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final

BASSI RANCH

ENVIRONMENTAL IMPACT REPORT

ED 80 - 181

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County of San Luis Obispo

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO, CALIFORNIA 93408 • (805) 549-5011

OFFICE OF THE
COUNTY ADMINISTRATOR

April 26, 1982

BASSI RANCH
FINAL EIR
ERRATTA

The following revisions are hereby incorporated into the Final EIR:

1. Cover Page

   The 4th line should be changed from "Z801030:1" to "D810303:2".

2. Section A, Introduction

   After paragraph five add: "The Draft EIR has been revised in response to comments received from the public and governmental agencies. These revisions include deletions and additions. The deleted sections are shown with a line running through the words. The additions are in a different type."

3. Page 68 & 69, Housing

   This section should be totally deleted from this document. The County is in the process of preparing a new Housing Element that will supercede the 1972 Housing Element. The date that the new Housing Element will be available is uncertain at this time.

FINAL

ENVIRONMENTAL IMPACT REPORT
BASSI RANCH (BAKER REZONE)
ED 80-181
Z 801030:1

PREPARED FOR:

OFFICE OF ENVIRONMENTAL COORDINATOR
COUNTY OF SAN LUIS OBISPO
SAN LUIS OBISPO, CALIFORNIA 93408

[redacted]

PREPARED BY

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1041 chorro street • san luis obispo • california 93401
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LANDSCAPE ARCHITECTURE • LAND PLANNING

APRIL 1982

OFFICE OF ENVIRONMENTAL COORDINATOR

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A	INTRODUCTION
B	DRAFT EIR
C	LETTERS OF COMMENTS
D	RESPONSE TO COMMENTS

SECTION A

INTRODUCTION

San Luis Obispo Planning Department received an application from MDW, Inc. to rezone 290 acres from "A-1" (light agricultural) and "U" (unclassified) to "A-1-D" (light agricultural with a development plan required).

The San Luis Obispo County Land Use Element/Land Use Ordinance went into effect on January 17, 1981 which was subsequent to the initial submittal. The LUE designates 216 acres of the site as "Rural Residential", and the remaining 74 acres as "Rural Lands".

The applicant waived his right for an Environmental Determination by the Environmental Coordinator or the Board of Supervisors and has requested that an Environmental Impact Report be prepared.

The applicant submitted a Preliminary Development Plan which proposes a total of 41 lots. In addition, the applicant submitted a Development Plan Analysis and a Technical Supplement.

The Draft EIR was published and submitted for a period of public and agency review and comment.

The final EIR has been prepared in accordance with the State of California Guidelines for Implementation of the California Environmental Quality Act of 1970, as well as in conformance with the San Luis Obispo County Environmental Impact Procedure.

DRAFT

ENVIRONMENTAL IMPACT REPORT
BAKER REZONE (BASSI RANCH)
ED 80-181

PREPARED FOR:

THE COUNTY OF SAN LUIS OBISPO

PREPARED BY:

SEDES
Site and Environmental Design Services

Landscape Architects and Land Planners/ASLA
1041 Chorro Street
San Luis Obispo, California 93401

PROJECT APPLICANT:

Mrs. Barbara Baker
1009 Marsh Street
San Luis Obispo, California 93401

DATE: June 16, 1981

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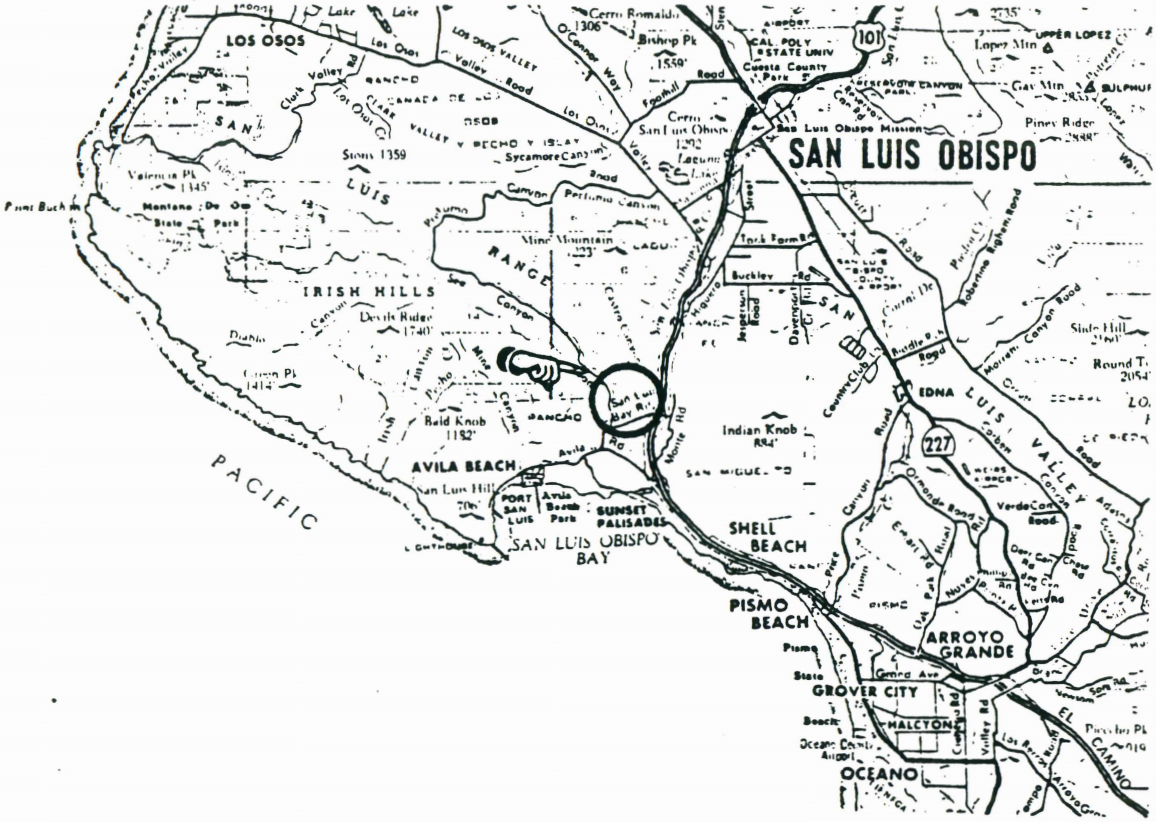
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I. PROJECT DESCRIPTION

A. Location

Bassi Ranch lies in the Avila Valley at the base of the scenic oak-covered Irish Hills. Located along the north side of San Luis Bay Drive, the 291 acre site extends from U.S. Highway 101 to just west of the See Canyon Road entrance, approximately 2½ miles southwest of San Luis Obispo city limits, 2 miles east of Avila Beach and 1½ miles northwest of Pismo Beach. To the west lies the San Luis Bay Club properties, to the north are the PG&E power lines from Diablo Canyon, to the east is Highway 101 and to the south is Avila Bay Estates. San Luis Bay Drive is one of two main recreational routes to Avila Beach, Port San Luis, San Luis Bay Club and Diablo Canyon Nuclear Power Plant.



B. Development Goals

1. The firm of MDW, Inc. conducted an environmental review of the subject property with the assistance of an inter-disciplinary team of consultants.

e. Open space would be controlled by open space easements granted in perpetuity to the County. The road system and a 7-acre landscape common area would be owned and maintained by a homeowners' association. The landscape common area (six acres) combined with all of the area within each lot which are subject to open space easements, together comprise 91 acres or 60% of Area B's gross site area.

2. Layout:

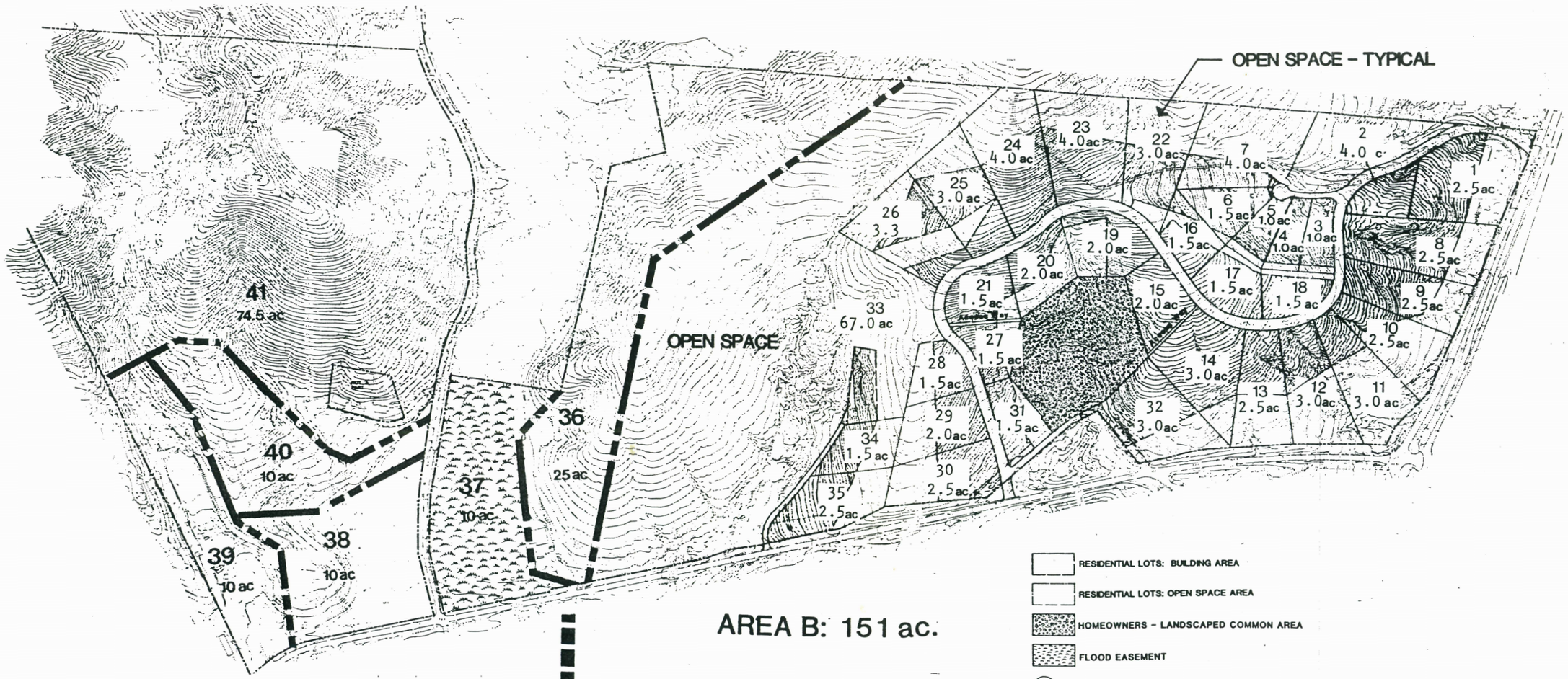
Lots 1 through 35 are planned for the eastern portion of the property. Most of these lots will be accessed by a private loop road connecting Ontario Road with San Luis Bay Drive. A cul-de-sac will provide access to five lots. A driveway off the lower end of the loop road will provide access to the recreation center in the quarry, and to lot 32. A separate driveway will provide access for lots 33-35 directly off San Luis Bay Drive.

No buildings will exceed 30 feet in height, and none will be constructed on ridgelines; these have all been placed in the "Open Space Areas" of the Development Plan.

South facing windows should be relied upon to maximize use of the sun's energy for space heating. Overhangs or "fin" walls should be used in conjunction with south facing glazing to prevent direct summer sunlight from entering structures while permitting winter sunlight to do so. Where possible, structures should be designed with roofs facing due south at a 35 degree slope to provide optimum conditions for mounted solar collection panels. Buildings should be designed and sited to avoid interrupting solar corridors to other buildings.

Dwellings will be clustered primarily on the lower slopes and level portions of the project site where sea breezes will provide ventilation in warmer months. Equestrian facilities will be located in the northeastern portion of the site to minimize nuisances created by dust and odors. Similarly, evapotranspiration basins, if constructed, will be sited so that localized breezes do not carry any odors which may be produced into developed areas.

Development has been sited to maximize the noise attenuating effect of hills and other topographic features. Severe noise impacts to residential structures from the freeway or San Luis Bay Drive will be avoided by providing a 200 foot setback for structures from the right-of-



RESIDENTIAL LOTS: BUILDING AREA
RESIDENTIAL LOTS: OPEN SPACE AREA
HOMEOWNERS – LANDSCAPED COMMON AREA
FLOOD EASEMENT
MAJOR ROADS
COMMON DRIVEWAYS
OWNERSHIP LINE
OPEN SPACE EASEMENT LINE

AREA A: 140 ac.

4 10-ac Parcels

1 25-ac "

1 74.5 ac "

AREA B: 151 ac.

LUE/LUO ENTITLEMENT (Slope Test)

0–15% Slope: 46 ac at 5 ac:	9 Lots	
16–30% Slope: 84 ac at 7 ac:	12 Lots	
Over 30% Slope: 21 ac at 10 ac:	2 Lots	
Total: 151 ac	23 Lots	
ADD 60% CLUSTER BONUS:	14 Lots	– THIS BONUS IS NOT ALLOWED IN THE ADOPTED LUE/LUO.
TOTAL DENSITY:	37 Lots	
TOTAL PROPOSED:	35 Lots	
OPEN SPACE PROPOSED:	91 ac (60 % of site)	

Bassi Ranch
EIR

Preliminary
Development Plan

NORTH
scale 200 0 200

MAP 1

way. Moderate interior noise impacts should be mitigated through design features such as acoustic wall construction, and deck and balcony handrail designs which shield exterior as well as interior spaces.

Landscaped buffers will be used to mitigate the psychological, if not physical, impacts of excessive noise levels.

3. Open Space:

The open space areas on the site fall into two broad categories: those within private lots but subject to open space easements; and the landscaped common area reserved for project residents.

In the first category, open space easements would be dedicated to the County and the owners of the lots would be prohibited from building structures, solid fences, or walls within this portion of their lots--except for Lots 2, 7 and 33, which would be allowed small agricultural accessory buildings in the open space areas. Ownership boundaries outside of the delineated "building area" could be indicated only by a shallow ditch or low hedge; around the building areas, fencing will be controlled by a design review process.

The open space areas within private lots may be used to graze livestock (with the numbers to be limited according to lot size); owners may wish to plant fruit trees or a garden; or they may need to utilize the area for their evapotranspiration (waste disposal) systems. Driveways would also be permitted across the open space easements, although parking areas, carports, and garages would be prohibited.

In most cases, the open space easements were established on areas subject to sensitive site conditions such as steep slopes, prime agricultural land, proximity to traffic noise, archaeological significance, biological values, or highly visible ridge lines. The lots will be prohibited from further breakdown by the easements.

The steeper slopes of the western portion of the site, which are covered by coastal sage and oak woodland communities are to be retained in open space. The small area containing native grasses in the northeastern portion of the property and the relatively undisturbed riparian area near the center of the eastern portion of the site will also be preserved as open space.

4. Water Supply: (see Map 2)

The project proposes creation of a community water system including:

- a well or wells in the aquifer along See Canyon Creek with pumps capable of delivering a combined flow of at least 110 gpm over a 72 hour period;
- a treatement facility as needed to meet water quality standards;
- a 75,000 gallon storage tank;
- a system of distribution mains capable of delivering the required pressures and qualities to each residential service; and
- fire hydrants at intervals not exceeding 500 feet for all lots less than one acre in size, and 1,000 feet for lots exceeding one acre in size, with static pressures of 15 pounds per square inch and capable of delivering at least 250 gpm available for fire flow (in addition to one-half the peak residential demand) for a period of at least two hours.

5. Sewage Disposal:

Individual on-site evapotranspiration disposal systems are proposed. It is intended that each system be designed by an engineer, and a note to this effect will be placed on the tract map.

6. Fire Protection:

Fire protection will be provided by the California Department of Forestry assisted by the newly-formed Avila Valley Volunteer Fire Company.

7. Schools:

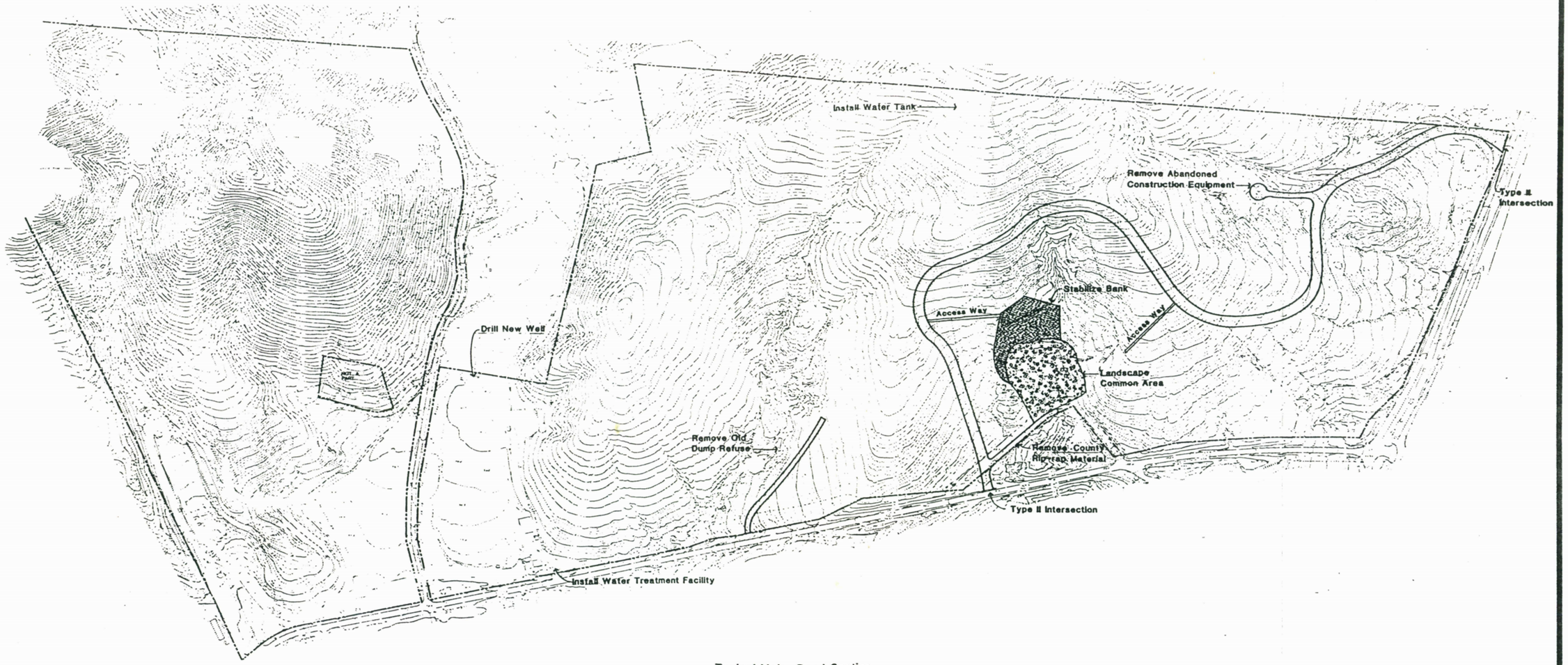
Elementary school facilities would be available at Bellevue Santa Fe School immediately adjacent to the site across from the intersection of See Canyon Road with San Luis Bay Drive. Junior high and high school facilities are both available in San Luis Obispo.

8. Police:

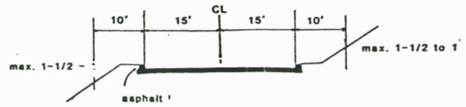
Police service is provided by the County Sheriff.

9. Utilities:

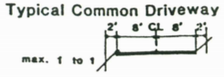
Utility lines for telephone, gas and electricity are available in the San Luis Bay Drive right-of-way, or in Ontario Road.



Typical Major Road Section



Typical Common Driveway



Bassi Ranch
EIR

Proposed Service Improvements

NORTH
0
200
300
scale

MAP 2

page 7

10. Drainage:

The proposed Development Plan will avoid all flood-prone areas and will result in no increase to peak flows downstream of the site. Drainage facilities will be installed with the subdivision improvements as necessary and as required by the County Standards. These may include small retention basins if deemed necessary by the County, although none are proposed. ~~Lots 36-40 will have flood easements across the flat alluvial plain they occupy in order to provide room for the County's overflow channel.~~

Lots 1-32 are all expected to be handled by draining each lot to the paved street connecting Ontario Road to San Luis Bay Drive, or through small paved or compacted channels for the fourteen lots downhill from the street. Drop inlets, cross gutter, and culverts will be placed at appropriate locations to concentrate flows into the culvert at the east end of the Bassi Arroyo, or the large depression in the County right-of-way area south of the quarry.

Lots 33, 34, and 35 will be drained onto the 20 foot paved driveway leading off San Luis Bay Drive.

~~The five lots in San Miguelito Basin (lots 35-40) will be drained into the paved street there, and this flow will be conveyed into short culverts leading directly to San Miguelito Creek near the entrance to the road.~~

11. Recreation:

It is expected that most day-to-day recreation needs of the project residents will be taken care of by the large, individual lots. A landscaped common area will be developed for the homeowners' association in the old quarry, however, with about 6 acres being set aside for this purpose. Use of the area would be limited according to the wishes of the homeowners' association.

12. Architectural Review:

An Architectural Review Board will be established by the subdivision to implement the following standards:

a. Type and Character of Design

The exterior building design of all buildings shall be encouraged to be of ranch, Spanish/early California styling and character, or of an original design.

b. Color

All exterior colors, textures and materials, including roofs, must be set forth in the plans and specifications and approved in writing by the Board prior to the construction. Color samples shall be submitted with plans and specifications which shall be coded or marked so as to indicate where the colors are to be used upon the finished dwelling. Careful consideration of the adjacent and surrounding properties, as well as overall community appearance will be the basis for approval or denial of such color schemes.

c. Location on Lots

The location of the structure or structures on the lot and the landscaping shall bear such overall relation to the adjacent properties as to create an aesthetically pleasing overall appearance and to maintain views. Buildings shall be placed only on the building site area as shown on the approved Subdivision Development Plan.

d. New Materials Only and New Structures Only

No second hand material shall be used in the construction of any buildings or structure without the prior written approval of the Board.

e. Height Limitations

No building shall exceed 30 feet from the mean elevation of the buildng site without the written approval of the Board.

f. Painting

All exterior wood and manufactured surfaces with the exception of brick shall be painted or stained.

II. ENVIRONMENTAL ANALYSIS

A. Topography (Slopes)

1. Environmental Setting

The topography of the site ranges from nearly level to very steep with a slope range of less than 1% in the valley at the mouth of See Canyon to over 70% on the slopes of the Irish Hills. Total elevation change is 595 feet.

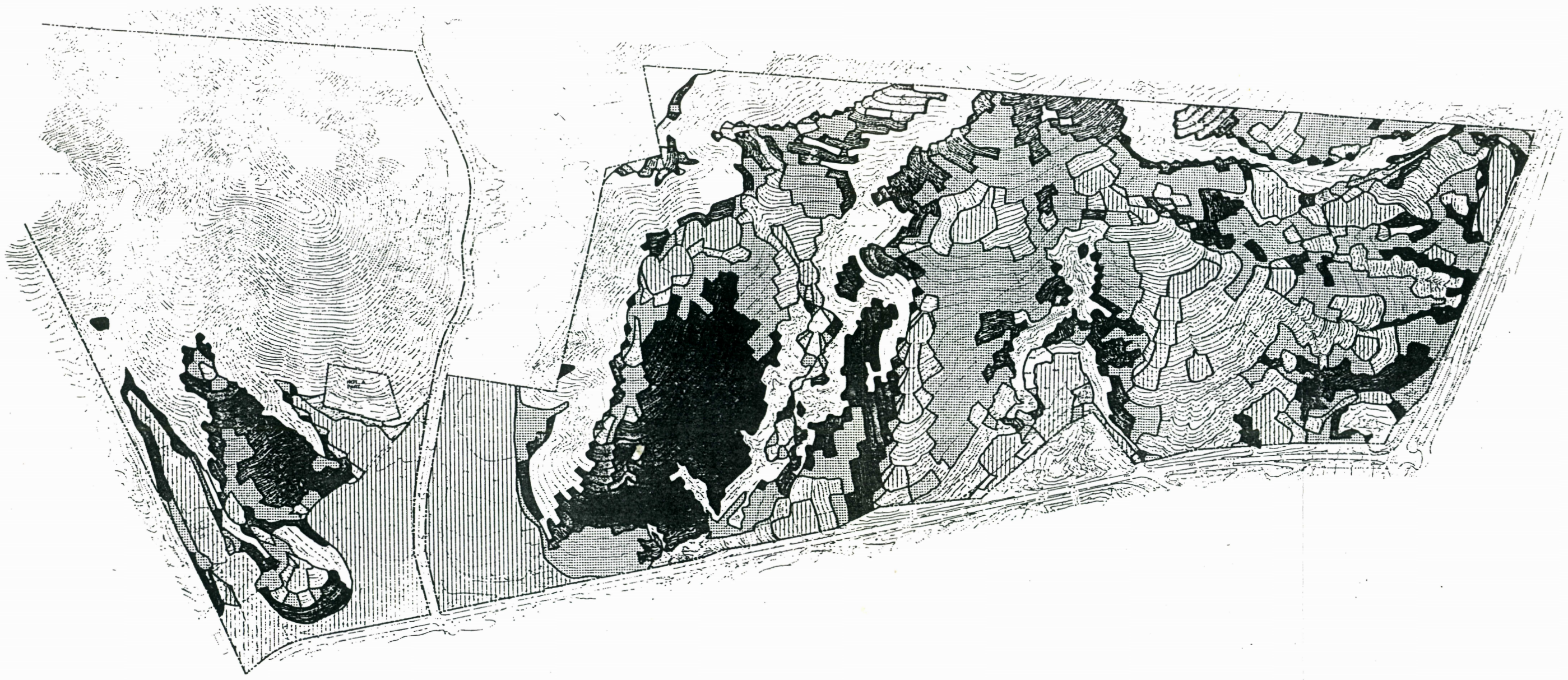
The average slope is an important criteria for the development of Area B. The following excerpt from the 1980 San Luis Obispo County Land Use Ordinance identifies the method for determining the average slope:

> Contour Measurement Method: Where precise measurement of the average slope is required due to varied slope conditions or complex topography, the following formula will be used:
>
> $$S = \frac{.00229(I \times L)}{A}$$
>
> Where S= Average slope of parcel in percent
>
> A= Total number of acres in the parcel (or section of parcel)
>
> L= Length of contour lines in scaled feet
>
> I= Vertical distance of contour interval in feet
>
> $$S = \frac{.00229(50 \times 27{,}600)}{151}$$
>
> S= 20.9%

The slope map submitted by the applicant has been checked for accuracy and appears to be correct (see Map 3).

The following chart identifies five slope categories that occur on the site. An indication regarding suitability for housing is included. The suitability is based on erosion potential, accessibility, drainage and grading requirements for standard construction.

Slope Steepness	Suitability
0-10	Suitable for housing use, with possibility of flooding in flatter areas
10-15	Very suitable for housing with minor provisions for erosion control
15-20	Suitable for housing with special provision for erosion control
20-30	Nearly unsuitable for housing requiring special construction and design
30+	Unsuitable for housing



0 - 10 %

10 - 15 %

15 - 20 %

20 - 30 %

30 + %

Bassi Ranch

EIR

Slopes

NORTH

scale

MAP 3

2. Environmental Impacts:

The majority of the housing sites have sufficient space within the designated building area with slopes that would not present significant obstacles to development of driveways, parking areas, and houses. However, in several locations, significant slope related problems could affect access to the lots, existing woodlands and sanitary sewage disposal.

The entrance road to the site from Ontario Road is proposed to be widended by filling the downhill side of the road. The fill proposed would have a severe negative effect on the oak woodland in the drainageway.

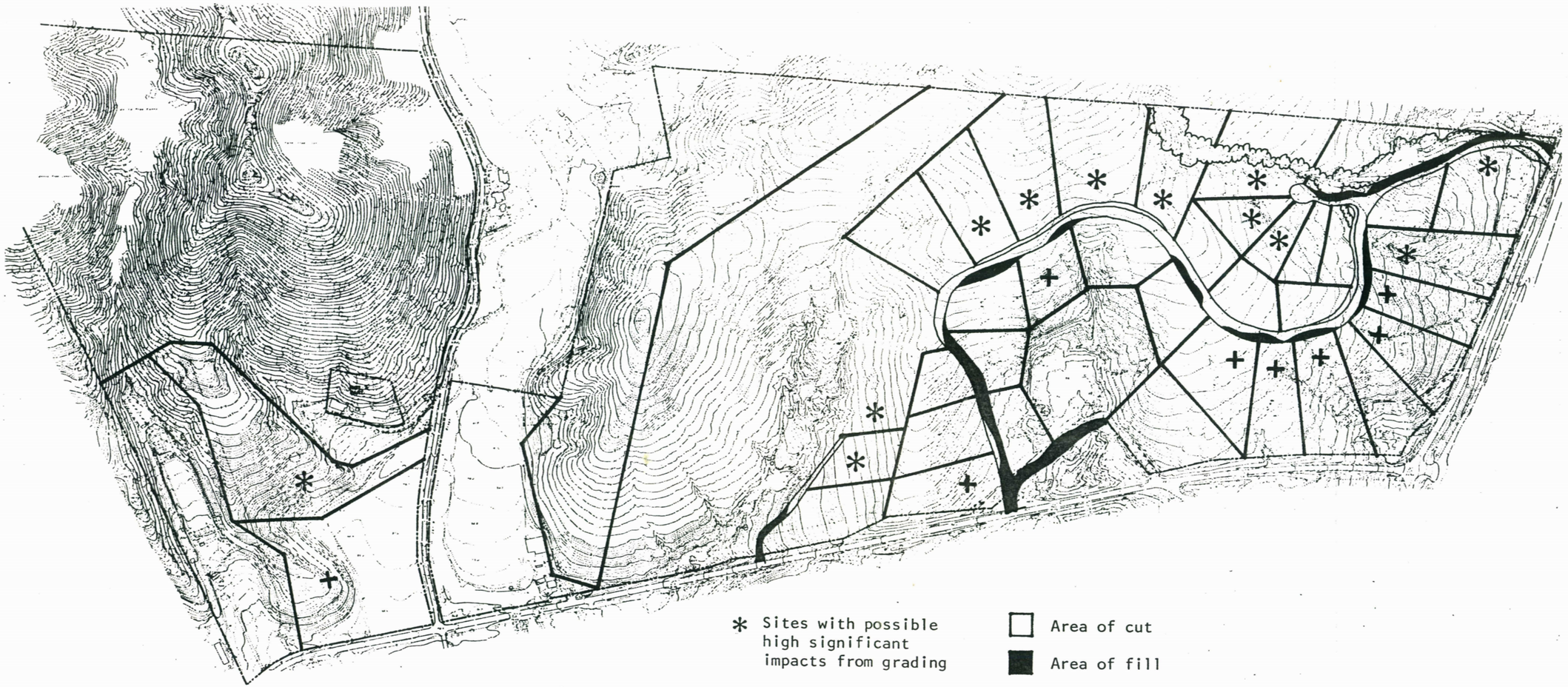
The internal road will generally have an uphill cut and a downhill fill. The amount of cut and fill shown on the applicant's preliminary grading plan will greatly increase as driveways are constructed. In areas where existing slopes are in the 15-20% range, the area of grading will be in excess of 2 times the area of the road with 2:1 cut and fill slopes on either side of the road. This does not include driveways. The San Luis Obispo County Engineering Department recommends that driveways not exceed 20% as a maximum. Since the existing slopes in many cases are approximately the same as the maximum slope of driveways, special design for driveways will be necessary. This design may include extensive grading. Sites with possible moderate or high grading impacts for access are identified (see Map 4).

The proposed evapotranspiration beds require considerable grading to construct. Although the grade can be returned to the natural landform, grading will occur over large areas of each site often in steep slope conditions.

3. Mitigation Measures:

The portion of the internal road near Ontario Road should be widened by cut only. No fill over oak trees. Although this solution will result in a more extensive cut slope, it is preferable to destruction of the oaks.

Grading for access drives to each site should be included as part of the site grading for this project and not carried out on an individual basis. These grades should be reviewed in regards to impact on erosion and sedimentation, vegetation, and visual quality. At a minimum, those sites that have been designated as having moderate or high potential impacts should be graded. Driveway locations should be delineated on map.



* Sites with possible high significant impacts from grading

\+ Sites with possible moderate significant impacts from grading

Area of cut

Area of fill

NOTE: These cut and fill areas do not include grading related to the construction of driveways, parking, houses and other buildings, evapo-transpiration bains, storm water retention basins, water tanks and access roads.

Bassi Ranch

EIR

Grading Impacts

NORTH

scale 200 200

MAP 4

All graded areas should be planted with erosion control grasses and shrubs immediately following the grading operation. Sufficient irrigation water should be applied to germinate and establish the planting prior to the first rainy season.

Evapotranspiration systems should be reviewed in regards to their impact on topograph, erosion and visual quality as well as their sanitary disposal function.

"Feathering" of the grades on cut and fill slopes should be used to reduce visual impacts and aid in revegetation.

Reduction in the extent of grading area should be accomplished wherever possible by condensing the building area.

No grading should take place during rainy season (November through April).

B. Geology (Seismic)

1. Environmental Setting:

Bedrock units of the subject property are all sedimentary rocks of the Pismo Formation. Bedrock of the Squire member of the Pismo Formation underlies approximately 70 percent of the project site, most of this in the portion east of San Miguelito Creek. Cut surfaces in this bedrock are firm and provide excellent foundation material. Permeability is moderate (see Map 5).

Along the east and west sides of San Miguelito Creek three older units of Pismo Formation are exposed which are similar to the Squire member in appearance and mechanical properties. Belleview rock is less permeable and more resistant, Gragg resembles the Squire member most closely and San Miguelito may cause slides of debris or even a block guide.

No faults were seen or known to pass under the project site, but three faults are present in the property vicinity, Edna, Hosgri, and San Andreas. Of these three, only the San Andreas fault should be used as the design earthquake for construction. It is an active fault, capable of an 8.5M earthquake at any time. It could produce a maximum ground acceleration of 0.8 g and strong shaking for a period of 30 to 40 seconds. No ground rupture should occur on the property.

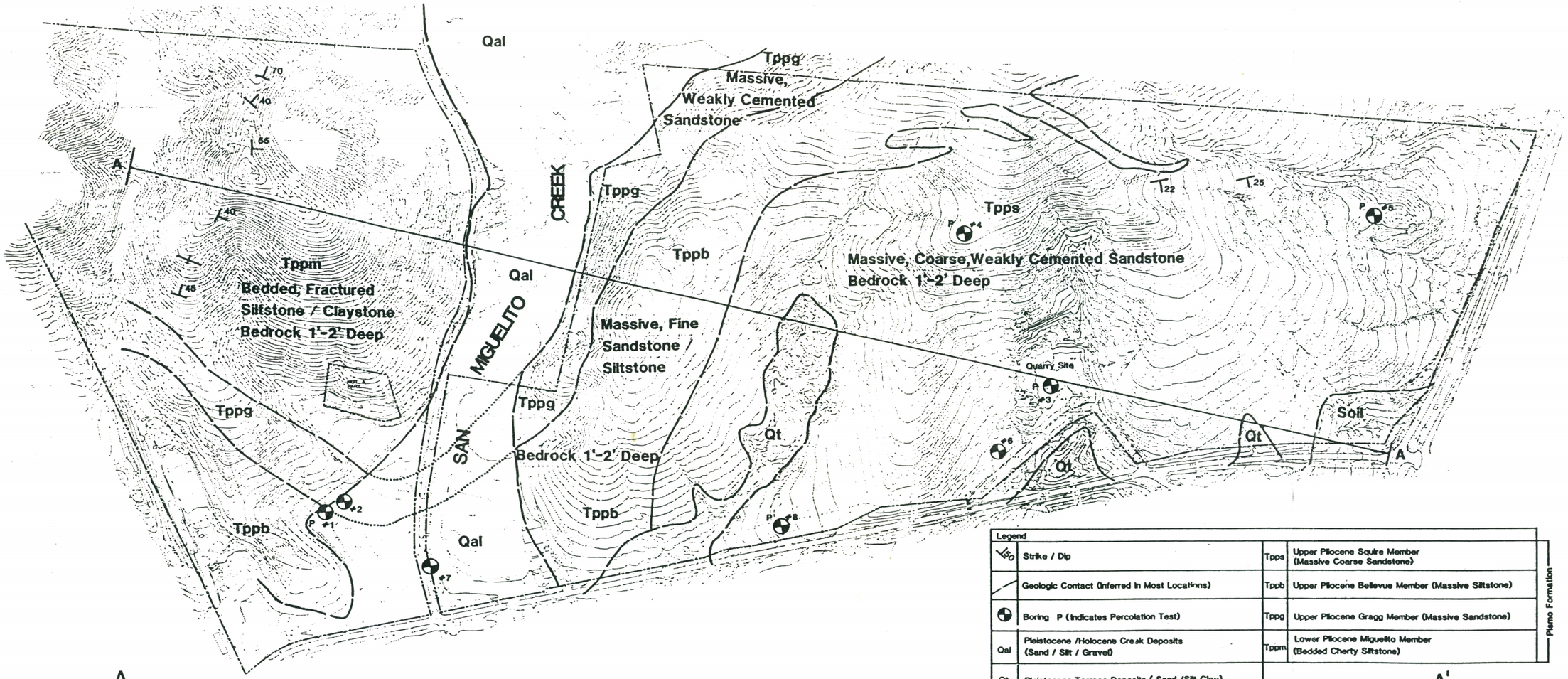
Landslides induced by earthquake will be confined to areas containing or adjacent to older alluvium and to slopes of the Miguelito bedrock on the west side of San Miguelito Creek.

2. Environmental Impacts:

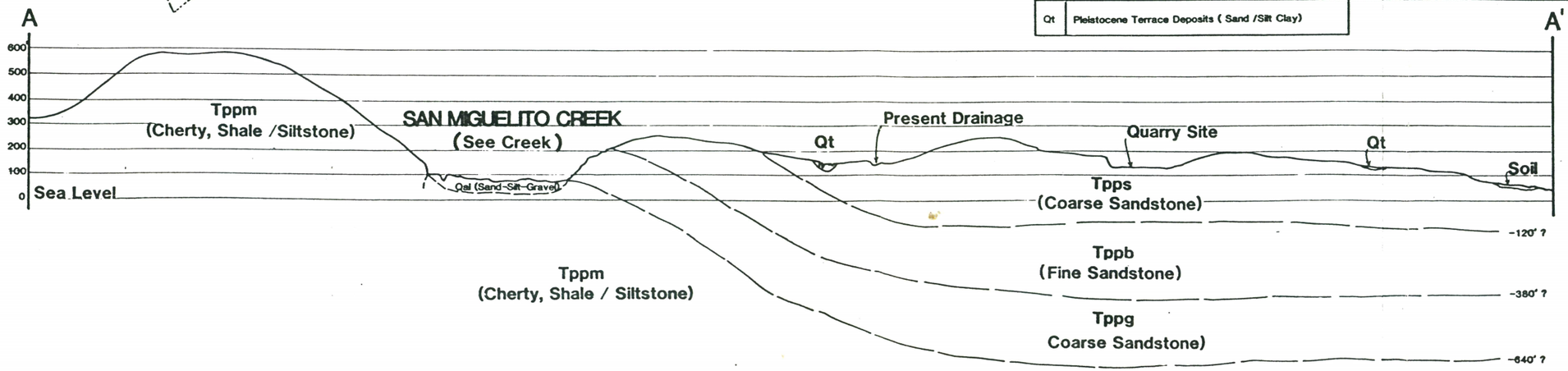
The observed areas of geologic instability were small, localized, and diverse in origin.

Trench walls and cut slopes will be firm in bedrock and moderately so in the natural alluviums. Fill slopes constructed from weathered bedrock material will be moderately unstable due to the small amounts of binder (clay and silts) present in the broken rock.

If an earthquake were to occur, structures built over bedrock would not experience settlement, liquefaction or differential settlement.



Legend			
	Strike / Dip	Tpps	Upper Pliocene Squire Member (Massive Coarse Sandstone)
	Geologic Contact (Inferred In Most Locations)	Tppb	Upper Pliocene Bellevue Member (Massive Siltstone)
	Boring P (Indicates Percolation Test)	Tppg	Upper Pliocene Gragg Member (Massive Sandstone)
Qal	Pleistocene /Holocene Creak Deposits (Sand / Silt / Gravel)	Tppm	Lower Pliocene Miguelito Member (Bedded Cherty Siltstone)
Qt	Pleistocene Terrace Deposits (Sand /Silt Clay)		Pismo Formation



Bassi Ranch
EIR

Geology

NORTH
scale

MAP
5

page
17

However, structures built on the older alluvium near the creek and in old drainages may be subject to these geologic hazards.

3. Mitigation Measures:

Generally, the slopes are geologically stable. Construction is not planned on slopes which are potentially unstable. Special foundation investigations will be necessary for any development on or near slopes on the east side of San Miguelito Creek or the drainage in the property's northwest corner and for proposed development of areas above the Gragg or San Miguelito members on the west side of the creek.

Trench support will be required in sandy zones.

Fill slopes from excavated weathered bedrock could be constructed only after testing has indicated that such slopes will be stable.

Structures should not be placed in the erosion-prone areas of old alluvial deposits (see Map 14, Limitation on Proposed Development, for individual lots affected).

C. Soils (Erosion and Sedimentation)

1. Environmental Setting:

Soils which mantle the project site consist of accumulations of alluvial materials in flood plain and drainage areas, and elsewhere of materials weathered from bedrock. Soils on the site range in depth from a few inches to several feet.

Seven types of soil are present on the project site (see Map 6). Their characteristics are given below:

Riverwash (Rv)
formed from sand, loamy sand and sandy loam with gravel and stones
variable erosion hazard

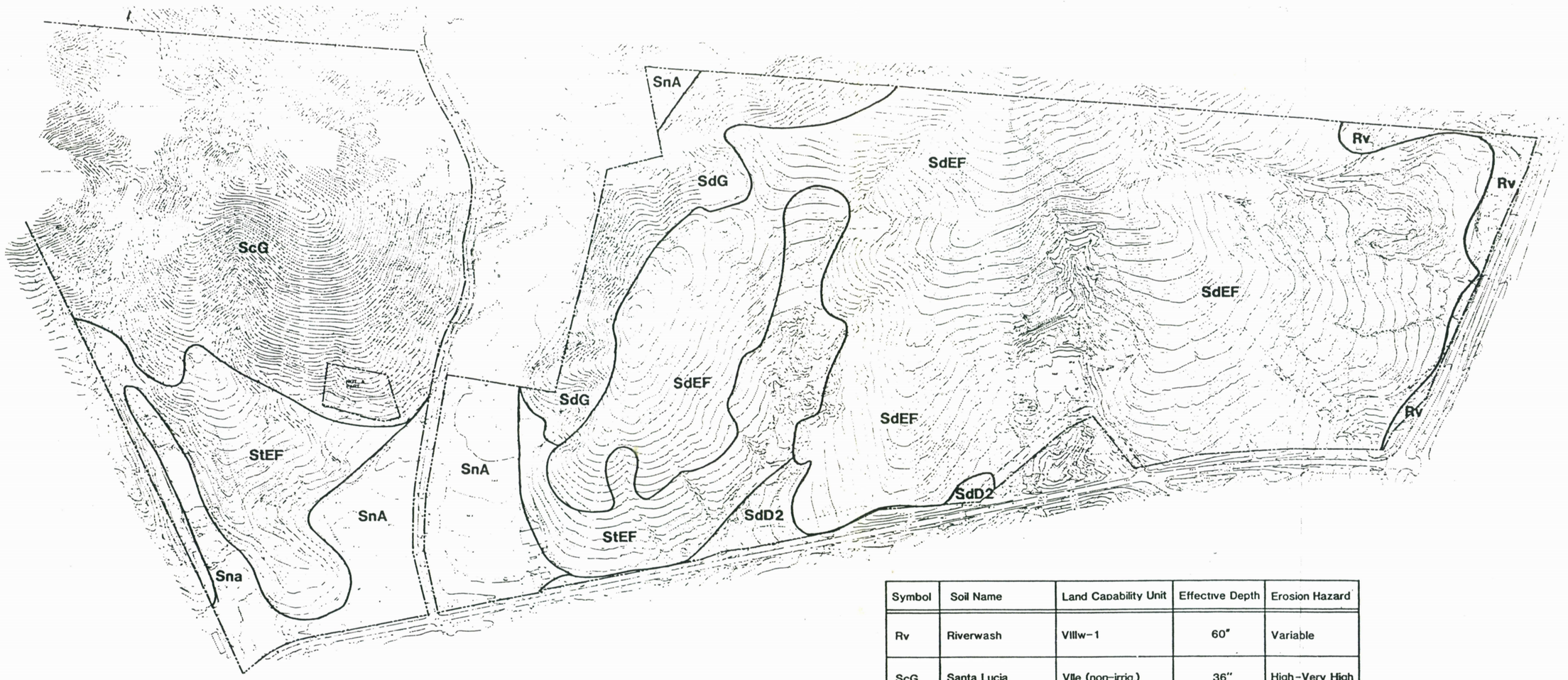
Santa Lucia (ScG)
shaly clay loam
moderately permeable
highly susceptible to erosion

Pismo-Tierra Complex (SdD2)
combination of soils
Tierra is very deep with slow permeability and low to moderate water-holding capacity
Pismo is shallow with rapid permeability and low water-holding capacity
moderate to high erosion hazard

Gaviota Fine Sandy Loam (SdEF)
fine sandy loam
moderately permeable
highly susceptible to erosion

Gaviota Sandy Loam (SdG)
sandy loam
moderately rapid permeability with very low water-holding capacity
highly susceptible to erosion

Salinas (SnA)
silty clay loam on plains
slow permeability
slight susceptibility to erosion



Symbol	Soil Name	Land Capability Unit	Effective Depth	Erosion Hazard
Rv	Riverwash	VIIIw-1	60"	Variable
ScG	Santa Lucia Shaly Clay Loam	VIIe (non-irrig.)	36"	High-Very High
SdD2	Pismo-Tierra Complex	VIe (non-irrig.)	19-60"	Mod. to High
SdEF	Gaviota Fine Sandy Loam	VIIe (non-irrig.)	13"	High
SdG	Gaviota Sandy Loam	VIIIe (non-irrig.)	13"	Very High
SnA	Salinas Silty Clay Loam	I (irrig.) III (Non-irrig.)	60"	Slight
StEF	Briones-Tierra Complex	VIIe non-irrig.)	32-60"	High

Bassi Ranch EIR

Soils

NORTH

scale 300 0 300

MAP 6

Brionnes-Tierra Complex (StEF)

loamy sand (25%) and sandy loam (50%)
sandy portion highly permeable and excessively drained
loamy portion slow permeability and good drainage
highly susceptible to erosion

Moderate to severe sheet and gully erosion has occured wherever runoff accumulates or where grading has occured on the site.

2. Environmental Impacts:

The potential for erosion and sedimentation impacts resulting from the construction of this project, including the roads, driveways, buildings, sanitary sewer facilities and water storage tanks, could be very significant. Most of the soils are highly erosive and quite unproductive. When these factors are combined with hot south facing slopes, there may be considerable difficulty in establishing erosion control vegetation.

Existing culverts carrying runoff from the site are not designed to prevent sediments from being carried off-site. Silt-laden water from the site could flow through sub-drainages and into San Luis Obisp Creek and San Miguelito Creek. Any siltation that reaches the creeks could have a negative impact on wildlife.

Perhaps the greatest threat is the short term impact of severe erosion resulting from unusual or unexpected storms prior to completion of erosion control measures.

Interruption and transmission of runoff by the road system may have a long term positive impact on those portions of the site affected.

Drainage structures in rural development areas are often poorly maintained. As a result, siltation traps are allowed to fill, providing no downstream protection from subsequent erosion.

3. Mitigation Measures

Certain erosion control measures will be required by the San Luis Obispo County Engineering Department as conditions of approval of the project.

Individual grading plans for lots will also be required prior to construction. These plans should include detailed erosion and sedimentation control measures.

Special consideration by erosion control experts will be necessary to ensure the effectiveness of any measures.

Grading should be restricted to the dry season (May-Oct.).

Small check dams could be constructed to catch runoff before entering gullies.

Jute mesh or other netting material may be necessary on especially difficult areas.

Revegetation with special erosion control mix and binder material will be necessary. Irrigation of planted slopes with sufficient water to germinate and establish the seed mix prior to the rainy season.

D. Hydrology (Drainage)

1. Environmental Setting:

The project site is divided into six subwatersheds. All are part of the San Luis Creek watershed, although two initially drain into San Miguelito Creek (See Canyon Creek) (see Map 7).

Subwatershed 1 (numbered from left to right) originates in the mountainous terrain along the western property line. Runoff flows south and westward off the property. The Rodeo Arena may experience occasional minor flooding.

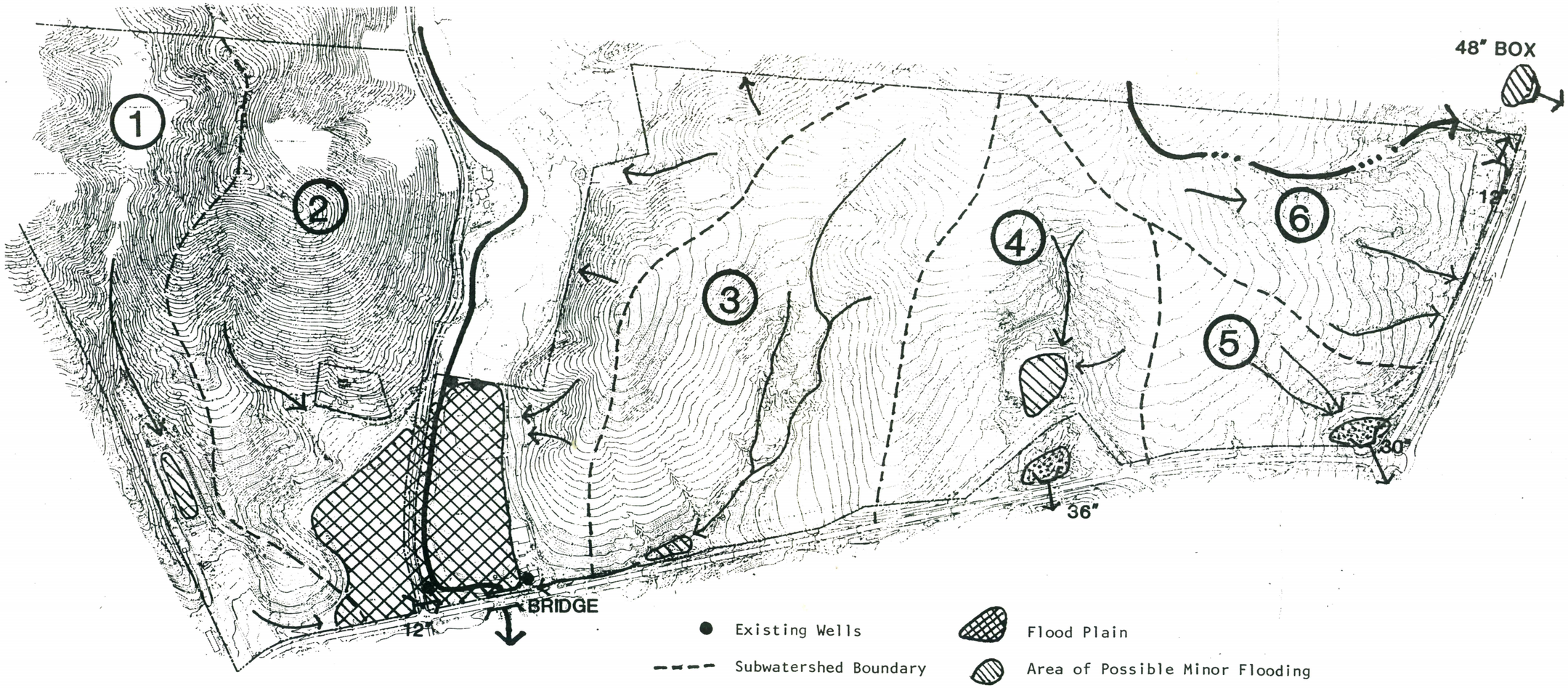
Subwatershed 2 originates approximately 5 miles to the northwest and extends to the ridgelines on either side of See Canyon. This is possibly the most critical watershed in regards to the development. The "Drainage Study of the Bassi Ranch Property" by Montgomery Engineering estimated that the creek channel is estimated to have a capacity, at the most restrictive point, of 2,018 cfs about 200 feet from San Luis Bay Drive and 1,180 cfs at the bridge where San Luis Bay Drive crosses San Miguelito Creek.

The channel and bridge cannot hold an estimated 100 year flow of 4,230 cfs. Therefore, the level areas adjacent to the creek and San Luis Bay Drive are subject to flooding.

Subwatershed 3 originates just to the north of the site and drains to a severely eroded gully which flows to a flat area at the mouth of the ravine. This nearly level area may be subject to occasional minor flooding.

Subwatershed 4 originates along the north property line and drains into the quarry, which may be subject to minor flooding. Runoff leaving the site enters a large depression between the old and new San Luis Bay Drive. A 36" culvert carries runoff under San Luis Bay Drive and returns it to a natural drainage.

Subwatershed 5 originates on-site and drains to another deep depression formed by the construction of San Luis Bay Drive and Ontario Road. A 30" concrete culvert carries runoff under the freeway to San Luis Obispo Creek.



Bassi Ranch EIR

Hydrology

NORTH

scale 0 200 400

MAP 7

Subwatershed 6 is partially on the Bassi Ranch, but includes some property to the north. Runoff from this watershed joins another watershed at a marshy area along Ontario Road. This area was most likely a depression that has filled to capacity with silt. It no longer appears to have the capability of limiting downstream sedimentation through the 48" box concrete culvert.

In most of the above subwatersheds, runoff has channelized into gullies on the lower slopes or where excavation and grading has occured.

2. Environmental Impacts:

The proposed project does not indicate any significant changes in the drainage patterns, however, roads, buildings and driveways will alter the patterns and runoff time in those areas in which they are located.

The most significant impact to the present drainage pattern is the construction of the roads, which in general, concentrate the sheet flows entering the street, which are then to be carried to the nearest natural drainage channel. Construction of the roads and the 41 dwellings with appurtenant driveways contribute an insignificant amount of storm water runoff to either San Miguelito Creek or San Luis Obispo Creek. The additional coverage contributing to runoff would be about one-half acre per parcel or the covering of less than 20 acres. Because the land is steep and the runoff factor for the native ground would be high (0.6 to 0.7) the additional storm water runoff caused by this development would be less than 20 cubic feet per second in the 100 year storm. This figure compared to 4,200 cfs for See Canyon, or 20,000 cfs for San Luis Obispo Creek is insignificant. Also there are no dwellings proposed in the flood plain and flood prone areas.

3. Mitigation Measures:

In a subdivision with 41 lots on 291 acres, as proposed, a system of drainage structures including retardation basins can virtually eliminate any adverse impacts and, if desired, may be designed to improve any undesirable drainage conditions that may exist.

Interceptor channels at the downhill side of developed lots that cannot drain into the streets may be necessary to avoid gully erosion.

Some rehabilitation of areas that have existing gully erosion through remedial site grading may be necessary. These occur near unwooded drainages, the quarry, and along the east facing slopes adjacent to Ontario Road.

Construct sedimentation basins as needed. Possibly use the two depressions as sedimentation basins by extending the culverts upward so that less sediment is carried downstream.

Possibly *Formulate an agreement with the property owner to the north to excavate the marshy area along Onatario Road so that it can again function as a siltation basin.*

Construct a larger bridge over San Miguelito Creek to eliminate flooding of San Luis Bay Drive as indicated in the Drainage Study by Montgomery Engineers.

The bridge construction would not appear to be the responsibility of the applicants since the proposed project will not significantly increase the existing flooding problem.

E. Wildlife and Vegetation

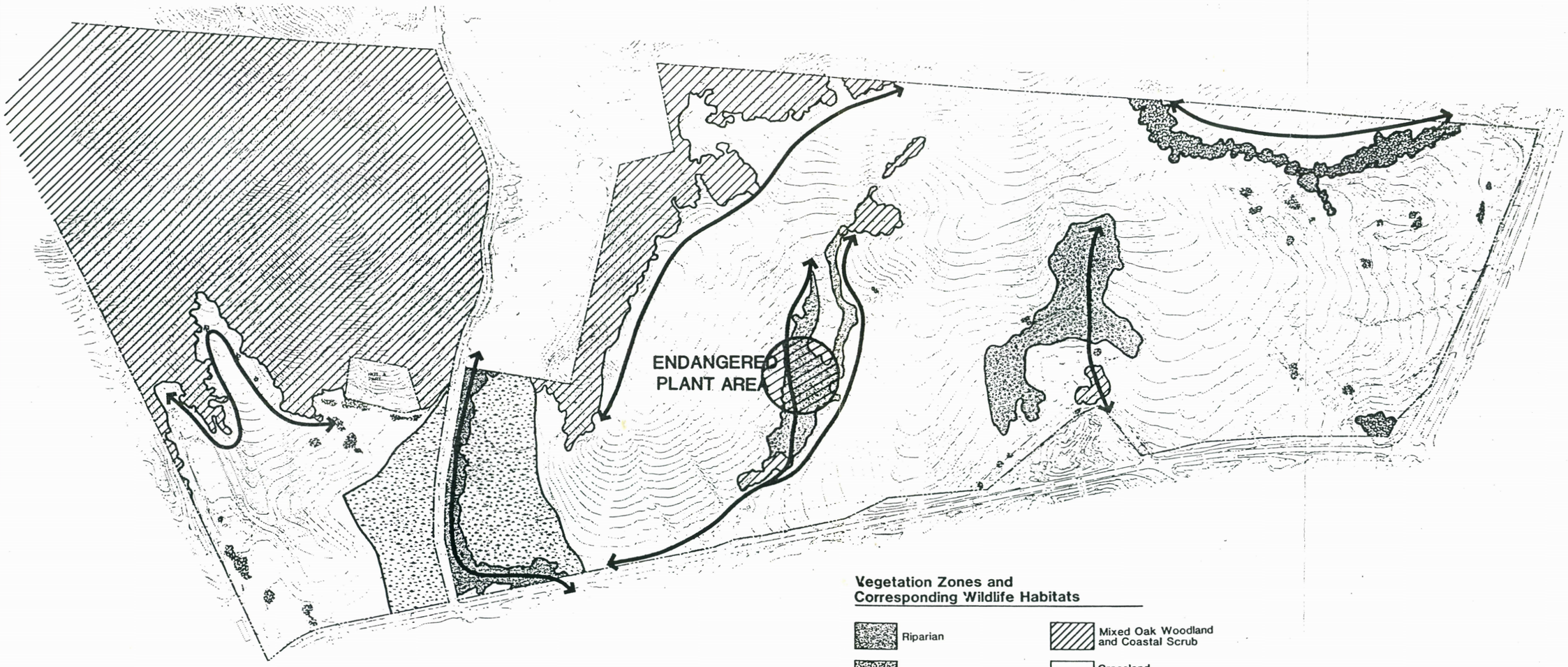
1. Environmental Setting:

The diverse terrain of the project site is reflected in the diversity of its vegetation and wildlife. Five different plant communities are found on the property's 291 acres. While these communities are interspersed throughout the property, conditions of soil, climate, topography and water availability have led to the predominance of specific habitat types in specific geographic areas on the site.

Coastal Live Oak Woodland is found both east and west of San Miguelito Creek but is more dense and extensive on the steeper slopes of the western portion (see Map 8). In this area pure and very dense stands of oak are found at the highest elevation. Understory vegetation is sparse and little habitat for mammalian wildlife is available. However, varieties of birds, both raptors and smaller species, inhabit the woodland canopy. The outskirts of such wooded areas, where they lie adjacent to coastal sage and grassland communities, provide protective cover for larger mammals such as deer in their movements from feeding to watering areas.

Coastal Sage Scrub also occupies a large part of the western portion of the property. In many places of this area, oak woodland is interspersed with coastal sage vegetation. On the steep south facing slopes, live oaks are found scattered among patches of brushy plants. These plants are also found in small patches in disturbed areas of the site. The coastal sage vegetation provides habitat for a wide variety of small mammals and reptiles which are in turn prey for larger mammals and raptors.

The Grassland community is found on the gentle slopes and level land which predominate in the eastern and southwestern portions of the project site. In these areas the dominant plants are introduced annual grasses and forbes, among which are a very large number of species. Small patches of native bunch grasses, are also found in the eastern portion of the site, particularly near the drainage in the property's northeast corner. Wildlife species associated with the grassland community are open land animals such as mice, ground squirrels, robins, sparrows and meadowlarks. These species provide an important source of food for raptors and predatory mammals.



Vegetation Zones and Corresponding Wildlife Habitats

- Riparian
- Oak Woodland
- Coastal Scrub
- Eucalyptus Grove
- Mixed Oak Woodland and Coastal Scrub
- Grassland (contains some individual oak trees)
- Cultivated Area
- Wildlife Corridor

Bassi Ranch
EIR

Vegetation and Wildlife

NORTH

scale 200 0 200

MAP 8

Riparian vegetation forms plant communities along both permanent and intermittent waterways on the project site. In addition to the predominant Live Oak, other tree species, including sycamore, cottonwood and willow are found here. Understory vegetation includes a dense, diverse array of shrubs. This riparian woodland, because of its diversity, supports a great variety of wildlife and for this reason may be considered environmentally significant. It should be noted, however, that the interrelationships of all the habitats on the project site are complex and each is dependent to a greater or lesser degree, on the other for its continuance.

Ruderal (disturbed) areas containing dense growths of weedy plants are found along roadsides on the subject property, in the quarry area and on the cut off section of old San Luis Bay Drive near the quarry. These areas are presently dominated by wild radish, mustard, fennel, castor bean, ice plant and poison hemlock, but would probably revert to one of the native communities if disturbance was ended or reduced.

There was one plant, Sanicula maritima, found by Dr. Michael T. Hanson, on the site which is on the endangered plant list of the State of California. Approximately 25 of these plants were found in a seep in the riparian area where no development is planned (see Map 8). However, development of two lots just to the east border of the plants' growing site could result in its deterioration.

The bird, Least Bell's Vireo, is considered to be rare in San Luis Obispo, but has been observed in Hazard Canyon in Montana de Oro State Park, about 12 miles from Bassi Ranch. This species, native to California, will probably be included as an endangered and rare species within two years. Although, the presence of Least Bell's Vireo in See Canyon is not confirmed, any destruction of the San Miguelito Creek riparian zone would ensure its exclusion.

Also, oak trees and native bunch grasses, though not rare or endangered, should be considered as a significant and sensitive resource. The bunch grasses are considered to have substantial education and scientific value.

2. Environmental Impacts

By far, the majority of all the development is proposed in grassland vegetation areas, which potentially will create the least impact on wildlife and vegetation values of the site.

Likewise most of the open space easement areas of the proposed project occur in areas of highest wildlife and vegetation value. However, some of the allowable uses of the open space could create severe impacts. Grazing livestock on small parcels of open space could create serious vegetation damage, soil compaction, and subsequent erosion and destruction of wildlife habitat.

Drainage improvements along San Miguelito Creek, although not part of the proposed project, could require disruption of portions of the riparian vegetation. The new enlarged bridge and overflow channel are intended to create minimum disruption, but the construction could affect the animals that depend on the present "wildlife corridors" in the riparian zone for water and protection, particularly those less tolerant of human activity. In-stream aquatic life would likewise be affected by elimination of tree cover plus stream bank and channel grading.

Alteration of grades around existing vegetation, especially oak trees, can create irreparable damage. In addition, irrigation to maintain ornamental vegetation and crops could exceed the moisture tolerance level of native drought tolerant species.

With sensitive development, the wildlife habitat complexity will increase with associated landscaping. This will increase the number of animals, but decrease in those species that require relatively open undisturbed habitats.

3. Mitigation Measures

Collect all sediments within each watershed on-site and prior to their reaching creeks or drainages. Avoid all sedimentation of creek beds on and off-site.

No disruption of riparian vegetation nor development within 100 feet of creeks or drainages that have wildlife value.

No grazing of livestock in native vegetation areas other than grassland.

No grading within the dripline of existing trees.

Immediate planting of disturbed areas with plant materials of high value for wildlife protection, food supply and erosion control. Toyon, coffeeberry, catalina cherry, hollyleaf cherry, archostaphylos species, bacharius, ceanothus species and flannel bush are some plants that should be considered.

Special protection such as fencing off the endangered plant species from the proposed development area and from areas used for grazing may be necessary.

F. Climate (Air Quality)

1. Environmental Setting:

The climate at the project site is similar to San Luis Obispo, although somewhat cooler. Temperatures range from an average of 52 degrees in January to 64 degrees in July. Annual rainfall is 16".

The closest air quality monitoring station is in San Luis Obispo. A "Report of Air Quality in San Luis Obispo County, 1970-1976" provides the following information:

Oxidant, measured as ozone, violated Federal one hour standards on two days in 1975 and four days in 1976.

Neither State nor Federal nitrogen dioxide standards have been exceeded.

None of the State or Federal ambient air quality standards for carbon monoxide were violated.

Suspended particles are apparently a more serious problem than previously realized. In 1976, the one day standard was exceeded twice in San Luis Obispo.

Most of the site has a southern or southeastern orientation and so receives the maximum amount of sunlight.

2. Environmental Impacts

To determine the daily vehicle emissions from the proposed project, the average trips per day have been reviewed as follows to correspond to the revised number of units:

41 units @ 13.8 trips per day = 565

Based on the trip distribution figures in the Traffic Report prepared by Mr. Bill Heath and previous emmission studies by Dr. Andrew Jones, the following emission figures apply to this project:

Total daily emmission within the project site area:

Carbon Monoxide	.043 lbs/trip x 565 = 24 lbs.
Hydrocarbons	.0034 lbs/trip x 565 - 1.9 lbs.
Nitrogen Oxide	.0039 lbs/trip x 565 = 2.2 lbs.

The project vehicle trip length represents approximately 5% of the total vehicle trip length.

Total daily vehicle emission from the proposed project within San Luis Obispo County:

Carbon Monoxide	480 lbs/day
Hydrocarbons	38 lbs/day
Nitrogen Oxide	44 lbs/day

Generally this project will contribute considerably more vehicle emissions than projects closer to employment, shopping and community facilities.

The development plan report states that equestrian facilities will be located in the northeast portion of the site to minimize nuisance created by dust and odors. However, no equestrian facility is indicated on the actual development plan. It is anticipated that unless specifically controlled, individual equestrian facilities may be constructed on any or all the parcels which could have an adverse air quality impact.

The development plan report also states that evapotranspiration basins will be sited so that localized breezes do not carry odors which may be produced into developed areas. Considering the fact that the proposed method of sewage disposal is evapotranspiration basins on each individual parcel, this statement does not seem possible. If odors are produced there could be a significant impact on air quality.

3. Mitigation Measures:

In regards to orientation, the project design allows for utilization of solar energy. Several recommendations regarding solar design and climate control are included, such as:

overhangs or fin walls
south facing glazing
roof facing south at a 35 degree slope

These methods, if implemented, could reduce energy use and indirectly improve air quality.

Dust control measures during construction of initial work and subsequent development of homes, etc.

Construction of the park and ride facility as proposed by the traffic consultant to reduce the number and length of vehicle trips.

G. Visual (Scenic)

1. Environmental Setting:

The subject property is located in the foothills and lower slopes near the southernmost end of the Irish Hills. These largely undeveloped hills, lying between Los Osos Valley to the north and east, Avila Valley to the southeast and San Luis Bay to the west, comprise a wide variety of rural, often highly scenic landscapes which are visible to travelers and residents in many parts of the County. On the project site itself, visual features range from heavily wooded, rugged peaks and ravines to gentle, grasscovered slopes dotted with oak trees and to level cultivated lands.

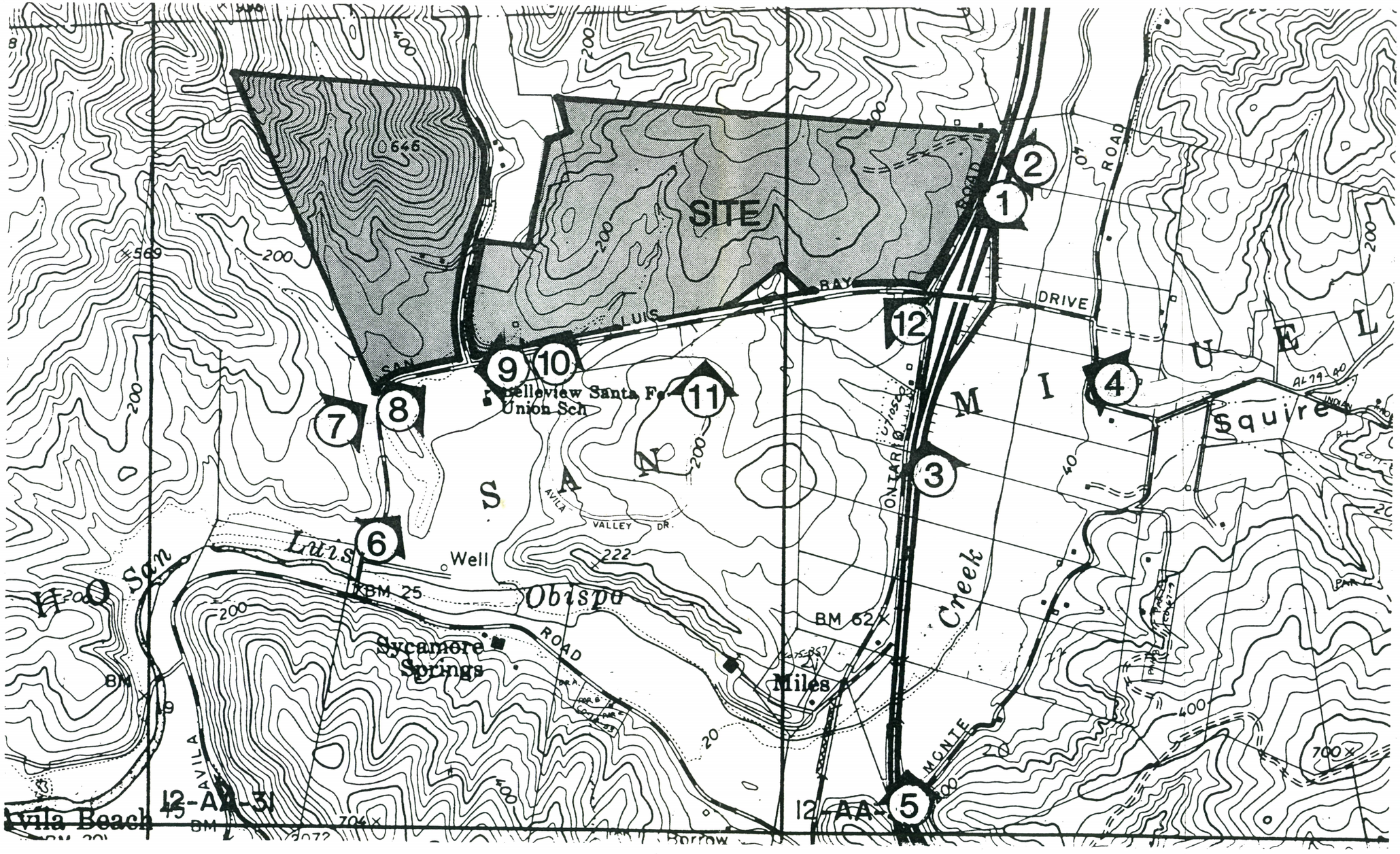
From Highway 101, San Luis Bay Drive, Ontario Road and See Canyon Road, many parts of the property are visible. The most highly visible areas are the foothills at the highest elevation of the property. Scattered oaks and riparian vegetation along the creek and larger drainages provide some visual relief from the smooth contours of its hills.

Features of negative visual value in the eastern portion include the abandoned quarry, the construction equipment dump, and large accumulations of trash and debris in the bottom of the Central Arroyo near San Luis Bay Drive. This latter disturbed area is not visible from any public road. A line of utility towers, constructed primarily at higher elevations, traverses the project site from east to west. These towers are visible from public roads and other points both on and off the property.

To assess the visual character of the project site, a series of photographs were taken from key points looking towards the site (see Map 9 for photo locations). The portion of the site visible from each viewpoint is identified on each image (see Figures 1 and 2). In superimposing the visible portion of the site to plan view, it was concluded that the visual analysis map submitted by the applicant accurately depicts the visual quality of the site from the surrounding area (see Map 10).

2. Environmental Impacts:

Almost all of the site that is the most suitable for development is also visible from several points. It may be practically impossible to develop a plan that would not have visual impacts while still retaining the



VIEW POSITION – SEE PAGES 36 & 37

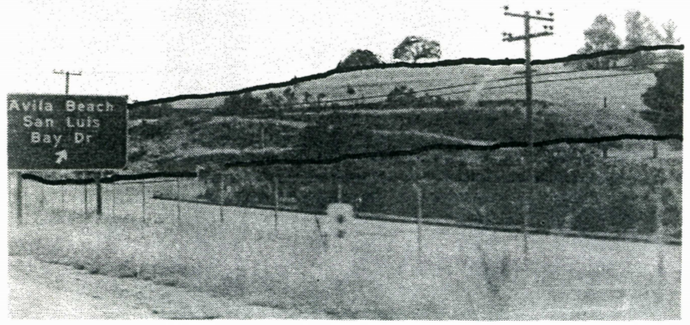
Bassi Ranch EIR

Photograph Locations

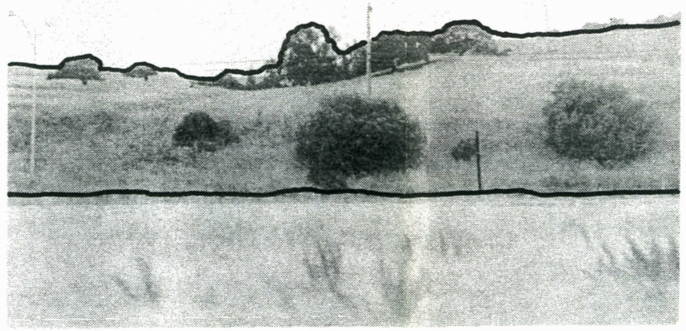
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MAP 9

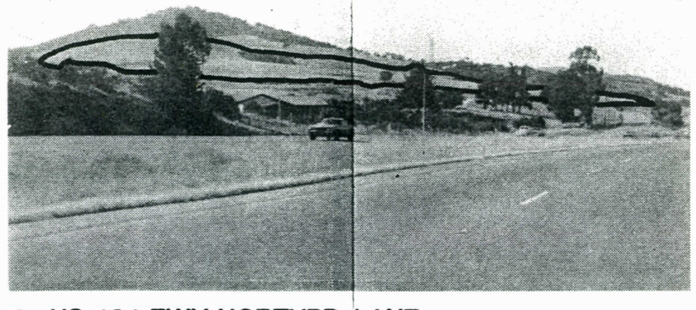
page 35



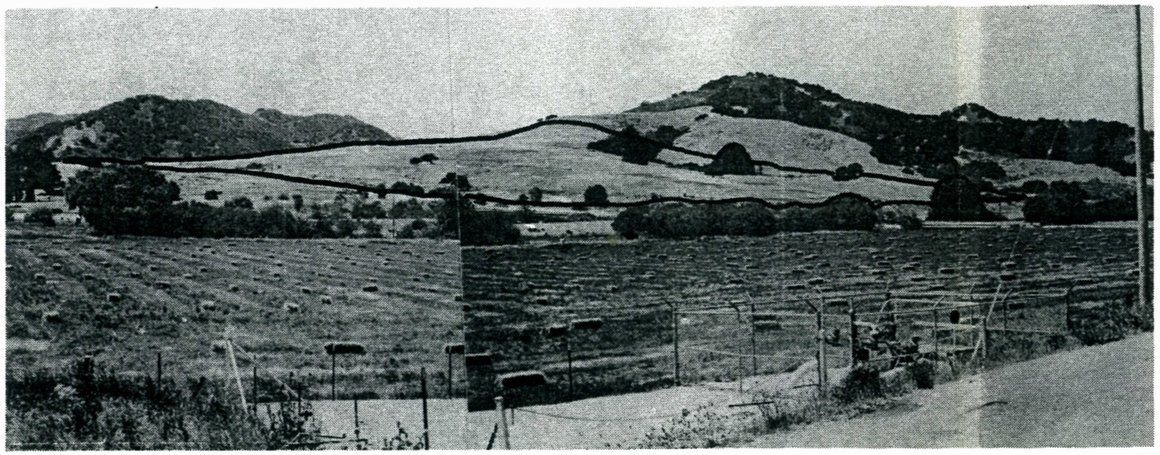
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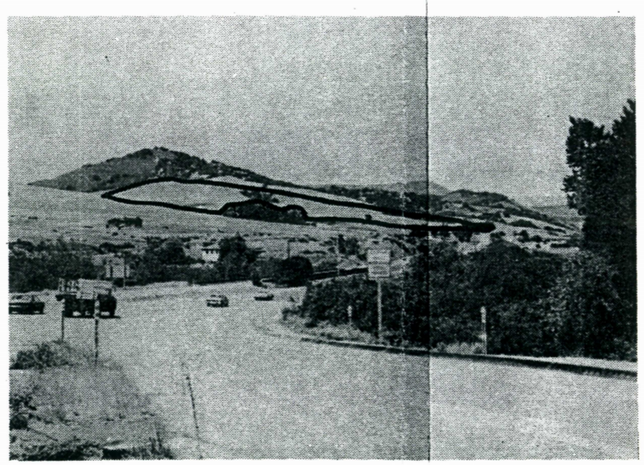
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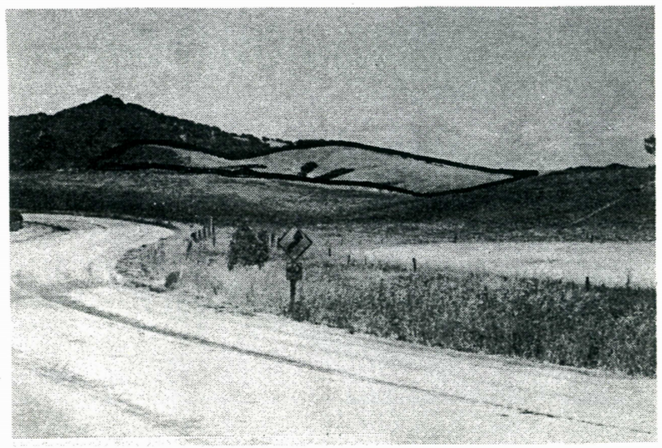
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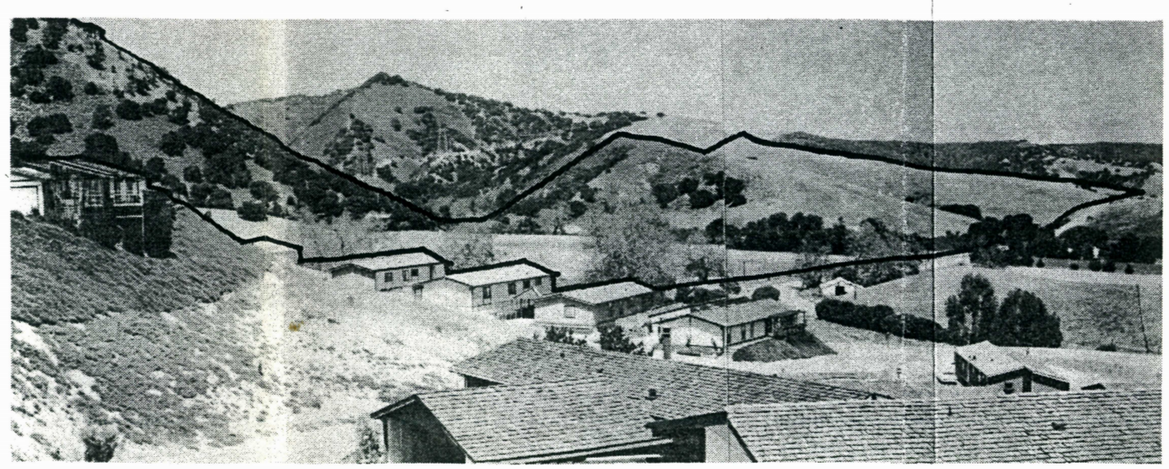
4. MONTE ROAD



5. US 101 FWY NORTHBD. – ONTARIO GRADE



6. AVILA RD. AND SAN LUIS BAY DR.



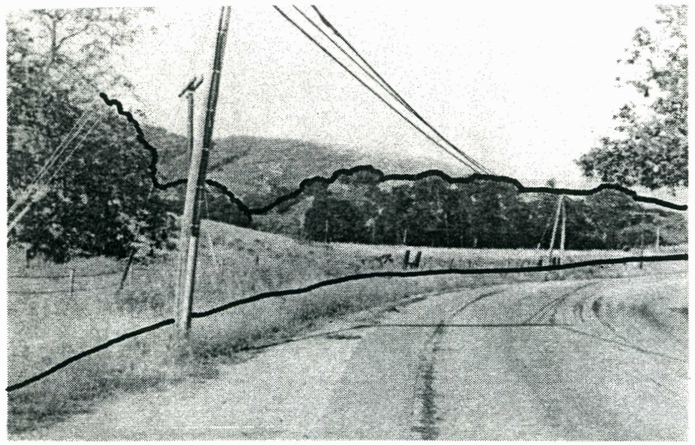
7. SAN LUIS BAY ESTATES

Bassi Ranch

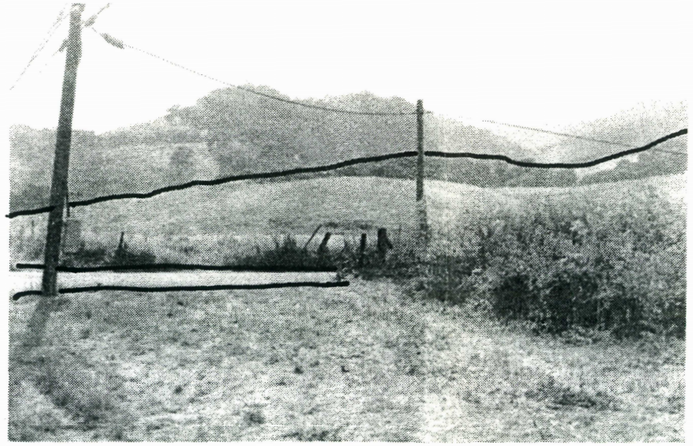
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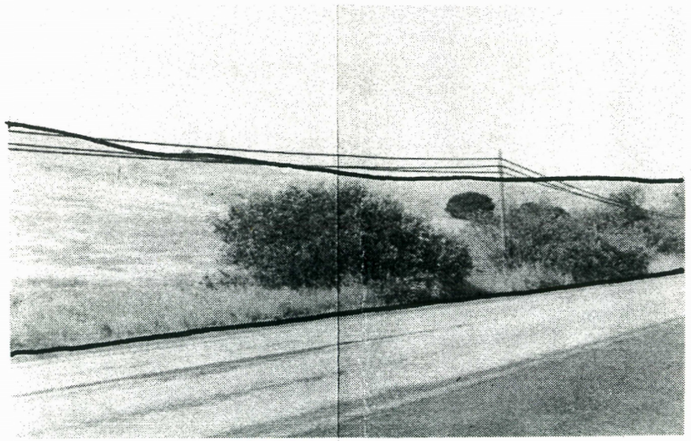
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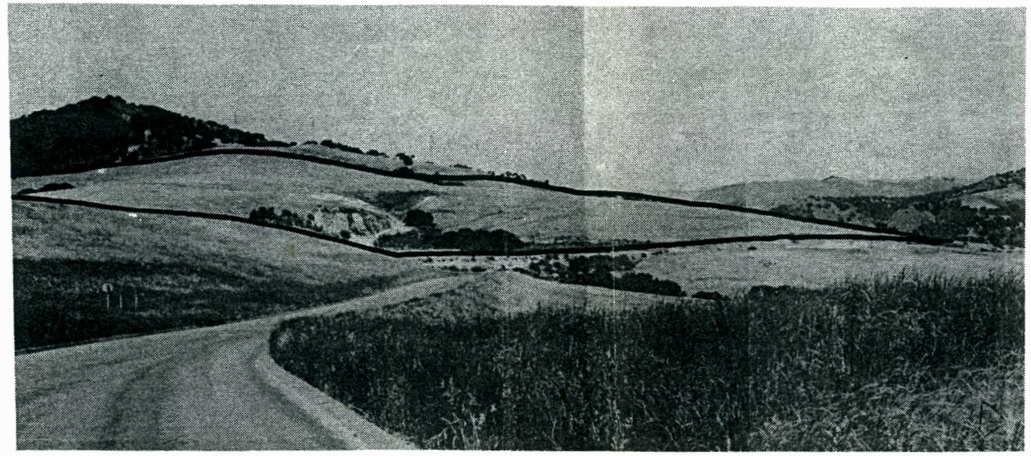
8. SAN LUIS BAY DRIVE



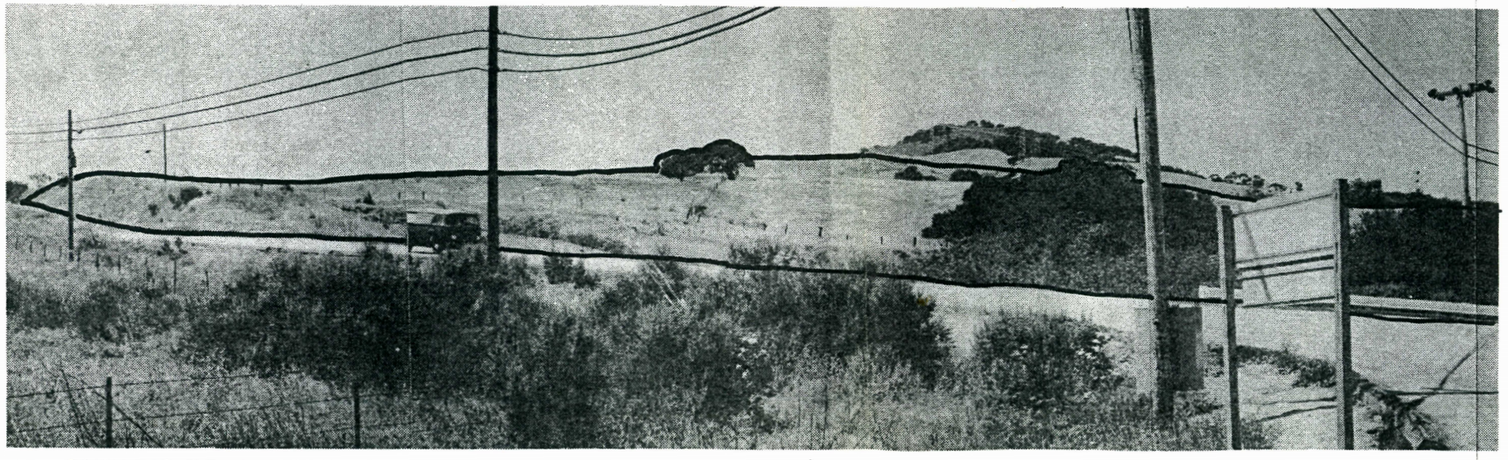
9. SAN LUIS BAY DR. & SEE CYN. RD.



10. SAN LUIS BAY DR. & AVILA VALLEY DR.



11. AVILA VALLEY DRIVE



12. ONTARIO RD. & SAN LUIS BAY DR.

Bassi Ranch EIR

Photographs

figure 2

Bassi Ranch

EIR

Visual Analysis

NORTH

scale 0 200

MAP 10

allowable number of units.

Two factors appear to produce the most visual impact. Firstly, the amount of the site covered by the housing development, including all of the rural residential support development is considerable. The proposed project distributes housing over much of the eastern two-thirds of the site utilizing fairly large parcel sizes within the framework of allowable lot sizes. Secondly, a large portion of the total open space is attached to individual lots. A maximum of allowable uses are likely to occur in the open spaces, including individually fenced pastures, driveways, grading for evapotranspiration basins, crop production and water storage. Small agricultural accessory buildings are to be allowed on six lots, including two lots in Area B. These uses could considerably alter the existing open space character of the site. The end result could be very similar to any other residential rural development without open space easements.

Development of the prominent knoll close to San Luis Bay Drive and west of See Canyon Road would greatly affect the rural quality of See Canyon. It also has the potential of affecting other sensitive environmental resources.

Highly visible ridgelines have been placed in open space easements according to the Development Plan report. However, in several locations, the open space area along the ridge is so closely encroached on by designated building areas that building foundations could be as little as two to four feet below the elevation of the ridge. In only a few cases are the building areas sufficiently below the elevation of the ridge to be assured of any significant visual benefit.

The potential destruction of the small oak woodland along the Bassi Arroyo resulting from the proposed grading for the loop road, could have a negative visual impact. While this woodland is not a formidable screen, it would help reduce the visual impact of housing on the northeast portion of the site.

3. Mitigation Measures:

Reduce development area of the site by decreasing the building area of each parcel, including greater elevation difference between ridges and building areas.

Decrease the allowable uses in the open space areas for this visually sensitive project, including elimination of individually fenced properties, grading for evapotranspiration beds, driveways, etc.

Require specification of materials and colors that would blend with the natural landscape.

Use native plant materials for planting in open space areas for erosion control.

No development on the prominent knoll in the See Canyon area, which is in lot 38.

Some remedial grading and landscape is proposed to reclaim the quarry site as an attractive use area. It appears that a major reclamation effort will be necessary to decrease the existing visual impact of this scar and to make the area safe for recreation uses.

Redesign with fewer lots and locate in less visible areas.

H. Rare, Unique and Unusual Resources

1. Environmental Setting:

A group of approximately 25 Sanicula maritima plants listed as endangered by the State of California, were found in a drainageway on the site. These plants are very sensitive to modifcations to their specific environmental conditions. The location of these plants is indicated on the vegetation map (see Map 8).

There is a possibility that one bird species, Least Bell's Vireo, which is rare in San Luis Obispo County and is being closely studied elsewhere, could occur in the riparian habitat of San Miguelito Creek.

2. Environmental Impacts:

No development is proposed in the area of the endangered plant.

The development does not include removal of riparian vegetation, so no impact on the rare bird's habitat is anticipated.

3. Mitigation Measures:

Possibly fence the area around the endangered plant species along with special precautions regarding erosion and sedimentation of that portion of the drainageway. No grading should take place within the area shown on the vegetation map (see Map 8).

I. Land Use

1. Environmental Setting: (see Map 11)

According to the Bassi Ranch Development Plan of 1980, the Avila Valley Specific Plan and the Draft Land Use Element/Land Use Ordinance (LUE/LUO) were the documents guiding the land use of the site. These documents are no longer in effect. Instead, the following Land Use Documents are effective:

1980 Land Use Element: Framework for Planning
1980 Land Use Element: San Luis Bay Planning Area
1980 Land Use Ordinance

These documents are adopted elements of the San Luis Obispo General Plan.

Most of the site, approximately 216 acres, is designated for residential rural use on the official land use map. The remainder, approximately 75 acres, is designated rural use (see Map 11).

The following describes the purpose, character and density for the two land uses as stated in Framework for Planning:

Residential Rural:

Purpose:

a. To provide areas for residential development of a density compatible with a rural character and lifestyle.

b. To allow limited, compatible non-residential uses commensurate with rural parcel sizes.

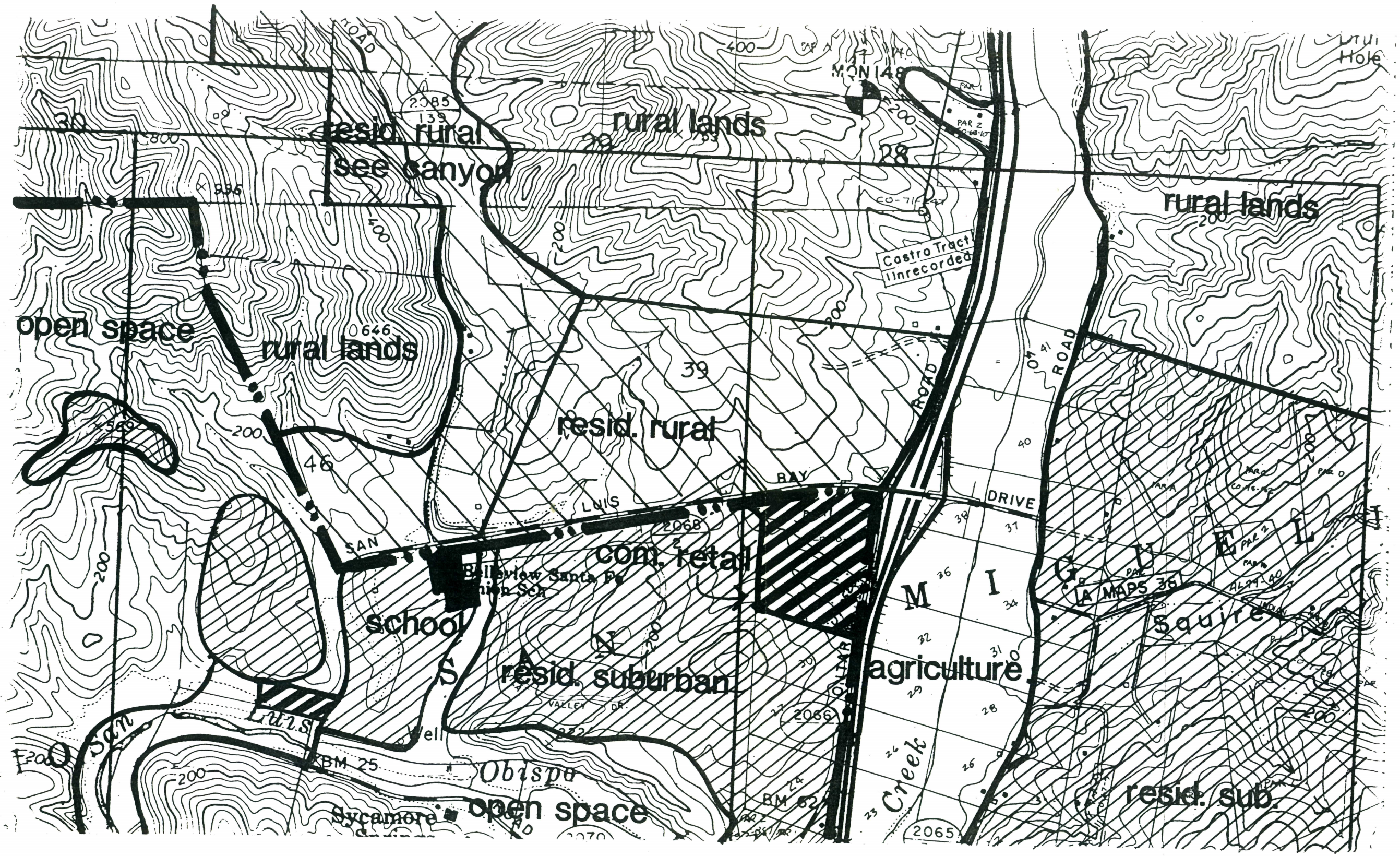
c. To emphasize residential uses in areas where agriculture is clearly a secondary use, or where agriculture is not feasible and man-made features have pre-empted most open space uses.

d. To establish density patterns related to both the physical and man-made characteristics of land.

e. To identify areas for "hobby farms".

Character:

a. Areas with rural residences on parcels ranging from 5 to 20 acres in size.



Bassi Ranch
EIR

Land Use Element
Designations

NORTH
0 500 1000
scale

MAP
11

page
43

b. Areas that are outside of, but generally related to, urban and village areas.

c. Areas with slopes generally less than 30%.

d. Areas with marginal agricultural soils.

e. Areas generally free of fragile natural resources.

f. Areas where growth will not be premature with respect to utility and public service capacities, or in conflict with agricultural, commercial or industrial uses. Light agricultural uses are to be encouraged.

g. Areas where horses and other similar farm animals are allowed accessory to residential uses.

h. Areas where public service demands are limited; septic tanks and individual wells should suffice for required water and sewer capability.

Density:
Appropriate minimum parcel size is from 20 to 5 acres per dwelling unit, based on characteristics of the site and site vicinity, as determined by Land Use Ordinance, Section 22.04.020.

Rural Lands:

Purpose:

a. To encourage appropriate rural development that maximizes preservation of open space, watershed and wildlife habitat areas.

b. To identify areas where rural residences may be established on lands with limited agricultural potential and open space value.

c. To prevent inappropriate population densities in remote and hazardous areas of the county.

d. To establish areas where non-agricultural activities are the primary use of the land, but where agriculture and compatible uses may co-exist.

Character:

a. Areas generally distant from urban centers with existing land uses including limited agriculture, mining and quarry operations, public and private recreation areas, occasional rural residences and vacation cabins, and watershed, wildlife and open space uses.

b. Generally, rural or mountainous areas with steep slopes, or soils of poorer quality than in agricultural area; vegetation consisting of woodlands, chaparral and brush, which constitute a high or extreme fire hazard potential.

c. Areas where rural residences are the primary use of the land, but where agriculture and other compatible uses such as hunting clubs, dude ranches, etc., may be found or located.

d. Areas with steep terrain and limited access, but where parcel sizes are sufficiently large enough to allow for the creation of at least one adequate building site and proper access to the site.

e. Lands with localized portions of limited agricultural capability, which may nevertheless be eligible for Agricultural Preserve status because of their large parcel size if criteria of the adopted rules of procedure are satisfied.

Density:

Appropriate minimum parcel size is from 320 to 20 acres per dwelling unit, based on characteristics of the site and site vicinity, as determined by Land Use Ordinance, Section 22.04.020.

A flood hazard combining designation applies to the flatland adjacent to See Canyon Creek. Pages 89 and 90 of the LUE Framework for Planning describe the purpose and general objectives of this designation. General development should be designed so that the drainageway is not affected and so that existing and proposed development is not adversely affected by flooding.

Land use standards from the San Luis Bay Planning Area apply to this project site. Statements from that document follow:

The Rural lands adjacent to Highway 101, north of San Luis Bay Drive interchange, provide a scenic backdrop that divides the adjacent San

Luis Obispo area to the north from the urbanized coastal area of Pismo Beach to the south. These rural lands also provide a backdrop for the Squire Canyon rural residential area and extend further south to form the steeply rising backdrop for the city of Pismo Beach. Ownership patterns are primarily in large acreage parcels and should remain so, to retain their natural character. Development proposals in the Irish Hills should also comply with state and federal regulations to maintain the required low population standards around the Diablo Canyon Nuclear Power Plant.

See Canyon has developed with rural residential/agricultural uses, including single-family residences, orchards and grazing. See Canyon Road is the only means of access into the area. The steep terrain, heavy vegetation, limited access and agricultural uses all indicate that low density development should continue to retain the character. There are productive Class I and II soils adjacent to San Miguelito Creek and these areas should be retained for agricultural use and not developed for homesites. The number of creek crossings should also be held to a minimum so as not to create a potential flood hazard. Grading of access roads and buildng sites should also be reviewed closely so there will be minimal siltation of the creek and so the hillside areas, which have a moderately high landslide risk potential, will not be graded in a manner leading to hazardous conditions. In order to retain the residential/agricultural character of the canyon, new parcels should be at least 10 acres in size.

Based on Figure 2, page 56 of the Land Use Element: San Luis Bay Planning Area, the portion of the site west of the ridge that forms the eastern boundary of See Canyon is the portion of the site limited to 10 acre minimum parcel size.

Minimum Parcel Size

The following chart is an application of LUO site design standards test to determine the minimum parcel size and therefore the number of allowable parcels for the eastern portion of the site (see Section 22.04.026, Residential Rural Category).

TEST	METHOD	MIN. PARCEL
Remoteness	0-5 miles from Urban Reserve Line	5 acres
Fire Hazard/ Response Time	15 minutes or less Medium hazard	5 acres
Access	Public Maintenance Road	5 acres
Slope	$S=\frac{.00229(I \times L)}{A}$ $S=\frac{.00229 \times 50 \times 27600}{151}$	7 acres

Allowable Units = $\frac{\text{Area in acres}}{\text{Minimum parcel size in acres}}$ = 21

Surrounding Land Use

The site is surrounded by a variety of land uses. The Avila Urban Reserve Line is contiguous to the project's southern and eastern boundary. Land uses within the Avila Urban Reserve Line include rural lands to the east of the site and residential suburban to the southeast and south. In addition, there is a section of commercial retail adjacent to Highway 101 and the elementary school along the south boundary. Land use directly to the north is designated as rural lands except for a narrow corridor of residential rural along See Canyon Road.

2. Environmental Impacts:

The main conflict that occurs between the LUE/LUO and the proposed project is the number of parcels proposed for the eastern portion of the site (Area B). The development proposal was based on the draft LUE/LUO which allowed a 60% bonus for cluster development. Although this bonus still applies to residential suburban and residential single family categories, it does not apply to residential rural.

Another area where a conflict may exist is the precise definition of the rural lands on the northwest portion of the site. One 10 acre site appears to extend into the rural lands category and would require development on very steep slopes. In addition, lots 39 and 40 do not conform with lot shape standard (3:1 depth to width standard).

3. Mitigation Measures

Reduction in the number of parcels in Area B from 37 to 21.

Elimination of one 10 acre site in Area A. Reorganize lots to conform to County depth to width standards.

J. Agriculture

1. Environmental Setting:

Livestock grazing has been the principal use of the subject property for a number of years. There are, however, two fields that have been used for crop production. Apples have been, and still are being produced in See Canyon but north of the subject property. No evidence was discovered to indicate that fruit has been successfully produced over an extended period on the subject property itself.

A farmstead is located on the subject property. It is east of See Canyon Road and at the southeast corner of one of the cultivated fields. This farmstead includes a residence and barns for livestock.

The two cultivated fields are on the lower part of See Canyon. One field is on each side of See Canyon Road. Wells and the placement of pipe under See Canyon Road indicate that these two fields have been used to grow irrigated crops in the past. Appearance of the pipe, however, suggests that it has not been used recently.

It should be noted that a major portion of the area west of See Canyon is too steep for effective livestock grazing. Also, the type and sparseness of vegetation on these steep slopes are such that livestock would not be encouraged to graze there. Thus, from the standpoint of agricultural production, much of this land could be considered as waste-land, or nearly so.

There are some slopes on the eastern portion of the property that are also too steep for grazing. Brush on these slopes help prevent erosion but further reduces their use for grazing.

The following is a listing of the Soil Conservation Service Agricultural Land Capability Classification for each of the soils that occur on the site:

Riverwash (RV)

The Land Capability Unit associated with this soil is VIIIw-1. The VIII indicates that this soil has limitations and hazards that prevent its use for cultivated crops, pasture, range, or woodland. The "w" indicates that wetness is a conservation problem and the "1" indicates that erosion

is a major hazard.

Santa Lucia Shaly Clay Loam (ScG)

The Land Capability Unit associated with this soil is VIIe. The VII indicates that this soil has very severe limitations or hazards that make it unsuitable for cultivation. It is best suited for grazing, woodland, or wildlife uses. The "e" indicates presence of an erosion hazard.

Pismo-Tierra Complex (SdD2)

The Land Capability Unit associated with this complex is VIe. The VI indicates that this soil complex is not generally suited for cultivation. It is best suited to pasture, range, woodland, or wildlife uses. The "e" indicates that erosion is the major conservation problem.

Gaviota Sandy Loam (SdG)

The Land Capability Unit associated with this soil is VIIIe. The VIII indicated that there are limitations or hazards present to prevent use for cultivated crops, pasture, range, or woodland. It is best suited to recreation, wildlife, or water supply uses. The "e" indicates that erosion is a conservation problem.

Gaviota Fine Sandy Loam (SdEF)

The Land Capability Unit associated with this soil is VIIe. This soil is generally unsuited for cultivation. It is best suited to grazing, woodland, or wildlife uses. The "e" indicates that erosion is the principal conservation problem.

Salinas Silty Clay Loam (SnA)

The Land Capability Unit associated with this soil is IIIe-1 when it is not irrigated. When irrigated, the Land Capability Unit is I. When irrigated, there are few or no limitations for use for cultivated crops, pasture, range, woodland, or wildlife. When not irrigated, the same uses can be made of the land but more complex cultural practices are required.

Briones-Tierra Complex (StEF)

The Land Capability Unit associated with this soil is VIIe. This unit indicates that the soil is generally unsuited for cultivation. It is best suited to grazing, woodland, or wildlife uses. The "e" indicates that erosion is the principal conservation problem involved in any use of this land.

Several factors limit agricultural uses that might otherwise be made of the subject property. Topography on most of the property is such that the land cannot be used for cultivated crops. The proximity of concentration of people reduces the possibility of growing crops such as grapes, or fruits, even though these crops might be planted on contours to reduce the threat of erosion. Soil characteristics are such that chances of establishing more productive grasses are not great. On balance, it appears as though grazing as presently practiced is the best agricultural use for most of the subject property.

Under some conditions, the 10± acres presently producing wheat could be used to grow a crop of higher value. Vegetables could be produced on this land from a physical standpoint. However, vegetable production on this land may not be economically attractive. The land is divided by See Canyon Road, which means that fields are relatively small. Irrigation water could be applied from wells, but a water delivery and distribution system would represent a sizable investment--especially since the distribution system would have to be moved across a road for each irrigation. This area is somewhat isolated in that there are only a few vegetable growers within a reasonable driving distance so moving machinery to the site for such a small acreage could be very costly. In addition, vegetables such as pole beans or sugar peas could only be grown here about once in four years due to the likelihood of disease build-up in the soil.

Some land can be rented for vegetable production for $150-$200 per acre per year. If this land were rented for $175 per acre for vegetable production, income could be increased somewhat. Over a four-year period, this land would return $1,560 to the landowner if used to grow wheat. If it were rented for vegetable production for one year, income would total $2,920 (10 x 175 + 3 x 390). Income from grazing would remain unchanged.

2. Environmental Impacts

One effect of the proposed project would be the loss of 84 Animal Unit Months (AUM) of grazing each year. At current prices, this represents a loss of about $1,000 per year in income for the landowner. The reduction of 84 AUMs of grazing per year does not represent a serious loss for the county's agricultural industry.

Although the proposed homesites appear rather large, there does not appear to be an opportunity for families purchasing these sites to utilize this land for agricultural production and thereby provide a source of supplemental income. Topography and soil type combine in such a way as to eliminate intensive agricultural use of this land if serious erosion is to be avoided.

Families purchasing housing units there may be tempted to keep a few animals - especially pleasure horses. It should be noted that natural vegetation would not supply an appreciable amount of forage. The soil type indicates that chances for establishing more productive grasses are slim. Even when feed for horses is supplied from other sources, trampling could cause the demise of natural vegetation. Trampling could set up a situation where soil erosion could become a serious problem for homeowners in the area.

It could be anticipated that families purchasing homes on the proposed sites would have children and dogs. Children and dogs would be attracted to the nearby open space. This use could be rather costly when the range was used for grazing livestock. Activites of children and dogs could cause loss of livestock. Also, there would be a danger that livestock could injure children.

There are two other dangers that should be mentioned. There may be a temptation for people to use the rangeland for an off-road vehicle recreation area such as riding motorcycles. Due to the slope and fragile soil, such use would guarantee development of a serious level of soil erosion.

In the event a sufficient cover of the natural vegetation can be maintained to prevent an undue amount of soil erosion, the potential for a costly grass fire would be present for a good portion of the year. Due to slopes, such a fire would be difficult to control.

Placing the subject property in an agricultural preserve appears marginal under present conditions and non-existent if the proposed project is approved.

3. Mitigation Measures

Retain productive potential of Class I irrigated soil, which occurs on lots 37 and 38.

Since none of the open space areas on any of the individual residential rural lots are sufficiently large to produce enough food for even one animal, grazing should not be allowed on a regular basis. Occasional grazing under strict control by the Owner's Association may occur during the short period of the year when grass growth is vigorous.

K. Traffic and Circulation

This section has been revised as a result of concerns expressed by the County of San Luis Obispo Engineering Department and recommendations contained in a Supplemental Traffic Report by William P. Heath, Jr. (See Appendix)

1. Environmental Setting:

The project site fronts on Ontario Road, San Luis Bay Drive, and See Canyon Road. There are seven points along these roads that are used for access to the ranch. The Traffic Report completed by William Heath, Jr., P.E. describes each of the points as well as the existing traffic on each of the fronting roads, Highway 101 and the freeway interchange (see Map 12).

2. Environmental Impact:

The proposed project includes an internal loop road that will provide frontage for 26 of the 41 proposed lots. This road appears to utilize the best access points to the surrounding roads and generally the most appropriate alignment through the rolling foothills of the site. A minor modification to the alignment is suggested in the slope section of this report.

The initial traffic report was prepared for three alternative projects each with 53 units, or 8 more than the present project proposal. The following are traffic figures directly from the Supplemental Traffic Report which indicated 31 units rather than the proposed 41 units.

TRIP GENERATION

East Section	28 units	386 trips
Central Section	3 units	42 trips
TOTAL	31 units	428 trips

TRIP DISTRIBUTION

90% San Luis Obispo and South County	385 trips
10% Avila Beach and Port San Luis	43 trips

Peak Period	28 units		3 units
	San Luis Bay Drive	Ontario Road	San Luis Bay Drive
AM P.H. TRIPS			
entering	8	4	1
exiting	15	9	2
PM P.H. TRIPS			
entering	17	10	3
exiting	10	5	2
Left Turns in Peak Hour			
AM P.H.			
entering	1	3	0
exiting	14	0	2
PM P.H.			
entering	2	9	2
exiting	0	9	2

Current Impacts Current impacts	Existing ADT and (LOS)* (1980)	Forecasted ADT & (LOS)* After Bassi Development	Percent Increase
San Luis Bay Drive			
ADT (LOS) - Ontario Road to new access point for 28 units	3519 (B)	3753 (B)	6.6%
ADT (LOS) - 28 unit access to 3 unit access	3519 (B)	3580 (B)	1.7%
ADT (LOS) - 3 unit access to See Canyon Road	3519 (B)	3546 (B)	0.8%
Ontario Road			
ADT (LOS) - San Luis Bay Drive to Access Point #1	913 (A)	1065 (A)	16.6%

*LOS -Level of Service
1976 ADT

The following accident figures were compiled for the years 1977, 1978, and 1979.

Ontario Road (from San Luis Bay Drive to the north boundary of the site)

1979 - no reported accidents

1978 - one injury and two property-damage-only accidents. All three accidents occurred at the intersection of San Luis Bay Drive.

1977 - one property-damage-only accident at the intersection of San Luis Bay Drive.

See Canyon Road (from San Luis Bay Drive to north boundary of the site)
1979, 78 and 77 - no reported accidents.

San Luis Bay Drive (from Ontario Road to the west boundary of the site - approximately 450'west of See Canyon Road)

1979 - one injury accident between See Canyon and Ontario Roads.

1978 - three injury accidents between See Canyon and Ontario Roads.
one property-damage-only accident at the intersection of See Canyon Road.

1977 - one injury accident between See Canyon and Ontario Roads.
one injury accident at the intersection of See Canyon Road.

Note: a fatal accident was reported in 1977, 607 feet west of See Canyon Road in the area of impaired sight distance from access point #7. Field review of the site revealed a significant amount of high speed (50-60 mph) recreational traffic traveling between Highway 101 and Avila Beach. This high speed recreational traffic was especially evident on the weekends.

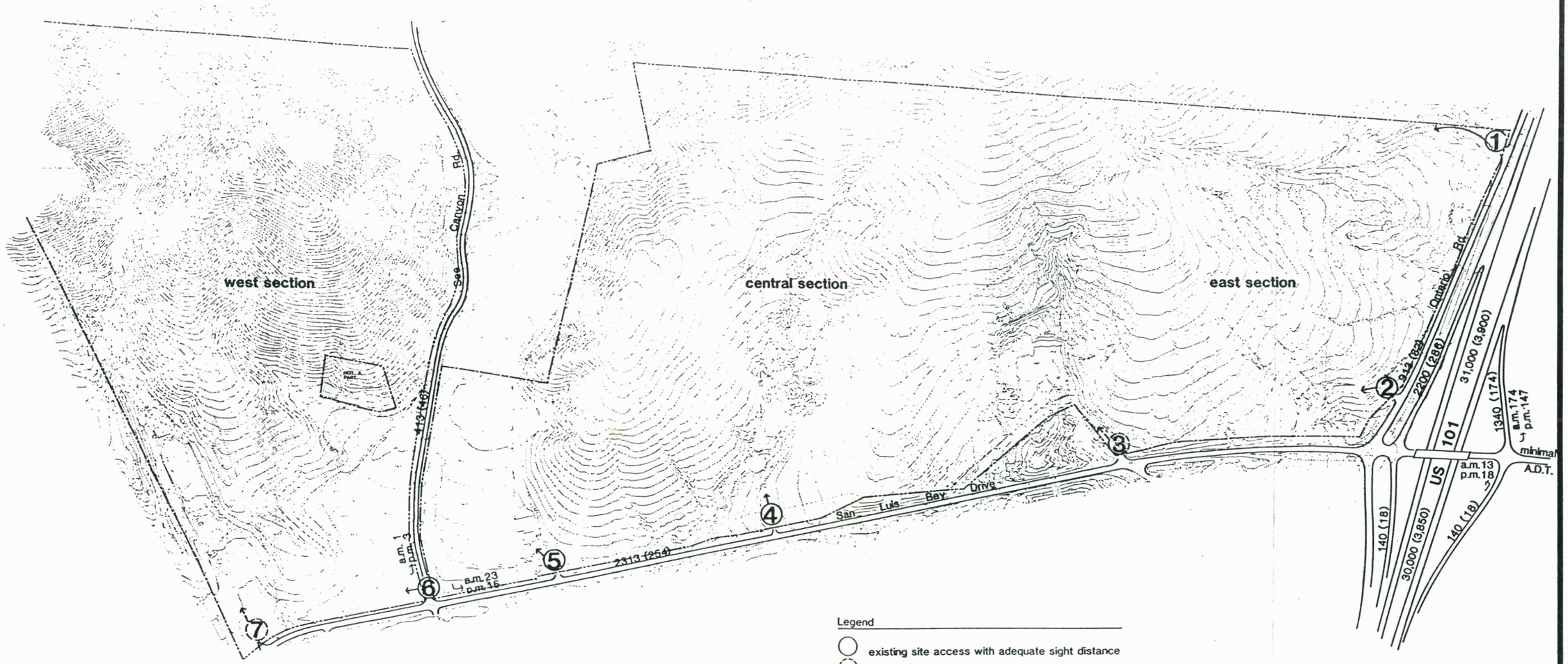
Sight distance is a problem for intersections on San Luis Bay Drive to service the central and eastern portions of Bassi Ranch. According to the Traffic Report, the best access point is approximately 300 feet east of Avila Valley Drive as proposed in the development plan. Even at the proposed location, potential traffic impacts will occur that could affect traffic flow on San Luis Bay Drive. Of particular concern are left hand turns for eastbound traffic.

The cumulative impact of the proposed project, along with all others that may eventually use the surrounding roads, is severe for San Luis Bay Drive. It is anticipated that the level of service will deteriorate from the present LOS B to LOS D or E under peak traffic conditions. This impact will occur with or without the Bassi Ranch Development. Conflicts created by bicyclist and disabled vehicles could also create negative impacts. Impacts on other surrounding roads are not anticipated to be significant.

Mitigation Measure

A 300 foot left hand turn lane is recommended between Avila Valley Drive and the proposed access point to Bassi Ranch on San Luis Bay Drive. This turn lane would serve eastbound traffic.

Little can be done to greatly reduce the cumulative impact on San Luis Bay Drive short of major vertical and horizontal realignment. However, widening the road to a 40 feet width, with 12 foot lanes and 8 foot shoulders is recommended to reduce potential conflicts with bicyclists and disabled vehicles. This mitigation measure, while not considered essential by the applicant's traffic consultant, could somewhat reduce the severe negative impacts that are expected as the Avila Valley area reaches full development.



Legend

- existing site access with adequate sight distance
- existing site access with inadequate sight distance
- a.m. / p.m. daily left turn count
- A.D.T.: average daily traffic
- 2000 (190): A.D.T. (peak hour count)

Existing Traffic and Access Points

Bassi Ranch

EIR

NORTH

scale 300 0 300

MAP 12

~~3. Mitigation Measures:~~

~~*No mitigation measures are necessary, although the traffic consultant stated that as much as possible, project traffic should utilize the Ontario Road access leaving the higher speed of San Luis Bay Drive traffic unimpeded.*~~

L. Water Supply

1. Environmental Setting:

The possible sources of water for the project are ground water and Lopez Reservoir allotment water. A hydrogeologic investigation of the Bassi Ranch property was prepared for the applicant by James M. Montgomery, Consulting Engineers, Inc. to evaluate the availability and quality of ground water. The study was reviewed by the engineering consultant to this report.

The ground water study focused on the alluvial deposits at the mouth of See Canyon. Water samples were taken and pump tests made on existing wells. The total long-term yield from the basin as determined from subsurface flow, ground water in storage, and induced recharge was determined to be approximately 200 gallons per minute (gpm).

In regards to water quality, both Bassi Ranch wells have acceptable total disolved solids (TDS), but exceed recommended government standards for specific minerals. The house well exceeds the standards for sulfate, hydrogen sulfide, manganese and iron, while the irrigation well has excessive manganese and hydrogen sulfide concentrations.

Due to the available water from on-site, no further investigation has been made regarding the availability of Lopez Reservoir water.

2. Environmental Impacts

The proposed project's water supply requirements are outlined in chart form below and correspond to the 11-351.1711 of the San Luis Obispo County Engineering Department Standard Improvement Specifications.

Data in the Development Plan report has been updated to reflect the proposed 41 parcels and an increase in fire flow requirements specified by the Fire Protection Service of San Luis Obispo County.

a. Average Demand = 400 gal. per day per lot x the number of lots
   AD = 16,400 gal/day or 12 gpm

b. Peak Hour Demand = Ncf
   N = number of lots or 41
   c = 5 gal. per min. for metered service
   f = reduction factor of 1.0
   PHD = 105 gpm

F = Fire Requirement

F = 500 gal. per min. for a minimum of 2 hour duration

c. Storage = Average lot size x lots x required storage capacity per acres served

S = 2.36 x 41 x 650 = 62,894 gal.

d. Required Residential Supply

Type of Supply	Required Flow (gpm)	Duration (hours)	Total quantity (gal.)	Project Proposed Quantity (gal.)
Peak Hourly Requirement	605	2 hours	72,000	75,000
Minimum Residential Flow	102	72 hours	440,640	939,000
Average Daily Residential Flow	33	Continuous	N.A.	200

Based on a comparison of the figures in the two right hand columns, the proposed well and storage facility will be more than adequate for required water quantities.

The storage tank, although not precisely located, is intended to be along the northern boundary of Area B (see Map 2). To achieve a 90 foot elevation difference between the highest building area and the base of the storage tank, the tank would have to be at approximately the highest point of Area B. An all weather access road would have to be constructed to the storage tank. The flattest slopes are 20% in the area of the storage tank. Based on other water tanks in similar locations, this facility, including the access road, will have a high visual and potential erosion impact. It should be pointed out that this area has already been disrupted by the construction of the towers for the overhead power lines.

The location of the water treatment plan is shown near the existing residence along San Luis Bay Drive. This facility will require regular monitorings. An all weather road to the site will be necessary. The proposed location will be convenient.

The route of the pipe line from the well to the treatment plant and the treatment plant to the storage tank has not been identified in the development plan. The closest route between the treatment plant and the storage tank runs through steep lands that are not proposed for development. Selection of this route would produce significant erosion and sedimentation impacts.

The development plan report states that the existing well will be approved and the Proposed Service Improvements indicates that a new well will be drilled. Whichever is done, they are to be in the middle of the flood plain of San Miguelito Creek.

3. Mitigation Measures:

The hydrogeologic investigation report states the further refinement of the hydrogeologic parameters on which the water quantity estimates are made may be needed to verify the estimates.

A letter from the Department of Public Health states that "this project will require a meticulous detailed study of all aspects of water use and disposal." At this time a detailed study of the water system has not been provided as stated in the impacts section.

A more detailed water study should be a condition of project approval.

M. Sanitary Sewage Disposal

1. Environmental Setting:

Soil testing on the project site indicates that percolation rates are unsuitable for the development of leach fields. The nearest community sewer system to the property is Avila Beach County Water District with a secondary treatement plant and an ocean outfall into San Luis Bay. There are no existing sewer trunk lines near the site from the Avila system. The nearby San Luis Bay Club mobile home park is served by a private sewage disposal system. Connection in that system is also not possible.

2. Environmental Impacts:

Individual evapotranspiration basins are the proposed method of disposal of sewage effluent. This project would represent one of the largest applications of this type of system in the county.

The engineering consultant to this report has prepared a schematic sketch and notes regarding materials for the construction of this type of sewage disposal system. Their report states that an area of 4,000 square feet will be required (1/10 of an acre) for each dwelling and the beds will probably be constructed along a contour. The ground surface can be constructed flat or returned to the natural slope after the underground devices and pipes and filter material are installed. The transpiration beds will be planted to transpire the moisture into the air. The impact for this portion of the project will be more shrubbery, more trees and more grass than exists on the hillside in its native state.

The schematic sketch illustrates the evapotranspiration beds on a slope of 8%. In many cases, the slopes will be 15-20% resulting in considerably more grading and subsequent impacts to construct the systems.

3. Mitigation Measures

If the proposed systems prove to be successful with no health, odor or other environmental impacts, no mitigation measures are necessary.

However, phasing of the development over several years to ensure that the evapostranpiration disposal systems function adequately may be advisable.

Construction of a small community sewer system with a gravity flow system for each lot to a central treatment facility.

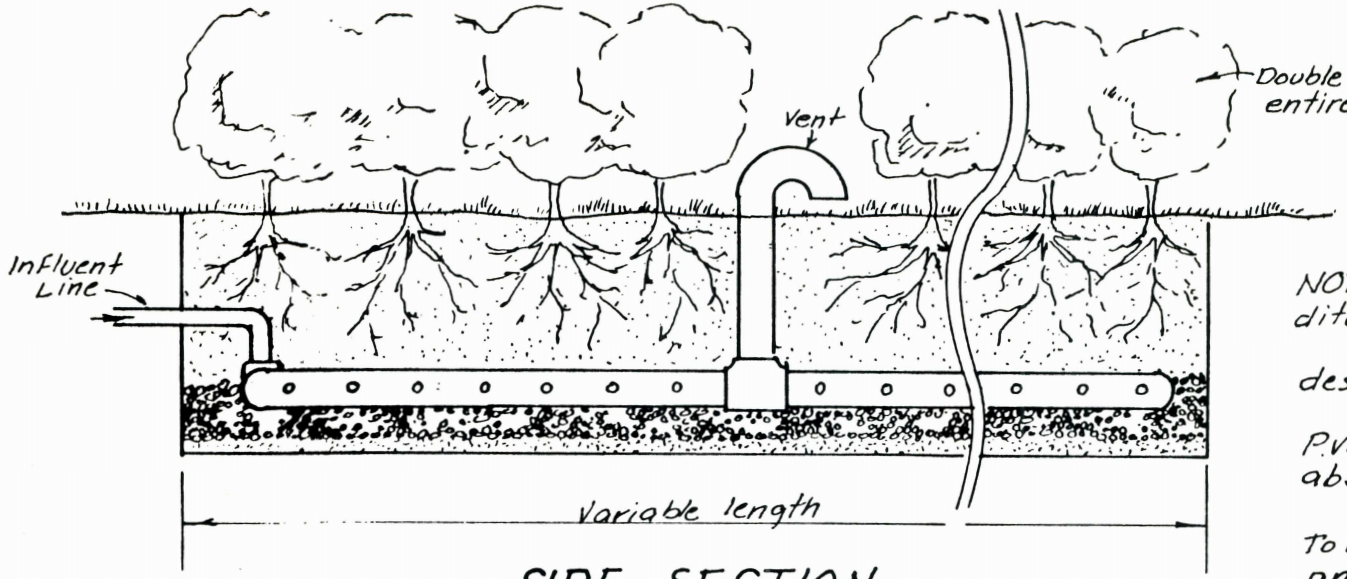


Figure 3

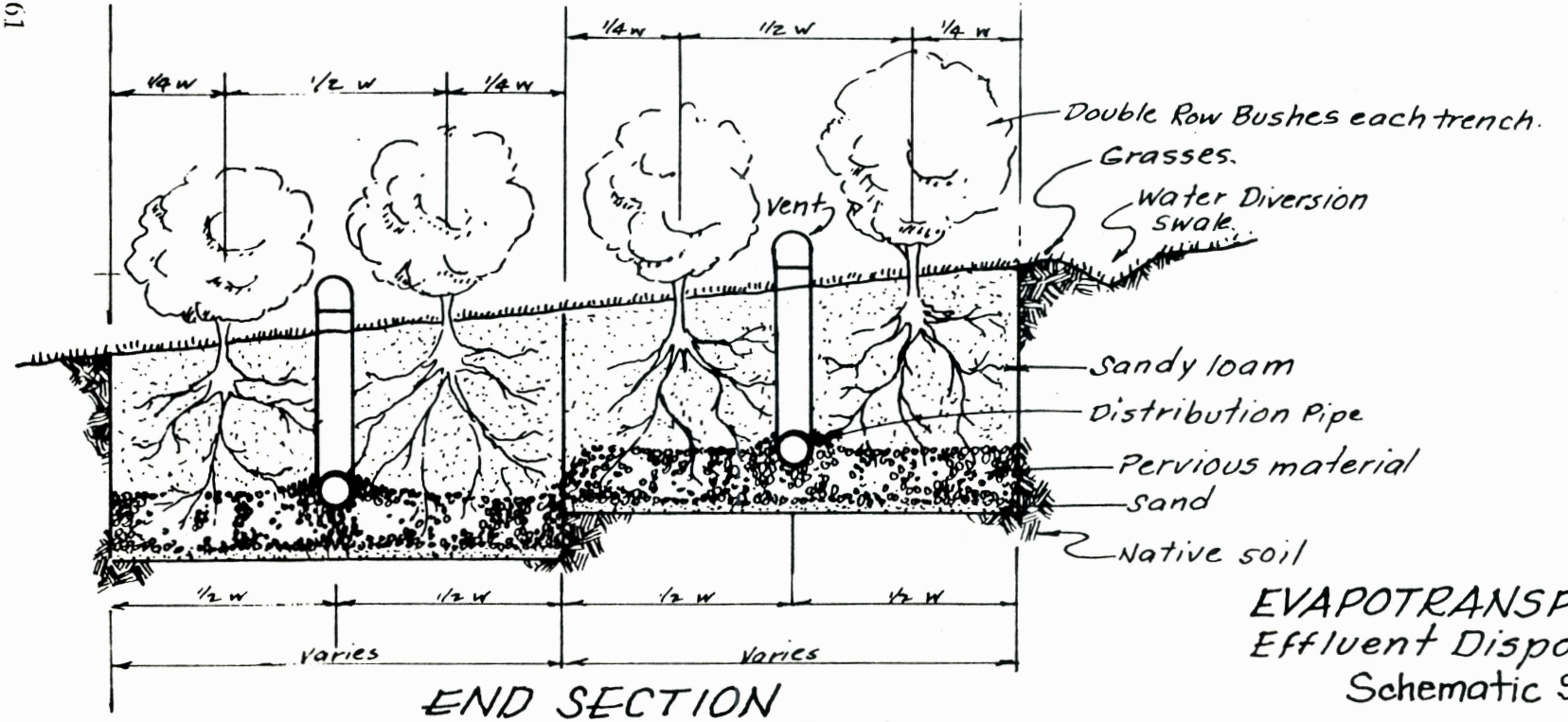
SIDE SECTION
No Scale

NOTES: Construct drainage swale and ditches to follow natural drainage pattern.

Average trench depth is 5', but is designed to individual data each job.

Bottom of trench, material layers and P.V.C. distribution line shall be kept absolutely level.

Trench number, width and lengths To be designed based upon the terrain and local climatic and soil conditions.



END SECTION
"Double Trench System"

EVAPOTRANSPIRATION
Effluent Disposal System.
Schematic Sketch

GARING, TAYLOR & ASSOCIATES, INC.

N. Schools

1. Environmental Setting:

The public schools that service the project site are listed in the following chart along with their present and potential enrollment.

Schools	Current Enrollment	Capacity
Bellevue Santa Fe Elementary School	54	120
Laguna Junior High School	350	625
San Luis Obispo Senior High	1,150	1,600

The elementary school is just across San Luis Bay Drive from the site. The other schools are approximately eight to ten miles from the site.

Bus service is provided to both schools in San Luis Obispo with a pickup and return point at Bellevue Santa Fe School. Starting this year, bus service to the unincorporated city of Avila will not be continued. Extra capacity is available in the existing buses.

2. Environmental Impacts:

In 1976, the County Planning Department estimated that the average student population throughout the county is approximately 1.2 students per dwelling unit. Therefore, approximately 50 students would be generated from the 41 unit development.

Potential Student Population:

School	Percent	Number from the Proposed Project
Bellevue Santa Fe Elementary	43	22
Laguna Junior High	30	15
San Luis Obispo Senior High	27	13

None of these schools will be affected by the small increase in student population resulting from this development. Bellevue Santa Fe school could have a positive impact from additional enrollment.

3. Mitigation Measures

No mitigation measures are necessary for this section.

O. Public Services

1. Environmental Setting:

The California Department of Forestry and the Avila Valley Volunteer Fire Company will provide the fire protection for the proposed project. Three to four members of the trained volunteer company could arrive before the five to ten minute response time for the California Department of Forestry. In the evenings, more volunteers would be available.

A new fire station is being planned on the southside of San Luis Bay Drive. When constructed, almost instantaneous service would be provided. However, there are no immediate plans for implementing the new fire station.

The County Sheriff's office will be providing police protection. They will be operating out of their facility which is 20 minutes north of the site on Highway One.

2. Environmental Impacts

No adverse impacts will result in regards to fire protection. With the increased number of residents, the members of the volunteer fire company also stand a chance to increase.

Similarly, the sheriff's office felt that there would be no problems associated with protection for the proposed development. The area is already being patrolled and effectiveness of responding to calls would be unchanged.

3. Mitigation Measures

No mitigation measures are necessary.

P. Archaeological

1. Environmental Setting:

In April of 1980 a preliminary archaeological survey of the project site was undertaken by Robert Gibson, archaeologist. The report on this survey, upon which the following discussion is based, is included in the Development Plan Technical Appendix.

A records search revealed no previously recorded sites on the subject property. However, a preliminary field study resulted in the identification of three unrecoreded sites, each of which is briefly discussed below.

SLO-979 is located northwest of the intersection of San Luis Bay Drive and See Canyon Road in the southwestern portion of the property. This site, approximately 50 x 50 meters, was probably associated with one of the large coastal villages located about a mile to the south. It is possible that one or two houses occupied this site for several generations during the 9,000 year history of the Chumash Indians. The specific time during this long period in which the houses were used cannot be determined.

SLO-980 occupies a small terrace/ridge north by northeast of the intersection of San Luis Bay Drive and See Canyon Road. In each of two separate rock outcrops on the site is a mortar, the deepest of which is approximately four inches deep and six inches in diameter. It is possible that other mortars are contained in other outcrops which are now buried. No other archaeological materials were noted in the vicinity of the mortars. The site may have been associated with SLO-979 or with one of the large coastal villages to the south. Activity at this spot was limited to the grinding of acorns for meal, probably on a daily basis when people were near enough to the mortars to use them.

SLO-981 is located on a gently sloping terrace northwest of the intersection of San Luis Bay Drive and Ontario Road. The site covers an area of approximately 50 x 100 meters over which are scattered a chert preform (projectile point or knife blank), chert flakes, a possible metate fragment, and a possible burnt rock fragment. No other materials were found. The site appears to be very specialized and may have been part of some wider settlement pattern, possibly a male hunting camp. Southeast

of this site is recorded site SLO-522 which was occupied circa 700-800 A.D. It is possible that SLO-981 is related to this site chronologically or to some other village nearby such as SLO-979 or one of the large coastal villages to the south.

No significant historical resources were noted on the project site although a significant historical Mission/Spanish Period house is located about 1/4 mile south of the Bassi parcel.

2. Environmental Impacts:

Two of the three identified sites are close to development areas and may be disturbed. Soils on and near the three sites are highly erosive, a characteristic which may make it necessary to avoid grading activities in these areas. In these erosible areas where materials are not protected by deep layers of soil, it is possible that disturbance by trucks, backhoes, etc., even without grading, will result in substantial damage to any artifacts present.

Lots 10 and 11 overlie a site (SLO-981). An open space easement will be recorded and additional field work will be undertaken to better define the boundaries and nature of the cultural deposits.

Lots 41 and 48 overlie SLO-979. An open space easement will also be recorded for this area, and the necessity of mitigation will be determined if secondary impacts (e.g., amateur collection) are a concern.

The three sites may also be susceptible to indirect effects of development, including amateur collecting, increased erosion rates, and other activities. The possible extent of damage from these indirect sources cannot be determined at this time.

3. Mitigation Measures

Based on this information from additional fieldwork, appropriate mitigation measures will be determined, if any are needed. Such measures may range from complete preservation to excavation and removal of materials or filling over of sites to protect surfaces.

At SLO-980, if subsurface examination reveals no additional materials, the two pieces of bedrock containing mortar holes could be removed for preservation.

Secondary impacts associated with development near the archaeological sites can be mitigated by conducting an intensive surface collection prior to development, or by filling the sites with local soil in order to protect any surface materials present.

Representatives of Native Americans should be informed of any activities during development of the subject property which may affect archeological resources and should be invited to observe these activities. Should any evidence of archaeological or historical deposits on the project site be revealed during the course of construction, the County Planning Department and Office of Environmental Coordinator should be notified and work halted until appropriate mitigation measures can be implemented.

Q. Housing

1. Environmental Setting:

The 1972 Housing Element of the San Luis Obispo County General Plan lists fifteen goals and principles. Those most related to this project include:

a. The minimum goal of the Housing Element is to provide safe and sanitary housing for all citizens of the County not presently enjoying such a basic necessity.

b. Maximum effort will be made to encourage the development and provision of variety in housing choice for all economic and social groups in the County. This provision shall include variety in residential type, tenancy, size, location and an adequate amount of reasonably priced houses. This will involve cooperation of the private and public agencies and organizations concerned with housing.

c. Housing must be available to all economic and social segments of the population.

d. Every effort should be made to assist and encourage the private sector to construct and finance new lower cost housing for those desiring to purchase a home but generally not able to afford one and to provide sufficient rental units for those desiring this form of tenancy.

e. Current housing standards and buildng codes should not be lowered in order to allow builders to develop lower-cost housing.

The 1972 document strongly encourages the provision of housing at reasonable prices for all economic groups. The 1981 Draft Housing Element is nearing completion. This document will require the provision of a specified number of affordable housing units depending on the size of the project.

2. Environmental Impacts

The first development goal of the proposed project as identified in the Development Plan report, is to provide a variety of attractive, balanced rural residential neighborhoods with a variety of homesites affordable by a broad range of moderate, middle, as well as upper-income families.

According to Housing and Urban Development financial standards, moderate income is from 80% to 120% of the median income. In this area the median annual income is $17,000 to $18,000. Affordable housing is considered use of 25% of annual income for the payment of principal, interest, insurance, taxes and utilities. Another formula for determining the cost of affordable housing is:

median income	x 120%	x multiplier	= maximum housing unit cost
$18,000	x 120%	x 2	= $43,200

The multiplier may change slightly with interest rates and other economic factors.

Without special financing arrangements, it is unlikely that a lot in this project can be purchased and a house constructed as affordable housing.

A list of various size lots and their corresponding price for the Avila Bay Estates is listed below:

1.7 acres	$ 73,000
2.2 acres	83,000
3.3 acres	92,000
6.8 acres	107,000
40.1 acres	400,000

3. Mitigation Measures

Special procedure and assistance appears to be necessary to achieve the goals of the applicant and of the Housing Element of the General Plan.

The 1981 Draft Housing Element, if adopted, will require five affordable housing units for this project. The applicant will be granted a bonus of five units in addition to those allowable in the LUE/LUO. These units may either be developed by the applicant and provided at affordable prices or lots may be deeded to the local housing authority.

R. Population and Employment

1. Environmental Setting:

The San Luis Obispo County LUE for the San Luis Bay Planning Area states the following regarding population:

The San Luis Bay planning area contains a major portion of the county population, approximately 30,940 persons or 21% of the countywide total. Growth within the planning area has been ocurring slightly faster than the countywide average.

The growth pattern has reflected the attractiveness of environment in coastal and adjacent rural areas, as well as the lower costs of obtaining housing than in the nearby San Luis Obispo area. The age structure for communities in the planning area indicate that the number of elderly persons is substantially above the countywide average of 12.3% thus indicating the desirability of the area for retirement.

Population growth is expected to slowly decline as county and state growth rates also decline. Area population is projected to approach 46,080 by the year 2000, increasing about 48% in slightly over 20 years.

The population of rural areas in this planning area for 1980 was 2,532 people compared to 31,603 people in the total planning area.

Employment opportunities exist primarily in San Luis Obispo and to some extent the south county. There are limited employment opportunities in Avila and Diablo Canyon Nuclear Power Plant employment is on a decline.

2. Environmental Impacts:

Based on a countywide average of 2.7 person/unit, the proposed project could result in a population increase of 111 people.

Since employment opportunities generally exist eight to ten miles from the site and since people are likely to select this area for its rural and recreational opportunities, it is unlikely that a demand for urban facilities will result from the development of this project.

3. Mitigation Measures:

No mitigation measures are necessary.

S. Noise

1. Environmental Setting:

Although the project site occurs in an area of relatively undeveloped rural countryside, portions of the site are subject to moderate to high noise levels from surrounding traffic. Being situated at an elevated position in relationship to all the roads, noise levels extend into the site. The eastern slope of Area B is exposed to almost constant relatively high noise levels from Highway 101. Noise levels noticeably decrease 300-500 feet westward from Ontario Road and are not apparent approximately 1,500 feet westward from Ontario Road.

Traffic noise from San Luis Bay Drive is more sporadic and to some extent is more noticeable when it does occur.

The 1976 Arroyo Grande Noise Element indicates the following noise levels for a similar area of land adjacent to Highway 101:

Adjacent to right-of-way	70 dBA
100 feet from right-of-way	65 dBA
300 feet from right-of-way	60 dBA
800 feet from right-of-way	55 dBA
1750 feet from right-of-way	50 dBA

The clearly acceptable exterior noise level for residential development is 55 dBA or less. The normally acceptable noise level is 55 to 60 dBA.

2. Environmental Impacts:

The Development Plan report includes a statement that "severe noise impacts to residential strucutres from the freeway or San Luis Bay Drive will be avoided by providing a 200 foot setback for structures from the right-of-way". However, the plan indicates that the building area for lot 32 to be within 100 feet of San Luis Bay Drive and the building area for lots 30 and 35 to be adjacent to the right-of-way. The last two lots have very little building area outside of the proposed 200 foot setback.

Parcels along Highway 101 may have portions of their building areas exposed to higher than normally acceptable noise levels.

3. Mitigation Measures:

Mitigation measures proposed in the Development Plan include construction methods such as acoustic wall construction and deck and balcony hand rail designs to shield exterior as well as interior spaces. Since the noise source is also the direction of best off-site views, these methods may not be too successful.

Modification in the design to establish greater separation between the noise source and receiver could reduce exterior and interior noise impacts for lots 1,8,9,10,11,30,32, and 35.

No mitigation measures are needed for most of the site.

T. Growth Inducing Impacts

The proposed project is the only remaining area of undeveloped residential rural property in the Avila Valley. Other land with the same land use designation occurs in See Canyon. Much of that land has already been broken down to the smallest allowable parcel of 10 acres. Other land is in either rural or residential suburban land use categories. The development of this parcel is not likely to have significant impact on the existing planning for land uses in the Avila Valley.

The proposed project does not indicate an intent to provide water or sewer facilities in excess of the project needs so as to encourage the future connections to other projects.

The rural nature of the project plus daily trips to urban areas to the north and south for employment act to decrease any need for the development of commercial retail facilities in the immediate area. However, a high retirement population could increase the demand for nearby commercial retail facilities.

This project, along with others in the area, could act to encourage the development of more commercial and recreational development in Avila.

III. SYNTHESIS

A. Site Zones

The site resource factors have been combined to produce a series of site zones (see Map 13). A site zone can be described as a portion of the site sharing a common set of environmental characteristics which, when combined together, make that portion of the site different than other areas of the site.

Twelve zones have been identified on the project site. The key factors which were used to define the zones are:

a. slope steepness
b. geologic stability
c. soil erosion
d. drainage
e. vegetation and wildlife
f. visibility from surroundings
g. noise
h. agricultural value

These factors which are described in the individual resource sections should play an important role in first, determining the entire site's suitability for development and second, determining the precise location of structures, roads and open space within the site.

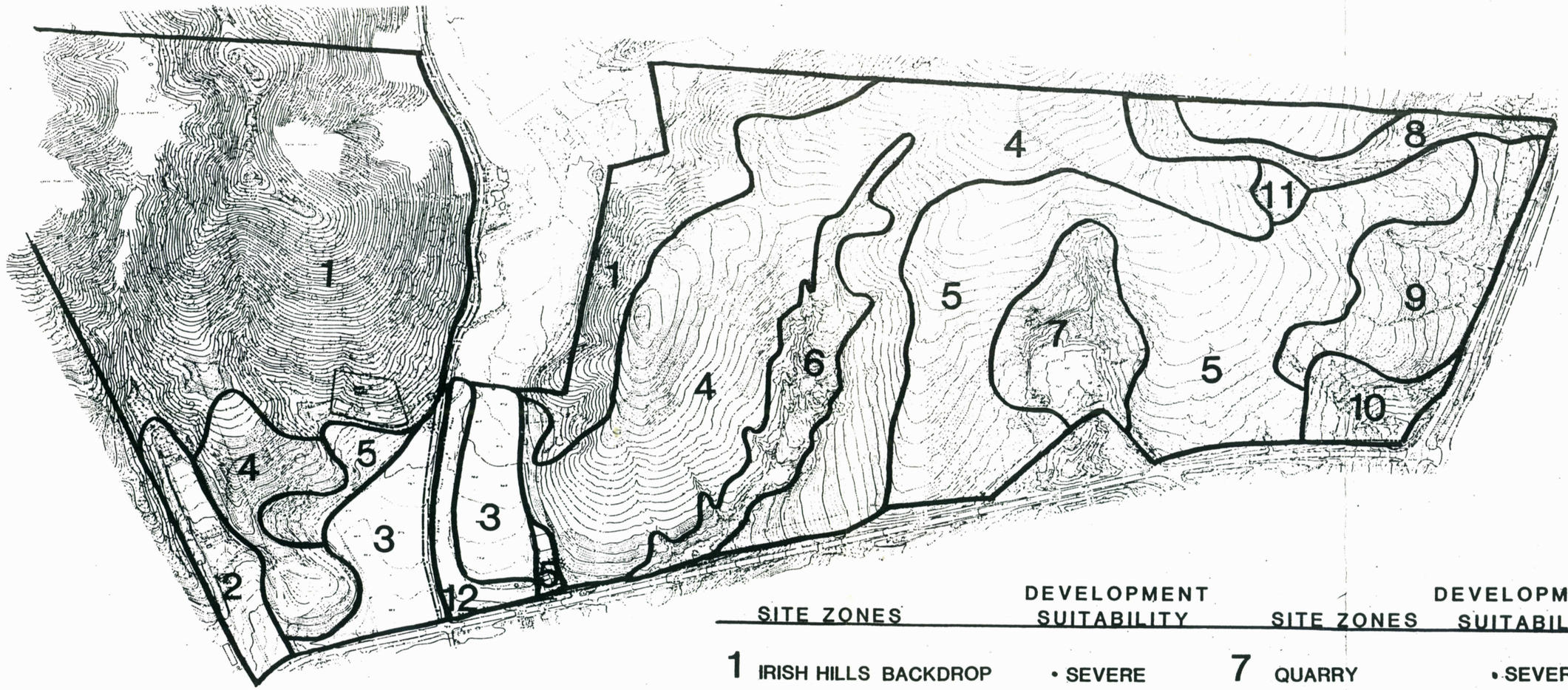
The information developed by the applicant and illustrated on maps with the title Site Analysis/Development Suitability and Design Framework was reviewed. These maps, in most regards, quite accurately and comprehensively represent a composite of the site characteristics as related to the proposed development.

1. Irish Hills Backdrop:

The steep, rugged hills and oak-studded slopes above San Miguelito Creek form a scenic, undisturbed landscape unit clearly different from the rest of the site. These areas represent a portion of the Irish Hills which extend from Avila Valley north to the Los Osos Valley. These densely vegetated hills are important watershed, wildlife and scenic areas. Most of this unit is underlain by the highly-fractured Miguelito shale and is vulnerable to landslides where the slope dips in the same direction as the sandstone beds.

2. Rodeo Arena:

At the extreme western edge of the property lies a trough extending almost 1,000 feet directly into the hills behind. This trough formed a natural location for a rodeo arena, and in fact the Bassi family had developed



SITE ZONES		DEVELOPMENT SUITABILITY	SITE ZONES		DEVELOPMENT SUITABILITY
1	IRISH HILLS BACKDROP	• SEVERE	7	QUARRY	• SEVERE
2	RODEO ARENA	• LOW	8	BASSI ARROYO	• SEVERE
3	VALLEY FLOOR	• HIGH	9	ERODED FOOTHILLS	• HIGH
4	STEEP ROLLING FOOTHILLS	• HIGH	10	ENTRANCE	• SEVERE
5	ROLLING FOOTHILLS	• LOW	11	CONST. EQUIP. DUMP	• LOW
6	CENTRAL ARROYO	• SEVERE	12	SEE CANYON CREEK	• SEVERE

Bassi Ranch
EIR

Site Zones and Limitations

NORTH
0 100
scale

MAP 13

and used this site for exactly this purpose with a prominent local rancher/ businessman. The site has been abandoned for many years.

3. Valley Floor:

This is the nearly level portion of See Canyon Valley with prime agricultural soils. The area is bisected by See Canyon Creek and See Canyon Road. One-half is visible from San Luis Bay Drive and See Canyon Road, the other is not. The zone is subject to flooding.

4. Steep Rolling Foothills:

The majority of the grass covered slopes in this zone are 20% or greater, although less steep slopes are interspersed. Much of the area is the visually prominent upper elevations of the eastern portion of the site. Bedrock is stable, but soils are subject to high erosion hazard.

5. Rolling Foothills:

This moderately sloping grassland is similar to Zone 4, but with flatter slopes. Much of this zone is visible from the surrounding area, but does not form the backdrop or horizon.

6. Central Arroyo:

This drainageway illustrates the effects of concentration of runoff, combined with a lack of vegetation. Deep gully erosion occurs throughout the area, but is generally less where trees and shrubs occur. An area of endangered plants is in this zone.

7. Quarry:

This large area of excavation is subject to high erosion with nearly vertical slopes continuing to erode. Sheet and gully erosion extends far beyond the quarry. Some remnants of the original drainageway vegetation remain. The area is presently used as an informal small arms target range.

8. Bassi Arroyo:

The north slopes of this east-west drainageway are a healthy oak woodland.

9. Eroded Foothill:

This area along Ontario Road is similar to Zone 5, except that it

has numerous eroded gullies which affect its development potential and illustrates the severe results of an accumulation of runoff on soil stability. The area is also subject to considerably higher noise levels than occur over much of the Foothill Zone.

10. Entrance Bowl:

This feature is noted at the southeast corner of the site where one first enters San Luis Bay Drive from Highway 101, framing the initial foreground view of the Bassi site. Tall oaks have grown in the bottom of this depression. The east and south walls of this basin were created entirely by the construction of the surrounding roads. The accumulation of sediment deposits here has created an ideal habitat for these oaks and assorted shrubs and grasses.

11. Construction Equipment Dump:

This area was graded to create a nearly level area for disposing of a local contractor's construction equipment. Due to the large amount of junk, some has been placed beyond the graded area. The cut slopes surrounding part of this area are very steep and eroded.

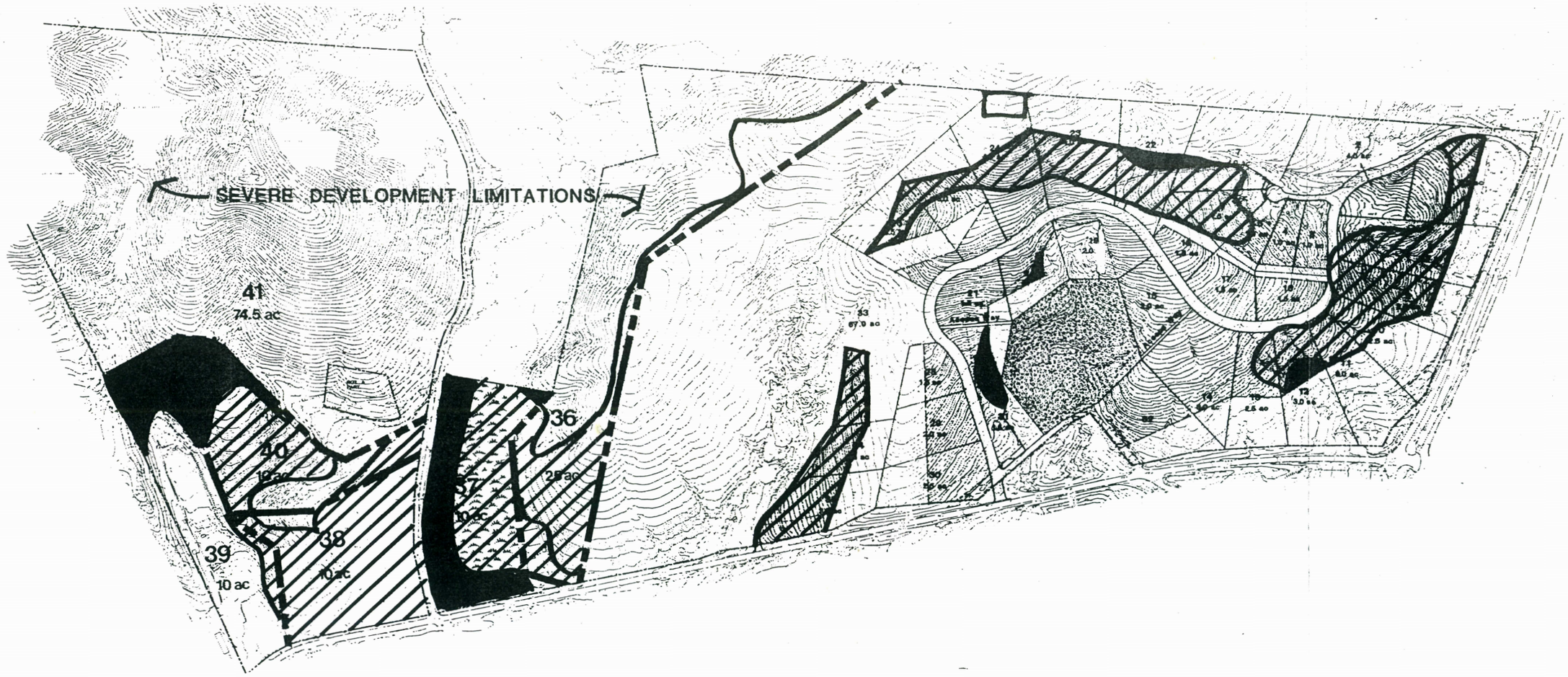
12. See Canyon Creek:

The creek and associated riparian trees and shrubs are a very significant habitat for wildlife. The creek has water flowing year round.

B. Site Limitation for Development

The twelve zones have been combined below into three degrees of limitation for housing. Those sites which have portions of the designated building area within these zones are listed (see Map 14).

Zone	Main Limitation Factors	Lots
a. Severe:		
1	slope, soil, visual, vegetation, wildlife, geology	41,36,40
6	slope, soil, hydrology	33,34,35,26
7	slope, soil, safety	19,20,21
8	slope, vegetation and wildlife	2,7,22
10	slope, hydrology, visual, noise	11,12
12	vegetation, wildlife, hydrology	37,38



BUILDING AREAS AFFECTED BY SEVERE LIMITATIONS

" " " " HIGH "

Limitations on Proposed Project

Bassi Ranch EIR

NORTH

scale 0 200

MAP 14

Zone	Main Limitation Factors	Lots
b. High:		
3	hydrology, agriculture	37,38
4	slope, visual, archaeology	28,29,30,33,34,35,6, 7,22,23,24,25,26
9	soil, hydrology, noise	1,8,9,10,11,12
c. Low:		
5	visual, slope	
11	slope	
2	traffic	

C. Summary Impact Charts

The following set of charts graphically illustrates the proposed project's impacts on the environment. For each environmental issue, the chart indicates a range of different types of impacts with a determination as to the degree of impact anticipated. Both positive and negative potential impacts are considered.

EIR SUMMARY CHART

ISSUE	IMPACT											MITIGATION MEASURE
	positive				negative							
	high	med	low	none	low	med	high	direct	indirect	unavoid.	irrevers.	
Topography (Grading)												All graded areas to be planted
Loop Road						⊕		⊕				Modify entrance near Ontario Road
Driveways							⊕	⊕				Design and construct with initial project
Buildings							⊕	⊕				Reduce extent of building area
Evapotranspiration Beds							⊕	⊕				Community system
Geology (Seismic)												
Buildings					⊕							Special foundation in limited areas Apply earthquake standards
Soils (Erosion)							⊕	⊕				Dry season grading Develop effective erosion control including special solution, where necessary Revegetate
Hydrology (Drainage)												
Road			⊕					⊕				Controlled release into sedimentation basin
Building					○			○				Interceptor channels below downhill lots
Vegetation and Wildlife												
Woodland						⊕						No grazing in native trees and shrubs No cut or fill within dripline of trees
Grassland					⊕				⊕		⊕	Preserve existing rare plant
Riparian			⊕				○					Preserve rare bird habitat 100 foot setback from creek
Climate (Air Quality)												
Solar		⊕										Architectural climate control device
Roads, etc.												Dust control in all phases of construction
Traffic					⊕							Park and Ride facility

KEY: ○ short term ⊕ long term

EIR SUMMARY CHART

ISSUE	IMPACT											MITIGATION MEASURE
	positive			negative				direct	indirect	unavoid.	irrevers.	
	high	med	low	none	low	med	high					
Housing						⊕			⊕			Provide affordable housing at price identified in HUD standards
Population and Employment				⊕								None necessary
Noise						⊕		⊕				Structural noise protection within building design Shift unit locations away from noise sources
Growth Inducing				⊕								None necessary

KEY: ○ short term ⊕ long term

EIR SUMMARY CHART

ISSUE	IMPACT											MITIGATION MEASURE
	positive				negative							
	high	med	low	none	low	med	high	direct	indirect	unavoid.	irrevers.	
Visual (Scenic)												
Housing						⊕	○	⊕				Compact harmoniously designed units setback from roads. Screen planting.
Open Space					○		⊕	⊕				No individual fencing of open space
Quarry			⊕					⊕				Substantial reclamation of quarry and surrounding erosion
Rare, Unique and Unusual Resources					○							No grading or disturbance of rare plant species - possible fencing
Land Use						⊕		⊕			⊕	Reduce number of units to meet LUE/LUO standards Alter lot shapes in Area A
Agriculture												Restrict grazing of individual open space
Rangeland					⊕			⊕			⊕	Preserve open space for grazing within carrying capacity
Cultivated			⊕		○			○				Preserve Class I irrigated soil in present fields
Traffic				⊕								None
Water Supply				⊕								Meticulous detail study Special design and grading for storage tank
Sanitary Sewage Disposal				⊕	or		⊕	⊕				Phasing development to insure workability of evapotranspiration system Community sewer system
Schools												None
Elementary		○						○				
Junior High					○							
High School					○							
Public Services												None
Police					⊕					⊕	⊕	
Fire					⊕					⊕	⊕	
Archaeological						⊕			⊕		⊕	Protect three existing sites with an appropriate measure Check all excavations

KEY: ○ short term ⊕ long term

IV. ALTERNATIVES

A. No Project (One Parcel)

With this alternative, the site will most likely remain in its existing use as marginal rangeland with minimum use of the prime agricultural land. The existing level of sheet and gully erosion is likely to decrease as uncontrolled grading and excavation is eliminated and existing disruption stabilized. The wildlife population would continue to utilize the site. The rural character would be retained as the visual impacts would not occur. Potential water and sewage disposal impacts would not need to be resolved.

B. Cluster Development with Small Lots (31 Parcels) (See Map 15)

This alternative would involve the development of the site with the maximum number of allowable units based on the LUE/LUO. The major changes from the proposed development are:

1. A reduction in the number of parcels which is necessary to be in compliance with the LUE/LUO, however the five affordable housing bonus units are included.
2. The creation of smaller lots that tend to be closer to the minimum parcel size allowable (approximately one-half acre each).
3. The establishment of a large open space area that is not split up into pieces attached to individual lots.
4. The expansion of the community open space to encompass the entire area of the quarry and associated gully erosion.
5. The possible development of a community sewer facility.
6. The possible development of architectural designs for the units to ensure that final results are consistent with the guidelines in the Development Plan.
7. The revision of lot configuration in Area A to ensure that:
    a. the prime agricultural land is preserved in the two existing fields
    b. that no development occurs in the prominent knoll along San Luis Bay Drive
    c. than an adequate building site will be available on the steep mountainous parcel

This alternative would greatly reduce the amount of land that would be

Bassi Ranch

EIR

Residential Rural Cluster

NORTH

scale 200

MAP 15

impacted by the project from almost all environmental concerns. Potential erosion and sedimentation would be reduced. Less vegetation and wildlife would be affected. The visual impact would be decreased with the retention of much more of the land in its existing rural character. The land would retain greater agricultural viability and economic value. The construction of community sewer lines would be more feasible than for the proposed project. A greater setback from traffic noise sources would be achieved. This alternative considerably increases the potential to reclaim the quarry site for future recreation use.

The proposed road system to serve the lots follows a similar alignment as the proposed project. This route appears to be better than other possible options. The emergency access portion could be developed to typical county standards for suburban streets, if required. A lesser standard such as the county standard of a 20 foot paved section for hillside recreation local streets would be preferable.

C. Residential Rural Subdivision (22 Parcels) (See Map 16)

This alternative does not utilize the proposed cluster concept. The minimum parcel size, as discussed in the Land Use section, is 7 acres. Parcels are laid out in a similar pattern as the proposed project. More concise building sites are indicated on the most developable portion of the lot.

Since there are less parcels in this alternative, most environmental impacts could be somewhat decreased. Less grading would be required for building sites and driveways since there would be less units and those units that do occur could be located in less sensitive areas. Erosion and siltation impacts could decrease by approximately one-half. The visual impact from Highway 101 would be significantly reduced. Five or six homes would be visible in contrast to 14 or 15 homes with the proposed project. This alternative would comply with LUE/LUO requirements for this land use category. It is anticipaed that less control over the use of lots could produce impacts that are not associated with the other alternatives.



BUILDING SITES

Bassi Ranch
EIR

Residential Rural
Subdivision

NORTH

scale 0 200 500

MAP
16

D. Proposed Project Revised (31 Parcels)

This alternative is a limited response to the impacts and mitigation measures outlined in this report. The number of total units reflects the number of allowable units for the Land Use category plus the affordable housing units.

Map 14, Limitations on the Proposed Development, illustrates which lots have the severe and high limitations. These lots should be eliminated or combined into larger lots to reduce the impacts to an acceptable level. With careful selection the final environmental impact could be decreased by a greater proportion than the unit decrease would indicate. If the applicant selects this alternative the new development plan should be analysed in relationship to Map 13, Site Zone and Limitations and Map 14. However, it is recommended that the other alternatives be considered preferable to this alternative.

The following 2 alternatives were submitted after publication and distribution of the Draft EIR

E. Cluster Subdivision

This alternative has one main quality that makes it preferable to the original cluster proposal. The provision of a "grazing common" with the elimination of grazing within individual lots is highly recommended. This feature will reduce grading impacts, assuming that evapotranspiration beds are within the lots and not the common open space. It will significantly reduce the potential for erosion and sedimentation impacts especially related to impacts from over grazing.

Some lot line adjustments have been made resulting in two additional lots in the eastern portion of the site. The total lots proposed exceeds the allowable by 16 lots or a 76% increase over the LUE/LUO designation. Some improvements can be noted, i.e., lots 23-27 form a better cluster than the five lots in the same area on the proposed project. However, the greater number of lots could result in more impact than the proposed project. The close proximity of lots 17-19 to San Luis Bay Drive create additional visual and noise impacts. An additional lot along the main road facing Highway 101 will also increase visual impacts.

Reduction of this alternative to the allowable number of units by eliminating lots 1-6, 16-20, 26-27, and 35-37 would result in a proposal very similar to Alternative B in the report but with somewhat larger lots.

On the western portion of the site this proposed alternative has the potential of creating significantly less impacts than the proposed project. The "grazing common" has been extended to include almost the entire central hill area. The residence for lot 38 could continue to be located near the existing home. The lot line between lots 39 and 40 splits the prominent knoll, making it less likely that a home would be constructed on the top.

F. Rural Residential Subdivision

This alternative, submitted by the applicant, divides the site into 5-10 acre parcels except for one 85 acre parcel encompassing the steep western hillside. The plan has been organized to maximize the number of lots within the specific LUE/LUO planning conditions. No open space easements or common open space areas are involved. It shares many similarities with Alternative C in the draft environmental impact report. However, access within the site has been extended to the steep rolling foothill (zone 4 on Map 13) which has high development suitability limitations,especially due to slope accessibility, visual exposure, and high erosion hazard. The majority of the area is in excess of 20% slope. The access road crosses the drainageway at an elevation of 320 feet and extends downhill across slopes of 25-30%. Extensive grading appears to be necessary to construct this road. The combination of lots 12-16, 23 and 24 into one or two large lots would significantly reduce the environmental impacts.

GRAZING COMMONS

41
85 ac.

38
10 ac.

39
10 ac.

40
10 ac.

37
1.1 ac.

36
1.1 ac.

35
1.1 ac.

LANDSCAPED
PICNIC AREA & STABLES

1 1 ac.
2 1.3 ac.
3 1.3 ac.
4 1.1 ac.
5 1.2 ac.
6 1.1 ac.
7 1.1 ac.
8 1.3 ac.
9 1.1 ac.
10 1.1 ac.
11 1.3 ac.
12 1.3 ac.
13 1.1 ac.
14 1.2 ac.
15 1.2 ac.
16 1.1 ac.
17 1.1 ac.
18 1.1 ac.
19 1.1 ac.
20 1.2 ac.
21 1.1 ac.
22 1.1 ac.
23 1.1 ac.
24 1.1 ac.
25 1.1 ac.
26 1.1 ac.
27 1.1 ac.
28 1.3 ac.
29 1.2 ac.
30 1.1 ac.
31 1 ac.
32 1 ac.
33 1 ac.
34 1 ac.

alt. E

mdw

Bassi Ranch
Development Plan

ALTERNATIVE
CLUSTER SUBDIVISION

NORTH
scale

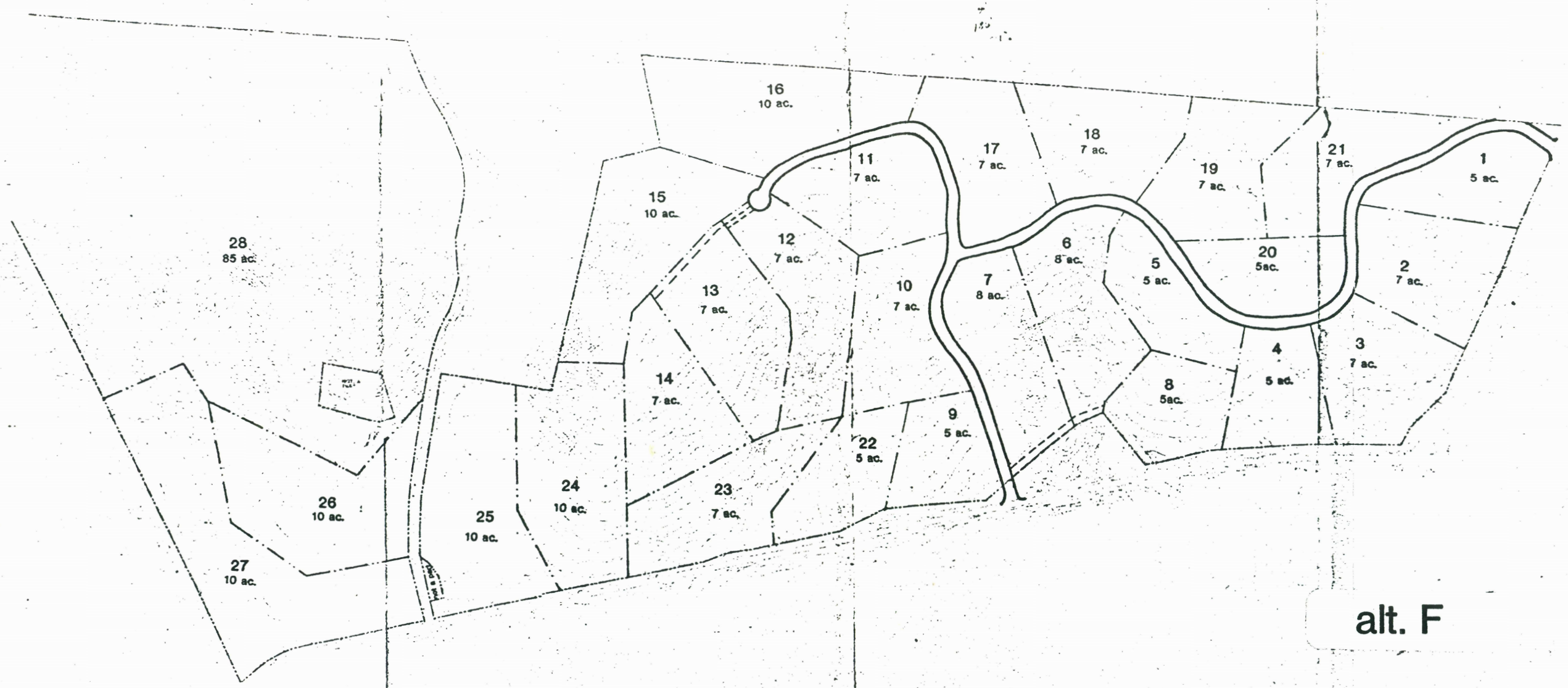
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89b

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Bassi Ranch Development Plan

RURAL RESIDENTIAL SUBDIVISION



alt. F

NORTH

scale

figure

page 89c

V. REFERENCES

REFERENCES

Development Plan:

HYDROLOGY	J.M. Montgomery, Inc. 1000 Mill Street San Luis Obispo, CA.
TRAFFIC	William Heath, Jr. 6980 Valle Avenue Atascadero, CA.
GEOLOGY	Central Coast Laboratories 396 Buckley Road San Luis Obispo, CA.
DRAINAGE	J.M. Montgomery, Inc. 1000 Mill Street San Luis Obispo, CA.
VEGETATION	V.L. Holland and David Keil
WILDLIFE	Bowker and Hensley P.O. Box 6213 Los Osos, CA.
ARCHAEOLOGY	Bob Gibson P.O. Box 102 Paso Robles, CA.

Environmental Impact Report:

AGRICULTURE	C&L Appraisal 4985 Hacienda Avenue San Luis Obispo, CA.
VEGETATION AND WILDLIFE	Dr. Michael Hanson 1460 Garcia Drive San Luis Obispo, CA.
TRAFFIC AND CIRCULATION WATER AVAILABILITY SEWAGE DISPOSAL DRAINAGE EROSION AND SEDIMENTATION	Garing, Taylor & Associates, Inc. 141 S. Elm Arroyo Grande, CA.

VI. APPENDIX

Traffic and Circulation
Water Availability
Sewage Disposal
Drainage
Erosion and Sedimentation

Vegetation and Wildlife

Agriculture

Comments from Agencies

Supplemental Traffic Report

GARING, TAYLOR & ASSOCIATES, INC.
CIVIL ENGINEERS SURVEYORS PLANNERS

Environmental Review and Assessment
of the Bassi Ranch Development Plan

A review of the Bassi Ranch Development Plan, which proposes 41 lots on 291 acres, reveals that an interesting process must have occurred. It appears that the reports presented to us were prepared as feasibility reports and environmental studies made prior to the design of the project.

These reports revealed the limitations and environmental problem areas that should be avoided or mitigated. A plan was then drawn to fit these environmental limitations. This process seems to have become an outgrowth of the requirement for E.I.R.'s.

In reviewing a proposed development plan at a pre-tentative map stage, it must be remembered that final construction plans will be drawn by the developer's engineers and checked by the County before they are approved. At that time the plans get much more specific as to the methods that are used to solve the water, sewerage, drainage, traffic and grading problems along with the proof of the adequacy of the calculations that are used. At this time we can only judge the adequacy of preliminary studies and the intent of the developer.

It is my opinion that information provided to me adequately describes the environment in regard to the following five areas of consideration, which I was asked to review:

1. Traffic and Circulation
2. Water Availability
3. Sewage Disposal
4. Drainage
5. Erosion and Sedimentation

The documents provided were:

1. Development Plan of the Bassi Ranch, dated September 1980 by MDW, 979 Osos Street, Suite C, San Luis Obispo, CA 93401.
2. Traffic Report, Bassi Ranch Development, April 27, 1980 by William P. Heath, Jr., P.E.
3. Hydrogeologic Investigation of the Bassi Ranch Property, April 18, 1980, by J.M. Montgomery, Inc., 1000 Mill Street, San Luis Obispo, CA 93401.
4. Drainage Study of the Bassi Ranch Property, August 1980 by J.M. Montgomery, Inc.

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a storage tank and water distribution is proposed. Sufficient water storage and placement of fire hydrants is proposed to meet normal fire standards.

If the existing aquifer located within the project site is of sufficient quantity, as indicated by the Development Plan and the Hydrogeologic Investigation, there should be no impact on water availability as a result of this project, short term, long term, significant or insignificant.

SEWAGE DISPOSAL

The ranch presently contains one dwelling. It is assumed that the existing sewage disposal is by septic tank with leach lines either percolating effluent or working as an evapotranspiration system, probably both. The nearby San Luis Bay Club mobile home park is served by a private sewerage disposal system which is not available to the Bassi Ranch property, and the Town of Avila's sewerage system is too far away to connect at a reasonable cost if capacity were available.

The project proposes use of septic tanks and evapotranspiration beds, a system that is operating satisfactorily in similar conditions in the county. The evapotranspiration bed requires an area of about 4,000 square feet to be graded nearly level.

The environmental impact of the sewage disposal systems proposed will be insignificant in all respects. The greatest potential for impact would be the flattened bed on a steep hillside, however, once the houses are built, streets, driveways, parking and yards are in place, only a trained person, knowing what he is looking for will be able to identify the beds, reducing their impact to relative insignificance.

DRAINAGE

The present ranch has a rather complex drainage pattern with water leaving the property at several locations, with two intermittent streams crossing the property and a flood plain. The Development Plan along with the Drainage Study thoroughly describe the existing drainage.

The proposed project does not indicate any significant changes in the drainage patterns, however, roads, buildings and driveways will alter the pattern and runoff time in those

5. Geologic Assessment of Bassi Ranch, February 16, 1980 by Central Coast Labs, 396 Buckley Road, San Luis Obispo, CA 93401.

TRAFFIC AND CIRCULATION

The existing condition of the project site is that of a large ranch with one house and outbuildings, mostly used for grazing. The ranch fronts on Ontario Road, San Luis Bay Drive and See Canyon Road. There are seven points along these roads that are used for access to the ranch. The Traffic Report by William Heath, Jr., P.E. describes each of those points as well as the existing traffic on each of the fronting roads.

The proposed project, as revised October 30, 1980, indicates a total development of 41 residential lots. 26 of the lots will front upon a proposed new county road, with four additional lots fronting upon a private drive extending from the county road, making a total of 30 lots generating traffic on the new road extending from Ontario Road to San Luis Bay Drive. The remaining 11 lots will have access at various well chosen points on San Luis Bay Drive or See Canyon Road. See the Traffic Report and Development Plan for details on traffic generated and proposed access points.

It is my opinion that the impact of the project will be insignificant in both short term and long term, both within the project and on adjacent or nearby streets. The long term cumulative effect of this project along with other traffic will be significant, however, if this project were not to occur, the long term cumulative traffic will not be reduced by any significant degree.

WATER AVAILABILITY

The ranch appears to contain at least three operating water wells, one domestic well in front of the ranch house, one irrigation well about 600 feet north of the ranch house and a domestic well near the irrigation well, that serves adjacent property. These wells have high mineral content according to the Hydrogeologic Investigation.

The proposed project is depending upon the development of domestic water wells in the existing aquifer located near the intersection of See Canyon Road and San Luis Bay Drive. A treatment plant to remove objectionable levels of minerals,

areas in which they are located. Final construction plans will provide for drainage structures and facilities to accomodate the existing and amended drainage.

In a subdivision with only 41 lots on 291 acres, as proposed, a system of drainage structures including retardation basins can virtually eliminate any adverse impacts, and if desirable, be designed to improve any undesirable drainage conditions that may exist. Therefor it is reasonable to expect no impact from drainage. The project does not propose changes to the flood plain in any way, therefor there will be no impact.

Note that the reports and plan both refer to San Miguelito Creek. This is confusing as the creek is shown on U.S.G.S. Maps as See Canyon and is commonly known as See Canyon.

EROSION AND SEDIMENTATION

The existing ranch contains several acres with evidence of recent erosion.

The drainage structures that will normally be required for the project along with the other measures indicated in the Development Plan should result in reduction in the existing erosion.

The environmental impact of the project during construction is that a threat of severe erosion and sedimentation will occur as the surface and existing plant cover is disturbed. The actual impact will depend upon the management of the project. If carefully controlled and managed there will be no impact. If handled with negligence during rainy periods, severe erosion and siltation could occur.

If erosion is allowed to occur, the significance, long term and short term impact will again depend upon the management of the project. A severe impact is possible, but if proper management and mitigation measures are used no impact will occur and present conditions could be improved.

The foregoing is preliminary and may be revised. It is being submitted for your review and comment.

Very truly yours,

GARING, TAYLOR & ASSOCIATES, INC.

R.S. Garing, Jr., P.E.

GARING, TAYLOR & ASSOCIATES, INC.
CIVIL ENGINEERS SURVEYORS PLANNERS

June 4, 1981

Sedes
1041 Chorro Street
San Luis Obispo, CA 93401

Attention: Jerry D. Emery

Dear Jerry;

This is supplemental to the report previously submitted.

Please refer to your visit to our office and your several questions regarding the project "Development Plan of Bassi Ranch" and our "Environmental Review and Assessment of the Bassi Ranch Development Plan".

TRAFFIC

Our analysis of the plan was general in nature because specifics were not presented in the plan.

Our analysis was made on a Development Plan proposing 41 lots on 291 acres or a density of a little over 7 acres per lot, which will result in a population of less than 1/2 person per acre.

Regarding traffic, even if all 41 lots entered on the county road, San Luis Bay Drive, at one road entrance, the traffic impact would be at the most 550 additional cars per day or a peak hour of about 55 additional cars (less than 1 a minute), using my rule of thumb for traffic impacts. Capacity of the highway is impacted little by this development compared to the road's peak hour design capacity of a minimum of 800 cars per hour per lane, considering that at the most, the traffic comtemplated including this project was projected to be a little over 300 cars per peak hour. The amount of traffic developed by this project is insignificant compared to road capacities. The proposed road entrances, however, are placed at locations where sight distances conform to standard design. Standard design (county and state standards) also dictate approach grades, sight distance standards, road grades, the grading for which will cause the more significant impact. Mitigation for unsightly grading is usually benching and planting and this is usually dealt with at the time of the tentative map and final map and construction plan review.

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second in the 100 year storm. This figure compared to 4200 cfs for See Canyon, or 20,000 cfs for San Luis Obispo Creek is insignificant. Drainage structures will be required to provide for runoff and for retardation by the County Engineering Department to mitigate this impact. Also there are no dwellings proposed in the flood plain and prone areas.

EROSION AND SEDIMENTATION

Erosion and sedimentation caused by the development of a 41 acre subdivision on 291 acres would be caused before and during construction.

During the time of construction and grading, a threat of severe erosion and sedimentation will occur for the short period of time that the surface is disturbed. Normal conditions of approval imposed by the County will require erosion control measures during construction, re-seeding after construction and drainage structures to completely mitigate any problem.

The only significant impact will be a short term threat of possible erosion during an unusual or unexpectedly severe storm. The long term impact will undoubtedly result in an improvment in the drainage situation that exists on the ranch.

I hope this serves to clarify any questions you had.

Very truly yours,

GARING, TAYLOR & ASSOCIATES, INC.

R.S. Garing, Jr., P.E.

81-43

WATER AVAILABILITY

Water availability was dealt with in a general nature because the Development Plan proposed a 41 unit subdivision on 291 acres. The Hydrogeologic Investigation by J.M. Montgomery discussed various problems and gave conclusions and recommendations. Montgomery says that a yield of about 200 gallons per minute is available (12,000 gallons per hour, 288,000 gallons per day). For a population of 150 persons (little over 3 persons per unit) and domestic water need (150 gallons per person) of 22,500 gallons per day, the source is adequate. The impact of water supply for this project is the construction of a water tank and the treatment plant to remove the undesirable minerals. There will not be a significant impact on the water supply. The amount of land required by the water tank and the treatment plant will be less than 1 acre which is insignificant considering a project of 291 acres and the site can be planted to provide a visual screen.

SEWAGE DISPOSAL

Evapotranspiration bed system is being proposed for sewage disposal. An area of about 4,000 square feet will be required (1/10 of an acre) for each dwelling and the beds will probably be constructed along a contour. The ground surface can be constructed flat or returned to the natural slope after the underground devices and pipes and filter material are installed. The transpiration beds will be planted to transpire the moisture into the air. The impact for this portion of the project will be more shrubbery, more trees and more grass than exists on the hillside in its native state.

DRAINAGE

Drainage problems were discussed in the J.M. Montgomery "Drainage Study of the Bassi Ranch Property".

The most significant impact to the present drainage pattern is the construction of the roads, which in general concentrate the sheet flows entering the street, which are then to be carried to the nearest natural drainage channel. Construction of the roads and the 41 dwellings with appurtenant driveways contribute an insignifant amount of storm water runoff to either See Canyon Creek or San Luis Obispo Creek. The additional coverage contributing to runnoff would be about 1/2 acre per parcel or the covering of less than 20 acres. Because the land is steep and the runoff factor for the native ground would be high (0.6 to 0.7) the additional storm water runoff caused by this development would be less than 20 cubic feet per

A REVIEW OF THE VEGETATION AND WILDLIFE ASSESSMENTS BY V. L. HOLLAND & D. KIEL OF THE EIR FOR THE BASSI RANCH, AVILA BEACH

Prepared for: SEDES
1041 Chorro St.
San Luis Obispo, CA

by

MICHAEL T. HANSON

April, 1981

INTRODUCTION

In May, 1980 V. L. Holland and David Keil submitted environmental impact statements concerning the vegetation and wildlife on the Bassi Ranch (otherwise known as the Baker Rezone), Avila Beach. Their EIS incorporated an inventory of the wildlife and vegetation on the site. This report is a review of their EIS and their recommendations.

STUDY AREA

The Bassi Ranch is located in the northwest quadrant of the juncture of U. S. 101 and San Luis Bay Drive; the lower portion of the See Canyon bisects the proposed development site.

METHODS OF REVIEW

The report's list of plants and wildlife was compared for reliability with current species lists, with the author's own judgement and expertise, and with the most recent listing of Fish, Wildlife, and Plant Species in California Designated Endangered or Rare by the California Fish and Game Commission. I spent several hours exploring the site noting vegetation and potential for wildlife species. In addition, I referenced the herbarium collection at California Polytechnic State University.

DISCUSSION

A listing of vegetation and wildlife on the site of the Bassi Ranch is contained in Holland's and Keil's reports, so they will not be duplicated here. Their reports are included in the EIR of the Bassi Ranch on file in the office of the County Administrator for the County of San Luis Obispo.

Wildlife

The wildlife species annotated in the report reflect an accurate assessment of the wildlife to be found in the area. However, I would probably include the following changes: Herptiles—delete Bullfrog and add Side-blotched Lizard, Western Whiptail; Birds—add Allen's Hummingbird, Say's Phoebe, Chestnut-backed Chickadee, Mockingbird; Mammals—add Ringtail, Western Grey Squirrel, Heerman's Kangaroo Rat, Muskrat. None of the above deletion or additions are considered rare, threatened, or endangered.

One bird appearing on the list warrants extensive comment—the Least Bell's vireo. This subspecies, native to California, will probably be included in the listing of California's endangered and rare species within the near future. The Federal Government already considers the Least Bell's Vireo as threatened and has a wildlife biologist, Sandy Wilbur, assigned to monitor and study the bird. During the spring breeding season the Least Bell's Vireo is considered rare in San Luis Obispo County. Santa Barbara is usually considered Least Bell's Vireo most northern limit along the coast, and persons familar with the bird usually express surprise upon learning of the bird's presence near Santa Maria and San Luis Obispo. The author has observed the species in Hazard Canyon in Montana de Oro State Park, about 12 miles from the Bassi Ranch.

Bell's Vireo is narrowly confined to brushy riparian habitats; destruction of riparian vegetation by channelization, overgrazing, and brush clearing appear to be major factors for the species decline. The only locality on the Bassi Ranch where Least Bell's Vireo could be expected is along the streamside vegetation of See Canyon Creek. Holland and Keil in their reports have already recommended that See Canyon Creek be protected from degradation by silting and erosion from the development and that bridges or culverts not be built in See Canyon. I would further strengthen their recommendations by emphasizing that the riparian vegetation and area of See Canyon Creek not be disturbed in any way. Whether Least Bell's Vireo can presently be found along See Canyon Creek is—pending further checks—quite questionable, but destruction of the riparian area would insure the bird's exclusion. The Least Bell's Vireo is a rather secretive bird, best detected by its calls during its breeding period from late May to mid-June. Indeed, the frequent traffic, by its disturbance, along See Canyon Road which closely borders the creek may already have precluded Least Bell's Vireo from the area.

Well vegetated riparian zones are always prime wildlife habitat, so I would recommend that the See Canyon Creek riparian zone be established as an open area.

Plants

A check of the development site disclosed a plant, Sanicula maritima, listed as endangered by the state of California. Holland and Keil listed a Sanicula which was not identified to species. The Sanicula sp. which they listed is found in Oak Woodland and Coastal Shrub habitats, and is probably a different species from the S. maritima. S. maritima is found in moist clay soils in open grasslands, a habitat differing from that described by Holland and Keil. Plants on the site were compared with S. maritima specimens in the herbarium at California Polytechnic State University and keyed using "The Vascular Plants of San Luis Obispo County, California" by R. F. Hoover (University of California Press, Berkeley, 1970). S. maritima has fairly narrow habitat requirements—moist clayey soils in grassland area—and the plants were found in precisely such conditions in a small area of the Bassi Ranch (AREA I on the map). About 25 plants were counted in a seep formed either from erosion caused by the seep or from a previous excavation. In a conversation with V. L. Holland he stated that they had conducted their survey at a time when S. maritima was not in bloom; that, along with the plants being restricted to a small area on the Bassi Ranch, could easily account for the plant being overlooked by them. S. maritima was found on no other areas nor were any other rare, threatened, or endangered plants discovered. AREA I is not depicted on the map in an area slated for lot development, but two lots(A & B) and a road just to the east border very close to the plant's growing site. My recommendation is that extreme care be exercised if these lots are developed so that no degradation at all occurs in AREA I. Careless excavations and development of lot A could easily result in deterioration of AREA I. Heavy equipment should be restricted from the locality where S. maritima is growing.

CONCLUSIONS AND SUMMARY

After reviewing the reports by Holland and Keil and checking the site myself, I would concur with their recommendations.

Least Bell's Vireo is not presently on the state's rare or endangered list, but will probably be included within the next two years. Although the presence of Least Bell's Vireo in See Canyon is not confirmed, any destruction of the See Canyon Creek riparian zone would insure its exclusion.

About 25 endangered plants of Sanicula maritima were discovered localized in a seep near the center of the development site.

My recommendations for the development of the Bassi Ranch property are:

1. Recommendations by Holland and Keil be followed.
2. Vegetation of See Canyon Creek riparian zone be protected from any disturbance.
3. AREA I containing the endangered plant, Sanicula maritima, be excluded from development, present or future, and that extreme care of nearby developments, particularly of lot designated A on the map, be exercised so that no deterioration occurs in AREA I. Heavy equipment should be excluded completely from AREA I.
4. The seep contained in AREA I should be protected from well or water development. Any action diverting the water from the seep will result in the loss of Sanicula maritima.

Michael T. Hanson

To: Site and Environmental Design Services
1041 Chorro Street
San Luis Obispo, California 93401

From: C & L APPRAISAL
4985 Hacienda Avenue
San Luis Obispo, California 93401

Gaylord J. Chizek, Ph.D.
Agricultural Economist
and
H. Clay Little, Ph.D.
Agricultural Economist

Date: May 29, 1981

RE: Baker Rezone Request. Bassi Ranch ED80-181

Purpose of this Report

This report was prepared to present results of effects on agriculture that could be expected if the project were approved and a change in land use occurred. In order to make such an evaluation, it was necessary to consider present and potential agricultural use of the subject property and then project likely agricultural use of the land after completion of the project.

Project Description and Location

This project involves a request to develop housing units on a major portion of the property known as the Bassi Ranch and to retain the open character of the remainder of the ranch. The ranch includes 290± acres of land located north and west of the intersection of Highway 101 and San Luis Bay Drive. The southern boundary of the property is along San Luis Bay Drive and it extends westward from Highway 101 to a point located west of See Canyon. The northern boundary of the property is somewhat irregular so that only a relatively small area of the floor of See Canyon is part of the subject property.

Past Agricultural Land Use

As far as could be determined, livestock grazing has been the principal use of the subject property for a number of years. There are, however, two fields that have been used for crop production. Apples have been, and are still being, produced in See Canyon but north of the subject property. No evidence was discovered to indicate that fruit has been successfully produced over an extended period on the subject property itself.

A farmstead is located on the subject property. It is east of See Canyon Road and at the southeast corner of one of the cultivated fields. This farmstead includes a residence and barns for livestock. In addition, water sources and remains of a rodeo arena are located on the western portion of the property.

The two cultivated fields are on the lower part of See Canyon. One field is on each side of See Canyon Road. Wells and the placement of pipe under See Canyon Road indicate that these two fields have been used to grow irrigated crops in the past. Appearance of the pipe, however, suggests that it has not been used recently.

Present Land Use

The portion of the subject property east of See Canyon is presently used for livestock grazing, crop production, and a residence, plus a relatively small area is used to dispose of waste paving material. Livestock have access to most of this area. On April 11, 1981 there were 38 Holstein replacement heifers grazing on this portion of the property. The one small cultivated field on this part of the subject property had been planted to wheat.

The portion of the property west of See Canyon is also used for grazing and crops. Grazing was limited to three horses. The horses appeared in good condition but the vegetation gave indications that it would not support more use.

Wheat was growing on the cultivated field on this portion of the property. No machinery was observed on the premises which suggested that it was being grown under a lease arrangement. It was later confirmed that a lease arrangement has been used for several years.

It should be noted that a major portion of the area west of See Canyon is too steep for effective livestock grazing. Also, the type and sparseness of vegetation on these steep slopes are such that livestock would not be encouraged to graze there. Thus, from the standpoint of agricultural production, much of this land could be considered as wasteland, or, nearly so.

There are some slopes on the eastern portion of the property that are also too steep for grazing. Brush on these slopes help prevent erosion but further reduces their use for grazing.

Factors Affecting Agricultural Use

Several factors affect agricultural uses that can be made of land. Any one factor can eliminate some intended agricultural use of land, it may only limit production, or it may cause increased costs in order to off-set its effect. Factors affecting agricultural use of land include: (1) soil, (2) climate, (3) topography, (4) distance to market, and (5) land use of nearby parcels.

Soils. There are reported to be seven soil types on the subject property.[1] These soil types have several attributes that influence land use. However, it may be of more value to consider the Land Capability Unit associated with these soils.[2]

Riverwash (Symbol Rv) is a land type associated with stream or river channels. It is principally formed from deposits of sand, loamy sand, and sandy loam with varying amounts of gravel and stones. Soil material is usually stratified. These soils are subject to flooding and there may be scouring and/or deposition of material. These soils are generally barren but they may support scattered clumps of sage or water tolerant plants.

The Land Capability Unit associated with this soil is VIIw-1. The VIII indicates that this soil has limitations and hazards that prevent its use for cultivated crops, pasture, range, or woodland. The "w" indicates that wetness is a conservation problem and the "1" indicates that erosion is a major hazard.

Santa Lucia shaly clay loam (Symbol ScG) is a moderately deep, well-drained soil found on steep mountain slopes. It was formed from

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[1] Bassi Ranch Development Plan, report prepared by Merriam, Deasy, Wisenant, Inc., 979 Osos Street, Suite C., San Luis Obispo, California, September, 1980. Soils map, Figure 9, pp. 42.

[2] The Land Capability Classification, U. S. Department of Agriculture, Soil Conservation Service, Revised 1975.

weathered sandstone or shale. Natural vegetation on this soil is mainly brush, annual grasses and forbes, and/or hardwoods.

Typically the surface layer is a dark gray shaly loam about 36 inches thick. The surface is underlain by a layer of hard, fractured, acid shale. This composition leads to moderate permeability with very low to low water-holding ability. Surface runoff is very rapid.

This soil is poorly suited to rangeland. The shaly clay loam and steep slopes make this soil subject to sheet erosion which leads to rapid changes in soil moisture and temperature. These rapid changes hinder both natural reseeding and attempts at range reseeding.

The Land Capability Unit associated with this soil is VIIe. The VII indicates that this soil has very severe limitations or hazards that make it unsuitable for cultivation. It is best suited for grazing, woodland, or wildlife uses. The "e" indicates presence of an erosion hazard.

The Pismo-Tierra complex (Symbol SdD2) is a combination of soils. Tierra soil differs from Pismo by having a clay subsoil and by being very deep. The Pismo soil is shallow and excessively drained. Permeability of the Pismo soil is rapid and water-holding capacity is very low. Effective rooting depth is about 19 inches. By contrast, the Tierra soil is very deep, permeability is very slow and water-holding capacity is low to moderate. This soil has a high shrink-swell potential in the subsoil. The loamy sand and sandy loam texture of the surface layer of these soils gives rise to droughty conditions which hinders reseeding efforts.

The Land Capability Unit associated with this complex is VIe. The VI indicates that this soil complex is not generally suited for cultivation. It is best suited to pasture, range, woodland, or wildlife uses. The "e" indicates that erosion is the major conservation problem.

Gaviota fine sandy loam (Symbol SdEF) is a shallow, well-drained, soil found on moderately steep to steep slopes of foothills or mountains. Permeability is moderately rapid and water-holding capacity is very low. Natural vegetation is mainly brush, hardwoods, and annual grasses and forbes.

The Land Capability Unit associated with this soil is VIIe. This soil is generally unsuited for cultivation. It is best suited to grazing, woodland, or wildlife uses. The "e" indicates that erosion is the principal conservation problem.

Gaviota sandy loam (Symbol SdG) is a shallow, well-drained soil found on very steep mountain slopes. It was formed from weathered sandstone. Permeability is moderately rapid and water-holding capacity is very low.

The Land Capability Unit associated with this soil is VIIIe. The VIII indicates that there are limitations or hazards present to prevent use for cultivated crops, pasture, range, or woodland. It is best suited to recreation, wildlife, or water supply uses. The "e" indicates that erosion is a conservation problem.

Salinas silty clay loam (Symbol SnA) is a very deep, well-drained soil found on nearly level alluvial fans and plains. Permeability of this soil is moderately slow but water-holding capacity is high or very high.

The Land Capability Unit associated with this soil is IIIe-1 when it is not irrigated. When irrigated, the Land Capability Unit is I. When irrigated, there are few or no limitations for use for cultivated crops, pasture, range, woodland, or wildlife. When not irrigated, the same uses can be made of the land but more complex cultural practices are required.

The Briones-Tierra complex (Symbol StEF) is typically made up of 50 percent Briones soil, 25 percent Tierra, and 25 percent Arnold loamy sand, Pismo loamy sand, and a soil similar to Tierra but underlain at about 40 inches with soft sandstone.

The Briones soil is moderately deep, excessively drained, and the surface layer is about 26 inches thick. Permeability is rapid and water-holding capacity is very low to low. Surface runoff is rapid and there is a high erosion hazard.

The Tierra soil is very deep and moderately well drained. Permeability is very slow and water-holding capacity is low to moderate. The shrink-swell potential is high in the subsoil.

The Briones is a very droughty soil that produces forage for a very short period. The Tierra soil has a clay subsoil that restricts water movement and plant roots. These soils are rather fragile. Downhill movement of the dry surface layer can result from livestock or vehicle traffic. Gully erosion is a hazard in wet years when the plant cover has been heavily grazed.

The Land Capability Unit associated with this soil is VIIe. This unit indicates that the soil is generally unsuited for cultivation. It is best suited to grazing, woodland, or wildlife uses. The "e" indicates that erosion is the principal conservation problem involved in any use of this land.

Climate. There are two aspects of climate that affect land use. These two aspects are rainfall and temperature.

Due to the diverse topography of the Central Coast, both rainfall and temperatures can vary widely from place to place even when the distance between points of measurement is not great. Although the subject property is located only a few miles south of the City of San Luis Obispo, observations of vegetation suggest that annual rainfall on the subject property is slightly less than the rainfall recorded in San Luis Obispo. In addition, descriptions of soils on the subject property indicate that these soils are generally formed in areas with 16-20 inches annual rainfall while the average rainfall measured in San Luis Obispo is 21.86 inches.[3,4]

Although the annual amount of rainfall on the subject property may be slightly less, the seasonal distribution is the same as that of San Luis Obispo. The seasonal distribution is as follows.[5]

Month	Inches	Month	Inches
January	5.21	July	0.01
February	4.56	August	0.05
March	3.56	September	0.26
April	1.25	October	0.81
May	0.65	November	1.65
June	0.17	December	3.68

The growing season in San Luis Obispo extends from January 30 to December 16, or a total of 320 days. Average temperatures suggest a cool climate (51.9 degrees average in January and 64.4 degrees average in July) but ranges in temperature may be more meaningful. The average of high temperatures over a 40-year period was 110 degrees while the average of

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[3]Description of soils provided by Soil Conservation Service, United States Department of Agriculture.

[4]Rainfall data from Climate and Man, Yearbook of Agriculture, United States Department of Agriculture, 1941, Washington, D. C. 29250

[5]Ibid.

low temperatures was 20 degrees.

Temperatures on the subject property may vary from those recorded in San Luis Obispo due to location and topography of the general area. The subject property is at the lower end of See Canyon and cool air tends to settle to lower elevations. Also, air moderated by the ocean tends to move inland along the southern boundary of the subject property. These two factors may explain why apples are produced in See Canyon above the subject property but not on the property itself.

Topography. Slopes on most of the subject property are either steep or very steep. Some of the slopes are so steep that livestock cannot effectively graze there. Steepness of slopes alone would rule out cultivation of crops on most of the property as an alternative use of the land even if other factors were favorable.

There are two areas where slopes are gentle. These are the areas presently planted to small grain plus the narrow area where remains of the rodeo arena is located.

Distance to market. The subject property is about eight miles south of San Luis Obispo. This population base would appear to represent a market base for agricultural products produced on the subject property but the actual market for products suitable for the property is other farms and ranches in the area. Most of the land is best suited to grazing livestock and the amount of grazing available on the property is such that livestock grazing alone would not support a farm family. Thus, the subject property serves to supplement grazing for other operations through lease arrangements.

The areas suitable for cultivation are relatively small. Thus, that the land can not be used for cultivated crops. The proximity of concentration of people reduces the possibility of growing crops such as grapes, or fruits, even though these crops might be planted on contours to reduce the threat of erosion. Soil characteristics are such that chances of establishing more productive grasses are not great. On balance, it appears as though grazing as presently practiced is the best agricultural use for most of the subject property.

Soil type, climate, and the possibility of irrigation are such that crops such as sugar peas could be grown on the two fields presently planted to small grain. However, these two fields could not be used for vegetable production continuously due to a build-up of plant diseases in the soil. Insects and plant diseases would be difficult to control due to the nearness of a residential area plus wind and fog conditions.

Taken all together, it appears as though appropriate uses are presently made of the subject property.

Present Agricultural Production

The subject property was not actually surveyed to determine exact acreages in various uses. Estimates, however, are believed to be reasonably accurate. These estimates of present land use are:

Land Use	Acres
Farming	10±
Range	180±
Waste, arena, and farmstead	100±
Total	290±

these areas are used to supplement other agricultural operations through lease arrangements. The market then is formed by other agricultural units in the area.

Land Use on Nearby Parcels. Use of the land immediately west, south, and east of the subject property precludes some uses of the subject property itself even if other factors were favorable. There is a rural residential area immediately to the west where there is a concentration of people. A rural residential area is in the process of development south of the property. Highway 101 on the eastern edge of the property is heavily traveled and there are residences immediately east of the highway. In addition, San Luis Bay Drive handles a substantial amount of traffic. This concentration of people indicates that development of crops that would require use of sprays would be very risky indeed.

Economic success with crops such as grapes depends to a large degree upon the use of chemicals. Should an accident occur and someone near the subject property be exposed to a chemical, the potential loss through legal action is staggering. Even if no such loss occurred through actual damages, it is conceivable that use of chemicals would be halted through a group action of some sort. In this event, the cost of development of crops such as grapes, apples, etc. could be lost, and, the threat of such a loss is too great for most people to even consider risking such an investment.

Evaluation of Factors Affecting Land Use

Several factors limit agricultural uses that might otherwise be made of the subject property. Topography on most of the property is such

Production on this land was estimated as follows:

Land Use	Acres	Yield/acre	Production
Wheat	10±	1.2 tons	12 tons
Range	180±	0.75 AUM[a]	135 AUM[a]
Waste, arena, farmstead	100±	0.05 AUM[b]	5 AUM[a]

[a] An Animal Unit Month (AUM) is generally defined as the amount of forage needed to support a mature cow with a nursing calf for one month.

[b] Although this 100 acres is not suitable for grazing, it was assumed that a very limited amount of grazing would occur on some parts of this area.

Value of present production was estimated in the following manner. Yields of both wheat and range are estimates. Yield of wheat was estimated from visual inspection of the growing crop and from knowledge of other wheat yields in the general area. Yield of the range, however, was estimated by observing the range, cattle grazed there, and consultation with the person leasing the range. Once yields were estimated, it was necessary to select prices per unit.

A price of $130 per ton of wheat was selected for analysis. The actual price received on the day of sale may vary from the selected price due to market conditions. However, it is believed that $130 per ton is a representative price for this season's crop. In any event, the same price was used to estimate value "before" and "after" the land division project so any difference in value would be due to change in land use. In addition to estimating total value, the landlord's share was also estimated since wheat is presently grown under a crop-share lease arrangement. The land owner receives 25 percent of the crop.

This year, dairy replacement heifers were on the rangeland and

people grazing dairy heifers can usually bid more for rangeland than owners of beef cattle. There is no reason to believe that this range will always be used to graze dairy heifers in the future so a more conservative price per AUM was selected for analysis. The price selected was $12 per AUM.

The estimates of values of present agricultural production on the subject property are:

Product	Production	Price/unit	Total value	Land-owner's share	Value to landowner
Wheat	12 tons	$130	$1,560	25%	$ 390
Grazing (range)	135 AUMs	12	1,620	100%	1,620
Grazing (waste area)	5 AUMs	12	60	100%	60
			$3,240		$2,070

These values can be used as a basis for measuring expected changes in values resulting from given changes in land use. It should be mentioned that the residence on the subject property is presently rented as a separate entity. Rent from this residence is a part of the landowner's income but since this source of income would not be affected by anticipated changes in land use, this source of income was excluded from the analysis.

Potential Agricultural Production

With the physical attributes of the subject property, most of it is presently put to its best agricultural use. Under some conditions, the 10± acres presently producing wheat could be used to grow a crop of higher value. Vegetables could be produced on this land from a physical standpoint. However, vegetable production on this land may not be economically attractive. The land is divided by See Canyon Road, which means that fields are relatively small. Irrigation water could be applied from wells, but a water delivery and distribution system would represent a sizable investment--especially since the distribution system would have to be moved across a road for each irrigation. This area is somewhat isolated in that there are only a few vegetable growers within a reasonable driving distance so moving machinery to the site for such a small acreage could be very costly. In addition, vegetables such as pole beans or sugar peas could only be grown here about once in four years due to the likelihood of disease build-up in the soil.

Some land can be rented for vegetable production for $150-$200 per acre per year. If this land were rented for $175 per acre for vegetable production, income could be increased somewhat. Over a four-year period, this land would return $1,560 to the landowner if used to grow wheat. If it were rented for vegetable production for one year, income would total $2,920 (10 x 175 + 3 x 390). Income from grazing would remain unchanged.

Agricultural Production Expected After Project Development

As could be expected, development of the subject property would have some effects on agricultural production. Magnitude of effects, however, would be influenced by the ownership pattern after development.

Cluster Development. One development plan (Figure 2) would have houses clustered on the eastern portion plus three individual parcels. The western portion of the property would be divided into individual parcels. If this plan were adopted, part of parcel 26, parcel 28, and part of parcel 29 could be used for agriculture.

Possibly as much as 75 acres of parcel 26 could be used for grazing livestock. In this event, it would produce about 56 AUM's of grazing at a value of $672.

Parcels 28 and 29 have around five acres of prime agricultural land each. It appears logical to assume that these two parcels would be owned by different families. Oftentimes, families who seek homes in such a rural setting have children of an age to take on agricultural projects. Under these conditions, use of the land can change rather rapidly as interests of the children change, or as families on the land change. Training of the children is more important to families than maximization of returns to their land resource. Livestock projects are often selected since they offer appeal to young people and the opportunity for parents to stress the importance of a sense of responsibility. In this event, it is most likely that the land would be used primarily for irrigated pasture. Irrigated pasture on this land would most likely produce 12 AUM's of grazing per acre per year. Since there are approximately 10 acres in the two parcels that could be irrigated, total production would be 120 AUM's. At $12 per AUM, value of product from this land would be $1,440.

Value of agricultural production after development of the subject property would total $2,112. Total value of production presented is about $3,240. At first brush, it would appear that development of the property would result in a loss of $1,128 per year in agricultural production. However, irrigated pasture is the lowest return use of the land that would likely occur. It is conceivable that the two families would choose to reserve a small portion of their land to produce vegetables. Half an acre of vegetables would be a rather large area for each family. It is possible that each family would produce $2,000 worth of vegetables each year. Under these conditions, value of agricultural production would increase by $2,870 over present values.

It should be noted that the value of irrigated pasture is the minimum that would be expected after development. A combination of irrigated pasture and vegetable production is a more likely use of the land. It should also be noted that only primary values were used for comparison of values produced on the land. Use of primary values eliminated the complicating factor of allocating values to land use and management. Also, no attempt was made to include a monetary value for the possible social value derived from the opportunity to pass on desirable attributes to children of the two families who would own these particular parcels.

Subdivision. Another possibility is to develop the subject property as indicated in Figure 3. This development plan might be described as a subdivision in that the mimimum size parcel would be seven acres.

If this development plan were selected, irrigated pasture plus home vegetable production could be expected on parcels number 19 and 20 as discussed previously. Agricultural use of the other parcels, however, is another matter.

Families purchasing parcels of seven acres or more would be tempted to keep a few animals. Presumedly, pleasure horses would be the first choice. Due to the type of forage available, animals would need hay for the most of the year. Animals could harvest 140 AUM's of grazing from the rangeland plus 120 AUM's from irrigated pasture on parcels 19 and 20. Gross value of agricultural production would be at least $3,120. This is almost equal to total value produced presently. If, in addition, there were two vegetable plots that produced $2,000 in vegetables each, value of agricultural production could increase by almost $4,000 per year after development. However, it may not be possible to maintain an increased

agricultural output over time.

With the land divided into small parcels, families would be confined to their specific areas for range for their animals. Stocking rates would be governed by family desires for animals rather than production capability of the soil. It is very likely that each parcel would be stocked such that natural vegetation would be destroyed or severely damaged. Since the soil on most of the ranch is very fragile, trampling by confined animals could set up conditions where soil erosion could become a serious problem. On the other hand, if livestock use were not permitted, an extreme fire danger would be created by ungrazed, dry grass for most of the year. Dividing the land into small parcels would effectively eliminate effective use of the rangeland.

Partial Development. Although the eastern portion of the subject property is fragile,it may be well to consider a development plan whereby housing would be developed there and the remainder of the land would remain in a single ownership, Figure 4. Under these conditions, the following could be expected:

Land Use	Acres
Farming	10±
Range	75±
Other	215±

Production expected and values were estimated using yields and prices utilized earlier.

Land Use	Acres	Production	Value	Landowner's Share
Wheat	10	12 tons	$1,560	$ 390
Range	75	56 AUMs	672	672
Other	215	--	---	---
			$2,232	$1,062

One effect of the proposed project would be the loss of 84 AUMs of grazing each year. At current prices, this represents a loss of about $1,000 per year in income for the landowner. The reduction of 84 AUMs of grazing per year does not represent a serious loss for the county's agricultural industry. These 84 AUMs would support approximately 7 head per year (84 AUMs ÷ 12 AUMs/head/year = 7 head).

Although the proposed homesites appear rather large, there does not appear to be an opportunity for families purchasing these sites to utilize this land for agricultural production and thereby provide a source of supplemental income. Topography and soil type combine in such a way as to eliminate intensive agricultural use of this land if serious erosion is to be avoided.

Families purchasing housing units there may be tempted to keep a few animals - especially pleasure horses. It should be noted that natural vegetation would not supply an appreciable amount of forage. The soil type indicates that chances for establishing more productive grasses are slim indeed. Even when feed for horses is supplied from other sources, trampling could cause the demise of natural vegetation. Trampling could set up a situation where soil erosion could become a serious problem for homeowners in the area.

It could be anticipated that families purchasing homes on the proposed sites would have children and dogs. Children and dogs would be attracted to the nearby open space. This use could be rather costly when the range was used for grazing livestock. Activities of children and dogs could cause loss of livestock. Also, there would be a danger that livestock could injure children.

There are two other dangers that should be mentioned. There may be a temptation for people to use the rangeland for an off-road vehicle recreation area such as riding motorcycles. Due to the slope and fragile soil, such use would guarantee development of a serious level of soil erosion.

In the event a sufficient cover of the natural vegetation can be maintained to prevent undue amounts of soil erosion, the potential for a costly grass fire would be present for a good portion of the year. Due to slopes, such a fire would be difficult to control.

Placing the subject property in an agricultural preserve appears marginal under present conditions and nearly non-existant if the proposed project is approved. It is conceivable that minimum Zoning Lot Size can be met by combining two types of land use. Minimum lot sizes are 80 acres for field crops and 320 acres for grazing.[6] If the 100 acres that at present were called Waste, Arena, and Farmstead earlier in this report could be combined with the 180 acres used for grazing, then the minimum lot size could be met since 280/320 + 10/80 = 1.0 (In this instance, 1.0 represents Recommended Minimum Zoning Lot Size in Acres).

Obtaining the appropriate zoning designation would be a critical step in establishing an agricultural preserve on the subject property. Since the subject property is in a simgle ownership, and since it contains 290± acres, it would meet the minimum size requirement of 100 acres to establish a preserve on Non-Prime land.

After completion of the proposed development, the property would not meet minimum requirements. A preserve may include Non-Prime land of more than one owner provided: (1) All parcels are contiguous, (2) No parcel is less than 40 acres, and (3) One of the following conditions is met: (A) Each parcel will have produced agricultural products with a gross value of at least $5,000 per year for three of the five previous years, (B) The property is planted to fruit or nut trees, vines, bushes, or other crops that could be expected to produce at least $5,000 gross income per year with production to start in five years of less, (C) A property owner under contract, following normal procedures, acquires additional adjacent parcels and adds them to the preserve.[7] Since the subject property could barely meet minimum zoning requirements under a single ownership (assuming the 100 acres called Waste earlier could be accepted as Grazing Land), and since the proposed parcels are less than 40 acres, establishing an agricultural preserve on the subject property after development of the proposed project would not be in accord with present procedures.

[6] Rules of Procedure to Implement the Land Conservation Act of 1965, County of San Luis Obispo, California, Adopted June 1972, Amended: October 15, 1973; March 18, 1974; and August 10, 1976, p. 7.

[7] Ibid., p.8.

List of Observations

1. Most of the subject property is subject to an erosion hazard.
2. There are approximately 10 acres of the subject property that can be cultivated.
3. The cultivated land is divided into two fields by See Canyon Road which is built on the floor of See Canyon.
4. Commercial vegetable production under single land ownership conditions on the cultivated land is restricted somewhat by the relatively small size of the two fields, expense and difficulty of moving irrigation equipment, and the distance machinery and equipment would need to be moved.
5. Other than the two small fields presently cultivated, topography precludes development of cultivated field crops on most ot the subject property.
6. Location with respect to population concentrations strongly discourages attempts to develop high-investment crops such as grapes or fruit trees.
7. Presence of the erosion hazard and soil type combine in such a way as to discourage attempts to establish more productive grasses on the grazing land.
8. Stocking rate when the property was inspected appeared to be in balance with forage available.
9. Agricultural income from the subject property alone would not support a family.
10. The plan for Cluster Housing appears to pose the least threat of creating conditions for serious soil erosion.
11. Due to topography and the fragile nature of the soil, development of the proposed project could lead to serious soil erosion problems. Problems could arise from trampling by pleasure horses or use of off-road vehicles.
12. The proximity of land used for grazing and the concentration of children and dogs would represent a situation where problems or conflicts could occur.
13. Establishment of an Agricultural Preserve under terms of the Williamson Act appears tenuous.

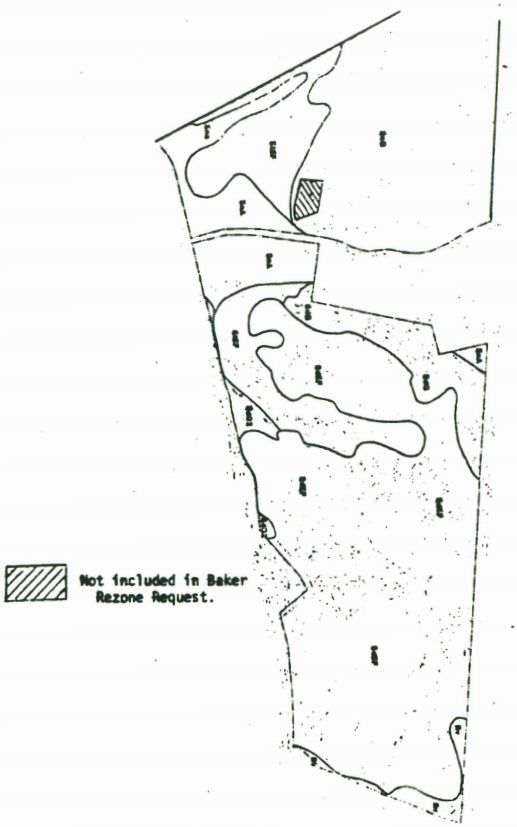


Figure 1. Soils Map. Bassi Ranch ED80-181

STATE OF CALIFORNIA — EDMUND G. BROWN JR., Governor

California Coastal Commission
SOUTH CENTRAL COAST REGIONAL COMMISSION
735 STATE STREET, (805) 963-6871
BALBOA BUILDING, SUITE 612
SANTA BARBARA, CA 93101

December 5, 1980

RECEIVED
DEC 8 1980
ADMINISTRATIVE OFFICE
SLO COUNTY

Ellen Rognas
Environmental Specialist
Office of the Environmental Coordinator
Courthouse Annex, Room A205
San Luis Obispo, CA. 93408

RE: Proposed Baker Rezone

Dear Ms. Rognas:

Thank you for the opportunity to comment on the proposed zoning change at San Luis Bay Drive and Highway 1 near Avila. Although the project site if located outside of the Coastal Zone boundary the impacts on coastal resources should be addressed pursuant to Section 30200 of the California Coastal Act.

Section 30200 states:

> Consistent with the basic goals set forth in Section 3000.5, and except as may be otherwise specifically provided in this division, the policies of this chapter shall constitute the standards by which the adequacy of local coastal programs, as provided in Chapter 6 (commencing with Section 30500), and the permissibility of proposed developments subject to the provisions of this division are determined. All public agencies carrying out or supporting activities outside the coastal zone shall consider the effect of such actions on coastal zone resources in order to assure that these policies are achieved.

The project site is within close proximity to San Luis Obispo Creek which is the main supply source for the Lagoon near Avila. At least one tributary, See Creek crosses the project site. Both San Luis Obispo Creek and its tributaries have been identified as important habitat and spawning areas for anadromous fish in the California Coastal Plan.

Therefore, due to the direct impacts which the proposed project have on coastal resources the following concerns should be addressed in the Environmental Impact Report.

1. Will construction activities increase sedimentation in San Luis Obispo Creek and its tributaries and if so, what affect will this have on the productivity of the Lagoon and the suitability of the Creek as spawning grounds?

2. Will the placement of housing in this area increase surface and subsurface runoff due to the creation of impermeable surfaces, landscaped areas requiring watering, and septic systems? What impacts if any will increased runoff have on the Lagoon and Creek spawning areas?

We will be looking forward to reviewing your rough Draft Environmental Impact Report when it is issued.

Sincerely,

Robert Causey
Coastal Analyst

RC/ch

STATE OF CALIFORNIA - RESOURCES AGENCY — EDMUND G. BROWN JR., Governor

STATE WATER RESOURCES CONTROL BOARD
P.O. BOX 100, SACRAMENTO, CALIFORNIA 95801

December 11, 1980

RECEIVED
DEC 21 1980

Ms. Ellen Rognas
Environmental Specialist
Office of the Environmental Coordinator
San Luis Obispo County
Courthouse Annex, Room A205
San Luis Obispo, CA 93408

Dear Ms. Rognas:

NOTICE OF PREPARATION (NOP): SCH 80120209—SAN LUIS OBISPO COUNTY'S NOP FOR BAKER REZONE Z801030:1 ED 80-181

Thank you for the opportunity to review the subject NOP. A copy of your NOP has been forwarded to the appropriate California Regional Water Quality Control Board. If the Regional Board determines that specific concerns not listed in this letter should be included in your draft EIR, they will respond to you within 45 days.

In general, the State and Regional Boards have the legal requirement to protect water quality and to provide for reasonable use of water. To help us fulfill these mandates, your draft EIR should provide information concerning the relationships of the proposed project to water quality and water rights, as listed below.

I. WATER QUALITY (Surface and Groundwater)

A. Applications or permits required.

B. Kinds and quantities of materials to be disposed of and treatment and disposal facilities—this should include a discussion of the relationship of the project's discharge to the capacity of existing and proposed treatment facilities.

C. Construction activities (including grading) that could result in water quality impacts.

D. Soil characteristics related to water quality (erosion, siltation, percolation, seismic characteristics).

E. Potential impacts of the proposed project on surface and groundwater quality (degree of change and seasonal variation).

F. Mitigation measures, including plans for preventing impacts from spills.

II. WATER RIGHTS

A. Existing water rights and pending applications.

B. Availability of water for the proposed project.

C. Availability of water to protect existing in-stream beneficial uses of water.

In addition to providing the above listed information in the draft EIR, applicants for projects that have an effect on water quality or involve wastewater disposal must contact the appropriate Regional Board. Applicants with projects involving withdrawal of water from surface or underground streams should contact the Division of Water Rights of the State Board.

Sincerely,

Harry M. Schueller, Chief
Legal and Technical Services Division

cc: Mr. J. Nighswonger
California Regional Water Quality
Control Board, Central Coast Region
1122-A Laurel Lane
San Luis Obispo, CA 93401

TE OF CALIFORNIA—BUSINESS AND TRANSPORTATION AGENCY — EDMUND G. BROWN JR., Governor

PARTMENT OF TRANSPORTATION
P.O. BOX L, SAN LUIS OBISPO 93406
TELEPHONE: (805) 549-3111

January 6, 1981

A-95 CEQA Rev
SCH 80120209
Baker Rezone ED80-181

JAN 7 1981

Ellen Rognas
Environmental Specialist
Courthouse Annex, Room 205
San Luis Obispo, CA 93408

Dear Ms. Rognas:

The Notice of Preparation of a Draft Environmental Impact Report (DEIR) for the Baker Rezone ED80-181 has been reviewed by Caltrans District 5 personnel with the following comments:

There doesn't appear to be a direct effect to State Highway right of way. However, if Caltrans is to be a responsible agency, coordination will be necessary prior to circulation of the DEIR.

If archaeological and historical resources or rare and endangered plants and animals within the State Highway right of way are encountered by the project, coordination will be required prior to issuance of permits.

The potential effects of rezoning on generated traffic on State Highway facilities should be covered as to impacts on ramps and levels of service.

Sincerely,

W. W. Evans
W. W. Evans
Caltrans Dist. 5 A-95 Coordinator

Coastal San Luis Resource Conservation District
P.O. Box 548 - Arroyo Grande, CA 93420

BOARD OF DIRECTORS
D.O. PORTER, President
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JAMES F. MAINO, Member

December 8,1980

DEC 10 1980

Ellen Rognas
Environmental Specialist
Courthouse Annex - Room A205
San Luis Obispo, Ca. 93408

Dear Ms. Rognas:
RE: Baker Rezone 2801030;1 - ED 80- 181

Thank you for the opportunity to comment on Baker Rezone above.

Our comments will be limited to the information shown on contour map which shows the parcels in Area "A" and Area "B".

Area "A" - We agree with the flood easement shown in Parcel No.37 (10 Ac.) This area has a history of repeated flooding.

Area "B" - We commend the designation of a homeowners - landscaped common area as shown on the map.

BOTH Areas "A" & "B" - Most areas have some steep slopes. Slopes in areas with slopes of 0 to 15% may have serious erosion and run-off during the construction phase. All areas with 16 to 30% or with slopes of 30% and over may have severe erosion and run-off during the construction phase. We recommend the use of temporary erosion control measures during construction and the use of permanent erosion control measures after construction is completed.

We urge that the E.I.R. contain detailed soil data, which includes slope, depth, texture, shrink swell, erosion hazard, land slide hazard, infiltration rates and other important data. Such detailed data can be obtained from an existing soil survey located in the Soil Conservation Service Office at 624 B West Foster Road, Santa Maria, Calif. 93454.

We would appreciate receiving a copy of the E.I.R. when it is completed.

Sincerely,
D.O. Porter

President

CONSERVATION · DEVELOPMENT · SELF-GOVERNMENT

Planning Department
County of San Luis Obispo

DATE: NOVEMBER 21, 1980

TO: DAN VOSSLER, ENVIRONMENTAL COORDINATOR

FROM: SUBDIVISION AND DEVELOPMENT REVIEW SECTIONS - COUNTY PLANNING DEPARTMENT

SUBJECT: REQUEST FOR PROPOSAL - BASSI PROPERTY REZONING AND SUBDIVISION

We have reviewed the Request for Proposal for the above mentioned project and offer the following comments:

1. Please refer to Tract 699 - Avila Ranch EIR that addressed impacts on the 232 acres adjacent to the site to the south. We would comment that after a brief review of that document, it mostly addresses site specific impacts and does not address Cumulative and Growth Inducing impacts.

2. It would be helpful if the document analyze both the rezoning and subdivision.

3. We would recommend that the EIR at a minimum, address the following areas:

   a. Sewage Disposal: The area has very poor soils for septic tank effluent disposal. The county Health Department recommended that Tract 699 utilize the sewer plant at Avila Beach because perc tests and borings indicated that soils were not suitable for effluent disposal. This should be analyzed in view of the small parcel sizes proposed.

   b. Water Availability: If Lopez water is available then this may not be of serious concern. If individual wells are used there may be a problem with water availability to serve the parcels proposed.

   c. Availability of Services: Fire protection should be addressed. Availability and costs of fire and police protection should be investigated.

   d. Visual Impact: The tentative proposal shows lots as small as one acre in the view corridor of Highway 101 and Avila Road. There is a lack of tree cover for screening on this property since it is primarily grassland. The visual effects of this project should be documented.

   e. Agricultural Potential: The property has been used for cattle grazing in the past. Also, a small area near the See Canyon/ Avila Road intersection has bottomland characteristics and has been farmed in what appears to be peas or beans.

   f. Archaeology: The site should be surveyed and sensitive areas avoided from development.

   g. Cumulative and Growth Inducing Impacts: Analysis should be made as to cumulative effect of cluster development on a specific area basis. This development could be precedent setting and influence other development in See Canyon, Avila Valley, and Squire Canyon.

   h. Traffic and Cuculation: The report should investigate traffic volume for San Luis Bay Drive. The site destance at intersections should be evaluated.

   i. Alternative Section: Various subdivision schemes should be offered after the environmental impacts are identified to best incorporate mitigation measures into the project design.

Thank you for the opportunity to respond.

38P

DEPARTMENT OF PUBLIC HEALTH

2191 Johnson Avenue • P.O. Box 1489 • San Luis Obispo, California 93406

COUNTY OF SAN LUIS OBISPO

2191 Johnson Avenue, San Luis Obispo, Calif. 93405, P.O. Box 1489 • 549-5544

Veterans Memorial Building, Paso Robles, Calif. 93446, P.O. Box 150 • 238-1880

3675 Cabrillo Avenue, Atascadero, Calif. 93422, P.O. Box 813 • 466-3000

286 So. 16th Street, Grover City, Calif. 93433, P.O. Box 425 • 489-4722

200 East Dana Street, Nipomo, Calif. 93444, P.O. Box 449 • 929-3277

Home Health Agency, 1180 Marsh — Suite 2 2, San Luis Obispo, Calif. 93408, 549-5754

HOWARD W. MITCHELL, M.D., M.P.H., Health Officer

NOV 25 1980 ADMINISTRATIVE OFFICE S.L.O. COUNTY

November 24, 1980

Office of the Environmental Coordinator
Courthouse Annex, Room A205
San Luis Obispo, California 93401

Attention: Ellen Rognas - Environmental Specialist

Re: Baker Rezone Z801030:1 E080-181, Avila Valley

NOTICE OF PREPARATION OF A DRAFT EIR

This Department has been requested to comment on the above described project. The site is located on the north side of San Luis Bay Drive between Highway 101 and See Canyon Road. The applicant proposes thirty-five (35) lots (1-4 acres each), four (4) lots (10 acres each), one (1) (25 acre parcel) and one (1) (74.5 acre parcel).

Water and sewage disposal will be critical factors for this project due to poor soil permeability and questionable water availability and quality. A detailed soils and hydrological study should provide preliminary evidence that mitigation measures can be met. The applicant should consider obtaining a Lopez water allotment as is the case for the Avila Valley Mutual Water Company, tract 699. This project will require a meticulous detailed study in all aspects of water use and disposal. The applicant should consider the formation of a public entity to maintain ongoing effective public utility services.

TIM MAZZACANO, R.S., Director
Division of Environmental Health

GERALD E. ERICKSON, R.S.
Environmental Health Sanitarian

TM/GEE:cs

AIR POLLUTION CONTROL DISTRICT

COUNTY OF S[illegible] • P.O. Box 637 • San Luis Obispo, California

EARL R. KALAR
AIR POLLUTION CONTROL OFFICER

AC/
549-5912

NOV 20 1980 ADMINISTRATIVE OFFICE S.L.O. COUNTY

November 19, 1980

TO: Ellen Rognas, Environmental Coordinator's Office

FROM: Bob Carr, APCD

SUBJECT: Baker Rezpone 2801030:1 ED 80-80 Notice of Preparation

It is questionable if air quality should be included in a focused EIR for a project of this nature and magnitude. If the additional population the rezone will accomodate has been included in projections of the general plan I would say not to require an air quality section. Only require the standard construc tion mitigation measures for dust control and suggest that planning consider solar in the residences.

If air quality is to be considered in the EIR then have the analysis also include motor vehicle emissions, power production emissions and natural gas emis sions with just a comparison to our 1979 emission levels; have suggested miti gation measures included.

RWC/kw

TO: Environmental Coordinator
Ellen Rognas

FROM: COUNTY OF SAN LUIS OBISPO
ENGINEERING DEPARTMENT
Room 101 • County Courthouse Annex
San Luis Obispo, California 93408

SUBJECT: EIR ED Baker Rezone

DATE: 11-19-80

MESSAGE

Job Name
Job No.

We dont envision any impacts relating to drainage, errosion, or traffic that will not be mitigated by standard subdivision conditions

NOV 20 1980 ADMINISTRATIVE OFFICE S.L.O. COUNTY

SIGNED

DATE

REPLY

11-19-80

SIGNED

A13

RECIPIENT: RETAIN WHITE COPY, REPLY ON PINK COPY
SENDER: YELLOW

FIRE PROTECTION SERVICE
COUNTY OF SAN LUIS OBISPO
P.O. Box 151, San Luis Obispo 93406
805/543-4244

T. J. WADDELL
FIRE CHIEF

DEC 8 1980
ADMINISTRATIVE OFFICE

December 5, 1980

9200 FIRE PREVENTION ENGINEERING
9210 Fire Safety & Land Use Planning
Baker Rezone 7801030:1
ED 80-181

Office of the Environmental Coordinator
Courthouse Annex - Room A205
San Luis Obispo, CA 93408

Attention: Ellen Rognas, Environmental Specialist

Dear Ms. Rognas:

The following are the fire safety requirements of the County Fire Department regarding the Baker rezoning location on San Luis Bay Drive and See Canyon Roads.

WATER:

Where water is supplied by a Community Water System, fire flow is to be five hundred (500) gallons per minute for a minimum two hour duration.

Where water is supplied by individual wells, it is required that each parcel be provided with a minimum storage facility of no less than two thousand (2,000) gallon capacity. This facility to be provided with a fire department approved connection with a minimum of one two and one-half (2½) inch National Hose Thread. Access to fire storage to be provided with all weather surface road and the location of the approved connection be no greater than two hundred (200) feet of the dwelling to be protected. Swimming pools, storage ponds or water storage facilities meeting the above requirements may suffice in providing water storage.

Where water supply is provided by electric pump, an electrical service drop should be installed from service pole, to pump, to structure to prevent a structural fire from disrupting access to water.

FIRE RESPONSE:

Normally response would be two (2) fire engines equipped for structural fire protection: one from our Airport Fire Station with about eight (8) minutes travel time and one from our Avila Valley Fire Station, operated by the Avila Valley Fire Company of the County Fire Department, with about three (3) minutes travel time. The Edna Valley Fire Company of the County Fire Department would respond at the same time.

continued...

During the declared wildland fire season, normally May 15th through October 31st, in addition to the two (2) fire engines equipped for structural protection from the Airport and Avila Valley Fire Stations, the following wildland apparatus would respond from the following fire station: San Luis Obispo, two fire engines and one bulldozer unit with about ten (10) minutes travel time.

CLEARANCE:

This area is located within the moderate hazard classification as defined by the California Department of Forestry's Fire Hazard Severity Classification System for California's Wildlands. Clearance around all structures must comply with Public Resources Code Section 4291.

Please contact this office if we may further assist you in this matter.

Sincerely,

Richard E. Caddy
Fire Prevention Officer

cc: Killion

pal

SUPPLEMENTAL TRAFFIC REPORT
BASSI RANCH DEVELOPMENT

January 26, 1982

Prepared for:
MDW Associates

By:
William P. Heath, Jr., P.E.
Registered Civil Engineer #C017059



William P. Heath, Jr.

Supplemental Traffic Report - Bassi Ranch Development

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I. PURPOSE OF THIS REPORT

This report is intended to update and supplement the initial April 27, 1980 "Bassi Ranch Traffic Report" by this author. It is assumed the reader of this supplemental report has read the April 27, 1980 report.

The initial report investigated the traffic impacts of 53 single family units on several alternative locations within the development site. This supplemental report will address concerns that have "surfaced" since the initial report, i.e.:

a. A reduction in the potential number of units from 53 to 31.

b. A decision to access San Luis Bay Drive at one or more points near the easterly entrance to the Baker Tract (Avila Valley Estates).

c. Concerns raised by San Luis Obispo County Engineering Department regarding cumulative traffic impacts and need for roadway widenings of Ontario Road and San Luis Bay Drive.

II. EXISTING CONDITIONS

The existing conditions are basically the same as those described in the initial report with the exception of the two entrances to Avila Valley Estates on the south side of San Luis Bay Drive, located approximately 950 feet westerly of existing entrance #4* and easterly of See Canyon Creek Bridge.

A field measurement of the stopping site distance was conducted for a new proposed access point for 28 units located 300 feet ± easterly of the east entrance to Avila Valley Estates, and 650 feet westerly of existing entrance #4*. The field review revealed no sight distance restrictions to the East and sufficient stopping sight distance for a design speed of 50 mph over the crest vertical curve to the west.

*See April 27, 1980 traffic report and Figure 1.

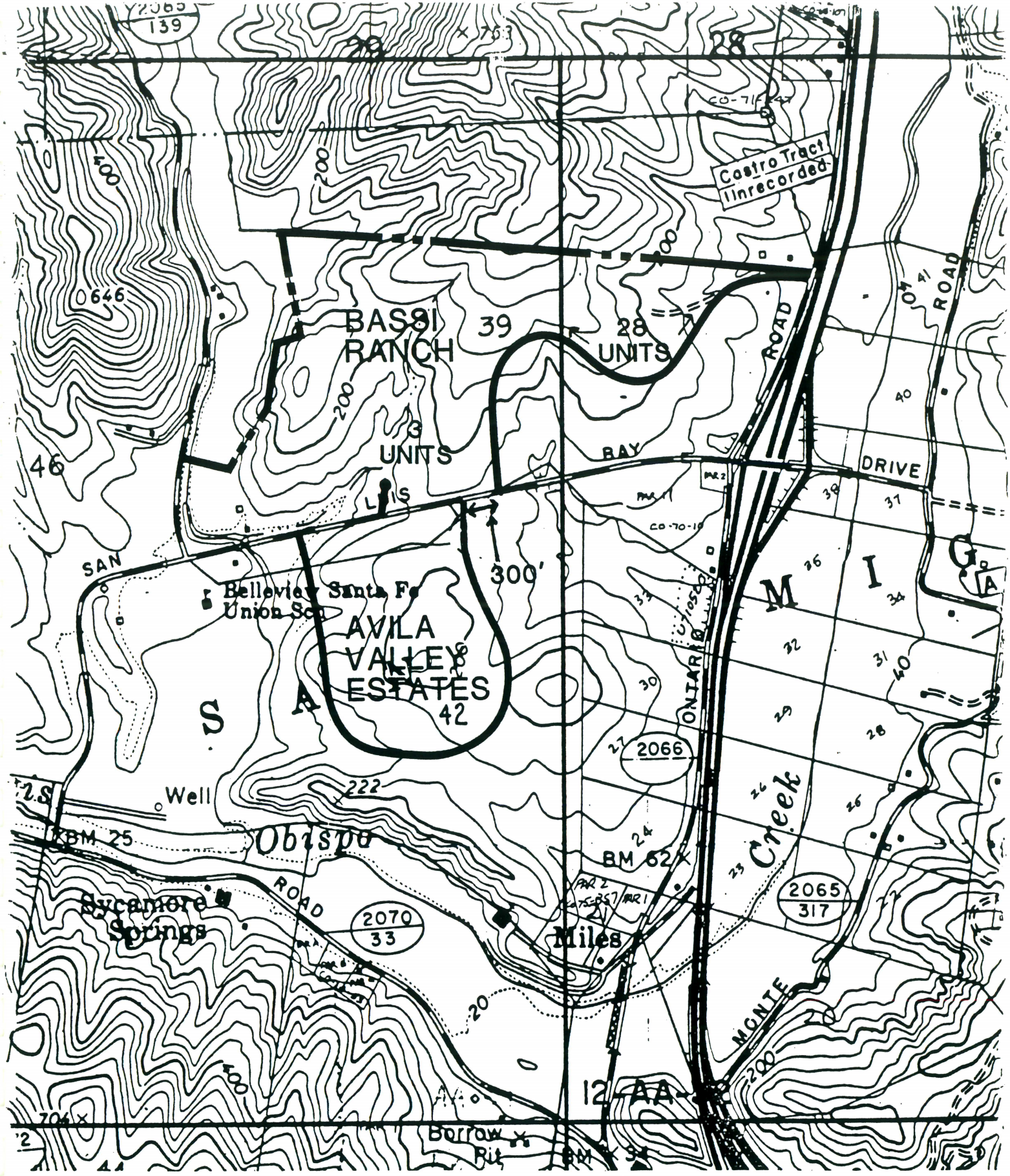


FIGURE 1

SCALE 1": 1000'-0"

The stopping sight distance was also reviewed at a point directly across from the easterly entrance to Avila Valley Estates and at a possible new access point for three units located 1,650 feet ± westerly of entrance #4.*

The location directly across from the easterly Avila Estates entrance was investigated to respond to the County of San Luis Obispo Engineering Department's desire to "line up" the Bassi and Avila Valley Estates access roads. Due to an extensive cut bank within 10 feet of the edge of the travelled way, it was not possible to measure the stopping distance at this location.

The proposed access point 1,650 feet westerly of entrance #4* (700 feet westerly of Avila Valley Estates entrance) has no sight distance restrictions to the West and sufficient sight distance for a design speed of 60 mph to the East.

III. TRIP GENERATION

The trip generation rate used in the April 27, 1980 report (13.8 trips/unit/weekday) was reviewed and found still valid.

Applying this rate to the new reduced development proposal indicates the following trips will be associated with the proposed development:

East Section	- 28 units	- 386 trips
Central Section	- 3 units	- 42 trips
TOTALS	- 31 units	- 428 trips

IV. TRIP DISTRIBUTION AND ASSIGNMENT

The trip distribution and peak hour analysis in the April 27, 1980 report were reviewed and found valid. The 428 trips associated with the development are expected to be distributed as follows:

*See April 27, 1980 traffic report and Figure 1

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90% work/shop/other trips to San Luis Obispo and South County equals 385 trips.

10% recreational/other trips to Avila Beach/Port San Luis equals 43 trips.

Studies conducted by the Institute of Transportation Engineers indicate the development would be expected to have the following peak hour trips associated with it:

AM Peak Hour
- entering site = 13 trips/weekday
- exiting site = 26 trips/weekday

PM Peak Hour
- entering site = 30 trips/weekday
- exiting site = 17 trips/weekday

The peak hours trips were assigned to the proposed Bassi Ranch access points as follows:

	28 units		3 units
Peak Period	San Luis Bay Drive	Ontario Road	San Luis Bay Drive
AM P.H. TRIPS			
entering	8	4	1
exiting	15	9	2
PM P.H. TRIPS			
entering	17	10	3
exiting	10	5	2
Left Turns in Peak Hour			
AM P.H.			
entering	1	3	0
exiting	14	0	2
PM P.H.			
entering	2	9	2
exiting	0	9	2

	AMPH (ent. site)	PMPH (ex. site)
Left Turns		
Ontario Road to San Luis Bay Drive	14	9

See Figure 2 for trip distribution.

V. CURRENT IMPACTS

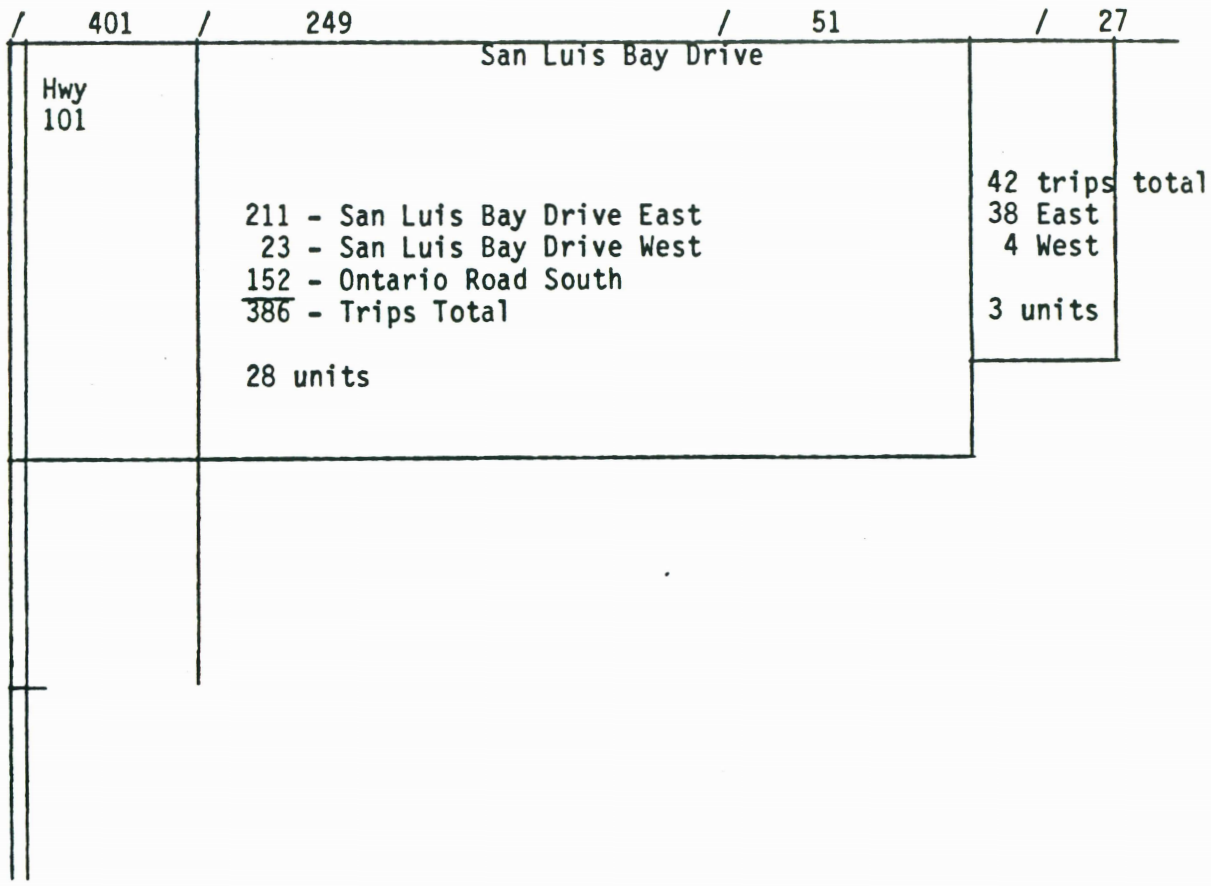
The revised development proposal and proposed points of access will have minor impacts on the existing roadway system and its safety.

Current impacts	Existing ADT and (LOS)* (1980)	Forecasted ADT & (LOS)* After Bassi Development	Percent Increase
San Luis Bay Drive			
ADT (LOS) - Ontario Road to new access point for 28 units	3519 (B)	3753 (B)	6.6%
ADT (LOS) - 28 unit access to 3 unit access	3519 (B)	3580 (B)	1.7%
ADT (LOS) - 3 unit access to See Canyon Road	3519 (B)	3546 (B)	0.8%
Ontario Road			
ADT (LOS) - San Luis Bay Drive to Access Point #1	913(A)	1065 (A)	16.6%

*LOS - Level of Service
1976 ADT

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FIGURE 2: BASSI RANCH TRIP DISTRIBUTION



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Although the peak periods of access to/from the site (AM/PM peaks) do not coincide with the recreational peaks, there will be appreciable work and shopping trips present on San Luis Bay Dr. during a typical weekday.

The access points must be carefully chosen to provide sufficient stopping sight distance. As requested by San Luis Obispo County Engineering Department, the feasibility of placing the main access point for the 28 units directly across from the easterly Avila Valley Drive/San Luis Bay Drive intersection was investigated. The result of this investigation was the conclusion that placing the main access point at this location would not be recommended because of the large cut slope present on the north side of San Luis Bay Drive, severely restricting sight distance. To place the main access point at this location would only compound the problems caused by allowing Avila Valley Estates to access at this point.

It is recommended that the main point of access be located at a point 300 feet $\pm$ easterly of the existing easterly intersection of Avila Valley Drive. This location would provide sufficient stopping sight distance for the design speed of San Luis Bay Drive and would allow an intersection to be constructed at grade with minimum cuts and fills impacting the rolling terrain.

It is further recommended that the 300 feet $\pm$ offset between the two access points be used as a left turn lane for eastbound traffic. Although a left turn lane is not required under present operating conditions, it will be required under conditions expected to occur in the future as build-out is approached.

The access point for the three units proposed at a location 700 feet $\pm$ westerly of the Avila Valley Drive intersection has sufficient sight distance and low enough projected peak hour turns that no improvements at this location are recommended except improvement of the road connection to County standards.

The County of San Luis Obispo also indicated interest in the extent that the Bassi Ranch Development contributes to the overall traffic growth projected

for San Luis Bay Drive and Ontario Road. Information developed in the cumulative impact section of this report indicates that Bassi Ranch contributes 2.6% (249 trips/day) of the build out traffic on San Luis Bay Drive at its point of maximum impact (i.e. between Avila Valley Estates and Ontario Road). Bassi's impact on projected Ontario Road traffic is approximately 6% (152 trips/day) of the projected build out traffic.

The County of San Luis Obispo has also expressed concern over the width of San Luis Bay Drive and Ontario Road.

Although a 40 foot two lane section would be desirable for both facilities to enhance safety by providing 8 foot shoulders on both sides of 12 foot lanes to allow refuge for disabled vehicles and a place for bikers to ride off the traveled way, it is not required from a capacity standard. The left turn lane recommended at the main entrance of the development should insure that Bassi related traffic does not adversely impacts safety or capacity. The County has planned a Class I separated bicycle facility along San Luis Obispo Creek from Ontario Road to the Avila area. This separated bicycle facility would be a much more desirable solution to provide for bicycle needs than an 8 foot shoulder along a busy two lane road with conflicting turning movements.

The projected traffic and turns using the Ontario Road/San Luis Bay Drive intersection should be able to utilize the existing intersection with no improvements as providing a main access point on San Luis Bay Drive has greatly reduced that trips that would have used Ontario Road to access the development site as suggested in the initial report.

The Park and Ride lot recommended in the initial report is still recommended as a future interface with public transportation and as a strategy to reduce trips.

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VI. CUMULATIVE IMPACTS

This section of the report is intended to respond to the concerns of San Luis Obispo County Engineering Department over the need to widen San Luis Bay Drive and Ontario Road in the future due to cumulative traffic impacts. A discussion of proposed methodology with County Traffic Engineer John Wallo resulted in a consensus that an update of July 1980 San Luis Bay Estimates Traffic Report by Sommermeyer and Sommermeyer should provide acceptable cumulative traffic estimates for San Luis Bay Drive.

The July, 1981 Sommermeyer report estimated traffic generation due to future development in the Avila Valley. Table 5 (page 44) summarizes this information.

Table 5 and Trip Distribution Figure 31 (page 60) should be updated to reflect events that have changed since the date of the Sommermeyer report, i.e., the reduction in units proposed for Bassi Ranch from 53 to 31 units and the very low probability of any Cave Landing development accessing Avila Road. (This information supplied by John Ashbaugh of MDW Associates.)

The Bassi Ranch traffic is now estimated to increase San Luis Bay Drive trips by 211 trips/day (a reduction of 266 trips from the 477 shown on Figure 31). The elimination of the Cave Landing traffic will eliminate the 120 trips/day shown on Figure 31.

These two reductions in trips (266 + 120 = 386) would reduce the projected increase from 6278* trips/day to 5892 trips/day. When the increase of 5892 trips/day is added to the existing (May, 1980) ADT of 3519, a build out of ADT of 9411 is projected. A 10% peak hour factor would indicate that San Luis Bay Drive in the vicinity of the Bassi Ranch will be operating at Level of Service C in the peak hour.

*Note: Figure 31 has been revised to shown 6278 replacing the 6042 originally shown--from W.R. Sommermeyer, Jr., per telephone conversation.

The 249 trips/day from the Bassi Ranch Development represents 2.6% of the projected build out traffic on San Luis Bay Drive.

The Phase II Technical Report prepared for the San Luis Obispo Regional Transportation Study by JHK and Associates estimates that seasonal peaks on routes to Avila Beach will range from 1.35 to 1.75 with an average 1.45 times the ADT. These factors applied to the forecast San Luis Bay Drive ADT of 9411 indicates peak recreational ADTs ranging from 12,700 to 16,500 with a typical peak of 13,650 can be expected. These ADTs will result in LOS D to LOS E in the recreational peaks, however, traffic will not exceed the LOS E capacity of San Luis Bay Drive along the Bassi Ranch Development.

Ontario Road is not expected to be impacted directly by the projected development in the Avila Valley - Avila Beach Area, rather it is expected to maintain a moderate growth rate in the 3-5% per year range between now and build out of the Avila Area. Although full build out seldom occurs it is assumed that build out will be approached by the year 2000.

It is estimated the existing ADT of Ontario Road will increase by 2,000 to 3,000 ADT by the year 2000 and will operate at LOS A-B. Ontario Road is not expected to be impacted severely by recreational peaks as it is not a main access route to the Avila Area.

VII. CONCLUSIONS AND RECOMMENDATIONS

This update of the initial April 27, 1980 traffic report revealed little new information regarding current impacts. When cumulative impacts are considered, operating levels of service (LOS) for San Luis Bay Drive, are reduced severely from the existing LOS B (with or without the Bassi Development) to a LOS D-E condition under peak conditions.

The potential cumulative traffic impacts indicate careful consideration be given to access points along San Luis Bay Drive. Eliminating access from San Luis Bay Drive, as suggested in the initial report, would be the desired solution, however, has been found not to be feasible.

VIII. PERSONS CONTACTED AND REFERENCES

Persons Contacted

1. John Wallo, County of San LUis Obispo, Traffic Engineer
2. Bill Sommermeyer, Author, July 1981 Traffic Report, San Luis Bay Estates.
3. John Ashbaugh, MDW Associates

References

1. Traffic Report - Bassi Ranch Development, April 27, 1980, W.P. Heath, Jr., P.E.
2. Traffic Report, San Luis Bay Estates, July, 1981, Sommermeyer and Sommermeyer
3. San Luis Obispo Regional Transportation Study, September, 1980, San Luis Obispo COG.
4. Phase II Technical Report, 1974, JHK & Associates, EDAW, Inc.

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SECTION C

LETTERS OF COMMENT

MDW Associates
Architecture / Planning / Engineering

Andrew G. Merliano, AIA, AICP, Principal
Jay R. Wasserman, AIA, Principal
Bruce D. Fraser, Jr., AIA, Principal

15 September 1981

Ms. Ellen Rognas
Environmental Coordinator
San Luis Obispo County
Courthouse Annex
San Luis Obispo, CA 93401

Dear Ms. Rognas:

The following comments on the Bassi Ranch EIR are provided on behalf of Mrs. Barbara Baker, owner and applicant for the Bassi Ranch Development Plan. In general, we are pleased with the manner in which the EIR authors' recommendations coincide in so many cases with measures already incorporated into the Bassi Ranch Development Plan. We have identified a total of 54 separate recommended mitigation measures in the EIR, and of these at least 25 have already been included in the project description. Most of the rest of the EIR's recommended mitigation measures are acceptable to our client. In addition, 8 of the 16 maps in the EIR were taken from the Project Description and proper attribution should be indicated on them (pages 4, 7, 12, 17, 20, 28, 38 and 55).

The following comments will identify the areas where we differ with the EIR authors, or where corrections need to be made. We will also present two new alternatives which we would ask them to comment upon in preparation of the Final EIR.

Page 8:

In paragraphs 1 and 4, reference to lots 36-40 and 35-40 is based upon the original 54-lot development plan and should be corrected to reflect the revised 40-lot application which is the project description for the EIR.

979 Osos Street, Suite C
San Luis Obispo, CA 93401
(805) 543-7057

Page 13:

The recommended mitigation measures listed in this section--and throughout the EIR, for that manner, should distinguish those measures which are already incorporated into the project description (see State EIR Guidelines, Section 15143[c]). For example, it is already intended that the first mitigation measure listed at the top of page 14 will be incorporated into the project (see pages 45-46 and 56 of the Development Plan). We also have no problem with the first mitigation measures listed on page 13 (redesign of the lower portion of the access road). We do object to the recommendation that driveway grading be carried out on a project-wide basis; we contend that environmental impacts (particularly visual) are diminished and generally more acceptable where construction is carried out over a longer period of time, as would occur if grading within individual lots were carried out only when individual building permits were issued. There is generally a very satisfactory and complete review of each building permit not only by the County, but by the Architectural Review Board for the project.

Page 14:

The first paragraph should recognize that this measure is already incorporated into the project, and also should point out that the county Land Use Ordinance allows six months between site grading and revegetation.

Page 18:

All four of the proposed mitigation measures on this page are already incorporated into the project (see pages 39-45 of the Development Plan).

Page 26:

We object to the final two recommendations on this page concerning drainage. We have no objection to being "encouraged" to formulate an agreement with the neighboring property owner to the north, and we anticipate no problems doing so, but we should not be forced to tie our development plan to the successful completion of such negotiations. The final recommendation on that page should identify who is responsible for carrying it out, and it

should be made clear that our client is not expected to bear the costs of constructing a new bridge.

Page 27-29:

The final EIR should distinguish those portions of this section which were taken verbatim from the Bassi Ranch Development Plan, and make appropriate attribution. This is only good professional practice.

Page 30:

The first mitigation measures should recognize that this recommendation is already incorporated into the project description, pages 56-57.

Page 31:

The first two recommendations, again, are basically incorporated into the project, although the listing of high-value habitat plants is appreciated.

Pages 36-37:

The photographs here should indicate which parts of the site are proposed for open space in the project, as well as those portions indicated for ten-acre lots. Ideally, the author should indicate the proposed building site locations on the photos.

Page 39:

In the first paragraph, the author should limit the use of subjective terminology such as "considerable," "maximum," and so forth. No mention was made of the fact that the "individually fenced pastures" would be restricted to open-wire fencing for the open space easement areas. Also, in paragraph 2, the author does not state that the "prominent knoll" west of See Canyon Road and close to San Luis Bay Drive is proposed for subdivision into two lots--hardly an extreme visual impact and scarcely noticeable next to the existing and approved future development for San Luis Bay Estates immediately to the west.

Pages 46-48:

This section following the sub-heading "minimum parcel size" is at least partially in error, and must be corrected. The Rural Residential minimum parcel size standards state clearly that the slope test is to be taken for each proposed parcel in a conventional subdivison, thereby permitting a proposed parcel to be 5 acres in size if its proposed configuration results in an average slope less than 15%. It is incorrect merely to take the original parcel and divide its acreage by the minimum parcel size for the average slope of the entire original parcel. By carefully working within the LUO standards for lot size and slope, our firm has developed a site plan for the property which includes 23 parcels in Area B rather than 21--all of which are either five acres or seven acres in size. This site plan is shown in Alternative A attached and discussed below.

Page 53:

This section should do two things: One, it should recognize that the proposed project does incorporate the first recommendation (to retain production potential of Class I irrigated soils on lots 37 and 38). Two, the recommendation to restrict grazing on individual lots should be reviewed in relation to the two site plan alternatives proposed below.

Page 59:

The recommendation for a "detailed water study" fails to recognize the information supplied in the Technical Appendix of the Development Plan. This data was provided to the EIR author and should have been incorporated by reference. In our view, this information already exceeds that amount necessary for approval of either a Development Plan or a Tentative Tract Map.

Page 60:

The two recommended mitigation measures at the bottom of this page are each mutually exclusive and should be identified as such. The proposal for phasing appears to be unnecessary in view of the very long time interval over which construction will take place. In addition, the EIR should take note of the fact that the adjoining subdivision of Avila Valley Estates already is going in with the use of evapotranspiration systems, and the County's experience with these systems should provide ample opportunity to ensure that the engineering design of these systems is adequate. The proposal for a community sewer system should be recognized as infeasible given the number of lots permitted by the Land Use Ordinance--whether or not gravity mains or force mains are necessary.

Pages 68-69:

We strongly question the use of a staff review draft of the County Housing Element to measure the degree of consistency of this project. The Planning Commission has not even seen the final recommendation of the Planning Department on this element at this writing, let alone acted on it. Also, any previous goals by our client to provide housing for moderate or middle-income families within this subdivision have been eliminated by the reduction in density imposed on this site by the adopted Land Use Element and Land Use Ordinance. In rural areas such as this, it appears unwise and unrealistic to expect that a rural residential subdivision either can or should accommodate affordable housing. In any event, we would ask that the EIR note more clearly that it is only forecasting the possible applicability of an inclusionary housing standard on the basis of a preliminary staff review draft of the Housing Element.

Page 72:

This section should acknowledge the fact that no mitigation is really needed for noise problems anywhere on the site. The separation provided in the proposed design is more than adequate to establish acceptable noise levels for each building site. Merely because we chose to try to keep a 200 foot setback for most lots does not mean that there would be a significant impact by reducing that buffer zone where necessary.

Pages 84-89 (Alternatives):

The EIR needs to state why any of the proposed alternatives was rejected in favor of the ultimate choice, as required by the State EIR Guidelines Section 15143(d). We will provide that information here, through a discussion of the two alternatives proposed by the EIR author and also by presenting two additional alternatives not previously considered by the EIR, either of which would be acceptable to the applicant.

With regard to the two alternatives presented by the EIR author, the Cluster Development with Small Lots is unacceptable for the following reasons:

--The lots are too small and their number is too few to meet the objectives stated in the Development Plan.

--design would require without any doubt the installation of a community sewer system which is infeasible for this few lots.

--The requirement for inclusionary units is not adopted County policy at this time. Until such time as adopted County policy clearly specifies that low-moderate income housing will be required even in a rural residential subdivision, we will not redesign the project to accommodate any such units.

The Residential Rural Subdivision as proposed by the EIR author is not consistent with our client's objectives because there are too few lots in relation to the number permitted by the Land Use Ordinance. A different subdivision layout with 28 lots is provided below (see Alternative B), and this alternative may be acceptable.
In view of our objections to these two alternatives, we have prepared two other alternatives which reflect our client's objectives more closely. The large-scale map for these alternatives is attached.

Alternative A:

Alternative A is a cluster design which includes 41 lots as originally proposed, but reduces the size of most of the lots to close to one acre. No lot would have any open space easements on them, but livestock grazing would also be prohibited within the lots. The remaining property would be held in a "grazing commons" and the rights to use of this area for livestock grazing could be sold on a limited basis to the buyers within the subdivision. The number of animal units would be consistent with good range management practice.

This concept could alleviate the problem identified by the EIR where individual grazing on the open space easement portion of each cluster lot as orginally proposed would create adverse erosion conditions. The buyers of the grazing rights could also contribute to a construction fund for stables and related facilities to be located within the quarry area, and an irrigation outlet could be provided there to create irrigated pasture on suitable nearby grasslands--perhaps including the reclaimed quarry area. A landscaped picnic area would also be provided there. In addition, it is proposed to provide a uniform, open-board white washed fencing system enclosing each lot cluster.

The key to Alternative A is provision of a density bonus to permit the 41 lots as proposed. It is recognized that such a bonus would require an amendment to the Land Use Ordinance. In the event that a density bonus is not available, this alternative would be infeasible.

Alternative B:

Alternative B is a conventional subdivision which conforms strictly to the Rural Residential (and Rural Lands) minimum parcel size standards as set forth in the adopted Land Use Ordinance. This alternative would not involve any open space easements or common open space areas, nor would it involve any controls over building site selection. Each of the 28 lots does have a building site on less than 30% slope, and sufficient area is available for both a house and evapotranspiration area. Several of the benefits claimed by the EIR for its proposed "Rural Residential Subdivision" are also available in this project, including reduced erosion and sedimentation, visual impact, and compliance with the LUE/LUO. The number of lots is substantially fewer than the client's objectives, but the larger size of these parcels appear to make the project feasible at this time.

In any event, we would like to have these two alternatives addressed briefly by the EIR authors. It is important that the relative environmental impact of each alternative be discussed, but it is equally important that the readers of the final EIR are aware of which alternative is feasible and acceptable to the property owners.

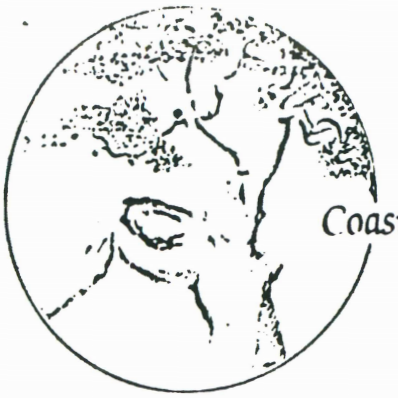
Thank you for the opportunity to comment on the EIR. We have enjoyed working with you and with SEDES in the preparation of the EIR, and we look forward to seeing the response of the EIR authors to these suggestions.

Sincerely,

MDW ASSOCIATES

John B. Ashbaugh, AICP
Project Manager

JBA:bhJSC2



Coastal San Luis Resource Conservation District
P.O. Box 548, Arroyo Grande, CA 93420

Sept. 10,1981

RECEIVED
SEP 11 1981
ADMINISTRATIVE OFFICE
S.L.O. COUNTY

BOARD OF DIRECTORS
D.G. BORTLE, President
ELLA HONEYCUTT, Secretary Treasurer
JEANNE BAYLE, Member
JAMES L. MAINO, Member
GEORGE J. DANA, Member

Ellen Rognas
Environmental Specialist
Courthouse Annex, Room A205
San Luis Obispo, Ca. 93408

Dear Ms. Rognas:

RE: Draft- Bassi Ranch E.I.R. -ED 80- 181.

Thank you for the opportunity to comment on the above Draft E.I.R. Our comments follow below.

Page 3 par. 2 and page 33 par. 3 - Utilization of Solar Energy. The CSLRCD Directors wish to commend the plnners for giving due consideration to this important conservation measure.

Page 4 - Open Space - Whether 29 or 43 lots are developed 91 Ac. or (60 % of site) designated as open space is commended by CSLRCD Directors.
Page 4 - Land Use - Lots 37 &38 include approx. 20 Ac. of Salinas Silty Clay Loam Soil which is Class I Soil if irrigated and Class III Soil if not irrigated. We realize that irrigation water is scarce and expensive. It would be desireable to keep this land in agriculture if a feasible way can be found to do so.

Page 12 - Map 3 - The Slopes Map is drawn in good detail but the legend does not make a clear distinction between 10 -15% slopes and 30+ % slopes. Both boxes are white.

Page 13 par. 3 -1 - Mitigating Measures - The CSLRCD Directors commends the effort to protect and preserve Live Oak Trees. In fact the CSLRCD Directors have an active local program of registering many varieties of trees on Private Lands. This program involves a Brass Plaque with a State of Calif. Seal. The Aim and purpose of this registration is to call attention to important trees of both the present and/or future owners,and it hoped that owners will preserve their trees. Program is voluntary.

Page 15 - Last Sentence- The CSLRCD Directors wishes to commend the recommendation that no grading should take place during the rainy season (November thru April).

Pages 19-20-21 - The CSLRCD wishes to heartly commend the inclusion of the Soils Map,Soils Descriptions & Characteristics,Environmental Impacts & Mitigating Measures shown on these 3 pages.

Page 21 - part 2 - Threat of severe erosion during construction phase and before erosion control measures are complete. The CSLRCD Directors urge and encourage the use of fast growing temporary plants, jute mesh or temporary structures to guard against the damage from unusual or unexpected storms.

Page 25 - Road net will probably change distribution of run - off water into various existing gullies & drainageways. Annual inspection and maintenance will be necessary to detect if and when a gully starts to degrade the channel bottom , at which time corrective action can be taken. Part 2- Last sentence - Perhaps the writer meant to say," Also there are no dwellings proposed on the flood plain or flood prone areas.

Pages 29 -30-31 - The CSLRCD Directors commend the treatment given to plant communities,wildlife and the mitigating measures listed for enhancement and preservation of plants and wildlife.

Pages 34 thru 39 - Photograph Locations - This approach affers an excellent opportunity to analyze and evaluate the many factors involved and makes it possible to maintain a high quality scenic view.

Page 40- Sentence 3. Use of native plant materials for planting in open space areas for erosion control is highly commendable. CSLRCD also recommends that plants be considered for erosion control that are also fire retarding or fire resistant.

Pages 60 & 61 - Evapotranspiration Basins for Sanitary Sewage Disposal.
This approach to sanitary sewage disposal is of great interest to the CSLRCD Directors and is probably somewhat experimental in nature at this time. The RCD does have some experience locally with disposal of livestock manure and other agricultural waste materials. There is considerable information available concerning the use of chemicals, special specific bacteria and enzymes, also insect control. The key to such a system is constant and competent operation and maintenance. The CSLRCD Directors will be much interested in how the system works and may even be able to offer some inputs based on local experience.

Sincerely,

D.G. Porter

D.G. Porter

President

By

DEPARTMENT OF PUBLIC HEALTH

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COUNTY OF SAN LUIS OBISPO

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P.O. Box 813 • (805) 466-3000

☐ 286 So. 16th Street
Grover City, Calif. 93433
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☐ 200 East Dana Street
Nipomo, Calif. 93444
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☐ Home Health Agency
1160 Marsh Suite Z-2
San Luis Obispo, Calif. 93408
(805) 549-5754

• HOWARD W. MITCHELL, M.D., M.P.H.
Health Officer

SEP 10 1981

September 8, 1981

Ellen Rognas
Acting Environmental Coordinator
Courthouse Annex, Room A205
San Luis Obispo, California 93408

Re: Comments-Draft Environmental Impact Report (Bassi Ranch/Baker Development Plan) ED80-181, (D810303:2)

This Department has been requested to review and comment on the above proposed development. The applicant proposes a total of 41 lots (35 parcels in the 1-4 acre range, 4 ten acre parcels, one twenty-five acre parcel and one seventy-four and one half acre parcel). The 291 acre site is located on the north side of San Luis Bay Drive between Highway 101 and west of See Canyon Road near Avila Beach.

Water Supply

The project proposes a community water system from wells and possibly Lopez water. The applicant proposes drilling wells along See Canyon Creek with pumps capable of at least 110 GPM for 72 hours testing duration.

A review of Appendix B, Hydrogeological Investigation by J.M. Montgomery, Consulting Engineers, Incorporated, states that "the total long-term yield from the basin as determined from subsurface flow, groundwater in storage, and induced recharge is approximately 200 GPM. This estimate must be considered a general approximation and further refinement of the hydrological parameters on which this number is based may be needed to verify this estimate". We would concur with this estimate as fairly accurate, however, the eventual long term use, shallow groundwater, excessive iron, manganese and hydrogen sulfide content potential amongst other chemical constituents remains a problem as to treatment and long term use.

We would recommend that the applicant secure a Lopez water allotment as a backup to the water system should the wells fail at some point in the future due to overdraft and/or drought.

The County Health Department will require a domestic water supply permit and that a private or mutual water company legal corporation be formed. All calculations,

plans, approvals and water system improvements must be secured and installed prior to the issuance of dwelling building permits.

Sewage Disposal

Soils for the project are not conducive to standard septic tank-leachfield systems. On-site sewage disposal systems would require special engineered systems on a lot by lot basis depending on slopes and varying degrees of soil characteristics. We would also recommend that your office refer to our comments on the Draft Environmental Impact Report dated January 30, 1978 for Tract 699, immediately adjacent to this proposed development.

A report dated February 15, 1980 from Central Coast Laboratories indicated soil percolation tests of 150-500-no percolation in minutes per inch. The report recommends a minimum 4000 square feet evapotranspiration disposal areas of specially engineered beds. The design of such systems should be approved by the Central Coast Regional Water Quality Control Board to ensure compliance with the 1980 State Water Resources Control Board, Guideline for Evapotranspiration Systems.

Solid Waste

It is recommended that all construction wastes be stored in a sanitary manner and removed on a timely basis. Adequate areas for the storage of solid waste on each parcel and removal of wastes by a waste collector under permit with the County is recommended.

TIM MAZZACANO, R.S., Director
Division of Environmental Health

GERALD E. ERICKSON, R.S.
Deputy Health Officer III
Water-Land Use Section

TM/GEE:cs

September 10, 1981

Office of the Environmental Coordinator
Courthouse Annex
San Luis Obispo, California 93408

Attn: Ellen Rognas
Acting Environmental Coordinator

Re: Draft Environmental Impact Report,
Bassi Ranch/Baker Development Plan;
ED 80-181 (D810303:2)

Dear Ms. Rognas:

Upon reading the referenced Draft EIR, I was surprised and appalled to find that the proponents have presented our parcel of private property as a part of their development plan without our permission in any way. Furthermore, under some obviously excessive and illegal use of private power, they have "condemned" our parcel to permanent non-use as a key part of a proposed "flood easement" and open space area for their development.

Specifically, my wife and I are the owners of a parcel of record as described on Exhibit "A" attached hereto. The actual location of said parcel is at the northeast corner of See Canyon Road and County Road on the attached Exhibit "B" Assessor's Map (with notation, "See Map 76-271"). The actual detailed location and description of our parcel is shown as Detail "B" upon a portion of Assessor's Map 76-181 attached hereto as Exhibit "C".

We strongly object to the inclusion of our property as a part of the development plan, and we urge that the EIR and the project itself not be approved until all flood and open space consequences of the development have been adequately dealt with upon the developer's own property.

Please include this letter as a part of the record in the EIR proceedings.

Thank you for your courtesy.

Sincerely,

DONALD SHETTERS

enc.

Those portions of Lots 39 and 46 of the subdivision of Rancho San Miguelito in the County of San Luis Obispo, State of California, according to the Map of the subdivision of said Rancho, recorded in Book A, Page 39 of Maps, in the office of the County Recorder of said County, and that portion of See Canon Road, as shown on said Map, described as follows:

Commencing at a point in the center line of the County Road No. 2, (commonly known as the San Luis Obispo-Avila County Road) said point being distant North 11° 57' West, 32.00 feet from a Sycamore tree, with Blaze, designated "S 138" on the above mentioned Map; Thence along the center line of said road, North 78° 03' East, 684.74 feet to a point on the Southerly prolongation of the existing fence line along the Easterly side of the County Road No. 11,(commonly known as the See Canyon Road);
Thence along said prolongation and said fence line North 12° 27' West, 103.59 feet to a 3/4" iron pipe and the true point of beginning of the parcel of land herein described;
Thence from said true point of beginning, continuing along said fence line North 12° 27' West, 204.37 feet to a 3/4" iron pipe:
Thence North 77° 33' East, 12.00 feet to a 3/4" iron pipe;
Thence South 56° 02' East, 33.68 feet to a 3/4" iron pipe;
Thence South 30° 41' East, 71.00 feet to a 3/4" iron pipe;
Thence South 13° 41' East, 116.00 feet to a 3/4" iron pipe;
Thence South 80° 49' West, 60.00 feet to the true point of beginning.

(END OF DESCRIPTION).

END OF DOCUMENT

EXHIBIT A Page 1 of 1 page

EXHIBIT A

EXHIBIT B

LI5

RANCHO SAN MIGUELITO
SAN LUIS OBISPO COUNTY
CALIFORNIA

MBERS SHOW IN CIRCLES
RPOSES ONLY

PTN. RANCHO SAN MIGUELITO

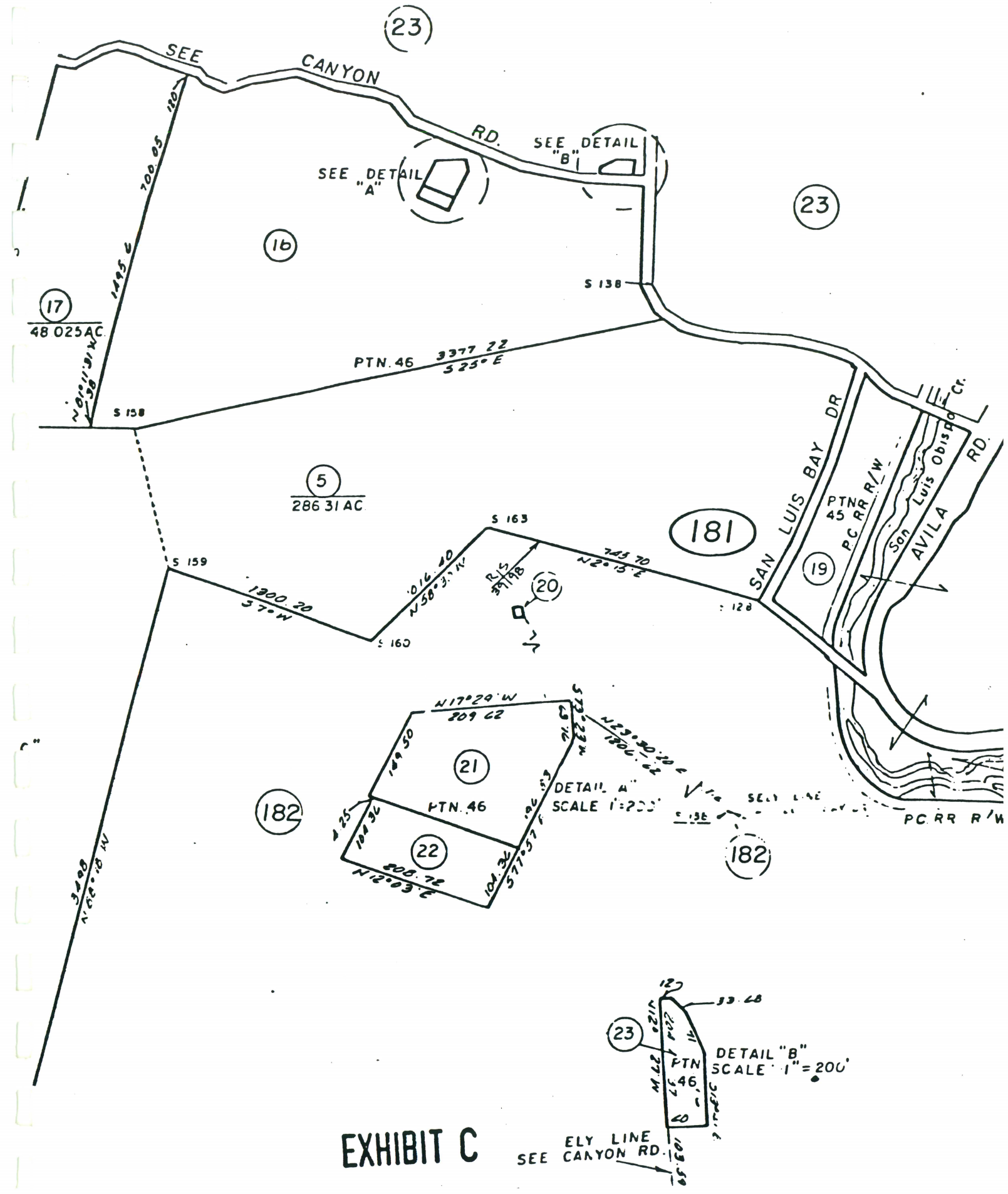


EXHIBIT C

STATE OF CALIFORNIA—BUSINESS AND TRANSPORTATION AGENCY EDMUND G. BROWN JR., Governor

DEPARTMENT OF TRANSPORTATION
P.O. BOX 1, SAN LUIS OBISPO 93406
TELEPHONE (805) 549-3111

FILED
SEP 4 1981
ADMINISTRATIVE OFFICE
SLO COUNTY

September 2, 1981

A-95/CEQA Review
Bassi Ranch DEIR

Ellen Rognas
Acting Environmental Coordinator
Courthouse Annex
San Luis Obispo, CA 93408

Dear Mr. Rognas:

The Draft Environmental Impact Report (DEIR) for the proposed Bassi Ranch/Baker Development Plan, ED80-181 has been reviewed by Caltrans District 5 personnel. The proposed development is located on the north side of San Luis Bay Drive between Highway 101 and just west of See Canyon Road in the Avila Beach area. The applicant proposes 41 lots on the 291 acre site.

Mitigation measures identified in the DEIR to reduce visual impact should be adopted.

If drainage improvements to San Miguelito Creek are included as part of the project, the California Department of Fish and Game must be consulted.

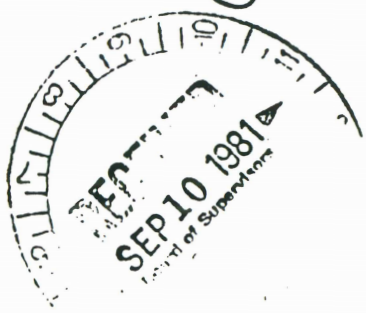
Since this proposed development is oriented toward equestrian activities, consideration should be given to providing a separate pathway for riding activities, separate and parallel to San Luis Bay Drive and Ontario Road. At the present time the equestrian activities are a source of congestion and hazard on Avila Road. Since Avila road operates at or near capacity much of the time, San Luis Bay Drive traffic may increase rapidly when the area develops. There is no prediction of future traffic in the report and the cumulative traffic effect should be addressed.

Sincerely,

W. W. Evans
Caltrans District 5 A-95 Coordinator

Ellen Rognas

* AVILA VALLEY ADVISORY COUNCIL *



September 8, 1981

County of San Luis Obispo
Office of Environmental Coordinator
Courthouse Annex, Palm Street
San Luis Obispo, Ca. 93408

Attention: Ellen Rognas
Acting Environmental Coordinator
Room A 205

Subject: Bassi Ranch (Baker Development Environmental Impact Report - Draft)
ED 80-181 (D810303:2)

At our regular meeting of the Avila Valley Advisory Council, (all members elected by the people of Avila Valley, Squire Canyon, See Canyon, and Avila Beach), where we met both on Aug. 18, 1981 and Sept. 2, 1981, we voted the following:

1. (Refering to Map #1 on page 4) the 140 acre "Area A" to the west, shown around See Canyon, with 6 parcel rural home sites, we recommend this division shown, keeping the character of the rural farm land of See Canyon. This is to be commended. (Also our letter of July 3, 1981 to the Planning Dept.)

2. For "Area B", to the east, with 151 acres, we strongly state as we did in letter to the Supervisors on July 27, 1981, and have voted so, at the last two meetings, that we do not want "clustering bonus" allowance in this Avila Valley. The density of the clustering is already high. The vote was unanimous on not allowing clustering bonus.

We have reviewed this Bassi-Baker project in several meetings with the owner and architects representative, and have voted that this Area "B" 151 acres should not have more than the 23 dwelling units.

We are concerned about keeping a non-urban density, and strongly recommend not amending the LUE/LUO.

Very truly yours,

AVILA VALLEY ADVISORY COUNCIL

James T. Fickes
Vice Chairman & Recording Sec.

Bob Lupinek, Chairman

cc: Supervisors (5)
Planning Commission (5)
Planning Dept.
Bryce Tingle, Pat Beck (1)
AVAC (2)

L18

SAN LUIS OBISPO COUNTY

COUNTY ENGINEERING DEPARTMENT

ROOM A101 • COURTHOUSE ANNEX • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 549-5252

GEORGE C. PROTOPAPAS
County Engineer

CLINTON MILNE
DEPUTY COUNTY ENGINEER

GUY PREWITT
SPECIAL DISTRICTS ADMINISTRATOR

ROADS
TRANSPORTATION
FLOOD CONTROL
WATER CONSERVATION
SURVEYOR
SPECIAL DISTRICTS

September 17, 1981

MEMORANDUM

TO: Environmental Coordinator, Ellen Rognas

FROM: James A. Granflaten, Assistant Office Engineer

9-17-81

SUBJECT: Draft Environmental Impact Report ED 80-181
Bassi Ranch

We have reviewed the subject draft EIR and have the following comments:

Project Description (Development Program drainage) page 8

Environmental analysis (E. Wild Life and Vegetation 2) page 30

The County of San Luis Obispo has no present plans for the construction of an enlarged bridge or an overflow channel on San Miguelito Creek nor does this Department envision the design or publicly funded construction of this type of improvement in the foreseeable future.

Environmental Analysis (D Hydrology 3) page 26

We would recommend the deletion of the mitigation measure which states "formulate an agreement with the property owner to the north to excavate the marshy area along Ontario Road so that it can again function as a siltation basin". We believe that the proposal to formulate an agreement with a private party not a part of this development for excavation of an area along Ontario Road is an unwarranted and unreasonable measure and one which possibly could cause environmental impacts in its own right.

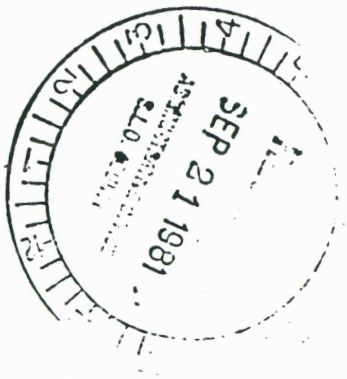
Environmental Analysis (E. Wild Life and Vegetation 3) page 30

The first mitigation measure states "avoid all sedimentation of creek beds on and off-site". We believe this to be an impossible condition and recommend that it be eliminated or revised to be more reasonable. Some siltation is a necessary and natural condition. Also, this development could have no possibility of assuring the avoidance of all siltation off-site.

Also, attached is a memorandum from our Traffic Engineer expressing some deficiencies on the traffic summary. The appendix should include the traffic report dated April 27, 1980 and current traffic counts should be used and expanded to the time of project completion. Some traffic splits were considered in the technical report, but a conclusion on added width to San Luis Bay Drive and Ontario Roads needs to be reached, especially considering possible impacts from San Luis Bay Estates.

JAG/nt
Encl.

Planning Department
County of San Luis Obispo



DATE: SEPTEMBER 17, 1981

TO: ENVIRONMENTAL COORDINATOR'S OFFICE

FROM: PLANNING DEPARTMENT, JOHN HOFSCHROER

SUBJECT: BASSI RANCH DRAFT EIR FOR DEVELOPMENT PLAN

We have reviewed the draft EIR and offer the following comments:

1. Project Description: The project proposes a density that exceeds the number of parcels allowed by the adopted LUE-LUO. The current standards have been in effect since January of 1981. As we had mentioned in our pre-draft comments, the EIR should reflect impacts and mitigation measures for a specific project. We anticipate substantial changes will have to be made to bring the project into compliance with standards. We would recommend that the EIR not be finalized without a project that more closely complies to current standards.

2. The data base appears to be well prepared to develop conclusions pertaining to possible impacts for the proposed project.

3. Project Alternatives: These should also reflect other options that are approvable under current standards. Cluster Division, variable lot size, and conventional subdivision are alternatives provided for in the LUE-LUO.

C3T

L21

SAN LUIS OBISPO COUNTY

ROOM A101 • COURTHOUSE ANNEX • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 549-5252

COUNTY ENGINEERING DEPARTMENT

GEORGE C. PROTOPAPAS
County Engineer

CLINTON MILNE
DEPUTY COUNTY ENGINEER

GUY PREWITT
SPECIAL DISTRICTS ADMINISTRATOR

ROADS
TRANSPORTATION
FLOOD CONTROL
WATER CONSERVATION
SURVEYOR
SPECIAL DISTRICTS

September 17, 1981

MEMORANDUM

TO: John Wallace, Office Engineer W 9.17.81

FROM: John Wallo, Traffic Engineer JW

SUBJECT: Bassi Ranch EIR

The traffic summary is really deficient. The author failed to project the existing traffic utilizing Ontario and San Luis Bay Drive. To this needed to be added Bassi Ranch traffic. Not only those trips to San Luis Obispo but trips to Avila. The cumulative traffic impacts needed to be considered i.e. Baker Tract and San Luis Bay Estates. Accidents were not discussed and the effect of driveways onto San Luis Bay Drive as well as Ontario Road and their effects on accidents. Do the Bassi entrance roads line up with Baker's entrance roads? Were the need for left-turn facilities investigated?

The entire traffic consultants report should have been included in the Appendix.

How about roadway widenings. We need added widths on both San Luis Bay Drive and Ontario Road for bike lanes and broken down vehicles.

JW/nt

L22

SECTION D

RESPONSE TO COMMENTS

The following are responses to the comments submitted by MDW:

General Comments - 1st Paragraph:

The primary comment in this section is that MDW should be given credit for the maps that they prepared. Several of the maps that were in the Development Plan were based on information provided by firms or agencies other than MDW, but attribution was not given to them, i.e., geology, page 17; soils, page 20; vegetation, page 28; and traffic map, page 55. To avoid controversy regarding the source of the map information, no firm or agency names are shown including SEDES, but appropriate references are made in the text or referred to in the section of the report.

Page 8:

The last sentence in paragraph one and the entire fourth paragraph have been eliminated in the revised Draft report.

Page 13:

The main issue in this comment is the recommended grading of driveways as part of the original site grading.

One of the most serious problems affecting development of moderate to steep slopes is the grading for vehicular access to individual sites. This problem can be seen in many developments throughout San Luis Obispo County. Often times there is more severe grading involved for driveways than roads.

As is stated in the report, the main road for this project is generally designed with as good an alignment as possible. However, as Map 4, Grading Impacts, indicates 20 parcels may have moderate to severe grading impacts. Much of these potential impacts are directly related to providing vehicular access. The project developers should be required to resolve these problems rather than placing the responsibility on individual owners of each parcel. It should be noted that the access grading recommended in this report will unveil a more complete picture of the project's grading impacts. Most likely the grading could also be achieved more economically when the large earthmoving equipment is still on-site and before road paving and underground utilities are in the way of construction. Erosion control measures such as hydroseeding could be extended to include the driveways.

Page 14:

The main issue in this comment is that the mitigation measure proposed was already incorporated in the report.

It can be anticipated that there may be some relationship between work that is proposed to be done in the Development Plan and mitigations in the environmental impact report. However, the mitigation measures in most cases are more specific.

Immediately replanting with native vegetation is not enough. Many natives have very little effect on erosion control; others would not survive on this site. Planting of erosion control grasses and shrubs and application of sufficient irrigation water to germinate the seed and start its growth before the rainy season is recommended in the report.

Page 18:

In regards to geologic mitigations, the report does state that construction is not planned on slopes that are potentially unstable. In other regards, the comment is correct.

Page 26:

See revised Draft for changes.

Page 39:

In regards to the use of words such as "considerable" and"maximum", it would not significantly alter the content of the paragraph to eliminate these words.

This comment is concerned with development on the prominent knoll west of See Canyon Road. It is envisioned that a home or homes would be constructed on the top of the hill if the development plan is approved. The See Canyon Valley portion of the site has been specifically noted in the San Luis Bay Planning Area as presently possessing residential/agricultural character,and that that character should be retained. A house or

houses on top of the knoll could detract from this character irrespective of the development on the adjacent hills.

Page 46-48:

The main issue of this comment regards the allowed number of units on the eastern portion of the site. Since the applicant proposed a cluster development, the test for compliance with the Land Use Ordinance was applied resulting in 21 allowable lots in Area B (see below).

> "Slope, Average. The characteristic slope over an area of land, expressed in percent as the ratio of vertical rise to horizontal distance. In any cluster development (see Section 22.04.036) or where the average size of proposed new parcels exceeds 10 acres, average slope is to be determined for the entire site and does not need to be determined for each proposed parcel. In all other cases, average slope is to be determined based on the most accurate available topographic information for each proposed new lot." (Taken from County Land Use Ordinance)

Page 53:

In regards to retaining the production potential of the best soils, it is agreed that the proposed project has the potential of accomplishing this goal. However, building sites were not specified; therefore it was determined that reinforcing the concern for preserving agricultural land in the mitigation measures was warranted.

Page 59:

The main issue of this comment has to do with the need for a more detailed water study. Although the Technical Appendix included an excellent hydrogeologic report on the potential water supply and water quality, it did not discuss details related to transmission, storage, and distribution. The impacts section on water supply identifies the potential impacts from these items.

Page 60:

Phasing of the project to monitor the evapotranspiration systems is the main topic of this comment. Since the Development Plan indicates no controls over the construction sequence of individual lots, it can not be determined what rate of construction will occur. Based on other projects, it can be assumed that development will occur in a random pattern over the site. This pattern

would not lend itself to either project termination or a community sewer system if the evapotranspiration systems are not successful.

Page 68:

The housing element is the primary concern in this comment. The basis for the statements in the report are the apparent conflict between the Development Plan text and the Preliminary Development Plan. The text generally reaffirms the intentions of the 1972 Housing Element to provide housing for moderate and middle income families. However, the Plan apparently makes no provisions for this group. The housing document presently in force strongly encourages the provisions of housing at reasonable prices for all economic groups. Minor modifications to the Housing sections are included in the Draft EIR.

Page 72:

In regards to noise, the environmental impact report simply identifies the conflict between the Development Plan text and the Preliminary Development Plan. The environmental impact report is correct in expressing concern for noise levels on lots that are adjacent to San Luis Bay Drive. The Development Plan text states on page 74 that development in the more level areas nearest the public roads will be the most severely impacted by traffic-generated noise.

Page 84-89:

These comments are a discussion of the pros and cons of the alternatives to the proposed project prepared by the environmental consultant as part of the draft environmental impact report and two additional alternatives prepared by the applicant as part of the public comments.

Basically, the proposed alternatives are considered unacceptable by the applicant because they do not provide the number of units the applicant desires. Additional concerns include lot size, community sewer system, affordable housing and feasibility.

First, the number of lots in the cluster development are the allowable number. It is not the intent of the environmental impact report to propose alternatives that are not allowable in the LUE/LUO. The lot sizes are also

within the allowable size specified in the LUE/LUO.

The applicant has not provided their feasibility study to illustrate the financial difference between individual evapotranspiration systems and a small scale community sewer system.

The comment is incorrect regarding housing. The adopted 1972 Housing Element does include policy statements regarding providing reasonably priced housing. These policies are not requirements.

For the purpose of this report the applicants alternatives have been identified with the letters E - Cluster Subdivision and F - Rural Residential Subdivision. An analysis of these proposals is included in the Alternative Section of the Revised Draft.

The following are responses to the comments submitted by the Coastal San Luis Resource Conservation District.

Generally this letter is favorable regarding the project and the Environmental Impact Report.

The word "flood" has been added to the last sentence of the environmental impact section of page 25.

The comments regarding the disposal of animal wastes emphasize the need for constant and competent operation and maintenance.

The potential pollution of waterways with animal wastes could be a significant impact of the proposed project. Control of animal wastes is a greater problem on steeply sloping land than on more level land.

The following are responses to the comments submitted by the Department of Public Health: Water Supply:

In regards to the recommendation to secure a Lopez water allotment as a backup to the proposed well water supply, if an allotment is possible such an agreement may be desirable. However, the calculated yield appears to exceed the demand enough to make the allotment unnecessary. Reducing the units by a safer margin may be more desirable.

Sewage Disposal:

The applicant has agreed to the requirement that all evapotranspiration will be specially engineered on a lot by lot basis as part of the conditions of approval for construction of each home.

Solid Waste:

The comment is primarily concerned with the sanitary disposal of construction wastes. This item can be considered added to the mitigation measures.

The following is a response to the comments submitted by Donald Shetters:

The land owner concerns have resulted in a revision to the two additional alternatives which show that his property is not part of the project site.

The following are responses to the comments submitted by the Department of Transportation:

The first comment that requires a response is in regards to a need for equestrian trails adjacent to San Luis Drive and Ontario Road. These trails would be a desirable addition to the project where they could be accommodated. In the San Luis Bay section of the LUE, "equestrian trails have developed on an informal basis, where they exist." This site could afford an opportunity for trails if designed in the planning stage of the project.

The last comment in the letter has to do with future traffic impacts. This concern is responded to in the letter from the San Luis Obispo Engineering Department.

The following is a response to the comments submitted by the Avila Valley Advisory Council:

No response is necessary.

The following are responses to the comments submitted by the San Luis Obispo County Engineering Department - Memo from James Granflaten:

Page 30: No response is necessary.

Page 26:

The mitigation measure to excavate the marshy area along Ontario Road should have read, "possibly, formulate ...." No other siltation basin area within the

site appears available for this drainage without removing significant vegetation. The area specified has filled with sediment and no longer functions as a siltation basin.

Page 30:

In regards to avoiding all sedimentation of creek beds on and off-site, the engineering department recommends that this requirement be eliminated or revised to be more reasonable.

Erosion and sedimentation is a natural process and it is not recommended that the project stop this natural process. The mitigation measure was referring to additional erosion and sedimentation due to the construction of the proposed project. Controlling erosion was a key concern of wildlife and agricultural consultants and was also specified in the development plan. The statement should make it clearer that the project should include erosion and sedimentation controls that will not increase the natural rate.

The following are responses to the comments submitted by the Planning Department:

There are no responses necessary in regards to the project description and data base.

In regards to the project alternatives, it is felt that the alternatives discussed include the options mentioned.

The following are responses to comments regarding the traffic portion of this EIR:

The traffic portion of the EIR has required an extension of time for the completion of this report. The following is the sequence of work. As the dates indicate, certain steps took longer than others to complete.

1. Traffic Report -- Bassi Ranch Development by William Heath, Jr., P.E. dated April 27, 1980.
2. EIR review by Engineering Consultant, Garing, Taylor & Associates, Inc. Undated.
3. Meeting with Engineering Consultant and SEDES, May 28, 1981.
4. EIR supplemental review by Engineering Consultant, Garing, Taylor &

Associates, Inc., dated June 4, 1981.

5. Submittal of Draft EIR June 16, 1981.

6. Memorandum from John Wallo, County of San Luis Obispo Traffic Engineer, to John Wallace, County of San Luis Obispo Office Engineer, dated September 17, 1981.

7. Supplemental Traffic Report -- Bassi Ranch Development by William Heath, Jr., P.E. dated January 26, 1982. This report is included in the Appendix pages A15-A27.

8. Message from County of San Luis Obispo Engineering Department to Ellen Rognas, Environmental Coordinator, dated March 16, 1982.

9. Response to Comments by SEDES, April 9, 1982.

This extensive process has revealed the following main traffic issues:

1. What effect will this project along with all others that may eventually use the surrounding roads have on their level of service (LOS)? The conclusion is that the LOS for San Luis Bay Drive could deteriorate from LOS B to LOS D or E under peak traffic conditions. The cumulative impact is therefore severe, with or without the Bassi Ranch Development. Widening San Luis Bay Drive to 40 feet with 12 foot lanes and 8 foot shoulders would be a desirable, if not essential, mitigation measure. This measure would provide space for disabled vehicles and bicyclists.

2. What effect will Bassi Ranch traffic entering and exiting the project have on the flow of traffic on San Luis Bay Drive? A combination of sight distance problems and high traffic levels will result in significant traffic impacts in the future. As a mitigation measure the 300± feet distance between the existing Avila Valley Drive and the proposed access drive to Bassi Ranch should be used as a left turn lane for eastbound traffic.

The traffic section of the Draft report has been updated to include the information requested by the County of San Luis Obispo Engineering Department and recommendations contained in the Supplemental Traffic Report by William P. Heath, Jr.

According to the March 16, 1982 message from the County of San Luis Obispo Engineering Department, their initial concerns have been resolved by the Supplemental Traffic Report.

Finally, regarding why the Initial Traffic Report was not included in the Draft EIR:

The applicant submitted a bound, 105-page Technical Supplement containing all their consultant reports. This supplement, which included the initial traffic report, was identified in the reference section of the EIR. It is available in the County Environmental Coordinator's Office for review. It was determined that reproduction of the Traffic Report and other reports in the Technical Supplement would be an added expense that would not be necessary since the reports are available at the Environmental Coordinator's Office.