



Promoting the wise use of land

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

SUBDIVISION REVIEW BOARD

MEETING DATE June 6, 2016	CONTACT/PHONE Stephanie Fuhs (805)781-5721 sfuhs@co.slo.ca.us	APPLICANT John and Tia Dowden	FILE NO. CO 15-0057 SUB2015-00037
SUBJECT A request by JOHN & TIA DOWDEN for a Vesting Tentative Parcel Map (CO 15-0057) to subdivide an existing ten acre parcel into two parcels of five acres each for the purpose of sale and/or development. The project includes road improvements to Aloma Way fronting the site. The project will result in site disturbance of approximately 10,000 square feet of a ten acre parcel for road improvements with up to an additional two acres as the parcels are developed. The proposed project is within the Residential Rural land use category, and is located at 400 Aloma Way, approximately 2,500 feet northeast of the Halcyon Road/Aloma Way intersection. The site is in the South County Inland sub area of the South County planning area.			
RECOMMENDED ACTION 1. Adopt the Mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Vesting Tentative Parcel Map CO 15- based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on April 28, 2016 for this project. Mitigation measures are proposed to address Aesthetics, Air Quality, Biological Resources, Cultural Resources, Public Services and Utilities, Recreation, Transportation and Water and are included as conditions of approval.			
LAND USE CATEGORY Residential Rural	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 075-232-003	SUPERVISOR DISTRICT(S) 4
PLANNING AREA STANDARDS: Section 22.98.070(B) – Edge of the Nipomo Mesa, Section 22.98.070(F) - Nipomo Mesa Water Conservation Area, Section 22.98.072(H) – Residential Rural Standards for the South County			
LAND USE ORDINANCE STANDARDS: 22.22.060 – Subdivision Design Standards for the Residential Rural land use category			
EXISTING USES: Undeveloped			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Rural/Single family residences <i>East:</i> Residential Rural/Single family residences <i>South:</i> Residential Rural/Single family residences <i>West:</i> Residential Rural/Single family residences			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ Fax: (805) 781-1242			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: South County Advisory Council, Public Works, Environmental Health, County Parks, CalFire, APCD	
TOPOGRAPHY: Gently rolling to moderately sloping	VEGETATION: Oak woodland, grasses
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CalFire	ACCEPTANCE DATE: March 2, 2016

ORDINANCE COMPLIANCE

Minimum Parcel Size

Section 22.22.060 of the Land Use Ordinance establishes standards for determining minimum parcel sizes in the Residential Rural land use category. The standards are based on the distance from an urban area, fire response time, type of access serving the property and the topography of the site. Minimum parcel size is based on the largest parcel size as calculated by tests. The proposed parcels meet all requirements for five acre parcels as follows:

TEST	STANDARD	MINIMUM PARCEL SIZE
Remoteness	0-5 miles from the Nipomo urban reserve line	5 acres
Fire Hazard/ Response Time	Within the 15 minute response time In the high fire hazard area	5 acres
Access	Located on a 40-foot foot right-of-way	5 acres
Slope	Average slope is between 0 and 15%	5 acres

Quimby Fees

Title 21, the Real Property Division Ordinance, establishes an in-lieu fee for all new land divisions for the purpose of developing new, or rehabilitating existing, park or recreational facilities to serve the land division. Payment of the parkland fee for all undeveloped parcels is required prior to map recordation.

Inclusionary Housing Fees

Title 29, the Affordable Housing Fund, establishes an in-lieu fee to create a fund that would help to meet, in part, the housing needs of the County's very low, low, moderate income and workforce households. Section 22.12.080 of Title 22, the Land Use Ordinance, describes the options the applicant may choose to satisfy the requirement.

Design Standards

The proposed parcels are consistent with the design criteria set forth in Chapter 3 of the Title 21 of the Real Property Division Ordinance.

Road Improvements

This application was reviewed in detail by both Public Works and Planning and Building relative to access and circulation requirements for the area. This is in response to the potential for further divisions and development in the site vicinity. As a result of this review, both an offer of

dedication and road improvements are recommended as a means of providing appropriate access and circulation for this area.

PLANNING AREA STANDARDS

Section 22.98.070(B) – Edge of the Nipomo Mesa - These standards apply to properties where there is a change of topography (where the slope exceeds 15 percent slope). Because this site does not contain these specific characteristics, these standards do not apply.

Section 22.98.070(F) - Nipomo Mesa Water Conservation Area – These standards apply to land divisions where the resulting non-agricultural water demand exceeds the existing non-agricultural water demand and requires payment of a supplemental water fee at the time of building permit issuance.

Because there is no agricultural use on the property, all new water demand will be non-agricultural. No supplemental water fee has been adopted; however, water ordinance amendments were approved by the Board of Supervisors in October 2015 that require 1:1 offsetting of new water use for properties within the Nipomo Mesa Water Conservation Area by either paying into a retrofitting/cash for grass fund or completing the retrofits by a licensed plumber.

Section 22.98.072(H) – Residential Rural Standards for the South County – Applicable standards include an 80-foot front setback, retention of existing vegetation as much as feasible, and siting buildings to preserve rural character. Future building permits will need to comply with these standards.

COMMUNITY ADVISORY GROUP COMMENTS

The South County Advisory Council supported this project on their consent agenda from their January 25, 2016 meeting.

AGENCY REVIEW

Public Works - Recommends conditions for road improvements, drainage, CC&Rs and stormwater management

Environmental Health – Provide stock conditions for individual wells and septic tanks

County Parks – Provide condition for 10-foot wide offer of dedication for a trail along Aloma Way frontage, quimby fees required

CalFire – No significant fire and life safety concerns, future building permits will require a fire safety plan, fire safety plan attached

APCD - Inconsistent with the Clean Air Plan, provide conditions regarding naturally occurring asbestos, demolition activities, developmental burning, dust control, construction phase emissions, wood burning devices

LEGAL LOT STATUS

The existing 10 acre parcel was legally created by a recorded map at a time when that was a legal method of creating lots.