoring (e.g. full-time, part time, spot checking);
 - Description of what resources are expected to be encountered;
 - Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);
 - Description of procedures for halting work on the site and notification procedures;
 - Description of monitoring reporting procedures.

Monitoring: The Planning and Building Department shall verify compliance.

- CR-2. **During initial ground disturbing construction activities**, the applicant shall retain a qualified archaeologist approved by the Environmental Coordinator to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.

Monitoring: The Planning and Building Department shall verify compliance.

- CR-3. **Upon completion of all monitoring/mitigation activities, and prior to final acceptance of subdivision public improvements or prior to occupancy or final inspection (whichever occurs first) (as applicable)**, the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

Monitoring: The Planning and Building Department shall verify compliance.

Geology and Soils

GS-1. **At the time of application for grading and/or construction permits**, driveways that are less than 12% slope shall be constructed using permeable paving materials and shall be designed to drain to vegetated depressions, rain gardens, or open areas to allow for stormwater infiltration.

Monitoring: The Planning and Building Department shall verify compliance.

GS-2. **At the time of application for grading and/or construction permits**, roof runoff should 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.

Monitoring: The Planning and Building Department shall verify compliance.

GS-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 manner.

Monitoring: The Planning and Building Department shall verify compliance.

GS-4. **Prior to issuance of construction permits**, the applicant shall submit a drainage plan per County Land Use Ordinance, Sec. 22.52.110 that will be incorporated into the development to minimize potential drainage impacts. This drainage plan will need to include adequate measures, such as constructing onsite retention and detention basins, or installing surface water flow dissipaters. The drainage plan for the increased runoff from new construction will need to show that there will not be any increase in surface runoff beyond that of historic flows.

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

GS-5. **Prior to issuance of construction permits**, the applicant shall submit a sedimentation and erosion control plan per County Land Use Ordinance (Inland), Sec. 22.52.120) and incorporate the measures into the project to minimize sedimentation and erosion. The plan will need to be prepared by a registered civil engineer and address the following to minimize temporary and long-term sedimentation and erosion: slope surface stabilization, erosion and sedimentation control devices and final erosion control measures.

- a. Slope surface stabilization: Temporary mulching, seeding or other suitable stabilization measures approved by the County Engineer shall be used to protect all exposed erodible areas. Earth interceptors and diversions shall be installed at the top of cut or fill slopes where there is a potential for erosive surface runoff.
- b. Erosion and sedimentation control devices: In order to prevent sedimentation discharges, erosion and sediment control devices shall be installed as necessary for all grading and filling. Control devices and measures may include, but are not

limited to, energy absorbing structures or devices to reduce the velocity of runoff water, and revegetation with a rapid growing native seed mix.

- c. Final erosion control measures: During the period from October 15 through April 15, all surfaces disturbed by vegetation removal, grading, or other construction activity are to be revegetated to control erosion.
- d. Control of off-site effects: All grading activities shall be conducted to prevent damaging effects of erosion, sediment production and dust on the site and on adjoining properties.

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

Water

- W-1. **Prior to issuance of building permits for development on the proposed parcels,** proposed construction plans must include indoor water conservation measures including: low water-use toilets, showerheads, and faucets and point-of-use supplemental water heater systems or circulating hot water systems in bathrooms and kitchen.

Monitoring: The Planning and Building Department shall verify compliance.

- W-2. **Prior to final inspection of construction permits,** for structures where the pipe from the hot water heater to any faucet is greater than 20 feet in length, apply one or more of the following: 1) install a hot water pipe circulating system for entire structure; 2) install "point-of-use" water heater "boosters" near all hot water faucets (that are greater than 20 linear pipe feet from water heater), or 3) use the narrowest pipe possible (e.g., from 1" to ½" diameter). Prior to permit issuance, the measure(s) to be used shall be shown on all applicable plumbing plans.

Monitoring: The Planning and Building Department shall verify compliance.

- W-3. **Prior to issuance of construction permits,** the applicant shall submit landscape plans for the proposed parcels that includes the following outdoor conservation measures: limited irrigated landscape area, low water-use plant materials, turf area limited to 20 percent of the site's total irrigated landscaped area, soil moisture sensors, and drip irrigation systems.

Monitoring: The Planning and Building Department shall verify compliance.

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

A Terry Spitzer
Signature of Owner(s)

10/29/12
Date

A. TERRY SPITZER
Name(Print)



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A PROJECT RE-REFERRAL

DATE: August 27, 2012

TO: Stephanie Fuhs, Planning

FROM: Glenn Marshall, Public Works **MARK DAVIS**

PROJECT DESCRIPTION: Revised Tentative Parcel Map showing modified parcel configurations 61.69 and 62.27 acres. APN 044-233-012. Previous referral response dated 9/17/10 attached for your reference. Specifically, was the sight distance issue resolved (attached correspondence from ATE).

Location: Orcutt Road

Applicant: Terry Speizer

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

****Community Advisory Councils, please respond within 60 days of receiving this referral.***

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.

No comment - DRiveway WAS INSTALLED & FINISHED PER ENC 20110262 ON 6/29/2011

8/28/12
Date

MARK DAVIS
Name

2452
Phone



GHW
SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED
SEP 17 2010
COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

DATE: 9/14/2010

PR TO: PW

TO FROM: Brian Pedrotti, South County Team

PROJECT DESCRIPTION: SUB2010-00031 CO 10-0085 SPE 212 AS to parcel map located on 124.46 acres, off Orcutt Road in SLO. APN: 044-233-012.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 9/29/2010 please.

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.

DRIVEWAY LOCATION SLIGHT DISTANCE. HAVE ENGINEER PROVIDE EVIDENCE EXHIBIT SHOWING ACCESS ROAD SLIGHT DISTANCE HAS BEEN MET. SEE ATTACHED RECOMMENDED CONDITIONS

9.17.10
Date

Glen Marshall
Name

781-1596
Phone

**PUBLIC WORKS COMMENTS FOR
CO 10-0085 [SUB07-00031]**

Gardner/Vineyard Oasis CUP for a 3 lot agricultural subdivision on a 248.76 acre site located off Orcutt Road, southeasterly of the City of San Luis Obispo. APN 044-233-012 & 014.
Agricultural Zoning

**PLEASE PLACE AN INFORMATIONAL HOLD ON THIS PROJECT UNTIL THE
FOLLOWING CONCERNS HAVE BEEN ADEQUATELY ADDRESSED BY THE APPLICANT**

1. Provide an exhibit showing the proposed site access road meets county sight distance standards.
2. Alternatively, proposed a revised site access road that can meet county sight distance standards.

Public Works Comments:

1. The original project, Tract 2960, has been modified and is now CO 10-0025.
2. CO 10-0025 has been modified and is now CO 10-0085
3. All Public Work's concerns can be addressed with recommended conditions provided below.
4. The existing driveway and Orcutt Road improvements may require grading within the State Department of Water Resources (Central Coast Water Authority) easement for the Coastal Aqueduct Reach 5a. A separate Encroachment Permit will be required from the Department of Water Resources. Conditional language has been recommended by Public Works.
5. In accordance with Resolution 2008-152 Orcutt Road improvements will not be required for non-clustered Agricultural zoned subdivisions.
6. Traffic Engineer's report/letter is required by PW. There appear to be sight-distance issues with the proposed driveway location.
7. Be sure to coordinate stock access Conditions of Approval with Cal Fire for the onsite road and dead-end turn around (as well as other normal fire safety conditions).
8. Project is located outside of the SLO Fringe Road Fee area.
9. All drainage associated with buildings and roads shall not increase erosion nor impact downstream properties. Subdivision drainage report shall be required [22.52.080 A.6]. Drainage report shall address all roads and future building conditions of proposed project. Low impact design (LID) practices are encouraged.
10. 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):
 - a. "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."

Prepared by: Glenn Marshall, 781-1596

Revision date: 8/31/09

Revision date: 8/25/10

Revision date: 9/17/10

RECOMMENDED CONDITIONS OF APPROVAL FOR CO 10-0085 [SUB07-00031]

Access and Improvements

Roads and/or streets to be constructed to the following standards:

- a. The intersection of the site access road and Orcutt Road shall be designed and constructed in accordance with California Highway Design Manual Figure 405.7, within necessary dedicated right-of-way, and county sight distance standards.
- b. A private access road shall be constructed to Cal Fire Standards within a private access 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.

The private road as shown on the Vesting Tentative Parcel Map shall not be accepted for County maintenance following completion and certification of the improvements. The developer shall establish a Property Owners' Association or other organized and perpetual mechanism to ensure adequate private maintenance, acceptable to the County.

Offers and Easements

Except for the proposed access road, access shall be denied to Parcel 1 from Orcutt Road and this shall be by certificate and designation on the map.

A private common access and utility easement shall be reserved on the map in favor of Lots 1 through 3.

Other Agency Encroachment

All work which encroaches within the existing Department of Water Resources (DWR) Coastal Aqueduct Reach 5a shall require an Encroachment Permit issued by the DWR Division of Engineering at 800-600-4397, and the Central Coast Water Authority (CCWA) at 805-688-2292. No County permits shall be issued without proof of a DWR Encroachment Permit, or that a Permit is not required.

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.

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

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

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

Submit complete drainage calculations to the Department of Public Works for review and approval. If calculations so indicate, drainage must be retained or detained in a drainage basin on the property. The design of the basin is to be approved by the Department of Public Works, in accordance with County standards. The basin/s is/are to be maintained in perpetuity.

If a drainage basin is required, the drainage basin along with rights of ingress and egress shall be reserved as a drainage easement in favor of the owners and assigns.

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 3143.

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.

Public utility easements required by the utility company shall be shown on the final map.

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. Maintenance of all streets/roads within the subdivision in perpetuity.
- b. If a fenced drainage basin is required, that the owner(s) of Lots 1-4 are responsible for on-going maintenance of drainage basin fencing, in perpetuity.
- c. If a drainage basin is required, that the owner(s) of Lots 1-4 are responsible for on-going maintenance of drainage basin and adjacent landscaping in a viable condition on a continuing basis into perpetuity. The basin(s) area shall be indicated as a building restriction.
- d. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed prior to occupancy of any new structure.

Miscellaneous

This subdivision is also subject to the standard conditions of approval for all subdivisions using private water system and individual 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.



COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Weights and Measures

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

(805) 781-5910 • FAX (805) 781-1035

Martin Settevendemic
Agricultural Commissioner/Sealer

www.slocounty.ca.gov/agcomm
AgCommSLO@co.slo.ca.us

DATE: August 13, 2012

TO: Stephanie Fuhs, Project Manager

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

SUBJECT: Speizer Revised Parcel Map SUB2010-00031 (1549)

Thank you for the opportunity to review and comment on the revised Speizer parcel map. The applicant has submitted several proposed parcel configurations attempting to address the resource impact concerns of the Agriculture Department while also meeting parcel design concerns of the Planning Department. Based on the Department's review of the most recent project submittal, impacts to agricultural resources have been reduced to less than significant as each proposed parcel is of adequate size and design to ensure the long term protection of agricultural resources.

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

Project Description and Agricultural Setting

The proposed project is to divide an approximately 124 acre site into two parcels of 62.01 and 60.64 net acres each rather than the originally proposed three parcel configuration. The project site and surrounding parcels are within the Agriculture land use category and are located off Orcutt Road, in Edna Valley. The property is developed with a 3,000 square foot agricultural accessory structure and a paved access road. The site consists of the Important Agricultural Soils Diablo and Cibo clays (Class 3) and Tierra loam (Class 4) that range in slope from 9-15 percent. As currently proposed, each parcel includes at least 40 acres of suitable area for future irrigated crop production as well as unplanted acreage associated with drainage areas, existing development, and future home sites. The property has a history of cattle ranching and dry farm wheat, safflower, mixed forage, and garbanzo bean production. The site is currently supporting over 13 acres of recently planted irrigated wine grapes and 8 acres of olives located primarily on proposed Parcel 2. Properties in the area are generally planted with wine grape vineyards and hay or grain crops.

The project site has three operational production wells that were installed from 2001 to 2010. The parcel configuration has been revised to include at least one production well with flow rates ranging from 70 to 200 gpm on each of the proposed parcels.

Project Evaluation

Agriculture Policy 20 of the Agriculture Element states that the Agriculture Department should carefully review any proposed division of agricultural land: "The primary concern should be that the resulting parcels will maintain the land resources, so they will have a strong likelihood of remaining in long-term sustainable agriculture." Further, the County Land Use Ordinance (LUO) subdivision design standards for Agriculture designated lands reiterates that proposed parcels should be of adequate size and design to ensure the long term protection of agricultural resources and that a parcel size larger than the minimum identified by the qualifying tests may be required (22.22.040.A). The LUO land capability test indicates a minimum parcel size of 40 or 80 acres may be required to ensure agricultural capability for sites that qualify for subdivision based on irrigated Class 3 and Class 4 soil. Non-irrigated properties require at least a 160 acre minimum parcel site.

The request is to create two parcels based upon the land capability test, found in LUO Section 22.22.040.C.1. The request for these parcel sizes is based on each proposed parcel consisting of at least 40 acres of irrigated Class 3 and 4 soils that are suitable for future irrigated crop production. To qualify as "irrigated" when 40 acres of qualifying crops are not planted on each proposed parcel, the applicant must demonstrate that adequate water resources and a production well is located on each proposed parcel rather than proposing a shared well agreement. The applicant has redesigned the project to include a well capable of supporting at least 40 acres of vineyards or other qualifying irrigated crops that could be commercially grown on each proposed parcel and a shared well agreement is no longer part of the proposal.

Sustainable Agricultural Resources

In order to be considered a sustainable agriculture parcel, land division should be logically designed based upon the underlying agricultural resources and the long-term ability to support an agricultural operation on each proposed parcel. In addition to adequate acreage of/for cultivated ground, each proposed parcel should have an operational well and associated infrastructure capable of irrigating at least 40 acres of a qualifying crop that can be successfully grown in the area, include logical parcel boundaries to ensure efficient use of the land, and have adequate resources to qualify for an independent Williamson Act contract. If all of the above criteria are met, a parcel would be considered an adequate size and design to ensure agricultural capability and the long term protection of the agricultural resources.

The revised parcel configuration is an improvement over previous submittals because impacts to agricultural production areas have been reduced and each proposed parcel includes a production well capable of irrigating 40 acres of qualifying crops. However, to

accommodate the well on proposed Parcel 1, the olive orchard is bisected by a parcel line. The Agriculture Department typically discourages a parcel configuration that could result in impacts to permanent crops. Alternatives to the proposed configuration were evaluated in conjunction with the Planning Department and the determination was made that the proposed design was the most logical in terms of efficient use of the land and various ordinance requirements. Proposed Parcel 2 would qualify for an independent Williamson Act contract based on a combination of underlying resources and irrigated crop production. Proposed Parcel 1 would not qualify because the parcel does not have adequate irrigated crop production and therefore based on the existing resources the minimum parcel size to qualify for a contract would be at least 100-320 acres. However, an agricultural easement with use limitations similar to a Williamson Act contract on proposed Parcel 1 could also serve to ensure the long-term protection of resources. Overall, the revised proposal appears to meet the criteria to ensure agricultural capability and the long term protection of agricultural resources.

Land Use Compatibility

The subdivision of the project site into two parcels continues the division of larger agricultural properties. Division of agricultural lands typically leads to increased residential and other development. Locating residences in areas of intensive agricultural production can lead to conflicts between residential uses and ordinary agricultural practices. However, the proposed parcels are of an adequate size to provide for separation between agricultural production and neighboring residences, and the purchasers of properties of these sizes should be expected to anticipate intensive agricultural production on adjacent parcels. Right to farm notification will help to ensure that future owners more clearly understand the intensive nature of agricultural operations.

Precedent Setting Factors

The goals of the Agriculture Element include maintaining the agricultural land base of the county and establishing land use policies that support the needs of agriculture without impeding its long-term viability. While previously submitted proposals for this project site would have set a precedent for the creation of non-sustainable parcels, the revised proposal adequately addresses resource impact concerns. The Agriculture Department recognizes and appreciates the applicant's effort to redesign the project to minimize impacts to agricultural resources.

Recommendation

- Consider the establishment of an agricultural easement with use limitations similar to a Williamson Act contract on proposed Parcel 1 to ensure the long-term protection of resources.

If you have any questions, please do not hesitate to call me at 781.5914.

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

January 7, 2011

OASIS
3427 Miguelito Ct.
San Luis Obispo, CA 93401

ATTN: C.M. Florence, AICP
RE: TENTATIVE PARCEL MAP CO 10-0085
APN# 044-233-012
Speizer, SR 10780

Water Supply

This office is in receipt of satisfactory preliminary evidence of water. Please be advised that additional water well documentation may be required for each lot prior to approving the map for recordation. Adequate documentation would 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 in the proposed future septic system location for each lot 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.

PARCEL MAP CO 10-0085 is approved for Health Agency subdivision map processing.

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

c Brian Pedrotti, County Planning



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 9/14/2010

TO: Cal Fire

FROM: Brian Pedrotti, South County Team

RECEIVED
SEP 17 2010

BY: 3 parcel split

PROJECT DESCRIPTION: SUB2010-00031 CO 10-0085 SPEIZER- 3 lot parcel map located on 124.46 acres, off Orcutt Road in SLO. APN: 044-233-012.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 9/29/2010 please.

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 FSP dated 10-4-10.

10-4-10
Date

Laura Brown
Name
CAL FIRE

805-543-4244
Phone



Matt Jenkins, Fire Chief



FIRE PLAN REVIEW

October 4, 2010

SLO County Dept of Planning & Building
Attention: South County Team – Brian Pedrotti
County Government Center
San Luis Obispo, California 93408

Subject: SUB2010-00031, CO 10-00085 - Speizer

Dear Brian,

I have reviewed the Fire Safety Plan Application you submitted for the 3 Lot Parcel Map project located on Orcutt Road in San Luis Obispo. The project is within Local Responsibility Area (LRA) and has a Moderate fire severity zone with a 3-5 minute response time from the nearest County Fire Station. The project and applicant shall comply with the 2007 California Fire Code (CFC), the 2007 California Building Code (CBC), the Public Resources Code (PRC) and all other applicable fire laws.

Access Road:

- An access road shall 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 road shall be 20 feet wide, with 2 feet wide shoulders for a total of 24 feet in width and be constructed of an all-weather year-round surface.
- Access road must be able to maintain a 95% compaction.
- If the road exceeds 12% in grade, it shall have a non-skid paved or concrete surface.
- Roads may not exceed 16% grade without special mitigation and shall under no circumstances exceed 20% in grade.
- All roads must be able to support a fire engine weighing 40,000 pounds (20 tons).
- A turnaround shall be provided when the road exceeds 150 feet in length. In this case the turnaround shall be provided at the end of parcel 2.
- The road shall be named and addressed, including existing buildings. Contact the Planning Department at (805) 781-5157 for more information.
- Streets and roads shall be identified with approved signs.
- Vertical clearance for the length of the road shall be 13'6".

Dead-End Roads

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:

- | | |
|--------------------------|-----------|
| • Less than 1 acre | 800 feet |
| • 1 acre to 4.99 acres | 1320 feet |
| • 5 acres to 19.99 acres | 2640 feet |
| • 20 acres or larger | 5280 feet |

All lengths are measured from the edge of the roadway surface at the intersection that begins from the road to the end of the road surface at its farthest point.

Where a dead-end road crosses areas of differing zones, the shortest allowable length shall apply. Each dead-end road shall have a turnaround constructed at its terminus (CFC 503.2.5, PRC 4290).

Gates:

- Must be setback from the road 30 feet from the intersection.
- Must automatically open with no special knowledge.
- Must have a KNOX key box or switch for fire department access.
- Gate shall have an approved means of emergency operation at all times. CFC 503.6

Water Supply:

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

Fuel Modification:

- Vegetation shall be cleared 10 feet on each side of the driveways and access road.
- Maintain a 100 fire break around all structures. This does not include fire-resistive landscaping.
- Remove any part of a tree that is within 10 of a chimney or other heat source.
- Maintain any tree adjacent to or overhanging any building free of dead wood.
- Maintain the roof of any structure free of leaves, needles, or other flammable material.

Building Construction:

All new buildings will be built to current (time of building permit issuance) fire resistive building materials standards.

Secondary Access:

Secondary access is required for parcel and tract maps. Due to access being located off a rural 2-lane high speed road, one entry is approved by CAL FIRE.

If I can provide additional information or assistance on this mater, please don't hesitate to contact me at (805) 543-4244. Thank you!

Sincerely,



Laura Brown
Fire Inspector

cc: Terry Speizer
Oasis Associates, Inc.



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 9/14/2010

TO: Parks

FROM: Brian Pedrotti, South County Team

PROJECT DESCRIPTION: SUB2010-00031 CO 10-0085 SPEIZER- 3 lot parcel map located on 124.46 acres, off Orcutt Road in SLO. APN: 044-233-012.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 9/29/2010 please.

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.

Ray Zumbry, PLS

10/22/10
Date

Elizabeth Kormanugh
Name

781-4089
Phone



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 9/14/2010

TO: Cody Scheel

FROM: Brian Pedrotti, South County Team

PROJECT DESCRIPTION: SUB2010-00031 CO 10-0085 SPEIZER- 3 lot parcel map located on 124.46 acres, off Orcutt Road in SLO. APN: 044-233-012.

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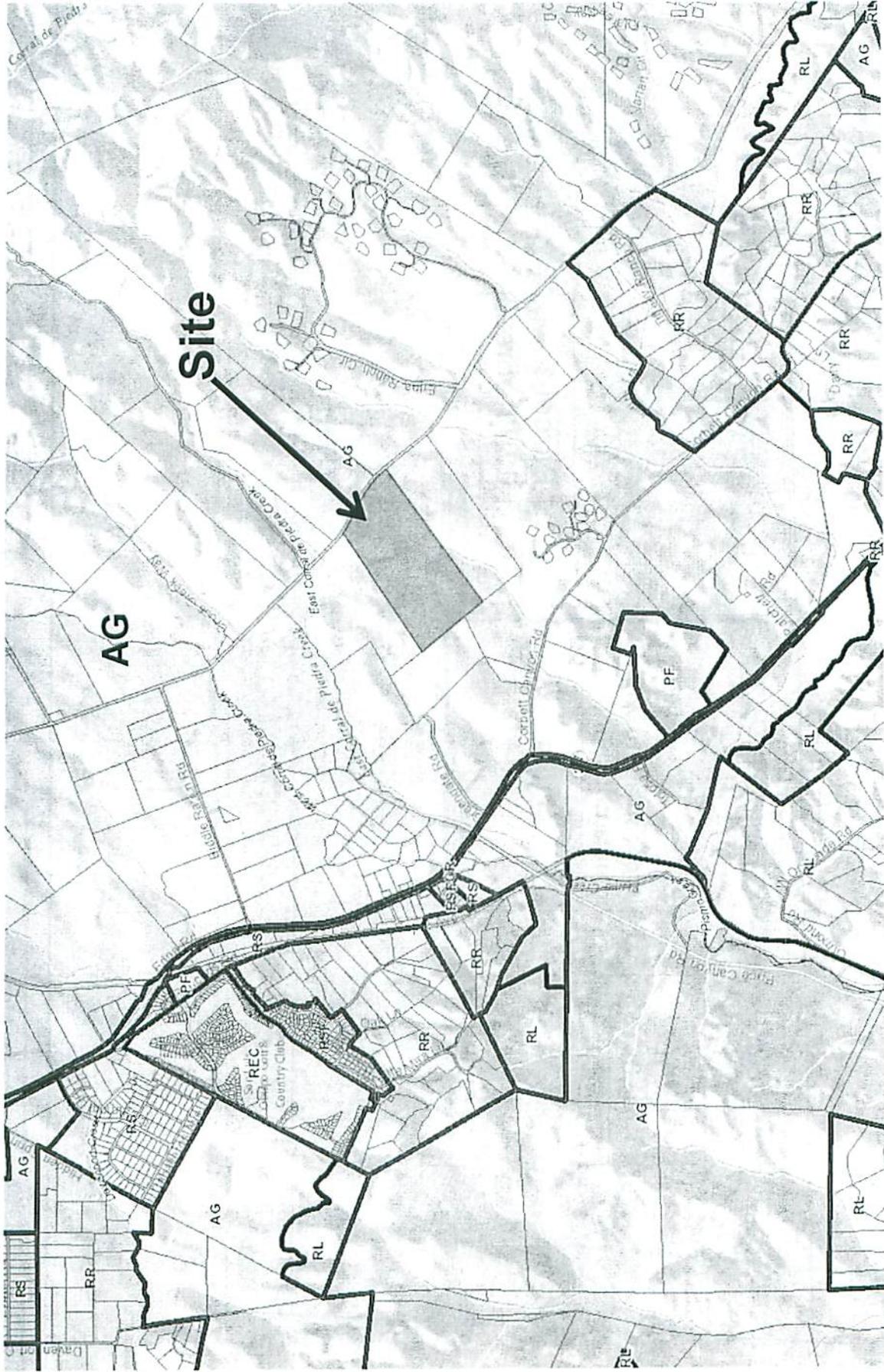
IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Access easement will need official Road Name, through a Road Name Application.

Date 9/17/10

Name Cody Scheel

Phone #5157



PROJECT

Speizer Parcel Map
SUB2010-00031 CO 10-0085

EXHIBIT

Land Use Category Map



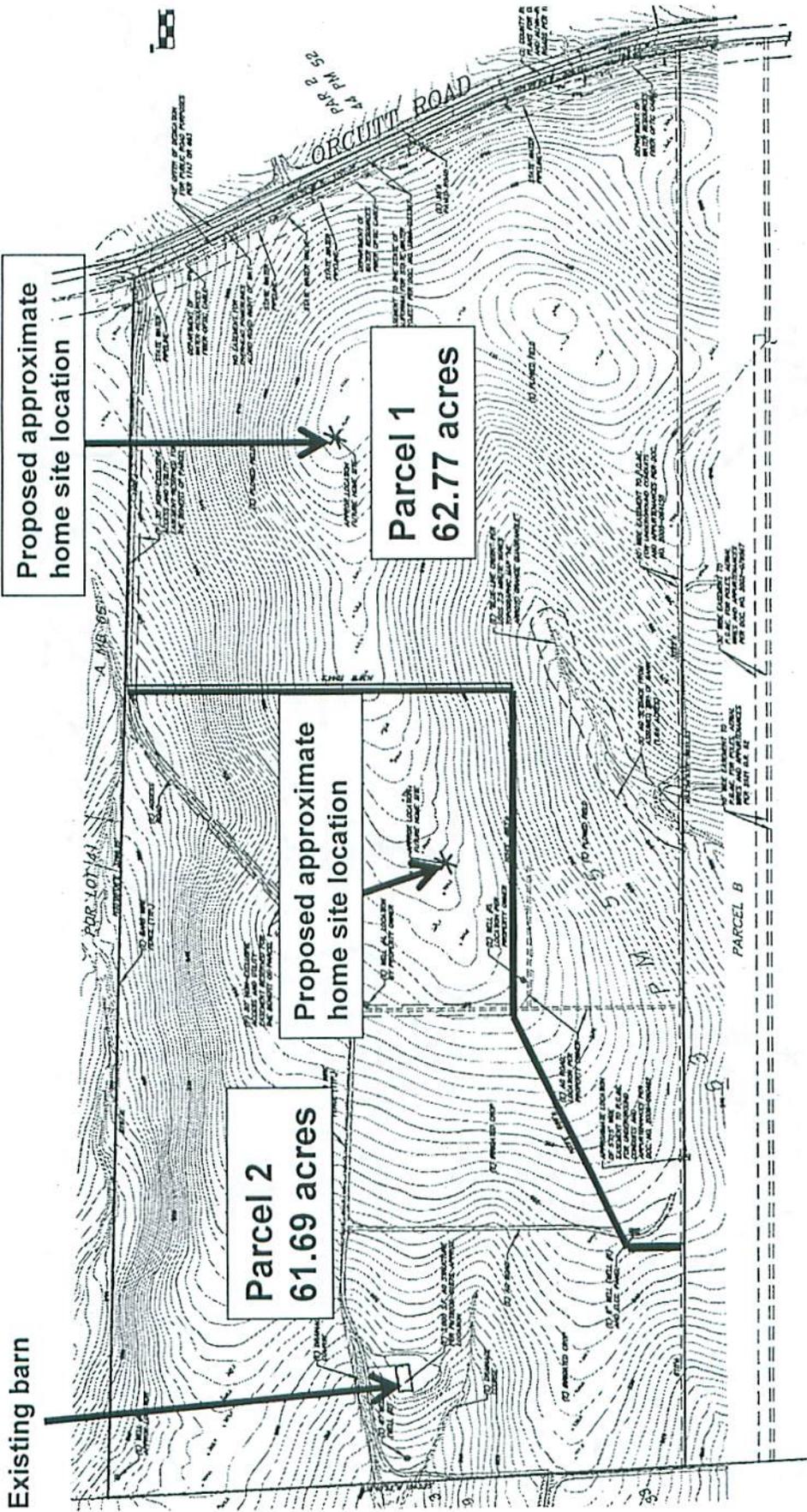
Existing barn

Proposed approximate home site location

Proposed approximate home site location

Parcel 2
61.69 acres

Parcel 1
62.77 acres



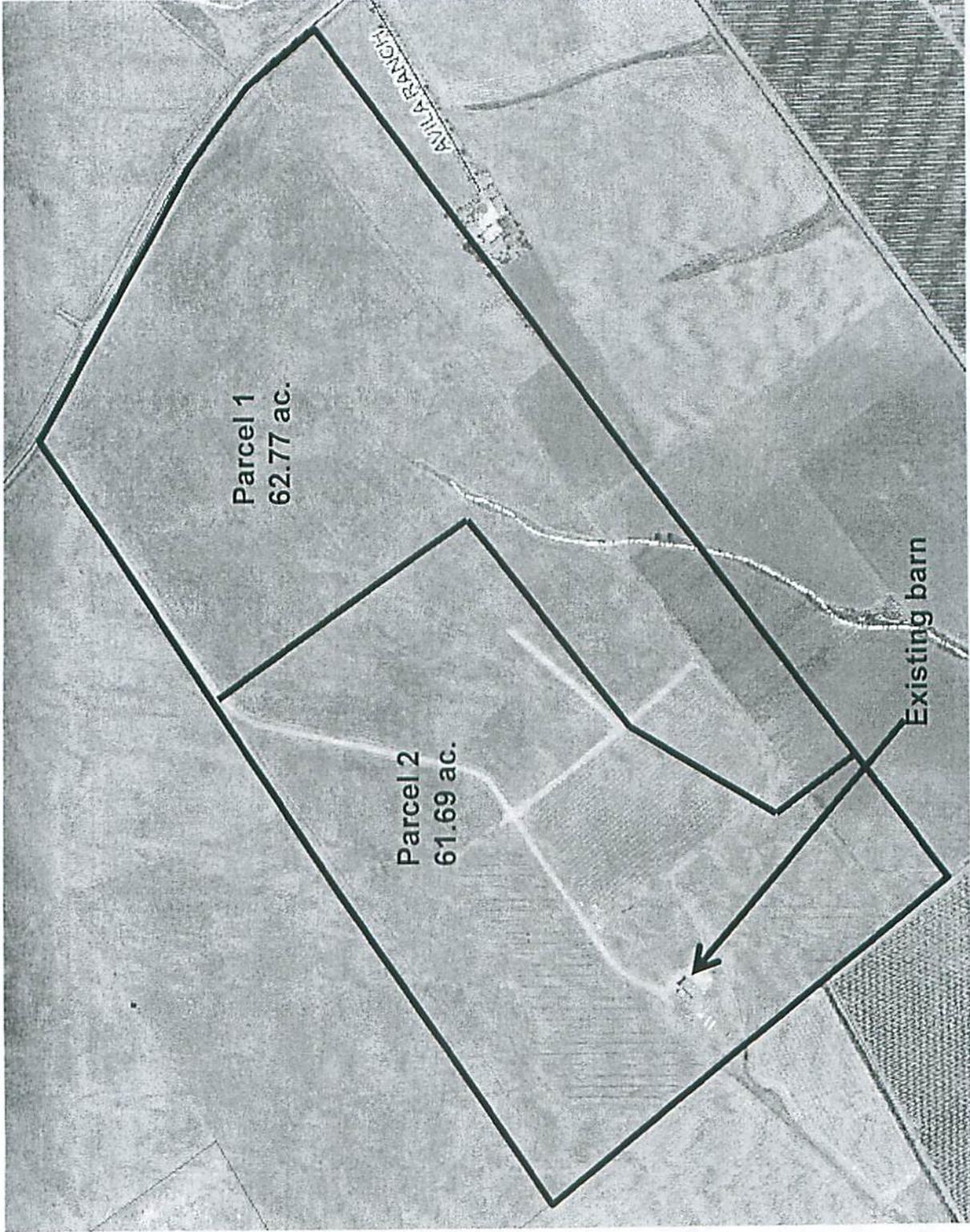
PROJECT

Speizer Parcel Map
SUB2010-00031 CO 10-0085

EXHIBIT

Tentative Parcel Map





PROJECT

Speizer Parcel Map
SUB2010-00031 CO 10-0085



EXHIBIT

Enlarged Aerial Photo