



SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

January 14, 2011

Dan Lloyd  
P.O. Box 3167  
Paso Robles, CA 93447

Mark & Karen Godfrey  
1760 San Luis Drive  
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**NOTICE OF FINAL COUNTY ACTION**

HEARING DATE: January 10, 2011

**SUBJECT: MARK AND KAREN GODFREY**  
**County File Number: SUB2009-00035**  
**Document Number: 2011-003\_SRB**

LOCATED WITHIN COASTAL ZONE: NO

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

An approved or conditionally approved tentative parcel map shall expire twenty-four months after its approval or conditional approval. The expiration of the approved or conditionally approved tentative parcel map or tentative tract map shall terminate all proceedings, and no parcel map of all or any portion of the real property included within such tentative parcel map shall be filed without first processing a new tentative map. Upon application of the divider filed with the Department of Planning and Building prior to the expiration of the approved or conditionally approved tentative parcel map, the Subdivision Review Board may extend or conditionally extend the time at which such map expires for a period or periods not exceeding a total of five years pursuant to the provisions of Sections 66412.3, 66473 and 66474 of the Subdivision Map Act and Section 21.48.080 of the Real Property Division Ordinance. (Sec 21.06.010)

Pursuant to County Real Property Division Ordinance Section 21.04.020, you have the right to appeal this decision to the Board of Supervisors up to 14 calendar days from the date of this action, in writing, to the Department of Planning and Building. The appeal fee is \$850.00 and must accompany your appeal form.

If you have questions regarding your project, please contact your **Project Manager, Brian Pedrotti**, at (805) 781-5600. If you have any questions regarding these procedures, please contact me at (805) 781-5718.

Sincerely,

A handwritten signature in black ink that reads "Nicole Retana".

NICOLE RETANA, SECRETARY  
COUNTY SUBDIVISION REVIEW BOARD

cc: Public Works Department

**EXHIBIT A – FINDINGS  
TENTATIVE PARCEL MAP CO010-0001**

*Environmental Determination*

- A. 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 December 9, 2010 for this project. Mitigation measures are proposed to address aesthetics, air quality, biological resources, geology and soils, public services/utilities, wastewater, and water, and are included as conditions of approval.

*Tentative Map*

- B. The proposed map is consistent with applicable county general and specific plans because it complies with applicable area plan standards and is being subdivided in a consistent manner with the Residential Suburban land use category.
- C. The proposed map is consistent with the county zoning and subdivision ordinances because the parcels meet the minimum parcel size set by the Land Use Ordinance and the design standards of the Real Property Division Ordinance.
- D. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans because required improvements will be completed consistent with county ordinance and conditions of approval and the design of the parcels meets applicable policies of the general plan and ordinances.
- E. The site is physically suitable for the type of development proposed because the proposed parcels contain adequate area for development of single family residences and secondary residences.
- F. The site is physically suitable for the proposed density of the development proposed because the site can adequately support single family residences and secondary residences.
- G. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because appropriate mitigation measures have been incorporated into the project to reduce impacts below a level of significance, including a setback of development from the riparian area.
- H. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- I. The proposed map complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.
- J. 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 one year following approval of the subdivision and prior to issuance of a permit or other grant of approval for development on a parcel.

**EXHIBIT B**

**CONDITIONS OF APPROVAL FOR TENTATIVE PARCEL MAP CO10-0001**

**Approved Project**

1. Vesting Tentative Parcel Map (CO10-0001) to subdivide an existing 19.2 acre parcel into four parcels, including three parcels at 2.5 acres and one parcel at 10.97 acres, each for the sale and/or development of each proposed parcel. Secondary residences shall be prohibited on Lots 1-3. A secondary residence on Lot 4 will be located within the building envelope and limited to 800 square feet.

**Access and Improvements**

2. Road and/or streets to be constructed to the following standards:
  - a. Badger Canyon Lane widened to complete an A-1(c) (rural) section from Corbett Canyon Road to Fox Canyon Lane and Fox Canyon Lane widened to complete an A-1(b) (rural) section fronting the property.
3. The applicant offer for dedication to the public be certificate on the map or by separate document:
  - a. For road widening purposes 10 feet along Badger Canyon Lane, to be described as 30 feet from the recorded centerline.
  - b. A 20 foot radius property line return at the intersection of Badger Canyon Lane and Fox Canyon Lane.
4. All grading shall be done in accordance with Appendix 33 of the Uniform Building Code. All lot lines shall be considered as Site Area Boundaries with slopes setback accordingly.
5. All driveway approaches shall be constructed in accordance with County Public Improvement Standards. All driveway approaches constructed on County roads or project related roads to be accepted for County maintenance shall require an encroachment permit.

**Improvement Plans**

6. 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. Grading and erosion control plan for subdivision related improvement locations.
  - d. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.

## ATTACHMENT 2

- e. Tree removal/retention plan for trees to be removed and retained associated with the required improvement for the land division to be approved jointly with the Department of Planning and Building.
7. 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.
  8. 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.
  9. If environmental permits from the Army Corps of Engineers or the California Department of Fish and Game are required for any public improvements that are to be maintained by the County, the applicant or his engineer, prior to the approval of the plans by the Department of Public Works shall:
    - a. Submit a copy of all such permits to the Department of Public Works OR
    - b. Document that the regulatory agencies have determined that said permit is not longer required.

### **Drainage**

10. Submit complete drainage calculations to the Department of Public Works for review and approval.
11. If calculations so indicate, drainage must be retained in a drainage basin on the property. The design of the basin to be approved by the Department of Public Works, in accordance with county standards.
12. If the drainage basin is required for the retention of storm water run-off from public streets, the drainage basin along with the rights of ingress and egress be:
  - a. offered for dedication to the public by certificate on the map with an additional easement reserved in favor of the owners and assigns.
13. 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 3143.

### **Design**

14. All structures shall be removed or brought into conformance with the Land Use Ordinance prior to filing the final parcel map. A demolition permit may be required.

**Fire Protection**

15. The applicant shall obtain a fire safety clearance letter from the California Department of Forestry (CDF)/County Fire Department establishing fire safety requirements prior to filing the final parcel or tract map.

**Parks and Recreation (Quimby) Fees**

16. Unless exempted by Chapter 21.09 of the county Real Property Division Ordinance or California Government Code section 66477, prior to filing of the final parcel or tract map, the applicant shall pay the in-lieu fee that will be used for community park and recreational purposes as required by Chapter 21.09. The fee shall be based on the total number of new parcels or remainder parcels shown on the map that do not already have legal residential units on them.

**Inclusionary Housing**

17. Unless exempted by Section 22.12.080.B of the Land Use Ordinance, **prior to filing the final parcel map or tract map**, the applicant shall enter into an inclusionary housing agreement to ensure the construction of inclusionary housing unit(s), in conformance with Section 22.12.080. As an alternative, the applicant may pay the residential in-lieu fee pursuant to Section 22.12.080.C.2.b, or defer in-lieu fee payment pursuant to Section 22.12.080.J.4.c.

**Mitigations**

18. **Prior to recordation of the final map**, the applicant shall submit a replanting plan, prepared by a qualified individual to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator's office. This plan shall show the approximate number of manzanita plants to be removed as a result of grading and site disturbance for construction of the access driveway and subdivision improvements. The plan shall also show the area and the number of manzanita to be replanted.
19. **Prior to recordation of the final map**, the applicant shall show the building envelopes as shown on the proposed tentative Parcel Map. All new development, including primary residences, secondary residence on Lot 4 only, storage buildings, leach fields, water tanks, and other residential accessory uses shall be constructed within the building envelopes except for the existing wells. Trenching to connect existing wells to future residences shall not impact sensitive vegetation. In addition, all other activities including vegetation clearance, horse pens, and other similar agricultural accessory uses must be conducted within the building envelope shown for Lot 4. No soil disturbance or activities except passive recreation (i.e., hiking, walking) are allowed outside of the building envelope on Lot 4.
20. **Prior to recordation of the final map**, the applicant shall submit a drainage plan for the proposed access driveway with the subdivision improvement plans, for review and approval by the Department of Planning & Building and Public Works Department. This plan shall, whenever feasible, direct drainage away from existing oak trees to avoid impacting the existing vegetation.
21. **Prior to recordation of the final map**, the applicant shall submit a sedimentation and erosion control plan for the proposed access driveway with the subdivision improvement plans for review and approval by the Department of Planning & Building and Public Works Department.

The plan shall include best management practices which can include, but are not limited to: avoiding grading during the wet-weather months, revegetation plans that allow slope stabilization prior to the wet season, and following existing contours to the greatest extent feasible.

22. **Prior to recordation of the final map**, the applicant shall submit a grading plan for the proposed access driveway with the subdivision improvement plans, which shows the amount of cut and fill and well as a practical plan and profile. This plan shall also show the existing trees with the number of trees to be removed and impacted.
23. **Prior to recordation of the final map**, the applicant shall provide soil borings at leach line locations showing that there is adequate separation, or if inadequate separation, plans for an engineered wastewater system that shows how the basin plan criteria can be met as required by Title 19, Building and Construction Ordinance. The leach lines shall be located at least 100 feet from any private well and at least 200 from any community/public well. Comprehensive soil borings and percolation testing will be required on proposed parcels 1 and 3 prior to map recordation. **Prior to building permit issuance**, the septic system will be evaluated in greater detail to insure compliance with the Central Coast Basin Plan for any constraints listed above, and will not be approved if Basin Plan criteria cannot be met.
24. **Prior to recordation of the final map**, the applicant shall submit a restoration/revegetation plan that utilizes BMPs such as compost mats and/or hydroseeding to allow for native vegetation to reestablish in the already graded road areas to the northwest and south of Parcel 4's building envelope and any other unused portions of driveway.

#### **Additional Map Sheet**

25. 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 improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed prior to issuance of construction permits.
  - b. If a fenced drainage basin is required, that the owner(s) of said lot(s) is responsible for on-going maintenance of drainage basin fencing, in perpetuity.
  - c. If a drainage basin is required, that the owner(s) of said lot(s) is responsible for on-going maintenance of drainage basin and any adjacent landscaping in a viable condition on a continuing basis into perpetuity. The basins(s) area shall be indicated as a building restriction.
  - d. A note stating, "Lot 4 shall not be further subdivided below the existing size of 10.97 acres."
  - e. A note stating "Secondary residences shall be prohibited on Lots 1-3. A secondary residence on Lot 4 will be located within the building envelope and limited to 800 square feet."

Visual Mitigations

- f. **At the time of application for construction permits**, the applicant shall clearly delineate the height of new development above the existing natural ground surface on the project plans. New development shall not exceed 25 feet above the existing ground surface. No silhouetting of structures shall occur from public roads.
- g. **At the time of application for construction permits**, the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys, etc. and darker green, grey, slate blue, or brown colors for the roof structures.
- h. **At the time of application for construction permits**, the applicant shall provide an exterior lighting plan. The plan shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent property and public roads. All lighting poles, fixtures, and hoods shall be dark colored. This plan shall be implemented prior to final inspection or occupancy, whichever occurs first.

Air Quality Mitigations

- i. **Prior to issuance of grading and construction permits for both road improvements and individual lot development**, the following notes shall be shown on grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays 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 site disturbance.
  - i. Reduce the amount of the disturbed area where possible;
  - ii. 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;
  - iii. All dirt stock-pile areas should be sprayed daily as needed;
  - iv. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities;
  - v. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established;

## ATTACHMENT 2

- vi. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- vii. 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;
- viii. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- ix. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.

**Prior to commencement of construction activities**, the applicant shall notify the APCD, by letter, that the above air quality mitigation measures have been applied.

- j. Proposed demolition activities can result in potentially negative air quality impacts, especially where material exists containing asbestos material. **Prior to issuance of any construction permit** to remove or demolish any buildings or utility pipes on the subject property, the applicant shall provide evidence they have contacted APCD to determine: a) what regulatory jurisdictions apply to the proposed demolition, such as the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M – Asbestos NESHAP); b) District notification requirements; c) the need for an asbestos survey conducted by Certified Asbestos Inspector; and d) applicable removal and disposal requirements of the asbestos-containing material.
- k. 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.
- l. 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, Karen Brooks of APCD's Enforcement Division may be contacted (805/781-5912).

Biological Resources and Wetlands Mitigations

- m. **During grading/construction for the proposed subdivision improvements and construction**, the applicant shall limit the manzanita (Wells' manzanita – [*Arctostaphylos wellsii*]) removal to those areas shown on the attached Exhibit D consistent with the approved replanting plan. The applicant shall replace, in kind at a 3:1 ratio, all manzanita removed as a result of the development of the project. All other construction and grading activities shall avoid impacts to the remaining manzanita on the subject property. Prior to additional manzanita removal, sufficient cuttings shall be taken by a qualified nurseryman (familiar with native plants) for nursery propagation and replanting a comparable area on the subject property. Replanting density shall be one cutting at 8' on center. Prior to issuance of constructions permits, replanting area(s) shall be clearly shown on construction plans and consistent with the approved replanting plan.
- n. **Prior to commencement of any vegetation removal or grading work**, all manzanita to remain within 25 feet of the project limits shall be staked and/or flagged for protection. These areas to be protected shall be shown on all applicable constructions plans. The protection devices shall be installed prior to any vegetation removal and remain in place throughout the grading and construction phases.
- o. The newly planted manzanita shall be maintained until successfully established. This shall include protection (e.g. caging) from animals (e.g. deer, rodents), regular weeding, (minimum of once early Fall and once early Spring) of at least a three foot radius out from the plant and adequate watering (e.g. drip-irrigation system). Watering should be controlled so only enough is used to initially establish the manzanita, and reducing to zero over a three year period. If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g. planting tablets, initial deep watering) shall be used.
- p. Once the new manzanita has been planted by a qualified individual familiar with native plants, and prior to final inspection of the grading permit, the applicant shall retain this individual (e.g. landscape contractor, arborist, nurseryman, botanist) to prepare a letter describing how and when the above planting and protection measures have been completed. This letter shall be submitted to the Environmental Coordinator for review and approval.
- q. To minimize impacts to the sensitive habitat, the applicant agrees to the following during construction and for the life of the project:
- i. All native vegetation removal shall be shown on all applicable grading/construction or improvement plans, and reviewed/approved by the County (Planning and Building Dept.) before any work begins.
  - ii. Vegetation removal of native habitat shall be limited to what is shown on the county-approved tentative tract map/additional map sheet.
  - iii. Vegetation clearance for fire safety purposes shall be limited to the building envelopes established with the tentative tract map and minimum setbacks required by CDF. Where feasible, all efforts will be made to retain as much of this vegetation within the setback as possible (e.g. remove/trim only enough vegetation to create non-contiguous islands of native vegetation).

ATTACHMENT 2

- r. **At the time of application for construction permits**, the applicant shall clearly delineate the building envelopes on the project plans, as shown on the proposed tentative parcel map. All new development, including primary residences, secondary residence on Lot 4 only, storage buildings, leach fields, water tanks, and other accessory uses shall be located within the building envelopes. except for the existing wells. Trenching to connect existing wells to future residences shall not impact sensitive vegetation. In addition, all other activities including vegetation clearance, horse pens, and other similar agricultural accessory uses must be conducted within the building envelope shown for Lot 4. No soil disturbance or activities except passive recreation (i.e., hiking, walking) are allowed outside of the building envelope on Lot 4.
- s. **Prior to issuance of grading or construction permits**, to minimize potential sedimentation within the wetland areas to be protected as shown on Exhibit C, a sedimentation and erosion control plan shall be prepared that minimizes project sediment from reaching the wetland. At a minimum, straw wattles (or comparably effective devices) shall be placed on the downslope sides of the proposed work which would direct flows into temporary sedimentation basins. This shall be checked and maintained regularly and after all larger storm events. All remedial work shall be done immediately after discovery so sedimentation control devices remain in good working order.
- t. **Prior to issuance of grading or construction permits**, the applicant shall obtain all required permits for impacts to wetlands from the USACE (Nationwide Permit 14, Linear Transportation), the Regional Water Quality Control Board (Clean Water Act section 401 Certification) and the California Department of Fish and Game (Streambed Alteration Agreement).
- u. **Prior to final inspection of grading or construction permits**, the applicant shall mitigate for the loss of seasonal herbaceous wetland by creation of wetland at a 1:1 ratio of wetland lost and by an additional enhancement at a 1:1 ratio of wetland lost for a total mitigation of 2:1, or as specified by the regulating agencies. Mitigation shall consist of creating at least 300 square feet of additional wetland along the margin of the pond, and planting a 300 square foot buffer of native riparian species at the interface between the wetland and upland. The project shall be monitored for successful development of the wetland annually over a period of 5 years.
- v. **Prior to final inspection of construction permit**, the applicant shall replace, in kind at a 4:1 ratio, all oak trees removed as a result of the development of the project, and in addition, the applicant shall plant, in kind at a 2:1 ratio, all oak trees impacted as a result of the development of the project. No more than 4 oak trees shall be removed as a result of the development of the project and no more than 10 additional oak trees shall be impacted, but not removed (as shown on the attached Tree Protection Plan). Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, top soil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer).
- w. Location of newly planted trees should adhere to the following, whenever possible: on the north side of and at the canopy/dripline edge of existing mature native trees; on

north-facing slopes; within drainage swales (except when riparian habitat present); where topsoil is present; and away from continuously wet areas (e.g. lawns, leach lines).

- x. These newly planted trees shall be maintained until successfully established. This shall include protection (e.g. tree shelters, caging) from animals (e.g., deer, rodents), regular weeding (minimum of once early Fall and once early Spring) of at least a three foot radius out from plant and adequate watering (e.g., drip-irrigation system). Watering should be controlled so only enough is used to initially establish the tree, and reducing to zero over a three year period. If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used.
- y. Replacement oak trees shall be from either vertical tubes or deep, one-gallon container sizes.
- z. All oak trees identified to remain (see attached Tree Protection Plan) shall not be removed. Unless previously approved by the county, the following activities are not allowed within the root zone of existing or newly planted oak trees: year-round irrigation (no summer watering, unless "establishing" new tree or native compatible plant(s) for up to 3 years); grading (includes cutting and filling of material); compaction (e.g., regular use of vehicles); placement of impermeable surfaces (e.g. pavement); disturbance of soil that impacts roots (e.g., tilling).
- aa. Oak trees provide an essential component of wildlife habitat and visual benefits. The applicant recognizes this and agrees to minimize trimming of the remaining oaks. If trimming is necessary, the applicant agrees to either use a skilled arborist or apply accepted arborist's techniques when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species. Smaller trees (6 inches in diameter and smaller) within the project area are considered to be of high importance, and when possible, shall be given similar consideration as larger trees.
- bb. Prior to final inspection, the applicant shall implement the restoration/revegetation plan for existing graded driveway areas.

Grading and Erosion Control Mitigations

- cc. **Prior to issuance of grading or construction permits**, the applicant shall submit a supplemental drainage plan for review and approval by the Department of Planning & Building and Public Works Department. This plan shall, whenever feasible, direct drainage away from existing oak trees to avoid impacting the existing vegetation.
- dd. **Prior to issuance of grading or construction permits**, the applicant shall submit a supplemental sedimentation and erosion control plan for review and approval by the Department of Planning & Building and Public Works Department. The plan shall include best management practices which can include, but are not limited to: avoiding grading during the wet-weather months, revegetation plans that allow slope stabilization prior to the wet season, and following existing contours to the greatest extent feasible.

- ee. **Prior to issuance of grading or construction permits**, the applicant shall submit plans that incorporate all mitigation measures listed in the soils engineering report and slope stability analysis.

Water Resources Mitigations

- ff. **Prior to issuance of a grading or building permit**, the applicant shall provide a written statement from the water purveyor that an on-site well is installed, tested and certified to meet minimum capacity requirements and Health Department approval.

Covenants, Conditions and Restrictions

- 26. 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 recordation along with the map. The CC&R's shall provide at a minimum the following provisions:
  - a. 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.

Miscellaneous

- 27. This subdivision is also subject to the standard conditions of approval for all subdivisions using individual wells and septic tanks a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
- 28. 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.
- 29. 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.
- 30. **Prior to recordation of the parcel map**, the driveway on proposed Lot 4 shall utilize already disturbed alignments and the least obtrusive and least environmentally impacting locations.
- 31. **Prior to recordation of the parcel map**, the applicant shall modify the building envelope on proposed Lot 1 to avoid impacts to the five (5) oak trees as shown on the revised exhibit showing building envelopes.

**STANDARD CONDITIONS OF APPROVAL FOR SUBDIVISIONS  
USING INDIVIDUAL WELLS AND SEPTIC TANKS**

1. Each parcel shall have its own private well(s) for a domestic water supply approved by Environmental Health Services, except as set forth in 2d.
2. Operable water facilities shall exist prior to the filing of the final land division map. Evidence of adequate and potable water, shall be submitted to Environmental Health Services including the following:
  - A. Well Completion Report- The well log generated by the driller at the time the well is constructed.
  - B. Water Quality- A complete chemical analysis, to include general mineral, general physical and inorganics, shall be submitted for evaluation for each of the wells developed. Site evaluations may trigger additional testing requirements by Environmental Health Services. (Within last 5 years)
  - C. Production- On individual private wells, a minimum of a four hour pump test with draw down and recovery data by a **licensed** and **bonded** well driller or pump testing company, shall be submitted for review and approval for each well proposed for the subdivision. (Within last 5 years)
  - D. Shared Well System- A shared well system means a private water system consisting of 2, 3, or 4 service connections serving parcels that are at least 2.5 acres. When a shared well system is proposed the applicant shall contact Environmental Health Services for assistance in properly designing a shared water well system. A shared water well system review fee (said fee is separate from any fees paid through the County Planning and Building Department) shall be provided to Environmental Health Services prior to finaling the map.
3. On-site systems that are in conformance with the county-approved Central Coast Regional Water Quality Control Board basin plan and County Building and Construction Ordinance, Title 19, will be an acceptable method of sewage disposal until community sewers may become available.
4. No sewage disposal system installations are to be placed closer than 100 feet from the top of any perennial or continuous creek banks, drainage swales or areas subject to inundation.
5. Sewage disposal systems shall be separated from any individual domestic well and/or agricultural well, as follows: 1) leaching areas, feed lots, etc., one hundred (100) feet and bored seepage pits (dry wells), one hundred and fifty (150) feet. Domestic wells intended to serve 5 or more parcels shall be separated by a minimum of two hundred (200) feet from septic systems and dry wells.
6. Individual systems on new land divisions shall be designed and constructed to either reserve sufficient site area for dual leach fields (100% replacement area), or construct the dual leach fields with a diverter valve at the time of initial septic system installation.

## ATTACHMENT 2

7. Sewage disposal systems installed on slopes in excess of 20% shall be designed and certified by a registered civil engineer or geologist and submitted to the County Planning Department for review and approval **prior to the issuance of a building permit**. Consultants shall determine geologically stable building sites and sewage disposal for each parcel, including evaluations of hillside stability under the most adverse conditions including rock saturation and seismic forces. Slopes in excess of 30% are not considered suitable or practical for subsurface sewage disposal.
8. An encroachment permit shall be obtained from County Public Works for any work to be done within the county right-of-way.
9. An encroachment permit shall be obtained from the California Department of Transportation for any work to be done on the state highway.
10. Any existing reservoir or drainage swale on the property shall be delineated on the map.
11. Prior to submission of the map "checkprints" to County Public Works, the project shall be reviewed by all applicable public utility companies and a letter be obtained indicating required easements.
12. Required public utility easements shall be shown on the map.
13. Approved street names shall be shown on the map.
14. The applicant shall comply with state, county and district laws/ordinances applicable to fire protection and consider increased fire risk to area by the subdivision of the land proposed.
15. The developer shall submit a preliminary subdivision guarantee to County Public Works for review prior to recordation of the map.
16. Any private easements on the property shall be shown on the map with recording data.
17. All conditions of approval herein specified, unless otherwise noted, shall be complied with prior to recordation of the map.
18. After approval by the Review Authority, compliance with the preceding conditions will bring the proposed subdivision in conformance with the Subdivision Map Act and county ordinances.
19. A map shall be filed in accordance with Subdivision Map Act and county ordinance prior to sale, lease, or financing of the lots proposed by the subdivision.
20. A tentative map will expire 24 months from the effective date of the approval. Tentative maps may be extended. Written requests with appropriate fees must be submitted to the Planning Department prior to the expiration date. The expiration of tentative maps will terminate all proceedings on the matter.