Kirk Consulting
A California Corporation

Letter of Transmittal

Date: May 29, 2009
To: Michael Conger, SLO County Planning
cc: Michael Isensee, Ag Commissioner's Office
From: Jamie Kirk
RE: Tract 2905 – SUB 2006-00138 (Estrella River Vineyards)

Enclosed are an updated Tract Map, revised density calculations, and Traffic Study for the Estrella River Vineyard Ag Cluster. This information is being provided as supplemental information/clarification for the Initial Study. The Tract Map and density calculation revisions are based upon additional site visits and correspondence with the Ag Commissioner's Office to proactively address/mitigate potential impacts to agricultural resources. The updated Traffic Study is provided per your November 25, 2008 request and has been subsequently updated to reflect the 18 lot project.

The project density is being reduced from 20 primary units to 18 primary units. The development envelope is not changing nor are the proposed buffers as they have already been reviewed and considered appropriate by Michael Isensee of the Agricultural Commissioner's Office. The density calculations were prepared by Mr. Isensee and are attached for you review and consideration.

In addition to the reduction in the project density, other minor modifications to the Tentative Tract Map were made based on input from the Agricultural Commissioner's Office and include the following:

- Reduction in the easement width for the second access from 30 feet to 20 feet. This was done in consultation with the Agricultural Commissioner's Office to ensure that only the minimum area required for the roadway would be encumbered by the easement.

- Shifting of the secondary access roadway along the east property line to run along the east property line.

- Re-alignment of the road by the center reservoir to follow the existing road alignment and avoid the necessity for vineyard removal.

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- Reconfiguration of the Ranch Headquarters' envelope to avoid Class 2 soils.

- Shifting of the secondary access road in the blueberry field to follow the existing ag road.

- Adding a note to the detail for the 30 foot easement outlining that the roadway location within the easement is variable depending on proximity to existing and future farm fields. If the roadway is adjacent to a farm field on only one side, the roadway will be shifted to the outer edge of the easement (away from the field) so the remainder of the easement area can be farmed. If farm fields are on both sides of the roadway, the roadway will be located in the middle of the easement.

In order to avoid or minimize the potential for conflict between the future residential and agricultural uses on the project site we are proposing to include the following provisions in the CC&R's. These are in addition to the County's Right to Farm Notification and measures included in previous application documents:

- Disclosure and identification that the adjoining land is permanently protected for agricultural uses.

- Disclosure and notification that future agricultural uses might vary from current uses and may include an ag processing facility, nighttime operations, wind machines, odors, dust, noise, legal chemical applications, use and creation of compost, changes in irrigation patterns and water use, and the intensification of land that is nor currently farmed.

- Disclosure and notification that the establishment of new agricultural uses, if done according to usual and accustomed agricultural practices, will not be considered a nuisance from the time of establishment.

In order to avoid or minimize the potential impacts from trespass, vandalism, and liability we are proposing to include the following provisions in the CC&R's.

- Each residential lot will include a perimeter fence at the lot line or building envelope area that is adequate height and design to preclude the movement of people or pets onto the adjoining farmland.

In addition to the CC&R disclosures, we are proposing the following agricultural operation/interface signage plan:

- Appropriate signage shall be installed at the entry gate and at various locations along the primary access road directing visitors to the home site locations and directing them to stay on the paved roads and to not enter the agricultural areas. The signage shall also advise drivers to be aware of and yield to agricultural vehicles and employees.

- A sign shall be placed in a location prior to the terminus of the 30 foot easement (before the intersection of the road on lot 14) that the paved road ends ahead and traffic from that point and beyond is restricted to agricultural traffic unless it is an emergency situation.

The attached information along with the information required for Application Acceptance submitted on May 6, 2009 should allow the project to move ahead to the CEQA review. I would like to thank you in advance for you careful review and consideration of the materials submitted. Please contact me at your earliest convenience if you have any questions regarding the material submitted.

Regards,

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