

EXHIBIT H

REFERRAL RESPONSES

Responded with Comments *(Attached)*

Public Works
Agricultural Commission
Cal Fire
Air Pollution Control District
Environmental Health
General Services
Avila Valley Advisory Council

Responded with No Comments *(Attached)*

General Services

No Response Received

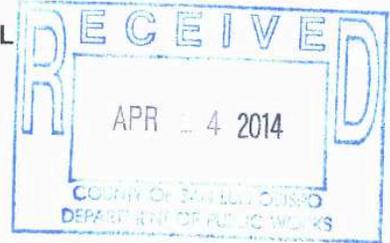
Cal Trans
California Department of Fish and Game
City of City of San Luis Obispo
Avila Valley Advisory Council
Heal SLO
Native American Heritage Commission

FH



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL



From:
To:

DATE: 4/24/2014
TO: PW
FROM: Holly Phipps (805-781-1162 or hhipps@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: LRP2013-00016 MAZZONE – Proposed General Plan Amendment to amend the land use designation of 16.74 acre parcel from Agriculture to Rural Residential and an Ordinance Amendment to create planning area standards that will regulate future development on the property. Site location is 6505 Monte Rd, San Luis Obispo. APN: 076-251-044

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

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

Would recommend for the proposal to prevent additional development on the ~~the~~ lots allowed by the zoning change. No other PW concerns.

5-1-14 Date [Signature] Name 5271 Phone



COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Weights and Measures

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556

(805) 781-5910 • FAX (805) 781-1035

Martin Settevendemie

Agricultural Commissioner/Sealer

www.slocounty.ca.gov/agcomm

AgCommSLO@co.slo.ca.us

DATE: May 30, 2014

TO: Holly Phipps, Project Manager

FROM: Lynda L. Auchinachie, Agriculture Department *LJA*

SUBJECT: Mazzone General Plan Amendment Authorization LRP2013-00016 (1567)

Summary

Thank you for the opportunity to review and comment on the proposed general plan amendment. Based on preliminary review of existing information, the Agriculture Department does not oppose the authorization of Mazzone General Plan Amendment. The following report is in response to your request for comments on the proposed general plan amendment. The comments and recommendations in our report are based on county's relevant agricultural policies, current departmental goals to conserve agriculture resources and to provide for public health, safety and welfare while mitigating negative impacts of development to agriculture, and the requirements of the California Environmental Quality Act (CEQA).

Project Description and Agricultural Setting

The applicant is requesting to change the land use designation on an approximately 17 acre property from Agriculture to Residential Rural to allow for future subdivision of the property. The goal of the subdivision is to create two parcels, each with one of the existing residences. An area standard is also proposed that would limit future development to residential and agricultural accessory structures only.

The project site is located on the northeast side of the San Luis Bay Drive and Monte Road intersection, approximately a quarter mile east of Highway 101. The project site is moderately to steeply sloping and is currently developed with a primary and a secondary residence as well as accessory structures. The site abuts an area designated Residential Suburban (RS) to the east and south. This area consists of smaller parcels that are generally developed with residential uses. The RS properties directly south of the project site includes a five acre winegrape vineyard. Agriculture designated lands are located in the flood plain area to the west of the project site. This area supports apple orchards and a community garden.

The project site consists of Pismo-Tierra complex (9-15 percent slope) and Gaviota fine sandy loam (15-50 percent slope). Neither of these soil types are identified as Important Agricultural Soils as defined in the county's Conservation and Open Space Element. Important Agricultural Soils are considered productive soils that should be conserved.

Evaluation of Policy Consistency and Potential Impacts

The Agriculture Department has reviewed the proposed project for consistency with the agricultural policies in the Agriculture Element and potential impacts to agricultural resources. Proposals that are not consistent with Agriculture Element policies or that may result in adverse impacts to agricultural resources are not supportable.

AGP11: Agricultural Water Supplies – The Department is primarily concerned in how the use of limited water by non-agricultural uses potentially impacts agricultural uses with the watershed and/or groundwater basin. The site is currently developed with two residences and the applicant is proposing limiting all future development to residential and agricultural accessory structures only. *The proposal is potentially consistent with this policy but it raises the question of should such accessory uses be allowed if they increase water use at the site?*

AGP17: Agricultural Buffers – Agricultural buffers are recommended for non-agricultural uses located near both existing and potential production agricultural uses. *Potentially consistent as buffers could be established for future occupied structures such as guesthouses and home offices.*

AGP24: Conversion of Agricultural Lands – The goal of AGP24 is to protect agricultural resources and discourage the conversion of agricultural lands to non-agricultural uses. The policy considers both the agricultural capability of the project site and the potential impacts to adjacent agricultural lands as well as if there is a need for orderly urban expansion. Projects that lead to the conversion of land capable of production agriculture, cause a direct or indirect adverse impact to adjacent agricultural lands, or are premature are not supported.

The following criteria have been developed to establish consistency with this goal as discussed below.

- The land does not meet the criteria for inclusion in the Agriculture land use category as agriculture production is not feasible due to some physical constraint (such as soil infertility, lack of water resource, disease), or surrounding incompatible land uses.
Potentially consistent because based on the combination of soil types, topography, and existing parcel size the project site does not meet the criteria for an Agriculture designation.
- Conversion to non-agricultural uses shall not adversely affect existing or potential agricultural production on surrounding lands that will remain designated Agriculture.
Potentially consistent because offsite incompatibilities associated with the proposal are not anticipated if the limitation of allowed uses and an agricultural buffer for future occupied structures are adopted.
- Do not expand existing urban areas until such areas are largely built-out, or until such time as additional land is needed to accommodate necessary uses or services that cannot be accommodated within the existing urban area. *While the proposal is not considered urban expansion, it raises the question of if the proposal will increase the pressure to convert adjacent agricultural land to a rural residential land use pattern or other nonagricultural uses?*



CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
 Phone: 805-543-4244 • Fax: 805-543-4248
www.calfireslo.org

Robert Lewin, Fire Chief

May 21, 2014

Holly Phipps
 South County Team/Development Review

Project Summary

LRP 2013-00016 MAZZONE – Proposed General Plan Amendment to amend the land use and designation of 16.74 acre parcel from Agriculture to Rural Residential and an Ordinance Amendment to create planning area standards that will regulate future development on the property. Site location is 6505 Monte Road, San Luis Obispo. APN 076-251-044

The project is located within a **Moderate** fire hazard severity zone with a minimum **5** minute response time from the nearest County Fire Station #62 on Sparrow Road San Luis Obispo, CA. The project and applicant shall comply with the 2013 California Fire Code (CFC), the 2013 California Building Code (CBC), and the Public Resources Code (PRC) any other applicable fire laws.

Future development on the property shall require the following conditions:

Vegetation Management

A written Wildland Fire/Vegetation Management Plan must be developed and approved by CAL FIRE.

Screening and Environmental Considerations

Landscaping and vegetation shall be in accordance with San Luis Obispo County Planning and building "screening requirements". CAL FIRE requires that landscaping selections do not readily transmit fire.

Fire resistant landscaping located within 100 feet of site improvements (structures or fire water tanks) shall be in accordance with CFC, Public resources code 4291 and Title 19 Division 1 described as "vegetation that are well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation. The intensity of fuels management may vary within the 100-foot perimeter of the structure, the most intense being within the first 30 feet around the structure. Consistent with fuels management objectives, steps should be taken to minimize erosion. For the purposes of this paragraph, "fuel" means any combustible material, including petroleum-based products and wildland fuels. www.calfireslo.org website has several links with recommended planning tools for landscape and fuels management plans.

Ignition Resistant Construction

Your project is located within a wildland fire hazard severity zone and must comply with California Fire and Building Code Chapter 7A Ignition resistant Construction in Wildland Urban Interface areas. The construction type shall be designed to withstand a wildfire. The roof type will have to be consistent with the requirements of Chapter 15 - Section 1505.

Address Requirements

New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be approved in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 6 inches high with a minimum stroke width of 0.5 inch (12.7mm).

Access road requirements - commercial and residential (serving more than one legal parcel)

All road design criteria will meet the San Luis Obispo County Department of Public Works Public Improvement Standards.

The grade for all roads, streets, private lands and driveways shall not exceed 16 percent unless approved by fire code official. Design criteria shall be in accordance with San Luis Obispo County Public Works public improvement standards. Roads 12%-16% shall be a nonskid asphalt or concrete surface as specified in San Luis Obispo County public improvement Standards, specifications and drawings.

All roads shall:

- Be able to support Fire Apparatus.
- Provide a vertical clearance of 13'6"
- Provide a 10 foot fuel modification zone on both sides.
- The access road must be a minimum of 24 feet in width for two way traffic and shall be constructed to SLO County Public Works Standards. Two (2) 10- foot driving lanes and Two (2) – Two (2) foot shoulders.
- Parking is only allowed where an additional 8 feet of width is added to each side of the road to accommodate parking. "No Parking - Fire Lane" signs may be required.
- Fire lanes shall be provided as set forth in Chapter 5 of the 2013 California Fire Code.
- Fire access shall be provided to within 150 feet of the outside building perimeter.

Secondary Access Road

More than one Fire Apparatus access road shall be required when potential for the impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access. In accordance with CFC Section 503.1.2, County Fire is requiring the applicant to provide an additional (secondary) access point.

Driveway Standards

Driveway specifications shall be provided and maintained when serving no more than one legal parcel or lot with no more than 3 dwelling units, and any number of accessory buildings.

- Driveway minimum width in Moderate Fire Hazard Severity zones 10 feet.
- Driveway minimum width in High and Very High fire Hazard 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, and shall be within 50 feet of the building. For driveways exceeding 300 feet, a turn-around shall be at the building site and must be within 50 feet of the dwelling.
- For driveways exceeding 800 feet, turnouts shall be provided no more than 400 feet apart. Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway.
- A turnout shall be provided near the midpoint and shall be a minimum of 10 feet wide and 30 feet long with a minimum 25 foot taper on each end.

Dead end road

A dead-end road has only one point of vehicular ingress/egress, including cul-de-sacs and looped roads. The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, for the *proposed 5 acre minimum parcels shall not exceed 2640 feet*, regardless of the number of parcels served. A turnaround must be provided if the dead end road exceeds 150 feet.

Gate Access Requirements

- Must be setback a minimum of 30 feet from the SLO County maintained road
- Must automatically open with no special knowledge.
- Must have a KNOX key box or switch for fire department access.
- Gate shall have an approved means of emergency operation at all times. CFC 503.6
- Gate must be 2 feet wider than the road on each side.
- Gates must have a turnaround located at each gate.

Setbacks

A 30-foot building setback from property line required for parcels 1 acre in size or larger. All setbacks are subject to San Luis Obispo County Department of Planning and Building approval.

Fire Sprinklers in Structures

This project will require installing a commercial fire sprinkler system in all new buildings. The type of sprinklers required will depend upon the occupancy classification type of the structures and must comply with the National Fire Protection Association (NFPA) 13.

Private Water System Requirements

Commercial (subdivision) fire suppression system water storage tanks must be steel and located a minimum of 20 feet from structures. NFPA Standard 22 Water tanks for private Fire Protection, NFPA Standard 24 Installation of Private Fire Service mains and their Appurtenances, NFPA Standard 25 Inspection, Testing and Maintenance of Water-Based Fire Protection Systems shall be utilized for this project.

The amount of emergency water required for fire suppression will be determined and approved by a registered licensed Fire Protection Engineer in cooperation with CAL FIRE/County Fire. Water required to be held in storage for domestic and/or landscaping purposes will be in addition to or separate from that required for fire suppression.

PRESSURIZED System and Hydrant Specifications

Plans shall be submitted to the County Fire Department for approval of the distribution system and hydrant locations. Fire hydrants shall have two, 2 1/2 inch outlets with National Standard Fire threads and one 4 inch suction outlet with National Standard Fire threads and comply with County Standard W-1. Each hydrant shall be identified by a blue reflective dot located on a non-skid surface located just off of center on the fire hydrant side. Hydrants must be protected from vehicle impact with the use of curbing or bollards.

The fire department connections (FDC) supporting the required fire protection systems shall be located within 20 feet of a San Luis Obispo County Dept. of Public Works/County Fire standard fire hydrant and visible on fire engine approach to the building.

Laurie Donnelly
Battalion Chief/Fire Marshal
805-593-3422
Laurie.Donnelly@fire.ca.gov



Air Pollution Control District
San Luis Obispo County

May 6, 2014

Holly Phipps
SLO County Department of Planning & Building
County Government Center
San Luis Obispo CA 93401

SUBJECT: APCD Comments Regarding LRP2013-00016 Mazzone

Dear Ms. Phipps,

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of LRP2013-00016 Mazzone, which is a Proposed General Plan Amendment to amend the land use designation of 16.74 acre parcel from Agriculture to Rural Residential and an Ordinance Amendment to create planning area standards that will regulate future development on the property. The site location is 6505 Monte Road, San Luis Obispo (APN 076-251-044).

The following are APCD comments that are pertinent to this project.

As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each.

Please address the action items contained in this letter, with special attention to items that are highlighted by bold and underlined text.

Inconsistent with the Clean Air Plan

This project falls below our emissions significance thresholds and is, therefore, unlikely to trigger a finding of significance for air quality impacts requiring mitigation. However, we are very concerned with the cumulative effects resulting from the ongoing fracturing of rural land, conversion of agricultural land to residential 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 (CAP), 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, agriculture, and very low-density residential development; therefore, the APCD does not support this project or this type of development.**

ATTACHMENT 8

LRP2013-00016 Mazzone
May 6, 2014
Page 2 of 2

Should this project continue to move forward against our recommendation, the following APCD comments will be appropriate.

Naturally Occurring Asbestos

Naturally Occurring Asbestos (NOA) has been identified by the state Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common throughout California and may contain naturally occurring asbestos. The SLO County APCD has identified areas throughout the County where NOA may be present (see the APCD's 2012 CEQA Handbook, Technical Appendix 4.4). If the project site is located in a candidate area for Naturally Occurring Asbestos (NOA), the following requirements apply. Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (93105), **prior to any construction activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if the area disturbed is exempt from the regulation. An exemption request must be filed with the APCD.** If the site is not exempt from the requirements of the regulation, the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. More information on NOA can be found at <http://www.slocleanair.org/business/asbestos.php>.

Developmental Burning

Effective February 25, 2000, **the APCD prohibited developmental burning of vegetative material within San Luis Obispo County.** If you have any questions regarding these requirements, contact the APCD Enforcement Division at 781-5912.

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, feel free to contact me at 781-5912.

Sincerely,



Gary Arcemont
Air Quality Specialist

GJA/arr

cc: Tim Fuhs, Enforcement Division, APCD
Karen Brooks, Enforcement Division, APCD
Mr. Frank Mazzone, Landowner

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MDS (3) - YAM



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

RECEIVED

THIS IS A NEW PROJECT REFERRAL

SR 001373
IN 0091711
APR 25 2014

DATE: 4/24/2014

TO: ENV HEALTH

FROM: Holly Phipps (805-781-1162 or hhipps@co.slo.ca.us) **Environmental Health**
South County Team / Development Review

PROJECT DESCRIPTION: LRP2013-00016 MAZZONE – Proposed General Plan Amendment to amend the land use designation of 16.74 acre parcel from Agriculture to Rural Residential and an Ordinance Amendment to create planning area standards that will regulate future development on the property. Site location is 6505 Monte Rd, San Luis Obispo. APN: 076-251-044

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

No comment at this time.

5/8/14
Date

[Signature]
Name

X5551
Phone



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

2014 APR 24 PM 12: 51
GENERAL SERVICES

DATE: 4/24/2014

TO: GEN SVCS

FROM: Holly Phipps (805-781-1162 or hhipps@co.slo.ca.us)
South County Team / Development Review

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

NO Comment

5-6-14
Date

E. Kavanaugh
Name

781-4089
Phone

Avila Valley Advisory Council

San Luis Obispo County, California
P.O. Box 65
Avila Beach, CA 93424 www.avac-avila.org

2014 Officers

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Jim Hartig

Vice Chair

Denise Allen

Secretary

Anne Brown

Treasurer

Julia Hartzell

Council Members

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Bob Pusanik

Mike Grantham

Saul Goldberg

Karla Bittner (alt)

Lynn Walter (alt)

See Canyon

Denise Allen

Bill Tickell

Liz Johnson (alt)

Squire Canyon

Molly Montgomery

Kirt Collins

Open (alt)

Revised: July 18, 2014

Holly Phipps

San Luis Obispo County Planning & Building Dept

RE:

Applicant Name: Mazzone

Case Number: LRP2013-00016

Project Description: GPA

APN: 076-251-044

At the Avila Valley Advisory Council meeting held on July 14, 2014, the council on the recommendation from the Squire Canyon Committee voted unanimously as follows regarding the Mazzone Project LRP2013-00016:

"AVAC supports the proposed change in land use designation from Agriculture, in conjunction with addition to the General Plan of an area standard for the property which requires that any future land division create parcels of 9 and 7.74 acres. Please note that the area standard recommended by AVAC differs from that proposed by the applicant."

Sincerely



Jim Hartig, AVAC Chairperson