

Negative Declaration & Notice Of Determination

PLANNING & BUILDING DEPARTMENT • COUNTY OF SAN LUIS OBISPO
 976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

ENVIRONMENTAL DETERMINATION NO. ED14-102

DATE: October 1, 2015

PROJECT/ENTITLEMENT: Guldeman Parcel Map; SUB2011-00028; CO12-0002

APPLICANT NAME: Candace and Phil Guldeman

ADDRESS: 2890 Mesa Alta Lane, Arroyo Grande, CA 93420

CONTACT PERSON: Dennis Schmidt, Granite Ridge Engineering Telephone: (805)-835-3582

PROPOSED USES/INTENT: Request by Candace and Phil Guldeman for a Vesting Tentative Parcel Map (CO12-0002) to subdivide an existing 5.25 acre parcel into three parcels ranging in size from 1.22 to 2.64 acres for the purpose of sale and/or development. The proposal involves a modification to the design standards of Section 21.03.010 of the Real Property Division Ordinance for proposed Parcel 3 regarding the average depth to width ratio of a parcel. The project includes off-site road improvements. The project will result in the disturbance of approximately 1,500 square feet of the 5.25 acre parcel. The division will create an on-site road. The proposed project is within the Residential Suburban land use category.

LOCATION: The project is located at 524 Mesa View Drive, approximately 460 feet northeast of the Mesa View Drive, Halcyon Road intersection, approximately two miles south of the community of Oceano on the Nipomo Mesa. The project is in the South County (South County Inland subarea) planning area.

LEAD AGENCY: County of San Luis Obispo
 Dept of Planning & Building
 976 Osos Street, Rm. 200
 San Luis Obispo, CA 93408-2040
 Website: <http://www.sloplanning.org>

STATE CLEARINGHOUSE REVIEW: YES NO

OTHER POTENTIAL PERMITTING AGENCIES: Caltrans

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

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT4:30 p.m. October 15, 2015

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 and monitoring were made a condition of 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 the 'Lead Agency' address above.

Stephanie Fuhs

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency



Initial Study Summary – Environmental Checklist

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
 976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

(ver 5.6) Using Form

Project Title & No. Guldeman Parcel Map ; SUB 2011-00028 (ED14-102)

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.

<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Geology and Soils	<input checked="" type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hazards/Hazardous Materials	<input checked="" type="checkbox"/> Transportation/Circulation
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input checked="" type="checkbox"/> Water /Hydrology
<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use

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.

Stephanie Fuhs
 Prepared by (Print)

Stephanie Fuhs
 Signature

9/22/15
 Date

Steve McMasters
 Reviewed by (Print)

Steve McMasters
 Signature

Ellen Carroll,
 Environmental Coordinator
 (for)

9/22/15
 Date

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 County Planning Department 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 Planning Department, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Candace and Phil Guldeman for a Vesting Tentative Parcel Map (CO12-0002) to subdivide an existing 5.25 acre parcel into three parcels ranging in size from 1.22 to 2.64 acres for the purpose of sale and/or development. The proposal involves a modification to the design standards of Section 21.03.010 of the Real Property Division Ordinance for proposed Parcel 3 regarding the average depth to width ratio of a parcel. Proposed Parcel 3 will have a depth to width ratio of 5.5 to 1; however, due to the parcel being on the edge of the Nipomo Mesa, approximately 600 feet of the parcel will be placed in open space to protect the bluff edge which limits the developable area to a ratio of 1.3 to 1. The project includes off-site road improvements for access from Mesa View Drive (Highway 1) to the proposed parcels. The project will result in the disturbance of approximately 1,500 square feet for on and off-site road improvements with up to two acres for future residential development on the 5.25 acre parcel. The proposed project is within the Residential Suburban land use category. The site is currently developed with one single family residence on proposed Parcel 3.

With the subdivision, two additional primary dwellings and three secondary dwellings could be developed along with accessory structures allowed in the Residential Suburban land use category. The project is located at 524 Mesa View Drive, approximately 460 feet northeast of the Mesa View Drive, Halcyon Road intersection, approximately two miles south of the community of Oceano on the Nipomo Mesa. The project is in the South County (South County Inland subarea) planning area.

The project site is located on the edge of the Nipomo Mesa. Section 22.98.070B of the Land Use Ordinance contains specific standards for development including a 50-foot setback for new structures from the top edge and the toe of the slope bank and a 150-foot setback for septic tanks and leach fields. While these setbacks are designated to prevent slope failure, they also lessen and/or eliminate potentially significant impacts to visual, biological, and cultural resources and wastewater.

ASSESSOR PARCEL NUMBER(S): 075-191-029

Latitude: 35 degrees 05' 00 " N Longitude: -120 degrees 35' 16 " W

SUPERVISORIAL DISTRICT # 4

B. EXISTING SETTING

PLAN AREA: South County

SUB: South County Inland

COMM: Palo Mesa

LAND USE CATEGORY: Residential Suburban

COMB. DESIGNATION: None

PARCEL SIZE: 5.25 acres

TOPOGRAPHY: Nearly level to steeply sloping

VEGETATION: Grasses, forbs, scattered oaks, coastal scrub

EXISTING USES: Single family residence on proposed Parcel 3, undeveloped

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Residential Rural and Agriculture/ Residences and row crops	<i>East:</i> Residential Rural and Residential Suburban/ Residences and row crops
<i>South:</i> Commercial Retail; Retail uses	<i>West:</i> Agriculture; agricultural uses

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, at least one issue was identified as having a 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	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
a) <i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project site is within the Residential Suburban land use category and is surrounded by a few residential suburban properties to the north and south. The property is within the Palo Mesa Village and contains a mix of uses from residential rural zoned parcels to the north and commercial retail sites to the south. The site fronts Mesa View Drive (Highway One) on the eastern boundary and is located along the Nipomo Mesa edge which drops down to the Arroyo Grande valley to the west. There is an existing single family residence on proposed Parcel 3 which is the parcel located closest to the bluff edge. The site is visible from Highway One and Halcyon Road in the Arroyo Grande Valley and Mesa View Drive on the mesa, but is well screened from view by existing vegetation located along the bluff edge. Existing development on the site is setback further than other parcels along the bluff edge so it is less conspicuous than other residences along this portion of the mesa.

Impact. Development of two additional primary dwellings on Parcels 1 and 2 and potentially three secondary dwellings (one on each parcel) would be visible from Mesa View Drive, but would not be highly visible from Halcyon Road. Mesa View Drive views are not considered significant due to the mix of existing uses along this stretch of the highway consisting of residential, greenhouse and commercial uses. Residential uses will also likely generate light and glare impacts onto areas adjacent to the project site.

Mitigation/Conclusion. Future development on proposed Parcel 3 shall maintain the existing vegetation along the edge of the bluff to the maximum extent possible to provide screening from Halcyon and Highway One (Arroyo Grande Valley). If vegetation removal is necessary on Parcel 3,

additional planting will be provided to maintain a minimum of 50% screening of structures as seen from Halcyon Road and Highway 1 (Arroyo Grande Valley). To minimize night lighting and glare impacts, the applicant shall provide a lighting plan to ensure all proposed lighting is directed downward and will not extend beyond the site.

2. AGRICULTURAL RESOURCES <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land, per NRCS soil classification, to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Conflict with existing zoning for agricultural use, or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting: Project Elements. The following area-specific elements relate to the property's importance for agricultural production:

Land Use Category: Rural Suburban

Historic/Existing Commercial Crops: None

State Classification: Farmland of Statewide Importance, Not prime farmland respectively

In Agricultural Preserve? No

Under Williamson Act contract? No

Oceano sand (0 - 9 % slope). This nearly level to gently sloping sandy soil is considered well drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: poor filtering capabilities. The soil is considered Class VI without irrigation and Class IV when irrigated.

Xerorthents, Escarpment. This moderately steep to very steeply sloping soil has unrated drainage characteristics. The soil has unrated erodibility and unrated shrink-swell characteristics, as well as having unrated septic system constraints. The soil is considered Class VII without irrigation and the Class is not rated when irrigated.

The site is currently developed with a single family residence and is not used for agricultural purposes. Existing agricultural uses (irrigated row crops) are located to the west at the bottom of the bluff edge in the Arroyo Grande Valley as well as a residential rural zoned property to the east that has been used for strawberries in past years, but has been fallow for over two years. Greenhouses are located on a residential suburban property directly to the north adjacent to proposed Parcel 1.

Impact. The existing elevation separation and distance between the agricultural operations in the Arroyo Grande valley and the area proposed for future residences is a minimum of 800 feet based on the distance from the edge of the mesa to the existing row crops in the valley. It is approximately 450 feet from the area that was farmed for strawberries to the developable area on proposed Parcel 1. For similar projects along this portion of the Mesa, the Ag Commissioners office has concluded that these types of projects will have a less than significant impact to agricultural resources or operations

due to proposed 500 foot buffers with vertical separation.

Mitigation/Conclusion. The applicant has agreed to mitigation measures to reduce the potential impact to agricultural resources to a level of insignificance. These include a 500 foot agricultural buffer extending the length of the vertical separation between agricultural operations and future residences, as well as disclosure to purchasers of proposed parcels concerning the nature of the neighboring agricultural activities and hours of operation, and the County's Right to Farm Ordinance.

3. AIR QUALITY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

GREENHOUSE GASES

f) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Other: <u>Cumulative dust impacts</u></i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The Air Pollution Control District (APCD) has developed and updated their CEQA Air Quality Handbook (2012) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

Greenhouse Gas (GHG) Emissions are said to result in an increase in the earth's average surface temperature. This is commonly referred to as global warming. The rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system. This is also known as climate change. These changes are now thought to

be broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

The passage of AB32, the California Global Warming Solutions Act (2006), recognized the need to reduce GHG emissions and set the greenhouse gas emissions reduction goal for the State of California into law. The law required that by 2020, State emissions must be reduced to 1990 levels. This is to be accomplished by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions. Subsequent legislation (e.g., SB97-Greenhouse Gas Emissions bill) directed the California Air Resources Board (CARB) to develop statewide thresholds.

In March 2012, the San Luis Obispo County Air Pollution Control District (APCD) approved thresholds for GHG emission impacts, and these thresholds have been incorporated into the APCD's CEQA Air Quality Handbook. APCD determined that a tiered process for residential / commercial land use projects was the most appropriate and effective approach for assessing the GHG emission impacts. The tiered approach includes three methods, any of which can be used for any given project:

1. **Qualitative GHG Reduction Strategies** (e.g. Climate Action Plans): A qualitative threshold that is consistent with AB 32 Scoping Plan measures and goals; or,
2. **Bright-Line Threshold**: Numerical value to determine the significance of a project's annual GHG emissions; or,
3. **Efficiency-Based Threshold**: Assesses the GHG impacts of a project on an emissions per capita basis.

For most projects the Bright-Line Threshold of 1,150 Metric Tons CO₂/year (MT CO₂e/yr) will be the most applicable threshold. In addition to the residential/commercial threshold options proposed above, a bright-line numerical value threshold of 10,000 MT CO₂e/yr was adopted for stationary source (industrial) projects.

It should be noted that projects that generate less than the above mentioned thresholds will also participate in emission reductions because air emissions, including GHGs, are under the purview of the California Air Resources Board (or other regulatory agencies) and will be "regulated" either by CARB, the Federal Government, or other entities. For example, new vehicles will be subject to increased fuel economy standards and emission reductions, large and small appliances will be subject to more strict emissions standards, and energy delivered to consumers will increasingly come from renewable sources. Other programs that are intended to reduce the overall GHG emissions include Low Carbon Fuel Standards, Renewable Portfolio standards and the Clean Car standards. As a result, even the emissions that result from projects that produce fewer emissions than the threshold will be subject to emission reductions.

Under CEQA, an individual project's GHG emissions will generally not result in direct significant impacts. This is because the climate change issue is global in nature. However, an individual project could be found to contribute to a potentially significant cumulative impact. Projects that have GHG emissions above the noted thresholds may be considered cumulatively considerable and require mitigation.

Impact.

As proposed, the project will result in the disturbance of approximately 1,500 square feet for road improvements with up to two acres for future residential development. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation. The project is also not in close proximity to sensitive receptors that might otherwise result in nuisance complaints and be subject to limited dust and/or emission control measures during construction.

From an operational standpoint, based on Table 1-1 of the CEQA Air Quality Handbook (2012), the project will not exceed operational thresholds triggering mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

This project is a three lot residential subdivision. Using the GHG threshold information described in the Setting section, the project is expected to generate less than the Bright-Line Threshold of 1,150 metric tons of GHG emissions. Therefore, the project's potential direct and cumulative GHG emissions are found to be less significant and less than a cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts. If it is shown that an incremental contribution to a cumulative impact, such as global climate change, is not 'cumulatively considerable', no mitigation is required. Because this project's emissions fall under the threshold, no mitigation is required.

Mitigation/Conclusion. The project will be subject to standard dust control measures. These measures include, but are not limited to, the following:

- Reducing the amount of disturbed area when possible.
- Using water trucks and sprinkler systems to prevent dust from leaving the site.
- Dirt stockpiles sprayed daily and as needed.
- Driveways and sidewalks paved as soon as possible.

In addition, each new residence will be subject to the South County Air Quality Mitigation fee, which is intended to partially mitigate the cumulative effects of new residential development within the South County planning area. This program funds several strategies within the South County to improve air quality and reduce single-occupant vehicles, by: attracting transit ridership through regional bus stop improvements; encouraging carpooling through park-and-ride lot improvements and ridesharing advertising; promoting the use of bicycles through bike lane installation; reducing dust through limited road paving of several unpaved roads; and by providing electronic information/services locally to reduce vehicle trip lengths. Also, the project will be subject to residential wood combustion standards as recommended by the APCD. Please refer to Exhibit B – Mitigation Summary Table for a detailed list of required mitigation measures. Incorporation of these measures will reduce impacts to less than significant levels.

4. BIOLOGICAL RESOURCES

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species* or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. BIOLOGICAL RESOURCES

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) Conflict with any regional plans or policies to protect sensitive species, or regulations of the California Department of Fish & Wildlife or U.S. Fish & Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* Species – as defined in Section 15380 of the CEQA Guidelines, which includes all plant and wildlife species that fall under the category of rare, threatened or endangered, as described in this section.

Setting. The following are existing elements on or near the proposed project relating to potential biological concerns:

On-site Vegetation: grassland with scattered trees

Name and distance from blue line creek(s): There is an unnamed creek 200ft to the west of the parcel

Habitat(s): Coastal Dune Scrub

Site's tree canopy coverage: Approximately 10%.

The Natural Diversity Database (or other biological references) identified the following species potentially existing within approximately one mile of the proposed project:

Vegetation

Blochman's leafy daisy (*Erigeron blochmaniae*) List 1B

Blochman's leafy daisy (*Erigeron blochmaniae*) has been found about 0.61 and 0.001 mile to the Northeast and West respectively. Blochman's leafy daisy is considered rare by the CNPS (List 1B, RED 2-2-3).

Coastal Goosefoot (*Chemopodium littoreum*) List 1B.2

Coastal goosefoot (*Chemopodium littoreum*) has been found about 0.78 mile to the Northwest.

Crisp monardella (*Monardella crispera*) List 1B

Crisp monardella (*Monardella crispera*) has been found about 0.98 mile to the west. This rhizomatous herb occurs in coastal dune and coastal scrub habitats (Tibor 2001). The crisp monardella is federal concern species and the CNPS considers this plant to be rare (List 1B, RED 2-2-3).

Gambel's watercress (*Rorippa gambelii*) FE, ST, List 1B

Gambel's watercress (*Rorippa gambelii*) has been found about 0.78 mile to the Northwest. Gambel's watercress is federally endangered, state threatened, and rated as rare by CNPS (List 1B, RED 3-3-2).

San Bernardino aster (*Symphotrichum defoliatum*)

San Bernardino aster was located about 0.01 mile to the west of the parcel.

San Luis Obispo (curly-leaved) monardella (*Monardella frutescens*) List 1B

San Luis Obispo monardella (*Monardella frutescens*) has been found about 0.85 mile to the west. The CNPS considers this plant to be rare (List 1B, 2-2-3).

Santa Margarita manzanita (*Arctostaphylos pilosula* ssp. *pilosula*) List 1B

Santa Margarita manzanita (*Arctostaphylos pilosula* ssp. *pilosula*) has been found about 0.58 mile to the Southeast. Santa Margarita manzanita is considered rare by CNPS (List 1B, RED 3-2-3).

Habitats

Central Dune Scrub

Central dune scrub is restricted to the coast between Bodega Bay and Point Conception (Holland, 1986). CDFG defines this community as threatened, with 1,000-3,000 individuals or 2,000-10,000 acres remaining (S2.2).

A botanical report was prepared for the project (V.L. Holland, May 30, 2012). Site visits were conducted in March, April and May 2012 and found no rare plants or sensitive habitats with the exception of coastal dune scrub habitat located along the bluff edge where the property slopes from the mesa down to the Arroyo Grande Valley.

The site contains a mixture of scattered eucalyptus, oaks, pines, Monterey cypress, Deodar cedar, Juniper and palm trees with non-native grassland within the developable area of the property.

Impact. Road improvements will result in impacts to, and possible removal of, an existing coast live oak tree located at the end of the proposed cul-de-sac. Future residential development could result in the removal of several non-oak trees depending on the location of construction. Nesting birds may be disturbed by vegetation removal, disruptive construction equipment noise, and increased human activity near nesting areas. Fish and Game Code 3503 protects birds, their eggs and nests from disturbance or destruction from construction activities.

The tentative parcel map shows an open space easement starting at the top of the bluff edge to the western property boundary of proposed Parcel 3 at the bottom of the bluff in the Arroyo Grande Valley. Placing this portion of the property in an open space easement will preserve the existing coastal dune scrub habitat on the site.

Mitigation/Conclusion. If the oak tree will be impacted by road improvements, it shall be replaced at a 2:1 ratio. If the tree needs to be removed, it will be replaced at a 4:1 ratio. To avoid impacts to nesting birds, the applicant has agreed to avoid removal of vegetation or any other ground disturbance between February and September 15 to avoid impacts to native breeding and nesting birds. If construction activities during this period cannot be avoided, a county-approved biologist shall survey all breeding and nesting habitat on the site and adjacent sites for breeding and/or nesting birds no more than two weeks prior to construction or site disturbance activities. Results of the surveys shall be submitted to the Department of Fish and Wildlife (CDFW) for concurrence with the report. If nesting and/or breeding birds are found, appropriate mitigation measures shall be developed in consultation with the CDFW and the applicant shall adhere to these measures during all construction activities on the site. These measures may include postponing disturbance until nesting activities have stopped. Prior to recordation of the final map, the applicant shall enter into an open space agreement for the portion of Parcel 3 from the top edge of the bluff to the western property line at the bottom of the bluff in the Arroyo Grande Valley.

5. CULTURAL RESOURCES

Will the project:

a) *Disturb archaeological resources?*

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. CULTURAL RESOURCES

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) <i>Disturb historical resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is located in an area historically occupied by the Obispeno Chumash. No historic structures are present and no paleontological resources are known to exist in the area.

Impact. A Phase I (surface) survey was conducted (Conway, August 2006). The report indicated that there are large archaeological sites in close proximity to the project site. Archaeological materials were not visible within the study area, but due to the number of sites in the immediate vicinity, additional monitoring is recommended for any site disturbance and construction activities. Proposed parcels 1 and 2 are currently undeveloped. Development of these parcels could impact resources that weren't visible during the initial phase 1 survey. Proposed Parcel 3 is currently developed with a single family residence and could be further developed with a secondary dwelling, accessory structures, or an addition or demolition of the existing residence. Since this parcel is in closest proximity to the edge of the mesa, the likelihood of encountering resources is increased. Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. Due to the known presence of cultural resources in the immediate vicinity of the project site, archaeological and Native American monitoring during all ground disturbing activities is required. The applicant will submit a monitoring plan, prepared by a subsurface-qualified archaeologist, that provides details on how the archaeologist will monitor grading and excavation activities during construction and the process to follow should resources be encountered (See Exhibit B for details). The applicant will retain a qualified archaeologist and Native American to implement the monitoring plan during construction and verify to the county that construction work adhered to the plan. In addition, per Section 22.10.040 of the County's Land Use Ordinance:

In the event archeological resources are unearthed or discovered during any construction activities, the following standards apply:

- a. Construction activities shall cease, and the Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
- b. In the event archeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner shall be notified in addition to the Department so proper disposition may be accomplished.

In addition, additional development or re-development on proposed Parcel 3 shall require shall require a monitoring plan which includes extended Phase 1 testing prior to issuance of construction permits to determine if subsurface resources exist on the project site.

6. GEOLOGY AND SOILS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>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?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* Per Division of Mines and Geology Special Publication #42

Setting. The following relates to the project's geologic aspects or conditions:

Topography: Nearly level to steeply sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low

Liquefaction Potential: Low

Nearby potentially active faults?: No Distance? Not applicable

Area known to contain serpentine or ultramafic rock or soils?: No

Shrink/Swell potential of soil: Negligible

Other notable geologic features? None

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts.

Impact. As proposed, the project will result in the disturbance of approximately 1,500 square feet for road improvements and up to two acres for future residential development. A soils engineering report was prepared (GeoSolutions, Inc., April 2012). This report found that the liquefaction potential was

very low and that the site is suitable for proposed development. Primary concerns for this particular site are loose surface soils and providing adequate foundations due to different settlement resulting from native soil versus engineered fill.

Mitigation/Conclusion. There is no evidence that measures above what will already be required by ordinance or codes are needed.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) <i>Impair implementation or physically interfere with an adopted emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) <i>Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be within a 'very high' fire hazard severity zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) <i>Be within an area classified as a 'state responsibility' area as defined by CalFire?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not located in an area of known hazardous material contamination. The project is not within a 'high' or 'very high' severity risk area for fire. The project is not within the Airport Review area.

Impact. The project does not propose the use of hazardous materials, nor the generation of hazardous wastes. The proposed project is not found on the 'Cortese List' (which is a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5). The project does not present a significant fire safety risk. The project is not expected to conflict with any regional emergency response or evacuation plan.

Mitigation/Conclusion. No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

8. NOISE

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate permanent increases in the ambient noise levels in the project vicinity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Cause a temporary or periodic increase in ambient noise in the project vicinity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>If located within the Airport Review designation or adjacent to a private airstrip, expose people residing or working in the project area to severe noise levels?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. A portion of the project (proposed Parcel 1) is within close proximity to a transportation noise source (Highway 1) and development within the following distances from the noise source will exceed the County's acceptable exterior noise threshold of 60 dBs for sensitive uses as follows:

- ✓ areas within the 60 dB to 65 dB range - 136 feet from road centerline, and closer;
- ✓ areas within the 65 dB to 70 dB range - 63 feet from road centerline, and closer;
- ✓ areas above the 70 dB level - 29 feet from road centerline, and closer.

Parcel 1 is approximately 60 feet from the centerline of Mesa View Drive (Highway 1), Parcel 2 is approximately 470 feet from the centerline, and Parcel 3 is approximately 825 feet from the centerline of Mesa View Drive (Highway 1).

The project is not expected to generate loud noises, nor conflict with the surrounding uses.

Mitigation/Conclusion. Because a portion of proposed Parcel 1 is located in an area that would

exceed the County's Noise Element standards, the following mitigation measures are proposed for: a front setback greater than 29 feet from the road centerline to avoid the 70 db level, interior mitigation for future residential construction shall include air conditioning or a mechanical ventilation system, windows and sliding glass doors mounted in low air infiltration rate frames, and solid core exterior doors with perimeter weather stripping and threshold shields, outdoor activity areas for new residential construction shall be located between the noise source (Mesa View Drive) and the residence so the residence acts as a sound barrier. If the outdoor activity area cannot be located in this manner, a sound wall or landscaping berm shall be constructed that is of sufficient height that it interrupts the line-of-sight between the noise source and outdoor activity area. The design and materials used for the sound wall or berm shall be reviewed and approved by the Planning and Building Department prior to issuance of construction permits and shall include textures, materials of varied tones and colors. The primary wall shall be of muted earth tones.

9. POPULATION/HOUSING

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county. The County's Inclusionary Housing Ordinance requires provision of new affordable housing in conjunction with both residential and nonresidential development and subdivisions.

Impact. The project will not result in a need for a significant amount of new housing, and will not displace existing housing because the project would facilitate the development of additional housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated. The project will mitigate its cumulative impact to the shortage of affordable housing stock by providing affordable housing unit(s) either on-site and/or by payment of the in-lieu fee (residential projects), or housing impact fee (commercial projects). No mitigation measures are necessary. Prior to map recordation, the applicant will pay an affordable housing in-lieu fee consistent with the applicable fee ordinance.

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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection (e.g., Sheriff, CHP)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Roads?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Solid Wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project area is served by the following public services/facilities:

Police: County Sheriff	Location: Oceano (Approximately 2.0 miles to the Northwest)
Fire: Cal Fire (formerly CDF)	Hazard Severity: High
Location: (Approximately 2.0 miles to the Northwest)	Response Time: 0-5 minutes
School District: Lucia Mar Unified School District.	

For additional information regarding fire hazard impacts, go to the 'Hazards and Hazardous Materials' section

Impact. No significant project-specific impacts to utilities or public services were identified. This project, along with others in the area, will have a cumulative effect on police/sheriff and fire protection, and schools. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. Regarding cumulative effects, public facility (County) and school (State Government Code 65995 et seq.) fee programs have been adopted to address these impacts, and will reduce the cumulative impacts to less than significant levels.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect the access to trails, parks or other recreation opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. According to the Parks Division referral response, the site is located within the Juan Bautista de Anza National Trail corridor. The referral response requests a 25-foot wide easement for the trail

along the property's frontage along Mesa View Drive. Prior to map recordation, county ordinance requires the payment of a fee (Quimby) for the improvement or development of neighborhood or community parks.

Impact. The proposed project will not create a significant need for additional park, Natural Area, and/or recreational resources.

Mitigation/Conclusion. The "Quimby" fee will adequately mitigate the project's cumulative impact on recreational facilities along with the offer of dedication for a 25-foot wide trail easement along Mesa View Drive. No significant recreation impacts are anticipated, and no additional mitigation measures are considered necessary.

12. TRANSPORTATION/CIRCULATION	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Level of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Conflict with an established measure of effectiveness for the performance of the circulation system considering all modes of transportation (e.g. LOS, mass transit, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Conflict with an applicable congestion management program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The County has established the acceptable Level of Service (LOS) on roads for this urban area as "D" or better. The existing road network in the area, including the project's access street (Mesa View Drive) is operating at an acceptable level of service.

Referrals were sent to County Public Works and Caltrans. Initially, there was some concern whether there was adequate site distance at this location. CalTrans recently re-reviewed the traffic engineers Access Evaluation (Orosz Engineering Group, August 2012, revised July 2014) and determined that the driveway meets the minimum distance requirements as long as no queuing of southbound

vehicles turning right into the driveway would occur.

Circulation Study Area. The project is within the South County Area 2 Circulation Fee area. This fee provides the means to collect “fair share” monies from new development to help fund certain regional road improvements that will be needed once the area reaches “buildout”. The project will be subject to this fee.

Impact. The proposed project is estimated to generate about 57 trips per day, based on the Institute of Traffic Engineer’s manual of 9.57 trips/unit (3 primary dwellings and 3 secondary dwellings). This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels. The project does not conflict with adopted policies, plans and programs on transportation.

Mitigation/Conclusion. In order to mitigate for the sight distance concern, a condition of approval will be added to the map to provide for tapers at both ends of the driveway to avoid any queuing along the highway and removal of any vegetation that would restrict visibility along this stretch of road. No additional measures are considered necessary.

13. WASTEWATER

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Regulations and guidelines on proper wastewater system design and criteria are found within the County’s Plumbing Code (hereafter CPC; see Chapter 7 of the Building and Construction Ordinance [Title 19]), the “Water Quality Control Plan, Central Coast Basin” (Regional Water Quality Control Board [RWQCB] hereafter referred to as the “Basin Plan”), and the California Plumbing Code. These regulations include specific requirements for both on-site and community wastewater systems. These regulations are applied to all new wastewater systems.

For on-site septic systems, there are several key factors to consider for a system to operate successfully, including the following:

- ✓ Sufficient land area (refer to County’s Land Use Ordinance or Plumbing Code) – depending on water source, parcel size minimums will range from one acre to 2.5 acres;
- ✓ The soil’s ability to percolate or “filter” effluent before reaching groundwater supplies (30 to 120 minutes per inch is ideal);
- ✓ The soil’s depth (there needs to be adequate separation from bottom of leach line to bedrock [at least 10 feet] or high groundwater [5 feet to 50 feet depending on percolation rates]);
- ✓ The soil’s slope on which the system is placed (surface areas too steep creates potential for daylighting of effluent);
- ✓ Potential for surface flooding (e.g., within 100-year flood hazard area);

- ✓ Distance from existing or proposed wells (between 100 and 250 feet depending on circumstances); and
- ✓ Distance from creeks and water bodies (100-foot minimum).

To assure a successful system can meet existing regulation criteria, proper conditions are critical. Above-ground conditions are typically straight-forward and most easily addressed. Below ground criteria may require additional analysis or engineering when one or more factors exist:

- ✓ the ability of the soil to "filter" effluent is either too fast (percolation rate is faster or less than 30 minutes per inch and has "poor filtering" characteristics) or is too slow (slower or more than 120 minutes per inch);
- ✓ the topography on which a system is placed is steep enough to potentially allow "daylighting" of effluent downslope; or
- ✓ the separation between the bottom of the leach line to bedrock or high groundwater is inadequate.

Based on Natural Resource Conservation Service (NRCS) Soil Survey map, the soil type(s) for the project is provided in the listed in the previous Agricultural Resource section. The main limitation(s) of this soil for wastewater effluent include:

-poor filtering characteristics due to the very permeable nature of the soil, without special engineering will require larger separations between the leach lines and the groundwater basin to provide adequate filtering of the effluent. In this case, based on the Percolation Testing Report prepared by GeoSolutions, Inc. (April 2012), the percolation rates are less than 1 minute to 2 minutes per inch. Plans for an engineered wastewater system that shows how the basin plan criteria can be met will be needed prior to recordation of the final map.

The soil has been representatively-tested (GeoSolutions, Inc., April 2012) for the following criteria: percolation rates, soil borings of adequate depth to determine the presence/ absence of groundwater, and adequate separation from bedrock or impermeable layer. Based on this information, there is adequate evidence showing that on-site systems can be designed to meet the CPC/Basin Plan. Prior to map recordation, additional testing will be required by the Environmental Health Division/Building Division to verify acceptable conditions exist for on-site systems. Any proposed lot cannot be recorded until it has shown Basin Plan requirements can be met for that lot. Leach line locations will also be reviewed at this time to verify adequate setbacks are provided from any existing or proposed wells (100 feet for individual wells, 200 feet for community wells).

Impacts/Mitigation.

Based on the following project conditions or design features, wastewater impacts are considered less than significant:

- ✓ The project has sufficient land area per the County's Land Use Ordinance to support an on-site system;
- ✓ There is adequate soil separation between the bottom of the leach line to bedrock or high groundwater;
- ✓ The soil's slope is between less than 20%;
- ✓ The leach lines are outside of the 100-year flood hazard area;
- ✓ There is adequate distance between proposed leach lines and existing or proposed wells;
- ✓ The leach lines are at least 100 feet from creeks and water bodies.

Based on the above discussion and information provided, the site appears to be able to design an on-site system that will meet CPC/Basin Plan requirements. Prior to building permit issuance and/or final

inspection of the wastewater system, the applicant will need to show to the county compliance with the County Plumbing Code/ Central Coast Basin Plan, including any above-discussed information relating to potential constraints. Therefore, based on the project being able to comply with these regulations, potential groundwater quality impacts are considered less than significant.

14. WATER & HYDROLOGY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY				
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
QUANTITY				
h) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) <i>Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure, etc.), or inundation by seiche, tsunami or mudflow?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project proposes to obtain its water needs from a community system (Rural Water Company). The Environmental Health Division has reviewed the project for water availability and has determined that there is preliminary evidence that there will be sufficient water available to serve the proposed project. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is nearly level to steeply sloping. The closest creek from the proposed

development is approximately 0.03 miles away. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

The proposed project is within the Nipomo Mesa Water Conservation Area and is subject to the following requirements:

Groundwater

General. The water containing sediments underlying Nipomo Mesa are part of the northern extension of the Santa Maria Groundwater Basin known as the Nipomo Hydrologic sub-area. The entire Santa Maria Groundwater basin includes an area of over 280 square miles, extending from the Pacific Ocean over 20 miles inland. The Santa Maria Groundwater Basin is managed by the Santa Maria Valley Water Conservation District and occupies approximately 36,000 acres most of which is in Santa Barbara County. A portion of the District extends north of the Santa Maria River into San Luis Obispo County, west of U.S. Highway 101. Twitchell Reservoir on the Cuyama River (a tributary of the Santa Maria River) is a major groundwater recharge facility within the basin, and there are other stormwater retention and recharge basins in the Santa Maria area.

Department of Water Resources (DWR). In 1994, the DWR began an update of the 1979 study of the Arroyo Grande Valley – Nipomo Mesa Area groundwater sub area and the northern portion of the Santa Maria River Valley groundwater sub area. The study, "Water Resources of the Arroyo Grande - Nipomo Mesa Area", was completed and published in 2003. The study contains the following findings and conclusions:

- Observations of groundwater elevations in 1975, 1985 and 1995 revealed the development and subsequent expansion of a depression in groundwater elevations generally south of Willow Road and east of Highway 1 - the south central portion of the Nipomo Mesa.
- Nipomo Community Services District and Southern California Water Company have many of their wells in or near the depression. The extractions of these two agencies have increased from about 940 afy in 1979 to 2,790 afy in 1995 and 3,620 in 2000.
- There have also been increases in demand for water to serve rural residences and agricultural uses.
- Since the depression enlarges, the reduced water in storage could result in increased inflow from Santa Maria Valley and decreased outflow to the ocean from the mesa and the valley. If the pumping depression on the mesa pulls in water from the Santa Maria Valley, the possibility exists for the poorer quality groundwater of the valley, containing high concentrations of dissolved solids, to locally reduce the quality of the mesa's groundwater. Also, in the future, if subsurface outflows to the ocean cease, and the seaward hydraulic gradient is reversed, this condition could lead to seawater intrusion of the groundwater resources. Currently, there is no evidence of seawater intrusion.

A major source of recharge for the Nipomo Mesa is deep percolation of precipitation. This makes the groundwater basin vulnerable to protracted periods of below-average rainfall.

DRAINAGE – The following relates to the project's drainage aspects:

Within the 100-year Flood Hazard designation? No

Closest creek? unnamed Distance? Approximately 200 feet west

Soil drainage characteristics: Well drained

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.110 or CZLUO Sec. 23.05.042) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that

caused by historic flows.

SEDIMENTATION AND EROSION – Soil type, area of disturbance, and slopes are key aspects to analyzing potential sedimentation and erosion issues. The project's soil types and descriptions are listed in the previous Agriculture section under "Setting". As described in the NRCS Soil Survey, the project's soil erodibility is as follows:

Soil erodibility: Low

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

Impact – Water Quality/Hydrology

With regards to project impacts on water quality the following conditions apply:

- ✓ Approximately 1,500 square feet of site disturbance is proposed for road improvements and up to two acres for future residential development;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project is not on highly erodible soils, nor on moderate to steep slopes;
- ✓ The project is not within a 100-year Flood Hazard designation;
- ✓ The project is more than 100 feet from the closest creek or surface water body;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- ✓ Parking area drainage inlets will be fitted with hydrocarbon filters;
- ✓ Bioswales will be installed as a part of the drainage plan;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- ✓ The project is subject to the County's Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), and/or the "Water Quality Control Plan, Central Coast Basin" for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant;
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur;

Water Quantity

A recent subdivision (Vanderveen, approved September 2014) within one mile of this project prepared a water demand report that was peer reviewed by Fugro Consultants, Inc. The calculated water use (gross water demand) per one acre parcel is .78 acre feet per year, including both indoor (0.42afy) and outdoor use (0.36afy). For proposed Parcel 1 (1.42 acres), estimated water use would be 1.11afy. For proposed parcel 2 (1.22 acres), estimated water use would be 0.95 afy. The buildable area on proposed Parcel 3 is approximately ½ acre which would equate to about 0.40 afy of water use. All combined, the project would be estimated to use 2.46afy. Fugro's report calculated a total irrigation return flow of approximately 30%. Subtracting the return flow from the gross water demand results in the net water use of 1.72 afy.

Mitigation/Conclusion. Because there has been no supplemental water fee adopted, and the proposed project will be increasing the non-agricultural water demand, providing adequate mitigation measures to ensure that there will be adequate water supplies for both this project and future projects

on the Nipomo Mesa is challenging on a case by case basis.

To offset the project's water demand, the applicant will need to provide evidence of retrofitting equal to the amount of water the project will use. These retrofits will need to be located within the boundaries of the Rural Water Company service area in order to provide balance within the aquifer (i.e., providing retrofits on the southern side of the community of Nipomo would have no direct benefit to the wells serving Rural Water Company).

In addition, mitigation measures have been added to reduce water demand, including a limitation on landscaping of 1,500 square feet of the lot area with no turf allowed, use of cisterns and rain barrels, rain gardens or pervious pavement, and vegetated swales.

With the inclusion of water limiting and offsetting measures, the project will not result in additional demand on the groundwater basin and impacts to groundwater supplies will be mitigated to a level of insignificance.

15. LAND USE	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
<i>Will the project:</i>				
a) <i>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?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. 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, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CAL FIRE for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

PROJECT MANAGER: PLANNING AREA STANDARDS APPLY

The proposed project is subject to the following Planning Area Standard(s) as found in the County's LUO:

1. LUO Section 22.98.070 South County Planning Area- Inland
2. LUO Section 22.98.070B Edge of Nipomo Mesa
3. LUO Section 22.98.070F Nipomo Mesa Water Conservation Area

- 4. LUO Section 22.108.080 Palo Mesa Village Area
- 5. LUO Section 22.108.080A.2 Palo Mesa Drainage Plan Requirements

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required were determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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Will the project:

- 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 pre-history?*

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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- 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 projects, and the effects of probable future projects)*

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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- c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 Information", or the California Environmental Resources Evaluation System at: http://www.ceres.ca.gov/topic/env_law/ceqa/guidelines for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

The County Planning Department has contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input checked="" type="checkbox"/>	County Environmental Health Services	Attached
<input type="checkbox"/>	County Agricultural Commissioner's Office	Not Applicable
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input checked="" type="checkbox"/>	Air Pollution Control District	None
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input checked="" type="checkbox"/>	Regional Water Quality Control Board	None
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Fish and Wildlife	None
<input checked="" type="checkbox"/>	CA Department of Forestry (Cal Fire)	Attached
<input checked="" type="checkbox"/>	CA Department of Transportation	Attached
<input type="checkbox"/>	Community Services District	Not Applicable
<input checked="" type="checkbox"/>	Other <u>Parks Division</u>	Attached
<input type="checkbox"/>	Other _____	Not Applicable

**** "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.

- | | |
|-------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Project File for the Subject Application | <input type="checkbox"/> Design Plan |
| <u>County documents</u> | <input type="checkbox"/> Specific Plan |
| <input type="checkbox"/> Coastal Plan Policies | <input checked="" type="checkbox"/> Annual Resource Summary Report |
| <input checked="" type="checkbox"/> Framework for Planning (Coastal/Inland) | <input type="checkbox"/> Circulation Study |
| <input checked="" type="checkbox"/> General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements: | <u>Other documents</u> |
| <input checked="" type="checkbox"/> Agriculture Element | <input checked="" type="checkbox"/> Clean Air Plan/APCD Handbook |
| <input checked="" type="checkbox"/> Conservation & Open Space Element | <input checked="" type="checkbox"/> Regional Transportation Plan |
| <input type="checkbox"/> Economic Element | <input checked="" type="checkbox"/> Uniform Fire Code |
| <input checked="" type="checkbox"/> Housing Element | <input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3) |
| <input checked="" type="checkbox"/> Noise Element | <input checked="" type="checkbox"/> Archaeological Resources Map |
| <input checked="" type="checkbox"/> Parks & Recreation Element/Project List | <input checked="" type="checkbox"/> Area of Critical Concerns Map |
| <input checked="" type="checkbox"/> Safety Element | <input checked="" type="checkbox"/> Special Biological Importance Map |
| <input checked="" type="checkbox"/> Land Use Ordinance (Inland/Coastal) | <input checked="" type="checkbox"/> CA Natural Species Diversity Database |
| <input type="checkbox"/> Building and Construction Ordinance | <input checked="" type="checkbox"/> Fire Hazard Severity Map |
| <input checked="" type="checkbox"/> Public Facilities Fee Ordinance | <input checked="" type="checkbox"/> Flood Hazard Maps |
| <input checked="" type="checkbox"/> Real Property Division Ordinance | <input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County |
| <input checked="" type="checkbox"/> Affordable Housing Fund | <input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.) |
| <input type="checkbox"/> Airport Land Use Plan | <input type="checkbox"/> Other |
| <input type="checkbox"/> Energy Wise Plan | |
| <input checked="" type="checkbox"/> South County Area Plan/South County sub area and Update EIR | |

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

Botanical Report, V.L. Holland, May 30, 2012

Phase I Archaeological Surface Survey, Thor Conway, Heritage Discoveries, Inc., August 15, 2006

Soils Engineering Report, GeoSolutions, Inc., April 24, 2012

Access Evaluation, Orosz Engineering Group, Inc., August 19, 2012 revised July 21, 2014

Percolation Testing Report, GeoSolutions, Inc., April 24, 2012

Water Demand Report Peer Review, Fugro Consultants, Inc., March 2014

Exhibit B - Mitigation Summary Table

Per Public Resources Code Section 21081.6, the following measures also constitute the mitigation monitoring and/or reporting program that will reduce potentially significant impacts to less than significant levels. These measures will become conditions of approval (COAs) should the project be approved. The Lead Agency (County) or other Responsible Agencies, as specified in the following measures, are responsible to verify compliance with these COAs.

Aesthetics

- AS-1. At the time of application for construction permits for Parcel 3, the applicant shall show all trees within 50 feet of ground disturbance and indicate which trees will be removed and which trees will remain. The applicant shall maintain the existing vegetation along the edge of the bluff to the maximum extent possible to provide screening from Halcyon and Highway One (Arroyo Grande Valley).**
- AS-2. If vegetation removal is necessary on Parcel 3, prior to issuance of construction permits, the applicant shall show the location, size and species of additional planting to be provided to maintain a minimum of 50% screening of structures as seen from Halcyon Road and Highway 1 (Arroyo Grande Valley).**
- AS-3. At the time of application for construction permits, the applicant shall submit an Exterior Lighting Plan for County review and approval. The Plan shall define the height, location, and intensity of all exterior lighting. All lighting fixtures shall be positioned "down and into" the development, and shielded so that neither the lamp nor the related reflector interior surface is visible from surrounding properties. All lighting poles, fixtures, and hoods shall be dark colored. These measures shall be shown on applicable construction drawings prior to issuance of construction permits and permanent lighting shall be installed prior to final inspection.**

Agricultural Resources

- AG-1. Prior to transfer of the parcels created by this subdivision, the applicant shall disclose to prospective buyers, of all parcels created by this proposal, the consequences of existing and potential intensive agricultural operations on adjacent parcels including, but not limited to: dust, noise, odors and agricultural chemicals and the county's Right to Farm and Leash ordinances currently in effect at the time said deed(s) are recorded.**
- AG-2. Prior to recordation of the final map, the applicant shall provide an agricultural buffer on the subject property as follows:**
 - a. 500 feet from the western property line (at the bottom of the mesa) of Parcel 3.

No structures used for human habitation shall be constructed in the buffer area. The agricultural buffer shall no longer be in effect if the adjacent agricultural use is discontinued and the adjacent property is no longer in the Agriculture land use category.
- AG-3. At the time of application for construction permits, the applicant shall clearly delineate the agricultural buffer on the project plans.**

Air Quality

- AQ-1.** As of February 25, 2000, the APCD prohibits developmental burning of vegetative material within San Luis Obispo County. However, under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. Any such exception must complete the following prior to any burning: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD approval, the applicant shall furnish them with the study of technical feasibility (which includes costs and other constraints) at the time of application. For any questions regarding these requirements, the APCD's Enforcement Division may be contacted (805/781-5912).
- AQ-2.** *Fugitive PM10 Mitigation Measures* (All required PM10 measures shall be shown on applicable grading or construction plans. In addition, the developer shall designate personnel to insure compliance and monitor the effectiveness of the required dust control measures (as conditions dictate, monitor duties may be necessary on weekends and holidays to insure compliance); the name and telephone number of the designated monitor(s) shall be provided to the APCD prior to construction/ grading permit issuance)
- Reduce the amount of the disturbed area where possible;
 - Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible;
 - All dirt stock-pile areas should be sprayed daily as needed;
 - All roadways, driveways, sidewalks, etc. to be paved should 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.
- AQ-3.** Only the following types of wood burning devices shall be allowed (based on District Rule 504): a) EPA-Certified Phase II wood burning devices; b) catalytic wood burning devices emitting less than or equal to 4.1 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; c) non catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; d) pellet-fueled woodheaters; or e) dedicated gas-fired fireplaces. **Prior to construction permit issuance**, such devices shall be shown on all applicable plans, and installed as approved by the County.

Biological Resources

- BR-1.** **Prior to approval of subdivision improvement plans**, the applicant shall show all oak trees within 50 feet of ground disturbing activities. All oak trees removed shall be replaced at a 4:1 ratio, impacted trees shall be replaced at a 2:1 ratio.
- BR-2.** **At the time of application for subdivision improvement plans and/or construction permits**, if possible, to avoid potential impacts to nesting birds, tree removal associated with project activities shall be limited outside the bird nesting season, which is February 15th to September 15th. However, if tree removal is required during the bird nesting season, a survey for nesting birds shall be conducted within two weeks prior to ground disturbing activities by a qualified biologist, retained by the applicant, in and adjacent to the project area. If nesting birds are found to be located within or adjacent to the project area, an appropriate buffer area shall be established by a qualified biologist to ensure protection of the nesting birds. The biologist shall determine the appropriate buffer distance based on the bird species, topography, vegetation, and type of disturbance and in consultation with CDFW and/or

USFWS. At a minimum, the buffer area shall be delineated with brightly colored construction fencing. No construction, grading, or equipment staging activities shall occur within the buffer area, which shall remain in place until the biologist has determined that the young have fledged from the nest.

- BR-3. Prior to recordation of the final map, the applicant shall enter into an open space agreement for the portion of Parcel 3 from the top edge of the bluff to the western property line at the bottom of the bluff in the Arroyo Grande Valley.**

Cultural Resources

- CR-1. Prior to issuance of construction permits/subdivision public improvement plans, the applicant shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the Environmental Coordinator. The monitoring plan shall include at a minimum:**
- a. List of personnel involved in the monitoring activities;
 - b. Description of how the monitoring shall occur;
 - c. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
 - d. Description of what resources are expected to be encountered;
 - e. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);
 - f. Description of procedures for halting work on the site and notification procedures;
 - g. Description of monitoring reporting procedures.
- CR-2. During initial ground disturbing construction activities, the applicant shall retain a qualified archaeologist approved by the Environmental Coordinator to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.**
- CR-3. Upon completion of all monitoring/mitigation activities, and prior to final acceptance of subdivision public improvements or prior to occupancy or final inspection (whichever occurs first) (as applicable), the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.**

Noise

- N-1. At the time of application for construction permits for Parcel 1, plans shall show a minimum front setback of 29 feet from the centerline of Mesa View Drive in order to avoid the 70db noise contour line.**
- N-2. At the time of application for construction permits for Parcel 1, the applicant shall show on the construction plans the following for noise mitigation:**
- a. air conditioning or a mechanical ventilation system,
 - b. windows and sliding glass doors mounted in low air infiltration rate frames, and
 - c. solid core exterior doors with perimeter weather stripping and threshold shields.

- N-3. At the time of application for construction permits for Parcel 1, the applicant shall show outdoor activity areas for new residential construction that is located between the noise source (Mesa View Drive) so the residence can act as a sound barrier. If the outdoor activity area cannot be located in this manner, a sound wall or landscaping berm shall be constructed that is of sufficient height that it interrupts the line-of-sight between the noise source and outdoor activity area. The design and materials used for the sound wall or berm shall be reviewed and approved by the Planning and Building Department prior to issuance of construction permits and shall include natural materials and colors.**

Recreation

- R-1. Prior to approval of subdivision improvement plans, plans shall show an offer of dedication for a 25-foot wide easement for trail purposes along the property frontage on Mesa View Drive (Highway 1).**

Water

- W-1. At the time of application for construction permits, the applicant shall pay a supplemental water development fee for dwelling unit equivalent similar to that required by County Ordinance for properties located within the Nipomo Mesa Water Conservation Area.**
- W-2. At the time of application for construction permits, if the County's supplemental water fee is not adopted and if the Level of Severity III still exists for water resources within the Nipomo Mesa Water Conservation Area, the applicant shall enter into an agreement with the County that the applicant will provide retrofitting within the Nipomo Mesa Water Conservation Area boundary to off-set the additional water useage generated by new development on the parcels. This equates to 0.3325 afy for each parcel (0.6650 afy overall estimated total/2 parcels). These offsets can be achieved through plumbing retrofits, participation in a turf removal incentive program or participation in an approved program or project administered by the Nipomo Community Services District. Evidence of retrofitting and the estimated amount of water saved through retrofits will be required prior to permit issuance.**
- W-3. In order to decrease water demand, at the time of application for construction permits, the applicant shall provide the following on the project plans:**
- a. Plans shall incorporate all feasible low impact design (LID) features.
 - b. The maximum amount of turf (lawn) area shall not exceed 20% of the site's total irrigated landscape area.
 - c. Landscaping plans shall include low water using, drought tolerant plant species, preferably plants native to the region.
 - d. Each parcel's total landscaped area shall not exceed 1,500 square feet.
- W-4. For the life of the project, as long as a Level of Severity III exists for water resources within the Nipomo Mesa Water Conservation Area, the applicant shall adhere to the following water waste prevention activities:**
- a. Application of water to outdoor landscapes in a manner that results in runoff into non-irrigated areas, public and private walkways, roadways, parking lots, structures or other hard surface areas.
 - b. Use of a hose to wash an automobile or other vehicle except where the hose is fitted with an automatic shut off nozzle or device attached to it that causes it to cease dispensing water when not in use.
 - c. Application of water to hard surfaces, including but not limited to, driveways, sidewalks, unpaved walkways and any other hard surface areas.
 - d. Use of potable water in a fountain or other decorative water feature unless such water flows through a recirculating system
 - e. Application of water to outdoor landscape more than 3 times per week

**DEVELOPER'S STATEMENT FOR THE
GULDEMAN PARCEL MAP (PARCEL MAP CO 12-0002); SUB2011-00028**

The applicant agrees to incorporate the following measures into the project. These measures become a part to the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading 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.

Aesthetics

- V-1. **At the time of application for construction permits for Parcel 3**, the applicant shall show all trees within 50 feet of ground disturbance and indicate which trees will be removed and which trees will remain. The applicant shall maintain the existing vegetation along the edge of the bluff to the maximum extent possible to provide screening from Halcyon and Highway One (Arroyo Grande Valley).

Monitoring: The Planning and Building Department shall verify compliance.

- V-2. If vegetation removal is necessary on Parcel 3, **prior to issuance of construction permits**, the applicant shall show the location, size and species of additional planting to be provided to maintain a minimum of 50% screening of structures as seen from Halcyon Road and Highway 1 (Arroyo Grande Valley).

Monitoring: The Planning and Building Department shall verify compliance.

- V-3. **At the time of application for construction permits**, the applicant shall submit an Exterior Lighting Plan for County review and approval. The Plan shall define the height, location, and intensity of all exterior lighting. All lighting fixtures shall be positioned "down and into" the development, and shielded so that neither the lamp nor the related reflector interior surface is visible from surrounding properties. All lighting poles, fixtures, and hoods shall be dark colored. These measures shall be shown on applicable construction drawings **prior to issuance of construction permits** and permanent lighting shall be installed **prior to final inspection**.

Monitoring: The Planning and Building Department shall verify compliance.

Agricultural Resources

- AG-1. Prior to transfer of the parcels created by this subdivision, the applicant shall disclose to prospective buyers, of all parcels created by this proposal, the consequences of existing and potential intensive agricultural operations on adjacent parcels including, but not limited to: dust, noise, odors and agricultural chemicals and the county's Right to Farm ordinances currently in effect at the time said deed(s) are recorded.

Monitoring: The Planning and Building Department shall verify compliance.

AG-2. Prior to recordation of the final map, the applicant shall provide an agricultural buffer on the subject property as follows:

- a. 500 feet from the western property line (at the bottom of the mesa) of Parcel 3.

No structures used for human habitation shall be constructed in the buffer area. The agricultural buffer shall no longer be in effect if the adjacent agricultural use is discontinued and the adjacent property is no longer in the Agriculture land use category.

Monitoring: The Planning and Building Department shall verify compliance.

AG-3. At the time of application for construction permits, the applicant shall clearly delineate the agricultural buffer on the project plans.

Monitoring: The Planning and Building Department shall verify compliance.

Air Quality

AQ-1. As of February 25, 2000, the APCD prohibits developmental burning of vegetative material within San Luis Obispo County. However, under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. Any such exception must complete the following prior to any burning: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD approval, the applicant shall furnish them with the study of technical feasibility (which includes costs and other constraints) at the time of application. For any questions regarding these requirements, the APCD's Enforcement Division may be contacted (805/781-5912).

Monitoring: The Planning and Building Department, in consultation with the Air Pollution Control District (APCD), shall verify compliance.

AQ-2. During construction/ground disturbing activities, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.

- a. Reducing the amount of disturbed area when possible.

- b. Using water trucks and sprinkler systems to prevent dust from leaving the site.
- c. Dirt stockpiles sprayed daily and as needed.
- d. Driveways and sidewalks paved as soon as possible.

Monitoring: The Planning and Building Department, in consultation with the Air Pollution Control District (APCD), shall verify compliance.

- AQ-3. Prior to issuance of construction permits, plans shall show only APCD approved wood burning devices.**

Monitoring: The Planning and Building Department, in consultation with the Air Pollution Control District (APCD), shall verify compliance.

Biological Resources

- BR-1. Prior to approval of subdivision improvement plans, the applicant shall show all oak trees within 50 feet of ground disturbing activities. All oak trees removed shall be replaced at a 4:1 ratio, impacted trees shall be replaced at a 2:1 ratio.**

Monitoring: The Planning and Building Department shall verify compliance.

- BR-2. At the time of application for subdivision improvement plans and/or construction permits, if possible, to avoid potential impacts to nesting birds, tree removal associated with project activities shall be limited outside the bird nesting season, which is February 15th to September 15th. However, if tree removal is required during the bird nesting season, a survey for nesting birds shall be conducted within two weeks prior to ground disturbing activities by a qualified biologist, retained by the applicant, in and adjacent to the project area. If nesting birds are found to be located within or adjacent to the project area, an appropriate buffer area shall be established by a qualified biologist to ensure protection of the nesting birds. The biologist shall determine the appropriate buffer distance based on the bird species, topography, vegetation, and type of disturbance and in consultation with CDFG and/or USFWS. At a minimum, the buffer area shall be delineated with brightly colored construction fencing. No construction, grading, or equipment staging activities shall occur within the buffer area, which shall remain in place until the biologist has determined that the young have fledged from the nest.**

Monitoring: The Planning and Building Department shall verify compliance.

- BR-3. Prior to recordation of the final map, the applicant shall enter into an open space agreement for the portion of Parcel 3 from the top edge of the bluff to the western property line at the bottom of the bluff in the Arroyo Grande Valley.**

Monitoring: The Planning and Building Department shall verify compliance.

Cultural Resources

CR-1. Prior to issuance of construction permits/subdivision public improvement plans, the applicant shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the Environmental Coordinator. The monitoring plan shall include at a minimum:

- a. List of personnel involved in the monitoring activities;
- b. Description of how the monitoring shall occur;
- c. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
- d. Description of what resources are expected to be encountered;
- e. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);
- f. Description of procedures for halting work on the site and notification procedures;
- g. Description of monitoring reporting procedures.

Monitoring: The Planning and Building Department shall verify compliance.

CR-2. During initial ground disturbing construction activities, the applicant shall retain a qualified archaeologist approved by the Environmental Coordinator to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.

Monitoring: The Planning and Building Department shall verify compliance.

CR-3. Upon completion of all monitoring/mitigation activities, and prior to final acceptance of subdivision public improvements or prior to occupancy or final inspection (whichever occurs first) (as applicable), the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

Monitoring: The Planning and Building Department shall verify compliance.

Noise

N-1. At the time of application for construction permits for Parcel 1, plans shall show a minimum front setback of 29 feet from the centerline of Mesa View Drive in order to avoid the 70db noise contour line.

Monitoring: The Planning and Building Department shall verify compliance.

N-2. At the time of application for construction permits for Parcel 1, the applicant shall show on the construction plans the following for noise mitigation:

- a. air conditioning or a mechanical ventilation system,

- b. windows and sliding glass doors mounted in low air infiltration rate frames, and
- c. solid core exterior doors with perimeter weather stripping and threshold shields.

Monitoring: The Planning and Building Department shall verify compliance.

- N-3.** At the time of application for construction permits for Parcel 1, the applicant shall show outdoor activity areas for new residential construction that is located away from the noise source (Mesa View Drive) so the residence can act as a sound barrier. If the outdoor activity area cannot be located in this manner, a sound wall or landscaping berm shall be constructed that is of sufficient height that it interrupts the line-of-sight between the noise source and outdoor activity area. The design and materials used for the sound wall or berm shall be reviewed and approved by the Planning and Building Department prior to issuance of construction permits and shall include natural materials and colors.

Monitoring: The Planning and Building Department shall verify compliance.

Recreation

- R-1.** Prior to approval of subdivision improvement plans, plans shall show an offer of dedication for a 25-foot wide easement for trail purposes along the property frontage on Mesa View Drive (Highway 1).

Monitoring: The Planning and Building Department, in consultation with the Parks Division of General Services, shall verify compliance.

Water

- W-1.** At the time of application for construction permits, the applicant shall pay a supplemental water development fee for dwelling unit equivalent similar to that required by County Ordinance for properties located within the Nipomo Mesa Water Conservation Area.

Monitoring: The Planning and Building Department shall verify compliance.

- W-2.** At the time of application for construction permits, if the County's supplemental water fee is not adopted and if the Level of Severity III still exists for water resources within the Nipomo Mesa Water Conservation Area, the applicant shall enter into an agreement with the County that the applicant will provide retrofitting within the Nipomo Mesa Water Conservation Area boundary to off-set the additional water usage generated by new development on the parcels. This equates to 0.3325 afy for each new parcel (0.6650 afy overall estimated total/2 parcels). These offsets can be achieved through plumbing retrofits, participation in a turf removal incentive program or participation in an approved program or project administered by the Nipomo Community Services District. Evidence of retrofitting and the estimated amount of water saved through retrofits will be required prior to permit issuance.

Monitoring: The Planning and Building Department shall verify compliance.

- W-3.** In order to decrease water demand, at the time of application for construction permits if the Level of Severity III still exists for water resources within the Nipomo Mesa Water Conservation Area, the applicant shall provide the following on the project plans:
- a. Plans shall incorporate all feasible low impact design (LID) features.
 - b. The maximum amount of turf (lawn) area shall not exceed 20% of the site's total irrigated landscape area.
 - c. Landscaping plans shall include low water using, drought tolerant plant species, preferably plants native to the region.
 - d. Each parcel's total landscaped area shall not exceed 1,500 square feet.

Monitoring: The Planning and Building Department shall verify conservation measures on construction plans, and implementation in the field.

- W-4.** For the life of the project, as long as a Level of Severity III exists for water resources within the Nipomo Mesa Water Conservation Area, the applicant shall adhere to the following water waste prevention activities:
- a. Application of water to outdoor landscapes in a manner that results in runoff into non-irrigated areas, public and private walkways, roadways, parking lots, structures or other hard surface areas.
 - b. Use of a hose to wash an automobile or other vehicle except where the hose is fitted with an automatic shut off nozzle or device attached to it that causes it to cease dispensing water when not in use.
 - c. Application of water to hard surfaces, including but not limited to, driveways, sidewalks, unpaved walkways and any other hard surface areas.
 - d. Use of potable water in a fountain or other decorative water feature unless such water flows through a recirculating system
 - e. Application of water to outdoor landscape more than 3 times per week

Attachment 5 - Mitigated Negative Declaration

The applicant understands that any changes made to the project 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.



Candace F Guldeman

Signature of Owner(s)

Philip E GULDENMAN

CANDACE F GULDEMAN

Name(Print)

9/4/15

9/4/15

Date



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: April 29, 2015

To: Stephanie Fuhs, South County Team Planner

From: Glenn Marshall, Development Services Engineer

Subject: Public Works Project Referral for CO 12-0002, SUB2011-00028 – Guldeman Parcel Map for 3 residential and 1 open space lot. SR1, Nipomo Mesa APN 075-191-029

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

Public Works Comments:

1. At the time the project referral was received by Public Works on February 14, 2012 the application acceptance date had not been established. The attached recommended conditions of approval are subject to change based on Ordinances and Policies in affect at the date of application acceptance.
2. In accordance with the Grading and Drainage, Section 22.52.070 (B) (9) [Res. 3188 4/13/2010] onsite pad and access road grading is not exempt from a Grading Permit. Therefore this work must be processed through the Planning and Building Department. Public Works recommends the access road work be completed prior to final map recordation [21.03.010 (d) (2)]
3. Recommend the following finding [per 21.050.045 (a-c)] be incorporated into Findings to ensure public improvements are constructed prior to recordation (or bonded for):

"In the interest of the public health and safety, and as a necessary pre-requisite to the orderly development of the surrounding area, the construction of any road improvements shall occur prior to recordation of the parcel map or, if bonded for, within the time frame approved in the Subdivision Agreement and prior to issuance of a permit or other grant of approval for development on a parcel."
4. The project is located near the edge of the Nipomo mesa and as such all grading and drainage shall be done in accordance with 22.112.020B.
5. The project is located within Residential Suburban. In accordance with Resolution 2008-0152 (supersedes Resolution 91-367) full frontage improvements along State Route 1 are required.

Recommended Public Works Conditions of Approval

Access and Improvements:

Road and/or streets to be constructed to the following standards, unless design exceptions for Corte de Mayo are approved by the Public Works Department in accordance with Section 1.2 of the Public Improvement Standards. Improvements to Mesa View Drive (SR1) shall be constructed to State standards unless design exceptions are approved by Caltrans:

- a. Mesa View Drive (State Route 1) shall be widened to complete the project frontage in accordance with Caltrans Encroachment Permit Standards, within the necessary dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism. The design shall be approved concurrently by County Public Works and Caltrans.
- b. The intersection of Mesa View Drive (SR1) and Corte de Mayo, as shown on the tentative map, shall be designed and constructed in accordance with Caltrans Encroachment Permit Standards for Public Road Intersections (California Highway Design Manual Figure 405.7), within necessary dedicated right-of-way. The design shall be approved concurrently by County Public Works and Caltrans. To improve north facing sight distance, the encroachment permit may require the applicant to trim plant foliage on the west side near the horizontal curve on SR 1.
- c. A new onsite access road parallel to Corte de Mayo shall be constructed to Cal Fire Standards within a minimum 20-foot private access and utility easement with additional easement width as necessary to contain all elements of the roadway prism. The access road shall terminate in a Cal Fire standard cul-de-sac or other approved terminus.

Offers, Easements and Restrictions

The applicant shall offer for dedication the following right-of-way easements by certificate on the map or by separate document:

- a. For road widening purposes a variable offer along Mesa View Drive (State Route 1) of sufficient width to contain all elements of the roadway prism.
- b. A tapered and radius right-of-way at the intersection of Mesa View Drive and Corte de Mayo in accordance with California Highway Design Manual Figure 405.7.
- c. Except at Corte de Mayo, access shall be denied along the project frontage to Mesa View Drive (State Route 1) and this shall be by certificate and designation on the map.
- d. The drainage basin along with rights of ingress and egress shall be reserved as a drainage easement in favor of the owners and assigns. All drainage basin easements shall be indicated as a building restriction.

Roads and/or streets shall be maintained as follows: The new onsite access road shall not be accepted for County maintenance following completion and certification of the improvements. The developer shall establish a Property Owners' Association or other organized and perpetual

mechanism to ensure adequate private maintenance, acceptable to the Department of Planning & Building.

Improvement Plans:

Improvement plans shall be prepared in accordance with County Public Improvement Standards 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, as applicable:

- a. Street plan and profile.
- b. Drainage ditches, culverts, and other structures (if drainage calculations require).
- c. Water plan to be approved jointly with County Environmental Health.
- d. Sewer plan to be approved jointly with County Environmental Health.
- e. Grading and erosion control plan for subdivision related improvement locations.
- f. Public utility plan, showing all existing utilities and installation of all new utilities to serve each lot.

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.

The Registered Civil Engineer, upon completion of the improvements, shall 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:

Submit complete drainage calculations to the Department of Public Works for review and approval. If calculations so indicate, drainage must be retained in a shallow drainage basin on the property [21.03.010(e)(2)]. The design of the basin is to be approved by the Department of Public Works, in accordance with county standards. The basin/s is/are to be maintained in perpetuity.

The project is located near the edge of the Nipomo mesa, all site grading and drainage shall be designed and constructed in accordance with County Code, Section 22.112.020B.

The project site may be subject to potential flooding within undrained depressions. If required per County Code, Section 22.112.040A2a, prepare a detailed flood analysis for review and approval by Public Works to delineate the extent of the flood hazard and identify the areas suitable for building.

The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Stormwater Pollution Prevention

The applicant shall submit a Stormwater management plan together with a draft "Standard Private Stormwater Conveyance Management and Maintenance System Agreement" for review and approval by the County.

The applicant shall record with the County Clerk a "Standard Private Stormwater Conveyance Management and Maintenance System Agreement" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

Utilities:

All existing overhead electric power, telephone and cable television transmission and distribution lines fronting or contained with the project site boundaries shall be relocated underground [21.03.10(h)] and the poles removed.

All new electric power, telephone and cable television services shall be completed to each new parcel and ready for service. Applicant responsibilities for electric service and distribution line extensions (facilities and equipment) are detailed in PG&E Electric Rule No.15 and Rule No.16, respectively.

Prior to final map recordation, electric, telephone, and cable television services shall be completed, and shall meet the utilities' installation requirements, unless (in-lieu) financial arrangements with the utility for the installation of these systems have been made.

New gas distribution mains shall be installed along the entire project frontage(s) and gas service laterals shall be stubbed to each new parcel unless otherwise directed by the gas purveyor.

Additional Map Sheet:

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. If a fenced drainage basin is required, that the owner(s) of Lots 1 through 4 are responsible for on-going maintenance of drainage basin fencing, in perpetuity.
- b. If a drainage basin is required, that the owner(s) of Lots 1 through 4 are responsible for on-going maintenance of drainage basin and adjacent landscaping in a viable condition on a continuing basis into perpetuity. The basin(s) area shall be indicated as a building restriction.
- c. The project is located near the edge of the Nipomo mesa, all lot grading and drainage shall be done in accordance with 22.112.020B.
- d. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed prior to occupancy of any new structure.

- e. In accordance with Title 13.01 of the County Code, the applicant shall be responsible for paying to the Department of Public Works the South County Area 2 Road Improvement Fees for each future building permit in the amount prevailing at the time of payment.
- f. Notification to prospective buyers that all private access roads within the subdivision are to be privately maintained, indicating the proposed maintenance mechanism.

Covenants, Conditions and Restrictions:

The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval, and shall establish a Property Owners' Association or other organized and perpetual mechanism to ensure adequate private maintenance, acceptable to the Department of Planning & Building, and in conformance with the requirements of the State Department of Real Estate. The CC&R's shall provide at a minimum the following provisions:

- a. If a fenced drainage basin is required, on-going maintenance of drainage basin fencing, in perpetuity.
- b. If a drainage basin is required, on-going maintenance of drainage basin and adjacent landscaping in a viable condition on a continuing basis into perpetuity.
- c. Maintenance of all streets/roads within the subdivision in perpetuity.
- d. Maintenance of all common areas within the subdivision in perpetuity.
- e. Notification to prospective buyers that an additional map sheet was recorded with the final parcel or tract map. The restrictions, conditions and standards set forth in the additional map sheet apply to future development. It is the responsibility of the prospective buyers to read the information contained on the additional map sheet.
- f. The developer shall form a property owners' association for the area within the subdivision, so as to administer the CC&Rs as noted above, and it shall conform to the requirements of the State Department of Real Estate.

Miscellaneous:

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

Applicant shall file with the Department of Public Works an application requesting apportionment of any unpaid assessments under the Improvement Bond Act of 1915, in compliance with Section 8740.1 of the Streets and Highways Code of the State of California. Said apportionment must be completed prior to filing the map.

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.

Attachment 5 - Mitigated Negative Declaration

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.

G:\Development\DEVSERV Referrals\Land Divisions\Parcel Maps\CO 2012-0002 Culdman SR1 at Halycon, Nip\CO 12-0002 Culdman SR1 at Halycon, Nip v4.doc



6

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 2/3/2012

SR 11613

TO:

Env. Health

FEB 14 2012

FROM: Stephanie Fuhs,
South County Team

PROJECT DESCRIPTION: SUB2011-00028, CO12-0002 GULDEMAN- Parcel map to subdivide an existing RS 5.25 acre parcel into 3 residential lots including one open space lot. Project site located off Mesa View Drive in Arroyo Grande. APN: 075-191-029.

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.

Please see attached stocks community water & on-site waste water.

2/02/12
Date

[Signature]
Name

25551
Phone

SAN LUIS OBISPO COUNTY HEALTH AGENCY



Public Health Department

2191 Johnson Avenue
San Luis Obispo, California 93401
805-781-5500 • FAX 805-781-5543

Jeff Hamm
Health Agency Director

Penny Borenstein, M.D., M.P.H.
Health Officer

February 1, 2012

Granite Ridge Engineering Group
240 Daffodil Ave
Nipomo, CA 93444

Re: Tentative Parcel Map CO 12-0002 / Guldeman Family Trust
APN: 075-191-029

Water Supply

This office is in receipt of preliminary evidence of water (if the form of a can and will serve) from the Rural Water Company dated January 30, 2012 to provide water to the above referenced project.

Be advised that a final "will serve" letter from the water company shall be obtained and submitted to this office for review and approval stating there are operable water facilities immediately available for connection to each of the parcels created prior to recordation of the final map. Water main extensions and related facilities may be bonded for, subject to the approval of County Public Works and Environmental Health Services. This bond must be reviewed and approved by County Public Works prior to recordation of the map.

Wastewater Disposal

Individual wastewater disposal systems are considered an acceptable method of disposal, provided County and State installation requirements can be met. This office is responsible for certifying that field investigations show that ground slopes and soil conditions will allow for satisfactory disposal by on-site septic systems for feasibility purposes. Soil testing, to include three percolation tests and one deep soil boring, shall be performed on each of the undeveloped lots prior to hearing. Be advised that all septic system leach fields (and expansion areas) shall be installed at a minimum of 100 feet away from any domestic water wells or watercourse, 200 feet away from reservoir, shall be located in areas free from bedrock, and shall not be placed on natural slopes that exceed 30%. Should a wastewater disposal system be installed in an area with greater than 20% slope, it must be designed and the installation certified by a registered civil engineer. The applicant shall provide a full size exhibit showing the existing homes, wells, septic systems and any watercourses prior to hearing. The exhibit provided for preliminary approval reveals that proposed parcel 4 has an existing septic system. Please provide documentation of any maintenance or problems that have occurred on this system prior to hearing.

Tentative Parcel Map CO 12-0002 is approved for Health Agency subdivision map processing.

LESLIE A TERRY, R.E.H.S.
Environmental Health Specialist
Land Use Section

c: South County Team, County Planning
Rural Water Co.



6

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED
FEB 15 2012

DATE: 2/3/2012

TO: Cal Fire
Stephanie Fuhs,
FROM: South County Team

BY:

PROJECT DESCRIPTION: SUB2011-00028, CO12-0002 GULDEMAN- Parcel map to subdivide an existing RS 5.25 acre parcel into 3 residential lots including one open space lot. Project site located off Mesa View Drive in Arroyo Grande. APN: 075-191-029.

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.

Does not show a turnaround
see attached.

3/26/12
Date

FC Anthony Ramirez
Name

543-4244
Phone



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

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

Subject: Parcel Map Project # SUB2011-00028

Dear Stephanie Fuhs, South County Team,

I have reviewed the referral for the parcel map plans for the proposed CO12-0002 Guldeman parcel subdivision project located at 524 Mesa View Drive. This project is located approximately 10 minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project **is NOT** located in a State Responsibility Area for wildland fires. - 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 shall 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 24 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%.
- 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.

The dead-end road length as measured from to the end is

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 standards required:

- 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.
- The driveway must be an all weather surface.
- If the driveway exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.
- All access driveways must be able to support a 20 ton fire engine.
- Vertical clearance of 13'6" is required.

Water Supply

The checked water supply is required:

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.

Building Set Back

All parcels over 1 acre in size requires a 30 foot set back.

Fuel Modification

- Vegetation must be cleared 10 feet on each side of the driveways and access road.
- Maintain around all structures a 30 feet firebreak. An additional 70 feet of fuel reduction is required. This will provide a total of 100 feet of defensible space. 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.

The project application reviewed **does not** meet the above conditions. The applicant must modify the application plan and resubmit to CAL FIRE/San Luis Obispo County Fire for another review.

The project application as prepared appears to meet the conditions above. Any changes to the project should be resubmitted for review. Additional conditions may be added to the project in the future.

Final Inspection

This project shall require a final inspection by CAL FIRE/San Luis Obispo County Fire to ensure conditions are met. When the conditions have been met contact fire prevention at **543-4244 ext. 3429** and ask for a final inspection.

Sincerely,



FC Anthony Ramirez

cc:



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 2/3/2012

TO: Cody Scheel

FROM: South County Team

PROJECT DESCRIPTION: SUB2011-00028, CO12-0002 GULDEMAN- Parcel map to subdivide an existing RS 5.25 acre parcel into 3 residential lots including one open space lot. Project site located off Mesa View Drive in Arroyo Grande. APN: 075-191-029.

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.

Applicant must apply for an official Road Name for the proposed access easement. The Road Name must be approved and shown on the final recorded map.

2/21/12
Date

Cody Scheel
Name

#5157
Phone



6

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

2012 FEB 14 AM 9:43

THIS IS A NEW PROJECT REFERRAL

DATE: 2/3/2012

TO: Parks
FROM: Stephanie Fuhs,
South County Team

PROJECT DESCRIPTION: SUB2011-00028, CO12-0002 GULDEMAN- Parcel map to subdivide an existing RS 5.25 acre parcel into 3 residential lots including one open space lot. Project site located off Mesa View Drive in Arroyo Grande. APN: 075-191-029.

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

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- 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.
Site within the Juan Bautista de Anza National Trail Corridor. Please condition a 25 foot wide easement for trail along Highway 1. Pay Quimby fees.

3/30/12
Date

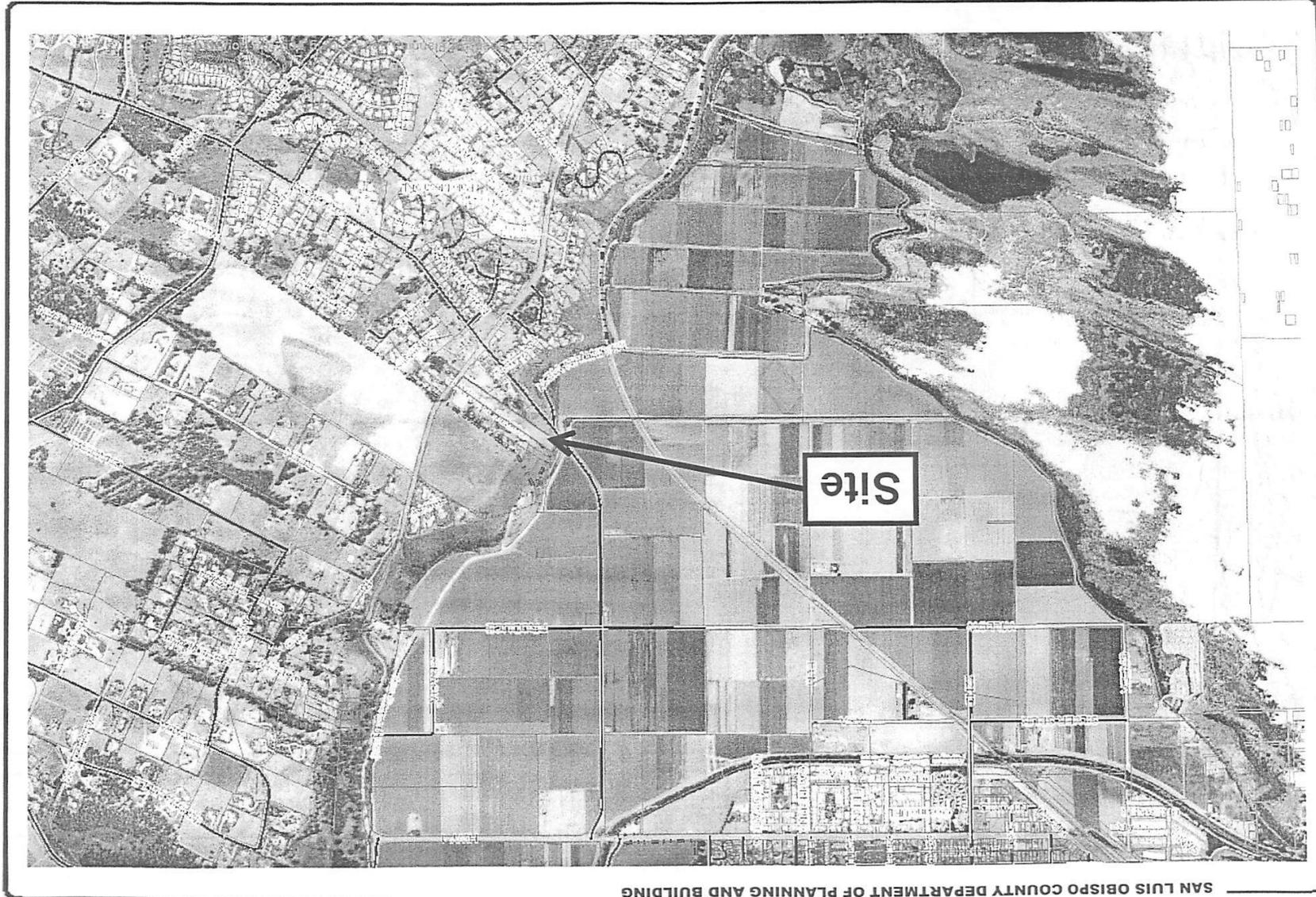
Elizabeth Kavanaugh 781-4089
Name Phone

Attachment 5 - Mitigated Negative Declaration

EXHIBIT
Aerial

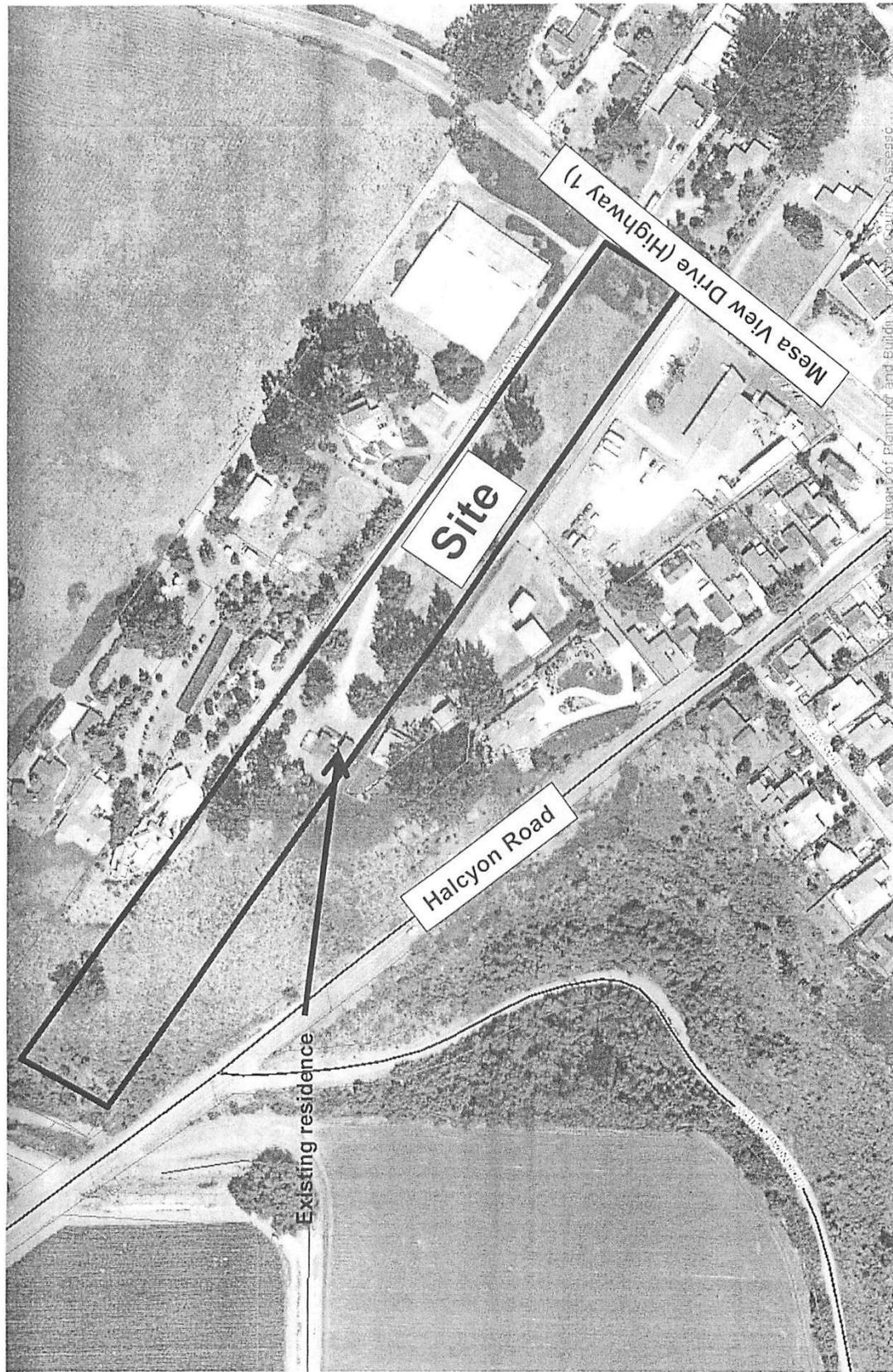


PROJECT
Guideman Parcel Map
SUB2011-00028/CO 12-0002



SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



PROJECT
Guldeman Parcel Map
SUB2011-00028/CO 12-0002



EXHIBIT

Aerial

