

Monday, March 07, 2016

The following action minutes are listed as they were acted upon by the Subdivision Review Board and as listed on the agenda for the Regular Meeting of 9:00 AM, together with the maps and staff reports attached thereto and incorporated therein by reference.

Hearings are advertised for 9:00 a.m. This time is only an estimate and is not to be considered as time guaranteed. The public and applicants are advised to arrive early.

ROLL CALL:

PRESENT:

ABSENT: None

Chairperson Ellen Carroll opens meeting.

PUBLIC COMMENT PERIOD

- Members of the public wishing to address the Board on matters other than scheduled items may do so at this time, when recognized by the Chairman. Presentations are limited to three minutes per individual.

No one coming forward.

CONSENT AGENDA

- December 7, 2015 SRB DRAFT Minutes

Consent item 2, December 7, 2015 Minutes, is approved via voice vote by the County Subdivision Review Board with Melissa Guise abstaining, and is available on file at the office of the Planning and Building Department.

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Carroll, Ellen	X			
Marshall, Glenn	X			
Terry, Leslie			X	
Guise, Melissa			X	

- January 4, 2016 DRAFT CANCELLED Minutes

Consent item 2, January 4, 2016 Cancelled Minutes, are received and filed via voice vote by the County Subdivision Review Board and available on file at the office of the Planning and

Building Department.

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Carroll, Ellen	X			
Marshall, Glenn	X			
Terry, Leslie	X			
Guise, Melissa	X			

HEARINGS

- Hearing to consider a request by **SANTA RITA ROAD INVESTMENTS, LLC / EQUITY TRUST** for a Tentative Parcel Map (CO15-0001) to subdivide an existing 2.11 acre parcel into 2-parcels of 1.05 and 1.06 acres each for the purpose of sale and/or development. The proposed project is within the Residential Suburban land use category and is located on 1150 Santa Rita Road, in the community of Templeton. The site is in the Salinas River Subarea, North County planning area. A General Rule Exemption was issued for this project.

County File Number: SUB2014-00067
 Supervisorial District: 1
Project Manager: Holly Phipps

Assessor Parcel Number: 039-281-013
 Date Accepted: November 18, 2015
Recommendation: Approval

Holly Phipps, Project Manager: presents staff report via power point. Also, discusses memo regarding the stock Conditions for septic tanks.

Leslie Terry: questions if there is a condition regarding soil testing and that it be done prior to recordation with Ms. Phipps responding.

Chairperson Carroll: suggests placement for the new Condition, Condition 22.

Terry Wahler, County Staff: states the New Condition should be placed under Improvement Plans.

Tim Roberts, Engineer: requests clarification on where the new Condition is going to be located with staff responding it will be new Conditions 4d. Also, questions Condition 5 regarding the power lines.

David Ceja, neighbor: states concerns with the proposed property and presents pictures.

Glenn Marshall: questions if Mr. Ceja would be willing to dedicate land to the turn around with Mr. Ceja responding.

Tim Roberts, Engineer: responds to public comments.

Glenn Marshall: question if there has been any communication with the Templeton Fire Department with Mr. Roberts responding.

Mr. Ceja, neighbor: states concern regarding where the future driveway will be.

Terry Whaler, County Staff: comments on typical procedures regarding relief from standard road improvements and under-grounding of the utilities.

Glenn Marshall: states normally these revisions are made prior to the hearing but, states support in not

under-grounding the utilities.

Ben Dore, County Counsel: states it is up to the board to decide on how they would like to proceed.

Ellen Carroll: suggests continuance to the next Subdivision Review Board Meeting.

Terry Whaler, County Staff: states is fine with continuance.

Glenn Marshall: suggests speaking to Templeton Fire Department.

The Subdivision Review Board Continues the request by SANTA RITA ROAD INVESTMENTS, LLC / EQUITY TRUST for a Tentative Parcel Map (CO15-0001) to the next Subdivision Review Board Hearing on April 4, 2016.

Motion by: Glenn Marshall

Second by: Leslie Terry

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Carroll, Ellen	x			
Marshall, Glenn	x			
Terry, Leslie	x			
Guise, Melissa	x			

- A request by **PATRICK RUSCO** for a Tentative Parcel Map (CO 15-0042) to subdivide an existing 6.36 acre parcel into two parcels of 2.67 and 3.69 acres each for the purpose of sale and/or development. The proposal also includes the abandonment of un-named offer of dedication for road right-of-way located on proposed Parcel 1 and on proposed Parcel 2 that was offered as part of Tract 681. The project includes off-site road improvements to Orcutt Road. The project will result in the disturbance of approximately 2.0 acres of the 6.36 acre parcel. The proposed project is within the Residential Suburban land use category and is located at 1590 Tiburon Way, on the northeastern corner of Orcutt Road/Tiburon Way, adjacent to the southeastern boundary of the City of San Luis Obispo. The site is in the San Luis Obispo North Sub-area of the San Luis Obispo planning area. Also to be considered is the approval of the environmental document. 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 Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on January 28, 2016 for this project. Mitigation measures are proposed to address Air Quality, Biological Resources, Noise, Public Services and Utilities, Transportation/ Circulation and Water and are included as conditions of approval.

County File Number: SUB2015-00006
 Supervisorial District: 3
Project Manager: Stephanie Fuhs

Assessor Parcel Number: 076-532-006
 Date Accepted: November 12, 2015
Recommendation: Approval

Stephanie Fuhs: Project Manager: presents staff report via power point. Also, discusses the revised conditions via memo.

Leslie Terry: suggests adding a new condition reflecting soil testing on the undeveloped property prior

to recordation.

Stephanie Fuhs, Project Manager: suggests the modification of condition 6d.

The Subdivision Review Board adopts the Mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et esq. and approves Document Number: 2016-003_SRB granting Tentative Parcel Map (SUB2015-00006/CO 15-0042) to PATRICK RUSCO based on the Findings A through M. in Exhibit A and subject to the Revised Conditions 1 through 22 in Exhibit B; Revised Condition 2a to read " Orcutt shall be widened to complete the project side of an A-1 rural road section and in accordance with the Orcutt Area Specific Plan and the City of San Luis Obispo Encroachment Permit requirements fronting the property within a dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism." Revised Condition 6d to read " Sewer plan (County Environmental Health), to include soil testing (3 percolation tests and one deep soil boring) for proposed Parcel 2 as required by the Environmental Health Department.";Deletion of Condition 14 with renumbering as needed and Revision to Condition 21g to read "Prior to any site disturbance, the applicant shall have a geologic evaluation completed to determine if naturally occurring asbestos (NOA) is present within the area of disturbance. If NOA is not present, an exemption request shall be filed with the APCD. If NOA is present, the applicant shall comply with all requirements of the Air Toxics Control Measure.". adopted

Motion by: Leslie Terry

Second by: Melissa Guise

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Carroll, Ellen	X			
Marshall, Glenn	X			
Terry, Leslie	X			
Guise, Melissa	X			

- A request by **CHRIS HURDLE** for a Vesting Tentative Parcel Map (CO 15-0055) to subdivide an existing 39,248 square foot parcel into four parcels of 6,286, 6,987, 7,017 and 18,949 square feet each for the purpose of sale and/or development. The project includes off-site road improvements to Orchard Avenue, Theodora Street and Frank Court. The project will result in the disturbance of approximately 23,000 square feet for subdivision related improvements. The division will not require any on-site roads. The project is located at 875 Theodora Street, on the southeast corner of Orchard Avenue and Theodora Street, approximately ¼ mile south of the West Tefft Street/Orchard Avenue intersection, within the urban reserve line of the community of Nipomo. The project is located in the Residential Single Family land use category within the South County sub-area of the South County Planning Area. Also to be considered is approval of the environmental document. 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 January 28, 2016 for this project. Mitigation measures are proposed to address Air Quality, Biological Resources, Noise, Public Services and Utilities, Recreation, Transportation/ Circulation, and Water and are included as conditions of approval.

Supervisory District: 4
Project Manager: Stephanie Fuhs

Date Accepted: November 12, 2015
Recommendation: Approval

Stephanie Fuhs, Project Manager: presents staff report via power point.

The Subdivision Review Board adopts the Mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq and approves Document Number: 2016-004_SRB granting Vesting Tentative Parcel Map (SUB2015-0004/CO 15-0055) to CHRIS HURDLE based on the Findings A through J. in Exhibit A and subject to the Conditions 1 through 25 in Exhibit B. adopted.

Motion by: Melissa Guise
Second by: Glenn Marshall

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Carroll, Ellen	x			
Marshall, Glenn	x			
Terry, Leslie	x			
Guise, Melissa	x			

PLANNING STAFF UPDATES

- 7. This is the time staff provides updates to the Review Authority for items not on the agenda.

None.

ADJOURNMENT

Next Scheduled Meeting: April 4, 2016,, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

Nicole Retana, Secretary
Subdivision Review Board

Minutes will approved at the May 2, 2016 Subdivision Review Board meeting.