COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

PLANNING COMMISSION

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Promoting the wise use of land
Helping build great communities

MEETING DATE	CONTACT/PHONE	APPLICANT	FILE NO.
August 25, 2005	Brian Pedrotti 788-2788	Oakview Development	TRACT 2645 SUB2004-00113

SUBJECT

Request by Ron Chappell for a Vesting Tentative Tract Map to subdivide an existing 34.31-acre parcel into six parcels ranging from five to nine acres each for the purpose of sale and/or development. The division will create one on-site access road and includes improvements to Albert Way and Willow Road. Proposed tract improvements would result in the disturbance of approximately 1.17 acres. The proposed project is within the Rural Residential land use category on the northeast corner of Willow Road and Albert Way (at 1730 Willow Road), west of the community of Nipomo, in the South County Inland planning area.

RECOMMENDED ACTION

1. Adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq.
2. Approve Vesting Tentative Tract 2645 based on the findings listed in Exhibit A and the conditions listed in Exhibit B

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on May 19, 2005, for this project. Mitigation measures are proposed to address aesthetics, agricultural resources, biological resources, geology and soils, noise, public services/utilities, recreation, transportation/circulation, wastewater, and water, and are included as conditions of approval.

LAND USE CATEGORY	COMBINING DESIGNATION	ASSESSOR PARCEL NUMBER	SUPERVISOR DISTRICT(S)
Residential Rural	None	091-181-033	4

PLANNING AREA STANDARDS:

Sec. 22.112.020 & 22.112.040 – South County Rural Area Standards - Areawide and Residential Rural

LAND USE ORDINANCE STANDARDS:

Sec. 22.22.060– Residential Rural Subdivision Design

EXISTING USES:

Currently fallow, recent agriculture (strawberries), two mobile homes (removed), concrete water storage reservoir

SURROUNDING LAND USE CATEGORIES AND USES:

North: Residential Rural & Agriculture / vacant and agriculture
South: Residential Rural / rural residences
East: Residential Rural; undeveloped
West: Residential Rural / agricultural

ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT:
COUNTY GOVERNMENT CENTER ✦ SAN LUIS OBISPO ✦ CALIFORNIA 93408 ✦ (805) 781-5600 ✦ FAX: (805) 781-1242

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OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Nipomo Community Advisory Group, Public Works, Environmental Health, Ag Commissioner, County Parks, CDF, Nipomo Community Services District, APCD, Cal Trans, RWQCB, City of Arroyo Grande	
TOPOGRAPHY: Nearly level to moderately sloping	VEGETATION: Grasses, eucalyptus, pine
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CDF	ACCEPTANCE DATE: December 3, 2004

ORDINANCE COMPLIANCE:

Minimum Parcel Size
Section 22.22.060 of the Land Use Ordinance establishes standards for determining minimum parcel sizes in the Residential Rural land use category. The standards are based on the distance from an urban areas, fire response time, type of access serving the property and the topography of the site. Minimum parcel size is based on the largest parcel size as calculated by tests. The proposed parcels meet all requirements for 5.0 acre parcels as follows:

TEST	STANDARD	MINIMUM PARCEL SIZE
Remoteness	1,300 feet from the Black Lake Village Area	5 acres
Fire Hazard/ Response Time	Within the 15 minute response time In the high fire hazard area	5 acres
Access	Located on a minimum 40 foot right-of-way	5 acres
Slope	Average slope is between 0 and 15%	5 acres

Quimby Fees
Title 21, the Real Property Division Ordinance, establishes an in-lieu fee for all new land divisions for the purpose of developing new, or rehabilitating existing, park or recreational facilities to serve the land division. Payment of the parkland fee for all undeveloped parcels is required prior to map recordation.

Affordable Housing Fees
Sections 18.07 et. seq of Title 18 of the County Code establishes a fee of 3.5% of the public facility fee for all new land divisions. This allows recognized affordable housing projects to be exempted from public facility fees.

Design Standards
The proposed parcels are consistent with the design criteria set forth in Chapter 3 of the Title 21 of the Real Property Division Ordinance.

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PLANNING AREA STANDARDS:
Section 22.12.020 Areawide Standards
22.12.020.C – Circulation Planning:

1. Land divisions shall provide offers of dedication for public streets, bikeways and pathways.
2. Gross acreage may be utilized to calculate the allowable number of parcels.
3. Traffic noise mitigation required in the form of setbacks/open space, site layout, earthen berms, or structural measures, in that order of priority.

As conditioned, the project meets these standards. Willow Road, Alberta Way, and the on-site road will be dedicated to county standards, which provide sufficient width for street and pathway improvements. The project includes berms to mitigate for traffic noise.

Section 22.112.040 Rural Areawide Standards
22.12.040.A.1 – Circulation:

1. New land divisions shall provide for circulation linkages
2. New land division shall include design for combined driveways and private access roads where possible.
3. New land divisions shall provide where feasible equestrian, pedestrian and bike paths.
4. Road alignments shall be designed to minimize terrain disturbance, with erosion control measures.

As proposed and conditioned, the project meets these standards. Willow Road, Alberta Way, and the on-site road will be dedicated to county road standards, which provide sufficient width for street and pathway improvements. The site is nearly level to moderately sloping, and the road has been sited to minimize terrain disturbance.

Section 22.112.040 Residential Rural Standards
22.12.040.F.1 – Areawide:

1. Provide dedication of land for road right-of-way for separate pathway, as determined to be feasible by Public Works using gross acreage in calculating allowable density.
2. Curvilinear roads – Road alignments shall respond to natural land forms, be slightly curvilinear, and provide alternate routes of travel.
3. Setbacks – Provide an 80-foot front setback.
4. Varied lot pattern and geometry – Design parcels to have varied front dimension responding to natural topography.
5. Landscaping – Retain and incorporate existing vegetation as much as feasible.
6. Siting of buildings – Locate building envelopes that are subordinate to rural character, varying their elevation along hills and ridges.

As proposed and conditioned, the project meets these standards. Willow Road, Alberta Way, and the on-site road will be dedicated to county road standards, which provide sufficient width for street and pathway improvements. The configuration of the parcel, without the inclusion of the parcel at the intersection of Willow Road and Albert Way, does not lend itself to a curvilinear street. In conjunction with this limitation and the nearly level to moderately sloping topography, the project meets these standards where feasible. Conditions have also been included to retain existing vegetation where possible, and a landscaping plan for the addition of new trees.

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ENVIRONMENTAL DETERMINATION:

Agricultural Resources

The project area is bordered on the west and north by approximately 200 acres of land in intensive agricultural use. The adjacent agricultural operations include a combination of lemon and avocado orchards, greenhouse and nursery facilities. Approximately 20 acres of the project site has historically been used for the production of strawberries and vegetable row crops. The project site was no longer producing any crops at the time of the site visit. The Agricultural Commissioner's office identified this loss as not significant for several reasons including existing Residential Rural zoning and restrictions on the use of agricultural chemicals may occur on a significant portion of the project site should the adjacent property be rezoned to Public Facilities to allow subsequent construction of a middle school. A potentially significant impact to agricultural resources could occur as a result of conflict between the existing neighboring agricultural operations and future residential development on the proposed parcels. The project site has topographical separation from agricultural operations to the north and an intervening parcel with a row of eucalyptus trees providing a vegetative buffer from adjacent agricultural operations along much of the project site's western border.

Staff has included an agricultural buffer (350 feet from orchard operations and 400 feet from adjacent greenhouse) to protect adjacent agricultural resources as well as future residents, construction of a no-climb wire fence at the west and north property lines, maintenance of existing trees (excluding road improvements), planting of new screening vegetation, and disclosure of the county's right to farm ordinance.

Noise

Due to the impact of noise from Willow Road on future residences, the applicant has agreed to provide a three-foot high berm to buffer current and future noise impacts as recommended by the noise study completed for the project. This item has been included as a condition of approval.

COMMUNITY ADVISORY GROUP COMMENTS: No comments.

AGENCY REVIEW:

Public Works – Recommend approval with stocks attached. Show PG&E easement.
Environmental Health – Department has received preliminary evidence of water and ability to serve by individual wastewater systems.
Ag Commissioner – Potential impacts to adjacent properties in agricultural production. Buffers, notification of the county right-to-farm ordinance, and adjacent agricultural operations contact info to future owners recommended (see attached letter).
County Parks – Require Quimby fees and applicable Building fees. Require a trail along Willow Road to the County A-1(x) detached standard.
CDF - See attached fire safety plan dated November 3, 2004.
APCD – Project is inconsistent with Clean Air Plan. Do not support.
Department of Fish and Game – Native vegetation absent on-site. Little use by butterfly.
City of Arroyo Grande – City neither supports nor opposes subdivision. Concerns regarding water resources, traffic impacts and inadequate fire service for area development. Request City traffic and fire impact fees be required in addition to those collected by County.

LEGAL LOT STATUS:

The existing lot was legally created by a recorded map at a time when that was a legal method of creating lots.

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FINDINGS - EXHIBIT A

Environmental Determination

A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on May 19, 2005, for this project. Mitigation measures are proposed to address aesthetics, agricultural resources, biological resources, geology and soils, noise, public services/utilities, recreation, transportation/circulation, wastewater, and water, and are included as conditions of approval.

Tentative Map

B. The proposed map is consistent with applicable county general and specific plans because it complies with applicable area plan standards and is being subdivided in a consistent manner with the Residential Rural land use category.

C. The proposed map is consistent with the county zoning and subdivision ordinances because the parcels meet the minimum parcel size set by the Land Use Ordinance and the design standards of the Real Property Division Ordinance.

D. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans because the required improvements will be completed consistent with county ordinance and conditions of approval and the design of the parcels meets applicable policies of the general plan and ordinances

E. The site is physically suitable for the type of development proposed because the proposed parcels contain adequate area for development of rural residences.

F. The site is physically suitable for the proposed density of the development proposed because the site can adequately support a primary and secondary dwelling.

G. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the project is of limited size and scope and is not located in close proximity to significant wildlife habitat.

H. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

I. The proposed map complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.

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EXHIBIT B

CONDITIONS OF APPROVAL FOR TR2645 (OAKVIEW DEVELOPMENT)

Approved Project

1. A Vesting Tentative Tract Map to subdivide an existing 34.31-acre parcel into six parcels ranging from five to nine acres each for the purpose of sale and/or development. The division will create one on-site access road and includes improvements to Albert Way and Willow Road. Proposed tract improvements would result in the disturbance of approximately 1.17 acres.

Access and Improvements

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

   a. On-site street constructed to an A-7(c) section within a 50 foot dedicated right-of-way terminating in a cul-de-sac.
   b. Alberta Way constructed to a 2/3 A-7(c) section within a minimum 40 foot dedicated right-of-way fronting the property.
   c. Willow Road widened to complete the project side of an A-1(x) section fronting the property (Willow Road section includes: two travel lanes; a turn lane, two bike lanes for a total of 46 feet edge of pavement to edge of pavement; 8-foot gravel shoulders which may require additional right-of-way). This also includes a detached trail along Willow Road subject to the review and approval of the County Parks Division.
   d. Willow Road constructed to an A-1 (widen project side) section from the property to Alberta Way.
   e. Alberta Way constructed to an A-7(c) 2/3 section from the property to Willow Road.

3. The applicant offer for dedication to the public by certificate on the map or by separate document:

   a. The 50 foot road easement as shown on the tentative parcel map with a 20 foot radius property line return at the intersection of the on-site street and Alberta Way.
   b. The 50 foot road easement terminating in a county cul-de-sac as shown on the tentative map.

4. Access be denied to 4, 5, and 6 from Willow Road and that this be by certificate and designation on the map.

Improvement Plans

5. Improvement plans shall be prepared in accordance with San Luis Obispo County Improvement Standards and Specifications 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:
   a. Street plan and profile.

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b. Drainage ditches, culverts, and other structures (if drainage calculations require).
c. Grading and erosion control plan for subdivision related improvement locations.
d. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.

6. 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.

7. The Registered Civil Engineer, upon completion of the improvements, must 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.

8. **Prior to approval of road improvement plans,** the applicant shall prepare a Storm Water Pollution Prevention Plan, per Regional Water Quality Control Board requirements, and an Erosion and Sedimentation Control Plan shall be prepared by a certified sediment and erosion control specialist, registered civil engineer, registered architect or landscape architect, certified California nurseryperson, or licensed landscape contractor. The plan shall consist of graphic and narrative information of sufficient clarity to indicate the nature, extent, location and placement recommendations of the erosion and sedimentation control measures proposed. The location of all practices, methods and devices shall be shown on the grading plan, or on a separate plan attached to the grading plan. The plan shall contain, but need not be limited to, all of the following information:

Utilities

9. Electric and telephone lines shall be installed underground or overhead.

10. Cable T.V. conduits shall be installed in the street.

11. Gas lines shall be installed.

12. Show the PG & E public utility easement on the final map as shown in the submitted Title Report dated August 3, 2004.

Design

13. 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 and on the improvement plans.

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Fire Protection

14. The applicant shall obtain a fire safety clearance letter from the California Department of Forestry (CDF)/County Fire Department establishing fire safety requirements prior to filing the final parcel or tract map.

15. **Prior to final map recordation**, the project shall comply with the Fire Safety Plan from CDF dated November 3, 2004, including all access requirements.

Parks and Recreation (Quimby) Fees

16. Unless exempted by Chapter 21.09 of the county Real Property Division Ordinance or California Government Code section 66477, prior to filing of the final parcel or tract map, the applicant shall pay the in-lieu" fee that will be used for community park and recreational purposes as required by Chapter 21.09. The fee shall be based on the total number of new parcels or remainder parcels shown on the map that do not already have legal residential units on them.

Affordable Housing Fee

17. Prior to filing the final parcel or tract map, the applicant shall pay an affordable housing fee of 3.5 percent of the adopted public facility fee effective at the time of recording for each residential lot. This fee shall not be applicable to any official recognized affordable housing included within the residential project.

Mitigation Measures

18. No eucalyptus tree removal other than those required by Public Works for Albert Way road improvements is authorized. **Prior to recordation of the final map**, the applicant shall submit a site plan showing the removal of eucalyptus trees adjacent to Albert Way, and identifying the trees adjacent to Willow Road to be retained.

19. **Prior to recordation of the final map**, the applicant shall submit a landscaping plan showing the planting of fast growing evergreen trees and shrubs along Albert Way and Willow Road. The landscape plan shall be consistent with the agricultural "buffer vegetation plan", and achieve 80 percent screening of future structures as seen from public roads.

20. **Prior to recordation of the final map,** a no-climb wire fence shall be constructed at the west and north project property lines to be verified by the Agriculture Department in order to separate agricultural uses from the proposed development.

21. **Prior recordation of the final map**, the existing eucalyptus screening shall be enhanced and maintained by trimming trees to a reduced height of approximately 30 feet or new screening shall be planted with a mature height of 10 to 30 feet. Also, a "buffer vegetation plan" shall be required including the following:
    a. Buffer locations shown on the overall site plan,
    b. Proposed vegetation species list compatible with surrounding agricultural uses;
    c. Location and spacing of proposed new and retained vegetation; and,
    d. Vegetation maintenance plan.

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22. **Prior to recordation of the final map,** the applicant shall submit plans showing a three-foot high earthen berm noise barrier adjacent to Willow Road. The berm shall be constructed, vegetated, and stabilized prior to final inspection of tract improvements. No tree removal is authorized for construction of the berm.

23. **Prior to recordation of the final map,** the applicant shall pay applicable Quimby and Building Division Fees.

24. **Prior to recordation of the final map**, the applicant shall submit the results of soil borings and percolation testing at leach line location showing that there is adequate separation and percolation rates, or plans for an engineered wastewater system that shows how the basin plan criteria can be met would be required prior to issuance of construction permits.

25. **Prior to final map recordation,** comprehensive water data shall be submitted to County Environmental Health for review and approval. Data shall include all water well logs, pump tests, and complete water analysis for all proposed wells.

Additional Map Sheet

26. 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. **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. Future owners and occupants shall be provided with contact information for the adjacent greenhouse operation and orchards located to the west of the proposed project site. The current contact information is as follows: Mr. Rene Van Wingerden, Ocean Breeze International, 684-1747. This notification requirement shall be put in any CC&Rs, if they are created/required.

    b. An agricultural buffer area along the western property boundary of approximately 325 feet, or 400 feet from the existing greenhouse operation and a buffer of approximately 325 feet, or 350 feet from the orchards to the north, as shown on Exhibit C. No structures used for human habitation shall be permitted in the buffer area. **At the time of application for construction permits,** the applicant shall clearly delineate the agricultural buffer on the project plans. This buffer shall become null and void on individual parcels within this subdivision, if any existing commercial agricultural business on adjacent parcels effecting this subdivision cease operation for a minimum of one year.

    c. **As part of individual lot development**, if grading and construction activities occur during the nesting season (March 1 through September 1), to avoid impacts to nesting birds, the applicant shall retain a County-approved qualified biologist to conduct nesting bird surveys immediately prior to site disturbance. If nesting birds

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are discovered, all construction activity within a 500-foot buffer for listed bird species nests and a 100-foot buffer for other non-listed bird nests shall halt until the chicks have fledged or left the area.

d. **Prior to issuance of construction permits,** the applicant shall prepare a Storm Water Pollution Prevention Plan, per Regional Water Quality Control Board requirements, and an Erosion and Sedimentation Control Plan shall be prepared by a certified sediment and erosion control specialist, registered civil engineer, registered architect or landscape architect, certified California nurseryperson, or licensed landscape contractor. The plan shall consist of graphic and narrative information of sufficient clarity to indicate the nature, extent, location and placement recommendations of the erosion and sedimentation control measures proposed. The location of all practices, methods and devices shall be shown on the grading plan, or on a separate plan attached to the grading plan. The plan shall contain, but need not be limited to, all of the following information:

i. Grading limits shall be graphically defined on the plan and staked out before site disturbance begins.
ii. Estimates of sediment yields before, during, and after construction of the project for a three-year period or until revegetation is established.
iii. Proposed methods and a description of the practices to be used to protect exposed erodible areas during and after construction, including temporary and permanent mulching, seeding, or other recognized surface stabilization measures.
iv. Proposed temporary and final methods and a description of the practices to be used for cut or fill slopes to prevent erosive surface runoff, including earth or paved interceptors and diversions, energy absorbing structures, or devices and techniques to reduce the velocity of runoff water.
v. Proposed methods and description of the temporary and final practices to retain sediment on the site, including: sediment basins and traps, vegetative filter strips, or other recognized measures; a schedule for their maintenance and upkeep; provisions for responsibility of maintenance; and design criteria for the trapping efficiency and storage capacities of sediment basins for flows from a ten-year storm.
vi. Proposed methods, application technique, seed and fertilizer rate, sequence, and description of final erosion control practices for revegetation of all surfaces disturbed by vegetation removal, grading, haul roads, or other improved surfaces authorized by approved plans. A schedule for maintenance and upkeep of revegetated areas shall be included.
vii. The type, location, and extent of pre-existing and undisturbed vegetation on the site.
viii. Descriptions of proposed methods to limit access routes and stabilize all access points, and to delineate clearing limits, easements, setbacks, sensitive areas, buffer areas and drainage courses.

e. **Prior to issuance of construction permits,** the applicant shall submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) approved by the State Water Resources Control Board. The Best Management Practices (BMPs) identified in the SWPPP shall be implemented during construction of individual lot development.

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f. **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; automatic shut-off devices for bathroom and kitchen faucets; and point-of–use supplemental water heater systems or circulating hot water systems in bathrooms and kitchen. Landscape plans for the proposed parcels must include outdoor conservation measures including: limited landscape area, low water-use plant materials, limited turf area, soil moisture sensors, and drip irrigation systems.

Covenants, Conditions and Restrictions

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

a. **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. Future owners and occupants shall be provided with contact information for the adjacent greenhouse operation and orchards located to the west of the proposed project site. The current contact information is as follows: Mr. Rene Van Wingerden, Ocean Breeze International, 684-1747. This notification requirement shall be put in any CC&Rs, if they are created/required.

b. An agricultural buffer area along the western property boundary of approximately 325 feet, or 400 feet from the existing greenhouse operation and a buffer of approximately 325 feet, or 350 feet from the orchards to the north, as shown on Exhibit C. No structures used for human habitation shall be permitted in the buffer area. **At the time of application for construction permits,** the applicant shall clearly delineate the agricultural buffer on the project plans. This buffer shall become null and void on individual parcels within this subdivision, if any existing commercial agricultural business on adjacent parcels effecting this subdivision cease operation for a minimum of one year.

c. **As part of individual lot development**, if grading and construction activities occur during the nesting season (March 1 through September 1), to avoid impacts to nesting birds, the applicant shall retain a County-approved qualified biologist to conduct nesting bird surveys immediately prior to site disturbance. If nesting birds are discovered, all construction activity within a 500-foot buffer for listed bird species nests and a 100-foot buffer for other non-listed bird nests shall halt until the chicks have fledged or left the area.

d. **Prior to issuance of construction permits,** the applicant shall prepare a Storm Water Pollution Prevention Plan, per Regional Water Quality Control Board requirements, and an Erosion and Sedimentation Control Plan shall be prepared by a certified sediment and erosion control specialist, registered civil engineer, registered architect or landscape architect, certified California nurseryperson, or

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licensed landscape contractor. The plan shall consist of graphic and narrative information of sufficient clarity to indicate the nature, extent, location and placement recommendations of the erosion and sedimentation control measures proposed. The location of all practices, methods and devices shall be shown on the grading plan, or on a separate plan attached to the grading plan. The plan shall contain, but need not be limited to, all of the following information:

i. Grading limits shall be graphically defined on the plan and staked out before site disturbance begins.
ii. Estimates of sediment yields before, during, and after construction of the project for a three-year period or until revegetation is established.
iii. Proposed methods and a description of the practices to be used to protect exposed erodible areas during and after construction, including temporary and permanent mulching, seeding, or other recognized surface stabilization measures.
iv. Proposed temporary and final methods and a description of the practices to be used for cut or fill slopes to prevent erosive surface runoff, including earth or paved interceptors and diversions, energy absorbing structures, or devices and techniques to reduce the velocity of runoff water.
v. Proposed methods and description of the temporary and final practices to retain sediment on the site, including: sediment basins and traps, vegetative filter strips, or other recognized measures; a schedule for their maintenance and upkeep; provisions for responsibility of maintenance; and design criteria for the trapping efficiency and storage capacities of sediment basins for flows from a ten-year storm.
vi. Proposed methods, application technique, seed and fertilizer rate, sequence, and description of final erosion control practices for revegetation of all surfaces disturbed by vegetation removal, grading, haul roads, or other improved surfaces authorized by approved plans. A schedule for maintenance and upkeep of revegetated areas shall be included.
vii. The type, location, and extent of pre-existing and undisturbed vegetation on the site.
viii. Descriptions of proposed methods to limit access routes and stabilize all access points, and to delineate clearing limits, easements, setbacks, sensitive areas, buffer areas and drainage courses.

e. **Prior to issuance of construction permits,** the applicant shall submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) approved by the State Water Resources Control Board. The Best Management Practices (BMPs) identified in the SWPPP shall be implemented during construction of individual lot development.

f. **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; automatic shut-off devices for bathroom and kitchen faucets; and point-of–use supplemental water heater systems or circulating hot water systems in bathrooms and kitchen. Landscape plans for the proposed parcels must include outdoor conservation measures including: limited landscape area, low water-use plant materials, limited turf area, soil moisture sensors, and drip irrigation systems.

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Miscellaneous

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

29. A stormwater pollution plan may be necessary from the Regional Water Quality Control Board. Provide evidence that it has been obtained or is unnecessary prior to filing the map.

30. 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.

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STANDARD CONDITIONS OF APPROVAL FOR SUBDIVISIONS
USING INDIVIDUAL WELLS AND SEPTIC TANKS

1. Each parcel shall have its own private well(s) for a domestic water supply approved by the county Health Department, except as set forth in 2C.

2. Operable water facilities shall exist prior to the filing of the final parcel map. Evidence of adequate and potable water, shall be submitted to the county Health Department, including the following:

   A. (Potability) A complete on-site chemical analysis shall be submitted for evaluation for each of the parcels created or as required.

   B. (Adequacy) On individual parcel wells or test holes, a minimum four (4) hour pump test performed by a licensed and bonded well driller or pump testing business shall be submitted for review and approval for each of the new parcels created.

   C. If the applicant desires purveying water to two (2) or more parcels or an average of 25 or more residents or non-residents (employees, campers, etc.) on a daily basis at least sixty (60) days out of the year, application shall be made to the county Health Department for a domestic water supply permit prior to the filing of the final map. A bond may be used for operable water facilities (except well(s)). Necessary legal agreements, restrictions and registered civil engineer designed plans, in conformance with state and county laws and standards shall be submitted by the applicant and reviewed and approved by County Public Works and the county Health Department, prior to the filing of the final map.

3. On-site systems that are in conformance with the county-approved Central Coast Regional Water Quality Control Board basin plan will be an acceptable method of sewage disposal until community sewers may become available.

4. No sewage disposal system installations are to be placed closer than 100 feet from the top of any perennial or continuous creek banks, drainage swales or areas subject to inundation.

5. Sewage disposal systems shall be separated from any individual domestic well and/or agricultural well, as follows: 1) leaching areas, feed lots, etc., one hundred (100) feet and bored seepage pits (dry wells), one hundred and fifty (150) feet. Domestic wells intended to serve multiple parcels or 25 or more individuals at least 60 days out of the year shall be separated by a minimum of two hundred (200) feet from a leachfield, two hundred and fifty (250) feet from seepage pits or dry wells.

6. Sewage disposal systems installed on slopes in excess of 20% shall be designed and certified by a registered civil engineer or geologist and submitted to the county Planning Department for review and approval prior to the issuance of a building permit. Consultants shall determine geologically stable building sites and sewage disposal for

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each parcel, including evaluations of hillside stability under the most adverse conditions including rock saturation and seismic forces. Slopes in excess of 30% are not considered suitable or practical for subsurface sewage disposal.

7. An encroachment permit shall be obtained from county Public Works for any work to be done within the county right-of-way.

8. An encroachment permit shall be obtained from the California Department of Transportation for any work to be done on the state highway.

9. Any existing reservoir or drainage swale on the property shall be delineated on the map.

10. Prior to submission of the map "checkprints" to county Public Works, the project shall be reviewed by all applicable public utility companies and a letter be obtained indicating required easements.

11. Required public utility easements shall be shown on the map.

12. Approved street names shall be shown on the map.

13. The applicant shall comply with state, county and district laws/ordinances applicable to fire protection and consider increased fire risk to area by the subdivision of land proposed.

14. The developer shall submit a preliminary subdivision guarantee to county Public Works for review prior to the filing of the map.

15. Any private easements on the property shall be shown on the map with recording data.

16. All conditions of approval herein specified, unless otherwise noted, shall be complied with prior to the filing of the map.

17. After approval by the Review Authority, compliance with the preceding conditions will bring the proposed subdivision in conformance with the Subdivision Map Act and county ordinances.

18. A map shall be filed in accordance with Subdivision Map Act and county ordinance prior to sale, lease, or financing of the lots proposed by the subdivision.

19. A tentative map will expire 24 months from the effective date of the approval. Tentative maps may be extended. Written requests with appropriate fees must be submitted to the Planning Department prior to the expiration date. The expiration of tentative maps will terminate all proceedings on the matter.

Staff report prepared by Brian Pedrotti
and reviewed by Kami Griffin

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CALIFORNIA DEPARTMENT OF FISH AND GAME
CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

PROJECT TITLE & NUMBER: Oakview Development Tract Map; SUB2004-00113

Project Applicant

Name: Ron Chappell
Address: P.O. Box 490
City, State, Zip Code: Lompoc, CA 93438
Telephone #: (805) 773-0350

PROJECT DESCRIPTION/LOCATION: See attached Notice of Determination

FINDINGS OF EXEMPTION:

There is no evidence before this agency that the proposed project has the potential for adverse effect on wildlife resources for one or more of the following reason(s):

( ) The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.

(X) The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.

( ) The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.

( ) The applicable filing fees have/will be collected at the time of issuance of other County approvals for this project. Reference Document Name and No._____

( ) Other: _____

CERTIFICATION:

I hereby certify that the lead agency has made the above findings of fact and that, based upon the initial study and the hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

Rowna Tutt for
Ellen Carroll, Environmental Coordinator
County of San Luis Obispo

Date: 05/06/05

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COUNTY OF SAN LUIS OBISPO

FOR OFFICIAL USE ONLY (BP/MG)

MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

ENVIRONMENTAL DETERMINATION NO. ED04-291 **DATE: May 19, 2005**

PROJECT/ENTITLEMENT: Oakview Development Tract Map SUB2004-00113

APPLICANT NAME: Ron Chappell
ADDRESS: PO Box 490 Lompoc, CA, 93438
CONTACT PERSON: Same as applicant **Telephone:** (805) 773-0350

PROPOSED USES/INTENT: Proposal by Ron Chappell for a vesting tract map to subdivide an existing 34.31 acre site into six parcels ranging from five to nine acres each for the purpose of sale and/or development. The division will create one on-site access road and includes improvements to Albert Way. Proposed road improvements would result in the disturbance of approximately 1.17 acres.

LOCATION: The project is located on the northeast corner of Willow Road and Albert Way (at 1730 Willow Road), west of the community of Nipomo, in the South County Inland planning area.

LEAD AGENCY: **County of San Luis Obispo Department of Planning & Building**
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: State Water Resources Control Board

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

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT .....5 p.m. on

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

Notice of Determination

State Clearinghouse No. _____

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

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures 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:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

County of San Luis Obispo

Signature	Project Manager Name	Date	Public Agency

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CALIFORNIA DEPARTMENT OF FISH AND GAME
CERTIFICATE OF FEE EXEMPTION
De Minimis Impact Finding

PROJECT TITLE & NUMBER: Oakview Development Tract Map; SUB2004-00113

Project Applicant

Name:	Ron Chappell
Address:	P.O. Box 490
City, State, Zip Code:	Lompoc, CA 93438
Telephone #:	(805) 773-0350

PROJECT DESCRIPTION/LOCATION: **See attached Notice of Determination**

FINDINGS OF EXEMPTION:

There is no evidence before this agency that the proposed project has the potential for adverse effect on wildlife resources for one or more of the following reason(s):

( ) **The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.**

(X) **The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.**

( ) **The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.**

( ) **The applicable filing fees have/will be collected at the time of issuance of other County approvals for this project. Reference Document Name and No._____**

( ) **Other:** _____

CERTIFICATION:

I hereby certify that the lead agency has made the above findings of fact and that, based upon the initial study and the hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

Shawna Scott for

Ellen Carroll, Environmental Coordinator
County of San Luis Obispo

Date: 05/06/05

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COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

Project Title & No. Oakview Development Tract Map ED04-244 (SUB 2004-00113)

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Morro Group, Inc	[signature]		05/04/05
Prepared by (Print)	Signature		Date
John McKenzie	John McKenzie	Ellen Carroll, Environmental Coordinator	5/9/05
Reviewed by (Print)	Signature	(for)	Date

Project Environmental Analysis

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

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Ron Chappell for a vesting tract map to subdivide an existing 34.31-acre parcel into six parcels ranging from five to nine acres each for the purpose of sale and/or development. The division will create one on-site access road and includes improvements to Albert Way. Proposed tract improvements would result in the disturbance of approximately 1.17 acres. The proposed project is within the Rural Residential land use category on the northeast corner of Willow Road and Albert Way (at 1730 Willow Road), west of the community of Nipomo, in the South County Inland planning area.

ASSESSOR PARCEL NUMBER(S): 091-181-033 SUPERVISORIAL DISTRICT # 4

B. EXISTING SETTING

PLANNING AREA: South County (Inland)

LAND USE CATEGORY: Residential Rural

COMBINING DESIGNATION(S): None applicable

EXISTING USES: Currently fallow, recent agriculture (strawberries), two mobile homes (removed), concrete water storage reservoir

TOPOGRAPHY: Nearly level to moderately sloping

VEGETATION: Grasses, eucalyptus, pine

PARCEL SIZE: 34.31 acres

SURROUNDING LAND USE CATEGORIES AND USES:

North: Residential Rural/Agriculture; undeveloped/agricultural uses	*East:* Public Facilities; undeveloped
South: Residential Rural; scattered residences, eucalyptus grove	*West:* Residential Suburban; agricultural uses

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C. ENVIRONMENTAL ANALYSIS

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

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST

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

Setting. The proposed project site is an approximately 34-acre parcel located in the northeast corner of the Albert Road and Willow Road intersection, as shown in Figures 1 through 3. The project parcel is characterized by nearly level to moderately sloping topography. It has historically been used for strawberries and vegetable row crops, but is currently fallow with grasses. Eucalyptus and pine trees are found along the perimeter of the subject parcel. A vegetated drainage is located along the northern property line and is as much as 30 feet below the rest of the property. Eucalyptus trees with thick overlapping canopies border the northern and southern property lines, and a eucalyptus grove occupies the northeast corner of Albert Way and Willow Road blocking most views of the project site as seen from the east bound travel lane of Willow Road. Several pine trees and eucalyptus trees are located near the southwestern property line (proposed Lot 6). The elevated topography of the undeveloped parcel to the east blocks views as seen from the westbound travel lane of Willow Road. Thick overlapping eucalyptus windrows are present along the entirety of Albert Way fronting the project site. Existing development on the project site includes a water storage reservoir surrounded by a chain link fence, two prior mobile-home locations, and associated site disturbance located in the northern portion of the site.

Adjacent uses include single-family residences and a eucalyptus grove on the south side of Willow Road, an avocado orchard and greenhouse operation to the west, and avocado and lemon orchards to the to the north. The parcel east of the project site has recently been cleared of eucalyptus and is proposing to be rezoned to accommodate a middle school and sixteen homes.

Impact. Implementation of the proposed project would result in the development of an on-site access road, six primary single-family residences, and six secondary dwellings. Off-site road improvements include widening Albert Way to a 40-foot right of way. No street lighting is proposed.

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Proposed widening of Albert Way would require the removal of an entire row of eucalyptus trees located within the right-of-way. While this row of eucalyptus trees with overlapping canopies along Albert Way blocks a majority of views of the project site, additional screening is provided by a eucalyptus grove in the northeast corner of Willow Road and Albert Way and a row of eucalyptus trees and pine trees along the southern portion of the western property line. Future residential development would be visible through breaks in the tree line as seen from Willow Road for approximately three to five seconds. Tree removal on Albert Way would increase visibility of the project site as seen from Albert Way and the eastbound lane of Willow Road. If the eucalyptus trees were removed along Willow Road, the duration of project site would be visible along the entire stretch of Willow Road as seen from both east and westbound travel lanes. Future development would be back-dropped by eucalyptus trees to the north and west. Scattered residential development is visible adjacent to varied agricultural uses in the surrounding area. Existing vegetation provides partial screening of the project site as seen from public roads and adds to the rural character of this portion of the Nipomo Mesa.

Mitigation/Conclusion. Pursuant to Section 22.112.040.G.1.c and 22.112.040.G.1.e (South County Rural Area Standards, Residential Rural Areawide Standards), the future developer of the project site would be required to provide an 80-foot front setback along Willow Road and retain and incorporate existing vegetation as much as feasible into the subdivision design. No tree removal other than what is required by Public Works for Albert Way road improvements is authorized (refer to Exhibit B). Retention of mature vegetation and replacement landscaping for removed trees would ensure partial screening remains after construction of required road improvements. In addition, the following is proposed where existing (remaining) tree windrows no longer provide effective vegetation screening: sufficient evergreen trees and large shrubs shall be planted along Willow Road and Albert Way to provide 80 percent screening. Implementation of planning area standards and retention/planting of screening vegetation would mitigate visual impacts to a level of insignificance.

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

Setting. The project area is bordered on the west and north by approximately 200 acres of land in intensive agricultural use. The adjacent agricultural operations include a combination of lemon and avocado orchards, greenhouse and nursery facilities. The majority of adjacent land in agricultural use is zoned Residential Rural with approximately 25 acres designated Agricultural. The subject property and remaining areas to the south and east are designated Residential Rural. The soil type on the subject property and surrounding area is Oceano sand, 0-9 percent slopes, and in its current condition is considered Prime Farmland. This soil is mapped as Farmland of Statewide Importance by the California Department of Conservation and is considered Class IV (irrigated) and Class VI (non-irrigated) by the Natural Resource Conservation Service. Approximately 20 acres of the project site has historically been used for the production of strawberries and vegetable row crops. The project site was no longer producing any crops at the time of the site visit.

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Impact. The proposed tract map would result in the conversion of approximately 20 acres of historic production agriculture to residential use. The Agricultural Commissioner's office (Michael Isensee; December 6, 2004) identified this loss as not significant for several reasons including existing Residential Rural zoning and restrictions on the use of agricultural chemicals may occur on a significant portion of the project site should the adjacent property be rezoned to Public Facilities and subsequent construction of a middle school. A potentially significant impact to agricultural resources could occur as a result of conflict between the existing neighboring agricultural operations and future residential development on the proposed parcels. Placement of residences in close proximity to the adjacent greenhouse, orchards, or nursery could potentially expose future residents to intensive agricultural practices such as pesticide use, dust, and noise and may limit the agricultural land's ability to remain commercially viable. The project site has topographical separation from agricultural operations to the north and an intervening parcel with a row of eucalyptus trees providing a vegetative buffer from adjacent agricultural operations along much of the project site's western border. The proposed improvements to Albert Way would reduce existing vegetation buffers and potentially conflict residential traffic with adjacent greenhouse truck traffic. Albert Way frontage improvements will be required to widen and improve this road and reduce traffic impacts to less than significant levels.

Mitigation/Conclusion. The Agricultural Commissioner has recommended several measures that have been incorporated into the proposed project including: an agricultural buffer (350 feet from orchard operations and 400 feet from adjacent greenhouse) to protect adjacent agricultural resources as well as future residents, construction of a no-climb wire fence at the west and north property lines, maintenance of existing trees (excluding road improvements), planting of new screening vegetation, and disclosure of the county's right to farm ordinance. These measures would minimize the future conflict and reduce the potential impact to agricultural resources. Based on the above discussion and implementation of mitigation measures, impacts to agricultural resources would be reduced to insignificance and no further mitigation is necessary.

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

Setting.
Air Quality. Based on the latest air monitoring station information (per the County's RMS annual report, 2004), the trend in air quality in the general area is declining, where unacceptable PM10 levels

were exceeded in 2003 at the Nipomo monitoring station four times out of 60 monitoring days, which is up from the previous year (two exceedances).

The Air Pollution Control District (APCD) estimates that automobiles currently generate about 40% of the pollutants responsible for ozone formation. Nitrous oxides (NOx) and reactive organic gasses (ROG) pollutants (vehicle emission components) are common contributors towards this chemical transformation into ozone. Dust, or particulate matter less than ten microns (PM10) that become airborne and which find their way into the lower atmosphere, can act as the catalyst in this chemical transformation to harmful ozone. In part, the land use controls currently in place for new development relating to ROG and NOx (i.e., application of the CEQA Air Quality Handbook) have helped reduce the formation of ozone.

Objectionable Odors. The proposed project site is located adjacent to existing agricultural operations including an avocado orchard and a greenhouse nursery. These farming operations periodically generate objectionable odors due to fertilizers and chemical use.

Impact.
Air Quality. Implementation of the proposed project would result in the future development of six single-family residences and potentially six secondary residences. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will generate less than 10lbs/day of emissions, which is below the threshold warranting any mitigation.

The proposed project was referred to the County of San Luis Obispo Air Pollution Control District (APCD) for review and determination of any air quality impacts potentially resulting from the proposed project. The APCD did not identify any project-specific impacts, however, potentially significant cumulative air quality impacts could result from the fracturing of rural land, which increases residential development in areas outside urban/village reserve lines and puts stresses on air quality, circulation, natural and physical resources and infrastructure (Jan Downs Vidalin, APCD; October 8, 2004).

The Clean Air Plan includes land use management strategies to guide decision makers on land use approaches that result in improved air quality. This development is somewhat inconsistent with the "Planning Compact Communities" strategy, where increasing development densities within urban areas is preferable over increasing densities in rural areas. Increasing densities in rural areas results in longer single-occupant vehicle trips and increases emissions. Given the smaller number of potential new residences and the project site's proximity to the VRL of the Village of Callender-Garrett, individually the impacts are expected to be less than significant.

In 1994, the South County Area Plan was adopted and associated EIR certified. As a part of that analysis, a cumulative assessment of the build out impacts of the planning area was completed, which included the ultimate breakdown of the subject property as is currently proposed. While cumulative impacts to air quality were identified in the EIR as potentially significant and unavoidable, the findings recognized that the existing cumulative air quality mitigation program, combined with a slight improvement over the previous Area Plan build out would offset some of these impacts.

Objectionable Odors. The existing agricultural operations adjacent to the project site may generate objectionable odors potentially affecting the occupants of future residential development.

Mitigation/Conclusion.
Air Quality. Each new residence will be subject to the South County Air Quality Mitigation fee, which is intended to partially mitigate the cumulative effects of new residential development within the South County planning area. This program funds several strategies within the South County to improve air quality and reduce single-occupant vehicles, by: attracting transit ridership through regional bus stop

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improvements; encouraging carpooling through park-and-ride lot improvements and ridesharing advertising; promoting the use of bicycles through bike lane installation; reducing dust through limited road paving of several unpaved roads; and by providing electronic information/services locally to reduce vehicle trip lengths.

Objectionable Odors. The existing agricultural operations have a right to farm, as regulated by the County Code. The Agricultural Commissioner's Office recommendations regarding appropriate buffers to minimize agriculture and residential land use incompatibility impacts have been incorporated into the project (refer to Section 2).

Based on the proposed project location and implementation of the proposed mitigation measures relating to air quality, impacts will be reduced 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?	☐	☐	☒	☐
b) Reduce the extent, diversity or quality of native or other important vegetation?	☐	☐	☒	☐
c) Impact wetland or riparian habitat?	☐	☐	☒	☐
d) Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

Setting.
Special-status Wildlife Species. The proposed project site is located within the range of monarch butterfly (*Danaus plexippus*) over-wintering habitat. Eucalyptus trees located along the southern and western boundaries of the parcel adjacent to Willow Road and Albert Way as well as eucalyptus trees located along the northern property line potentially provide monarch over-wintering habitat. A monarch butterfly survey was conducted for the project site (Daniel E. Meade; November 22, 2004) and it was determine that the project site is not utilized as over-wintering habitat. The eucalyptus trees on the project site also provide potential habitat for nesting birds, which are protected by California Fish and Game Code Section 3500-3516.

Special-status Plant Species. The proposed project site is located within the vicinity of documented sensitive plant species including: crisp monardella (*Monardella crispa*), dune larkspur (*Delphinium parryi* ssp. *blochmaniae*), Kellogg's horkelia (*Horkelia cuneata ssp sericea*), Nipomo Mesa lupine (*Lupinus nipomensis*), sand mesa manzanita (*Arctostaphylos rudis*), and San Luis Obispo monardella (*Monardella frutescens*). These species are documented by the California Natural Diversity Database (2005) as occurring within one mile of the project site.

Crisp Monardella
Crisp monardella is a California Native Plant Society (CNPS) List 1B (rare, threatened, or endangered in California and elsewhere) rhizomatous herb. This species occurs within coastal dunes and coastal

scrub habitat types. The elevation range for this species is 10 to 120 meters, and the blooming period is April through August.

Dune Larkspur
Dune larkspur is a CNPS List 1B perennial herb. This species occurs within chaparral and coastal dune habitat types. The elevation range for this species is 0 to 200 meters, and the blooming period is April through May.

Kellogg's Horkelia
Kellogg's horkelia is a CNPS List 1B perennial herb. This species occurs within closed-cone coniferous forest, maritime chaparral, and coastal scrub habitat types. The elevation range for this species is 10 to 200 meters, and the blooming period is April through September.

Nipomo Mesa Lupine
Nipomo Mesa lupine is a Federal Endangered, California Endangered, and CNPS List 1B annual herb. This species occurs within the coastal dune habitat type. The elevation range for this species is 10 to 50 meters, and the blooming period is March through May.

Sand Mesa Manzanita
Sand mesa manzanita is a CNPS List 1B evergreen shrub. This species occurs within chaparral and coastal scrub habitat types. The elevation range for this species is 25 to 230 meters, and the blooming period is November through February.

San Luis Obispo Monardella
San Luis Obispo monardella is a CNPS List 1B rhizomatous herb. This species occurs within coastal dune and coastal scrub habitat types. The elevation range for this species is 10 to 200 meters, and the blooming period is May through September.

A Botanical Survey (Mike McGovern; May 24, 2004) conducted for the project site did not identify any special-status plant species; therefore, no impacts to these species would occur.

Sensitive Habitat. A vegetated drainage is located along the northern property line and a concrete water storage reservoir is located adjacent to the drainage near the center of proposed Lot 2, outside of proposed development areas. The vegetated drainage supports arroyo willow, although no other riparian or wetland indicator species were observed (Mike McGovern; May 24, 2004). The natural drainage and storage pond are located within the agricultural buffer area (refer to Section 2); however, the agricultural buffer applies to habitable structures only.

Although within a vernal pool region, the development area is nearly level, devoid of depressions or varied vegetation and the potential for vernal pool habitat to be located onsite is low. The storage pond is concrete and does not support habitat for the vernal pool fairy shrimp.

Impact.
Special-status Wildlife Species. Nesting birds may be disturbed or harmed by grading activities, disruptive construction equipment noise, and increased human activity near eucalyptus nesting areas, resulting in a potentially significant impact.

Storage Reservoir and Vegetated Drainage. The applicant is not proposing to remove or impact the water storage reservoir or vegetated drainage. The reservoir is concrete, and does not support sensitive vegetation or wildlife habitat. The vegetated drainage is located approximately 30 feet below to topography of future building sites, and would not be directly impacted by development. In addition, based on the lack of sensitive habitat or vegetation, future development of the project site would not significantly impact these drainage features.

Mitigation/Conclusion.
Special-status Wildlife Species. If grading and construction activities occur during the nesting season (March 1 through September 1), to avoid impacts to nesting birds, the applicant has agreed to retain a County-approved qualified biologist to conduct nesting bird surveys immediately prior to site disturbance. If nesting birds are discovered, all construction activity within a 500-foot buffer for listed bird species nests and a 100-foot buffer for other non-listed bird nests shall halt until the chicks have fledged or left the area.

Based on the above discussion and implementation of proposed mitigation measures, impacts to biological resources would be reduced to insignificant levels.

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

Setting/Impact. The proposed project site is located within an area historically occupied by the Obispeño Chumash Native Americans. Several large archaeological sites are known in the general vicinity. A *Phase I Archaeological Survey* was conducted on the project parcel to determine the potential presence of significant pre-historic and historic resources (Thor Conway; April 23, 2004). During the field survey, no prehistoric or historic resources were observed on the project site. No structures are present on the proposed project site. The underlying soils consist of older dune deposits, and are likely too young to contain significant paleontological resources.

Mitigation/Conclusion. Based on the findings of the Phase I surface survey report and lack of conditions indicative of significant cultural resources findings, it is unlikely that cultural resources would be impacted by future development of the project site. No mitigation is required.

6. GEOLOGY AND SOILS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?	☐	☐	☒	☐
b) Be within a CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist-Priolo)?	☐	☐	☒	☐

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6. GEOLOGY AND SOILS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) *Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?*	☐	☒	☐	☐
d) *Change rates of soil absorption, or amount or direction of surface runoff?*	☐	☐	☒	☐
e) *Include structures located on expansive soils?*	☐	☐	☒	☐
f) *Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?*	☐	☐	☒	☐
g) *Involve activities within the 100-year flood zone?*	☐	☐	☒	☐
h) *Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?*	☐	☐	☒	☐
i) *Preclude the future extraction of valuable mineral resources?*	☐	☐	☒	☐
j) *Other:*_____	☐	☐	☐	☐

Setting.
Geology. The topography of the project site is nearly level to moderately sloping. The entire parcel is outside of the Geologic Study Area designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered moderate. No active faulting is known to exist on or near the subject property. The project is not potentially within a known area containing serpentine rock. A *Geotechnical Investigation* (GSI Soils Inc.; November 12, 2004) was completed for the proposed project and there is no evidence that measures above what will already be required by ordinance or code are needed.

Drainage. A vegetated drainage is located along the northern property line and the Black Lake Canyon/Slough is located approximately 1,600 feet north of the project site. A concrete water storage pond is located near the center of proposed Lot 2. No site disturbance is proposed near the northern property line. The project site is located outside of the 100-year Flood Hazard designation. As described in the Natural Resources Conservation Service (NRCS) Soil Survey, the soils mapped for the site are excessively drained. Recommendations in the geotechnical report include conveyance of surface water run off in pipes or lined channels, proper gradients of surface drainage, protection of all erodible surfaces and installation of sub drains. No specific measures above these recommendations and what will already be required by the County Land Use Ordinance, and other existing ordinances, or codes are considered necessary.

Sedimentation and Erosion. The soil type mapped for the project site is Oceano sand. As described in the NRCS Soil Survey, the soil surface erodibility is considered low and the shrink-swell characteristic is low. Proposed development is located on nearly level topography in primarily disturbed soils adjacent to agricultural uses. 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 that monitors this program.

Impact. As proposed, the project will result in the disturbance of over an acre for construction of road improvements. Sedimentation and off-site erosion may occur if adequate measures are not implemented prior to, during, and following construction.

Mitigation/Conclusion. Future development of the project site would be subject to existing South County Planning Area Standards, local ordinance and state regulations requiring the preparation and implementation of drainage, erosion, and sedimentation controls and a SWPPP which would include proposed protection measures to retain sediment onsite and prevent erosion (refer to Exhibit B). No additional mitigation measures are necessary.

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

Setting/Impact. The project site is not located in an area of known hazardous material contamination, nor within the Airport Review area. The project is within a high severity risk area for fire and is located approximately six to eight minutes from the closest CDF/San Luis Obispo County Fire Station. The applicant is required to comply with all fire safety rules and regulations (Gilbert R. Portillo; November 3, 2004) including access road and driveway specifications, water storage facilities for each proposed structure, and fuel modification for fire prevention purposes.

Mitigation/Conclusion. Based on the above discussion, compliance with fire safety rules and regulations, and implementation of required measures, no impacts as a result of hazards or hazardous materials are anticipated, and no additional mitigation measures are necessary.

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

Setting. Implementation of the proposed project would result in the construction of six residential parcels, three of which would be located adjacent to Willow Road, a two-lane arterial road. According to the *County Noise Element,* the southern portion of the parcel adjacent to Willow Road is within the 65 Ldn and 60 Ldn noise level contours (County of San Luis Obispo; May 1992).

Impact. A *Noise Survey, Noise Analysis, and Noise Mitigation Recommendations* report was prepared for the proposed project (David Lord, November 16, 2004). Although the report recorded lower existing noise levels on the project site, noise levels are expected to increase with anticipated future construction of the Willow Road/Highway 101 interchange. Outdoor activity areas along the southern side of the project site facing Willow Road may be exposed to future noise levels above 60 Ldn unless adequate noise buffering is in place to reduce noise levels. A three-foot high earthen berm noise barrier (measured from Willow Road elevation) would adequately attenuate traffic noise from future outdoor activity areas. An existing earthen berm is present along the west side of the southern property line.

Mitigation/Conclusion. In order to reduce future noise levels for proposed Lot 4 and Lot 5, the applicant has agreed to install a three-foot high earthen berm noise barrier adjacent to Willow Road. No tree removal is authorized for construction of the berm (refer to Exhibit B).

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

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

Setting/Impact. Implementation of the proposed tract map would result in the construction of up to twelve new residences on the Nipomo Mesa. The future development would not displace existing housing or people, or use a substantial amount of fuel or energy to construct and maintain. No significant population and housing impacts are expected to occur as a result of the proposed parcel map.

In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county.

Mitigation/Conclusion. Title 18 of the County Code (Public Facilities Fees) requires that an affordable housing mitigation fee be imposed as a condition of approval of any new residential development project. No significant population and housing impacts are anticipated, and no other mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES - *Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	☐	☒	☐	☐
b) Police protection (e.g., Sheriff, CHP)?	☐	☒	☐	☐
c) Schools?	☐	☒	☐	☐
d) Roads?	☐	☐	☒	☐
e) Solid Wastes?	☐	☐	☒	☐
f) Other public facilities?	☐	☐	☒	☐
g) Other: _____	☐	☐	☐	☐

Setting/Impact. The project site is served by the California Department of Forestry and the County Sheriff as the primary emergency responders. The closest CDF fire station is the Mesa station, located approximately two miles from the proposed project. A second CDF station is approximately five miles to the east. The City of Arroyo Grande fire station is approximately seven miles to the north. The closest Sheriff substation is in Oceano located approximately eight miles from the proposed project site. The project site is located within the Lucia Mar Unified School District. This proposed project, along with numerous others in the area would have a cumulative effect on police/sheriff and fire protection, and schools.

Mitigation/Conclusion. Regarding cumulative effects, public facility (county) and school (State Government Code 65995 et sec) fee programs have been adopted to address this impact and will reduce the cumulative impact to a level of insignificance. Given the closer proximity of two CDF

stations and the small size of the development, potential impacts to the Arroyo Grande fire department are not significant and do not warrant mitigation.

11. RECREATION - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Increase the use or demand for parks or other recreation opportunities?*	☐	☒	☐	☐
b) *Affect the access to trails, parks or other recreation opportunities?*	☐	☐	☒	☐
c) *Other* _____	☐	☐	☐	☐

Setting. The County Trails Plan shows a future trail (Nipomo to Brushpoppers) located along the Willow Road property frontage of the project site. The proposed project was referred to the County Department of General Services Parks Division for review (Jan DiLeo; September 28, 2004).

Impact. Implementation of the proposed tract map and future build-out and occupation of new residences on six new lots would contribute to the local and cumulative demand for recreational resources in San Luis Obispo County.

Mitigation/Conclusion. To mitigate for cumulative impacts to recreational resources, the applicant has agreed to install a trail along Willow Road to the County's A-1(x) standard, and pay Quimby and Building Division fees as required by the County Parks Division (refer to Exhibit B). No additional mitigation measures are necessary.

12. TRANSPORTATION/ CIRCULATION - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Increase vehicle trips to local or areawide circulation system?*	☐	☒	☐	☐
b) *Reduce existing "Levels of Service" on public roadway(s)?*	☐	☐	☒	☐
c) *Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?*	☐	☐	☒	☐
d) *Provide for adequate emergency access?*	☐	☐	☒	☐
e) *Result in inadequate parking capacity?*	☐	☐	☒	☐
f) *Result in inadequate internal traffic circulation?*	☐	☐	☒	☐

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12. TRANSPORTATION/ CIRCULATION - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?	☐	☐	☒	☐
h) Result in a change in air traffic patterns that may result in substantial safety risks?	☐	☐	☒	☐
i) Other: _____	☐	☐	☐	☐

Setting. The proposed project includes construction of a private drive located off of Albert Way (which is currently a local road used primarily by adjacent agricultural parcels) north of Willow Road (which is an arterial extending west to Highway 1 and east to Pomeroy Road). The roads in the project area are operating at acceptable levels of service.

The project would be subject to the South County Circulation Study fee program, established for new residential development to assist in implementation of future "backbone" road improvements. Future intersection plans that would affect the project area include the construction of a Willow Road/Highway 101 interchange and improvement of the Tefft Street/Highway 101 interchange. The proposed project would be providing alternative transportation opportunities by installation of a trail along Willow Road to the County's A-1(x) standard (refer to Section 11). The project is also subject to the South County Air Quality mitigation fee, which includes trip reduction strategies.

Impact. Future development of six lots is estimated to generate a total of ninety-six (96) daily vehicle trips, or ten (10) daily vehicle trips per residence and six (6) daily trips per secondary residence (Institute of Traffic Engineers). This small amount of additional traffic would not result in a significant change to the existing road service levels or traffic safety. It is expected that approximately half of these trips would head south to Nipomo and Santa Maria, and the other half to the Five-Cities area to the north. Of the Five-Cities trips it is expected that up to half, or 25 trips, would go into the City of Arroyo Grande.

The proposed project was referred to the County Public Works Department for review (Mike Goodwin; October 15, 2004). The Department requires standard road improvements including widening Albert Way along the western property frontage to a 40-foot dedicated right-of-way. A 30-foot dedication is proposed for future Willow Road improvements along the southern frontage. The Public Works Department is currently consulting with the California Department of Transportation (Caltrans) regarding future improvements to the Highway 101 and Tefft Street interchange. Based on traffic calculations and analysis completed by the Public Works Department, the Level of Service at the Highway 101 and Tefft Street interchange is LOS D (Richard Marshall; April 8, 2005). All existing roadways and intersections affected by the proposed project are currently operating at acceptable levels of service for urban roadways.

The continued development of the South County area, including the proposed project, would increase the traffic demands on the Highway 101 and Tefft Street interchange. Based on consultation with the Public Works Department, the Level of Service at the interchange would decrease to LOS F under the cumulative build-out scenario. The County has developed the South County Road Fee Program to collect fees to be used towards road improvement projects within South County, including future

improvements to the Highway 101 and Tefft Street interchange and potential future improvements of a Willow Road/Highway 101 interchange.

Mitigation/Conclusion. The proposed project is located within the South County Fee Area. Prior to issuance of permits for future land uses on the project site, the applicant would be required to contribute to the South County fee program. The fees contributed to the South County program would partially finance the implementation of improvements to the Highway 101 and Tefft Street interchange, and future construction of a Willow Road and Highway 101 interchange, and mitigate cumulative impacts resulting from future development. Implementation of these measures would mitigate potential impacts to less than significant, and no additional mitigation measures are required. While a portion of half of the expected daily trips (25 ADT) could reach the City of Arroyo Grande, this small amount would not have a significant effect on City streets. Construction of the Willow Road interchange would reduce this number.

13. WASTEWATER - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	☐	☐	☒	☐
b) Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?	☐	☐	☒	☐
c) Adversely affect community wastewater service provider?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

Setting/Impact. Future development of the proposed parcels would include the installation of on-site individual wastewater systems. Based on the Natural Resource Conservation Service (NRCS) Soil Survey map, the soil type where the on-site wastewater system will be placed is Oceano sand. Based on the NRCS Soil Survey, the main limitations of this soil for wastewater effluent include:

Poor filtering characteristics. This characteristic indicates that due to the very permeable soil, without special engineering, larger separations will be required between the leach lines and the groundwater basin to provide adequate filtering of the effluent.

Steep slopes. This characteristic indicates that portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent. The proposed project site does not contain steep slopes and is not located near any steep slopes, therefore this characteristic is not applicable to the proposed project site.

The proposed project was referred to County Environmental Health and it was determined that individual wastewater systems, designed and constructed to meet County and State requirements, would be adequate to serve the proposed parcels (Laurie Salo; May 19, 2004). Additional information is required prior to recordation of the final map.

Mitigation/Conclusion. To achieve compliance with the Central Coast Basin Plan, additional information will be needed prior to issuance of building permits, such as soil borings at leach line locations, to show that there will be adequate separation (refer to Exhibit B).

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

Setting.
Water Supply. The applicant proposes to use individual on-site wells for the project's water source. The Environmental Health Division has reviewed the project for water availability and granted preliminary approval (Laurie Salo; May 19, 2004). Based on the project description, as shown below, a reasonable "worst case" indoor water usage would likely be about 7.08 acre feet/year (AFY): 6 residential lots (w/primary (0.85 afy) & secondary (0.33 afy) X 6 lots) = 7.08 afy (City of Santa Barbara Water Demand Factor & Conservation Study "User Guide", Aug., 1989).

The project will be using water extracted from the Santa Maria groundwater basin, which is made up of three interconnected sub areas (Tri-Cities, Nipomo Mesa, Santa Maria). Based on the most recent comprehensive study completed for this basin (State Department of Water Resources, "Water Resources of the Arroyo Grande-Nipomo Mesa Area", 2002), while extractions will increase above current levels over the next twenty years, the study concludes that "Supplies appear adequate to meet water demands through water year 2020". However, the study recognizes that there is a sizeable local pumping depression on the Nipomo Mesa that has changed the dynamics of flow between two sub areas (Santa Maria, Nipomo Mesa). The study warns that seawater intrusion could result from this existing pumping depression if water management practices are not changed in the future and this depression continues to grow. Also, due mainly to the absence of current evidence of seawater intrusion, DWR concludes that the basin is not in a state of overdraft. The report does recommend a number of measures to improve monitoring of the basin as well as increase the use of recycled water.

On November 2, 2004, the Board of Supervisors certified RMS Level of Severity 2 for water supply in the Nipomo Mesa area, defined as the area subject to the 2.3% growth limit, as depicted in the Growth Management Ordinance. Effective immediately, the County Flood Control and Water Conservation District will implement improved well-monitoring and water quality monitoring programs for this area. Also, this action included the requirement of water conservation measures to be applied to new development.

Surface Water. The Black Lake Canyon/Slough is located approximately 1,600 feet north of the project site. A small drainage is located along the northern property line. A row of mature eucalyptus trees and an approximate 30-foot drop in elevation is present between the drainage and proposed

building areas. Based on the distance between the proposed improvements and adjacent surface water, no impacts are anticipated and no mitigation measures are required. Submittal and implementation of standard drainage and erosion control measures (refer to Section 6) would further reduce potential impacts.

Impact.
Water Supply. Although preliminary approval has been granted, comprehensive water data would be required for all proposed wells prior to map recordation (Laurie Salo; May 19, 2004). Implementation of the proposed project would not result in project-specific significant impacts to the water supply, but would contribute to the cumulative demand for resources.

Mitigation/Conclusion. The applicant would be required to submit comprehensive water data to Environmental Health prior to recordation of the map (refer to Exhibit B). Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality. . In addition, construction plans for development on the proposed parcels must include indoor and outdoor water conservation measures. Indoor water conservation measures would include: low water-use toilets, showerheads, and faucets; automatic shut-off devices for bathroom and kitchen faucets; and point-of–use supplemental water heater systems or circulating hot water systems in bathrooms and kitchen. Outdoor conservation measures include: limited landscape area, low water-use plant materials, limited turf area, soil moisture sensors, and drip irrigation systems. Based on implementation of these measures, impacts to water resources would be less than significant. No significant impacts are anticipated and no additional measures are necessary.

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

Setting/Impact. 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, South County area plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CDF 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).

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The project is not within or adjacent to a Habitat Conservation Plan area. The required road improvements for Albert Way would occur within the proposed agricultural buffer (refer to Section 2, Agriculture). The proposed project is consistent with surrounding development because the project site is zoned for residential development and the applicant has agreed to incorporate mitigation measures into the project to ensure compatibility with adjacent agricultural operations.

Mitigation/Conclusion. Mitigation required for agricultural impacts would reduce potential land use incompatibilities and no additional measures above what will already be required was determined necessary.

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

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

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Exhibit A - Initial Study References and Agency Contacts

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

Contacted	Agency	Response
☒	County Public Works Department	**Attached**
☒	County Environmental Health Division	**Attached**
☒	County Agricultural Commissioner's Office	**Attached**
☒	County Parks	**Attached**
☐	Airport Land Use Commission	**Not Applicable**
☒	Air Pollution Control District	**Attached**
☐	County Sheriff's Department	**Not Applicable**
☐	Regional Water Quality Control Board	**Not Applicable**
☐	CA Coastal Commission	**Not Applicable**
☒	CA Department of Fish and Game	**In File****
☒	CA Department of Forestry	**Attached**
☐	CA Department of Transportation	**Not Applicable**
☒	County Planning - Addressing	**Attached**
☒	Other Pacific Telephone Co	**In File****
☒	Other City of Arroyo Grande	**Attached**

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

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

☒ Project File for the Subject Application

County documents

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

Other documents

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

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

Althouse and Meade, Inc. November 22, 2004. *Alcantar Tract Map-SUB2004-0013/TR-2645.*

GSI Soils Inc. November 12, 2004. *Geotechnical Investigation Tract 2645 1730 Willow Road Arroyo Grande, California.*

Lord, David. November 16, 2004. *Noise Survey, Noise Analysis and Noise Mitigation Recommendations. 1730 Willow Road.*

McGovern, Mike. May 24, 2004. *Botanical Survey For the property of Mr. Ron Chappell at 1730 Willow Road Nipomo, CA 94443.*

Exhibit B - Mitigation Summary Table

Aesthetics

VR-1 No tree removal other than those required by Public Works for Albert Way road improvements is authorized. Prior to recordation of the final map, the applicant shall submit a site plan showing the removal of trees adjacent to Albert Way, and identifying the trees adjacent to Willow Road to be retained.

VR-2 Prior to recordation of the final map, the applicant shall submit a landscaping plan showing the planting of fast growing evergreen trees and shrubs along Albert Way and Willow Road. The landscape plan shall be consistent with the agricultural "buffer vegetation plan", and achieve 80 percent screening of future structures as seen from public roads.

Agriculture

AG-1 **Prior to recordation of final map,** the applicant shall show on a second map sheet a buffer area along the western property boundary of approximately 325 feet, or 400 feet from the existing greenhouse operation and a buffer of approximately 325 feet, or 350 feet from the orchards to the north, as shown on Exhibit C. No structures used for human habitation shall be permitted in the buffer area. All subsequent building permits shall show these buffers, as applicable.

AG-2 **Prior to recordation of the final map,** a no-climb wire fence shall be constructed at the west and north project property lines to be verified by the Agriculture Department in order to separate agricultural uses from the proposed development.

AG-3 **Prior recordation of the final map**, the existing eucalyptus screening shall be enhanced and maintained by trimming trees to a reduced height of approximately 30 feet or new screening shall be planted with a mature height of 10 to 30 feet. Also, a "buffer vegetation plan" shall be required including the following:

a. Buffer locations shown on the overall site plan,
b. Proposed vegetation species list that are compatible with surrounding agricultural uses;
c. Location and spacing of proposed new and retained vegetation; and,
d. Vegetation maintenance plan.

AG-4 **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. Future owners and occupants shall be provided with contact information for the adjacent greenhouse operation and orchards located to the west of the proposed project site. The current contact information is as follows: Mr. Rene Van Wingerden, Ocean Breeze International, 684-1747. This notification requirement shall be put in any CC&Rs, if they are created/required.

Biological Resources

BR-1 As part of a second map sheet and as part of individual lot development, if grading and construction activities occur during the nesting season (March 1 through September 1), to avoid impacts to nesting birds, the applicant shall retain a County-approved qualified biologist to conduct nesting bird surveys immediately prior to site disturbance. If nesting birds are

discovered, all construction activity within a 500-foot buffer for listed bird species nests and a 100-foot buffer for other non-listed bird nests shall halt until the chicks have fledged or left the area.

Geology and Soils

GS-1 **Prior to issuance of construction permits,** the applicant shall prepare a Storm Water Pollution Prevention Plan, per Regional Water Quality Control Board requirements, and an Erosion and Sedimentation Control Plan shall be prepared by a certified sediment and erosion control specialist, registered civil engineer, registered architect or landscape architect, certified California nurseryperson, or licensed landscape contractor. The plan shall consist of graphic and narrative information of sufficient clarity to indicate the nature, extent, location and placement recommendations of the erosion and sedimentation control measures proposed. The location of all practices, methods and devices shall be shown on the grading plan, or on a separate plan attached to the grading plan. The plan shall contain, but need not be limited to, all of the following information:

a. Grading limits shall be graphically defined on the plan and staked out before site disturbance begins.
b. Estimates of sediment yields before, during, and after construction of the project for a three-year period or until revegetation is established.
c. Proposed methods and a description of the practices to be used to protect exposed erodible areas during and after construction, including temporary and permanent mulching, seeding, or other recognized surface stabilization measures.
d. Proposed temporary and final methods and a description of the practices to be used for cut or fill slopes to prevent erosive surface runoff, including earth or paved interceptors and diversions, energy absorbing structures, or devices and techniques to reduce the velocity of runoff water.
e. Proposed methods and description of the temporary and final practices to retain sediment on the site, including: sediment basins and traps, vegetative filter strips, or other recognized measures; a schedule for their maintenance and upkeep; provisions for responsibility of maintenance; and design criteria for the trapping efficiency and storage capacities of sediment basins for flows from a ten-year storm.
f. Proposed methods, application technique, seed and fertilizer rate, sequence, and description of final erosion control practices for revegetation of all surfaces disturbed by vegetation removal, grading, haul roads, or other improved surfaces authorized by approved plans. A schedule for maintenance and upkeep of revegetated areas shall be included.
g. The type, location, and extent of pre-existing and undisturbed vegetation on the site.
h. Descriptions of proposed methods to limit access routes and stabilize all access points, and to delineate clearing limits, easements, setbacks, sensitive areas, buffer areas and drainage courses.

Noise

N-1 **Prior to recordation of the final map,** the applicant shall submit plans showing a three-foot high earthen berm noise barrier adjacent to Willow Road. The berm shall be constructed, vegetated, and stabilized prior to final inspection of tract improvements. No tree removal is authorized for construction of the berm.

Recreation

R-1 **Prior to final inspection of tract improvements,** the applicant shall construct a trail along Willow Road to the County's A-1(x) standard subject to the review and approval of the County Parks Division.

R-2 **Prior to recordation of the final map,** the applicant shall pay applicable Quimby and Building Division Fees.

Wastewater

WW-1 **Prior to recordation of the final map**, the applicant shall submit the results of soil borings and percolation testing at leach line location showing that there is adequate separation and percolation rates, or plans for an engineered wastewater system that shows how the basin plan criteria can be met would be required prior to issuance of construction permits.

Water

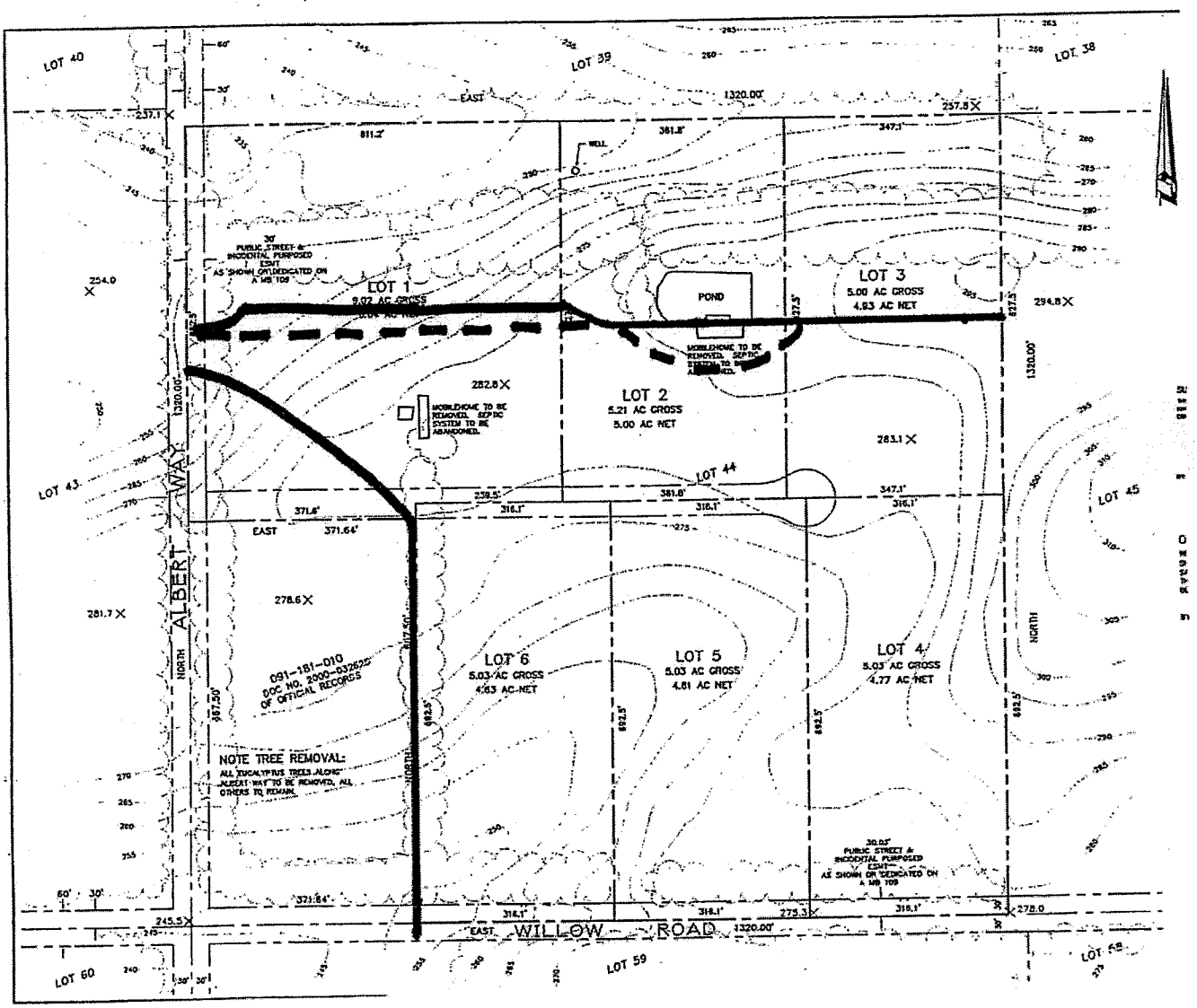
W-1 **Prior to final map recordation,** comprehensive water data shall be submitted to County Environmental Health for review and approval. Data shall include all water well logs, pump tests, and complete water analysis for all proposed wells.

W-2 **Prior to issuance of construction permits,** the applicant shall submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) approved by the State Water Resources Control Board. The Best Management Practices (BMPs) identified in the SWPPP shall be implemented during construction of tract and road improvements, and individual lot development.

W-3 **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; automatic shut-off devices for bathroom and kitchen faucets; and point-of–use supplemental water heater systems or circulating hot water systems in bathrooms and kitchen. Landscape plans for the proposed parcels must include outdoor conservation measures including: limited landscape area, low water-use plant materials, limited turf area, soil moisture sensors, and drip irrigation systems.

4.43

Exhibit C – Proposed Buffer Zones



Recommended Agricultural Buffers

Recommended Biological Buffer

4-44

Environmental Determination ED04-244 *Date: May 5, 2005*

DEVELOPER'S STATEMENT FOR THE OAKVIEW TRACT MAP; SUB2004-00113

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

VR-1 No tree removal other than those required by Public Works for Albert Way road improvements is authorized. Prior to recordation of the final map, the applicant shall submit a site plan showing the removal of trees adjacent to Albert Way, and identifying the trees adjacent to Willow Road to be retained.

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

VR-2 **Prior to recordation of the final map**, the applicant shall submit a landscaping plan showing the planting of fast growing evergreen trees and shrubs along Albert Way and Willow Road. The landscape plan shall be consistent with the agricultural "buffer vegetation plan", and achieve 80 percent screening of future structures as seen from public roads.

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

AGRICULTURAL RESOURCES

AG-1 **Prior to recordation of final map,** the applicant shall show a buffer area along the western property boundary of approximately 325 feet, or 400 feet from the existing greenhouse operation and a buffer of approximately 325 feet, or 350 feet from the orchards to the north. No structures used for human habitation shall be permitted in the buffer area.

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

AG-2 **Prior to recordation of the final map,** a no-climb wire fence shall be constructed at the west and north project property lines to be verified by the Agriculture Department in order to separate agricultural uses from the proposed development.

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

AG-3 **Prior recordation of the final map,** the existing eucalyptus screening shall be enhanced and maintained by trimming trees to a reduced height of approximately 30 feet or new screening shall be planted with a mature height of 10 to 30 feet. Also, a "buffer vegetation plan" shall be required including the following:

a. Buffer locations shown on the overall site plan,
b. Proposed vegetation species list that are compatible with surrounding agricultural uses;
c. Location and spacing of proposed new and retained vegetation; and,
d. Vegetation maintenance plan.

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

AG-4 **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. Future owners and occupants shall be provided with contact information for the adjacent greenhouse operation and orchards located to the west of the proposed project site. The current contact information is as follows: Mr. Rene Van Wingerden, Ocean Breeze International, 684-1747. This notification requirement shall be put in any CC&Rs, if they are created/required.

Monitoring: The Planning and Building Department shall verify landowner notification.

BIOLOGICAL RESOURCES

BR-1 **As part of a second map sheet and as part of individual lot development, if grading and construction activities occur during the nesting season (March 1 through September 1),** to avoid impacts to nesting birds, the applicant shall retain a County-approved qualified biologist to conduct nesting bird surveys immediately prior to site disturbance. If nesting birds are discovered, all construction activity within a 500-foot buffer for listed bird species nests and a 100-foot buffer for other non-listed bird nests shall halt until the chicks have fledged or left the area.

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

GEOLOGY AND SOILS

GS-1 **Prior to issuance of construction permits,** the applicant shall prepare a Storm Water Pollution Prevention Plan, per Regional Water Quality Control Board requirements, and an Erosion and Sedimentation Control Plan shall be prepared by a certified sediment and erosion control specialist, registered civil engineer, registered architect or landscape architect, certified California nurseryperson, or licensed landscape contractor. The plan shall consist of graphic and narrative information of sufficient clarity to indicate the nature, extent, location and placement recommendations of the erosion and sedimentation control measures proposed. The location of all practices, methods and devices shall be shown on the grading plan, or on a separate plan attached to the grading plan. The plan shall contain, but need not be limited to, all of the following information:

a. Grading limits shall be graphically defined on the plan and staked out before site disturbance begins.
b. Estimates of sediment yields before, during, and after construction of the project for a three-year period or until revegetation is established.
c. Proposed methods and a description of the practices to be used to protect exposed erodible areas during and after construction, including temporary and permanent mulching, seeding, or other recognized surface stabilization measures.
d. Proposed temporary and final methods and a description of the practices to be used for cut or fill slopes to prevent erosive surface runoff, including earth or paved interceptors and diversions, energy absorbing structures, or devices and techniques to reduce the velocity of runoff water.
e. Proposed methods and description of the temporary and final practices to retain sediment on the site, including: sediment basins and traps, vegetative filter strips, or other recognized measures; a schedule for their maintenance and upkeep; provisions for responsibility of maintenance; and design criteria for the trapping efficiency and storage capacities of sediment basins for flows from a ten-year storm.
f. Proposed methods, application technique, seed and fertilizer rate, sequence, and description of final erosion control practices for revegetation of all surfaces disturbed by vegetation removal, grading, haul roads, or other improved surfaces authorized by approved plans. A schedule for maintenance and upkeep of revegetated areas shall be included.
g. The type, location, and extent of pre-existing and undisturbed vegetation on the site.
h. Descriptions of proposed methods to limit access routes and stabilize all access points, and to delineate clearing limits, easements, setbacks, sensitive areas, buffer areas and drainage courses.

Monitoring: The Planning and Building Department, in consultation with the Regional Water Quality Control Board, shall verify compliance.

NOISE

N-1 **Prior to recordation of the final map,** the applicant shall submit plans showing a three-foot high earthen berm noise barrier adjacent to Willow Road. The berm shall be constructed, vegetated, and stabilized prior to final inspection of tract improvements. No tree removal is authorized for construction of the berm.

Monitoring: The Planning and Building Department shall verify required elements on plans and implementation in the field.

RECREATION

R-1 **Prior to final inspection of tract improvements,** the applicant shall construct a trail along Willow Road to the County's A-1(x) standard subject to the review and approval of the County Parks Division.

Monitoring: The County Parks Department and the Planning and Building Department shall verify compliance.

R-2 **Prior to recordation of the final map,** the applicant shall pay applicable Quimby and Building Division Fees.

Monitoring: The County Parks Department and the Planning and Building Department shall verify compliance.

WASTEWATER

WW-1 **Prior to recordation of the final map,** the applicant shall submit the results of soil borings and percolation testing at leach line location showing that there is adequate separation and percolation rates, or plans for an engineered wastewater system that shows how the basin plan criteria can be met would be required prior to issuance of construction permits.

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

WATER

W-1 **Prior to final map recordation,** comprehensive water data shall be submitted to County Environmental Health for review and approval. Data shall include all water well logs, pump tests, and complete water analysis for all proposed wells.

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

W-2 **Prior to issuance of construction permits**, the applicant shall submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) approved by the State Water Resources Control Board. The Best Management Practices (BMPs) identified in the SWPPP shall be implemented during construction of tract and road improvements, and individual lot development.

Monitoring:	The Planning and Building Department shall verify compliance.

W-3 **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; automatic shut-off devices for bathroom and kitchen faucets; and point-of-use supplemental water heater systems or circulating hot water systems in bathrooms and kitchen. Landscape plans for the proposed parcels must include outdoor conservation measures including: limited landscape area, low water-use plant materials, limited turf area, soil moisture sensors, and drip irrigation systems.

Monitoring:	The Planning and Building Department shall verify conservation measures on construction plans and implementation in the field.

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

Signature of Owner(s) 5/5/05 Date

Ronald Chappell
Name (Print)

BP

17

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

RECEIVED SEP 24 2004

THIS IS A NEW PROJECT REFERRAL

4-49

DATE: 9/23/04

FROM: PW

FROM: South Co. Team / Planner
(Please direct response to the above)

Alcantar / TR 2645
SUB2004-00113
Project Name and Number

Development Review Section (Phone: 781- 788-2009) ( )

PROJECT DESCRIPTION: TRACT MAP w/ 6 parcels ranging from 5 acres to 9.02 acres. See site plan/TR MAP. Located off Willow Road in Arroyo Grande.

Return this letter with your comments attached no later than: 10/8/04

PART I — IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

✓ YES (Please go on to Part II)
___ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

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

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

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 INDICATE OR CALL.**

Recommend Approval - Stocks Attached.
PG&E easement listed as exception #5 in Title Report is not shown on Map.

15 OCT 2004 — Date
Goodwin — Name
5252 — Phone

County of San Luis Obispo • Public Health Department

Environmental Health Services
2156 Sierra Way • P.O. Box 1489
San Luis Obispo, California 93406
(805) 781-5544 • FAX (805) 781-4211

Gregory Thomas, M.D., M.P.H.
County Health Officer
Public Health Director

Curtis A. Batson, R.E.H.S.
Director

4-50

May 19, 2004

Oakview Development
P.O. Box 490
Lompoc, CA 93438

ATTN: RON CHAPPEL
RE: TENTATIVE TRACT MAP 2645 (CHAPPEL)

Water Supply

This office is in receipt of data demonstrating preliminary evidence of water for the above noted tract map. Be advised that prior to recordation you will be required to submit comprehensive water data to include all water well logs, pump tests, and complete water analysis for all wells proposed to be utilized by this subdivision. A full size exhibit showing all well locations, septic systems, easements, watercourse, etc will also be needed.

Wastewater Disposal

Individual wastewater systems, designed and constructed to meet County and State requirements, should adequately serve the parcels.

TRACT 2645 is approved for map processing.

Laurie A. Salo

LAURIE A. SALO, R.E.H.S.
Senior Environmental Health Specialist
Land Use Section

c: Kami Griffin, County Planning

COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Measurement Standards

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556
ROBERT F. LILLEY
AGRICULTURAL COMMISSIONER/SEALER
(805) 781-5910
FAX (805) 781-1035
AgCommSLO@co.slo.ca.us

RECEIVED
DEC 0 8 2004
Planning & Bldg

4-51

DATE: **December 7, 2004**

TO: **Brian Pedrotti, Planner III**

FROM: **Michael Isensee, Agricultural Resource Specialist** MI

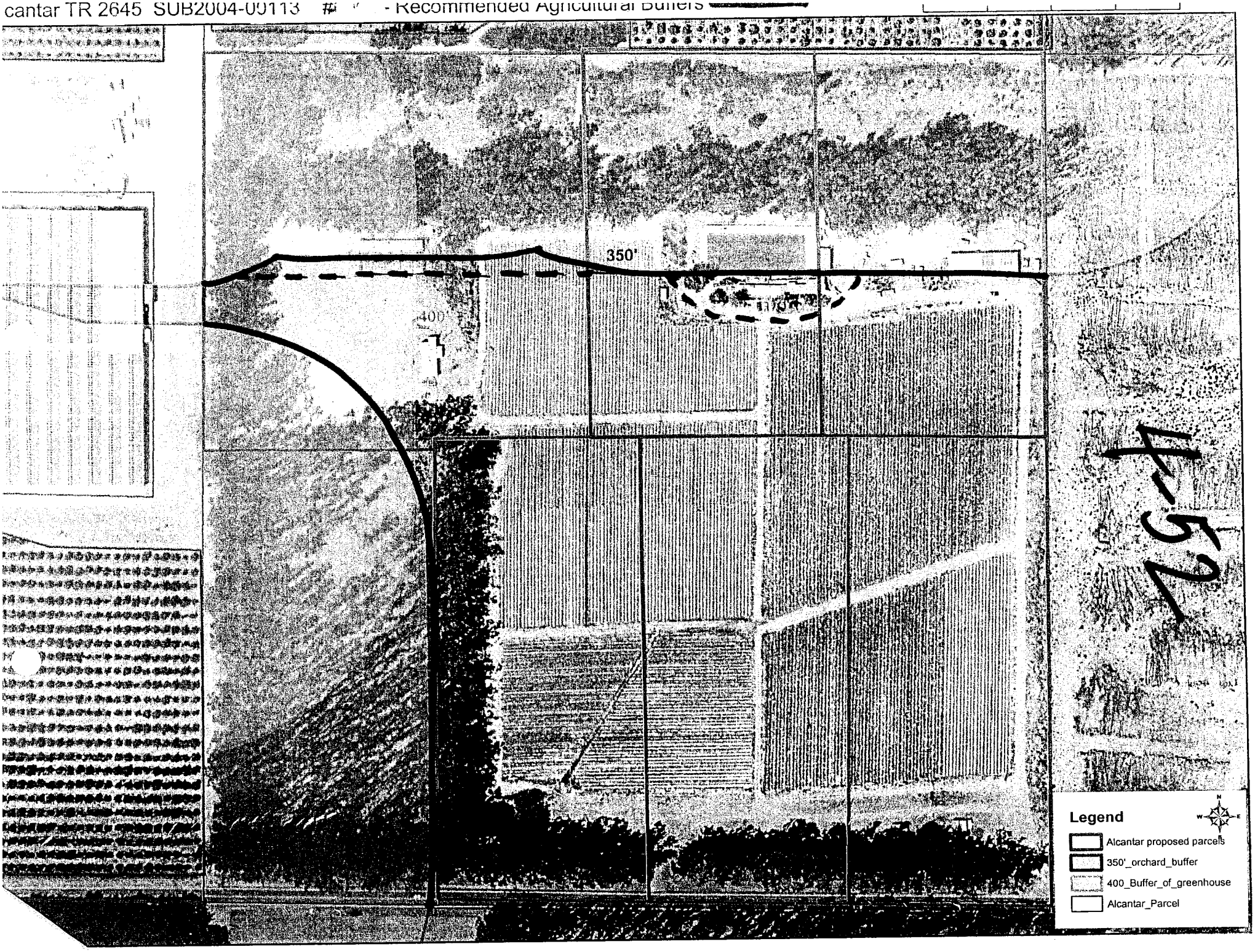
SUBJECT: **Addendum: Alcantar Tract Map, Sub2004-00113 Tract 2645 (AG#0958)**

In addition to the comment letter submitted on December 2, 2004, the Agriculture Department recommends that the following statement be added to mitigation measure 5 (page 5).

> Future owners and occupants shall be provided with contact information for the adjacent greenhouse operation and orchards located to the west of the proposed project site. The current contact information is as follows: Mr. Rene Van Wingerden, Ocean Breeze International, 684-1747.

Enclosed is a map showing the recommended buffer distances for the proposed project site.

cantar TR 2645 SUB2004-00113 # - Recommended Agricultural Buffers



174

COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Measurement Standards

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556
ROBERT F. LILLEY (805) 781-5910
AGRICULTURAL COMMISSIONER/SEALER FAX (805) 781-1035
AgCommSLO@co.slo.ca.us

SLO CNTY
PLANNING/BUILDING
DEPT
2004 DEC -6 AM 11:05

4.53

DATE: **December 6, 2004**

TO: **Brian Pedrotti, Planner III**

FROM: **Michael Isensee, Agricultural Resource Specialist** MIsl

SUBJECT: **Alcantar Tract Map, Sub2004-00113 Tract 2645 (AG#0958)**

SUMMARY OF FINDINGS

The Agriculture Department's review finds that the proposed Alcantar Tract Map (APN 091-181-033) has potential agricultural resource impacts to adjacent properties in agricultural production. To reduce impacts associated with approval of this project, the Department recommends the following mitigation measures:

- buffers extending 325 feet from the north and west property lines;
- relocating access to the project site off of Albert Way;
- installation of a "no-climb" fence adjacent to property lines abutting agricultural operations or properties;
- enhancement of existing eucalyptus within the buffer area to improve screening and/or enhancement of a vegetated screen within the buffer area; and
- notification of future owners and occupants of the county right to farm ordinance.

Detailed information about these mitigation recommendations is enclosed.

The cumulative impact of incremental and ongoing conversion of land in agricultural production on the Nipomo Mesa is considerable. The loss of agricultural production on non-agriculturally zoned parcels as well as General Plan Amendments to rezone Agriculture properties reduce the future agricultural production potential of the Mesa. Conversion of these lands represents a substantial impact to high value agricultural production in the county, as typical crops on the Mesa include avocado and other orchards, vegetable row crops, strawberries and a wide variety of crops produced in nurseries and greenhouses. The Nipomo Mesa represents approximately 2.5% of the county's croplands (2004 GIS crop layer) but nearly 12% of the county's total crop value (2003 crop report).

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

If I can be of further assistance, please contact me at 781-5753.

INTRODUCTION

This report responds to your request for comments on the proposed Alcantar Tract Map located just north of Willow Road, east of Highway 1 and south of Black Lake Canyon in the midst of the Nipomo Mesa. The review is based on information from a site visit, review of maps and photos of the project, aerial photography, a review of surrounding agricultural uses (current, potential and historical), a review of adjacent land uses and adjacent zoning, and conversations with adjacent agricultural land owners.

PROJECT INFORMATION & AGRICULTURAL SETTING

The applicant proposes to divide an approximately 34-acre parcel into 6 parcels ranging in size from 5 acres to 9 acres (5.00, 5.03, 5.03, 5.03, 5.21, and 9.02 acres). The land is located west of the Black Lake golf course on Willow Road in an area with approximately 200 acres of land in intensive agricultural use. Most adjacent land in agricultural use is, like this property, zoned Rural Residential (RR).

Site Soils
The project site soils are entirely *Oceano sand, 0-9 percent slopes*. *Oceano sand* extends throughout much of the Nipomo Mesa and is utilized to produce a variety of high value crops that rely on the soil's capability combined with the area's moderate climate and high quality groundwater. *Oceano sand* is mapped as Farmland of Statewide Importance by the California Department of Conservation and has an agricultural capability classification of IV when irrigated and VI if non-irrigated (NRCS Soil Survey of San Luis Obispo County, Coastal Part, 1977). The soils on this site have been utilized for the production of high value agricultural crops and a lack of water availability at the site does not appear to be a problem at this time.

Agricultural Production
The project site utilizes 20 acres for production of strawberries and vegetable row crops. To the west and north is approximately 200 contiguous acres utilized for agricultural purposes. Approximately 25 acres of this (12.5%) is located on land designated Agriculture (AG), while the remaining 175 acres is within the RR land use category. This is typical of agricultural production on the Mesa, where less than 13 percent of all crops are located on AG-zoned land, while over 52 percent are on RR land, over 29 percent are on Rural Lands and nearly 5 percent are within a Urban or Village Reserve.

To the west, north, and northwest of the site there is a combination of orchards (lemon and avocado) as well as greenhouse and nursery facilities. The entire area's soil is *Oceano sand* and, in its current cropping pattern, is defined as Prime Farmland. A number of the agricultural operations have a long and productive history in the area and current growers generally indicate they plan on remaining in operation even though the majority of the properties are within the RR land use category.

PROJECT EVALUATION

On-site Impacts
The proposed subdivision would result in the conversion of approximately 20 acres of fields to residential use. These fields are considered production agriculture. The goals and policies of the Agriculture and Open Space Element encourage the conservation of production agriculture throughout the county. The conversion of these fields would be a loss of agricultural resources and, as such, is not supported by the Agriculture Department.

4.55

However, the on-site impact to agricultural resources would not be considered significant in this case for several reasons.

- First, the site is currently zoned for rural residential (RR) development and large-lot residential development is an allowed use.
- Second, the 35-acre size of the site with its 20 acres of agricultural fields represents less than one percent of the land in agricultural production on the Mesa.
- Third, the project site has topographic separation from agricultural operations to the north. An intervening parcel also provides several hundred feet of buffer separation from adjacent agricultural operations along much of the project property's western border. These features enable mitigation measures to adequately protect adjacent agricultural operations.
- Fourth, restrictions on the use of agricultural chemicals will occur on a significant portion of the project site if a school is constructed on adjacent property recently zoned for public facilities. This would limit the future viability of agriculture at the site.

On sites without a combination of these limitations and located in an area with intensive agricultural use such as this, the Department may consider the loss of the agricultural production or agricultural resources to be significant.

Land Use Compatibility

When residences or urban development is introduced into an area with intensive agriculture, adequate buffers and screening is necessary to address the potential incompatibility of development adjacent agriculture. Residences or other non-agricultural uses in close proximity to an orchard, nursery or greenhouse increase the duty of care and liability for the grower and may generate complaints against the agricultural operations, increase the likelihood of trespass and harm to crops by either humans or domesticated animals, and reduce the ability to perform necessary agricultural operations in a timely manner. Additionally, agricultural operations could impact neighboring residences from dust, noise, odor, nighttime operation, farm personnel or aerial or ground application of chemicals.

Agricultural buffers, according to Agriculture Policy 17 of the county's Agriculture and Open Space element, exist to minimize potential land use conflicts between agricultural and non-agricultural development. Conflict at the urban-agricultural interface increases costs to farmers and can be a further stimulation for the conversion of agricultural lands. Adequate buffers reduce the potential for conflict at this interface. The county agricultural buffer policy specifies a buffer range of 300 to 800 feet for irrigated orchards and 100 to 500 feet for wholesale nurseries (including greenhouses). In this case, buffers in the middle range for orchards and high range for nurseries are encouraged for the following reasons:

- the site is located downwind from predominate winds in the area;
- the orchards and nursery/greenhouses in the vicinity represent one of the most intensive remaining agricultural areas on the Mesa with currently expanding residential development on the east and west;
- the permitted expansion of the current greenhouse operation will make it one of the largest such operations in the county;
- the presence of eucalyptus trees and existing vegetation on the project property, currently provides some screening to adjacent properties in agricultural production, enables a smaller buffer than would otherwise be necessary;
- site topography provides some protection from impacts to growers or residences; and
- a 10-acre parcel is located to the west of the project site and buffers the site from orchards immediately to the west.

4.56

The proposed lot configuration appears to provide adequate developable space on each proposed parcel even with protective agricultural buffers. Utilizing screening within the buffer distance can enhance the function of a distance buffer. Existing eucalyptus trees on the project site provide some screening to adjacent agricultural uses. Trimming and maintenance of the eucalyptus at a height that enhances their screening potential and/or planting of new screening vegetation is recommended to better address the potential for concerns such as lights, noise, dust and other impacts from nearby agricultural operations. Plant screening should contain random plantings of a variety of tree and shrub species with differing growth habits that will, within five years, provide a fairly solid and relatively dense screen to adjacent agricultural uses. Perennial species, with foliage that extends from near the base to the crown of the plant, that are fast growing, hardy, and non-invasive, are ideal. For fire protection, access areas should be maintained and kept clear of vegetative materials on either side of the screening.

Cumulative Impacts

Continued land use change on the Mesa places pressure on land in agricultural production to convert to non-agricultural uses. Despite the high value of agricultural crops produced on the Mesa, the development value of large-lot residential parcels appears to significantly exceed the current agricultural use value of most properties. As development is approved on more of the Mesa, fewer areas exist on which to expand or relocate agricultural uses. Across the Mesa, projects continue to convert agricultural land or lands capable of agricultural production. Recent land use changes impacting agriculture include the Craig project, which led to the potential school site immediately east of the Alcantar parcel; the nearby Anderson General Plan Amendment (G020008M) in 2003 to rezone 40 acres from Agriculture to RR; and the proposed DeGroot and Kaminaka General Plan Amendments to rezone a total of 96 acres from Agriculture to other land uses.

At some point continued development on the Mesa will remove essentially all remaining large parcels from the potential for agricultural use, and each further conversion of parcels with the potential for sustaining an agricultural operation could be considered significant. Mitigating the impacts to adjacent parcels in agricultural use may protect the agriculture on specific parcels, but does not protect the agricultural businesses located on the Mesa due to its combination of moderate climate, excellent water quality, well-drained soils, and access to markets.

4-51

RECOMMENDED MITIGATION MEASURES

The Agriculture Department recommends the following mitigation measures based on the findings in the previous section.

1) Buffers for habitable structures on the proposed project site (see attached), including:
   - 400 feet from the existing greenhouse operation (edge of greenhouse; not property line) to the west. This buffer, coupled with additional vegetative screening, retains a sizeable development area on parcel 1 and provides protection to both future homeowners and the adjacent agricultural property. The distance to the property line appears to be 325 feet.
   - 350 feet from the orchards to the north for adjacent orchards combined with maintenance of the existing on-site vegetation as screening. Parcels 1, 2, and 3 each retain a sizeable buildable area. Again, the distance to the property line appears to be 325 feet.

   The buffer is for habitable structures only. Non-habitable structures and other uses should be allowed within these buffer distances as long as mitigation measure 4 (below) is followed.

2) Reconfiguration of the access road to the project in order to limit conflicts with adjacent agricultural operations including the regular truck traffic to the existing greenhouse operation. Conflicts include both residential vehicular and non-vehicular traffic that can create conflicts with intensive agricultural operations.

3) A no-climb wire fence should be constructed at the west and north project property lines in order to separate agricultural uses from the proposed development. Without access along Albert Way, a fence would reduce trespass and liability impacts associated with adjacent residential development.

4) Enhancement and maintenance of existing eucalyptus screening (by trimming trees to a reduce height range of approximately 30 feet) or planting new screening (with a mature height range of 10 to 30 feet) should be required as a condition of approval. A buffer vegetation maintenance plan should include:
   a. screening location and extent as part of the overall site plan;
   b. a proposed species list;
   c. location and spacing of proposed new and retained vegetation; and
   d. a vegetation maintenance plan.

   The maintenance plan and planting of new buffer screening vegetation should be finalized prior to recordation of the tract map to ensure the growth of adequate screening by the time of building occupancy.

5) Disclosure of the county's right to farm ordinance (Chapter 5.16) at the time of sale of real property. Requiring notification will help limit the likelihood of complaints and assist potential owners to understand residential life adjacent to active commercial agriculture. Notification should include detailed information about adjacent agricultural operations including:
   - typical and potential hours of operation (including nighttime and early morning as well as deliveries and shipments from nursery/greenhouse operations);
   - the types of crops grown in the vicinity (not limited to crops currently grown on adjacent parcels); and
   - the types of activities—such as aerial spraying, heavy truck traffic, frost control, night lighting, noise and occasional odors—that go along with these crops.

Attached: proposed buffer map

17

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

2004 SEP 24 AM 10: 25

VICTOR HOLANDA, AICP
DIRECTOR

RECEIVED
OCT 15 2004
Planning & Bldg

4-58

THIS IS A NEW PROJECT REFERRAL

DATE: 9/23/04

~~TO:~~ FROM: Parks

~~FROM:~~ TO: South Co. Team / Planner
(Please direct response to the above)

Alcantar / TR 2645
SUB2004-00113
Project Name and Number

Development Review Section (Phone: 781- 788-2009) ( )

PROJECT DESCRIPTION: TRACT MAP w/ 6 parcels ranging from 5 acres to 9.02 acres. See site plan/TR MAP. Located off Willow Road in Arroyo Grande.

Return this letter with your comments attached no later than: 10/8/04

PART I — IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

✓ YES (Please go on to Part II)
___ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

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

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

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 INDICATE OR CALL.**

(1) Require Quimby fees and applicable Building Division fees.
(2) Require a trail along Willow Road to the County A-1(x) detailed Standard subject to the review and approval of County Parks.

09/28/04 — Date
JAN DI LEO — Name
4089 — Phone

Revised 4/4/03

BP

AIR POLLUTION CONTROL DISTRICT
COUNTY OF SAN LUIS OBISPO

4-59

DATE: October 8, 2004

TO: South County Team/Planner
County Department of Planning and Building

FROM: Jan Downs Vidalin JDV
San Luis Obispo County Air Pollution Control District

SUBJECT: Alcantar Tract Map, 1730 Willow Rd., Arroyo Grande (SUB2004-00113)

Thank you for including the APCD in the environmental review process. We have completed our review of the proposed project located at 1730 Willow Street in Arroyo Grande. The proposed project is a Tract Map consisting of 6 parcels ranging in size from 5 acres to 9.02 acres. Location is west of the Black Lake Golf Course. Current zoning is Residential Rural (RR), and the property is outside the Village Reserve Line (VRL). The project calls for removal of two mobile homes and abandonment of two septic systems. The following are APCD comments that are pertinent to this project.

This project, like so many others, falls below our emissions significance thresholds and is, therefore, unlikely to trigger a finding of significant air quality impacts requiring mitigation. However, we are very concerned with the cumulative effects resulting from the ongoing fracturing of rural land and increasing residential development in areas far removed from commercial services and employment centers. Such development fosters continued dependency of private auto use as the only viable means of access to essential services and other destinations. This is inconsistent with the land use planning strategies recommended in the Clean Air Plan, which promote the concept of compact development by directing growth to areas within existing urban and village reserve lines. The CAP recommends that areas outside the urban/village reserve lines be retained as open space, agriculture and very low-density residential development.

The District understands that under the County's Land Use Ordinance parcels within the Residential Rural category can be subdivided to a minimum lot size of five acres. We also recognize that there are significant human-interest issues that are difficult to overcome, such as the desire of some applicants to settle estate matters through property splits. However, we believe it is important to emphasize to decision makers that subdivision and future development on these, and similar rural parcels throughout the county allows a pattern of development to continue that is ultimately unsustainable in the long run. Such development cumulatively contributes to existing stresses on air quality, circulation and other natural and physical resources and infrastructure that cannot be easily mitigated. We do not support this type of development.

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, or if you would like to receive an electronic version of this letter, feel free to contact me at 781-5912.

AAG/JDV/lmg

H:\ois\plan\response\2931.doc

3433 Roberto Court • San Luis Obispo, CA 93401 • 805-781-5912 • FAX: 805-781-1002
info@slocleanair.org ❖ www.slocleanair.org

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Planning & Bldg

H-60

CDF/San Luis Obispo County Fire Department

635 N. Santa Rosa • San Luis Obispo • California 93405

November 3, 2004

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

Subject: Tract Map Project # Alcantar/SUB 2004-00113

Dear South County Team,

I have reviewed the referral for the parcel map plans for the proposed six parcel subdivision project located at 1730 Willow Rd., Arroyo Grande. This project is located approximately 6-8 minutes from the closest CDF/San Luis Obispo County Fire Station. The project **is** located in State Responsibility Area for wildland fires. It is designated a High Fire Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following conditions will apply to this project:

Access Road

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

- The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:
  - Parcels less than 1 acres — 800 feet
  - Parcels 1 acre to 4.99 acres — 1320 feet
  - Parcels 5 acres to 19.99 acres — 2640 feet
  - Parcels 20 acres or larger — 5280 feet

- The road must be 18 feet in width and an all weather surface.
- If the road exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.

- All roads must be able to support a 20 ton fire engine.
- Road must be named and addressed including existing buildings.
- A turnaround must be provided if the road exceeds 150 feet.
- Vertical clearance of 13'6" is required.

4-61

Driveway

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

- Driveway width for high and very high fire severity zones:
  - 0-49 feet, 10 feet is required
  - 50-199 feet, 12 feet is required
  - Greater than 200 feet, 16 feet is required
- Turnarounds must be provided if driveway exceeds 300 feet.

Water Supply

The following applies:

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

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

Fuel Modification

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

If I can provide additional information or assistance, please call 543-4244.

Sincerely,

Gilbert R. Portillo
Fire Inspector

cc: Oakview Development

(7

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

BP

4-62

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 9/23/04

TO: Leonard Mansell

FROM: South Co. Team / Planner
(Please direct response to the above)

Alcantar / TR 2645
SUB2004-00113
Project Name and Number

Development Review Section (Phone: 781- 788-2009) ( )

PROJECT DESCRIPTION: TRACT MAP w/ 6 parcels ranging from 5 acres to 9.02 acres. See site plan/TR MAP. Located off Willow Road in Arroyo Grande.

Return this letter with your comments attached no later than: 10/8/04

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Comments on Map (1) Need road name
(2) Restrict access to Willow Road

9/24 — Date
L T Mansell — Name
5199 — Phone

M:\PI-Forms\Project Referral - #216 Word.doc
Revised 4/4/03

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600
EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: http://www.slocoplanbldg.com

(17)

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

A-63

VICTOR HOLANDA, AICP
DIRECTOR

SEP 27 2004

THIS IS A NEW PROJECT REFERRAL

DATE: 9/23/04

TO: City of A.G.

FROM: South Co. Team / Planner
(Please direct response to the above)

Alcantar / TR 2645
SUB2004-00113
Project Name and Number

Development Review Section (Phone: 781-788-2009) ( )

PROJECT DESCRIPTION: TRACT MAP w/ 6 parcels ranging from 5 acres to 9.02 acres. See site plan/TR MAP. Located off Willow Road in Arroyo Grande.

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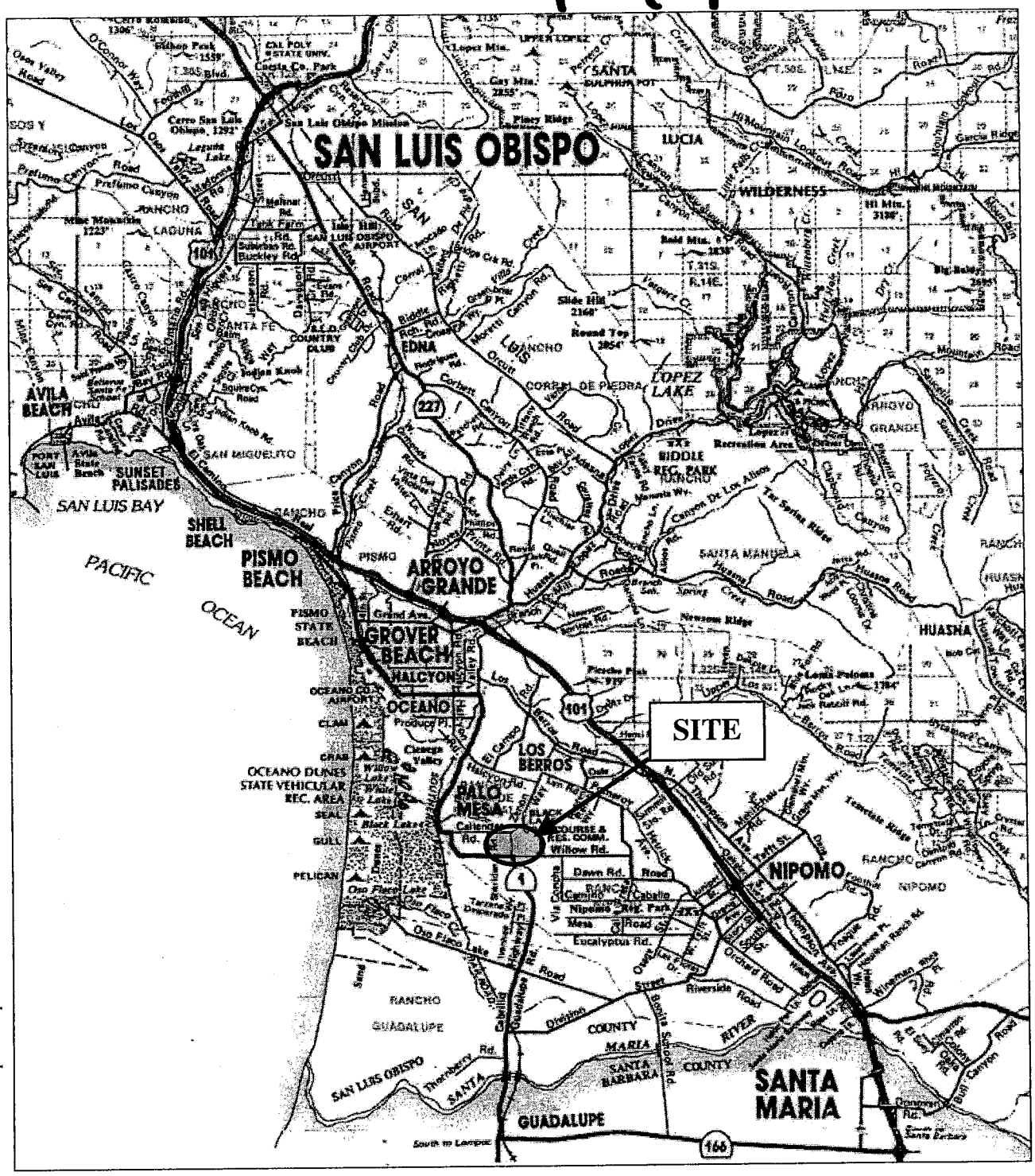
Tract Map appears to conform to Rural Residential development standards. While City neither supports nor opposes subdivision we are concerned regarding water resources, traffic impacts and inadequate fire service for area development. Request City traffic and fire impact fees be required in addition to those collected by County.

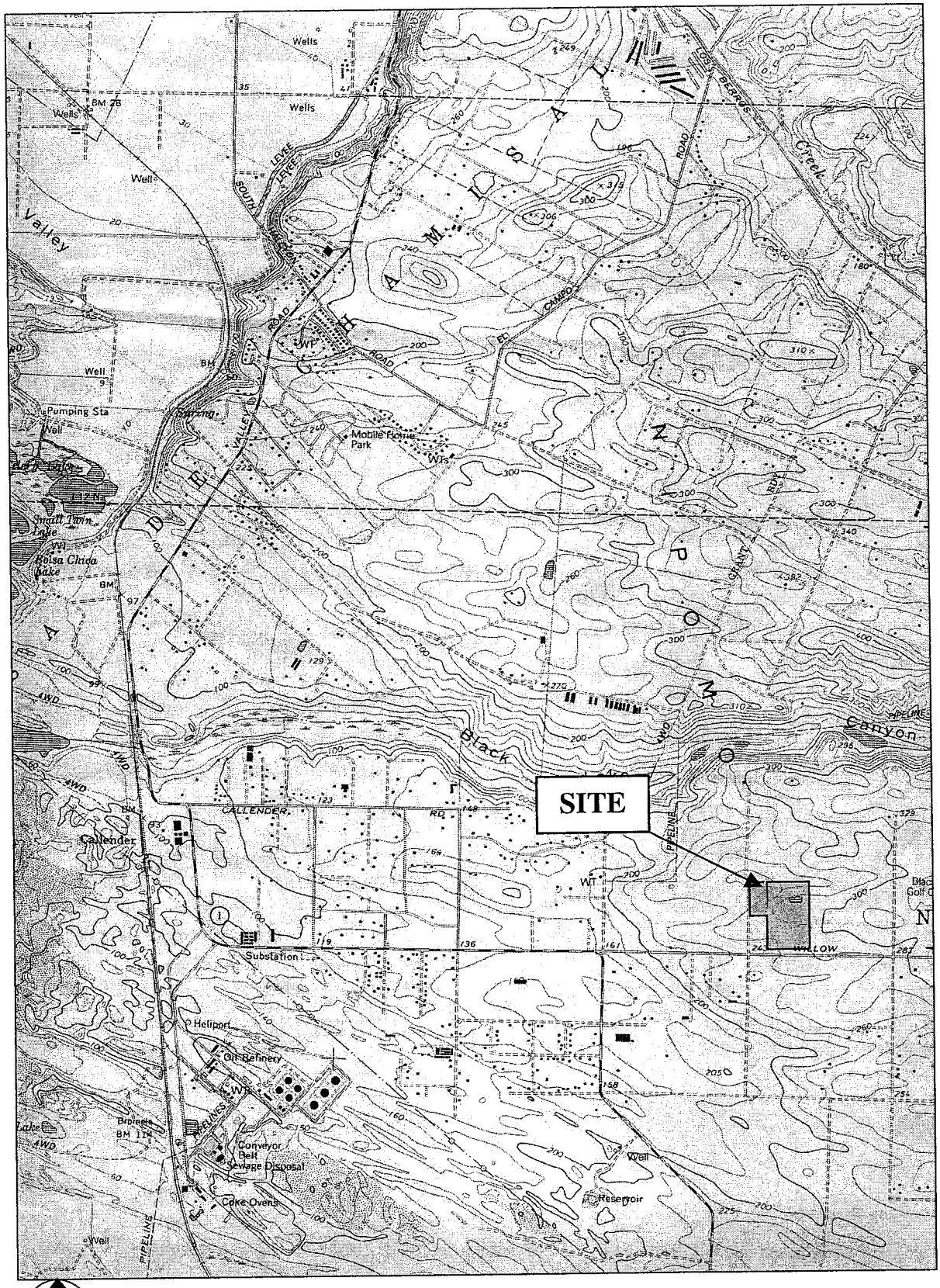
Sept 27, 2004 — Date
Rob Strong, Comm. Dvt. Director, City of Arroyo Grande — Name
473 5420 — Phone



Source: Compass Maps

NORTH
Not to Scale

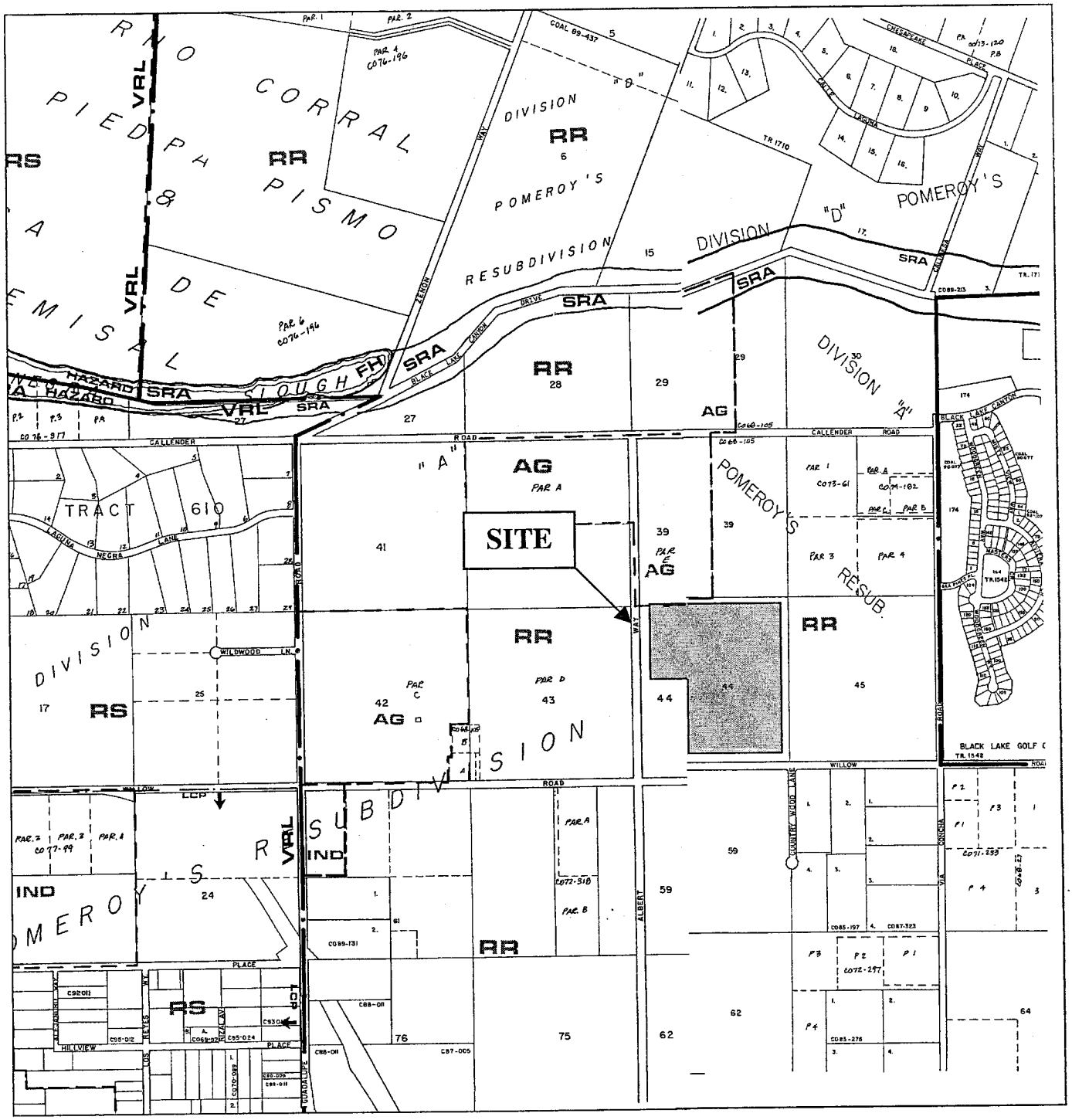
VICINITY MAP
FIGURE 1



Source: USGS Quadrangle: Oceano

NORTH
Not to Scale

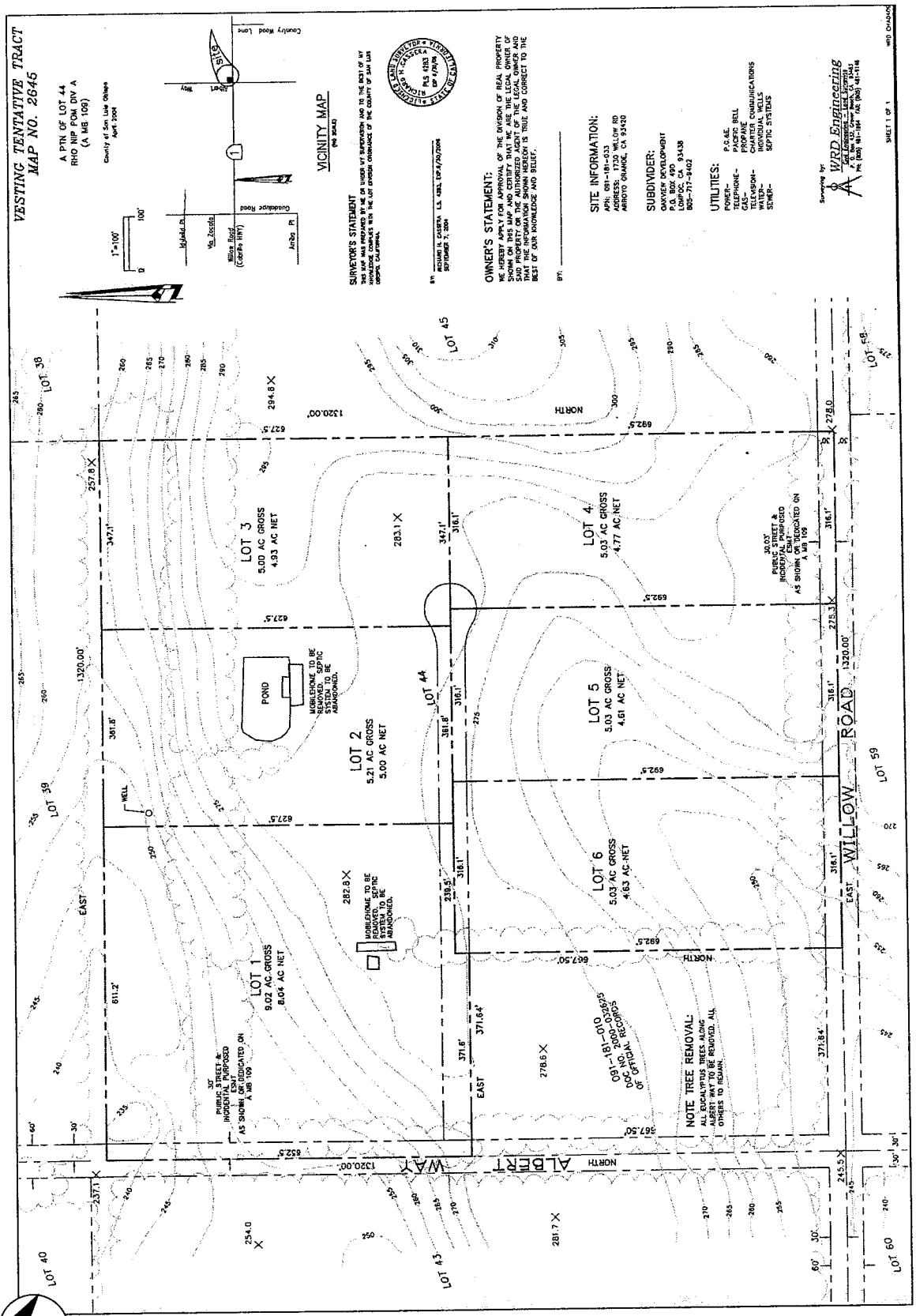
USGS LOCATION MAP
FIGURE 2



Source: County of San Luis Obispo

NORTH
Not to Scale

LAND USE CATEGORY
FIGURE 3



Source: WRD Engineering

NORTH
Not to Scale

PARCEL MAP
FIGURE 4

Photo 1:

Viewing northwest from southeast property corner, adjacent to Willow Road.

Photo 2:

Viewing south towards Willow Road.

PHOTO DOCUMENTATION
FIGURE 5