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Promoting the wise use of land
Helping build great communities

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

SUBDIVISION REVIEW BOARD

MEETING DATE	CONTACT/PHONE	APPLICANT	FILE NO.
July 18, 2005	Elizabeth Kavanaugh	Eugene Michael Barre and Shannon Bennett	CO 04-0375 SUB2004-00141

SUBJECT

Request by Eugene H. Barre Jr., Michael H. Barre and Shannon Bennett for a tentative parcel map, using the Transfer Development Credit program, to subdivide an existing 2.2 acre parcel into two parcels of 1 acre and 1.02 acres each for the purpose of sale and/or development. The project will not result in any site disturbance until development of the undeveloped parcel. The proposed project is within the Residential Suburban land use category and is located at 12100 El Camino Real, approximately 300 feet of the southwest corner of Santa Barbara Road and El Camino Real, adjacent to the community of Atascadero. The site is in Salinas River 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 Parcel Map CO 04-0375based 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 that the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulation section 15000 et seq.) has been issued on May 23, 2005 for this project. Mitigation measures are proposed to address biology, water, cultural resources, and land use.

LAND USE CATEGORY	COMBINING DESIGNATION	ASSESSOR PARCEL NUMBER	SUPERVISOR DISTRICT(S)
Residential Suburban	None	059-331-013	5

PLANNING AREA STANDARDS:

Planning Impact Area –Atascadero and Shared Driveways

LAND USE ORDINANCE STANDARDS:

None

EXISTING USES:

A single-family residence

SURROUNDING LAND USE CATEGORIES AND USES:

North: City of Atascadero/ Vacant land
South: Residential Suburban / residences
East: Residential Suburban / residences
West: Residential Suburban / residences

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: Public Works, Environmental Health, County Parks, CDF, and the City of Atascadero	
TOPOGRAPHY: Gently sloping	VEGETATION: Non native grasses and oaks
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Individual septic system Fire Protection: CDF	ACCEPTANCE DATE: December 12, 2005

ORDINANCE COMPLIANCE:
Project conforms to San Luis Obispo County Ordinance standards as follows:

Minimum Parcel Size
The minimum parcel size is 2.5 acres based upon the planning area standard for the site. The applicant is requesting a subdivision of a parcel that would result in parcels below 2.5 acres based on the provision of the county TDC program.

TDC Receiver Site
Under Salinas River Planning Area rural standards, the site qualifies for a 2.5 acre minimum parcel size. The applicant, however, has requested to be a Transfer of Development Credit (TDC) receiver site. The site qualifies as a receiver site as follows:
1. The project is recommended for a mitigated negative declaration;
2. The site is not within agricultural preserve;
3. The site is within 10 miles of an urban reserve line;
4. The footprint of development is located on less than 30 percent slopes;
5. The footprint development is outside of SRA, FH, GSA, Earthquake Fault Zone and the very high Fire Hazard
6. The footprint of development is outside of a significant biological, geographical or riparian habitat as defined by the Natural Areas Plan (appendix B of the Ag and Open Space Element of the general plan); and
7. The development complies with all development standards; water, sewage disposal and access standards and all land division standards as set forth in Titles 19, 21, and 22.

The base density of the project, per planning area standard, is one parcel per 2.5 acres. Section 22.24.070.B.2.d allows division of an otherwise unsubdividable parcel into no more than one additional parcel. The parcel(s) after division shall not be less than the lowest minimum parcel size allowed by the land use category. In this case, the lowest minimum parcel size in Residential Suburban land use category is one acre. This site would otherwise qualify for the one-acre minimum parcel size absent the planning area standard that sets a 2.5-acre minimum. One transfer of development credit will need to be retired prior to recordation of the final map.

Secondary Dwellings- The land use ordinance prohibits secondary dwelling in this area, with the exception of lots that front El Camino Real. This site fronts El Camino Real, which allows this lot to have a secondary dwelling. However, a condition of approval for this subdivision prohibits secondary dwellings, because the size of the proposed parcel is substantially smaller than the 2.5 acre parcel size of the surrounding parcels.

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Underground Utilities – This project is conditioned to provide underground utilities per section 22.10.160.

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 an in-lieu 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.

PLANNING AREA STANDARDS:
Project conforms to the Salinas River Planning Area standards as follows:

Minimum Parcel Size -The minimum parcel size for land division in the South Atascadero area is 2.5 acres. This project proposes the use of a TDC credit. When TDC credits are used in subdivisions the base density is the minimum parcel size. In this case because the area plan minimum parcel size 2.5 acres, this is the base density for the proposed subdivision.

Planning Impact Area – Atascadero: This project is located adjacent to the City of Atascadero. The county is required to refer projects close to the city, to the city for comments. This project was referred to the city of Atascadero on October 19, 2004. No response was received. On June 20, 2005 staff called the city of Atascadero to ensure any concerns were addressed in this staff report. Staff received no response.

Shared Driveways: Shared driveways are encouraged in this area. This project includes a shared driveway.

COMBINING DESIGNATIONS:
None

AGENCY REVIEW:
Public Works - no concerns
Environmental Health - destroy on-site well and comprehensive soil testing for parcel two prior to recordation
County Parks - Pay Quimby fees and require a detached trail along El Camino Real
City of Atascadero – no comment
CDF – issued a Fire Safety letter dated June 29, 2005

LEGAL LOT STATUS:
The one lot was legally created by the Atascadero Colony recorded map

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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 that the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulation section 15000 et seq.) has been issued on May 23, 2005 for this project. Mitigation measures are proposed to address Biology, water, cultural resources, and land use."

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 Suburban 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 no improvements are required 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 two single-family residences.

F. The site is physically suitable for the proposed density of the development proposed because the site can adequately support two primary dwellings.

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 site is not critical habitat fish or wildlife and the vicinity is already developed with single family residences.

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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Transfer of Development Credit (TDC) Receiver Site.

j. The site qualifies as a TDC Receiver Site as follows: (1) the project is recommended for a mitigated negative declaration; (2) the site is not within agricultural preserve; (3) the site is within 10 miles of an urban reserve line (adjacent to the Atascadero urban reserve line); (4) the applicant has designated building sites and access drives where footprint of development is located on less than 30 percent slopes; (5) the footprint of development is outside of SRA, FH, GSA, Earthquake Fault Zone and the Very High Fire Hazard Area, because none of the site is located within these areas; (6) the footprint of development is outside of a Significant Biological, Geographical or Riparian Habitat as defined by the Natural Areas Plan (appendix B of the Ag and Open Space Element of the general plan) because none of the site is located within these areas and (7) the development complies with all development standards, water, sewage disposal and access standards and all land division standards as set forth in Titles 19, 21, and 22.

66

EXHIBIT B
Conditions of approval for CO 04-0375

Approved Project

1. This approval authorizes the division of a 2.2 acre parcel into two parcels of 1 acre and 1.02 acres each, providing verification of retiring of a Transfer Development Credit.

Access and Improvements

2. Roads and/or street to be constructed to the following standards:
   a. A detached trail constructed to a A-1(x) section within a 100 foot dedicated right-of-way long El Camino Real.
   b. El Camino Real widen to complete an A-1(x) section fronting the property.

3 A private easement shall be reserved on the map for access to lot two from El Camino Real.

4. All grading shall be done in accordance with Appendix 33 of the Uniform Building Code. All lot lines shall be considered as Site Area Boundaries with slopes setback accordingly.

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.
   b. Drainage ditches, culverts, and other structures (if drainage calculations require).
   c. Water plan (County Health).
   d. Sewer plan (County Health).
   e. Grading and erosion control plan for subdivision related improvement locations.
   f. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.
   g. Tree removal/retention plan for trees to be removed and retained associated with the required improvement for the land division to be approved jointly with the Department of Planning and Building.
   h. Trail plan, to be approved jointly with the Park Division.

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.

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Drainage

8 The existing drainage swale(s) to be contained in drainage easement(s) dedicated on the map.

Wastewater Disposal and Water

9. **Prior to the filing of the final parcel map**, the applicant shall submit to and be jointly approved by the county Department of Planning and Building and Health Department, results of percolation tests and the log or logs of soil borings performed by a registered civil engineer. For this purpose, the applicant shall perform one or more soil borings to be a minimum depth of ten (10) feet in the area of the appropriate area of the proposed sewage disposal system to determine the: a) subsurface soil conditions, (example: impermeable strata which act as barriers to the effective percolation of sewage); b) presence of groundwater; c) separation between sewage disposal saturation areas and groundwater; d) borings shall be as deep as necessary below the proposed on-site disposal area to assure required separation. The applicant must perform a minimum of three (3) percolation test holes, to be spaced uniformly in the area of the proposed sewage disposal system, for parcel two only.

10. **Prior to filing of the final parcel map,** the applicant shall submit a full size exhibit that shows the location of the existing wastewater system.

11. **Prior to filing of the final parcel map,** them applicant shall destroy any abandoned well(s) on the property in accordance with the San Luis Obispo County Well Ordinance chapter 8.40 and the County Environmental Health Agency.

Utilities

12. Electric and telephone lines shall be installed underground.

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

14. Gas lines shall be installed.

Design

15. The lots shall be numbered in sequence.

16. The lot area of lots one and two all contain a minimum area of .9 of an acre exclusive of area shown for rights of way and any easement that limits the surface use for building construction per Section 22.22.030.

Fire Protection

17. 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 map.

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Parks and Recreation (Quimby) Fees

18. 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 shown on the map that do not already have legal residential units on them.

Affordable Housing Fee

19. Prior to filing the final parcel, 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.

TDC Program

20. **Prior to recordation of the final map,** the applicant shall release their ownership in the Receipt of Transfer or the Certificate of Sending Credits to the Department of Planning and Building. Acceptance of the release shall only occur if the credits are located in conformance with Section 22.24.090 of Title 22. The Director shall notify the TDC Administrator of the release and specify the registration numbers of the credits that were used. After release, the credits are no longer valid and available for use.

Additional Map Sheet

21. 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. That secondary dwellings shall not be allowed on all lots within the land division.
    b. Notification to prospective buyers of the county's Right to Farm Ordinance currently in effect at any time said deed(s) are recorded.
    c. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed prior to occupancy of any new structure.
    d. A notice that no construction permits will be given a final inspection until the fire safety conditions established in the letter dated June 29, 2005 from the California Department of Forestry (CDF)/County Fire Department are completed. Prior to occupancy or final inspection, which ever occurs first, the applicant shall obtain final
    e. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
        1. Construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.

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2. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

f. At the time of application for construction permits, the applicant shall clearly delineate the building site(s), driveway, and guesthouses. All new development (e.g. residences, detached garages, guest houses, sheds, access roads and driveways) shall be located where no oak trees are removed.

g. At the time of application for subdivision improvement plans, grading permits and/or construction permits, the applicant shall submit a tree replacement plan to be reviewed and approved by the Environmental Coordinator. The plan shall provide for the replacement, in kind for the planting, in kind at a 2:1 ratio, of oak trees to mitigate for trees impacted but not removed. Zero oak trees having a five-inch diameter or larger at four feet from the ground shall be removed as a result of the development of the project, and no more than six oak trees shall be impacted, but not removed, as a result of the development of the project. Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, top soil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer).

   Location of newly planted trees should adhere to the following, whenever possible: on the north side of and at the canopy/dripline edge of existing mature native trees; on north-facing slopes; within drainage swales (except when riparian habitat present); where topsoil is present; and away from continuously wet areas (e.g. lawns, leach lines).

   These newly planted trees shall be maintained until successfully established. This shall include protection (e.g. tree shelters, caging) from animals (e.g., deer, rodents), regular weeding (minimum of once early Fall and once early Spring) of at least a three-foot radius out from plant and adequate watering (e.g., drip-irrigation system). Watering should be controlled so only enough is used to initially establish the tree, and reducing to zero over a three-year period. If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard-planting procedures (e.g., planting tablets, initial deep watering) shall be used.

h. That approval of the subdivision included the use of Transfer Development Credits, the number of credits used, their registration numbers, and the location and assessor's parcel numbers of the sending site.

Miscellaneous

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

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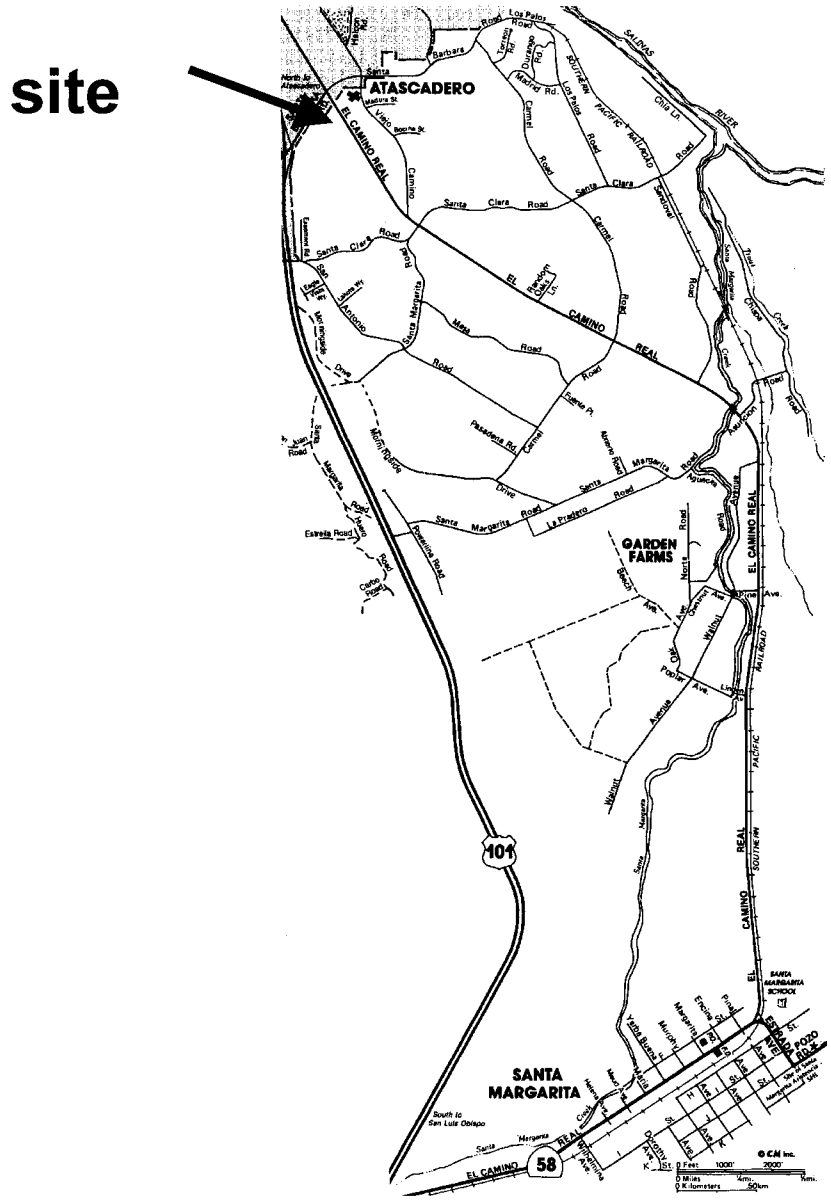
23. Applicant shall file with the Department of Public Works an application requesting apportionment of any unpaid assessments under the Improvement Bond Act of 1915, in compliance with Section 8740.1 of the Streets and Highways Code of the State of California. Said apportionment must be completed prior to filing the map.

24. 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.

Staff report prepared by Elizabeth Kavanaugh
and reviewed by Kami Griffin, Supervising Planner

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

Barre/Bennett Parcel Map CO 04-0375

EXHIBIT

Vicinity Map

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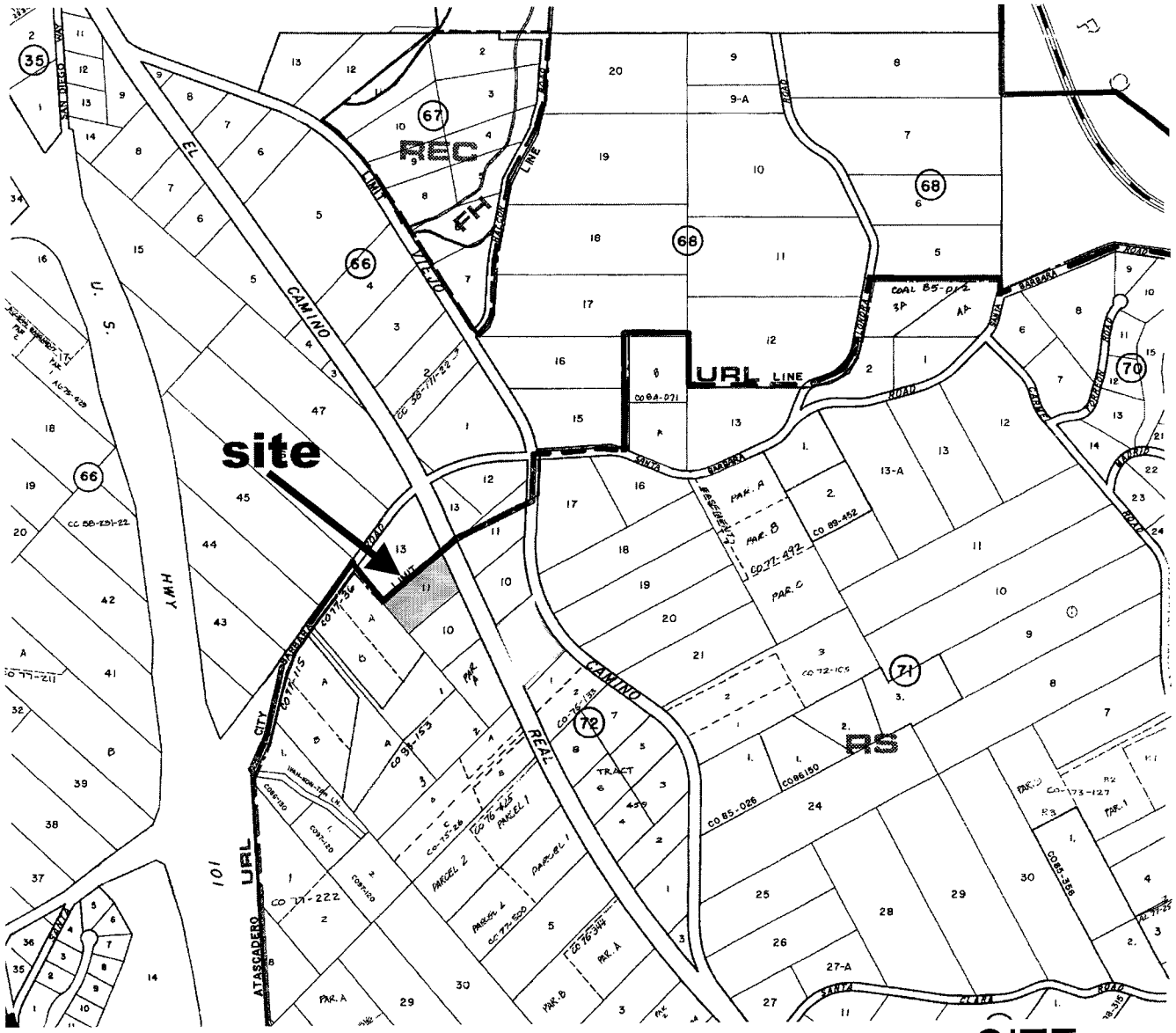
SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



SITE

PROJECT

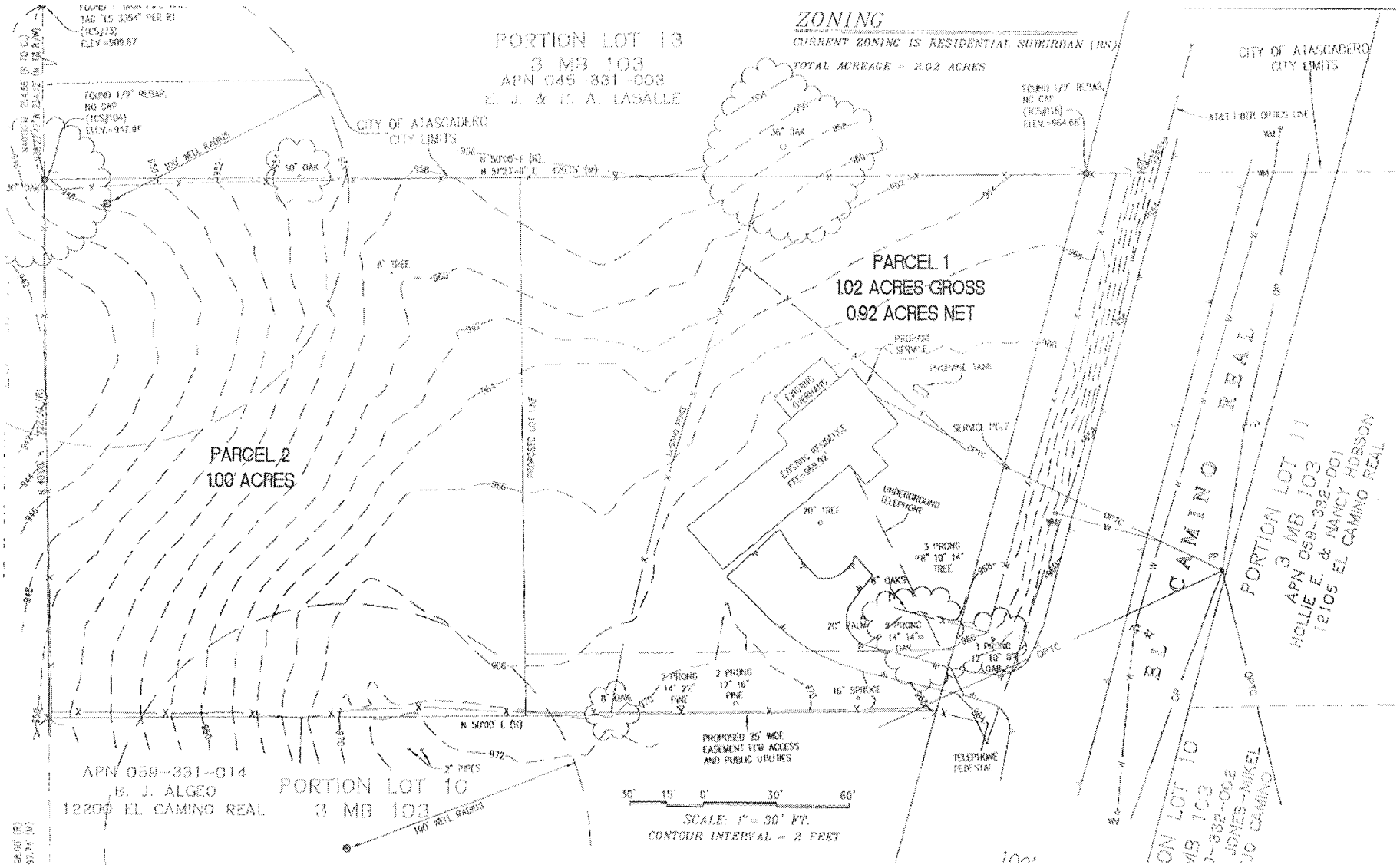
Barre/Bennett Parcel Map CO 04-0375

EXHIBIT

Land Use Category map

G-17

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

Barre/Bennett Parcel Map CO 04-0375

EXHIBIT

Site Plan

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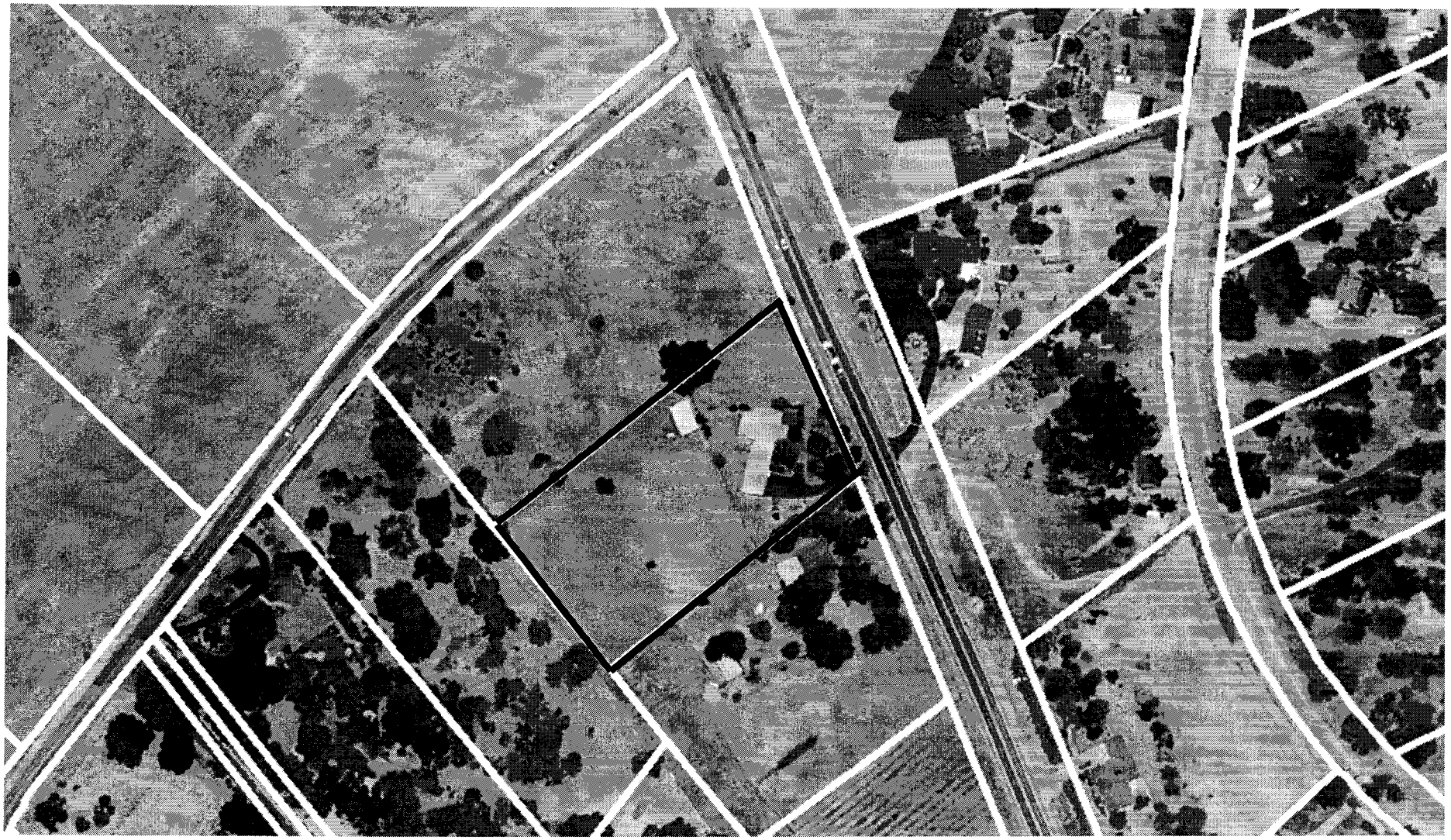
SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

Barre/Bennett Parcel Map CO 04-0375

EXHIBIT

Aerial photo

Gr14

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County of San Luis Obispo • Public Health Department

EK

SUB2004-00346

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

MAY 6 2005

May 4, 2005

Planning Solutions
1360 New Wine Place
Templeton, CA 93465

ATTN: PAMELA JARDINI
RE: TENTATIVE PARCEL MAP CO 05-0016 (BARRE)

Water Supply

This office is in receipt of a **preliminary** can and will serve letter from the Atascadero Mutual Water Company to provide water to the above referenced project.

Be advised that a final will serve letter will be required prior to recordation of the final map. Water distribution improvements shall be built to each parcel or construction of the water line improvements may be delayed by way of a county approved performance bond.

Wastewater Disposal

A system is currently located on proposed parcel 1. Comprehensive soil testing will be required for proposed parcel 2 and 3 prior to final recordation. Individual wastewater disposal systems, designed and constructed to meet county and state requirements, should adequately serve the parcels.

CO 05-0016 is approved for Health Agency subdivision map processing.

Laurie A. Salo

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

c: Kami Griffin, County Planning
North County Team, County Planning
AMWC
Barre Family Trust, Owners

Ex 676 10

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

GENERAL SERVICES

2004 OCT 20 AM 10: 18

VICTOR HOLANDA, AICP
DIRECTOR

RECEIVED
NOV 24 2004
Planning & Bldg

THIS IS A NEW PROJECT REFERRAL

DATE: ~~10/19/2004~~ 11/23/04

FROM: ~~TO:~~ Parks

TO: ~~FROM:~~ North Co. Team
(Please direct response to the above)

BARRE
SUB 2004-00141
Project Name and Number CO 04-0375

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

PROJECT DESCRIPTION: Parcel map. TDC receiving site. 2.02 Acres in Atascadero, off El Camino Real, east of Hwy. 101. near Santa Barbara Rd. APN: 059-331-003. Divide existing parcel into (2) 1+/- acre parcels. See maps...

Return this letter with your comments attached no later than: 11/3/04

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 payment of Quimby fees and applicable Building Division fees.
(2) Require a detached trail along El Camino Real to the County's A-1(x) standard.

11/23/04 — Date
Jan Di Leo — Name
x4089 — Phone

Revised 4/4/03

OCT 2 6 2004 EK 1α

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

COUNTY OF SAN LUIS OBISPO DEPARTMENT OF PUBLIC WORKS

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 10/19/2004

From PW w/ Prelim. BARRE

FROM: North Co. Team
(Please direct response to the above)

SUB 2004-00141
Project Name and Number CO 04-0375

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

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TDC program supercedes planning Area Stds? If so, recommend approval — stock conditions attached. Combined Driveway is Good. Wrong lot hilited on attached maps.

08 Nov 2004
Date

Goodwin
Name

5252
Phone

Revised 4/4/03

M:\PI-Forms\Project Referral - #216 Word.doc

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

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CDF/San Luis Obispo County Fire Department

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

June 29, 2005

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

Subject: Parcel Map Project # SUB2004-00141 (Barre)

Dear Ms. Kavnaugh,

I have reviewed the referral information for the parcel map plans on the proposed 2 parcel subdivision project located near El Camino Real and Viejo Camino Roads near Atascadero, CA. This project is located approximately 15 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.

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- 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.

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.

Both the existing residence on parcel #1 and the proposed residence on parcel #2 must be within 250-feet vehicular travel distance to the nearest fire hydrant.

☐ 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 ***100-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.

The proposed access road/shared driveway providing access from El Camino Real to parcel #2 may be no more than 1,320 feet long. This proposed roadway must provide a minimum 18-foot wide edge to edge all-weather driving surface capable of supporting a 20-ton load limit. Paving is required on all roads starting at a 12% grade. A properly constructed bulbous or "hammer head – T" style turnaround must be provided at the terminus of the proposed shared driveway at or near parcel #2.

6-20

This new roadway may be required to be named in accordance with CDF/San Luis Obispo County Fire Department and San Luis Obispo County Department of Planning and Building standards. Prior to final map recordation, the applicant must provide a "will serve" letter from the Atascadero Mutual Water Company showing that they will provide water to any future development placed on parcel #2. The existing residence on parcel #1 shall comply with all relevant fire/life safety standards and ordinances prior to final map recordation.

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

Sincerely,

Clinton I. Bullard
Fire Inspector

cc: Twin Cities Surveying, Inc., Agent

Kathy Stone 6-21

EXHIBIT B

CONDITIONS OF APPROVAL FOR CO 04-0375, BARRE/TOUCHON

Approved Project

This approval authorizes the division of a _____ acre parcel into _____ parcels of _____ ***acres / square feet*** each.

Access and Improvements

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

a. A detached trail constructed to a A-1(x) section within a 100 foot dedicated right-of-way along El Camino Real.

b. El Camino Real widened to complete a A-1 section fronting the property.

c. _____ constructed to a _____ section from the property to _____ (minimum paved width to be _____ feet).

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

a. For future road improvement _____ feet along _____ to be described as _____ feet from the recorded centerline.

b. For future road improvement _____ feet along _____ to be described as _____.

c. For road widening purposes _____ feet along _____, to be described as _____ feet from the recorded centerline.

d. The _____ foot road easement as shown on the tentative parcel map with a _____ foot radius property line return at the intersection of _____.

e. A _____ foot radius property line return at the intersection of _____.

f. The _____ foot road easement terminating in a county cul-de-sac as shown on the tentative map.

6-88

- ☐ The intersection of _____ and _____ be designed in accordance with California Highway Design Manual.

- ☐ Access be denied to lots_____ from _____ and that this be by certificate and designation on the map.

- ☐. The future alignment of _____ shall be shown on the map as reserved for future public right-of-way.

- ☒ A private easement be reserved on the map for access to lots 2.

- ☐ A practical plan and profile for access to lots _____ be submitted to the Department of Public Works and the Department of Planning and Building for approval.

- ☐ All grading shall be done in accordance with Appendix 33 of the Uniform Building Code. All lot lines shall be considered as Site Area Boundaries with slopes setback accordingly.

Improvement Plans

- ☐ 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.
  b. Drainage ditches, culverts, and other structures (if drainage calculations require).
  c. Water plan (County Health).
  d. Sewer plan (County Health).
  e. Grading and erosion control plan for subdivision related improvement locations.
  f. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.
  g. Tree removal/retention plan for trees to be removed and retained associated with the required improvement for the land division to be approved jointly with the Department of Planning and Building.
  h. Trail plan, to be approved jointly with the Park Division.

- ☒ The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

- ☐ The Registered Civil Engineer, upon completion of the improvements, 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.

- ☐ If environmental permits from the Army Corps of Engineers or the California Department of Fish and Game are required for any public improvements that are to be maintained by the County, the applicant or his engineer, prior to the approval of the plans by the Department of Public Works shall:
  a. Submit a copy of all such permits to the Department of Public Works OR
  b. Document that the regulatory agencies have determined that said permit is not longer required.

6-23

Drainage

- ❑ _____ is not capable of carrying additional runoff. Construct off-site drainage facilities for an adequate outlet, or provide evidence of adequate drainage easements.

- ❑ The existing drainage swale(s) to be contained in drainage easement(s) dedicated on the map.

- ❑ Submit complete drainage calculations to the Department of Public Works for review and approval.

- ❑ If calculations so indicate, drainage must be ***retained/detained*** in a drainage basin on the property. The design of the basin to be approved by the Department of Public Works, in accordance with county standards.

- ❑ If a drainage basin is required, the drainage basin along with rights of ingress and egress be:
  a. granted to the public in fee free of any encumbrance.
  b. offered for dedication to the public by certificate on the map with an additional easement reserved in favor of the owners and assigns.
  c. reserved as a drainage easement in favor of the owners and assigns.

- ❑ If a drainage basin is required, a zone of benefit be formed within _____ for maintenance of the drainage basin. Application to be filed with the The Department of Public Works Administrator.

- ❑ If a drainage basin is required, this development be annexed to _____ for maintenance of the drainage basin. Evidence of acceptance to be filed with the Department of Public Works.

- ❑ The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program.

Wastewater Disposal

- ❑ Prior to the filing of the final parcel or tract map, the applicant shall submit to and be jointly approved by the county Department of Planning and Building and Health Department, results of percolation tests and the log or logs of soil borings performed by a registered civil engineer. For this purpose, the applicant shall perform one or more soil borings to be a minimum depth of ten (10) feet in the area of the appropriate area of the proposed sewage disposal system to determine the: a) subsurface soil conditions, (example: impermeable strata which act as barriers to the effective percolation of sewage); b) presence of groundwater; c) separation between sewage disposal saturation areas and groundwater; d) borings shall be as deep as necessary below the proposed on-site disposal area to assure required separation. The applicant must perform a minimum of three (3) percolation test holes, to be spaced uniformly in the area of the proposed sewage disposal system. (Parcel(s) _____, only).

- ❑ A community septic system shall be installed with a centralized leaching area and shall have a 100% or greater additional expansion area. The area for the community septic tank system and disposal area shall ***be granted in fee on the map to the appropriate maintenance agency for maintenance with the right of ingress and egress / shall be kept as open space within easement for sewage treatment purposes granted to a homeowner's association***. Impervious paving over a disposal area is not considered acceptable.

- ❑ A long term community septic tank and disposal area maintenance plan be submitted to the the Department of Public Works and Health Department and the Regional Water Quality Control Board for review prior to the filing of the final parcel or tract map.

- ❑ The community sewage system shall be designed by a Registered Civil Engineer and operated in accordance with county, state, federal and maintenance entity laws, standards and requirements. A waste discharge permit, if required, shall be issued by the Central Coast State Regional Water Quality Control Board prior to the filing of the final parcel or tract map.

- ❑ This land division shall be annexed to _____ prior to the filing of the final parcel or tract map for ***water service/water and sewer service/sewer maintenance/community septic system maintenance/_____***.

Soils Report

- ❑ A final soils report by a Registered Civil Engineer be submitted for review prior to the final inspection of the improvements.

- ❑ Three (3) copies of a Preliminary Soils Report prepared by a Registered Civil Engineer in accordance with Sections 17953, 17954, 17955 of the California Health and Safety Code shall be submitted to the Public Works, Health and Planning and Building Departments prior to the filing of the final parcel or tract map. The date and person who prepared the report are to be noted on the map.

Utilities

- ❑ Electric and telephone lines shall be installed ***underground / overhead.***

- ❑ Cable T.V. conduits shall be installed in the street.

- ❑ Gas lines shall be installed.

- ❑ A _____ feet public utility easement on private property along _____, plus those additional easements required by the utility company, be shown on the final parcel or tract map.

Design

- ❑ The lots shall be numbered in sequence.

- ❑ The _____ on lot _____ be removed or brought into conformance with the ***Land Use Ordinance / Coastal Zone Land Use Ordinance*** prior to filing the final parcel or tract map. A demolition permit may be required.

- ❑ The lot area of _____ shall contain a minimum area of _____ exclusive of area shown for rights of way and any easement that limits the surface use for building construction (Section 22/23.04.021).

- ❑ 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.

Vector Control and Solid Waste

- ❑ A determination of method of pick-up shall be specified by the waste handler and if centralized facilities for the pick-up are required, provisions shall be made within the project for central facilities that meet ***Land Use Ordinance / Coastal Zone Land Use Ordinance*** requirements for trash enclosures. If centralized facilities are established, this shall include provisions for recycling if service is available or subsequent installation of such facilities if recycling service becomes available in the future.

Fire Protection

- ❑ Provide minimum fire flow of _____ gallons per minute as per nationally recognized standard. Fire flows to be maintained for a minimum two-hour duration.

- ❑ 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.

- ❑ Designate a fire lane within all the driveway areas. This lane to be minimum width of twenty (20) feet. *(USE FOR MULTI-FAMILY/COMMERCIAL PROJECTS ONLY)*

Parks and Recreation (Quimby) Fees

- ❑ 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 / or the number of dwelling units proposed in the case of a condominium, stock cooperative, or community apartment project.***

- ❑ For subdivisions of less than five parcels that are not to be used for residential purposes, if a building permit is requested for construction of a residential structure or structures on one or more of the parcels created by this subdivision within four years of recordation of the map, the Quimby Ordinance fee specified in the county fee schedule shall be paid by the owner of each parcel as a condition for the issuance of such permit.

Affordable Housing Fee

- ❑ Prior to filing the final parcel or tract map, the applicant shall pay an affordable housing in-lieu 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.

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Easements

- ❑ The property owner shall grant an avigation easement to the county of San Luis Obispo. The avigation easement document shall be prepared, reviewed and approved by County Counsel prior to filing of the final parcel or tract map.

- ❑. An open space easement be recorded for the open space parcel(s). It is to be held ***in single ownership / in common by the Homeowner's Association / or transferred to a public trust or conservancy agency approved by the Department of Planning and Building***. The open space parcel is to be maintained as such in perpetuity.

Landscape Plans

- ❑ ***If a drainage basin*** is required, then submit detailed landscaping plans in compliance with Section 22/23.04.180 et seq. to the Department of Planning and Building for review and approval prior to filing of the final parcel or tract map. Said plans to include location, species, size, and method of maintenance of all proposed plant materials. All proposed plant materials shall be of a drought tolerant variety and be sized to provide a mature appearance within three years of installation. Plan to include:

  a. Drainage basin fencing. *(ONLY USE IF THE DRAINAGE BASIN HAS A DEPTH OF 2 FEET OR GREATER AS MEASURED FROM THE TOP OF THE RIM TO THE LOWEST PORTION OF THE BASIN)*
  b. Drainage basin perimeter landscape screening. *(ONLY USE FOR FENCED BASINS)*
  c. Landscaping for erosion control.

- ❑ All approved landscaping shall be installed or bonded for prior to filing of the final parcel or tract map and thereafter maintained in a viable condition on a continuing basis. If bonded for, landscaping shall be installed within _____ days of completion of the improvements.

Mitigations *PUT ANY MITIGATIONS FROM DEVELOPER STATEMENT HERE* ***ONLY IF THEY CAN BE COMPLETED PRIOR TO THE RECORDATION OF THE MAP***

- ❑ _____

- ❑ _____

Additional Map Sheet

- ❑ The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:

  CHOOSE APPLICABLE PROVISIONS

  a. That the owner(s) of lot(s) _____ is responsible for on-going maintenance of drainage basin fencing in perpetuity.
  b. That the owner(s) of lot(s) _____ is responsible for on-going maintenance of ***drainage basin / adjacent*** landscaping in a viable condition on a continuing basis into perpetuity.
  c. That secondary dwellings shall not be allowed on ***all lots within the land division / on lots*** _____.

d. Designated building sites (and access drives) shall be shown on the additional map sheet reflecting the approved tentative map. **At the time of application for construction permits,** the applicant shall clearly delineate the approved building site and access drive on the project plans.

e. Notification to prospective buyers of the county's Right to Farm Ordinance currently in effect at any time said deed(s) are recorded.

f. Notification of the consequences of existing and potential intensive agricultural operations on adjacent parcels including but not limited to noise, dust, odor and agricultural chemicals.

g. An agricultural buffer prohibiting residential structures, consisting of _____ feet over lots _____, shall be shown on the additional map sheet. This buffer shall become null and void on individual parcels within this subdivision, if the adjacent Agriculture land use category is changed or if any existing commercial agricultural business on adjacent parcels effecting this subdivision crease operation for a minimum of one year. **At the time of application for construction permits,** the applicant shall clearly delineate the agricultural buffer on the project plans.

h. The limits of inundation from a 100 year storm over lots _____ from _____ ***creek / river*** shall be shown on the additional map and note the required building restriction in the on the sheet.

i. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed prior to occupancy of any new structure.

j. A notice that no construction permits will be given a final inspection until the fire safety conditions established in the letter dated _____ from the California Department of Forestry (CDF)/County Fire Department are completed. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection approval of all required fire/life safety measures.

k. Note to potential buyers and future owners of the property that the project is in an area from which combustion and petroleum-type odor complaints are frequently received by the Air Pollution Control District. The District Hearing Board has issued a nuisance abatement order which should improve the air quality in the Nipomo area; however, clean up is a lengthy process, therefore buyers of new lots should be advised that these conditions exist. *(ONLY USE IF WITHIN SOUTH COUNTY PLANNING AREA OR NEAR THE PLANT IN THE SAN LUIS BAY PLANNING AREA)*

l. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:

   A. Construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.

   B. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

m. PUT ANY MITIGATIONS FROM DEVELOPER'S STATEMENT HERE ***ONLY IF THEY GO BEYOND RECORDATION OF THE MAP*** _____

_____

_____

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Covenants, Conditions and Restrictions

❑ 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:

CHOOSE APPLICABLE PROVISIONS

a. On-going maintenance of drainage basin fencing in perpetuity.

b. On-going maintenance of ***drainage basin / adjacent*** landscaping in a viable condition on a continuing basis into perpetuity.

b. Maintenance of drainage basin landscaping.

c. Maintenance of common areas.

d. Secondary dwellings shall not be allowed.

e. Designated building sites (and access drives) shall be shown on an exhibit attached to the CC&R's reflecting the approved tentative map.

f. Notification to prospective buyers of the county's Right to Farm Ordinance currently in effect at any time said deed(s) are recorded.

g. Notification of the consequences of existing and potential intensive agricultural operations on adjacent parcels including but not limited to noise, dust, odor and agricultural chemicals.

h. An agricultural buffer prohibiting residential structures, consisting of _____ feet over lots _____, shall be shown on an exhibit attached to the CC&R's. This buffer shall become null and void on individual parcels within this subdivision, if the adjacent Agriculture land use category is changed or if any existing commercial agricultural business on adjacent parcels effecting this subdivision crease operation for a minimum of one year.

i. Maintenance of all local streets within the subdivision until acceptance by a public agency.

j. The limits of inundation from a 100 year storm over lots _____ from _____ ***creek / river*** shall be shown on an exhibit attached to the CC&R's and note the required building restriction in the in the CC&R's.

k. Note to potential buyers and future owners of the property that the project is in an area from which combustion and petroleum-type odor complaints are frequently received by the Air Pollution Control District. The District Hearing Board has issued a nuisance abatement order which should improve the air quality in the Nipomo area; however, clean up is a lengthy process, therefore buyers of new lots should be advised that these conditions exist. *(ONLY USE IF WITHIN SOUTH COUNTY PLANNING AREA OR NEAR THE PLANT IN THE SAN LUIS BAY PLANNING AREA)*

l. _____

_____

Low Cost Housing *(USE IN COASTAL ZONE ONLY)*

❑ Provide _____ residential units for low and moderate income families as defined by Section 50093 of the Health and Safety Code as part of the proposed project or elsewhere in the community. The agreement with the county for the development will include acknowledgment that it is feasible to provide a level of affordable housing in conjunction with this project. If qualified buyers have not purchased any of the _____ units within six months of the units being available for sale, and evidence can be provided that shows a reasonable advertising campaign was used to attract qualified buyers, the applicant may be relieved from the requirements to sell the units to qualified buyers.

6-29

Miscellaneous

- [x] This subdivision is also subject to the standard conditions of approval for all subdivisions using ***community water and sewer / community water and septic tanks / individual wells and septic tanks***, a copy of which is attached hereto and incorporated by reference herein as though set forth in full.

- [ ] 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.

- [ ] Applicant shall file with the Department of Public Works an application requesting apportionment of any unpaid assessments under the Improvement Bond Act of 1915, in compliance with Section 8740.1 of the Streets and Highways Code of the State of California. Said apportionment must be completed prior to filing the map.

- [ ] Prior to the sale of the designated remainder or omitted parcel, if applicable, the applicant shall obtain approval of a certificate of compliance or conditional certificate of compliance from the county.

- [ ] 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.

6-30

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

Project Title & No. Berre Parcel Map ED04-475; SUB2004-00141 CO04-0375

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.

ELIZABETH KAVANAUGH — Elizabeth Kavanaugh — 5/13/05
Prepared by (Print) — Signature — Date

Steven McMasters — Steven McMasters — Ellen Carroll, Environmental Coordinator (for) — 5/12/05
Reviewed by (Print) — Signature — Date

6-31

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 Eugene H. Barre Jr. and Michael H. Barre for a tentative parcel map, using the Transfer Development Credit program to subdivide an existing 2.2 acre parcel into two parcels of 1 acre and 1.02 acres each for the purpose of sale and/or development. The project will result in the disturbance of approximately zero square feet. The proposed project is within the Residential Suburban land use category and is located at 12100 El Camino Real , approximately 300 feet south west of Santa Barbara Road. south of the community of Atascadero. The site is in Salinas River planning area.

ASSESSOR PARCEL NUMBER(S): 059-071-017 SUPERVISORIAL DISTRICT # 5

B. EXISTING SETTING

PLANNING AREA: Salinas River, Rural

LAND USE CATEGORY: Residential Suburban

COMBINING DESIGNATION(S): None

EXISTING USES: Residence

TOPOGRAPHY: Gently sloping

VEGETATION: Grasses, pine trees, oaks trees, and ornmentals

PARCEL SIZE: 2.02 acres

SURROUNDING LAND USE CATEGORIES AND USES:

North: Residential Suburban / Residences;	*East:* Residential Suburban/ Residences
South: Residential Suburban/ Residences	*West:* Residential Suburban/ Residences

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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 site is located on a El Camino Real, an arterial Road, in an area surrounded by large lot single family residences.

Conclusion. The project is a residential parcel map in a developed residential area. No visual impacts are anticipated.

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 soil types include: (inland) San Andreas-Arujo sandy loams (9-15%) Arbuckle-Positas complex (9-15%) Elder loam (0-5%)

As described in the NRCS Soil Survey, the "non-irrigated" soil class is "IV" , and the "irrigated soil class is "II" to "III".

Conclusion. The project is located in a predominantly non-agricultural (i.e., residential) area with no agricultural activities occurring on the property or immediately surrounding the property. No impacts to agricultural resources are anticipated

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. The Air Pollution Control District has developed the CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

Impact. The Clean Air Plan includes land use management strategies to guide decision makers on land use approaches that result in improved air quality. (As identified by APCD) 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. In this instance, this partial inconsistency is not considered significant for the following reasons: 1) the proposed density of this subdivision is still consistent with what was assumed in the last update of the Clean Air Plan, which, based in part on this density, approved the necessary control measures to achieve acceptable air quality attainment in the future; and 2) standard forecast modeling (e.g., ARB URBEMIS2001) identifies that vehicles in the near future will produce substantially lower emissions (e.g., use of electric, hybrid and advanced technology vehicles). Based on the above discussion, given the smaller number of potential new residences, both individual and cumulative impacts are expected to be less than significant as it relates to the Clean Air Plan land use strategies.

Mitigation/Conclusion. No mitigation measures are necessary.

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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. The following habitats were observed on the proposed project: Coastlive oak. Based on the latest California Diversity database and other biological references, the following species or sensitive habitats were identified:

Plants: None

Wildlife: None

Habitats: None

Impact. A botanical survey was conducted on this site by Mike Mc Govern,Ph.D. on July 15, 2004. No evidence of sensitive species was located on this site and the biologist determined this subdivision will not affect the biology of the site and had no suggestions for mitigations.

Mitigation/Conclusion. The proposed shared driveway easement and possible street improvements may impact up to six oak trees. Planting two oak trees for every one oak tree impacted, a 2:1 ratio, will mitigate the impact to these trees. This mitigation will reduce the impact to biological resources to less than significant.

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. The project is located in an area historically occupied by the Obispeno Chumash. . No historic structures are present and no paleontological resources are known to exist in the area.

Impact. The project is located in an area that would be considered culturally sensitive due to its location near the Salinas River. A Phase I (surface) survey was conducted by Robert Gibson on June 5, 2004. No evidence of cultural materials was noted on the property. Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary

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)?*	☐	☐	☐	☒
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 is gently sloping. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is

considered low to high. The liquefaction potential during a ground-shaking event is considered low to moderate. Active faulting is known to exist on or near the subject property (.70 miles east). The project is not within a known area containing serpentine or ultramafic rock or soils.

DRAINAGE – The area proposed for development is outside the 100-year Flood Hazard designation. The closest creek (Santa Margarita Creek) from the proposed development is approximately .55 miles to the east. As described in the NRCS Soil Survey, the soil is considered very poorly drained to moderately drained. For areas where drainage is identified as a potential issue, the LUO (Sec. 22.52.080) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION - The soil types include: (inland) Elder loam (0-5%) Arbuckle-Positas complex (9-15%) San Andreas-Arujo sandy loams (9-15%)

As described in the NRCS Soil Survey, the soil surface is considered to have low to high erodibility, and low shrink-swell characteristics.

Impact. As proposed, the project will result in disturbance as a future residence is developed.

Mitigation/Conclusion. There is no evidence that measures above what will already be required by ordinance or codes are needed.

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. The project is not located in an area of known hazardous material contamination. The project is within a high severity risk area for fire. The project is not within the Airport Review area.

Impact. The project does not propose the use of hazardous materials. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan.

Mitigation/Conclusion. No impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

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. The project is within close proximity El Camino Real, a busy arterial and is proposing noise sensitive receptors (e.g., residences).

Impact. The project is not expected to generate loud noises, nor conflict with the surrounding uses. However, the site will be subjected to the noise along El Camino Real. After review of the following information, staff has determined the noise impact to be insignificant because:1) The project site is adjacent to the El Camino Real Road cut/ embankment which decreases the ambient dbs by 5dbs., 2)The noise contour data from the County Noise Element on similar busy arterials in the vicinity show future 60db contours lines between 75 feet and 187 feet,. The developable parcel of this subdivision is approximately 175 away from feet from El Camino Real and the lot closest to El Camino Real has a pre-existing residence on it., 3) Development beyond a residential single-family residence will not occur on the proposed lot closest to El Camino Real because secondary dwelling will not be allowed on any parcels created by this subdivision.

Mitigation/Conclusion. No significant noise impacts are anticipated, and no mitigation measures beyond standard construction are necessary to reduce noise levels to 45dbls.

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)?*	☐	☐	☒	☐

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

Setting 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.

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.

Impact. The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated, and no mitigation measures are necessary.

Prior to map recordation, the applicant will pay an affordable housing mitigation fee of 3.5 percent of the adopted Public Facility Fee. This fee will not apply to any county-recognized affordable housing included within the project.

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?	☐	☐	☒	☐

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
g) Other: _____	☐	☐	☐	☐

Setting. The project area is served by the County Sheriff's Department and CDF/County Fire as the primary emergency responders. The closest CDF fire station (Atascadero Fire Department) is approximately 3 miles to the north The closest Sheriff substation is in Templeton, which is approximately 12 miles from the proposed project. The project is located in the

Impact. The project direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. Public facility (county) and school (State Government Code 65995 et sec) fee programs have been adopted to address the project's direct and cumulative impacts, and will reduce the impacts to less than significant levels.

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/Impact. The project is in a location that County Parks have a designated trail corridor planned.

Prior to map recordation, county ordinance requires the payment of a fee (Quimby) for the improvement or development of neighborhood or community parks.

Impact. The proposed project will not create a project specific significant need for additional park or recreational resources. However, it will contribute to the cumulative demand for parks and recreation uses.

Mitigation/Conclusion. Prior to map recordation, the applicant shall develop a detached trail to the County's A-1 (x) standard along El Camino Real frontage and pay "Quimby" fee. These mitigations will adequately mitigate the project's impact on recreational facilities. No significant recreation impacts are anticipated, and no additional mitigation measures are necessary.

12. TRANSPORTATION/ CIRCULATION - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable

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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?*	☐	☐	☒	☐
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. Future development will access onto the following public road(s): El Camino Real. The identified roadway is operating at acceptable levels. Referrals were sent to Public Works. No significant traffic-related concerns were identified.

Impact. The proposed project is estimated to generate about 10 trips per day, based on the Institute of Traffic Engineer's manual of unit. This small amount of additional traffic will not result in a significant change to the existing road service levels or traffic safety.

Mitigation/Conclusion. No significant traffic impacts were identified, and no mitigation measures are necessary.

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?*	☐	☐	☒	☐

6-402

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

Setting. As described in the NRCS Soil Survey (se Geology section for soil types), the main limitations for on-site wastewater systems relates to: slow percolation, floods, and shallow depth to bedrock, limitations identified. These limitations are summarized as follows:

Shallow Depth to Bedrock – indicates that there may not be sufficient soil depth to provide adequate soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, chances increase for the effluent to infiltrate cracks that could lead directly to groundwater sources or near wells without adequate filtering, or allow effluent to daylight where bedrock is exposed to the earth's surface. To comply with the Central Coast Basin Plan, additional information is needed prior to issuance of a building permit, such as borings at leach line locations, to show that there will be adequate separation between leach line and bedrock.

Slow Percolation – is where fluid percolates too slowly through the soil for the natural processes to effectively break down the effluent into harmless components. The Basin Plan identifies the percolation rate should be less than 120 minutes per inch. To achieve compliance with the Central Coast Basin Plan, additional information will be needed prior to issuance of a building permit that shows the leach area can adequately percolate to achieve this threshold.

Impact. The project proposes to use an on-site system as its means to dispose wastewater. Based on the proposed plans, adequate area appears available for an on-site system. (The following reports were completed to show that an on-site system would be able to meet Basin Plan criteria:)

Mitigation/Conclusion. The leach lines shall be located at least 100 feet from any private well and at least 200 from any community/public well. Prior to recordation the parcel map the applicant shall provide County Environmental health Department with comprehensive soil testing for proposed parcel two. At the time of application for a building permit the septic system will be evaluated in greater detail to insure compliance with the Central Coast Basin Plan for any constraints listed above, and will not be approved if Basin Plan criteria cannot be met.

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.)?*	☐	☐	☒	☐

6-42

14. WATER - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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. The project proposes to use a community system (AMWC) as its water source. The Environmental Health Division has reviewed the project for water availability and has determined that there is preliminary evidence that there will be sufficient water available to serve the proposed project. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is gently sloping The closest creek from the proposed development is approximately .55 miles away. As described in the NRCS Soil Survey, the soil surface is considered to have low to high erodibility.

Impact. As proposed, the project will result in the disturbance of approximately zero square feet. Based on the project description, as shown below, a reasonable "worst case" indoor water usage would likely be about .85 acre feet/year (AFY)

one *residential lot (w/primary (0.85 afy X one lot) = .85 afy*
Source: "City of Santa Barbara Water Demand Factor & Conservation Study "User Guide" (Aug., 1989)

Mitigation/Conclusion. Since no potentially significant water quantity impacts were identified, no specific measures above standard requirements have been determined necessary. 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 order to protect the public safety and prevent possible groundwater contamination the on-site well must be destroyed prior to recordation of this parcel map.

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?*	☐	☐	☒	☐

6-43

15. LAND USE - *Will the project:*	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
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. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal 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).

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

Mitigation/Conclusion. This project is a parcel map and request to be a TDC receiving site. This would allow the subdivision of a 2.02 acre parcel into two parcels of 1.0 and 1.02 acres each, despite a Salinas River Area Plan standard that requires a 2.5 acre minimum parcel size for this area of the county. This project meets the criteria for a TDC receiving site. Therefore, it is consistent with the County's land use policies and no additional measures are required. In addition, the Land Use Ordinance prohibits secondary dwellings in the south Atascadero area, except for lot with frontage along el Camino Real. This lot front El Camino Real. Considering the area plan standards of a 2.5 acre minimum parcel size for this area, the smaller size of the proposed lots, and the fact that most lots in the area are not allowed secondary dwellings, these lot will not be allowed to have secondary dwellings. Only primary dwellings with guest houses will be allowed on the proposed parcels.

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.

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	**In File****
☒	County Environmental Health Division	**In File****
☒	County Agricultural Commissioner's Office	**None**
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☒	Air Pollution Control District	**None**
☐	County Sheriff's Department	**Not Applicable**
☒	Regional Water Quality Control Board	**None**
☐	CA Coastal Commission	**Not Applicable**
☐	CA Department of Fish and Game	**Not Applicable**
☐	CA Department of Forestry	**Not Applicable**
☐	CA Department of Transportation	**Not Applicable**
☐	Community Service District	**Not Applicable**
☒	Other Atascadero Mutual Water Company	**In File****
☒	Other County Parks	**In File****

*** "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
- ☐ Area Plan and Update EIR
- ☐ 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 ____

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

Archeological Surface Survey by Robert Gibson Consulting June 5, 2004

Botany Report by Mike McGovern Ph. D., July 15, 2004

Exhibit B - Mitigation Summary Table

T-1 At the time of application for construction permits, the applicant shall clearly delineate the building site(s), driveway, and guesthouses. All new development (e.g. residences, detached garages, guest houses, sheds, access roads and driveways) shall be located where no oak trees are removed.

T-2 At the time of application for subdivision improvement plans, grading permits and/or construction permits, the applicant shall submit a tree replacement plan to be reviewed and approved by the Environmental Coordinator. The plan shall provide for the replacement, in kind for the planting, in kind at a 2:1 ratio, of oak trees to mitigate for trees impacted but not removed. Zero oak trees having a five inch diameter or larger at four feet from the ground shall be removed as a result of the development of the project, and no more than six oak trees shall be impacted, but not removed, as a result of the development of the project. Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, top soil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer).

Location of newly planted trees should adhere to the following, whenever possible: on the north side of and at the canopy/dripline edge of existing mature native trees; on north-facing slopes; within drainage swales (except when riparian habitat present); where topsoil is present; and away from continuously wet areas (e.g. lawns, leach lines).

These newly planted trees shall be maintained until successfully established. This shall include protection (e.g. tree shelters, caging) from animals (e.g., deer, rodents), regular weeding (minimum of once early Fall and once early Spring) of at least a three foot radius out from plant and adequate watering (e.g., drip-irrigation system). Watering should be controlled so only enough is used to initially establish the tree, and reducing to zero over a three year period. If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used.

W-1 **Prior to recordation of the final map,** the applicant shall obtain a permit from the Environmental Health Agency to properly destroy all existing wells on the site.

REC-1 **Prior to recordation of the final map,** the applicant shall develop a detached trail to the County's A-1 (x) standard along El Camino Real frontage of the site.

LU-1 The lots associated with this subdivision are limited to the one primary residence and one guest house. No secondary dwellings are allowed.

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DATE: May 13, 2005

DEVELOPER'S STATEMENT FOR
BERRE TENTATIVE PARCEL MAP
C0-04-0375 SUB 2004-00141

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All development 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.

BIOLOGICAL

1. At the time of application for construction permits, the applicant shall clearly delineate the building site(s), driveway, and guesthouses. All new development (e.g. residences, detached garages, guest houses, sheds, access roads and driveways) shall be located where no oak trees are removed.

   Monitoring: Will be shown as part of a building permit applicant
   Building inspector will verify location from building plot plan.

2. At the time of application for subdivsion *improvement plans, grading permits and/or construction permits*, the applicant shall submit a tree replacement plan to be reviewed and approved by the Environmental Coordinator. The plan shall provide for the replacement, in kind for the planting, in kind at a 2:1 ratio, of oak trees to mitigate for trees impacted but not removed. Zero oak trees having a five inch diameter or larger at four feet from the ground shall be removed as a result of the development of the project, and no more than six oak trees shall be impacted, but not removed, as a result of the development of the project. Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, top soil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer).

   Location of newly planted trees should adhere to the following, whenever possible: on the north side of and at the canopy/dripline edge of existing mature native trees; on north-facing slopes; within drainage swales (except when riparian habitat present); where topsoil is present; and away from continuously wet areas (e.g. lawns, leach lines).

   These newly planted trees shall be maintained until successfully established. This shall

include protection (e.g. tree shelters, caging) from animals (e.g., deer, rodents), regular weeding (minimum of once early Fall and once early Spring) of at least a three foot radius out from plant and adequate watering (e.g., drip-irrigation system). Watering should be controlled so only enough is used to initially establish the tree, and reducing to zero over a three year period. If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used.

Monitoring: If required after final map, will be shown on an additional map sheet. Compliance will be verified by the Department of Planning and Building and/or the County Public Works Department, in consultation with the Environmental Coordinator. If required before final map, will be included in the map improvement plans.

WATER

3. Prior to recordation of the final map, the applicant shall obtain a permit from the Environmental Health Agency to properly destroy all wells on the site.

Monitoring: Compliance will be verified with County Environmental Health Department in conjunction with County Public Works.

CULTURAL RESOURCES

4. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:

   a. Construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.

   b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

Monitoring: These measures are a notification of existing San Luis Obispo County Code requirements. The Department of Planning and Building will verify compliance.

RECREATION

5. Prior to recordation of the final map, the applicant shall develop a detached trail to the

6-50

County's A-1 (x) standard along El Camino Real frontage of the site.

LAND USE

6. The lots associated with this subdivision are limited to the one primary residence and one guest house. No secondary dwelling will be allowed.

> Monitoring: These measures are a notification of existing San Luis Obispo County Code requirements. The Department of Planning and Building will verify compliance.

The applicant understands that any changes made to the project description 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) — Date: 5-18-05

Shannon Bennett
Name (Print)