



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 7/2/2013

TO: _____

FROM: Stephanie Fuhs, South County Team/ Development Review

PROJECT DESCRIPTION: SUB2012-00053 TR 3048 The Heights Vista Del Mar Group, LLC.- Proposed tract map with 22 residential lots and 2 open space parcels. 48.74 acre site located off Coast View Drive. APNs: 075-021-026 and 042.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
 NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

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

Date

Name

Phone

4

GENERAL APPLICATION FORM

(Previously VTTM 1789)

SUB2012-00053 TR3048 THE HEIGHTS VI nd Building

File No _____

Tract Map

TR 3048

SUBDIVISION 24 PARCELS

LY

SLB/ RSLB

SEF

- ent Parcel Map Tract Map
- Road Abandonment Road Name
- Condominium (new or conversion)

RS

pliance

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name The Heights Vista Del Mar Group LLC Daytime Phone _____
 Mailing Address 332 Creekview Way, Arroyo Grande, CA Zip Code 93420
 Email Address: _____

Applicant Name Jason Blankenship Daytime Phone 805-431-0906
 Mailing Address 332 Creekview Way Arroyo Grande, CA Zip Code 93420
 Email Address: jasonone@charter.net

Agent Name Wallace Group (Cindy Chambers) Daytime Phone 805-544-4011
 Mailing Address 612 Clarion Court, San Luis Obispo, CA Zip Code 93401
 Email Address: cindyc@wallacegroup.us

PROPERTY INFORMATION

Total Size of Site: 48.74 Acres Assessor Parcel Number(s): 075-021-026; 075-021-042

Legal Description: Subdivision: Parcel A of Parcel Map AG AL 85-376

Address of the project (if known): _____

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Located at north end of Coast View Drive, approximately 700 feet NW of Falcon Crest Dr., SW of State Route 101.

Describe current uses, existing structures, and other improvements and vegetation on the property:
Vegetation on site includes grasses, scrubs and oak woodland. No structures.

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): 22 residential lots, 2 open space parcels.
See project description for more details.

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature  Date 6-26-13

FOR STAFF USE ONLY				
Minimum Parcel Size: _____	<input type="checkbox"/> sq. feet	<input type="checkbox"/> acres	<input type="checkbox"/> by PAS?	<input type="checkbox"/> by Ordinance?

CONSENT OF LANDOWNER

San Luis Obispo County Department of Planning and Building

(Previously VTTM 1789)

File No _____

TR 3048

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address): Easterly Terminus of Castillo Del Mar, identified as Assessor Parcel Number 075-021-026, for which a construction permit, land use permit, land division, general plan or ordinance amendment, or LAFCo application referral is being filed with the county requesting an approval for: Tract Map (Subdivision) (specify type of project, for example: addition to a single family residence; or general plan amendment), do hereby certify that:

- Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permits in connection with this matter.
- I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.
- If prior notice is required for an entry to survey or inspect the property. Please contact:
Print Name: _____
Daytime Telephone Number: _____
- I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property N/A

Person or entity granting consent:

Print Name: Jason Blankenship / The Heights at Vista Del Mar Group LLC

Print Address: 332 Creekview Way, Arroyo Grande, CA 93420

Daytime Telephone Number: 805-431-0906

Signature of landowner: _____ Date: _____

Authorized agent:

Print Name: Cindy Chambers (Wallace Group)

Print Address: 612 Clarion Court, San Luis Obispo, CA 93401

Daytime Telephone Number: 805-544-4011

Signature of authorized agent: Jan Bluff Date: 6-26-13

LAND DIVISION APPLICATION

(Previously VTTM 1789)

San Luis Obispo County Department of Planning and Building

File No _____

TR 3048

Project Information:

What is the proposed density or parcel size?: 22 Lots - min. parcel size - 1 Acre

Number of existing lots, parcels or certificates: 1 Existing parcel sizes: 47.54 Acres

What will the property be used for after division: Residential

Is the property part of a previous subdivision that you filed? Yes No

If Yes, what was the map number: Tract No: 1789 CO _____ COAL _____

Have you reviewed county records to determine if the subject property has ever been the subject of:

A recorded certificate of compliance or a recorded map? Yes No Tract 2207 - Remainder

Building permits or other approval? Yes No VTTM 1789

If you answered Yes to either question, please provide copies of all applicable materials.

On File at VTTM 1789/\$890232T

Off-Site Improvements: Will off-site road or drainage improvements be required? Yes No

Surrounding parcel ownership: Do you own adjacent property? Yes No

If yes, what is the acreage of all property you own that surrounds the project site? _____

Describe existing and future access to the proposed project site: Access will be from Castillo Del Mar Easterly Terminus

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: Highway 101 South: Residential

East: Residential West: Residential

Proposed water source: On-site well Shared well Other _____

Community System - List the agency or company responsible for provision: City of A.G./OCSD

Do you have a valid will-serve letter? Yes (If yes, please submit copy) No

Proposed sewage disposal: Individual on-site system Other _____

Community System - List the agency or company responsible for sewage disposal: SSLOCSD

Do you have a valid will-serve letter? Yes (If yes, please submit copy) No

Refer to project descriptions, outside user agreement.

Fire Agency: List the agency responsible for fire protection: Cal Fire - Mesa Fire Station

List available or proposed utilities: Gas Telephone Electricity Cable TV

Adjustments: Are you requesting any adjustments? Yes No If Yes, please complete:

Parcel & site design (21.03.010(c)) Access & circulation design (21.03.010(d))

Flood hazard & drainage (21.03.010(e)) Water supply (21.03.010(f))

Sewage Disposal (21.03.010(g)) Public Utilities (21.03.010(h))

Road Exception (21.03.010(d))

Briefly describe the reasons for the request _____

Quimby Ordinance (Section 21.09.010, et seq., of Title 21):

How are you proposing to meet the requirements of the Quimby Ordinance:

- Dedicate property for park & recreation purposes Pay the in-lieu fee
- Request credit for common open space (if you are choosing this option, please complete below) N/A

Acreage of open space: _____ Average slope of open space: _____

Describe the on-site recreational amenities being proposed and their location on the open space:

Specify the proposed ownership and method of maintenance of the open space: _____

Affordable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title 23):

Is your project a: N/A

- New housing project containing 11 or more dwelling units or parcels; OR
- Demolition or conversion of one or more dwellings (includes mobile homes), where the proposed demolition or conversion involves three or more dwelling units in one structure, or 11 or more dwellings units in two or more structures AND any such units were occupied by persons or families of low or moderate income in the 12 months prior to filing the land use or division application.
- Demolition or conversion of one or more dwellings (includes mobile homes) to a non-residential use which is not "coastal dependent".

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

(Previously VTTM 1789)

File No _____

TR3048

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 9.74 acres
Moderate slopes of 10-30%: 26.69 acres
Steep slopes over 30%: 10.82 acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: Ephemeral Drainage
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: Emergency Access Road for Tr 2207
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: Los Berros Road

Water Supply Information

- 1. What type of water supply is proposed?
 Individual well Shared well Community water system
- 2. What is the proposed use of the water?
 Residential Agricultural - Explain See attached P.D. and letter from City of A.G.
 Commercial/Office - Explain _____
 Industrial – Explain _____
- 3. What is the expected daily water demand associated with the project? 10 AFY
- 4. How many service connections will be required? 22 Residential + 1 Common L.S.
- 5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: _____
- 6. Has there been a sustained yield test on proposed or existing wells? N/A
 Yes No If yes, please attach.
- 7. Does water meet the Health Agency's quality requirements? Yes No
Bacteriological? Yes No
Chemical? Yes No
Physical Yes No
Water analysis report submitted? Yes No
- 8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used: N/A

- 1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
- 2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
- 3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
- 4. Has a piezometer test been completed?
 Yes No
- 5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No *(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)*

If a community sewage disposal system is to be used: SSLOCS D Outside User Agreement

- 1. Is this project to be connected to an existing sewer line? Yes No
Distance to nearest sewer line: at P/L Location of connection: At SW Corner
- 2. What is the amount of proposed flow? 6.6 AFY G.P.M.
- 3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

- 1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? _____
- 2. Name of Solid Waste Disposal Company: South County Sanitary Services
- 3. Where is the waste disposal storage in relation to buildings? N/A
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes No

Community Service Information

- 1. Name of School District: Lucia Mar Unified School District
- 2. Location of nearest police station: City of Arroyo Grande, 200 N Halcyon Road (1.2 miles)
- 3. Location of nearest fire station: Mesa Fire Station (7 miles)
- 4. Location of nearest public transit stop: .67 Miles near Clark Center
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? 1.1 Miles _____ feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property: Vacant Grassland
- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
 If yes, please describe: _____
- 3. Has an archaeological surface survey been done for the project site? Yes No
 If yes, please include two copies of the report with the application.

Agricultural Information N/A

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

- 1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
- 2. If yes, is the site currently under land conservation contract? Yes No
- 3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

- 1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): Open Space Parcel
- 2. Will the development occur in phases? Yes No
 If yes describe: _____
- 3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: _____
- 4. Are there any proposed or existing deed restrictions? Yes No

If yes, please describe: Building height limits imposed to protect views.

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: None

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
See previous EIR (ED 90-061; SCH 1994041043) and Conditions of Approval for Tr 1789.
Same conditions will apply to this project. see Project Description.
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
If yes, please list: See previous EIR and 2013 Supplemental Bio Report
3. Are you aware of any previous environmental determinations for all or portions of this property?
 Yes No
If yes, please describe and provide "ED" number(s): SLO Co. ED 90-061; City of Arroyo Grande Case No. 06-001; 06-004

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Potential USACOE, RWQCB, CaDFW for drainage basin.
- (If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

Project Description

The Heights at Vista Del Mar VTTM 3048

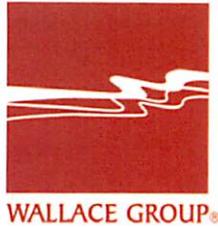
Date: June 28, 2013
To: SLO County Planning and Building
From: Cindy Chambers, Wallace Group
Request: New 22-lot Vesting Tentative Tract Map to replace 16-lot VTTM 1789

PURPOSE

This application proposes to increase the number of tentatively approved lots of Tract 1789 from 16 to 22 residential parcels to help offset the cost of improvements. Tentative Tract 1789 was approved in June of 2008, after a prolonged 17-year review process culminating in a Final Environmental Impact Report (FEIR) that focused on traffic and circulation, biological, visual, and drainage concerns. Resolving the project's site access resulted in a Memorandum of Understanding (MOU) executed on May 4, 2006 between the applicants, the City of Arroyo Grande, Lucia Mar School District and a nearby property owner, John Taylor. The MOU allowed the City to remove a non-access easement at the easterly terminus of Castillo Del Mar in exchange for fees to acquire land on which to extend Castillo Del Mar to Valley Road. The subsequent change in market conditions since 2008 have made the project infeasible, due in part to the MOU's significant impact fees.

This application seeks to increase density by six units within the same development area, without altering or adding to the potential for impacts previously analyzed in the FEIR. Studies and supporting documents have been prepared to demonstrate that conditions pertaining to traffic, visual, air quality, biological, and drainage impacts are adequately addressed and mitigated for this project by conditions imposed under the prior project. Requirements for building permit compliance with current air and water quality standards during and post-construction would be applicable to this tract. The drainage design incorporated into the new application meets current requirements for LID and drainage as required by the Regional Water Quality Control Board.

Althouse and Meade conducted biological and botanical surveys on the site in the spring of 2013, and prepared a report that was submitted with this application. The focus of the report is to address any new conditions on site as part of the overall project design, with a goal of keeping the revised project within the range of impacts and mitigations previously studied under the FEIR. An informal assessment of potential wetland within the ephemeral drainage was conducted and the report provides recommendations for permitting the detention basin. See detailed biological and botanical discussion below.



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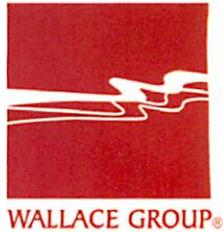
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PROJECT STATISTICS

Project Title:	The Heights at Vista Del Mar: VTTM 3048
Property Owners:	The Heights at Vista Del Mar Group, LLC 332 Creekview Way Arroyo Grande, CA 93420
County Case #s:	VTTM 3048 VTTM 1789 (S890232T), ED90-061 State Clearinghouse #1994041043 (FEIR) PRE-2010-00031, PRE-2012-00059
Project Location:	Between the termini of Castillo Del Mar and Coast View Drive, southwest of State Route 101, south of Arroyo Grande
Parcel Size:	47.54 acres
APNs:	075-021-026; 075-021-042
Land Use:	Residential Suburban, San Luis Bay Inland

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PROJECT COMPARISON

This section includes a discussion of items analyzed in the FEIR for the 16-lot subdivision, and how the proposed 22-lot subdivision application compares. Please refer to the reduced-sized maps attached to this Project Description.

Lotting, Open Space and Slopes

The prior subdivision (VTTM 1789) created 16 residential lots over the entire 47.5-acre property, including the steeply sloped northerly portion containing sensitive oak woodlands. Due to the inclusion of the steepest slopes, the average slope of the lots exceeded 15% and the 16 lots ranged from 2.0 to 4.17 acres in size. Lots 2 through 7 exceeded the County length-to-width ratio of 3:1. A building limit line identified through the visual assessment bisected Lots 1 through 8 on the north side. The map was conditioned to place an open space easement over the area north of the building limit line across Lots 1-8, encompassing the oak woodlands and steeper slopes. The open space easement was approved to be maintained on individual lots by the lot owners. The proposed detention basin located in the drainage area in the southeast corner was within an easement spanning two of the residential lots. See Exhibit 1, Approved VTTM 1789.

The proposed subdivision VTTM 3048 creates 22 residential lots within the same general development area as the prior map; a common open space parcel of 14.9-acres encompassing the steeper slopes and oak woodland (Lot 23); and a 0.85-acre common lot over the detention basin (Lot 24). The common lots are to be maintained in perpetuity by the HOA. Creating a common lot over the steepest portions of the site allowed the residential lots to be reduced in size over the more

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gently sloped areas. The map proposes 18 residential lots at one-acre minimum in areas with less than 15% average slope; Lots 17-19 and 22, in the southeast corner, are 2.0 acres or larger in size where average slope exceeds 15%. The previously identified building limit line bisects Lots 3 through 10; an open space easement will be placed over that portion of those lots to match the previous building limit line and will be maintained by the individual lot owners. The total open space area of Parcel 24 plus the "no-build" open space easement over Lots 3-10 is 18.5 acres, consistent with the previous tentative map open space. See Exhibit 2, Proposed VTTM 3048.

Geologic, Soils and Seismic

Soils and Geotechnical analyses were performed for the 16-lot VTTM 1789 by Earth Systems Pacific in 1996 and Pacific Geoscience in 1997. No potentially significant effects were identified. The 22 proposed residential lots are located within the same development envelope as the previous 16 lots; proposed roads, utilities, and the drainage basin are in essentially the same locations. No change to the previous findings for geologic, soils or seismic hazard potential will result from this proposed application.

Drainage and Erosion Control

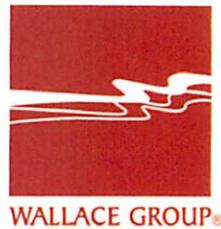
A Preliminary Drainage Report has been prepared to analyze the proposed project's consistency with the previous drainage design and to verify conformity with current requirements and standards for drainage and water quality. Project conditions for VTTM 1789 included compliance with erosion control requirements for grading activities and preparation of a SWPPP prior to construction. The conditions also include compliance with requirements of the NPDES municipal storm water program. Therefore, the proposed VTTM 3048 project would be subject to all current NPDES requirements of the County's Stormwater Management Program, including post-construction stormwater quality and erosion control, prior to issuance of construction permits.

Analysis of the project drainage with increased site density finds that the previously approved drainage design is adequate for the proposed project. Further analysis in final design of the existing culvert outlet and the Castillo Del Mar Drive drainage system is recommended. Just as with the currently approved map, storm water quality requirements will be defined and met through preparation of a Stormwater Quality Plan and development of post-construction water quality BMPs in the final design.

Biological Resources

1) Ephemeral Drainage, Waters of the United States

Conditions for Tract 1789 required that a wetland delineation of the ephemeral drainage be prepared prior to construction permit to determine the presence and extent of "Waters of the US". If wetlands are present, a number of conditions apply to ensure that impacts are less than significant. The proposed project design is essentially the same as the previously approved tract, with the cul-de-sac road and drainage basin in the same location. The same project conditions would apply to the proposed VTTM 3048 project. The approved basin design of TR 1789 is adequate for the higher density of TR 3048, so there is no change proposed to the design that would change the potential for wetland impacts to occur with this project.



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Althouse and Meade reviewed the drainage area for potential wetland species while conducting spring surveys. While no new wetland indicators were found, the Regional Board has imposed new regulations on drainage and erosion control that the project will be required to meet. The applicant has directed Althouse and Meade to begin a Jurisdictional Determination to evaluate the drainage and obtain formal concurrence, initiating the review and permitting process necessary for construction of either tract configuration.

2) Oak Woodland Impacts

The previous FEIR found that lot development and fire clearance for defensible space could impact up to 13 oaks and a portion of the existing oak woodland on the site. The proposed project development is within the same area as the previous tract, and therefore the same potential for impacts would exist. Three lots of TR 3048 have the potential to impact oaks: Lots 1, 2, and 22; these are comparable to Tract 1789 Lots 1, 2 and 16. The same conditions for mitigation, including an Oak Impact Report and Oak Tree Mitigation and Monitoring Plan would appropriately apply to the proposed subdivision lots. No change to the potential for impacts to oaks would occur with the proposed 22-lot subdivision under conditions applied from TR 1789.

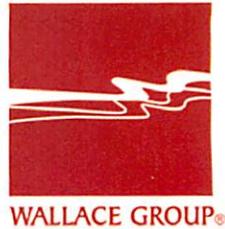
3) Sensitive and Special-Status Botanic Species

Spring surveys were conducted on the project site by Althouse and Meade biologists in February through June of 2013. The site had been grazed periodically in the past but has remained undisturbed for several years. Small patches of native grassland habitat were found on the site, located within the oak woodland area on the proposed open space parcel, and in several patches in the southeast corner of the property near the drainage. Exhibit 3, Grassland Habitat, in this project description, and the Althouse & Meade Biological Assessment provided with this application.

The approved 16-lot tract has no requirements for pre-construction surveys for sensitive plant communities as loss of the existing grassland was considered less than significant. The revised project proposes to create a separate HOA-maintained open space parcel and improve the quality of existing grassland habitat through enhancement and restoration planting as part of the project. The biological report prepared for the project includes a conceptual Native Grassland Enhancement Program to be implemented on the open space as a part of the project design.

The proposed 22-lot project would enhance approximately 0.15 acre of existing native grassland patches in the open space, and plant native grasses in approximately 0.75 acre area contiguous with existing native grassland patches. Planted areas would be in sites currently supporting annual grassland with potential to support native perennial grassland habitat. Enhancement activities would include weed removal and control. Planting activities would include installing plugs of native grasses, providing temporary irrigation, and controlling weeds for three years. The planting palette would be selected from species native to the site.

This restoration element is not proposed as part of the approved 16-lot plan, but the native grassland impact would be the same with the approved plan as for the



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22-lot plan. The 22-lot plan provides the superior outcome for native perennial grassland in the Study Area. With all the previous tract conditions of approval applied to this project, no changes to the potential for adverse biological impacts will occur with this project, and a beneficial impact would result from protection and expansion of native grassland habitat.

4) Sensitive Biotic Species

The approved project was found to have the potential to disturb burrowing owl, active bird nests, dusky-footed woodrat nests, American badger, and other sensitive species. The proposed project development is within the same developable area as the previous project, and therefore the same potential for impacts would exist. Applying the same conditions for mitigation and monitoring would reduce the potential for impacts to a less than significant level. In addition, the creation of a separate open space parcel maintained by the HOA, instead of an open space easement across eight individually-owned parcels, increases the habitat protection of sensitive species for this area.

Visual Resources

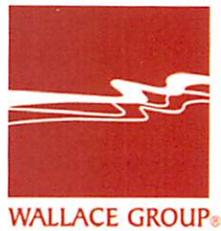
VTTM 1789 identified a building limit line and height limits that minimized the potential for visual impacts to a less than significant level. The area beyond (north of) the building limit line was to be placed in an Open Space easement so that proposed homes on Lots 1-8 would be located south of that line. The approved project conditions imposed building height limitations on Lots 3, 4, 5 and 6 to restrict construction below a specified elevation above sea level, to reduce visibility and minimize disruption to the skyline.

Exhibit 4, Visual Impact Restrictions, shows the new lot lines overlaid on the original lots, and illustrates the applicability of building height limits on the proposed lots. Lots 3-7 of TR 3048 are building envelope restricted to match the visual analysis mitigations conducted under the FEIR for TR 1789. These limits will be incorporated into the Codes, Covenants and Restrictions (CC&Rs) for the project to ensure that the impact of TR 3048 is no greater than the approved VTTM 1789. Fencing requirements and restrictions for the 22 lots would be the same as under the previous map, except that property line fencing would not bisect the open space under the current lot configuration as it could have under the approved 16-lot map. As designed, no new impacts would occur with the 22-lot subdivision that were not previously identified and mitigated in the FEIR to a less than significant level.

Traffic and Circulation

Associated Transportation Engineering, Inc. (ATE) previously prepared a traffic impact analysis for the 16-lot subdivision, and has prepared an update evaluating the change of six added lots for the revised 22-lot project. The primary access for the subdivision is Castillo Del Mar, connecting the proposed lots to Orchard Ave. and Fair Oaks Avenue, and eventually to Valley Road. A secondary connection is provided at Coast View Drive to the east; this access is gated with emergency-only use monitored by camera and CC&R stipulations, enforced by the HOA.

A component of this project's approval is the negotiated MOU with the City of Arroyo Grande to construct a through-road connection to Valley Road across the back of the Arroyo Grande High School. The MOU involved purchase of a 1.2 acre portion



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of an agricultural field adjacent to the high school to allow Castillo Del Mar to extend to Valley Road. The City acted as lead agency to process the lot line adjustment and CEQA review for acquisition of that right-of-way located in the City limits. Under the MOU, the 16-lot subdivision project is conditioned to pay significant traffic and agricultural impact fees to the City of Arroyo Grande for construction of this road. In the current market, the per-lot cost for these fees rendered the 16-lot project infeasible. The goal of this application is to spread this cost over 22 lots without generating any new, unmitigated impacts.

The updated Traffic Analysis prepared by ATE dated March 6, 2013 for VTTM 3048 finds that the small increase in peak hour trips (5 AM trips and 6 PM trips) would not change existing levels of service and would not generate any new impacts. Traffic-related conditions of approval for the prior project would therefore be sufficient to render the potential for impacts to a less than significant level, including the requirements for payment of traffic and ag impact fees to the City of Arroyo Grande.

Air Quality and Greenhouse Gas Effects

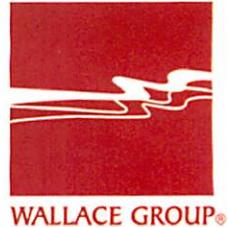
The FEIR analyzed air quality and found a potential for impacts from construction emissions for TR 1789. Conditions were imposed to manage construction emissions and dust that reduced the potential for impact to a less than significant level. The original project was found to be inconsistent with the County's Clean Air Plan (CAP), which encourages increased density in urban areas over rural areas. For this particular case, the inconsistency is not significant because the density is consistent with what was assumed in the last CAP update, and because the project is adjacent to the City of Arroyo Grande urban area. A third finding was that forecast modeling (URBEMIS) identified that vehicles in the near future would produce substantially lower emissions. The project was conditioned to pay mitigation fees for air quality impacts to help fund strategies to improve air quality in the South County. With TR 3048, the mitigation fees would apply to 22 lots instead of 16 lots.

The Air Quality and Greenhouse Gas Assessment prepared by Ambient Air Quality and Noise Consulting (May 8, 2012) evaluated the 22-lot subdivision for short-term and long-term thresholds of significance using the most currently available criteria (SLOAPCD CEQA Air Quality Handbook 2012). The report summary on Page 6 finds that:

In comparison to the impact assessment prepared for the previously proposed 16-lot subdivision, implementation of the proposed 22-lot subdivision would not result in any new significant air quality impacts. However, it is recommended that mitigation measures for the control of fugitive dust emissions be updated to be consistent with current SLOAPCD guidance. Short-term and long-term emissions of GHGs attributable to the proposed project would not exceed the SLOAPCD's bright line significance threshold of 1,150 MT CO₂e/year and, therefore, would be considered to have a less than significant impact.

Water Supply

Water supply was not an issue of concern for the project in the 2008 FEIR and the site is outside the Nipomo Mesa Management Area (NMMA). The 16-lot tract has a valid will-serve letter from Rural Water Company, which is subject to the NMMA,



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and project conditions included the strict indoor and outdoor water conservation measures required in the Management Area. For Tract 1789, water use based on the landscape restrictions is estimated to be 0.35 acre-feet per year (AFY) per unit, or 5.54 AFY for the project. Although Rural Water Company staff believe that they can provide the water to service the proposed 22 lots, they are unable to identify a source of supplemental water for the additional lots pursuant to County requirements.

The applicant has requested an Intent-to-Serve Letter to provide water service to the 22 lots from the City of Arroyo Grande. The City is able to serve the project if it is within the City's Sphere of Influence (SOI) and LAFCO staff supports this action because the Project site is surrounded by the City on three sides. The details of the SOI application and water agreement will be resolved in the next few months, but the intent is to secure 10 AFY for the project by way of a Memorandum of Understanding with the City as part of an annexation application process. By securing a water supply from a source outside the NMMA, the project will not be required to pay Supplemental Water fees; this savings helps to meet the project's goal of financial feasibility. The applicant is proposing to limit indoor and outdoor water use, imposing landscape limits that are slightly less stringent than that required of TR 1789 to keep total water use to less than one-half acre-foot per year per unit. See Exhibit 5, Water Demand Comparison and Exhibit 6, Cleath Letter.

Sewer Service

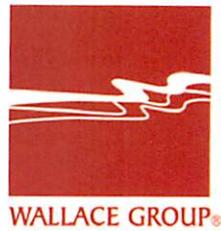
Tentative Tract 1789 was approved with sewer service to be provided by South San Luis Obispo County Sanitation District (SSLOCSD). The sewer service is to be provided through an executed Outside User Agreement between SSLOCSD and the City of Arroyo Grande; a copy is submitted with this application. A Sphere of Influence (SOI) revision bringing the project into the District's Sphere of Influence was certified by LAFCO on April 4, 2001 (OR Doc #2001-027120) to complete the agreement. That agreement included reference to the payment of fees through the County Tax Rolls, and the mechanism for that fee transfer is not clear to the District Staff at this time. District staff has committed to reviewing the terms of the agreement to determine the specifics of updating it, and in the interim has provided a Letter of Intent to serve the 22 lots of VTTM 3048, attached as Exhibit 7.

Future Annexation Consistency with City Zoning

An agreement to serve this project with water by the City of Arroyo Grande would require annexation to the City's Sphere of Influence. Inclusion in the City's sphere could eventually result in annexation into the City. The project as proposed is generally compatible with the City's Residential Rural (RR) zoning district, found under Chapter 16.32 of the City Zoning Code.

Density:

The purpose of RR zoning is to provide for rural atmosphere and lifestyle, and protect hillside areas in accordance with General Plan policies. The maximum density is one unit per one gross acres; the project proposes 22 lots on 47.9 gross acres, or 1 unit per 2.1 acres. Secondary dwelling units are allowed on the site under the current County zoning but are not proposed at this time; if secondary units were constructed, the 22-lot subdivision would still fall within the City's density limit.



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Site Development Standards:
Tract 3048 as proposed compares to City of Arroyo Grande Rural Residential zoning standards as follows:

City of Arroyo Grande Table 16.32.050-A	City of AG RR Zoning	TR 3048 Project
Maximum density (DUs per gross acre)	1.0	.50 (1 unit) or 1.0 (with 2 nd units)
Minimum building site (Net area in sq. ft.) (New subdivisions)	40,000	<u>Smallest Building Envelope areas:</u> Lot 1 = 20,701 sf Lot 5 = 10,533 sf Lot 6 = 12,970 sf Lot 14 = 14, 423 sf Lot 21 = 17,985 sf
Minimum lot width new subdivisions	120'	Lot 8 = 114' min, wedge-shaped Lot 9 = 95' min, wedge-shaped Lot 10 = 119 min, wedge-shaped Lot 16 – 80', wedge-shaped Lot 18 = 40', wedge-shaped, 2 acres Lot 13 = 52' min, 5-sided, 200' max Lot 21 = 63' min, ~118' ave. width
Minimum lot depth new subdivisions	200'	Lot 1 = 192' one side Lot 2 = 192' one side Lot 11 = 180' one side Lot 12 = 191' one side
Minimum front yard (New subdivisions of 5+ lots)	35'	25'
Minimum interior side yard setback	10% of lot width	30' (CalFire)
Minimum street side yard setback	15% of lot width	30'
Minimum rear yard setback	25"	30'
Maximum lot coverage	35%	NA
Maximum Building Height	30' or 2 stories	35' (Lots 3-7 have visual height limits)

Exhibits Attached

- Exhibit 1, Approved VTTM 1789
- Exhibit 2, Proposed VTTM 3048
- Exhibit 3, Grassland Habitat Enhancement
- Exhibit 4, Visual Impact Restrictions
- Exhibit 5, Water Demand Comparison
- Exhibit 6, Cleath and Associates Letter dated March 13, 2013
- Exhibit 7, Letter of Intent to Serve, South SLO County Sanitation District, 6-27-13



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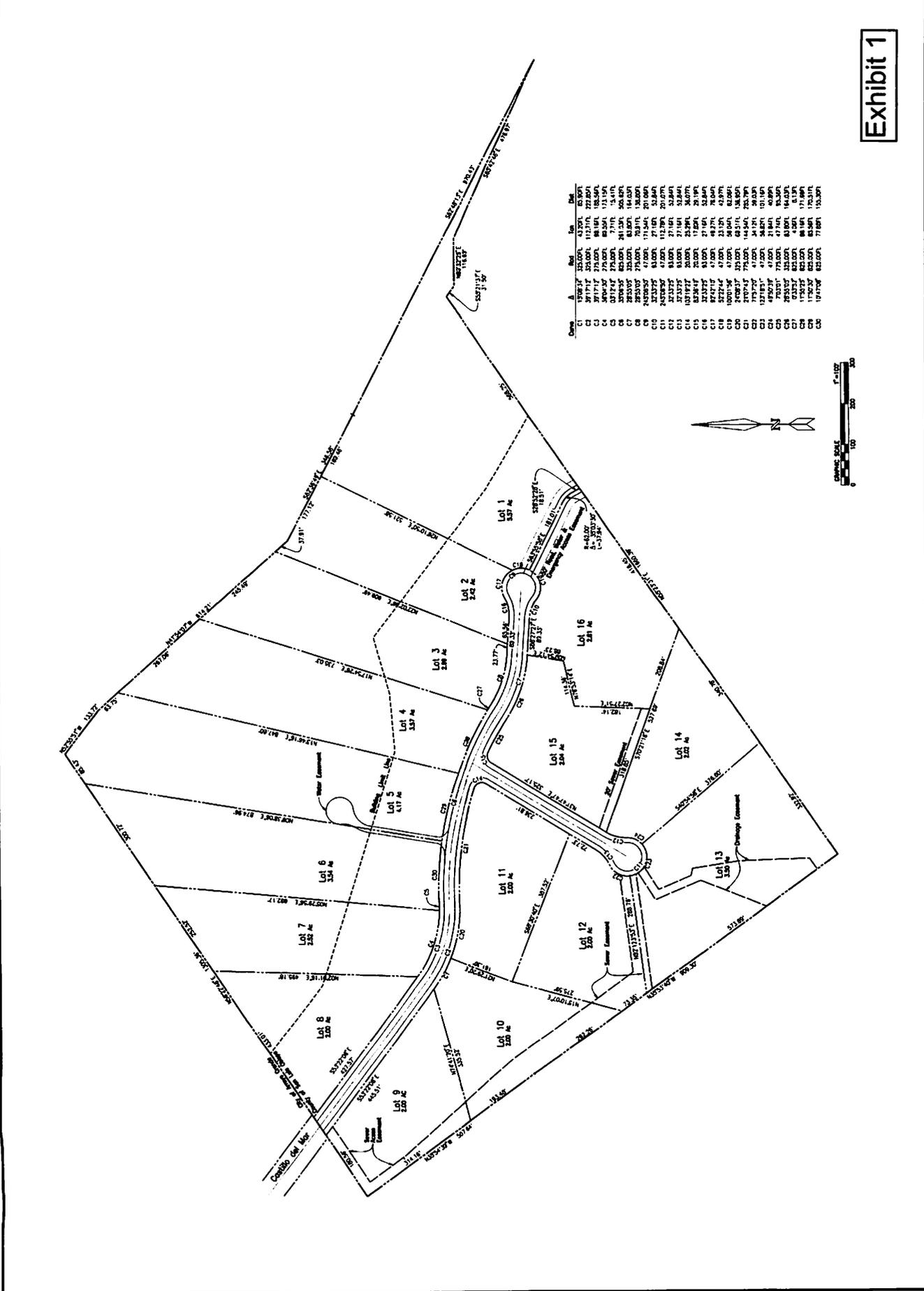
T 805 544-4011
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Exhibit 1

Title: L & L Land Partnership, LP
 Project: Revised Vesting Tentative Map
 Tract No. 1784 - San Luis Obispo County
 Date: _____

Sheet No. _____
 Project: _____
 Tract No. 1784 - San Luis Obispo County

Civil Engineering
 Surveying
 Project Development
 R. James Goring, R.C.E. 26993
 141 South Elm Street
 Arroyo Grande, CA 93420
 805 / 489-1321
Garling Taylor & Associates
 No. 26993
 State of California
 Professional Engineer



FOR REDUCED PLANS
GRAPHIC SCALE 1/4" = 1'-0"

SITE - PRELIM GRADING and UTILITY PLAN
VISTA DEL MAR HEIGHTS
VESTING TENTATIVE TRACT MAP 3048

JOB # 11901001
DATE 03-13-2011
DRAWING NO
2
OF 2 SHEET

Name	Type	Area	Perimeter	Area	Perimeter	Area	Perimeter
Lot 1	Lot	1.11	1.11	1.11	1.11	1.11	1.11
Lot 2	Lot	1.35	1.35	1.35	1.35	1.35	1.35
Lot 3	Lot	1.57	1.57	1.57	1.57	1.57	1.57
Lot 4	Lot	1.58	1.58	1.58	1.58	1.58	1.58
Lot 5	Lot	1.34	1.34	1.34	1.34	1.34	1.34
Lot 6	Lot	1.47	1.47	1.47	1.47	1.47	1.47
Lot 7	Lot	1.34	1.34	1.34	1.34	1.34	1.34
Lot 8	Lot	1.19	1.19	1.19	1.19	1.19	1.19
Lot 9	Lot	1.00	1.00	1.00	1.00	1.00	1.00
Lot 10	Lot	1.58	1.58	1.58	1.58	1.58	1.58
Lot 11	Lot	1.35	1.35	1.35	1.35	1.35	1.35
Lot 12	Lot	1.50	1.50	1.50	1.50	1.50	1.50
Lot 13	Lot	1.59	1.59	1.59	1.59	1.59	1.59
Lot 14	Lot	1.32	1.32	1.32	1.32	1.32	1.32
Lot 15	Lot	1.07	1.07	1.07	1.07	1.07	1.07
Lot 16	Lot	1.51	1.51	1.51	1.51	1.51	1.51
Lot 17	Lot	2.11	2.11	2.11	2.11	2.11	2.11
Lot 18	Lot	2.00	2.00	2.00	2.00	2.00	2.00
Lot 19	Lot	2.00	2.00	2.00	2.00	2.00	2.00
Lot 20	Lot	1.34	1.34	1.34	1.34	1.34	1.34
Lot 21	Lot	1.57	1.57	1.57	1.57	1.57	1.57
Lot 22	Lot	2.00	2.00	2.00	2.00	2.00	2.00
Lot 23	Lot	1.11	1.11	1.11	1.11	1.11	1.11
Lot 24	Lot	1.87	1.87	1.87	1.87	1.87	1.87
Total		28.00	28.00	28.00	28.00	28.00	28.00

* Area indicated by color of lot shown above (0.00 = 1.0)

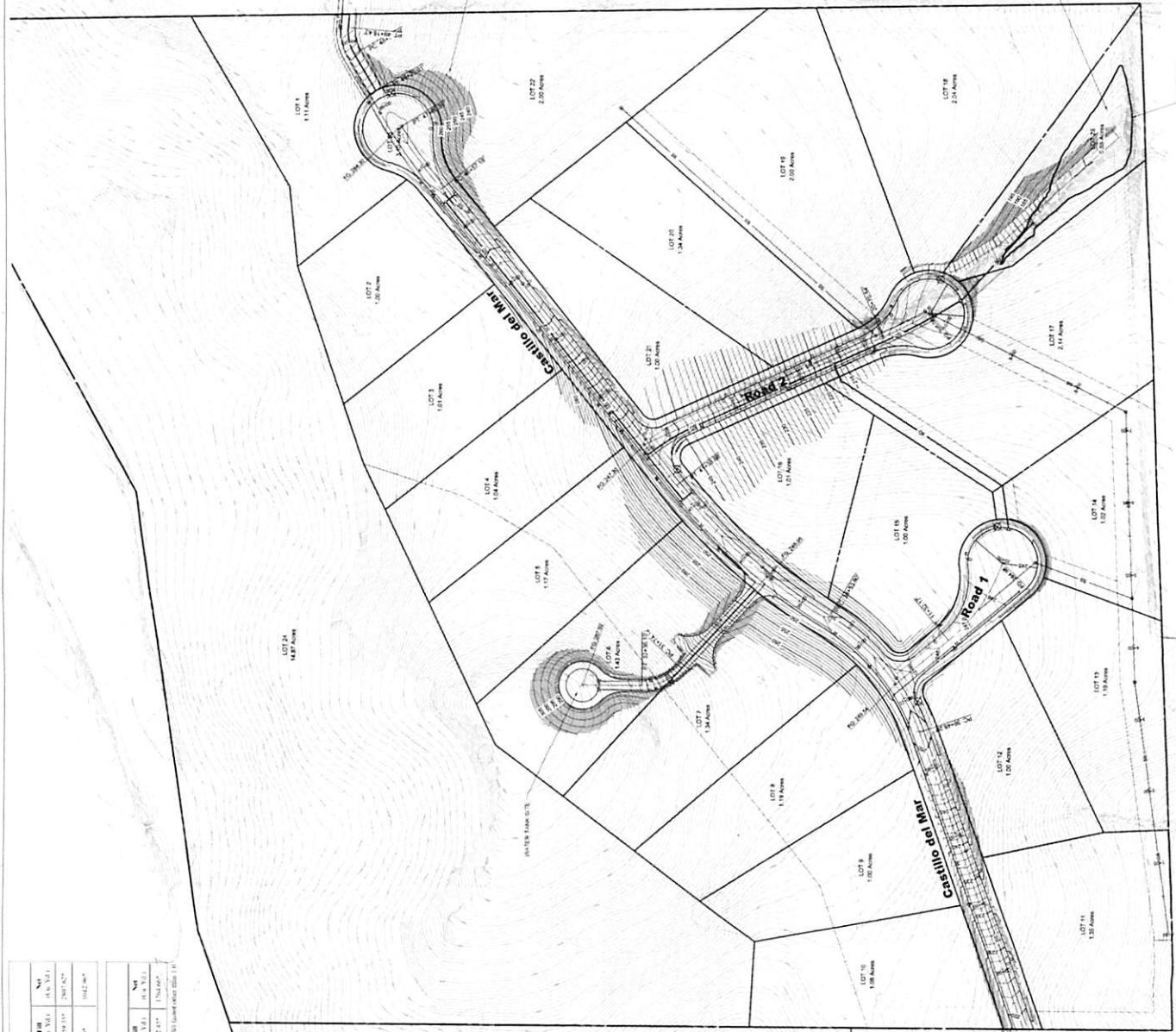
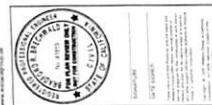


Exhibit 2.2

WALLACE GROUP
11000 WALLACE DRIVE
SUITE 100
DALLAS, TEXAS 75243
PHONE: 214.343.1100
FAX: 214.343.1101
WWW.WALLACEGROUP.COM



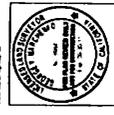
DATE: 03/13/2011
DRAWN BY: J. W. WALLACE
CHECKED BY: J. W. WALLACE
SCALE: AS SHOWN
PROJECT: VISTA DEL MAR HEIGHTS
SHEET: 2 OF 2

VESTING TENTATIVE TRACT MAP 3048

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES



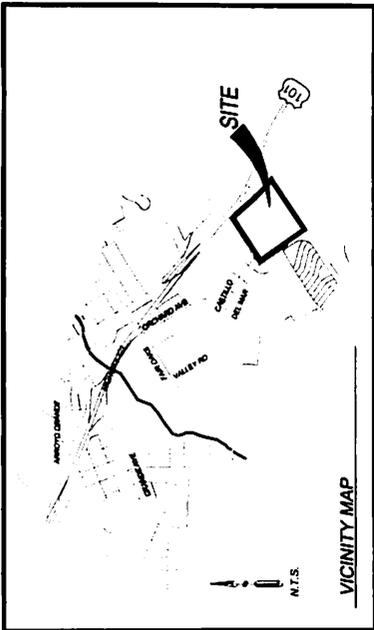
WALLACE GROUP
10000 WALLACE DRIVE
SAN DIEGO, CA 92121
TEL: 619-594-1000
FAX: 619-594-1001
WWW.WALLACEGROUP.COM



COUNTY OF SAN LUIS OBISPO
PLANNING DEPARTMENT
1000 MAIN STREET
SAN LUIS OBISPO, CA 93401
TEL: 805-435-2000
FAX: 805-435-2001
WWW.SANLUISOBISPO.CA.GOV

VESTING TENTATIVE TRACT MAP 3048
VISTA DEL MAR HEIGHTS IN THE COUNTY OF
SAN LUIS OBISPO, STATE OF CALIFORNIA

PROJECT NO. 119000
DATE: 08/20/01
DRAWING NO. 1
OF 2 SHEET



Parcel Number	Acres
1	1.11
2	1.11
3	1.11
4	1.11
5	1.11
6	1.11
7	1.11
8	1.11
9	1.11
10	1.11
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LEGEND
COUNTY OF SAN LUIS OBISPO
CITY OF ARROYO GRANDE
CITY OF MARINA DEL MAR

LOT 1 1.10 ACRES
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LOT 100 1.10 ACRES

SURVEY NOTES
ALL DISTANCES IN FEET AND DECIMALS THEREOF.
THE CONTIGUOUS INTERVAL IS 1700'.
ORTHOMETRIC ELEVATIONS ARE IN FEET AND DECIMALS THEREOF.
PROPOSED BY WALLACE GROUP.

PRELIMINARY TITLE REPORT
DATE: 08/20/01
BY: WALLACE GROUP

EXISTING EASEMENTS NOT NOTED
THESE EASEMENTS ARE SHOWN ON THE PREVIOUS EDITION OF THE TRACT MAP AND ARE NOT REPEATED ON THIS EDITION.

PROPOSED USE: RESIDENTIAL
PROPOSED WATER SUPPLY: CITY OF ARROYO GRANDE
PROPOSED SEWAGE DISPOSAL: SEWERED
TREE REMOVAL: 1

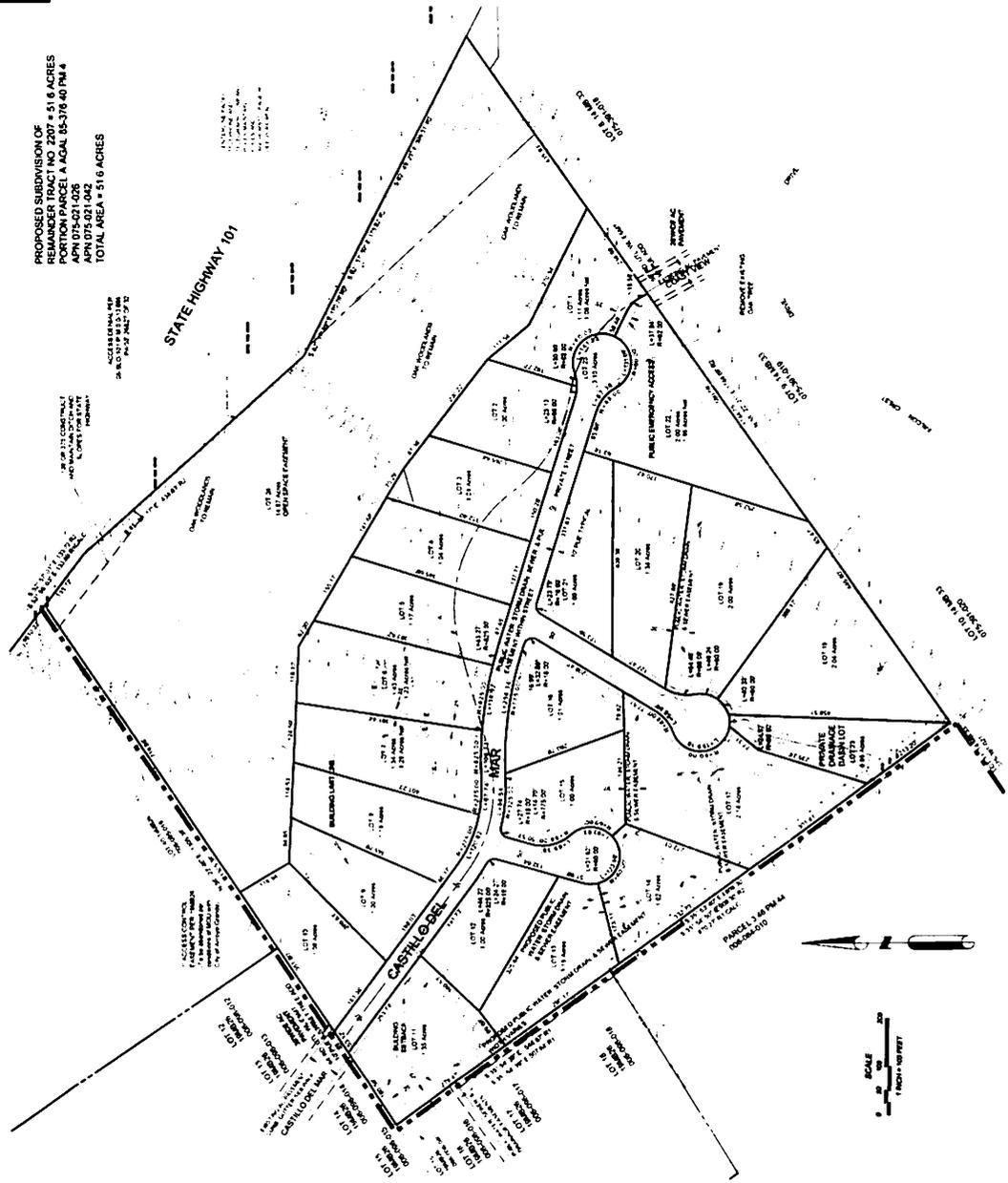
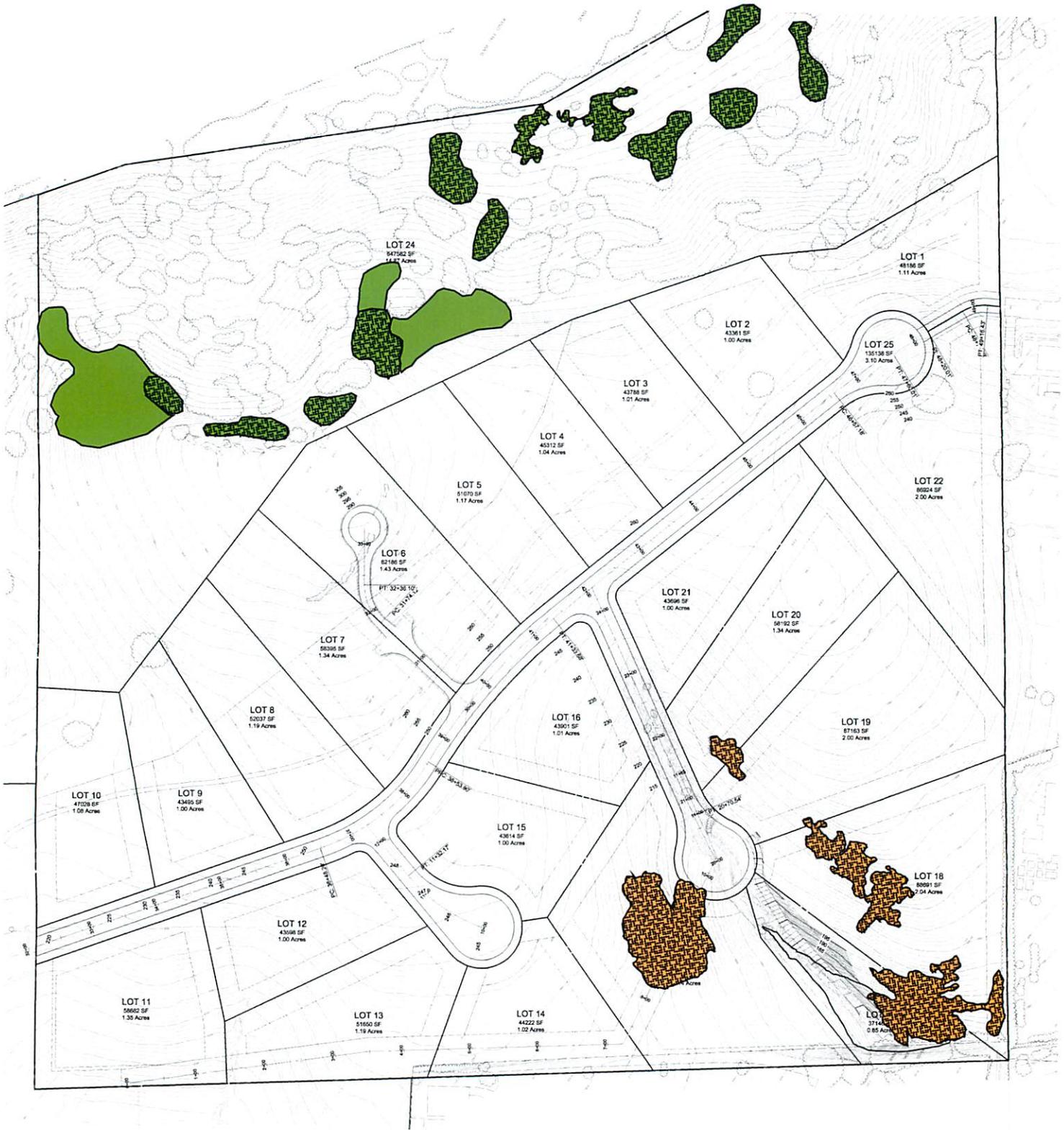


Exhibit 2

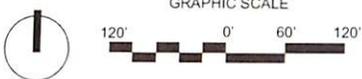
TYPICAL STREET SECTIONS



 BUNCHGRASS ENHANCEMENT AREAS

 EXISTING BUNCHGRASS AREAS TO REMAIN

 BUNCHGRASS AREAS TO BE REMOVED



THE HEIGHTS AT VISTA DEL MAR

Arroyo Grande, CA

BUNCHGRASS RESTORATION AREAS



WALLACE GROUP

JUNE 11, 2013

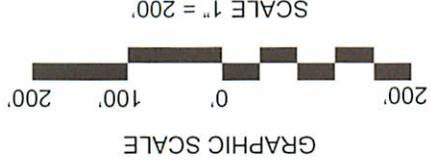
THE HEIGHTS AT VISTA DEL MAR

Arroyo Grande, CA

VISUAL IMPACT RESTRICTIONS
CONDITIONS #27-H,I,J & L



JUNE 21, 2013



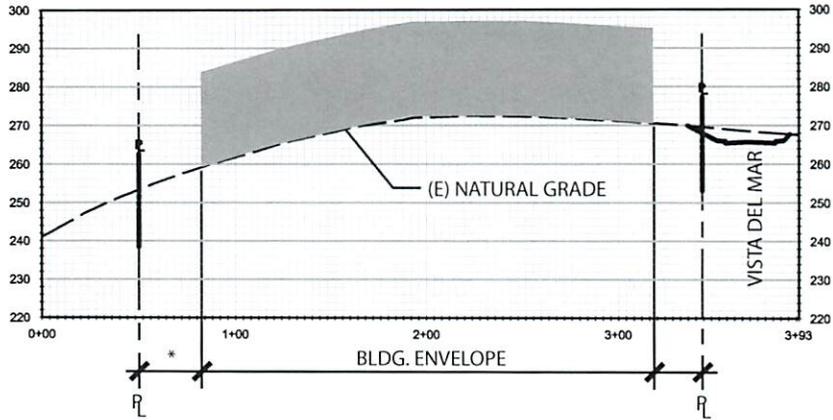
NOTE: FOR ALL LOTS BUILDING HEIGHT IS LIMITED TO 35' MAXIMUM HEIGHT ABOVE NATURAL GRADE UNLESS NOTED OTHERWISE.

LOT NUMBER PER TENTATIVE TRACT 1789
NEW LOT NUMBER PER PROPOSED TENTATIVE TRACT 3048

- LOT 1
- HEIGHT CANNOT EXCEED 295' ABOVE MSI
- HEIGHT CANNOT EXCEED 290' ABOVE MSI
- HEIGHT CANNOT EXCEED 25' ABOVE NATURAL GRADE

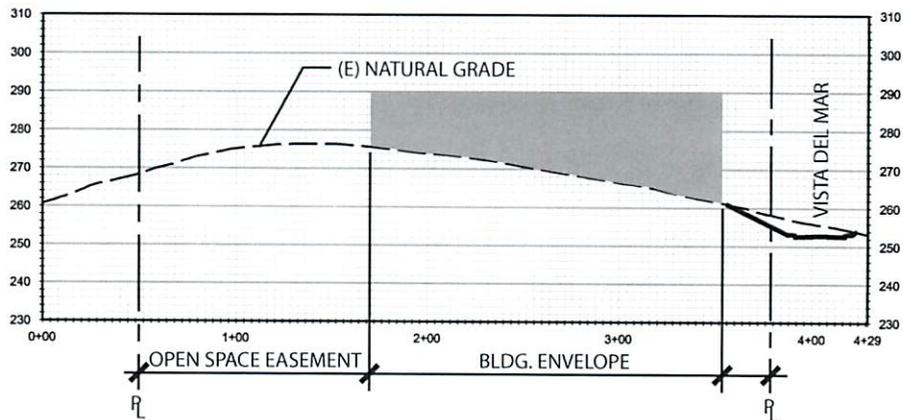


LOT 3: HEIGHT CANNOT EXCEED 25' ABOVE NATURAL GRADE

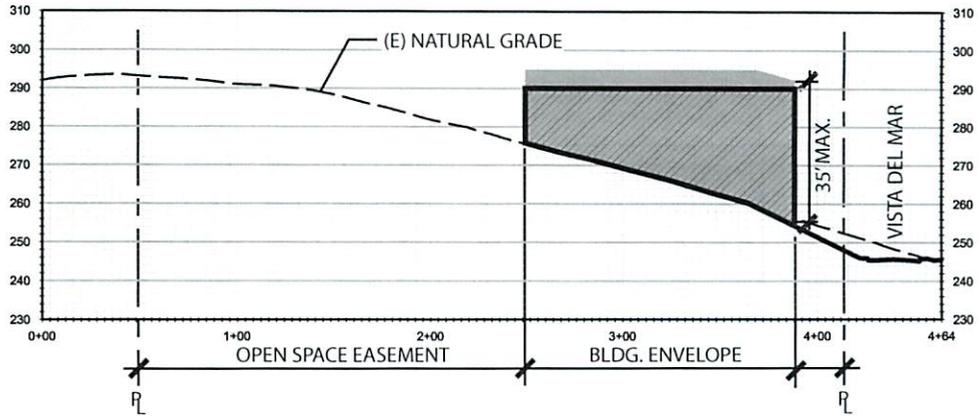


* OPEN SPACE EASEMENT FOR THIS LOT
NOT SHOWN AT THIS SECTION PLANE

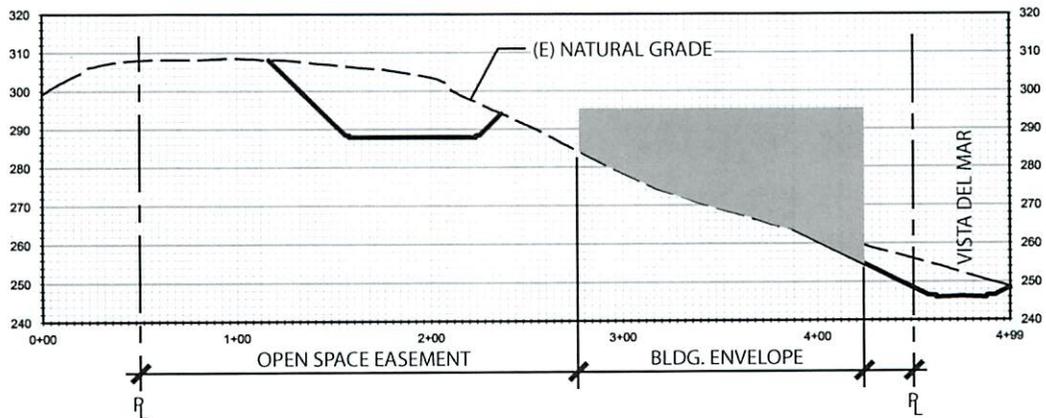
LOT 4: HEIGHT CANNOT EXCEED 290' ABOVE MSL



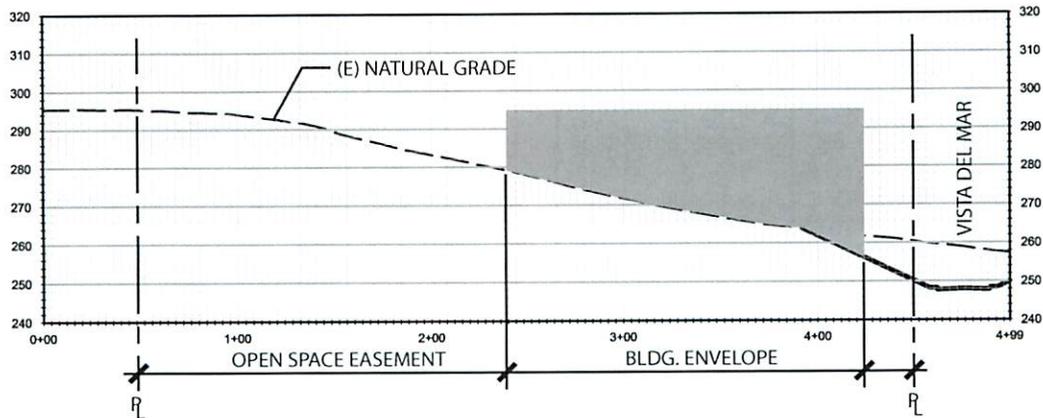
LOT 5: HEIGHT CANNOT EXCEED 295' ABOVE MSL FOR WEST SIDE OF ENVELOPE
 HEIGHT CANNOT EXCEED 290' ABOVE MSL FOR EAST SIDE OF ENVELOPE



LOT 6: HEIGHT CANNOT EXCEED 295' ABOVE MSL



LOT 7: HEIGHT CANNOT EXCEED 295' ABOVE MSL



The Heights at Vista Del Mar
Water Demand for Approved VTTM 1789 vs. Proposed VTTM 3048

TABLE 1: VTTM 1789 Water Demand of 16 Lots							
	Maximum LS Area Per Lot in SF ¹	No. lots	Total Area in SF	Area in Acres	Water Demand Factor in AFY ²	AFY Outdoor Demand	Demand per lot (Total afy/ 16)
Drip Irrigated Shrubs & Ground Cover	1,200	16	19,200	0.44	1	0.44	0.05
Turf Area	300	16	4,800	0.11	2.5	0.28	
Drip Irrigated Common Entry area	500	2	1,000	0.02	1	0.02	
Total Outdoor Demand						0.74	
Indoor Demand		16			0.3		
Total Indoor Demand						4.8	0.3
16-Lot Total Project Demand						5.54	0.35
<p>1. Per Project Condition 59: Subject to Nipomo Mesa Water Conservation Area Plan limits on irrigation due to service by Rural Water Co. 2. Using Landscape Water Demand Factors in Cypress Ridge FEIR 1996 Table V-4 (which calculated turf & drip irrigation demand separately) and using the Indoor Water Demand Factor from the Woodlands FEIR (Table 4.1-4) for residential 0.3-1 acre lots</p>							

TABLE 2: Proposed VTTM 3048 Water Demand of 22 Lots							
	Maximum LS Area Per Lot in SF ¹	No. lots	Total Area in SF	Area in Acres	Water Demand Factor in AFY ²	AFY Outdoor Demand	Demand per lot (Total afy/ 22)
Drip Irrigated Shrubs & Ground Cover	2,500	22	55,000	1.26	1	1.26	0.15
Turf Area	1000	22	22,000	0.51	2.5	1.26	
Drip Irrigated Common Entry area	1000	2	2,000	0.05	1	0.05	
Total Outdoor Demand						2.57	
Indoor Demand		22			0.3		
Total Indoor Demand						6.6	0.3
22-Lot Total Project Demand						9.17	0.45
<p>1. Water Use Restrictions imposed and enforced through CC&Rs to stay within acquired water supply of 10 AFY 2. Using Landscape Water Demand Factors in Cypress Ridge FEIR 1996 Table V-4 (which calculated turf & drip irrigation demand separately) and using the Indoor Water Demand Factor from the Woodlands FEIR (Table 4.1-4) for residential 0.3-1 acre lots</p>							

Water Supply to be Acquired from City of Arroyo Grande through OCSD: 10 AFY



March 13, 2013

Jim LaLoggia
The Heights at Vista del Mar LLC
P.O. Box 2129
Nipomo, California 93444

Subject: **Assessment of Water Demand Values
The Heights at Vista del Mar project, Arroyo Grande, California**

Dear Mr. LaLoggia:

Cleath-Harris Geologists (CHG) has performed an assessment of water demands for the proposed increased number of lots at The Heights at Vista del Mar project in the City of Arroyo Grande, California. This development is known as Tract 1789 and is on San Luis Obispo County Assessor's Parcel Number 075-021-026.

The proposed project includes 22 residential 2-acre minimum lots (an increase from 16 lots formerly proposed) and also involves the retirement of the irrigation of agricultural land on a 1.5-acre parcel at the intersection of Valley Road and the proposed Castillo del Mar Drive.

CONDUCT OF WORK

CHG reviewed the previous estimate of water demand and has developed a revised estimate that includes the modified parcel sizes and updated water use values.

CHG estimated the historic water use for the agricultural lands that would be no longer irrigated due to the road intersection reconfiguration. CHG then researched land use maps and applied water estimates for crops in the Cienaga Valley of Arroyo Grande.

As a part of this assessment, CHG visited the properties and observed water wells or irrigation system facilities. CHG discussed the history of the project and water demand values with Wallace Group and The Heights at Vista del Mar owners.

This assessment is summarized in this letter report.

PROJECT WATER DEMAND

The project water demand is likely to be similar to other equivalent sized residential lots in the area that have been subject to similar development ordinances.



The Falcon Ridge residential tract is located adjacent to the proposed subdivision and was developed under different County water conservation policies. The Falcon Ridge development lots have areas of about 2.5 acre-similar in area to the proposed project. The building/landscaped areas of improved lots at the Falcon Ridge development are typically about an acre. Hardscape areas and buildings cover a portion of the developable envelopes. Landscaping on each lot, though not formally restricted, is confined to a limited portion of the developable area. The improved Falcon Ridge lots have turf areas that range from 0-5000 square feet, based on areas calculated from observing a recent aerial photograph. Groundcover, shrubs, and trees line some of the driveways and property boundaries. According to Rural Water Company, the average water use for a residential lot at the 46-lot Falcon Ridge development is 1.1 acre-feet per year.

The County water conservation requirements enacted since the Falcon Ridge development (established in 1988) will result in lower water demands for the proposed project than those of the Falcon Ridge development.

The water demand resulting from implementing County development requirements is calculated based on allowable landscape areas. Wallace Group has estimated the landscape areas based on the Nipomo Water Conservation Plan area limits in the South County Area Plan. The landscape areas on each lot include drip irrigated shrubs and ground cover (1,200 square feet) and turf area (300 square feet). Water demand factors for these two categories are 1.0 acre-feet per acre per year and 2.5 acre-feet per acre per year. The corresponding outdoor water uses for the two categories are estimated to be 0.027 AFY and 0.017 AFY, for a total of 0.044 AFY per lot. Rounding up to the nearest .01 AFY, the outdoor water use would be estimated at 0.05 AFY per lot. Wallace Group estimated the indoor water use to be 0.3 AFY per lot. The water demand for an individual residential lot under these development conditions would be 0.35 AFY.

The total water demand for the 16 lot development under the development conditions described above would be 5.6 acre-feet per year.

The total water demand for the 22 lot development under the development conditions described above would be 7.7 acre-feet per year.

The net change in water demand from the previously approved project with the existing South County Area Plan water conservation requirements therefore would be an increase of 2.1 acre-feet per year.

REDUCTION IN AGRICULTURAL WATER DEMAND

The project involves placement of a road accessing Valley Road from the proposed development. This road will connect to Valley Road in the Cienaga Valley. This approved roadway alignment has necessitated the purchase of a 1.5-acre parcel formerly used for irrigated farming. The irrigated area on this 1.5-acre parcel was calculated at 1.2-acres in the City of Arroyo Grande



Mitigated Negative Declaration. The irrigation of truck crops, typically leafy vegetables in the Arroyo Grande area, has been estimated in the 2010 Hydrologic Balance for the Northern Cities Management Area prepared by Todd Engineers to have an applied water demand 0.95 acre-feet per crop. Double cropping is reported to be typical in this area for these crops. Therefore, the reduction of irrigation water demand due to the change in land use is 2.28 acre-feet per year.

Return-flow to the groundwater from agricultural applied water was estimated in the 2010 Hydrologic Balance to be about 30 percent of the total in the Northern Cities Management Area. The portion of applied water returned to the groundwater on this 1.2 acres of irrigated land therefore would be 0.68 acre-feet per year.

The net reduction in consumed groundwater from the Cienaga Valley area due to the change in land use on this 1.5 acre parcel would be 1.6 acre-feet per year.

CONCLUSION

The project water demand will increase by 2.1 acre-feet per year with the increase in residential lots from 16 lots to 22 lots.

The net reduction in consumed groundwater from the Cienaga Valley of Arroyo Grande due to the approved routing of the road accessing the project will be 1.6 acre-feet per year.

Respectfully submitted,
CLEATH-HARRIS GEOLOGISTS, INC.


Timothy S. Cleath, California Certified Hydrogeologist #81
President



References

Arroyo Grande, City of, 2006, Mitigated Negative Declaration-TPM 06-004

Google Earth, 2013, Aerial Photography of Falcon Ridge development, The Heights at Vista del Mar, and Arroyo Grande

Rural Water Company, January 21, 2011, Will Serve Letter Replacing Expired Letter dated November 28, 2007, addressed to J.H. Land Partnership LP

San Luis Obispo County Department of Planning and Building, 2013, Permit View, <http://www.sloplanning-maps.org/>

Todd Engineers, 2010, Hydrologic Balance for the Northern Cities Management Area, Table 13

Wallace Group, February 2013, Information provided in meeting with Cindy Chambers, Senior Planner, and subsequent emails regarding water demand calculations, water use at Falcon Ridge, and project Tentative Parcel Map 06-0004 and Revised Vesting Tentative Map



SOUTH SAN LUIS OBISPO COUNTY SANITATION DISTRICT

Post Office Box 339, Oceano, California 93475-0339
1600 Aloha Oceano, California 93445-9735
Telephone (805) 489-6666 FAX (805) 489-2765
www.sslocsd.org

June 27, 2013

Mr. Jason Blankenship
The Heights at Vista Del Mar Group, LLC
332 Creekview Way
Arroyo Grande, CA 93420

RE: Sewer Service to Tract 1789

Dear Mr. Blankenship:

This letter is in regards to the Agreement executed in April of 2001 between the City of Arroyo Grande and the South San Luis Obispo County Sanitation District for providing sewer service to Tract 1789.

The District understands that you are currently seeking to increase the residential lots on the site and that you will require sewer service for the proposed 22-lot project. The District has the capacity and intends to provide service to the extra lots. Nevertheless, the District is not prepared, at this time, to issue a Will-Serve letter because of the uncertainty of collecting all applicable connection fees and service charges due to the District through the County tax roll as stipulated on page 2 of the aforementioned agreement. Once the logistics and mechanisms for the collection of both sewer service revenue fees and connection fees related to sewer hook-ups are better understood and put into place, the District will be more than willing and able to provide sewer service based on the agreements previously executed for VTTM 1789.

The District looks forward to working with you on this very important endeavor. If you have any questions or concerns, please feel to contact me at (805) 481-6903 or at my email address: matthew@sslocsd.us.

Very truly yours,

Matthew Haber
Bookkeeper/Secretary
South San Luis Obispo County Sanitation District



Parcel Summary Report For Parcel # 075-021-042

7/2/2013
2:42:31PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role Name and Address

OWN JH LAND PTP LP A CA LTD PTP
31200 VIA COLINAS STE 200 WESTLAKE VILLAGE CA
91362-

Address Information

Status Address

Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
2207	0000	RMDR	San Luis Bay Rv	San Luis Bay	RS			Y	L2	

Parcel Information

Status Description

Active TR2207 PTN REMAINDER

Notes

Tax Districts

LUCIA MAR
SAN LUIS OBISPO JT(27,40)
SAN LUIS
NO. 04
AREA NO. 21
COUNTY-ZONE NO. 03
ARROYO GRANDE
COASTAL SAN LUIS



Parcel Summary Report For Parcel # 075-021-042

7/2/2013
2:42:31PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

SUB2012-00053

REC

Primary Parcel

Description:

SUBDIVISION 24 PARCELS

S890232T

PTX

Related Parcel

Description:

SUBDIVISION OF 47.54 ACRE PARCEL INTO 16 LOTS FROM 2.0 TO 5.3 ACRES, EXTENSION OF COAST VIEW DRIVE, EMERGENCY ACCESS ROAD IMPROVMENTS, WATER TANK ACCESS ROAD, WATER TANK INSTALLATION, RETENSION BASIN, UTILITY GRADING AND INSTALLATION, AND DRAINAGE IMPROVMENTS.

