#11-1

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.
September 12, 2005	***James Caruso - Project Manager (805) 781-5702***	***Chad Wittstrom***	CO04-530 S030203X

SUBJECT
Proposal by Chad Wittstrom for a Vesting Tentative Parcel Map to allow for a subdivision and subsequent development of a 26.39 acre site into four lots ranging in size from 5.03 acres to 7.06 acres and approval of as-built grading for a corral of approximately 10,000 cubic yards. Development includes construction of one access road, a creek crossing and drainage improvements and will result in site disturbance of approximately 80,000 sq ft.. The project is located on the southwest portion of the intersection of Baggins Hill Road and south of South El Pomar Road, approximately 5.0 miles northeast of the city of Atascadero, in the El Pomar 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 CO04-530 based on the findings listed in Exhibit A and the conditions listed in Exhibit B

ENVIRONMENTAL DETERMINATION
The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on July 28, 2005 for this project. Mitigation measures are proposed to address Aesthetics; Biological Resources; Geology and Soils; Public Services/Utilities; Recreation; Wastewater and Water are included as conditions of approval.

LAND USE CATEGORY	COMBINING DESIGNATION	ASSESSOR PARCEL NUMBER	SUPERVISOR DISTRICT(S)
Residential Rural	None	034-331-015	1

PLANNING AREA STANDARDS:
Archaeological Resources; Riparian and Wildlife Corridors; Grading; Light and Glare

LAND USE ORDINANCE STANDARDS:
22.22.060 - Subdivision Design Standards

EXISTING USES:
A single family residence, a mobile home to be removed, two barns, a corral, and one small outbuilding

SURROUNDING LAND USE CATEGORIES AND USES:
North: Residential Rural/Scattered residences *East:* Residential Rural/Scattered residences
South: Residential Rural/Scattered residences *West:* Residential Rural/Scattered residences

11-2

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Templeton Community Advisory Group, Public Works, Environmental Health, Ag Commissioner, County Parks, CDF, APCD, Department of Fish and Game	
TOPOGRAPHY: Gently to steeply sloping with a prominent blueline stream on the eastern edge of the site	VEGETATION: Oaks and native grasses
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CDF/County Fire Dept	ACCEPTANCE DATE: June 15, 2005

ORDINANCE COMPLIANCE:

Minimum Parcel Size

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

TEST	STANDARD	MINIMUM PARCEL SIZE
Remoteness	Less than 5 miles from the Atascadero urban reserve line	5 acres
Fire Hazard/ Response Time	Within the 15 minute response time In the Moderate fire hazard area	5 acres
Access	Located on a 50 foot right-of-way	5 acres
Slope	Average slope is between 15% and 30%	5 acres and 7 acres

Two of the proposed parcels are under 15% average slope and may be 5acres in size. The other two proposed parcels are over 15% but under 30% average slope and cannot be less than seven acres in size. The parcel is located 4.5 miles from the Atascadero URL. The proposed parcels comply with the minimum parcel size standards of the Land Use Ordinance.

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

County Ordinance 2529 establishes a fee of 3.5% of the public facility fee for all new land divisions. This allows recognized affordable housing projects to be exempted from public facility fees.

Design Standards

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

Road Improvements

This application was reviewed in detail by both Public Works and Planning and Building relative to access and circulation requirements for the area. This is in response to the potential for further divisions and development in the site vicinity. As a result of this review, both an offer of dedication and road improvements are recommended as a means of providing appropriate access and circulation for this area.

BACKGROUND:

This project was originally proposed as a seven lot tract utilizing transfer of development credits (TDC). That project was met by substantial public opposition prior to the public hearing. The applicant revised the project to a four lot standard subdivision without the use of TDCs.

PLANNING AREA STANDARDS:

The proposed project is located in the residential Rural land use cateogory of the El Pomar/Estrella Planning Area. The Plannign Area contains several development standards that affect the site:

Archaeological Resources: A Pahse I surface survey is required for all discretionary permits within 300 feet of the top of bank of blueline strams. Tye applicant ahs subvmitted a survey conducted by Clay Singer. No mitigation was required due to the results of the surface survey.

Riparian and Wildlife Corridors: new development shall be setback at least 50 feet from the top of bank of blueline streams. Building sites are located in compliance with this requirement.

Grading: New development is subject to grading plan requirements. The applicant has submitted a grading permit for the as-built grading on the site.

Light and Glare: All lighting shall be shielded from adjacent properties. The applicant does not propose any lighting. Light fixtures for individual residences has been condition in compliance with this requirement.

ENVIRONMENTAL DETERMINATION:

A Negative Declaration has been prepared for this project. Mitigation measures have been established for potentially significant impacts on aesthetic, biological, and agricultural resources.

COMMUNITY ADVISORY GROUP COMMENTS:

The Templeton Area Advisory group, on a 5-2 vote, has requested that building sites be kept 50 feet from the bank of the blueline stream. They also note that neighbors have concerns regarding water and septic issues.

AGENCY REVIEW:

Public Works- In file
Environmental Health - Standard well and septic conditions
Ag Commissioner- Requests buffers
County Parks - Requests Quimby fees
CDF - See attached letter
APCD - See attached letter
Department of Fish and Game - No comments

LEGAL LOT STATUS:
The lot was legally created by a previous subdivision at a time when that was a legal method of creating lots.

11-5

FINDINGS - EXHIBIT A

Environmental Determination

A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on July 28, 2005 for this project. Mitigation measures are proposed to address Aesthetics; Biological Resources; Geology and Soils; Public Services/Utilities; Water and Wastewater and are included as conditions of approval.

Tentative Map

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

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

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

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

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

G. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because all development shall be setback a minimum of 50 feet from the bank of the blueline stream and the proposed crossing will be constructed so as to not cause damage to the streambed. Also, the blueline stream does not support riparian habitat.

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

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

11-6

CONDITIONS - EXHIBIT B

Approved Project

1. This approval authorizes a subdivision of an existing 26.39 acre parcel into four parcels ranging in size from 5.03 acres to 7.0 acres, establishment of building envelopes on parcels 1, 3 and 4.

Access and Improvements

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

    a. Baggins Hill Road widened to complete an A-7(c) gravel road section fronting the property.

    b. South El Pomar Road widened to complete an A-1 rural section fronting the property.

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

    a. For road widening purposes 25 feet along Baggins Hill Road to be described as 25 feet from the recorded centerline plus additional width to contain improvements.

    b. A 20 foot radius property line return at the intersection of South El Pomar with Baggins Hill Road and with the on-site private Road.

4. A private easement be reserved on the map for access to lots 3 and 4.

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. Grading and erosion control plan for subdivision related improvement locations;
    d. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.
    e. Tree removal/retention plan for trees to be retained associated with the required stream crossing to be approved jointly with the Dept. of Planning and Building.

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.

Drainage

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

Utilities

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

Design

10. 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.

Air Quality

11. No developmental burning of vegetative material shall occur unless a burn permit is issued by the Air Pollution Control District and California Department of Forestry/San Luis Obispo County Fire Department.

12. Prior to subdivision related grading, the applicant shall submit a geologic evaluation determining the presence or absence of naturally occurring asbestos on the project site. If naturally occurring asbestos is found at the site, the applicant shall comply with all requirements outlined in the Asbestos ATCM for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements may include, but are not limited to:

    a. Asbestos Dust Mitigation Plan, to be approved by the APCD prior to site disturbance; and,
    b. Asbestos Health and Safety Program.

13. For all subdivision related improvements, the following air quality measures shall be implemented:

    a. Reduce the amount of disturbed area where possible.

11-8

b. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne just from leaving the site. Increased watering frequency shall be required whenever wind speeds exceed 15mph. Reclaimed (nonpotable) water should be used whenever possible.
c. All dirt stockpile areas should be sprayed daily as needed.
d. Permanent dust control measures identified in the approved revegetation and landscape plans shall be implemented as soon as possible following completion of any soil disturbing activities.
e. Exposing ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with fast-germinating native grass seed and watered until vegetation is established.
f. All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
g. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
h. All vehicles hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
i. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
j. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

14. Prior to initiation of subdivision related improvements, the applicant shall list proposed energy efficient construction measures on grading and building plans. The measures shall be reviewed and approved by the APCD, and implemented during all construction activities.

Biological Resources

15. **Prior to issuance of grading and construction permits**, the applicant shall submit an erosion and sedimentation control plan including both temporary and permanent measures designed to retain soil onsite and prevent sediment from entering drainage and riparian areas on and in the vicinity of the project site. The plan shall also include measures to prevent oils, fuels, and other potential spills or leaks from discharging into drainage and riparian areas.

16. **Prior to issuance of grading and construction permits**, the "project limits" shall be clearly delineated on all construction plans. A buffer of at least 50 feet from the eastern drainage shall be maintained at all times. In addition, sturdy, high-visibility fencing shall be installed in the field showing the "project limits" protecting riparian habitat not to be disturbed. No construction (including storage of materials) shall occur outside of the "project limits". This fencing shall remain in place during the entire construction period.

17. Prior to recordation of the parcel map, 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 at a 2:1 ratio, all oak trees impacted by development of the project. No more than 6 trees shall be impacted, but not removed, as a result of the

11-9

development of the project, specifically, the construction of the creek crossing as shown on the approved tentative map. 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).

18. 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. Replacement oak trees shall be from either vertical tubes or deep, one-gallon container sizes.

Geology and Soils

19. Prior to initiation of subdivision related improvements, the applicant shall submit a sedimentation and erosion control plan prepared and signed by a Registered Civil Engineer. The plan shall meet the requirements of Land Use Ordinance Sec. 22.05.034 and shall be approved by the Division of Environmental and Resource Management in consultation with the Public Works Department.

20. Prior to initiation of subdivision related improvements, the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) and submit to the State Water Quality Control Board (SWQCB). The applicant shall provide proof of SWQCB Storm Water Permit or documentation from the SWQCB stating that a permit is not necessary.

Fire Safety

21. To minimize potential fire safety impacts, the applicant agrees to abide by the recommendations made by the California Department of Forestry dated April 22, 2004 and the Fire Safety Standards of the Land Use Ordinance.

Parks and Recreation (Quimby) Fees

22. 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.

11-10

Affordable Housing Fee

23. 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.

Additional Map Sheet

24. 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. 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.

    b. If improvement plans are bonded for, all public improvements (roads, drainage, and utilities)

Aesthetics

c. At the time of application for construction permits for all parcels, the applicant shall submit an exterior lighting plan to the Department of Planning and Building for review and approval. Project CC&Rs shall state that the County Department of Planning and Building review of the lighting plan is required and shall outline the parameters specified below.

    1. Direct views of all exterior lighting sources shall be shielded from view from South El Pomar Road and Baggins Hill Road;

    2. Exterior lighting shall be designed to not focus illumination onto exterior walls;

    3. Any security lighting installed on the property shall be equipped with ,

    4. "White" colored light shall not be used for exterior lighting.

d. At the time of application for construction permits for parcels 1, 3 and 4, the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval. Project CC&Rs shall state that the County Department of Planning and Building review of elevations is required and shall outline the parameters specified below. The elevations shall show forms, dimensions, exterior finish materials and colors, as follows:

11-11

1. Building colors shall be similar to surrounding natural colors and no brighter than 6 in chroma and value on the Munsell Color Scale on file in the County Department of Planning and Building;

2. Roof colors shall be limited to deep earth tones, deep muted reds, browns and grays and no brighter than 6 in chroma and value on the Munsell Color Scale on file in the County Department of Planning and Building. Shinny metal roofs, bright orange red or blue shall be prohibited.

3. Height shall be limited to 25 feet from average natural grade.

Biological Resources

e. **Prior to issuance of grading and construction permits**, the applicant shall submit and erosion and sedimentation control plan including both temporary and permanent measures designed to retain soil onsite and prevent sediment from entering drainage and riparian areas on and in the vicinity of the project site. The plan shall also include measures to prevent oils, fuels, and other potential spills or leaks from discharging into drainage and riparian areas.

f. **Prior to issuance of grading and construction permits**, the "project limits" shall be clearly delineated on all construction plans. A buffer of at least 50 feet from the eastern drainage shall be maintained at all times. In addition, sturdy, high-visibility fencing shall be installed in the field showing the "project limits" protecting riparian habitat not to be disturbed. No construction (including storage of materials) shall occur outside of the "project limits". This fencing shall remain in place during the entire construction period.

g. At the time of application for construction permits, the applicant shall clearly delineate the building site(s) on the project plans, as shown on the approved tentative map. All new development (e.g. residences, detached garages, guest houses, sheds shall be located within the building site(s).

h. At the time of application for subdivision improvement plans or grading permits, the applicant shall clearly show on the project plans the type, size, and location of all trees to be impacted as part of the project and all remaining trees within 50 feet of construction activities. No trees are to be removed as a result of the construction of subdivision improvements or development of each parcel. The project plans shall also show the type and location of tree protection measures to be employed. All trees to remain on-site that are within fifty feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading. The outer edge of the tree root zone is 1-1/2 times the distance from the trunk to the drip line of the tree. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface.

i. **At the time of application for subdivision improvement plans or grading permits,** the applicant shall clearly show on the project plans all revised drainage patterns that are within 100 feet upslope of any existing (oak) trees to remain. All reasonable efforts shall be made to maintain the historic drainage patterns and flow

11-12

volumes to these [oak] trees. If not feasible, the drainage plan shall clearly show which trees would be receiving more or less drainage. If the historic drainage pattern and flow volume cannot be maintained for these trees, the drainage plan shall be submitted to the Environmental Division for review. The Environmental Division will determine the significance to the affected trees from the proposed drainage pattern changes and require appropriate replacement levels (up to 4:1 replacement ratio). The applicant agrees that at such time, the County-recommended level of tree replacement along with any suggested measures to improve the success of existing and new trees will be completed. Additional monitoring of existing and/or replacement trees may also be required.

j. All oak trees identified to remain shall not be removed. Unless previously approved by the county, the following activities are not allowed within the root zone of existing or newly planted oak trees: year-round irrigation (no summer watering, unless "establishing" new tree or native compatible plant(s) for up to 3 years); grading (includes cutting and filling of material); compaction (e.g., regular use of vehicles); placement of impermeable surfaces (e.g., pavement); disturbance of soil that impacts roots (e.g., tilling).

k. The applicant recognizes that trimming of oaks can be detrimental in the following respects and agrees to minimize trimming of the remaining oaks: removal of larger lower branches should be minimized to 1) avoid making tree top heavy and more susceptible to "blow-overs", 2) reduce having larger limb cuts that take longer to heal and are much more susceptible to disease and infestation, 3) retain the wildlife that is found only in the lower branches, 4) retains shade to keep summer temperatures cooler (retains higher soil moisture, greater passive solar potential, provides better conditions for oak seedling volunteers) and 5) retain the natural shape of the tree. Limit the amount of trimming (roots or canopy) done in anyone season as much as possible to limit tree stress/shock (10% or less is best, 25% maximum). Excessive and careless trimming not only reduces the potential life of the tree, but can also reduce property values if the tree dies prematurely or has an unnatural appearance. If trimming is necessary, the applicant agrees to either use a skilled arborist or apply accepted arborist's techniques when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species.

   Smaller trees (smaller than 6 inches in diameter at four feet above the ground) within the project area are considered to be of high importance, and when possible, shall be given similar consideration as larger trees.

Wastewater

l. Prior to issuance of building permits, the applicant shall submit plans showing that each proposed wastewater system would be located outside of the steeply sloping area or the system shall be designed to prevent daylighting of effluent and building envelopes on slopes over 20% will require engineered septic systems.

Fire Safety

m. To minimize potential fire safety impacts, the applicant agrees to abide by the recommendations made by the California Department of Forestry dated April 22, 2004 and the Fire Safety Standards of the Land Use Ordinance.

11-13

Geology and Soils

n. Prior to issuance of grading and construction permits, the applicant shall submit a sedimentation and erosion control plan prepared and signed by a Registered Civil Engineer. The plan shall met the requirements of Land Use Ordinance section 22.05.034 and shall be approved by the Division of Environmental and Resource Management in consultation with the Public Works Dept.

o. Prior to issuance of grading and construction permits, the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) and submit to the State Water Quality Control Board (SWQCB). The applicant shall provide proof of SWQCB Storm Water Permit or documentation from the SWQCB stating that a permit is not necessary.

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

q. 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.

r. An agricultural buffer prohibiting residential structures, consisting of 300 feet over lots 1 and 2 as shown of the approved tentative map, 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.

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

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 James Caruso

11-14

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

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

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

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

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

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

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

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

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

6. Sewage disposal systems installed on slopes in excess of 20% shall be designed and certified by a registered civil engineer or geologist and submitted to the county Planning Department for review and approval prior to the issuance of a building permit. Consultants shall determine geologically stable building sites and sewage disposal for each parcel, including evaluations of hillside stability under the most adverse conditions including rock saturation and seismic forces. Slopes in excess of 30% are not considered suitable or practical for subsurface sewage disposal.

11-15

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

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

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

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

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

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

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

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

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

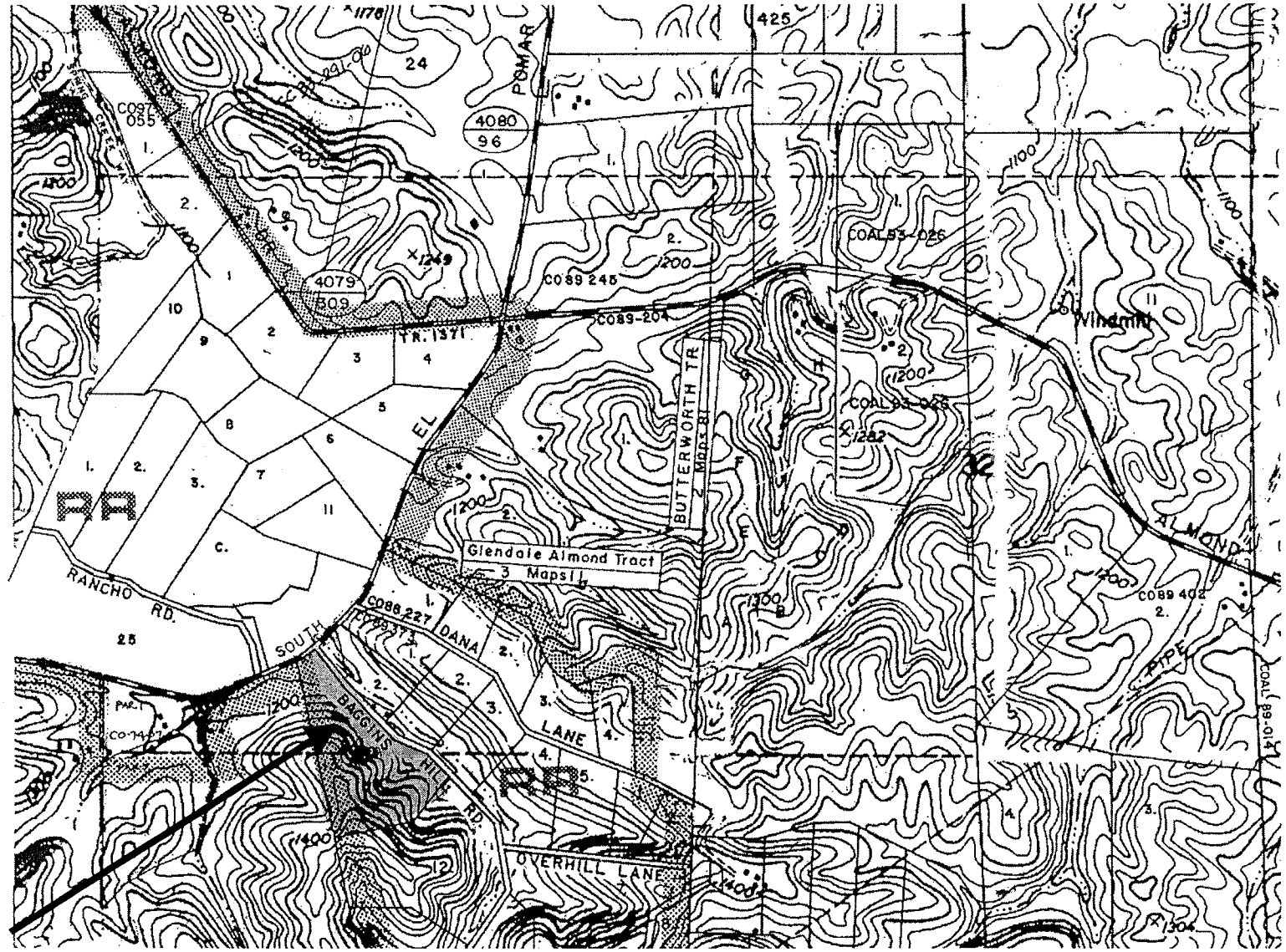
16. All conditions of approval herein specified, unless otherwise noted, shall be complied with prior to the filing of the map.

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

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

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

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



SITE

11-16

PROJECT

Parcel Map

Wittstrom S030203T - 1

EXHIBIT

Land Use Category

LEGEND

- EXISTING CONTOUR ELEVATION
- SWALE/FLOWLINE
- PROPOSED PROPERTY LINE
- EASEMENT LINE
- PARCEL BOUNDARY LINE
- OPEN SPACE (SHADED AREA)
- BUILDING ENVELOPE (TYP.)

LEGAL DESCRIPTION

BEING A SUBDIVISION OF LOT 13 OF GLENDALE ALMOND TRACT, BOOK 3 OF MAPS, PAGE 11 IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

PROJECT DATA

1. TOTAL SITE AREA: 26.39 ACRES
2. PERIMETER BEARINGS AND DISTANCES SHOWN ARE PER RS 03-081 (IN PROGRESS)
3. ASSESSORS PARCEL NUMBER: 034-331-015
4. AERIAL TOPOGRAPHY PROVIDED BY C & C AERIAL MAPPING

PARCEL AND LOT DATA

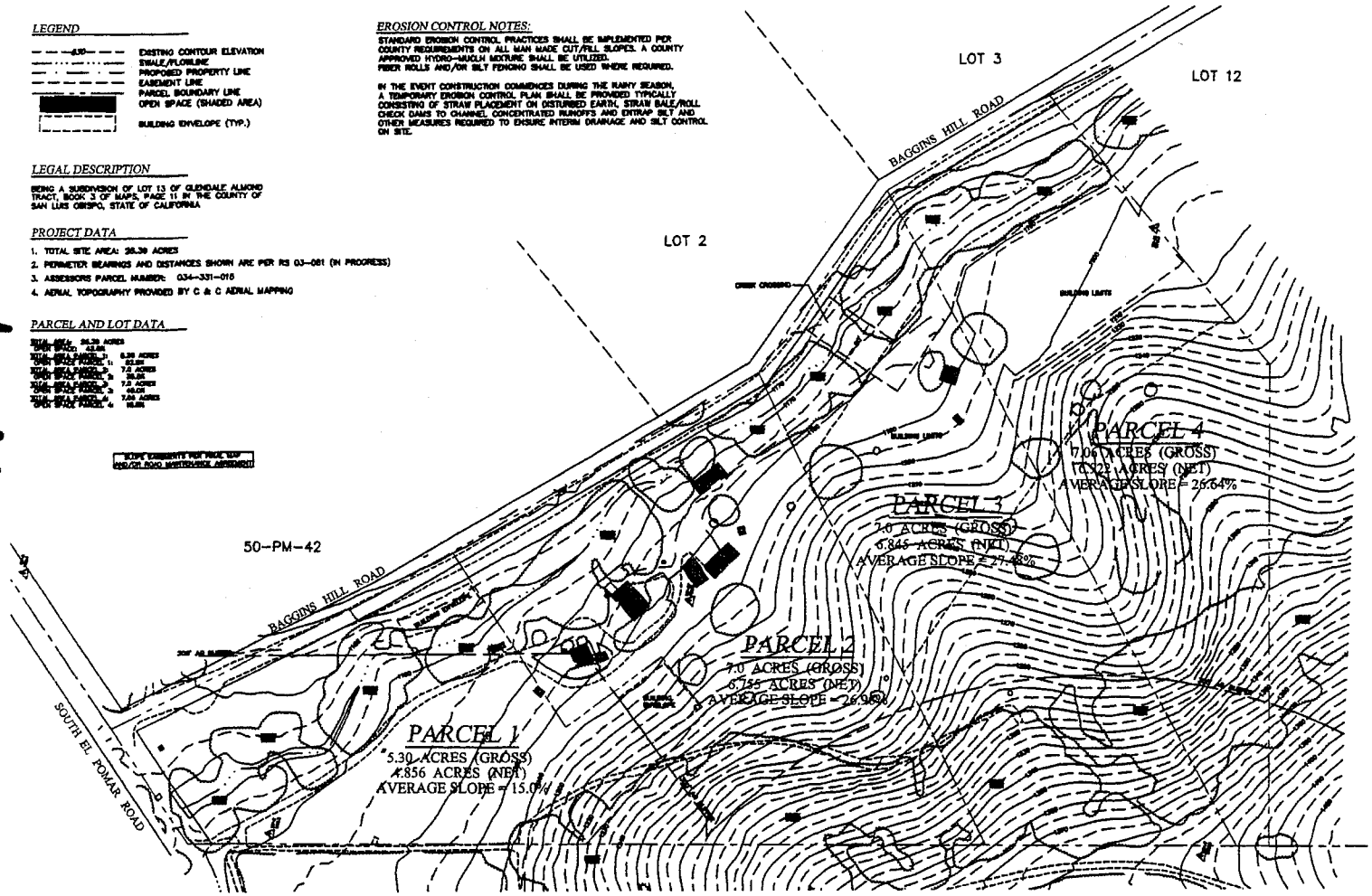
TOTAL AREA:	26.39 ACRES
OPEN SPACE:	43.0%
TOTAL AREA PARCEL 1:	6.30 ACRES
OPEN SPACE PARCEL 1:	62.0%
TOTAL AREA PARCEL 2:	7.0 ACRES
OPEN SPACE PARCEL 2:	20.0%
TOTAL AREA PARCEL 3:	7.0 ACRES
OPEN SPACE PARCEL 3:	40.0%
TOTAL AREA PARCEL 4:	7.06 ACRES
OPEN SPACE PARCEL 4:	16.0%

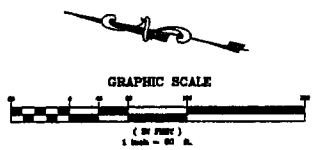
SLOPE EASEMENTS PER FINAL MAP AND/OR ROAD MAINTENANCE AGREEMENT

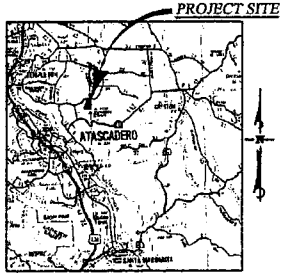
EROSION CONTROL NOTES:

STANDARD EROSION CONTROL PRACTICES SHALL BE IMPLEMENTED PER COUNTY REQUIREMENTS ON ALL MAN MADE CUT/FILL SLOPES. A COUNTY APPROVED HYDRO-MULCH MIXTURE SHALL BE UTILIZED. FIBER ROLLS AND/OR SILT FENCING SHALL BE USED WHERE REQUIRED.

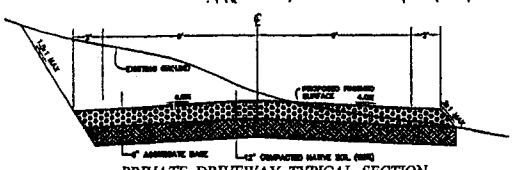
IN THE EVENT CONSTRUCTION COMMENCES DURING THE RAINY SEASON, A TEMPORARY EROSION CONTROL PLAN SHALL BE PROVIDED TYPICALLY CONSISTING OF STRAW PLACEMENT ON DISTURBED EARTH, STRAW BALE/ROLL CHECK DAMS TO CHANNEL CONCENTRATED RUNOFFS AND ENTRAP SILT AND OTHER MEASURES REQUIRED TO ENSURE INTERIM DRAINAGE AND SILT CONTROL ON SITE.







VICINITY MAP
NO SCALE



PRIVATE DRIVEWAY TYPICAL SECTION
NO SCALE
S.L.O. CO. STD. A-7(a)

AUTHORIZED AGENTS CERTIFICATE

I HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS MAP AND CERTIFY THAT I AM THE AUTHORIZED AGENT OF SAID PROPERTY AND THAT THE INFORMATION HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNED: _____

ADDRESS: _____

ENGINEERS CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES.

SIGNED: _____

ADDRESS: _____

VESTING TENTATIVE PARCEL MAP #04-0530

LOT 13 OF GLENDALE ALMOND TRACT

REV.	DESCRIPTION	DATE	APP.

TARTAGLIA ENGINEERING
CIVIL ENGINEERS

WITTSTROM

DESIGN: DAK
DRAWN: DRK
CHECKED: RCT
SCALE: 1"=60'
DWG NO. 03-26
DATE: 3/26/05
SHEET 1 OF 1

11-17

11-18

COUNTY OF SAN LUIS OBISPO

FOR OFFICIAL USE ONLY (jrc)

MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

ENVIRONMENTAL DETERMINATION NO. ED03-580 **DATE: July 28, 2005**

PROJECT/ENTITLEMENT: Wittstrom Parcel Map and Grading Permit; S030203X/PMT2004-02914

APPLICANT NAME: Chad Wittstrom
ADDRESS: 5875 Stockdale Rd., Paso Robles, CA 93446
CONTACT PERSON: Chad Wittstrom **Telephone: (805) 801-4240**

PROPOSED USES/INTENT: Proposal by Chad Wittstrom for a Vesting Tentative Tract Map to allow for a subdivision and subsequent development of a 26.39 acre site into four lots ranging in size from 5.03 acres to 7.06 acres and approval of as-built grading for a corral of approximately 10,000 cubic yards. Development includes construction of one access road, a creek crossing and drainage improvements and will result in site disturbance of approximately 80,000 sq ft.

LOCATION: The project is located on the southwest portion of the intersection of Baggins Hill Road and South El Pomar Road, approximately 5.0 miles northeast of the City of Atascadero, in the El Pomar planning area.

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

OTHER POTENTIAL PERMITTING AGENCIES: California Dept of Fish and Game

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

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT ..... 5 p.m. on August 11, 2005
(Circle one) 20-DAY 30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

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

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

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

County of San Luis Obispo

Signature **Title** **Date** **Public Agency**

G:\Virtual Project Files\Land Divisions\Fiscal 2003-2004\Tract Maps\S030203T - TR 2596 - Wittstrom\Environmental Determination\Wittstrom CS.wpd

11-19

San Luis Obispo County
Department of Planning and Building
environmental division

ENVIRONMENTAL DOCUMENT FILING FEE FORM

NOTICE: During environmental review, this project required consultation, review or development of mitigation measures by the California Department of Fish and Game. Therefore, the applicants will be assessed user fees pursuant to section 711.4 of the California Fish and Game Code.. The California Environmental Quality Act (Section 21089) provides that this project is not operative, vested or final until the filing fees are paid.

Lead Agency: County of San Luis Obispo — Date: July 28, 2005

County: San Luis Obispo — Project No. ED03-580

Project Title: Wittstrom Parcel Map (S030203T)

Project Applicant

Name: Chad Wittstrom

Address: 5875 Stockdale Road

City, State, Zip Code: Paso Robles, CA 93446

Telephone #: (805) 238-2130

Please remit the following amount to the **County Clerk-Recorder:**

( ) Environmental Impact Report	$	850.00
(X) Negative Declaration	$	1250.00
(X) County Clerk's Fee	$	25.00
Total amount due:		**$ 1275**

AMOUNT ENCLOSED: _____

Checks should be made out to the "**County of San Luis Obispo**". Payment must be received by the County Clerk, 1144 Monterey Street, Suite A, San Luis Obispo, CA 93408-2040, within two days of project approval.

NOTE: Filing of the Notice of Determination for the attached environmental document requires a filing fee in the amount specified above. If the fee is not paid, the Notice of Determination cannot be filed.

11-20

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

Project Title & No: Wittstrom Parcel Map/Grading Permit, ED03-580, S030203X

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

❑ Mandatory Findings of Significance

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.

James Caruso — James Caruso — 7/19/05
Prepared by(Print) — Signature — Date

John Nall — John Nall — Ellen Carroll, Environmental Coordinator — 7/19/05
Reviewed by(Print) — Signature — (for) — Date

11-20

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: - Proposal by Chad Wittstrom for a Vesting Tentative Tract Map to allow for a subdivision and subsequent development of a 2 6.39 acre site into four lots ranging in size from 5.03 acres to 7.06 acres and approval of as-built grading for a corral of approximately 10,000 cubic yards. Development includes construction of one access road, a creek crossing and drainage improvements and will result in site disturbance of approximately 80,000 sq ft.. The project is located on the southwest portion of the intersection of Baggins Hill Road and south of South El Pomar Road, approximately 5.0 miles northeast of the city of Atascadero, in the El Pomar planning area.

ASSESSOR PARCEL NUMBER:034-331-015 SUPERVISORIAL DISTRICT #: 1

B. EXISTING SETTING

PLANNING AREA: El Pomar/Estrella, Rural

LAND USE CATEGORY: Residential Rural

COMBINING DESIGNATION(S): None

EXISTING USES: Single family residence, a mobilehome, two accessory buildings

TOPOGRAPHY: Moderately sloping from east to west

VEGETATION: Scattered oaks

PARCEL SIZE: 26.39 acres

SURROUNDING LAND USE CATEGORIES AND USES:

North: Residential Rural/Scattered Residences *East:* Residential Rural/Scattered Residences

South: Residential Rural/Scattered Residences *West:* Residential Rural/Scattered Residences

C. ENVIRONMENTAL ANALYSIS

11-22

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 project is located on the west side of Baggins Hill Road and south of South El Pomar Road. Located on adjacent parcels are large single family homes. The area is moderate to steeply sloping. A creek runs down the eastern property line and the site is typical of a small valley with the hills rising up on either side of the creek. The view from South El Pomar Road to the site includes native oak trees and ornamental trees which effectively screen much of the site itself and the site entrance from the road. There is an existing residence on proposed parcel 2 that faces the road and is setback well away from the road. The residence is screened by the existing trees. No silhouetting will occur as a result of this project.

Impact. Little if any of the proposed development will be visible from South El Pomar Road due to intervening topography and dense tree cover. However, the new homes will be required to have dark roof and house colors and be reviewed during the building permit process.

Mitigation/Conclusion. To minimize visual impacts caused by the proposed project's potential visibility from South El Pomar Road, the applicant has agreed to mitigation measures including maintaining a 25-foot maximum building height for these parcels, restricted use of house colors, and reduction of exterior illumination by limiting light direction, placement and surface reflectivity. Implementation of these measures would bring the proposed project into consistency with County design standards and reduce visual impacts to a level of insignificance.

11-23

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: Lockwood-Concepcion Complex (2-9 % slope), and Linne-Calodo Complex (30-50% slope). As described in the NRCS Soil Survey, this soil is considered Class IV-VI for "non-irrigated" soil, and Class N/A to II for "irrigated" soil. The proposed project is located within the Residential Rural land use category. The soil type mapped for the project site is Linne-Calado complex, Class IV and VI (irrigated and non-irrigated). The proposed project is not located on prime agricultural soils or designated farmland. A vineyard is located on an adjacent property to the south of the site.

Impact. The Agricultural Commissioner has identified the possibility of a potential significant impact to agricultural resources as a result of conflict between the existing neighboring agricultural operations and future residential development on the proposed parcels. Placement of residences in close proximity to the vineyards may potentially expose future residents to intensive agricultural practices such as pesticide use, dust, and noise. This could in turn limit the agriculturalists ability to manage the areas currently under production. The Agricultural Commissioner has recommended several measures to minimize the future conflict and reduce the potential impact to agricultural resources.

Mitigation. The project includes buffers between future residential uses and the adjacent agricultural uses. In addition, the Ag Commissioner's Office recommends disclosure of ag activities to future buyers.

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. In San Luis Obispo County, ozone and PM10 are the pollutants of main concern, since

11-24

Setting. In San Luis Obispo County, ozone and PM10 are the pollutants of main concern, since exceedances of state health-based standards for those are experienced here in most years. The Air Pollution Control District (APCD) estimates that automobiles currently generate about 47% of the pollutants responsible for ozone formation. Dust, or particulate matter less than ten microns (PM 10), can be emitted directly from a source, and can also be formed in the atmosphere through chemical transformation of gaseous pollutants. Nitrous oxides (NOx) and reactive organic gasses (ROG) pollutants sometimes contribute towards this chemical transformation into PM10.

Impact. The APCD assessed air pollution impacts potentially resulting from the proposed project (Dominic Farinha, January 2004). The results of the preliminary assessment of impacts indicate that project specific emissions will not exceed APCD pollution thresholds. The APCD expressed concern regarding the cumulative degradation of air quality resulting from the approval of subdivisions and subsequent development of property outside of existing urban areas. Potential emissions resulting from development of the proposed subdivision include burned organic material, natural asbestos, fugitive dust, and operational phase emissions

Mitigation/Conclusion. To mitigate for the proposed project's contribution to cumulative air quality impacts, the applicant has agreed to not burn vegetative material unless otherwise approved by the APCD, minimize asbestos emissions, implement dust control measures during grading and construction activities, and utilize energy efficient construction methods. Implementation of these mitigation measures would reduce the project's contribution to cumulative air quality impacts to a level of insignificance.

	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 property is composed of three habitat types: California annual grassland, Riparian and Oak woodland. A Biological Assessment of the site was conducted for the applicant by Althouse and Meade in February 2005. In addition, a spring time survey was also completed in May 2005.

Oak Trees. Portions of the site support substantial oak woodland habitat. The majority of the woodland is made up of blue oaks. The trees are located along the steep hillside on the west side of the site and along the intermittent blueline stream on proposed parcels 1- 4.

Riparian Habitat. An intermittent blue-line drainage parallels the site along Baggins Hill Rd to South El Pomar Rd. The drainage runs through the western side of the proposed lots. According to the Biological Assessment, the riparian community associated with this seasonal drainage is composed entirely of oak tree canopy; there is no riparian or wetland vegetation. No proposed development is

located near this blueline stream with the exception of one creek crossing for access to proposed parcel 3 and 4.

Annual grassland. According to the Biological Assessment, the grassland community is made up of exotics and weedy forbs. The soils contain large amounts of mixed pebbles on steep slopes.

Impact. *Oak Trees.* Building envelopes and driveways have been shown on the tentative map. All areas of the site that contain trees are located outside the designated building envelopes. No oak tree removal will result from future development within these building sites.

Riparian Habitat. A stream crossing will constructed for access to proposed parcels 3 and 4. The crossing, an aluminum box culvert, is placed in the streambed by crane (detail attached to tentative map). The culvert is 28 feet long, 16 feet wide and will have a natural soil bottom. According to the biologist, the crossing will not obstruct or significantly affect wildlife passage or significantly effect the habitat at this location. No blue oaks shall be removed for this work, however, up to eight blue oaks could be impacted by disturbance in the root zone. Additionally, grading activities during road improvement and building pad construction may result in sediment and pollutant discharge directly degrading the drainage and indirectly degrading the Salinas River.

Mitigation/Conclusion. *Riparian Habitat.* To minimize impacts to the blueline drainage, the applicant has agreed to implement protective mitigation measures during construction including implementation of an erosion and sedimentation control and pollution prevention plans, a clear delineation of the project limits on all construction plans, and installation of fencing in the field providing at least 50 feet of buffer between proposed site disturbance and the drainage. The project biologist (Althouse and Meade) recommends a 2:1 replacement ratio for impacted oaks along with standard monitoring requirements and 100% survivial.

Implementation of the above measures will mitigate biological impacts to a level of insignificance.

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

Setting/Impact. The project is located in an area historically occupied by the Obispeño Chumash and Southern Salinan. The project is located in an area that would be considered culturally sensitive due to the physical features typically associated with prehistoric occupation and being close to the blueline drainage. An Archeological surface survey was completed (Singer, February 2004) and no recorded sites are located in the immediate area. No evidence of cultural materials were noted on-site and no impacts are anticipated. No structures are present and no paleontological resources are known to exist in the area. Impacts to historic or paleontological resources is not expected

11-26

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/Impacts. *Geology.* The topography of the project ranges from nearly level to steeply sloping to the west. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered moderate. The liquefaction potential during a ground-shaking event is considered moderate. No active faulting is known to exist on the property. Located approximately 1.5 miles west is a potentially capable fault. There is no evidence that measures above what will already be required by ordinance or code are needed. The project is not within a known area containing serpentine rock.

Drainage. The creek (an unnamed tributary of the Salinas River) is found along the northern edge of the property. The area proposed for development is outside the 100-year Flood Hazard designation. As described in the NRCS Soil Survey, these soils are not well drained. No specific measures above what will already be required by ordinance or code are considered necessary.

Sedimentation and Erosion. The soil types include: Lockwood-Concepcion Complex (2-9 % slope),

and Linne-Calodo Complex (30-50% slope). As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility and has a moderate shrink-swell characteristic. Some development (e.g. house sites, driveways) will occur up gradient from this blueline stream.

Mitigation/Conclusion. A sedimentation and erosion control plan shall be prepared (per County Land Use Ordinance, Sec. 22.05.034) and incorporated into the project to minimize sedimentation and erosion. The plan will be prepared by a registered civil engineer and address the following to minimize temporary and long-term sedimentation and erosion: slope surface stabilization, erosion and sedimentation control devices, final erosion control measures, and methods to prevent incidental discharge. The applicant shall also submit a Storm Water Pollution Prevention Plan (SWPPP) to the State Water Quality Control Board.

Based on the proposed project design and implementation of standard requirements, the sedimentation and erosion control plan, and SWPPP, geological, drainage, and sedimentation/ erosion impacts would be less than significant.

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

Setting/Impact. There are no known hazardous waste sites or pipelines underlying or in the vicinity of the project area. The project is not located in an area of known hazardous material contamination and does not propose use of hazardous materials. The proposed project is within a moderate fire hazard severity area and a referral response letter (Gilbert Portillo; April 22, 2004) was prepared by the California Department of Forestry/San Luis Obispo County Fire Department to address potential fire safety concerns. The fire plan presents several standard requirements regarding access roads, vegetation clearance, and a final inspection. Any risks associated with fire safety would be mitigated by implementation of the conditions outlined in the above referenced letter. No impacts as a result of hazards or hazardous materials are anticipated.

11-28

8. NOISE - *Will the project:*

		Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	*Expose people to noise levels which 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/Impact. The proposed subdivision site is located along South El Pomar Road. The *Noise Element of the San Luis Obispo County General Plan* (May 5, 1992) was consulted to evaluate the potential exposure to traffic noise from S. El Pomar Rd. The noise contour maps indicated that the entire project site is outside of the 60 Ldn (average day and night noise level) noise contour. According to the *Noise Element,* the future noise exposure is acceptable and does not require mitigation. The proposed project will not generate or be exposed to significant stationary or transportation-related noise sources; therefore no significant noise impacts would occur as a result of the proposed project.

9. POPULATION/HOUSING - *Will the project:*

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

Setting/Impact. The proposed project consists of four residential parcels five to seven acres in size. The proposed project is not anticipated to significantly induce growth, but would reduce housing demand. It would not displace existing housing or use a substantial amount of fuel or energy to construct and maintain. Therefore, no significant population and housing impacts are expected to occur.

11-29

10. PUBLIC SERVICES/UTILITIES -

Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

		Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	*Fire protection?*	❑	■	❑	❑
b)	*Police protection (e.g., Sheriff, CHP)?*	❑	■	❑	❑
c)	*Schools?*	❑	■	❑	❑
d)	*Roads?*	❑	❑	■	❑
e)	*Solid Wastes?*	❑	❑	■	❑
f)	*Other public facilities?*	❑	❑	■	❑
g)	*Other* _____	❑	❑	❑	❑

Setting/Impact The closest CDF fire station is the Creston station, which is about 8 miles from the proposed project. The closest Sheriff substation is SLO CO Sheriff-North Patrol, which is about 10 miles from the proposed project This proposed project, along with numerous others in the area would have a cumulative effect on police and fire protection, and schools. Public facility and school fee programs have been adopted to address this impact and would reduce the cumulative impact to a level of insignificance. No significant project-specific impacts to utilities or public services were identified.

11. RECREATION - *Will the project:*

		Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	*Increase the use or demand for parks or other recreation opportunities?*	❑	■	❑	❑
b)	*Affect the access to trails, parks or other recreation opportunities?*	❑	❑	■	❑
c)	*Other* _____	❑	❑	❑	❑

Setting. The County Trails Plan does not show a future trail being considered on the subject property. The project is not proposed in a location that will affect any trail, park or other recreational resource. The introduction of three new residences would contribute to the cumulative demand for recreational resources in the area.

Mitigation/Conclusion. The applicant will be required to pay Quimby fees in lieu of establishing recreational resources onsite. Quimby fees are used to fund local recreational opportunities (i.e., trails, parks, open space areas). No project-specific impacts would occur as a result of the project, and no other mitigation measures are necessary.

11-30

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?*	❑	❑	■	❑
a) *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/Impact. Primary access to the proposed subdivision would be from South El Pomar Road for two of the proposed parcels and from Baggins Hill Road via a new creek crossing to two of the proposed parcels. El Pomar Road is a rural road that is paved, two-lane road and serves primarily the rural area east of Templeton. The applicant would implement County required road improvements to serve the proposed subdivision. Road improvements would consist of road construction for the on site road and road improvements to Baggins Hill and South El Pomar Roads.

Future development of three additional residential dwelling units is estimated to generate a total of twenty eight average daily vehicle trips or a total of approximately three peak hour vehicle trips, based upon a daily generation rate of 9.57 trips per dwelling unit and an eleven percent peak hour factor (rates provided by the Institute of Traffic Engineers). This is not considered a significant quantity of additional traffic and it would not result in a significant change to the existing road service levels or traffic safety. Referrals were sent to County Department of Public Works, and no traffic safety or level of service impacts were identified (Goodwin; March 7, 2004).This proposed project, along with numerous others in the area would have a cumulative effect on transportation. Templeton Road fees have been adopted to address this impact and would reduce the cumulative impact to a level of insignificance. No significant project-specific impacts to utilities or public services were identified.

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?*	❑	❑	■	❑

11-31

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. The applicant is proposing to construct individual septic and leach field systems on each of the proposed four residential parcels. Based on the Natural Resource Conservation Service (NRCS) Soil Survey map, the soil type where the on-site wastewater systems will be placed is Linne-Calodo complex. Results of the NRCS Soil Survey and percolation tests indicate the main limitation(s) of this soil for wastewater effluent include steep slopes, where portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent. The proposed project was referred to the County of San Luis Obispo Department of Environmental Health for review. Following receipt of preliminary soil data, the Department determined that "individual wastewater disposal systems, designed and constructed to meet County and State requirements, should adequately serve the parcels" (Salo; January 5, 2004). The Environmental Health Department requires comprehensive soil testing for each proposed parcel prior to final map recordation.

Mitigation/Conclusion. To mitigate for the potential for effluent daylighting on steep slopes, engineered design options are available to ensure that the location of the leach lines would have no potential for daylighting of effluent. Prior to issuance of building permits, the applicant would be required to show that each proposed wastewater system would be located outside of the steeply sloping area or the system shall be designed to prevent daylighting of effluent and building envelopes on slopes over 20% will require engineered septic systems. .

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

Setting. *Water Supply.* The applicant is proposing to construct individual water wells on each proposed parcel. The applicant submitted a letter prepared by Mr. Ned Thompson of Filipponi & Thompson Drilling Inc. (December 15, 2003) stating that wells were drilled onsite to depths between

300-500 feet that produced between 25-100 gallons per minute. The Department of Environmental Health acknowledged preliminary evidence of water and stated that comprehensive water quality information will be required prior to final map recordation. The proposed project is located within the Paso Robles Groundwater Basin. The annual report of the Resource Management System (2003) states that the existing and twenty-year projected water demand in the basin is within the estimated perennial yield, therefore there is no recommended level of severity for 2003. Based on the preliminary evidence discussed above, no significant impacts to water supply would occur as a result of the proposed project.

Surface Water. A blue-line drainage traverse the project parcel and eventually drains into the Salinas River.

Mitigation/Conclusion.

Surface Water. Drainage, erosion, sedimentation, and pollution discharge control measures are required for the proposed project and will provide sufficient measures to adequately protect surface water quality (refer to Sections 4 and 6 of this document). No additional measures are considered necessary and potential water quality impacts are either insignificant or will be reduced to less than significant levels

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

Setting. 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, Salinas River Land Use Element, Agriculture and Open Space Element*). The project was found to be consistent with these documents. The proposed project is not within or adjacent to a Habitat Conservation Plan area. The surrounding uses are as follows: north - grazing land and scattered single-family residences; east - grazing land and scattered single-family residences;, south - single-family residences; and, west - grazing land and scattered single-family residences.

The proposed project is compatible with these surrounding uses because the proposed project is a subdivision of 26.6-acre parcel into four parcels of 5.30 acres, 7.0 acres, 7.0 acres and 7.06 acres each. These parcel sizes comply with the parcel size performance tests in the Residential Rural land use category.

11-33

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 project's, 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.

G:\Virtual Project Files\Land Divisions\Fiscal 2003-2004\Tract Maps\S030203T - TR 2596 - Wittstrom\Environmental Determination\RevisedNDparcel map.wpd

11-34

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 "**X**") and when a response was made, it is either attached or in the application file:

Contacted	Agency	Response
X	County Public Works Department	**In File**
X	County Environmental Health Division	**Attached**
X	County Agricultural Commissioner's Office	**Attached**
___	County Airport Manager	**Not Applicable**
___	Airport Land Use Commission	**Not Applicable**
X	Air Pollution Control District	**Attached**
___	County Sheriff's Department	**Not Applicable**
___	Regional Water Quality Control Board	**Not Applicable**
___	CA Coastal Commission	**Not Applicable**
X	CA Department of Fish and Game	**No Response**
X	CA Department of Forestry	**Attached**
___	CA Department of Transportation	**Not Applicable**
___	_____ Community Service District	
___	Other_____	

** "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 San Luis Obispo County
✔ Regional Transportation Plan
✔ Uniform Fire Code
✔ Water Quality Control Plan (Central Coast Basin - Region 3)
___ Other _____
___ Other _____

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

Archaeological Surface Survey, Singer, February 2004.

11-35

Geotechnical Investigation, Buena Geotechnical Services, December 2003.
Biological Assessment, Althouse and Meade, February 2005

Exhibit B - Mitigation Summary Table

Aesthetics

V-1 At the time of application for construction permits for all parcels, the applicant shall submit an exterior lighting plan to the Department of Planning and Building for review and approval. Project CC&Rs shall state that the County Department of Planning and Building review of the lighting plan is required and shall outline the parameters specified below.

a. Direct views of all exterior lighting sources shall be shielded from view from South El Pomar Road and Baggins Hill Road;
b. Exterior lighting shall be designed to not focus illumination onto exterior walls;
c. Any security lighting installed on the property shall be equipped with motion detectors to prevent the illumination from remaining on; and,
d. "White" colored light shall not be used for exterior lighting.

V-2 At the time of application for construction permits for parcels 1, 3 and 4, the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval. Project CC&Rs shall state that the County Department of Planning and Building review of elevations is required and shall outline the parameters specified below. The elevations shall show forms, dimensions, exterior finish materials and colors, as follows:

a) Building colors shall be similar to surrounding natural colors and no brighter than 6 in chroma and value on the Munsell Color Scale on file in the County Department of Planning and Building;
b) Roof colors shall be limited to deep earth tones, deep muted reds, browns and grays and no brighter than 6 in chroma and value on the Munsell Color Scale on file in the County Department of Planning and Building. Shinny metal roofs, bright orange red or blue shall be prohibited.
c) Height shall be limited to 25 feet from average natural grade. Planting native screening trees along the western perimeter of the building envelopes

AIR QUALITY

AQ-1 No developmental burning of vegetative material shall occur unless a burn permit is issued by the Air Pollution Control District and California Department of Forestry/San Luis Obispo County Fire Department.

AQ-2 Prior to issuance of grading and construction permits, the applicant shall submit a geologic evaluation determining the presence or absence of naturally occurring asbestos on the project site. If naturally occurring asbestos is found at the site, the applicant shall comply with all requirements outlined in the Asbestos ATCM for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements may include, but are not limited to:

a) Asbestos Dust Mitigation Plan, to be approved by the APCD prior to site disturbance; and,
b) Asbestos Health and Safety Program.

AQ-3 Prior to final map recordation, the applicant shall include the following fugitive dust mitigation measures on an additional map sheet:

a. Reduce the amount of disturbed area where possible.
b. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne just from

leaving the site. Increased watering frequency shall be required whenever wind speeds exceed 15mph. Reclaimed (nonpotable) water should be used whenever possible.

c. All dirt stockpile areas should be sprayed daily as needed.
d. Permanent dust control measures identified in the approved revegetation and landscape plans shall be implemented as soon as possible following completion of any soil disturbing activities.
e. Exposing ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with fast-germinating native grass seed and watered until vegetation is established.
f. All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
g. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
h. All vehicles hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
i. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
j. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

AQ-4 Prior to issuance of grading and construction permits, the applicant shall list proposed energy efficient construction measures on grading and building plans. The measures shall be reviewed and approved by the APCD, and implemented during all construction activities.

Biological Resources

BR-1 Prior to recordation of the parcel map, 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 at a 2:1 ratio, all oak trees impacted by development of the project. No more than 6 trees shall be impacted, but not removed, as a result of the development of the project, specifically, the construction of the creek crossing as shown on the approved tentative map. 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. Replacement oak trees shall be from either vertical tubes or deep, one-gallon container sizes.

BR-2 Prior to issuance of grading and construction permits, the applicant shall submit an erosion

and sedimentation control plan including both temporary and permanent measures designed to retain soil onsite and prevent sediment from entering drainage and riparian areas on and in the vicinity of the project site. The plan shall also include measures to prevent oils, fuels, and other potential spills or leaks from discharging into drainage and riparian areas.

BR-3 Prior to issuance of grading and construction permits, the "project limits" shall be clearly delineated on all construction plans. A buffer of at least 50 feet from the eastern drainage shall be maintained at all times. In addition, sturdy, high-visibility fencing shall be installed in the field showing the "project limits" protecting riparian habitat not to be disturbed. No construction (including storage of materials) shall occur outside of the "project limits". This fencing shall remain in place during the entire construction period.

BR-4 At the time of application for construction permits, the applicant shall clearly delineate the building site(s) on the project plans, as shown on the approved tentative map. All new development (e.g. residences, detached garages, guest houses, sheds shall be located within the building site(s).

BR-5 At the time of application for subdivision improvement plans or grading permits, the applicant shall clearly show on the project plans the type, size, and location of all trees to be impacted as part of the project and all remaining trees within 50 feet of construction activities. No trees are to be removed as a result of the construction of subdivision improvements or development of each parcel. The project plans shall also show the type and location of tree protection measures to be employed. All trees to remain on-site that are within fifty feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading. The outer edge of the tree root zone is 1-1/2 times the distance from the trunk to the drip line of the tree. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface.

BR-6 **At the time of application for subdivision improvement plans or grading permits,** the applicant shall clearly show on the project plans all revised drainage patterns that are within 100 feet upslope of any existing (oak) trees to remain. All reasonable efforts shall be made to maintain the historic drainage patterns and flow volumes to these [oak] trees. If not feasible, the drainage plan shall clearly show which trees would be receiving more or less drainage. If the historic drainage pattern and flow volume cannot be maintained for these trees, the drainage plan shall be submitted to the Environmental Division for review. The Environmental Division will determine the significance to the affected trees from the proposed drainage pattern changes and require appropriate replacement levels (up to 4:1 replacement ratio). The applicant agrees that at such time, the County-recommended level of tree replacement along with any suggested measures to improve the success of existing and new trees will be completed. Additional monitoring of existing and/or replacement trees may also be required.

BR-7 All oak trees identified to remain shall not be removed. Unless previously approved by the county, the following activities are not allowed within the root zone of existing or newly planted oak trees: year-round irrigation (no summer watering, unless "establishing" new tree or native compatible plant(s) for up to 3 years); grading (includes cutting and filling of material); compaction (e.g., regular use of vehicles); placement of impermeable surfaces (e.g., pavement); disturbance of soil that impacts roots (e.g., tilling).

BR-8 The applicant recognizes that trimming of oaks can be detrimental in the following respects and agrees to minimize trimming of the remaining oaks: removal of larger lower branches should be minimized to 1) avoid making tree top heavy and more susceptible to "blow-overs",

2) reduce having larger limb cuts that take longer to heal and are much more susceptible to disease and infestation, 3) retain the wildlife that is found only in the lower branches, 4) retains shade to keep summer temperatures cooler (retains higher soil moisture, greater passive solar potential, provides better conditions for oak seedling volunteers) and 5) retain the natural shape of the tree. Limit the amount of trimming (roots or canopy) done in anyone season as much as possible to limit tree stress/shock (10% or less is best, 25% maximum). Excessive and careless trimming not only reduces the potential life of the tree, but can also reduce property values if the tree dies prematurely or has an unnatural appearance. If trimming is necessary, the applicant agrees to either use a skilled arborist or apply accepted arborist's techniques when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species.

Smaller trees (smaller than 6 inches in diameter at four feet above the ground) within the project area are considered to be of high importance, and when possible, shall be given similar consideration as larger trees.

GEOLOGY AND SOILS

GS-1 Prior to issuance of grading and construction permits, the applicant shall submit a sedimentation and erosion control plan prepared and signed by a Registered Civil Engineer. The plan shall meet the requirements of Land Use Ordinance Sec. 22.05.034 and shall be approved by the Division of Environmental and Resource Management in consultation with the Public Works Department.

GS-2 Prior to issuance of grading and building permits, the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) and submit to the State Water Quality Control Board (SWQCB). The applicant shall provide proof of SWQCB Storm Water Permit or documentation from the SWQCB stating that a permit is not necessary.

WASTEWATER

WW-1 Prior to issuance of building permits, the applicant shall submit plans showing that each proposed wastewater system would be located outside of the steeply sloping area or the system shall be designed to prevent daylighting of effluent and building envelopes on slopes over 20% will require engineered septic systems. .

11-40

Date: July 28, 2005

DEVELOPER'S STATEMENT FOR
Wittstrom Parcel Map
S030203X/CO04-0530/ED03-580

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.

The following mitigation measures address impacts that may occur as a result of the development of the project.

Aesthetics

V-1 At the time of application for construction permits for all parcels, the applicant shall submit an exterior lighting plan to the Department of Planning and Building for review and approval. Project CC&Rs shall state that the County Department of Planning and Building review of the lighting plan is required and shall outline the parameters specified below.

a. Direct views of all exterior lighting sources shall be shielded from view from South El Pomar Road;
b. Exterior lighting shall be designed to not focus illumination onto exterior walls;
c. Any security lighting installed on the property shall be equipped with motion detectors to prevent the illumination from remaining on; and,
d. "White" colored light shall not be used for exterior lighting.

V-2 At the time of application for construction permits for parcels 3 and 4, the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval. Project CC&Rs shall state that the County Department of Planning and Building review of elevations is required and shall outline the parameters specified below. The elevations shall show forms, dimensions, exterior finish materials and colors, as follows:

a) Building colors shall be similar to surrounding natural colors and no brighter than 6 in chroma and value on the Munsell Color Scale on file in the County Department of Planning and Building;
b) Roof colors shall be limited to deep earth tones, deep muted reds, browns and grays and no brighter than 6 in chroma and value on the Munsell Color Scale on file in the County Department of Planning and Building. Shinny metal roofs, bright orange red or blue shall be prohibited.
c) Height shall be limited to 25 feet from average natural grade.

Monitoring: Required prior to issuance of a construction permit. Compliance will be verified by the Department of Planning and Building.

AIR QUALITY

AQ-1 No developmental burning of vegetative material shall occur unless a burn permit is issued by the Air Pollution Control District and California Department of Forestry/San Luis Obispo County Fire Department.

AQ-2 Prior to issuance of grading and construction permits, the applicant shall submit a geologic evaluation determining the presence or absence of naturally occurring asbestos on the project site. If naturally occurring asbestos is found at the site, the applicant shall comply with all requirements outlined in the Asbestos ATCM for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements may include, but are not limited to:

a) Asbestos Dust Mitigation Plan, to be approved by the APCD prior to site disturbance; and,
b) Asbestos Health and Safety Program.

AQ-3 Prior to final map recordation, the applicant shall include the following fugitive dust mitigation measures on an additional map sheet:

1. Reduce the amount of disturbed area where possible.
2. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne just from leaving the site. Increased watering frequency shall be required whenever wind speeds exceed 15mph. Reclaimed (nonpotable) water should be used whenever possible.
3. All dirt stockpile areas should be sprayed daily as needed.
4. Permanent dust control measures identified in the approved revegetation and landscape plans shall be implemented as soon as possible following completion of any soil disturbing activities.
5. Exposing ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with fast-germinating native grass seed and watered until vegetation is established.
6. All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
7. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
8. All vehicles hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
9. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
10. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

AQ-4 Prior to issuance of grading and construction permits, the applicant shall list proposed energy efficient construction measures on grading and building plans. The measures shall be reviewed and approved by the APCD, and implemented during all construction activities.

Monitoring: Compliance will be verified by the Air Pollution Control District and the Department of Planning and Building.

Biological Resources

BR-1 Prior to recordation of the parcel map, 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 at a 2:1 ratio, all oak trees impacted by development of the project. No more than 6 trees shall be impacted, but not removed, as a result of the development of the project, specifically, the construction of the creek crossing as shown on the approved tentative map. 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. Replacement oak trees shall be from either vertical tubes or deep, one-gallon

BR-2 Prior to issuance of grading and construction permits, the applicant shall submit an erosion and sedimentation control plan including both temporary and permanent measures designed to retain soil onsite and prevent sediment from entering drainage and riparian areas on and in the vicinity of the project site. The plan shall also include measures to prevent oils, fuels, and other potential spills or leaks from discharging into drainage and riparian areas.

BR-3 Prior to issuance of grading and construction permits, the "project limits" shall be clearly delineated on all construction plans. A buffer of at least 50 feet from the eastern drainage shall be maintained at all times. In addition, sturdy, high-visibility fencing shall be installed

in the field showing the "project limits" protecting riparian habitat not to be disturbed. No construction (including storage of materials) shall occur outside of the "project limits". This fencing shall remain in place during the entire construction period.

BR-4 At the time of application for construction permits, the applicant shall clearly delineate the building site(s) on the project plans, as shown on the approved tentative map. All new development (e.g. residences, detached garages, guest houses, sheds shall be located within the building site(s).

BR-4 At the time of application for subdivision improvement plans or grading permits, the applicant shall clearly show on the project plans the type, size, and location of all trees to be impacted as part of the project and all remaining trees within 50 feet of construction activities. No trees are to be removed as a result of the construction of subdivision improvements or development of each parcel. The project plans shall also show the type and location of tree protection measures to be employed. All trees to remain on-site that are within fifty feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading. The outer edge of the tree root zone is 1-1/2 times the distance from the trunk to the drip line of the tree. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface.

BR-5 **At the time of application for subdivision improvement plans or grading permits,** the applicant shall clearly show on the project plans all revised drainage patterns that are within 100 feet upslope of any existing (oak) trees to remain. All reasonable efforts shall be made to maintain the historic drainage patterns and flow volumes to these [oak] trees. If not feasible, the drainage plan shall clearly show which trees would be receiving more or less drainage. If the historic drainage pattern and flow volume cannot be maintained for these trees, the drainage plan shall be submitted to the Environmental Division for review. The Environmental Division will determine the significance to the affected trees from the proposed drainage pattern changes and require appropriate replacement levels (up to 4:1 replacement ratio). The applicant agrees that at such time, the County-recommended level of tree replacement along with any suggested measures to improve the success of existing and new trees will be completed. Additional monitoring of existing and/or replacement trees may also be required.

BR-6 All oak trees identified to remain shall not be removed. Unless previously approved by the county, the following activities are not allowed within the root zone of existing or newly planted oak trees: year-round irrigation (no summer watering, unless "establishing" new tree or native compatible plant(s) for up to 3 years); grading (includes cutting and filling of material); compaction (e.g., regular use of vehicles); placement of impermeable surfaces (e.g., pavement); disturbance of soil that impacts roots (e.g., tilling).

BR-7 The applicant recognizes that trimming of oaks can be detrimental in the following respects and agrees to minimize trimming of the remaining oaks: removal of larger lower branches should be minimized to 1) avoid making tree top heavy and more susceptible to "blow-overs", 2) reduce having larger limb cuts that take longer to heal and are much more

susceptible to disease and infestation, 3) retain the wildlife that is found only in the lower branches, 4) retains shade to keep summer temperatures cooler (retains higher soil moisture, greater passive solar potential, provides better conditions for oak seedling volunteers) and 5) retain the natural shape of the tree. Limit the amount of trimming (roots or canopy) done in anyone season as much as possible to limit tree stress/shock (10% or less is best, 25% maximum). Excessive and careless trimming not only reduces the potential life of the tree, but can also reduce property values if the tree dies prematurely or has an unnatural appearance. If trimming is necessary, the applicant agrees to either use a skilled arborist or apply accepted arborist's techniques when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species.

Smaller trees (smaller than 6 inches in diameter at four feet above the ground) within the project area are considered to be of high importance, and when possible, shall be given similar consideration as larger trees.

Monitoring: Required prior to issuance of a construction permit. Compliance will be verified by the Department of Planning and Building.

GEOLOGY AND SOILS

GS-1 Prior to issuance of grading and construction permits, the applicant shall submit a sedimentation and erosion control plan prepared and signed by a Registered Civil Engineer. The plan shall meet the requirements of Land Use Ordinance Sec. 22.05.034 and shall be approved by the Division of Environmental and Resource Management in consultation with the Public Works Department.

GS-2 Prior to issuance of grading and building permits, the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) and submit to the State Water Quality Control Board (SWQCB). The applicant shall provide proof of SWQCB Storm Water Permit or documentation from the SWQCB stating that a permit is not necessary.

WASTEWATER

WW-1 Prior to issuance of building permits, the applicant shall submit plans showing that each proposed wastewater system would be located outside of the steeply sloping area or the system shall be designed to prevent daylighting of effluent and building envelopes on slopes over 20% will require engineered septic systems. .

Monitoring: Required prior to issuance of a construction permit. Compliance will be verified by the Department of Planning and Building.

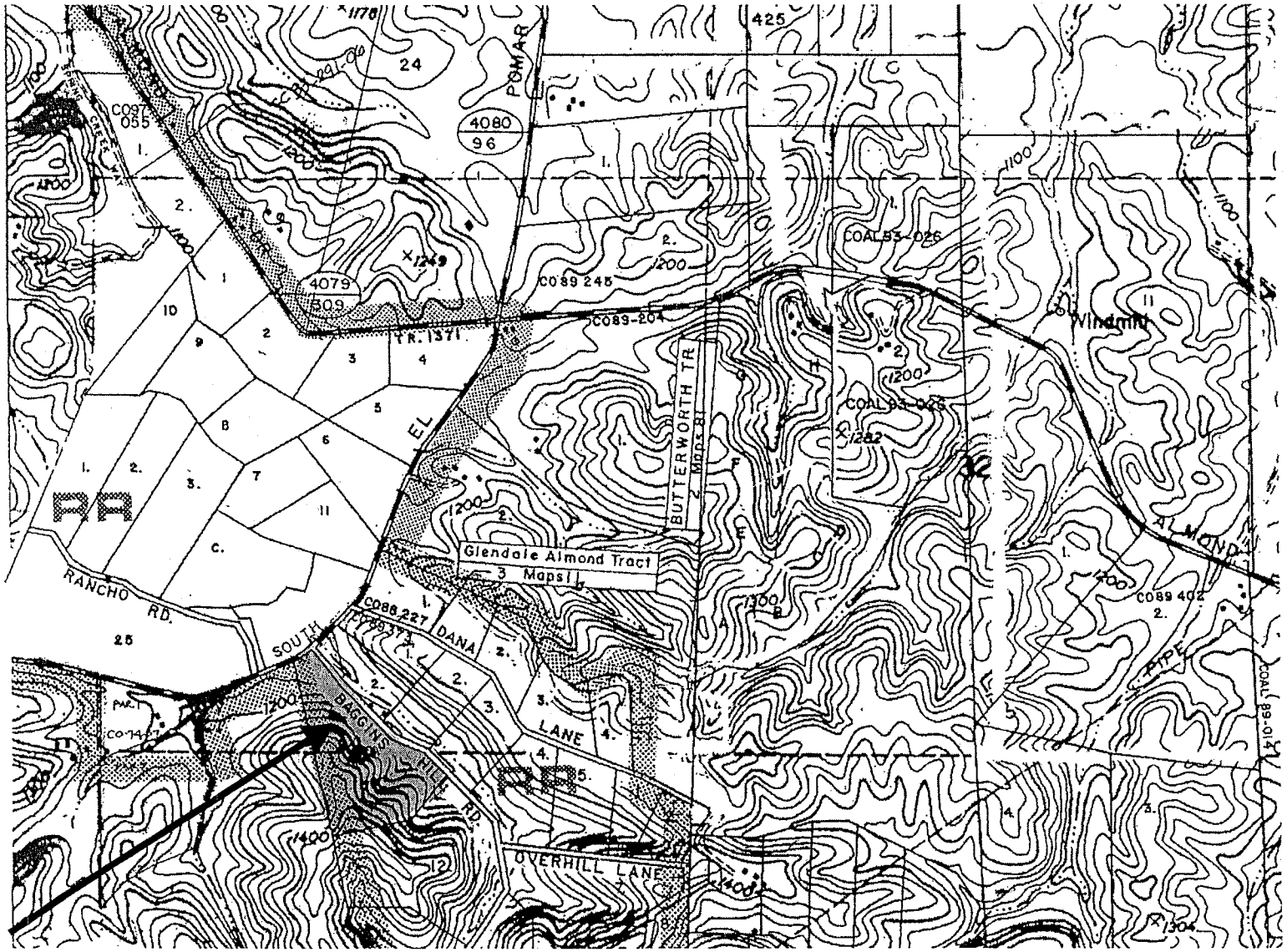
11-45

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) 7/19/05 Date

Chad Wittstrom
Name (Print)

11-46



SITE

PROJECT

Parcel Map

Wittstrom S030203T - 1

EXHIBIT

Land Use Category

11-47

LEGEND

- EXISTING CONTOUR ELEVATION
- SWALE/FLOWLINE
- PROPOSED PROPERTY LINE
- EASEMENT LINE
- PARCEL BOUNDARY LINE
- OPEN SPACE (SHADED AREA)
- BUILDING ENVELOPE (TYP.)

LEGAL DESCRIPTION

BEING A SUBDIVISION OF LOT 13 OF GLENDALE ALMOND TRACT, BOOK 3 OF MAPS, PAGE 11 IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

PROJECT DATA

1. TOTAL SITE AREA: 26.36 ACRES
2. PERIMETER BEARINGS AND DISTANCES SHOWN ARE PER RS 03-081 (IN PROGRESS)
3. ASSESSORS PARCEL NUMBER: 034-331-015
4. AERIAL TOPOGRAPHY PROVIDED BY C & C AERIAL MAPPING

PARCEL AND LOT DATA

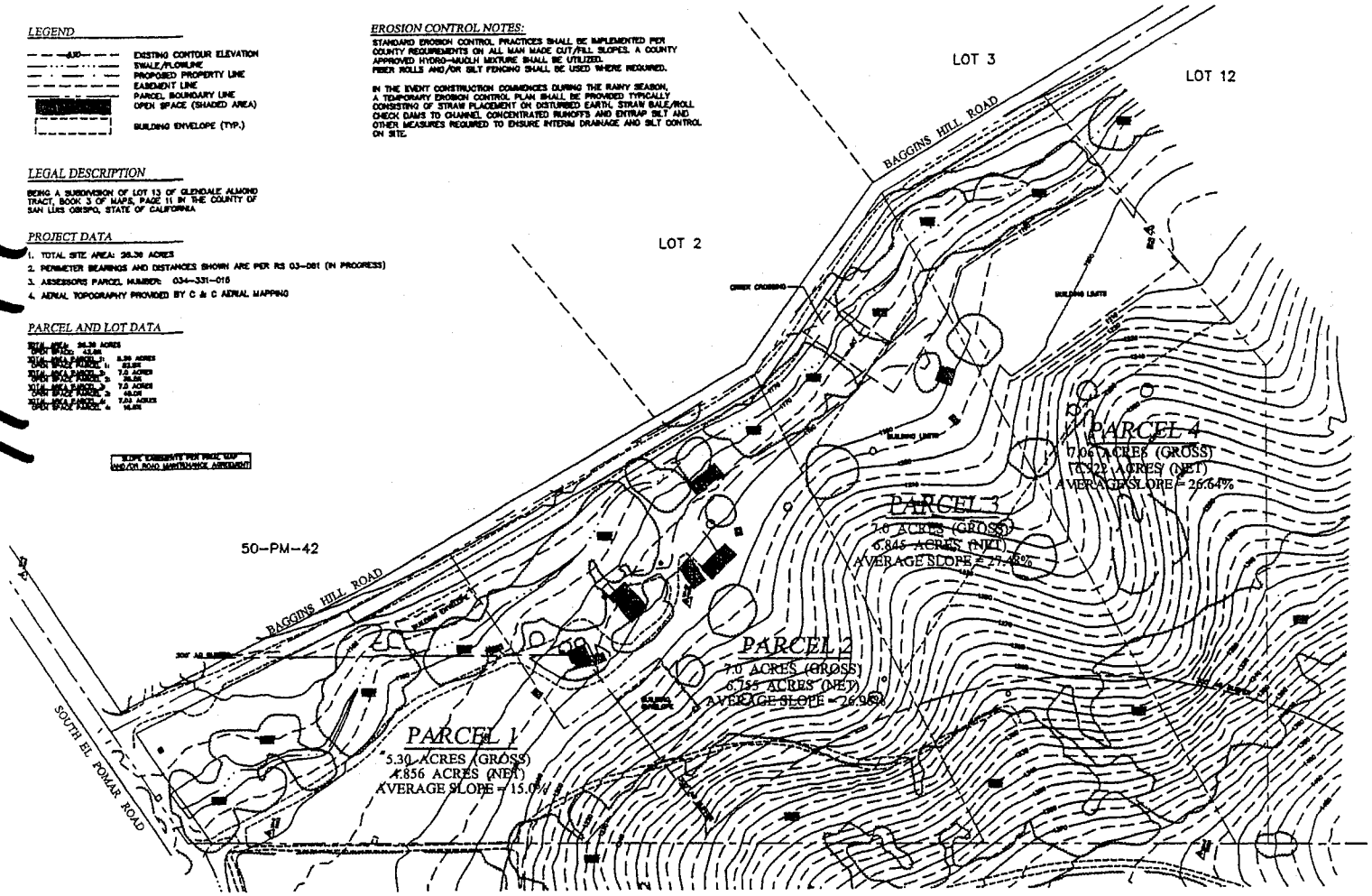
TOTAL AREA:	26.36 ACRES
OPEN SPACE:	42.6%
TOTAL AREA PARCEL 1:	5.30 ACRES
OPEN SPACE PARCEL 1:	83.8%
TOTAL AREA PARCEL 2:	7.0 ACRES
OPEN SPACE PARCEL 2:	26.6%
TOTAL AREA PARCEL 3:	7.0 ACRES
OPEN SPACE PARCEL 3:	48.0%
TOTAL AREA PARCEL 4:	7.04 ACRES
OPEN SPACE PARCEL 4:	16.8%

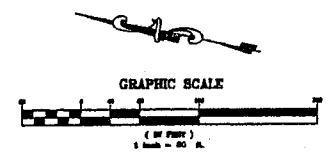
SLOPE EASEMENTS PER PROJ. MAP AND/OR ROAD MAINTENANCE AGREEMENT

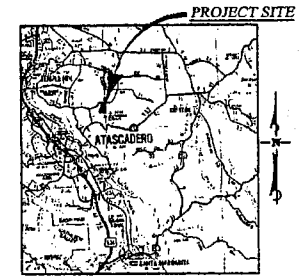
EROSION CONTROL NOTES:

STANDARD EROSION CONTROL PRACTICES SHALL BE IMPLEMENTED PER COUNTY REQUIREMENTS ON ALL MAN MADE CUT/FILL SLOPES. A COUNTY APPROVED HYDRO-MULCH MIXTURE SHALL BE UTILIZED. FIBER ROLLS AND/OR SILT FENCING SHALL BE USED WHERE REQUIRED.

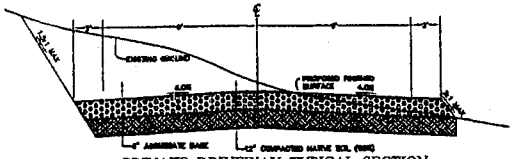
IN THE EVENT CONSTRUCTION COMMENCES DURING THE RAINY SEASON, A TEMPORARY EROSION CONTROL PLAN SHALL BE PROVIDED TYPICALLY CONSISTING OF STRAW PLACEMENT ON DISTURBED EARTH, STRAW BALE/ROLL CHECK DAMS TO CHANNEL CONCENTRATED RUNOFFS AND ENTRAP SILT AND OTHER MEASURES REQUIRED TO ENSURE INTERIM DRAINAGE AND SILT CONTROL ON SITE.







VICINITY MAP
NO SCALE



PRIVATE DRIVEWAY TYPICAL SECTION
NO SCALE
S.L.O. CO. STD. A-7(a)

AUTHORIZED AGENTS CERTIFICATE

I HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS MAP AND CERTIFY THAT I AM THE AUTHORIZED AGENT OF SAID PROPERTY AND THAT THE INFORMATION HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNED: _____

ADDRESS: _____

ENGINEERS CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES.

SIGNED: _____

ADDRESS: _____

VESTING TENTATIVE PARCEL MAP #04-0530

LOT 13 OF GLENDALE ALMOND TRACT

REV.	DESCRIPTION	DATE	APP.

TARTAGLIA ENGINEERING
CIVIL ENGINEERS

WITTSTROM

DESIGN	BAK
DRAWN	DRK
CHECKED	RCT
SCALE	1"=60'
DWG. NO.	03-36
DATE	3/26/04
SHEET	1 of 1

11-48

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

SC

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

TE: Jan. 5, 2004

: Environmental Health

TRACT 03-2596

JAN 7 2004

OM: No. County Team
(Please direct response to the above)

S030203T/Wittstrom
Project Name and Number

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

OJECT DESCRIPTION: Tract Map - with 2 TDC credits in (TR 2596)

urn this letter with your comments attached no later than: _____

RT 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.)

RT 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.)

RT 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.**

lease provide stock conditions for individual wells and on-site septic system. plicant should be advised that the proposed building envelopes with ≥ 20% lope will require engineered septic systems. Soil testing will also be required within the area of the proposed residence on each ot prior to final map recordation.

14-04 Laurie Salo 781-5551
e Name Phone

I-Forms\Project Referral - #216 Word.doc Revised 4/4/03

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: http://www.slocoplanbldg.com

11-49

CDF/San Luis Obispo County Fire Department

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

April 22, 2004

SWC

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

Subject: Parcel Map Project # S030203T/Wittstrom

Dear North County Team,

I have reviewed the referral for the parcel map plans for the proposed six parcel subdivision project located at 4365 So El Pomar, Paso Robles. This project is located approximately 12-15 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 Moderate Fire Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following conditions will apply to this project:

Access Road

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

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

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

11-50

- 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.

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

Fuel Modification

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

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

Sincerely,

Gilbert R. Portillo
Fire Inspector

cc: Chad Wittstrom, owner

11-51

AIR POLLUTION CONTROL DISTRICT
COUNTY OF SAN LUIS OBISPO

7671	Date 1-28-04	# of pages ▶2
To SLO City Plan/Building	From D. Farinha	
Co./Dept. No. City Team	Co. APCD	

DATE: January 28, 2004

TO: North County Team
San Luis Obispo County Department of Planning and Building

FROM: Dominic A. Farinha
San Luis Obispo Air Pollution Control District

SUBJECT: Project Referral - Tract Map with 2 TDC credits in TR 2596
(SO 30203T/Wittstrom)

GENERAL COMMENTS

Thank you for including the APCD in the environmental review process. We have completed our review of the proposed Tract Map of the parcel located at 4365 South El Pomar. We have the following comments on the proposal.

SPECIFIC PROJECT COMMENTS

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

We recognize that there are significant human-interest issues that are difficult to overcome, such as the desire of some applicants to settle estate matters through property splits. However, we believe it is important to emphasize to decision makers that subdivision and future development on these, and similar, rural parcels throughout the county allows a pattern of development to continue that is ultimately unsustainable in the long run. Such development cumulatively contributes to existing stresses on air quality, circulation and other natural and physical resources and infrastructure that cannot be easily mitigated.

While the District supports the preservation of remote properties from future development by transferring their development rights to increase allowed density of parcels that are within urban reserve lines (URL), this Transfer of Development Credit (TDC) receiver site is outside of the Atascadero URL. Should this project move forward, it will increase the density of this residential rural zoned area beyond the minimum allowable one home per five acres and thus contribute to urban sprawl and the associated negative air quality impacts. The District understands that, as currently structured, the TDC Program allows receiver sites to be located as far as 10 miles outside of the URL, however, we believe such a program is inadequate for the purpose of promoting compact urban development while simultaneously preserving the county's rich rural and agricultural lands. The District does not support TDC application to receiver sites outside of the URL, such as is applied for this project, and will continue to recommend changes to the TDC Program that assure long-term sustainable development. We recommend this project be denied.

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

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