



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

**Planning Commission**

Promoting the wise use of land

MEETING DATE January 28, 2016 EFFECTIVE DATE February 11, 2016	CONTACT/PHONE Jay Johnson (805) 781-4573 jgjohnson@co.slo.ca.us	APPLICANT Monarch Dunes, LLC	FILE NO. DRC2014-00130
SUBJECT A request by Monarch Dunes, LLC for a Conditional Use Permit to develop Phase 2A of the Woodlands Village, including 242 single-family residential units, a nine-hole golf course, a model home complex, two neighborhood parks, and trails. The Phase 2A area is located in the southeasterly quadrant of the Woodlands Village between Mesa Road and Eucalyptus Road, approximately 2 miles west of the community of Nipomo, in the South County planning area.			
RECOMMENDED ACTION Approve Conditional Use Permit DRC2014-00130 based on the findings listed in Attachment 1 and the conditions listed in Attachment 2.			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator is recommending the proposed project be found consistent with the previously certified 1998 Woodlands Specific Plan Final Environmental Impact Report (FEIR) and the previously certified 2001 Woodlands Specific Plan Final Supplemental Environmental Impact Report (FSEIR) (ED15-121). Per State CEQA Guidelines (Sec. 15164(a), Sec. 15162) an Addendum to the previously certified 1998 Woodlands Specific Plan Final Environmental Impact Report (FEIR) and previously certified 2001 Woodlands Specific Plan Final Supplemental Environmental Impact Report (FSEIR) was prepared.			
LAND USE CATEGORY Recreation	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 091-500-019	SUPERVISOR DISTRICT(S) 4
PLANNING AREA STANDARDS: Consistency with the Woodlands Specific Plan required			
LAND USE ORDINANCE STANDARDS: None applicable			
EXISTING USES: Vacant with approved tree removal and erosion control improvements in progress			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Recreation / single-family residences <i>East:</i> Residential Rural / rural residences <i>South:</i> Recreation and Residential Rural / vacant and rural residences <i>West:</i> Recreation / Vacant		PROPOSED SERVICES: Water supply: Community system (Woodlands Mutual Water Company) Sewage Disposal: Community sewer Fire Protection: Cal Fire	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, Agricultural Commissioner, Air Pollution Control District, County Parks, Building Division, Sheriff, Cal Fire, HEAL SLO, Nipomo Community Services District, Lucia Mar School District, Cal Trans, Regional Water Control Board, the cities of Pismo Beach, Santa Maria, Arroyo Grande and Grover Beach, the South County Advisory Council, and the Bicycle Advisory Committee			

TOPOGRAPHY: Gently to moderately sloped VEGETATION: Eucalyptus and non-native grasses	ACCEPTANCE DATE: August 31, 2015
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242	

### Project Overview

The Woodlands Village is a 957-acre, mixed-use project located on the Nipomo Mesa approximately two miles west of the community of Nipomo, on the east side of Highway One, and approximately ½ mile south of Willow Road. The Woodlands Specific Plan includes a residential component of 1,320 units (1,220 single-family units and 100 multi-family units), a commercial component of up to 140,000 square feet of floor area in the Village Center (approximately 10 acres in area), a business park component (approximately 19 acres in area) for up to 335,000 square feet of floor area, an 18-acre resort site for up to 500 rooms, three golf courses, a 10-acre park site, an 11-acre butterfly preserve, and a variety trails, buffers, neighborhood parks, and common areas. Development is to occur in four major phases: 1A, 1B, 2A, and 2B.

This project is a request for a Conditional Use Permit (CUP) to develop Phase 2A of the Woodlands Specific Plan. Phase 2A is 159.9 acres in area and would be developed with 242 single family dwelling units over 63.8 acres, a nine-hole golf course would occupy an additional 76 acres, and the remaining 20.1 acres consists of a perimeter buffer, trails, neighborhood parks and common landscape areas.

The preliminary grading plan shows approximately 1,300,000 cubic yards of cut soil. About 725,000 cubic yards will remain as fill within Phase 2A, with the remainder being exported to the Phase 2B area within Woodlands Village. Drainage would be retained on-site utilizing seven basins, and a series conventional storm drains and vegetative swales. Other low impact development features include alternative trail materials and pervious pavers. At the time this application was submitted, active tree removal was on-going within Phase 2A under the provisions of approved Minor Use Permit DRC2009-00014, as allowed by the Specific Plan. DRC2009-00014 authorized the removal of approximately 200 acres of eucalyptus within the areas of Phases 2A and 2B. In order to meet current stormwater requirements, an additional 12.5 acres of eucalyptus trees are proposed for removal with this CUP. Eucalyptus trees are required to remain within the 100-foot wide perimeter buffer.

Water for the Woodlands Village is from a community system operated by the Woodlands Mutual Water Company. Wastewater is handled by an on-site sewer system. Treated water from the sewer is used for on-site irrigation.

The proposed Phase 2A development is consistent with the provisions of the Woodlands Specific Plan.

### Project History

On December 15, 1998, the County Board of Supervisors certified the Woodlands FEIR and adopted the Woodlands Specific Plan. The Specific Plan and EIR are intended to provide the framework for an orderly development of the Woodlands property consistent with the County of San Luis Obispo General Plan. On December 17, 2002, the Board of Supervisors approved the master Development Plan (S990187U) and Vesting Tentative Map 2341, which covered the entire 957 acres. S990187U requires a Development Plan (Conditional Use Permit) for each major phase. On December 17, 2002 the Board of Supervisors also approved development of Phase 1A (447 single-family units and a golf course), and pursuant to Government Code Section 66473.7, made determination and verification that a sufficient water supply is available for all of Tract 2341. The CUP for the development of Phase 1B (368 single-family residences and a golf course) was approved on January 2, 2007.

On January 8, 2002 the Board of Supervisors certified the 2001 FSEIR for an amendment to the Growth Management Ordinance (GMO), Title 26 of the County Code. The amendment added provision to the GMO to allow allocations for residential building permits to be received at a rate to allow Woodlands Village to be built out in a ten to fifteen year period. The SEIR focused on groundwater supply only.

Residential single family development within Phase 1A commenced in 2005. Thirty-six multi-family units were constructed within Phase 1A between 2009 and 2012. The Phase 1A golf course was completed in 2006, and the Trilogy Center, which is across the street from the village center, was completed in 2008. The Phase 1B golf course was completed in 2009. Currently, residential development in Phases 1A and 1B is over 88 percent completed. A 9,600 square foot office building was built in the business park in 2010.

#### Conditional Use Permit Required

The phasing for the Woodlands will occur in four major phases (Phases 1A, 1B, 2A and 2B). Although the tentative map is approved, final maps cannot be recorded in advance of Conditional Use Permit approval for that phase. The Conditional Use Permit process allows the county to verify that all of the objectives of the specific plan are being achieved as the project develops and address any significant changes in conditions affecting the development in the village or its setting.

#### Specific Plan Standards and Mitigation Measures

The specific plan standards, mitigation measures, and conditions of approval from the subdivision and the Master Development Plan (CUP) that apply to this project have been carried over as conditions of approval. They include provisions for: mitigation monitoring, and impacts associated with traffic and circulation, noise, visual amenities, air quality, archaeology, biological resources and drainage. Many standards and mitigation measures have been met with the subdivision approval or project design, others will be met through revisions to plans that must be submitted for review and approval, others are performance standards that will require the applicant to do something prior to obtaining clearance to begin construction, and some are operational standards that require on-going performance.

#### Water Supply

In 2002, groundwater from the Nipomo Mesa subarea of the Santa Maria Groundwater Basin was the sole source of water for Woodlands Village. As a result of the 2005 stipulation in the Santa Maria Groundwater litigation, Woodlands Mutual Water Company (WMWC) agreed to participate in the Nipomo Supplemental Water Project (NSWP) that will deliver water from the City of Santa Maria to the Nipomo Community Services District (NCSD). There are three sources for the supplemental water: the State Water Project, Twitchell Reservoir, and groundwater from the Santa Maria side of the groundwater basin. According to the Nipomo Supplemental Water Project Supplemental Water Management and Groundwater Replenishment Agreement (Agreement), the underlying premise for the supplemental water is to offset 2,500 acre feet per year (AFY) of groundwater pumping where groundwater levels are most depressed in the Nipomo Mesa Management Area (NMMA) of the Santa Maria Groundwater Basin (where both NCSD and WMWC pump groundwater).

The Stipulation makes provisions for future urban uses as part of the 2,500 AFY offset. Each year, in accordance with the Stipulation and Judgement, an Annual Report for the NMMA prepared by the NMMA Technical Group is submitted to the court. According to the annual

report, the goal of each management area is to promote monitoring and management practices so that present and future water demands are satisfied without causing long-term damage to the underlying groundwater resource. The Technical Group, as part of the on-going monitoring, considers the “Key Wells Index” when making its recommendations. The Key Wells Index combines groundwater level data from eight selected wells distributed throughout the inland portion of the management area. The Key Wells Index for 2015 shows that groundwater levels have changed in the NMMA over time, and are now at an overall level that is lower than at any other time from 1975 to the present. Please refer to the chart for the Key Wells Index (Exhibit I in Attachment 3 – Graphics). As can be seen in the chart, the 2015 Key Wells Index status has gone from “Potentially Severe Criterion” to “Severe Criterion”. This change in status will require the Technical Group to include a response plan to address the change in status in its upcoming annual report (April 2016). This situation further illustrates the importance of supplemental water. In the most recent annual report (April 2015), the Technical Group in its recommendations makes the following statement about supplemental water:

“Additional water supplies that would allow for reduced pumping within the NMMA are the most effective method of reducing the stress on the aquifers and allow for groundwater elevations to recover, and provide means for long-term basin management. The NSWP is the fastest and most viable alternative water supply in the next several years. Given the Potentially Severe Water Shortage Conditions within the NMMA and other risk factors discussed in this Report, the TG recommends that this project be fully implemented as soon as possible.”

The report also states:

“The Stipulation (VI.E.5.) states all new urban uses shall provide a source of supplemental water to offset the water demand associated with the development. Currently [April 2015], the only source of supplemental water dedicated to new urban uses is the 500 AF of capacity NCSD added to the NSWP. Woodlands level of participation in the NSWP is considered to be their projected buildout demand. It is expected that new urban demand will be met by delivery of supplemental water from the NSWP, and possibly better utilization of recycled water or other sources.”

As of July 1, 2015, the City of Santa Maria is delivering 645 AFY of supplemental water to NCSD. WMWC’s share of the 645 AFY is 107 AFY. The amount of water to be delivered should increase over time as NCSD makes the necessary improvements to its delivery system. WMWC’s share of the supplemental water will increase from 107 AFY to 133 AFY on July 1, 2016, 167 AFY on July 1, 2020, and 417 AFY on July 1, 2025. Please refer to the attached letter from NCSD to WMWC, dated July 15, 2015 that outlines the delivery schedule. In addition to the supplemental water, it is anticipated that Phase 2A development will generate about 24.2 AFY of recycled water that will be used for irrigation. The expected water demand for Phase 2A at buildout is 156.8 AFY.

Land Use	Water Demand
242 residences	48.4 AFY
9-hole golf course	104.3 AFY
Parks and open space	4.1 AFY
Total	156.8 AFY

Based on the July 1, 2016 supplemental water delivery of 133 AFY plus the 24.2 AFY of recycled water, the water supply of 157.2 AFY would exceed the Phase 2A full buildout demand of 156.8 AFY. Therefore, the Phase 2A development will be off-set by supplemental water and the use of recycled water. It should be noted, in order to for NCSD to supply the 2016 amount, the district must construct an additional water storage tank. According to NCSD, the tank project is funded and they are in the process of obtaining bids for construction. It is anticipated the project will be completed this calendar year. Because the supplemental water delivery and the generation of wastewater will occur incrementally or possibly be delayed, it is important that development not outpace the water deliveries. Please refer to condition number 21.

As stated in the July 15, 2015 letter from NCSD to WMWC, the water volume may be delivered to the WMWC system or extractions from nearby NCSD wells (please refer to Exhibit J in Attachment 3 – Graphics) will be reduced by the same amount to achieve the same goal. The NCSD letter states that physical improvements to their existing emergency intertie with the WMWC system are required for delivery of the supplemental water to the WMWC system. Moreover, delivery of supplemental water from NCSD to WMWC would likely require approval from the Local Agency Formation Commission and the Woodlands Specific Plan requires that the WMWC be the sole water supply for all parcels and development. It is specifically limited to storing, treating and delivering the water of individual overlying parcel owner. Therefore, staff recommends that Phase 2A development be off-set by NCSD reducing pumping from one of their nearby wells rather than WMWC accepting the water delivery from NCSD into their system. Please refer to condition numbers 22 and 23.

Water Supply Verification

Pursuant to Government Code Section 66473.7, the County Board of Supervisors on December 17, 2002 verified and found that a sufficient water supply shall be available during normal, single-dry and multiple dry-years within a 20-year projection that will meet the projected demand associated with the project, in addition to existing and planned future uses, including, but not limited to, agricultural and industrial uses. Government Code Section 66473.7 applies to subdivisions of 500 dwelling units or more. The Board’s determination applied to Tract 2341, which covered the entire village. The sole source of water at the time of the Board’s determination was groundwater. A water supply verification pursuant to Government Code Section 66473.7 does not need to be made by the Planning Commission for this CUP. The Board’s decision is being provided for informational purposes.

Grading

The grading for the Woodlands is to be balanced on-site (within the village) with the greatest cuts and fills occurring on the golf courses. The grading for phase 2A will take approximately twelve months to complete. Approximately 44 percent of the fill will be exported to the Phase 2B area. The applicant intends to have the mass grading approved as part of the tract improvements. All applicable standards and mitigation measures must be met prior to start of tract improvements. Drainage issues must be addressed with grading including: handling storm

run-off on site, not allowing run-off to be directed to the bluff, consistency with an approved Storm Water Pollution Prevention Plan, and meeting County requirement for erosion control. The applicant proposes to retain stormwater on-site utilizing seven basins, and a series conventional storm drains and vegetative swales. Other low impact development features include alternative trail materials and pervious pavers.

#### Residential Single Family Development

Residential development is to be consistent with the design standards and guidelines found in Specific Plan Sections 2.3.2 through 2.3.6 for the applicable lot-size ranges. Subsections B, C and D that contain provisions for allowable uses, parking and building envelopes (setbacks and lot coverage ratios) are standards that must be met. Subsections E and F are guidelines that must be met, unless the Planning Director determines that a particular guideline, when applied to a particular lot or lots, is found to be infeasible, impractical or in conflict with a Specific Plan standard or mitigation measure. Staff is encouraging the residential development to include features that will accommodate a variety of generational occupants. These features may be large backyards, units with three or more bedrooms, two master suites, accessibility, child-safety design or adjustable shelves and surfaces. The applicant is proposing units that range from 1,800 to 3,200 square feet in floor area.

#### Golf Course

The Phase 2A golf course is a nine-hole course. The course will operate out of the main clubhouse adjacent to the Trilogy Center in the Phase 1A area. There will be an on-site starter shack at hole number one. On-course restrooms would be provided. The gross acreage of the proposed golf course is similar to what was originally envisioned at the time the tract was approved in 2002. Yet, the course has been designed and plant material has been selected to reduce water demand. The water demand for this course based on the 1998 EIR would have been estimated to be 190 acre-feet per year (afy). This course, according to the applicant's proposal will have a water demand estimate of 104.3 afy. The water supply for the golf course is a non-potable well located near Highway One in the Phase 1A area, recycled water from the wastewater treatment plant, and stormwater that is collected and stored in the lined irrigation pond located near holes seven, eight and nine. Night lighting is not allowed.

#### Parks and Trails

Two neighborhood pocket parks are proposed for this phase. These parks are roughly 0.4 acre and 0.5 acre each in size. They will provide both passive space and small functional active use space. The applicant is required to build a perimeter trail to be dedicated with each final map that is recorded. The perimeter trail easement is sufficiently wide to accommodate both equestrians and pedestrians. The perimeter trail connects with other off-site trails that enable riders to get to the Woodlands trail system. In addition, pedestrian paths will connect neighborhood through the golf course and to the perimeter trail.

#### Model Home Complex

Twenty five of the single-family lots on Via Vista are proposed for a model home complex. Nine model homes will be built, two additional units to be used for administration, and two lots will contain the tour center. The remaining lots will contain parking, landscape, and one of the pocket parks. The complex will include an all-weather emergency access built to Cal Fire standards. The applicant anticipates closing the existing model home complex that is located in Phase 1A with the completion of this model home complex. This complex would remain until the last homes in Phase 2B are sold.

### Affordable Housing

The applicant is to make provisions for affordable housing units at a ratio of 3 percent of the total number of housing units for that phase. For Phase 2A that would be seven affordable units. Forty affordable units are required for the entire village. The Specific Plan allows for this obligation to be met by construction of units on-site or by contributing fees for units to be developed off-site. At the time the Specific Plan was adopted, the fees would have gone to the San Luis Obispo Housing Authority. Now they would be handled through the County's Affordable Housing Fund, Title 29 of the County Code. To date, eleven affordable units have been constructed within in the townhome project that is located on Via Concha adjacent to the butterfly preserve. The continued provision of affordable dwelling was memorialized in an agreement between the applicant and the County. That agreement will need to be amended to accommodate the Phase 2A requirements.

### Sheriff Facilities

With the approval of the Master CUP, the applicant was required to work with the Sheriff's Office to establish an on-site facility by the end of Phase 1B. The condition of approval reads:

Prior to completion of Phase 1B, the applicant shall provide approximately 3,000 square feet of office space, without holding cells or jail facilities, and secured parking for approximately five automobiles for the County Sheriff's Department in or near the village center. A preliminary lease agreement prepared in consultation with the County Sheriff shall be submitted with the Development Plan application for Phase 1B.

The applicant has had discussions with the Sheriff's Office about the facilities but an actual, agreed upon, plan has not been achieved. In response to this application referral, the Sheriff's Office expressed a concern about this condition of approval. The condition is tied to the completion of Phase 1B and Phase 1B is approaching completion. Yet, the commencement of Phase 2A will likely overlap with the completion of Phase 1B. Staff is recommending this issue be addressed, to the satisfaction of the Planning Director, prior to recording the first map in Phase 2A. This will allow the applicant time to work with the Sheriff's Office as tract improvements are being installed. This recommended condition will not supersede or replace the condition attached to Phase 1B, but is intended to help resolve the matter. The condition stated above will remain in place.

### Additional Tree Removal

The applicant is requesting that an additional 12.5 acres of eucalyptus trees be authorized for removal to accommodate necessary grading to meet new State and County stormwater requirements. Please refer to Attachment 3 – Graphics "Additional Tree Removal" exhibit. The tree removal process shall be consistent with DRC2009-00014. All of the applicable conditions of approval from that permit have been carried over into these Conditions of Approval shown in Attachment 2.

### Neighborhood Compatibility

The Woodlands project is a village on the Nipomo Mesa that is surrounded on the north, east, and southeast by larger rural parcels developed with rural home sites, agricultural uses and greenhouses. To the west is agricultural lands and an oil refinery. To the south are rural home sites and agricultural uses in the valley below. The other nearby villages in the South County

(Black Lake Village, Palo Mesa and Callender Garrett) have similar settings. The Vision Statement of the South County Area Plan identifies villages surrounded by rural areas as a significant feature of the character of the South County. To help the transition between the village and rural areas, a tree buffer around the perimeter of the village was required. It should be noted that certain areas of the 100-foot wide buffer have historically had few trees or no trees in those areas. This is particularly true in the southeast corner of the site where the roadways known as Banneker Place and Amador Way border the site. In these areas, staff is recommending enhancements, including additional screening, be made to improve the quality of the buffer and create a greater sense of separation from neighboring properties. An on-site trail system will be provided that can connect to other trails in the vicinity. The Woodlands is not meant to be a gated community isolated from the rest of the mesa. The public parks and public places are to be available to the general public. As designed and conditioned, this project will meet the objectives of the Woodlands Specific Plan that is compatible with the community.

## **ENVIRONMENTAL DETERMINATION**

The Environmental Coordinator is recommending the proposed project be found consistent with the previously certified 1998 Woodlands Specific Plan Final Environmental Impact Report (FEIR) and the previously certified 2001 Woodlands Specific Plan Final Supplemental Environmental Impact Report (FSEIR) (ED15-121).

Please see the Environmental Impact Report Addendum in Attachment 4. Although there are proposed changes to the project, including the amount of grading, the amount of associated tree removal, the inclusion of supplemental water that is being brought into the Nipomo Mesa Management Area, and a model home complex, and there have been changes in the regulatory setting for water resources, air quality, and drainage, none of those changes would require major revisions to the FEIR or FSEIR or would alter the conclusions found in those documents.

The mitigation measures from the FEIR that are applicable to this application have been placed into the conditions of approval. The mitigation measure number, as identified in EIR, is referenced in **bold** at the start of the condition of approval. Some mitigation measures that apply to more than Phase 2A have been modified to address Phase 2A only.

## **COMMUNITY ADVISORY COUNCIL**

The South County Advisory Council discussed the project at their September 28, 2015 meeting. The issues discussed included low-flow fixtures, tree removal, pocket parks, model homes, water and supplemental water, the village perimeter, and construction noise. The Council voted to recommend approval of the project with no specific recommendations on any of the issues discussed.

## **AGENCY REVIEW**

The project was referred to: Public Works, Environmental Health, Agricultural Commissioner, Air Pollution Control District (APCD), County Parks, Building Division, Sheriff, Cal Fire, HEAL SLO, Nipomo Community Services District, Lucia Mar School District, Cal Trans, Regional Water

Control Board, the cities of Pismo Beach, Santa Maria, Arroyo Grande and Grover Beach, the South County Advisory Council, and the Bicycle Advisory Committee. Responses were received from Public Works, APCD, Sheriff, and Cal Fire.

Public Work commented on subdivision mapping, road construction (including the temporary emergency access at the model complex), circulation impact fees, off-site roads and intersection signalization, and right-of-way landscape.

APCD commented on current air quality regulations, blowing dust, construction phase impacts, dust control measures, and operational impacts.

The Sheriff's Office commented on their level of service in the county as a whole and for the South County, security during construction, concerns about an increase in calls in the area, and the Sheriff facilities required by the master CUP.

Cal Fire commented on water storage and hydrants, the model home emergency road surface, general emergency access, requirement of a Wildland Fire/Vegetation Management Plan, and proper access and posting of trails and recreation areas within the village. All applicable agency requirements have been addressed in the Conditions of Approval.

## **CORRESPONDENCE RECEIVED**

At the time the staff report was prepared, staff had received four emails regarding this item:

- 1) From Craig Merrill, dated December 4 and 8, 2015. Commenter is in general support of the project but has concerns regarding the paving of Viva Way between Mesa Road and Eucalyptus Road, the implementation of supplemental water (and the corresponding reduction in groundwater pumping), air quality monitoring during construction, and the extension of Eucalyptus Road.

*Staff Response: Viva Way is required to be paved and Eucalyptus Road is required to be extended, please refer to condition number 30. The supplemental water project is currently being implemented. Environmental monitoring is required. Please refer to condition numbers 16 and 17, and the air quality conditions, numbers 63 through 77.*

- 2) From Cathy Wittrock, dated December 21, 2015. Commenter expressed their support for additional trails and the potential for a dog park.

*Staff Response: Trails and pocket parks are part of the proposal but there are no requirements for a dedicated dog park. Please refer to condition numbers 39 and 40, and the Pocket Park Exhibit in the Graphics Attachment.*

- 3) From Sheri Smith, dated December 15, 2015. The commenter has concerns with the extension of Eucalyptus Road, traffic on Eucalyptus Road (including construction traffic), whether Viva way will be paved, and the duration of construction.

*Staff Response: Eucalyptus Road will be extended and Viva Way will be paved to County rural road standards, which does not include sidewalks or street lights. Please refer to condition number 30. Construction traffic should not be using local Nipomo Mesa roads. Please refer to condition number 102. Staff estimates construction for Phase 2A taking three to four years to complete.*

- 4) From Kathleen Cardiel, dated December 28, 2015. Commenter has concerns about tree removal and the 100-foot wide buffer adjacent to her property.

*Staff Response: The commenter lives adjacent to the roadway know as Amador Way. The buffer in this area should be enhanced. Please refer the neighborhood compatibility discussion and condition number 11.*

## **ATTACHMENTS**

1. Findings
2. Conditions of Approval
3. Graphics
4. EIR Addendum
5. Correspondence Received

Staff report prepared by Jay Johnson and reviewed by Steven McMasters, Supervising Planner.