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SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

To: Planning Commission

From: Brian Pedrotti, Staff Planner

VIA: Warren Hoag, Division Manager, Current Planning WH

Date: February 24, 2005

Re: Godfrey Tract Map (S030062T / TR-2574)

Recommendation: Staff requests that the above-referenced item be continued from the March 10, 2005 Planning Commission meeting to April 14, 2005 pending the submittal and review of additional requested information.

Background: On January 13, 2005, the Planning Commission held a hearing for the above-referenced item and continued the project to March 10, 2005. The Commission requested additional information on two environmental issues of concern. First, the Commission identified a need to study the existing detention pond on the site as a potential wetland. Second, the Commission requested additional information regarding the existing sand quarry at the northwest corner of the property. The Commission directed Staff to re-examine these issues and incorporate them into the environmental document.

Following this hearing, staff requested that the following reports be submitted by the applicant for review:

> *Wetlands Survey.* A wetlands survey report prepared by a County approved biologist, in compliance with CDFG guidelines, to determine the viability of the suspected wetland located on proposed Lot 1. The report shall include survey findings, an evaluation of the viability of the suspected wetland, and recommended mitigation measures.
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> *Stability Analysis.* A soil stability analysis for the area of the existing sand quarry prepared by a County approved geotechnical engineer (soil engineer). The geotechnical engineer should refer to the "Landslides", Section #10, of the SLO County Guidelines for Engineering Geology.). A certified engineering geologist (C.E.G.) should map the site area and provide a geologic cross-section. The report shall also include an evaluation of human safety issues and recommended measures to reduce those concerns.

These reports have not yet been submitted for Staff review. Therefore, staff is requesting a continuance of the item to April 14, 2005 to provide additional time for submittal and review.