

**SAN LUIS OBISPO COUNTY**  
**DEPARTMENT OF PLANNING AND BUILDING**

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CHIEF BUILDING OFFICIAL  
**PATRICK BRUN**  
ADMINISTRATIVE SERVICE OFFICER

November 2, 1999

Terry Payne  
EDA  
1320 Nipom Street  
San Luis Obispo CA 93401

**NOTICE OF FINAL COUNTY ACTION****HEARING DATE:** November 1, 1999**SUBJECT:** Bollay/S980249P/CO 98-108**LOCATED WITHIN COASTAL ZONE:** NO

The above-referenced application was approved on the above-referenced date by the San Luis Obispo Subdivision Review Board. A copy of the findings and conditions is enclosed. The conditions of approval must be completed as set forth in this document.

If you are dissatisfied with any aspect of this approval, you have the right to appeal the decision to the Board of Supervisors. The appeal must be filed within 14 days of the date of the decision using the form provided by the Planning Department along with the appropriate fee of \$474.00. We strongly recommend that you contact the county Department of Planning and Building to obtain the appeal form and information handout explaining the rights of appeal.

The appeal to the Board of Supervisors must be made to the Planning Commission Secretary, Department of Planning and Building. If you have questions regarding your project, please contact your planner, James Caruso at (805) 781-5600. If you have any questions regarding these procedures, please contact me at (805) 781-5718.

Sincerely,

Ellie Porter, Secretary  
County Subdivision Review Board

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(Planning Department Use only)

Date NOFA original to applicant:

November 4, 1999



Hand-delivered

**EXHIBIT A  
FINDINGS - CO 99 -108 BOLLAY**

**Environmental Determination**

- A. On the basis of the Initial Study and all the comments received, there is no substantial evidence that the project will have a significant effect on the environment.

**Tentative Parcel Map**

- B. The proposed map is consistent with applicable county general and specific plans.
- C. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans.
- D. The site is physically suitable for the type of development proposed.
- E. The site is physically suitable for the proposed density of the development proposed.
- F. 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.
- G. 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; or that substantially equivalent alternate easements are provided.
- H. The proposed subdivision complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.
- I. The proposed subdivision be found consistent with the county zoning and subdivision ordinance.
- J. In the interest of the public health and safety, and as a necessary prerequisite to the orderly development of the surrounding area, the construction of road improvements will occur within a period of one year after recordation of the parcel map.
- K. The Squire Canyon Road area is served by a "loop road" system consisting of Indian Knob Road and Squire Canyon Road. Squire Canyon Road enters the canyon on the north side and Indian Knob Road enters the canyon on the south side. The two roads meet at the top of the canyon on the east forming a loop road. This loop road is extremely important to the public health and safety as it provides two ways in and out of the canyon.

The canyon area is in a high fire hazard designation and is characterized by extremely steep slopes, steep road grades and narrow pavement widths in the upper reaches of the canyon, high fuel loads and poor water. The CSD has responsibility for maintaining the road system. Incremental improvements in the road system have been made over the past

ten years, reaching the point where one stretch of road at the top of the canyon that connects the Squire Canyon and Indian Knob sides of the canyon remains unpaved. The CSD has determined that paving this stretch of road is of the highest priority.

The District road policy states, in part that continuing to improve the road system is a benefit to all residents. Policy allows the CSD to require equivalent road improvements or equivalent funding for improvements elsewhere along the road system. The applicant has agreed to this requirement as provided for in the proposed conditions of approval.

**EXHIBIT B  
CONDITIONS OF APPROVAL  
CO99-108 (BOLLAY)**

**Access and Improvements**

1. Roads and/or streets to be constructed to the following standard:
  - a. Squire Canyon Rd constructed to an A-1 (rural) section within a 50 foot dedicated right-of-way fronting the project (minimum paved width to be 18 feet).
  - b. **Prior to recordation of the parcel map, the subdivider shall complete a 150 to 175 foot road segment as an A-1 (rural) section (minimum paved width to be 18 feet) as a portion of the loop road (equal to the \$9,500 required to complete improvements back to nearest county maintained road). This may be bonded for up to 2 years to allow the map to record. In addition, the applicant may contract through the CSD to install the improvements if the CSD wishes to pursue a larger project to complete the loop road system.**
2. A private easement be reserved on the map to parcel 2.

**Plans**

3. 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 County Engineer, County Health Department and Department of Planning and Building for approval. The plan shall include:
  - a. Street plan and profile;
  - b. Drainage ditches, culverts, and other structures (if drainage calculations require);
  - c. Public utility; and,
  - d. Grading and erosion control plan for subdivision related improvements.
4. The applicant shall enter into an agreement with the county for inspection of said improvements, and for checking the plans and subdivision map.
5. The engineer, upon completion of the improvements, must certify to the County Engineer that the improvements are made in accordance with Subdivision Review Board requirements and the approved plans.

**Wastewater Disposal**

6. **Prior to recordation of the parcel map, comprehensive soils testing on Parcel 1 shall be completed and approved by the Environmental Health Division.**

**Supply and Quality Water**

7. **Prior to recordation of the parcel map, comprehensive water well testing information shall be submitted to the Division of Environmental Health for review and approval.**
8. **Prior to recordation of the parcel map, the applicant shall demonstrate to the Environmental Health Division that each parcel is capable of providing its own on-site well.**
9. **Prior to recordation of the parcel map, and if required by Environmental Health, a water quality analysis for drinking water shall be completed and approved by the Environmental Health Division.**

**ADDITIONAL MAP SHEET**

10. **Prior to recordation of the final map, the applicant shall prepare an additional map sheet, to be approved by the Director of Planning and Building and recorded with the final map. The additional map sheet shall include the following:**
  - a. **At the time of application for construction permits, the applicant shall clearly delineate the building site on the project plans, as shown on the approved tentative parcel map. All new development (e.g., residences and detached garages) shall be located within the building site.**
  - b. **Parcel 1 shall be limited to one (1) dwelling unit and Parcel 2 may have a secondary dwelling consistent with the area plan and Land Use Ordinance.**
  - c. **Each parcel shall provide its own on-site water well.**
  - d. **At the time of application for grading permits or construction permits for parcel 1, the applicant shall clearly show on the project plans the type, size, and location of all trees located within the designated building envelope as shown on the approved tentative map. No trees shall be removed as a result of development of parcel 1. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within the development area. 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.**

- e. Oak trees provide an essential component of wildlife habitat and visual benefits. The applicant recognizes this and agrees to minimize trimming of the oaks. 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

**Parks and Recreation Fees (Quimby)**

11. Unless exempted by Chapter 21.09 of the county Real Property Division Ordinance or California Government Code section 66477, prior to filing of the 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.

**Affordable Housing Fee**

12. Prior to recording the parcel 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, unless exempted.

**Fire Safety**

13. Prior to recordation of the final map, the applicant shall obtain a fire safety clearance letter from CDF/County Fire establishing fire safety requirements for fire flow, water storage, water supply and access in accordance with Uniform Fire Code Section 901.3.

**Miscellaneous**

14. This subdivision is also subject to the standard conditions of approval for all subdivisions utilizing on-site water and individual septic systems, a copy of which is attached hereto and incorporated by reference herein as though set forth in full.