



DEPARTMENT OF PLANNING AND BUILDING

Promoting the Wise Use of Land – Helping to Build Great Communities

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
OFFICE MEMORANDUM

DATE: March 20, 2014

TO: Planning Department Hearing Officer Mike Wulkan

FROM: Schani Siong, Current Planning

SUBJECT: Item 1 – March 21, 2014 Planning Department Hearing – Brockman Minor Use Permit (DRC2013-00050)

The findings (Exhibit A) for the above referenced project omitted Sensitive Resource Area (SRA) findings, which are required by Coastal Zone Land Use Ordinance Section 23.07.164(e) for proposed projects within a designated SRA. The proposed project is subject to these required findings because it is located within the Monterey Pine Forest Terrestrial Habitat (TH) SRA.

The revised “Exhibit A – Findings” (see attached) includes the following SRA findings:

Sensitive Resource Area

- The project or use will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design, because no trees will be removed for the project.
- As designed, natural features and topography have been considered in the design and siting of all proposed physical improvements.
- The proposed clearing of topsoil and trees is the minimum necessary to achieve safe and convenient access and siting of proposed structures, and will not create significant adverse effects on the identified sensitive resource.
- The soil and subsoil conditions are suitable for any proposed excavation and site preparation, and drainage improvements have been designed to prevent soil erosion and sedimentation of streams through undue surface runoff. To ensure compliance, the project has been conditioned to submit a drainage plan to Public Works at time of application for building permits.