

(ENDORSED)
FILED

DEC 29 1999

COUNTY OF SAN LUIS OBISPO
NOTICE OF DETERMINATION AND
MITIGATED NEGATIVE DECLARATION

For Official Use Only (mj)

JULIE L. BODEWALD, COUNTY CLERK
By S. L. MILLER
DEPUTY CLERK
ENVIRONMENTAL DETERMINATION NO. ED98-500

DATE: OCTOBER 15, 1999

PROJECT DESCRIPTION

APPLICANT/ENTITLEMENT: Bunnell Tract Map and Development Plan; TR99-2292/S980209U

PLANNING AREA: San Luis Obispo

LAND USE CATEGORY: Residential Rural

LUE COMBINING DESIGNATIONS: Sensitive Resource Area; Geologic Study Area

PARCEL SIZE: Approximately 109 acres

NUMBER AND SIZE OF PROPOSED PARCELS: 13 clustered parcels (ranging in size from 1.1 to 1.3 acres each) and 3 non-buildable, open space parcels of 22.4, 28.4 and 44.5 acres each

LOCATION: On the southwest side of Highway 1, approximately 1/2 mile west of Stenner Creek Road, west of the City of San Luis Obispo

PROPOSED USES/INTENT: A request for a cluster subdivision and to subdivide an approximate 109-acre parcel into: 1) thirteen parcels, ranging in size from 1.1 to 1.3 acres each, for the sale and/or development of each proposed parcel; and 2) three non-buildable, open space parcels of 22.4, 28.4 and 44.5 acres each

APPLICANT: Ray Bunnell; San Luis Obispo, CA

ENVIRONMENTAL SETTING

TOPOGRAPHY:

Nearly level to very steeply sloping

VEGETATION:

Grasses; forbs; oak forest; riparian; grassland; chaparral

SOIL TYPE:

Diablo and Cibo clays; Lodo clay loam

SOIL CHARACTERISTICS:

Poorly drained; moderate to high erodibility; high shrink-swell potential; may present some limitations to the percolation of sewage effluent due to shallow depth to bedrock and/or excessive slopes

GEOLOGIC HAZARDS:

Moderate landslide potential; low to moderate liquefaction potential

FIRE HAZARD:

High

WATER:

On-site well (Bridle Trail Water System)

SEWAGE DISPOSAL:

On-site septic systems

EXISTING USES:

Single-family residences; grazing; equestrian facility

SURROUNDING USES:

Grazing; single-family residences; open space

ADDITIONAL INFORMATION

Additional information pertaining to this environmental determination may be obtained by contacting the Department of Planning and Building - Environmental Division, County Government Center, Room 310, San Luis Obispo, CA 93408-2040, (805) 781-5600.

STATEMENT OF FINDINGS

The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Sections 21108, 21151 & 21167) is proposed.

ACTION TAKEN

On November 15, 1999, the San Luis Obispo County Board of Supervisors/Planning Commission Staff, having considered the Environmental Coordinator's action approved/denied this project.

A copy of the Mitigated Negative Declaration is available for review from the San Luis Obispo County Clerk, 1144 Monterey Street, Suite A, San Luis Obispo, CA 93408-2040.

California Department of Fish and Game
CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

PROJECT TITLE & NUMBER: BUNNELL TRACT MAP & DEVELOPMENT PLAN; ED98-500
(S980209T/TR99-2292)

Project Applicant

Name: Mr. Ray Bunnell
Address: 141 Suburban Road
City, State, Zip Code: San Luis Obispo, CA 93401
Phone #: (805) 541-4675

PROJECT DESCRIPTION/LOCATION: See attached Notice of Determination

FINDINGS OF EXEMPTION:

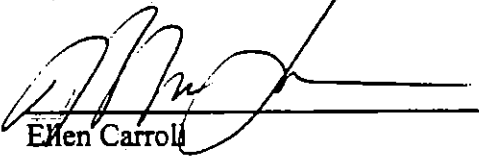
There is no evidence before this agency that the proposed project has the potential for adverse effect on wildlife resources for one or more of the following reason(s):

- () The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.
- () The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.
- () The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.
- () The applicable filing fees have/will be collected at the time of issuance of other County approvals for this project. Reference Document Name and No. _____
- (✓) Other: the project has been designed to avoid significant wildlife habitat based on an environmental constraints analysis which included biological and botanical resources

CERTIFICATION:

I hereby certify that the lead agency has made the above findings of fact and that, based upon the initial study and the hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

FOR


Ellen Carroll
Environmental Coordinator
County of San Luis Obispo

Date October 15, 1999

COUNTY OF SAN LUIS OBISPO

INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

Project Title & No. BUNNELL TRACT MAP & DEVELOPMENT PLAN;ED98-500
(S980209T/TR99-2292)

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project. Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Div., Rm. 310, Co. Govt. Center, San Luis Obispo, CA, 93408 or call (805) 781-5600.

Initial Study Reference and Agency Contacts: The following reference materials are used in the environmental review for each project and are hereby incorporated by reference into the Initial Study.

- | | |
|--|---|
| • Project File for the Subject Application | • Archaeological Resources Map |
| • County General Plan (Inland & Coastal) | • U.S. Soil Conservation Service Soil Survey for SLO County |
| • County Land Use Ordinance | • Flood Hazard Maps |
| • Area of Critical Concerns Map | • Other special studies, reports and existing EIRs as appropriate |
| • Fire Hazard Severity Map | • Airport Land Use Plans |
| • Natural Species Diversity Database | |
| • Areas of Special Biological Importance Map | |

In addition to the above, the County Planning or Environmental Division have contacted responsible and trustee agencies for their comments on the proposed project. The following agencies have been contacted (marked with an "X") or have responded (marked with "XX"):

- | | |
|---|--|
| <u>X</u> County Engineering Department | <u> </u> CA Department of Fish and Game |
| <u>XX</u> County Environmental Health Division | <u> </u> CA Department of Forestry |
| <u>X</u> County Planning Division | <u>XX</u> CA Department of Transportation |
| <u>XX</u> County Agricultural Commissioner's Office | <u> </u> Regional Water Quality Control Board |
| <u> </u> County Airport Manager | <u> </u> CA Coastal Commission |
| <u> </u> Airport Land Use Commission | <u> </u> US Fish & Wildlife Service |
| <u> </u> Air Pollution Control District | <u>XX</u> City of San Luis Obispo |
| <u> </u> County Sheriff's Department | <u>XX</u> Other <u>Sierra Club</u> |

Checklist Identification of Mitigation for Potential Impacts: The checklist provides the identification and summary of the project's potential environmental impacts. Where potential impacts require mitigation, the following list of mitigation explains how the identified potential environmental impacts can and will be avoided or substantially lessened:

- A. The project has been changed to avoid or substantially lessen environmental impacts. Where changes require explanation, the change(s) will be discussed in the Special Environmental Considerations section or attached material following the checklist.
- B. The project is subject to standards and requirements of the Land Use Element/Land Use Ordinance and/or other County ordinances that include provisions to avoid or substantially lessen environmental impacts. These provisions are requirements that must be incorporated into the project.
- C. The project is subject to state and/or federal regulations, laws and/or requirements that include provisions to avoid or substantially lessen environmental impacts. The project must incorporate the above provisions to be in compliance with Federal or State law.
- D. A special mitigation plan to avoid or lessen environmental impacts has been agreed to by the applicant. This will be noted on the checklist and, if necessary, discussed in an attachment to the checklist.

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1=Potentially Significant Impact 2=Impact Can & Will be Mitigated 3=Insignificant Impact 4=Not Applicable
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I. BIOLOGICAL RESOURCES

- | | 1 | 2 | 3 | 4 |
|--|-----|-----|-----|-----|
| A. Wildlife | () | () | (✓) | () |
| * B. Vegetation | () | (✓) | () | () |
| * C. Habitat Area | () | (✓) | () | () |
| D. Rare and/or Endangered Species | () | () | (✓) | () |
| E. Unique or Fragile Biotic Community | () | () | (✓) | () |
| F. State Area of Special Biological Importance | () | () | (✓) | () |
| G. Riparian/Wetland Area | () | () | (✓) | () |
| H. Other: _____ | () | () | () | () |
- * Mitigation: A ___ B ___ C ___ D X
- * (✓) Developer's Statement; () Agency Response _____
- * (✓) See Special Environmental Considerations
- () See file document: _____

II. DRAINAGE, EROSION AND SEDIMENTATION

- | | | | | |
|--|-----|-----|-----|-----|
| A. Increased Storm Water Runoff | () | () | (✓) | () |
| * B. Erodible Soils/Erosion | () | (✓) | () | () |
| C. Poorly Drained Soils | () | () | (✓) | () |
| * D. Sedimentation | () | (✓) | () | () |
| E. Contributes to Existing Drainage Problem | () | () | (✓) | () |
| F. Alters Existing Drainage Course or Waterway | () | () | (✓) | () |
| G. Other: _____ | () | () | () | () |
- * Mitigation: A ___ B X [see LUO sec.22.05.036(CZLUO 23.05.036); C ___ D ___
22.05.040(CZLUO 23.05.040)]
- * (✓) Developer's Statement; () Agency Response _____

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

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3=Insignificant Impact
4=Not Applicable

III. GEOLOGICAL HAZARDS/SITE ALTERATION

- | | 1 | 2 | 3 | 4 |
|--|-----|-----|-----|-----|
| * A. Landslide Hazard | () | (✓) | () | () |
| B. Seismic Hazard | () | () | (✓) | () |
| C. Topographic Alteration; Grading for
Buildings ✓, Driveways ✓, Roads____, Other____ | () | () | (✓) | () |
| D. Soil Expansion | () | () | (✓) | () |
| * E. Steep Slopes | () | (✓) | () | () |
| * Mitigation: A __ B __ C __ D <u>X</u> (Geologic Study Area combining designation) | | | | |
| * (✓) Developer's Statement; () Agency Response_____ | | | | |
| (✓) Sed./Erosion Control Plan; () Revised Plans; () Designated Bld. Sites | | | | |
| () See file document:_____ | | | | |

IV. WATER RESOURCES

- | | | | | |
|--|-----|-----|-----|-----|
| * A. Groundwater Quantity | () | () | (✓) | () |
| B. Groundwater Quality | () | () | (✓) | () |
| C. Surface Water Quantity | () | () | (✓) | () |
| D. Surface Water Quality | () | () | (✓) | () |
| E. Stream Flow Change | () | () | () | (✓) |
| F. Change to Estuarine Environment | () | () | () | (✓) |
| G. Other:_____ | () | () | () | () |
| Mitigation: A __ B __ C __ D __ | | | | |
| () Developer's Statement;_____ | | | | |
| * (✓) See Special Environmental Considerations (Water Resources) | | | | |
| () See file document:_____ | | | | |

V. POLLUTION

- | | | | | |
|--|-----|-----|-----|-----|
| A. Hazardous Materials | () | () | (✓) | () |
| B. Groundwater Pollution | () | () | (✓) | () |
| C. Surface Water Pollution | () | () | (✓) | () |
| D. Increase in Existing Noise Levels | () | () | (✓) | () |
| E. Exposure of People to Severe Noise Levels | () | () | (✓) | () |
| * F. Substantial Air Emissions | () | (✓) | () | () |
| * G. Deterioration of Ambient Air Quality | () | (✓) | () | () |
| H. Creation of Objectionable Odors | () | () | (✓) | () |
| * Mitigation: A __ B __ C __ D <u>X</u> | | | | |
| (✓) Developer's Statement;_____ () Agency Response_____ | | | | |
| (✓) See Special Environmental Considerations | | | | |

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1=Potentially Significant Impact
2=Impact Can & Will be Mitigated
3=Insignificant Impact
4=Not Applicable

VI. TRAFFIC

	1	2	3	4
A. Increase in Vehicle Trips	()	()	(✓)	()
B. Reduced Levels of Service on Existing Public Roadways	()	()	(✓)	()
* C. Limited or Unsafe Access	()	(✓)	()	()
* D. Creates Unsafe Conditions on Public Roadways	()	(✓)	()	()
E. Area wide Traffic Circulation	()	()	(✓)	()
F. Internal Traffic Circulation	()	()	(✓)	()
G. Other: _____	()	()	()	()

Mitigation: A ___ B ___ [see Co. Code Title 13.01.010-.060; C ___ D X
_____ Circulation Fee]

- * (✓) Developer's Statement; (✓) Agency Response Cal Trans
- * (✓) See Special Environmental Considerations
- () See Document in file _____

VII. PUBLIC SERVICES

A. Fire Protection Services	()	()	(✓)	()
B. Police/Sheriff Services	()	()	(✓)	()
+ C. Schools	()	(✓)	()	()
D. Community Wastewater	()	()	()	(✓)
E. Community Water Supply	()	()	()	(✓)
F. Solid Waste Disposal	()	()	(✓)	()
* G. Onsite Wastewater	()	()	(✓)	()
* H. Onsite Water	()	()	(✓)	()

+ Mitigation: A ___ B X (School Fee) C ___ D ___

- () Developer's Statement; () Agency Response _____
- * (✓) See Special Environmental Considerations (Wastewater Treatment & Water Resources)

VIII. AESTHETIC/CULTURAL RESOURCES

* A. Visual Impact from Public Roadway	()	(✓)	()	()
* B. Increased Light or Glare	()	(✓)	()	()
* C. Alters Important Scenic Vista	()	(✓)	()	()
D. Archaeological Resources	()	()	(✓)	()
+ E. Historic Resources	()	()	(✓)	()

Mitigation: A ___ B ___ C ___ D ___

- * (✓) Developer's Statement; () Agency Response _____
- * + (✓) See Special Environmental Considerations
- () See reports in file: _____

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1=Potentially Significant Impact
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4=Not Applicable

IX. HOUSING AND ENERGY

- A. Creates Substantial Demand for Housing () () (✓) ()
B. Uses Substantial Amount of Fuel or Energy () () (✓) ()
C. Encourages Growth Beyond Resource Capacities () () (✓) ()
D. Other: _____ () () () ()

Mitigation: A ___ B ___ C ___ D X

() See attached exhibit(s): () Developer's Statement _____ () Agency Response _____

() See Special Environmental Considerations

() See Document in file _____

X. AGRICULTURAL/MINERAL RESOURCES

- A. Eliminates Valuable Mineral Resources () () (✓) ()
B. Prime Agricultural Soils () () (✓) ()
* C. Conflicts with Existing Agricultural Area () () (✓) ()
D. Change from Agriculture to Other Uses () () (✓) ()
E. Other: _____ () () () ()

* Mitigation: A ___ B ___ C ___ D X

* (✓) Developer's Statement; () Agency Response _____

* (✓) See Special Environmental Considerations

() See attached exhibit(s): _____

XI. GROWTH INDUCING/CUMULATIVE EFFECTS

- A. Growth Inducing Effects () () (✓) ()
* B. Precedent for Change in Area Land Use () () (✓) ()
C. Cumulative Effects: _____ () () (✓) ()
D. Other: _____ () () () ()

Mitigation: A ___ B ___ (School Fee, Countywide Fee) C ___ D ___

() See attached exhibit(s): () Developer's Statement; () Agency Response _____

() See Special Environmental Considerations

() Document in File: _____

* (✓) See Project History/Background

SPECIAL ENVIRONMENTAL CONSIDERATIONS

BUNNELL TRACT MAP & DEVELOPMENT PLAN;ED98-500 (S980209T/TR99-2292)

Project Description

The project is a request for a cluster subdivision which will result in thirteen residential parcels ranging from 1.1 to 1.3 acres each and three open space lots of 22.4, 28.4, and 44.5 acres each on a 109 acre parcel. The project site is within the Residential Rural land use category and is located on the southwest side of Highway 1, approximately ½ mile west of Stenner Creek Road, west of the City of San Luis Obispo.

Environmental Review

During the Initial Study for the project, the issues of agricultural resources, air quality, biological resources, drainage/erosion/sedimentation, geologic hazards, traffic, and visual resources were identified as being potentially significant. Each of these issue areas was further evaluated, and where necessary, mitigation was developed and incorporated into the project to reduce the impacts of each issue to a level of insignificance, thereby allowing the project to qualify for a Mitigated Negative Declaration (per CEQA Guideline Section 15369.5).

AGRICULTURAL RESOURCES

The project site is currently being, and has historically been, used for grazing of cattle and horses. The majority of the site is comprised of Class IV to VII soils well suited for grazing. A small portion of the site (approximately 5 acres) located near the proposed southern end of Paseo de Caballo (the new road accessing the project) is considered Class II and III soils. This small area could be utilized for some intensified agriculture (e.g. row crops). Because the project did not include using this area for intensified agriculture, the County suggested three home sites be sited here because existing topography and vegetation would screen the structures from Highway 1. Conversely, the City of San Luis Obispo requested (as part of the sale agreement for Bishop Peak) that this area not be developed with structures because they would not be consistent with the Ferrini open space. In accordance with the agreement with the City, the applicant is not proposing any residential structures in this area. Paseo de Caballo is the only development proposed in this area as part of this project.

AIR QUALITY

The development of the infrastructure (access roads, utility trenching, etc.) for the project will result in short term air quality impacts. To minimize these impacts, the applicant has agreed to several standard construction practices to control fugitive dust. These methods include watering, hydroseeding, and covering truck hauling soil, sand, or other loose materials.

BOTANICAL RESOURCES

The project, as proposed, will not result in direct impacts (i.e. removal) to native vegetation. However, indirect impacts (root zone impacts, trimming, etc.) may occur. In an effort to reduce the cumulative effects of several indirect impacts of the project, the applicant has agreed to implement mitigation to protect existing native vegetation.

A *Native Vegetation Survey* will be submitted by the applicant prior to the issuance of construction permits. The Survey will consist of a list of all types and sizes of native vegetation to be adversely affected by the project. It will also include methods of replanting, monitoring, and verification that the original number of replacements is living after three years.

The site contains a few small wetlands. These wetlands areas will be avoided during development.

DRAINAGE, EROSION, & SEDIMENTATION

The applicant, and future landowners, are responsible for submitting Drainage, Erosion, and Sedimentation Plans pursuant to the Land Use Ordinance (LUO). These plans will be reviewed for their consistency with the LUO and to make sure that areas to be graded are effectively controlled for erosion. The intent of the erosion control is to keep the soil in place and not allow the movement of soil into drainages or wetlands. This is accomplished by covering the graded areas with straw and/or hydroseeding and maintaining a vegetative cover.

GEOLOGIC HAZARDS

Seven of the thirteen proposed residential parcels are within a Geologic Study Area (as defined on the County land use category maps). In an effort to ensure that grading and structural contractors have taken this information into consideration, a Geologic Report will be required for each of these lots prior to the issuance of construction permits. The focus of the reports will be on significant adverse geologic features of each site and how the project could be designed or moved to avoid or reduce the effects of these potential hazards.

TRAFFIC

The project proposes to access the project from Highway 1. The road running through the proposed lots (Paseo de Caballo) accesses Highway 1 in two places. One of the access points is the existing road leading into the equestrian area at the northwestern end of the property. A left-turn pocket exists in this location. Paseo de Caballo will begin in this location, veer south off the existing equestrian driveway, pass through the new residential cluster area near the existing ponds, and then head east and return to Highway 1.

The other access point (the south end of Paseo de Caballo) is approximately 3/4 mile southeast along Highway 1. This second access point, which is also the southern end of the proposed Paseo de Caballo, is currently used for agricultural access to the southern portions of the ranch. This access point does not have a left-turn pocket. In an effort to reduce the potential for unsafe traffic conditions at the southern access point, a physical barrier will be erected on the highway to prevent vehicles traveling north from turning across the southbound traffic lanes into the project. Only southbound vehicles will be able to enter at this southern entry point (both southbound and northbound vehicles can enter at the northern access point).

VISUAL RESOURCES

The project site has been the subject of several visual studies in the last nine years. The most recent visual study was performed in 1995 (County Planning) and became part of the Bunnell Constraints Analysis (Appendix A of the San Luis Obispo Area Plan Environmental Impact Report; 1996). This Constraints Analysis evaluated visual resources, geologic resources, botanical resources, and slope. The Constraints Analysis used a high, moderate, and low rating system for resource protection. The proposed cluster of residential parcels was designed using the constraints map generated from the Constraints Analysis. The majority of the proposed residential parcels are located within the "low" constraints area (see Graphic). This means that although these parcels are visible from the highway, they have been determined to be the least visible portions of the property (taking into consideration all other constraints; including the applicant's agreement with the City).

Based on previous research on the property, it has been found that individual residences could be sited such that existing topography and/or vegetation could screen the structure from the highway. However, the County recognizes that not all houses could be screened using existing topography or vegetation and that the project as a whole may result in significant adverse visual impacts. In an effort to address the potential adverse cumulative effects of the project, the County requested that the applicant submit a set of Development Standards for each individual parcel and the project as a whole. These Standards include measures to control the architectural style, height restrictions, the form and massing of residences, building materials and colors, fences and walls, and landscaping. The purpose of these Standards, from the County's perspective, is make the entire cluster blend with the natural environment to the greatest extent feasible when viewed from Highway 1.

In addition to the Development Standards prepared and submitted by the applicant, the applicant has

agreed to mitigation measures to further reduce the possibility of the project resulting in adverse cumulative visual impacts. These measures include site cross-sections (to show the relationship between the height of the residence and the surrounding topography), elevations, a color board (focusing on colors compatible with the natural environment), and landscaping. Each of these measures will be implemented at the time of application for each individual land use permit on all thirteen residential parcels.

Lastly, this portion of Highway 1 has recently been designated as Scenic with the State of California. This designation does not affect the approach of visual resource review because the state uses existing local ordinance to implement protection of the Scenic Highway Program. In other words, the existing Sensitive Resource Area Standards found in the San Luis Obispo Area Plan of the County General Plan are the tools used to protect the visual resources found on the subject property. The incorporation of the Development Standards and the mitigation measures found in the Developer's Statement of the Mitigated Negative Declaration into the project description will make the project consistent with the goals and intent of the Morros SRA in this area.

Other Issues

WATER RESOURCES

The applicant proposes to develop a community water system for the project. The "Bridle Trail Water System" will be comprised of several on-site wells and at least one storage tank. The applicant has submitted information indicating that the existing wells will produce adequate water for the project and fire suppression. As a standard measure, the applicant will be responsible for proving to the Health Department that the system is capable of providing water for the project prior to final map approval.

WASTEWATER TREATMENT

The applicant proposes that each residential parcel use a septic tank and leach field disposal type system. The Health Department required that the applicant perform percolation tests on each parcel prior to approval. The County Planning Department went one step further by asking that "perc" tests be submitted prior to acceptance. Staff asked for this information early because the location of each residential parcel is critical when evaluating biological and visual resources and staff wanted to verify that the proposed location of each parcel was appropriate from a wastewater treatment perspective.

The results of the "perc" tests showed that each parcel has adequate soils to utilize a septic tank and leach field type of disposal system.

HISTORIC RESOURCES

In 1996, the Board of Supervisors approved the update to the San Luis Obispo Area Plan of the County General Plan. With that approval, the "Mail Pouch Tobacco Barn" on the subject property

was designated as an historical structure. This barn is located near Highway 1 approximately half way between the two access points into the project. A separate access point exists at the barn. Two residences also exist in this area, and all are on a separate 30.6 acre parcel.

This designation includes the structure itself and the area around the barn out to a radius of approximately 200 feet. The barn, as with many historic structures in the county, is in need of restoration. However, the development of this proposal does not impede in any way any potential future restoration of the barn. The nearest proposed residential cluster parcel to this historic area is approximately 500 feet away. The proposed project should not result in adverse impacts to the barn.

PRECEDENT SETTING/CUMULATIVE IMPACTS

The issue of precedent setting is dependent on how many existing properties in the Morros area are similar to the applicant's property. If there are several properties similar, a potential for an adverse precedent exists (if the proposed project was to result in adverse effects). On the other hand, if only a handful of properties in the area are similar to the applicant's, the possibility that approval of this project will set an adverse precedent is small or negligible. Based on research by staff, only a small number of parcels are of a similar size, zoning, and configuration as the subject parcel in the Morros area. Additional items that should be considered for "similarity" are proximity to scenic Highway 1, the total acreage overlain with combining designations (SRA, GSA, etc.), and the existence of the top of a Morro being part of the subject property. Because such a small number of similar parcels exists, staff concludes that the potential for an adverse precedent is negligible and insignificant for this project.

The issue of precedence also rests on whether the results of the project are positive or negative. As part of the process, a 108 acre piece of property has been purchased by the City for open space for public use in perpetuity. This aspect of the project is considered to be a positive result. Similarly, the majority of the 109 acre site will also be preserved in open space. On the other hand, the entire ranch (all 278 acres) was zoned Agriculture prior to the 1996 update of the SLO Area Plan. In Agriculture, the total number of residences that could have been developed on the four parcels was eight. With the zoning change that occurred in 1996 from Agriculture to Residential Rural, the total number of residences that could be developed was converted to seventeen (4 existing and 13 proposed). This zoning change results in an increase of nine residences. The previous density under Agriculture was approximately one residence/35 acres. The proposed density under Residential Rural is one residence/10 acres.

Approximately 10% of the total property (all 278 acres) will be developed as a result of this project ("developed" here is defined as residences, roads, barns, etc.). With 90% of the subject property preserved in open space (both public and private), staff concludes the project does not set an adverse significant precedent.

Based on the evidence in the record, the analysis of the impacts, and the mitigation measures incorporated into the project description, the project qualifies for a proposed Mitigated Negative Declaration.

OCTOBER 7, 1999

DEVELOPER'S STATEMENT FOR
BUNNELL TRACT MAP & DEVELOPMENT PLAN;
ED98-500 (TR99-2292/S980209U)

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

AGRICULTURAL RESOURCES

1. *Prior to transfer of ownership of the parcels created by this subdivision*, the applicant shall disclose to prospective buyers, of all parcels created by this project, the consequences of residing near existing and potential future agricultural operations on adjacent parcels including, but not limited to: dust, noise, odors and agricultural chemicals and the County's Right to Farm and Leash Ordinances currently in effect at the time said deed(s) are recorded.

Monitoring: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator and the Agricultural Commissioner.

AIR QUALITY

2. *At the time of issuance of grading permits or improvement plans*, the applicant agrees to implement standard construction practices relative to the reduction of fugitive dust emissions (PM10 particulates). These measures include, but are not limited to:
 - a. All material excavated or graded for the proposed project shall be sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice a day with complete coverage, preferably in the late morning and after work is done for the day. Increased watering shall be required whenever wind speeds exceed 15 mph.
 - b. Exposed ground and disturbed areas not planned for activity for one month or more shall be hydroseeded and watered regularly such that ground cover is established on a temporary basis.
 - c. All soil stockpiles shall be covered or sprayed with water as needed.
 - d. All trucks hauling soil, sand, or other loose materials shall be covered or shall maintain at least two feet of freeboard.

Monitoring: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator and the Air Pollution Control District.
--

BOTANICAL RESOURCES

3. ***Prior to the issuance of construction/grading permits***, the applicant shall submit evidence (e.g. photographs) that every native tree or group of native vegetation within 50 feet of any grading activity has been surrounded with orange barrier fencing. The barrier shall be a minimum of 4 feet high and be attached to something strong enough to last the length of the project and withstand minor impacts from construction equipment (e.g. metal T-posts), and remain in place until all grading activities have been completed. All construction personnel shall be instructed to avoid these fenced areas to the maximum extent feasible.
4. ***Prior to the issuance of construction/grading permits***, the applicant shall submit a *Native Vegetation Survey* for review and approval. The *Survey* shall consist of, but not be limited to:
 - a. a list of all native vegetation (e.g. oak trees, riparian vegetation, wetlands, etc.) directly or indirectly impacted by the development of the project (e.g. roads, utilities, residences, etc.). This list shall contain the total number, species type, and sizes of individual plants (or total square footage, if applicable). All impacts to native vegetation are subject to the following measures:
 1. Native trees slated for removal shall be replaced at a 4:1 ratio (a "tree" is defined here as any tree with a diameter of 6 inches or greater at breast height).
 2. Native trees indirectly impacted shall be replaced at a 2:1 ratio (i.e. indirectly impacted is defined here as 25% or more of root zone disturbed or removed).
 3. Native vegetation (e.g. chaparral or native bunch grass) slated for removal shall be replaced at a 3:1 ratio based on square footage (e.g., if 1000 square feet of chaparral is proposed for removal, 3000 square feet of chaparral would need to be planted).
 4. Native vegetation replaced shall be monitored by a qualified individual. A monitoring report shall be submitted to the Environmental Coordinator for review and approval on an annual basis for a period of three years. The applicant, and any successors in interest, are responsible for maintaining all native vegetation planted as a replacement.
 5. Native individuals or groupings unhealthy or dead after three years (as determined by a qualified individual) shall be replaced so that the total number of individuals or grouping square footage alive at the end of the monitoring is equal to the original replacement number.

Monitoring: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.

DRAINAGE, EROSION, & SEDIMENTATION

5. *Prior to map recordation of the final map or issuance of building permits for individual lot development*, the applicant/lot owner shall submit and agree to implement Sedimentation, Erosion Control, and Drainage Plans per County LUO standards (Section 22.05.036 and 22.05.044), and to have all grading & drainage plans prepared by a civil engineer.

Monitoring: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.

GEOLOGIC HAZARDS

6. *Prior to the issuance of construction permits for lots 2, 3, 4, 5, 11, 12, & 13*, the applicant/landowner shall submit a Geologic Report (pursuant to 22.07.080; Geologic Study Area combining designation) to the Department of Planning and Building for review and approval. The applicant/landowner shall adhere to the recommendations in the Report, as required by the Planning Director.

Monitoring: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.

TRAFFIC

7. *Prior to final map approval*, the applicant shall install a physical barrier along Highway 1 to prevent any northbound traffic from turning left into the site at the southern most entrance. The barrier shall be constructed through an encroachment permit from CalTrans.

Monitoring: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.

VISUAL RESOURCES

8. *At the time of application for Minor Use Permits for the development of each lot*, the applicant/landowner shall submit a Visual Mitigation Plan to the Department of Planning and Building for review and approval. This Plan shall consist of, but not be limited to:
- a. A "through-the-site" cross-section. This cross-section shall show the relationship between

the Highway, the proposed structure, and the surrounding topography as they relate to elevation. This cross-section shall verify that no portion of the structure silhouettes against the sky when viewed from Highway 1.

- b. A set of Elevations. This set shall include the east, north, and south sides of the proposed structure. The maximum height (from average natural grade) shall be shown.
 - c. A Color Board. This shall include all exterior colors and materials. Colors shall be compatible with the natural colors of the surrounding environment (e.g. rock outcrops, vegetation, etc.). Darker, non-reflective, earth tone colors shall be selected for exterior walls, chimneys, and roofing materials.
 - d. A Landscape Plan. This Plan shall be prepared by a qualified individual and include a list of all plants proposed to be planted around the proposed structure (foreground and background vegetation). This Plan shall also describe how all plants will be watered (e.g. drip-irrigation) and maintained until the prescribed screening goal is reached. At a minimum, 50% screening from Highway 1 is to be achieved within five years of the final inspection of construction permit for the structure. This Plan shall be prepared consistent with Section 22.04.186 of the Land Use Ordinance.
9. ***Prior to the issuance of construction/grading permits***, the applicant shall submit a Water Tank(s) Visual Mitigation Plan for review and approval. This Plan shall include a sample of the tank(s) color and the location of landscape screening (both existing and proposed). The intent of this Plan is to reduce the visibility of the tank(s) from Highway 1.

Monitoring: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.



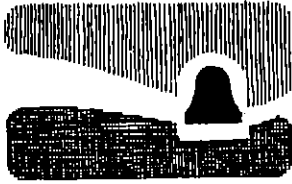
Signature of Owner(s)

OCT 8, 1999

Date

RAY BUNNELL

Name of Owner - Print



city of san luis obispo

990 Palm Street, San Luis Obispo, CA 93401-3249

May 4, 1999

County of San Luis Obispo
Department of Planning and Building
County Government Center, Room 370
San Luis Obispo, CA 93408

Attn: Matt Janssen, South County Team

SUBJECT: County Referral 3-99: Tract 2292, a proposed 16-lot subdivision to create 13 custom home lots at the base of Bishop Peak, adjacent to State Highway One. (Bunnell, S980209).

Dear Matt:

Thank you for the opportunity to comment on this project. I understand Ray Bunnell has proposed a 13-lot residential cluster subdivision on his property near the base of Bishop Peak. The City worked closely with Mr. Bunnell, the County and community members to acquire and preserve 108 acres of open space formerly owned by Mr. Bunnell and located adjacent to this proposed subdivision. Bishop Peak and the Mail Pouch Barn are located here and comprise some of the most visually stunning scenery in the City and County of San Luis Obispo. Consequently, the City has a keen interest in this application as it relates to open space and to understandings between Mr. Bunnell and the City regarding future development in this area. The City has the following comments:

- 1. Future Land Use.** The vesting tentative map shows a 16-lot subdivision with 13 new home sites. The City's 1997 purchase agreement with Mr. Bunnell acknowledges that up to 13 new homes may be built on the property, and that plans to develop four additional homes (for a total of 17) would be abandoned if the open space purchase were consummated. The tentative map appears consistent with these provisions. Three open space lots are shown on the tentative map. The subdivider's statement should describe proposed uses for the open space lots. Lots proposed as open space should be subject to land use limitations consistent with open space preservation: 1) no intensive agricultural activities, 2) grazing, and 3) visitor-serving uses such as a visitor center, wine tasting, food service, lodging, or other similar commercial activities. Staff recommends that an open space management plan be prepared for the property to address land uses, erosion, fencing, and vegetation management.
- 2. Open Space Access Gates.** Up to four gates are allowed on Mr. Bunnell's property to allow private access to the City-owned open space area, with gate locations to be agreed to jointly by Mr. Bunnell and the City. The tentative map/development plan should show the proposed and/or existing locations of open space access gates.
- 3. Water and Wastewater Services.** Water service is proposed to be provided from a "community system", but the agency or company to provide water is not named. The proposed method of sewage disposal is not specified. The subdivider's statement should include this information.



The City of San Luis Obispo is committed to include the disabled in all of its services, programs and activities. Telecommunications Device for the Deaf (805) 781-7410.

4. City General Plan Policies. The site is within the City's Planning Area and designated greenbelt. The following General Plan policies apply:

a) LU 1.7.1 (refers to City General Plan Digest): Greenbelt Open Space Protection.

Within the City's planning area and outside the urban reserve line, undeveloped land should be kept open. Prime agricultural land, productive agricultural land, and potentially productive agricultural land should be protected for farming. Scenic lands, sensitive wildlife habitat, and undeveloped prime agricultural land should be permanently protected as open space. According to the State farmland map, there is no land within the site that is prime, unique or of statewide significance. The City recommends that the three open space lots be configured to create one, contiguous open space lot to preserve wildlife corridors and allow effective management of open space areas.

b) LU 1.7.2: Greenbelt Uses. Appropriate greenbelt uses include: watershed; wildlife habitat; grazing; cultivated crops; parks and outdoor recreation (with minimal land or landscape alteration, building, lighting, paving, or use of vehicles, so rural character is maintained); and home sites surrounded by land of sufficient size and appropriately located with respect to topography and vegetation to maintain the open character. The proposed vesting tentative map appears generally consistent with this policy. Roads should be designed and located to minimize grading and road cuts. A narrower roadway may be possible by reducing the width of the equestrian trail to allow dual use of the road shoulder as a horse trail. Mitigation should address hydroseeding/landscaping of road cuts.

c) LU 1.7.4: Parcel Sizes and Density. The City will encourage the County to create no new parcels within the greenbelt, with the exception of those permitted under the following cluster incentive. Outside of clusters, allowed parcel sizes within the greenbelt should be no smaller, and the number of dwellings allowed on a parcel should be no more, than designated by the 1989 San Luis Obispo County Land Use Element.

d) LU 1.9: Clustering for Open Space Protection: The application form describes this as a cluster subdivision. "Clustering" in this context apparently assumes that the land bought by the City is to be considered part of the out-of-cluster area, rather than the land within the tract but outside the homesites. (The County cluster standards are different from the City's). Lots within the tract boundaries are not clustered contiguously, resulting in a sort of "scatter cluster" development. This layout may increase wildlife impacts due to the scattered homesites extending over a larger area when compared with a layout in which homesites are more or less contiguous, as in a conventional cluster development.

The City's standards for cluster development are as follows

- All new dwellings will be clustered contiguously in accordance with Table 1 (attached).
- The area outside the cluster is permanently protected as open space;
- Agricultural easements are placed on prime agricultural lands outside the cluster.
- Open space is to be preserved either by dedication of permanent easements or transfer of fee ownership to the City, the County, or a responsible, nonprofit conservation organization.
- Areas preserved for open space should include public trail access, controlled to protect the natural resources, to assure reasonable security and privacy of dwellings, and to allow continuing agricultural operations. Public access through production agricultural

land will not be considered, unless the owner agrees.

- Cluster development shall:
 - Be set back approximately 150 feet from public roads;
 - Be screened from public views by land forms or landscaping, but not at the expense of habitat. If the visually screened locations contain sensitive habitats or unique resources as defined in the Open Space Element, avoid development in those areas and instead design the cluster in the form of vernacular farm building complexes, to blend with the traditional agricultural working landscape;
 - Be located on other than prime agricultural land and be situated to allow continued agricultural use;
 - Prohibit building sites and roads within stream corridors and other wetlands, on ridge lines, rock outcrops, or visually prominent or steep hillsides, or other sensitive habitats or unique resources as defined in the Open Space Element; and
 - Preserve historic or archaeological resources.

e) LU 1.7.5: Building Design and Siting. All new buildings and structures should be subordinate to and in harmony with the surrounding landscape. The County should prohibit new structures on ridge lines or in other visually prominent or environmentally sensitive locations, and allowing transfer of development rights from one parcel to another in order to facilitate this policy. Colors and materials should be muted to blend in with their natural surroundings, and native California landscaping should be selected to blend in with the site and to partially screen the structures and graded areas.

Lots 1-5 appear visually prominent due to their elevation on the hillside and slope aspect. In addition, the proposed water tank and road grading to serve the tank may be visually prominent, particularly from the south along Highway One, and will adversely affect visual resources and the property's rural setting. A visual impact study would be appropriate to identify siting and design alternatives to reduce visual impacts of structures and roadways.

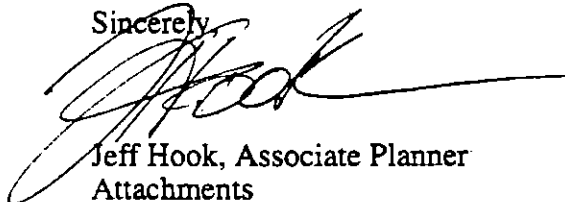
f) LU 1.7.6: Wildlife Habitat. Continuous wildlife habitat --including corridors free of human disruption-- shall be preserved and, where necessary, created.

g) LU 1.7.7: Trees. Significant trees, particularly native species, shall be preserved.

5. **Proposed Lot Lines.** There appears to be a discrepancy in the placement of the lot line above the mobile home (for the 8.2 acre parcel), adjacent to City-owned land.

Thank you for considering the concerns of citizens of the City of San Luis Obispo in reviewing development projects within the San Luis Obispo Planning Area. If you have questions, please call me at 781-7176.

Sincerely,



Jeff Hook, Associate Planner
Attachments

DEPARTMENT OF TRANSPORTATION

50 HIGUERA STREET
SAN LUIS OBISPO, CA 93401-5415
TELEPHONE: (805) 549-3111
TDD (805) 549-3259
INTERNET <http://www.dot.ca.gov/dist05/>



November 30, 1998
5-SLO-001-18.5
Bunnell Ranch

Mr. Jay Johnson
San Luis Obispo County Planning
County Government Center
San Luis Obispo, CA 93408

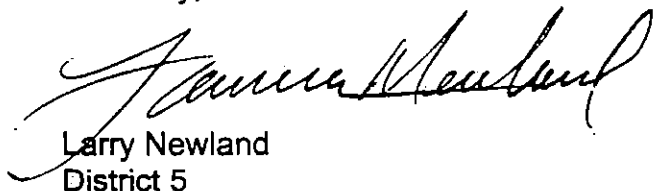
Dear Mr. Johnson:

Caltrans District 5 staff has reviewed the above-referenced document. The following comments were generated as a result of the review:

1. This project should be conditioned to prohibit all northbound vehicles from making a left turn into the development at any point other than the existing entrance (Bridle Ridge Trail), which already provides left turn channelization. As part of the conditions of approval, the project proponent should also be conditioned to install a physical barrier that would prevent northbound bound vehicles from turning left into the project site at any new entrance.
2. A Caltrans encroachment permit will be required for any work conducted within the State Highway right-of-way. For specific information regarding Caltrans encroachment permits please contact Mr. Steve Senet, District Permits Engineer at (805) 549-3206.

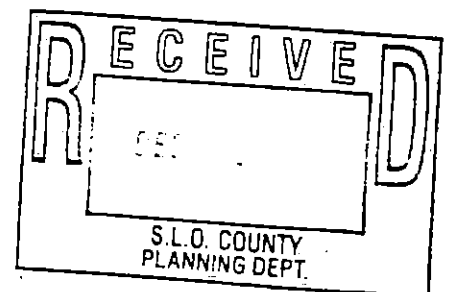
I hope this letter gives your agency a better understanding of Caltrans concerns with respect to this development. Should you have further questions about this letter please contact me at (805) 549-3683. Thank you for the opportunity to comment.

Sincerely,



Larry Newland
District 5
Intergovernmental Review Coordinator

cc: Bryce Dilger, Vaughan Surveys, INC.
SStraight, DHeumann



CDF / SLO COUNTY FIRE DEPARTMENT

General Information 805/543-4244

24 HR. FAX 805/543-6909

635 N. SANTA ROSA • SAN LUIS OBISPO • CALIFORNIA 93405

April 26, 1999

South County Planning Team
SLO Planning
County Government Center
San Luis Obispo, Ca. 93408

Subject: Tract 2292, Bunnell

South County Planners:

I have reviewed the referral for the proposed Tract 2292 located along Highway One north of San Luis Obispo City limits on the east face of the Morros. The project is within a moderate fire severity zone and within 5 minutes response time from the nearest County Fire station. The project and applicant shall comply with the *1994 Uniform Fire Code (UFC) as amended and the Public Resources Code (PRC)*.

BUILDING SETBACKS

The building envelopes shall provide a **minimum 30' building setback** from all property lines, *PRC 4290, Section 1276.01*.

FIRE SAFETY DURING CONSTRUCTION

Prior to final map approval and building construction the community water system, hydrants and access roads shall be established, *UFC Section 902 and 903*.

FIRE FLOW FOR A COMMUNITY WATER SYSTEM

Emergency water supplies shall meet the minimum fire flow requirements identified in the *UFC Section 903 and Appendix III-A*.

An alternative allowing reduced residential fire flow was discussed with the agent for the project during a pre-development meeting. Residential fire flow can be reduced to 500 GPM, with 60, 000 gallons storage, providing all dwellings are protected with a NFPA 13D quick response sprinkler system. This will restrict the opportunity for commercial building projects utilizing the same water system. The following requirements will apply if this alternative is not acceptable to the applicant.



SERVING MANY OF THE UNINCORPORATED AREAS OF SAN LUIS OBISPO COUNTY

Including the communities of:

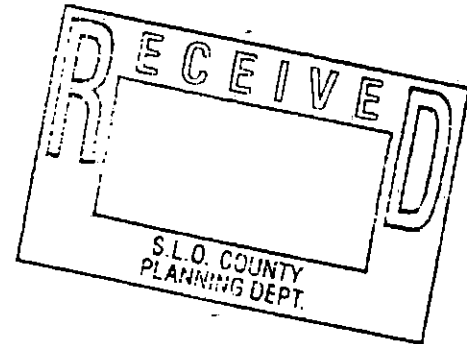
Avila Valley
California Valley
Carrizo Plains

Cholame
Creston
Harmony

Heritage Ranch
Nipomo
Oak Shores

Pozo
Parkhill
San Simeon

Shandon
Simmler



Prior to installation, the applicant shall submit two sets of engineered plans to the County Fire Department for review and approval. The minimum water main size shall not be less than eight (8) inches. Pressures shall not be less than 20 psi, nor more than 150 psi. The project will require several fire hydrants for fire suppression operations. Please note the attached *exhibit #7 for the County Fire Hydrant standard installation*. Each hydrant shall be identified with a blue reflector affixed to the roadway surface.

A minimum of 1000 gallons of water per minute for 120 minutes shall be required for the residential project. Any commercial structures will require 1500 GPM for 120 minutes. The total community water storage for the projects emergency water system is 120,000 or 180,000 gallons. Domestic water storage requirements shall be added to this requirement.

Hydrants shall be located with a maximum normal spacing of 500' feet for residential and 300' feet for commercial. No commercial building shall be located further than 150' feet from a hydrant.

ACCESS ROADWAY

Fire apparatus access roads and driveways shall be provided and maintained in accordance with the *UFC Section 902.1, and SLO County Land Use Ordinance 22.05.086*. The proposed roadways meet or exceed the requirements enforced by the County Fire Department.

The unobstructed driveway width shall be 10 feet from the property line to all structures to be served.

Any commercial projects will require a minimum 20 foot unobstructed fire lane within 150' of any structure.

Access roads shall be named and an approved road sign shall be installed. Mr. Leonard Mansell, 781-5199, can provide County road sign and addressing information and requirements.

VEGETATION CLEARANCE

Project building envelopes shall allow the parcel owner to maintain a minimum of 30' foot clearance around all dwellings and structures on the parcel, PRC 4290, 4291.

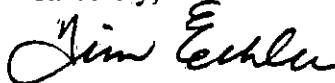
Access roadways and driveways shall provide a minimum 10' foot fuel modification to each side and 13'6" overhead.

SUBDIVISION REVIEW AND APPROVAL

The proposed subdivision will require a final inspection certifying all fire/life safety requirements have been completed prior to the recordation of the final map. To arrange for an office or on-site consultation or inspection please call 543-4244, extension 2220.

If I can provide additional information or assistance please call 543-4244, extension 2122.

Sincerely,

A handwritten signature in cursive script that reads "Tim Eckles".

TIM ECKLES

Fire Captain Specialist

Enclosure

Cc: Ray Bunnell – applicant
Vaughan Surveys – agent
BC 3411
SLO City Fire

April 23, 1999

San Luis Obispo County Planning Department
County Government Center
San Luis Obispo CA 93408
Attn: Matt Jansen

Subject: Bunnell Tract Map S980209T-TR99-2292

Dear Mr. Jansen:

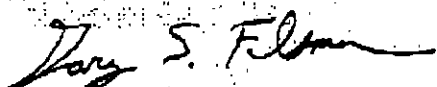
After reviewing the Bunnell Tract Map 2292. It appears there were some inconsistencies with the board's decision to change the zoning of the ranch in San Luis Obispo Area Plan Update.

1. The tract map shows 13 new dwellings, which is consistent with the SLO Area Plan. But what is not consistent, is there appears to be several additional open space parcels being created with this map. It is my understanding that the new units were tied to the entire 170 acres of the ranch, and should be kept as one contiguous parcel. In addition, the map indicates the open space parcels may be taken out of open space by a vote of the Board of Supervisors. This too is not my understanding. The new units were approved based on keeping the remainder of the ranch as open space. Please remove any comments pertaining to any such approval.
2. The future usage of the ranch's surrounding open space is also in question. The map indicates there is a proposed winery to be built in the future. This says the usage of the ranch's open space areas will be changed from low level agriculture to a very intensive agricultural usage. I feel this is not consistent with preserving the scenic beauty of Bishop Peak, or the intended usage of the open space areas. The proposed winery site should be removed from the map, and the open space area should be restricted to low-level agricultural uses (i.e. grazing, dry land farming).
3. With so much open space being created; there should be an open space management plan. The plan should consider erosion, vegetation, and fire management of the 170-acre ranch development.
4. The ranch is adjacent to the Bishop Peak Natural Reserve. The map should show all proposed access points and gates leading to the preserve. This will minimize any confusion that may arise as the development proceeds.

5. There are several other dwellings on the ranch. These dwelling should be clearly marked as part of the ranch tract map.
6. The historical significance of the Mail Pouch Barn should be shown.

Thank you for consideration of these points. If there are any questions please contact me.

Sincerely,



Gary Felsman
2234 Santa Ynez Ave
San Luis Obispo CA 93405
(805)549-0532, Home
(805)782-4500, x6068, Work



COUNTY OF SAN LUIS OBISPO
HEALTH AGENCY
PUBLIC HEALTH DEPARTMENT
Environmental Health Division
2156 Sierra Way • P.O. Box 1489
San Luis Obispo, California 93406-1489
Phone: (805) 781-5544 FAX: (805) 781-4211

Susan G. Zepeda, Ph.D.
Health Agency Director
Gregory Thomas, M.D., M.P.H.
Health Officer
Curtis A. Batson, R.E.H.S.
Director

December 24, 1998

Vaughan Surveys, Inc.
1101 Riverside Avenue
Paso Robles CA 93446

ATTN: LAURA CHAMBERS

RE: VESTING TENTATIVE TRACT MAP 2292 (BUNNELL)

Water Supply

This office is in receipt of satisfactory preliminary evidence of water for the noted tract.

The applicant proposes to create a "State Small Water System" (public). Be advised that comprehensive water quality information will be required prior to map final. In discussions with your client, Mr. Ray Bunnell, he currently proposes to serve all but Lot 1 via the new public water system. Lot 1 is proposed to be served via a private shared water well.

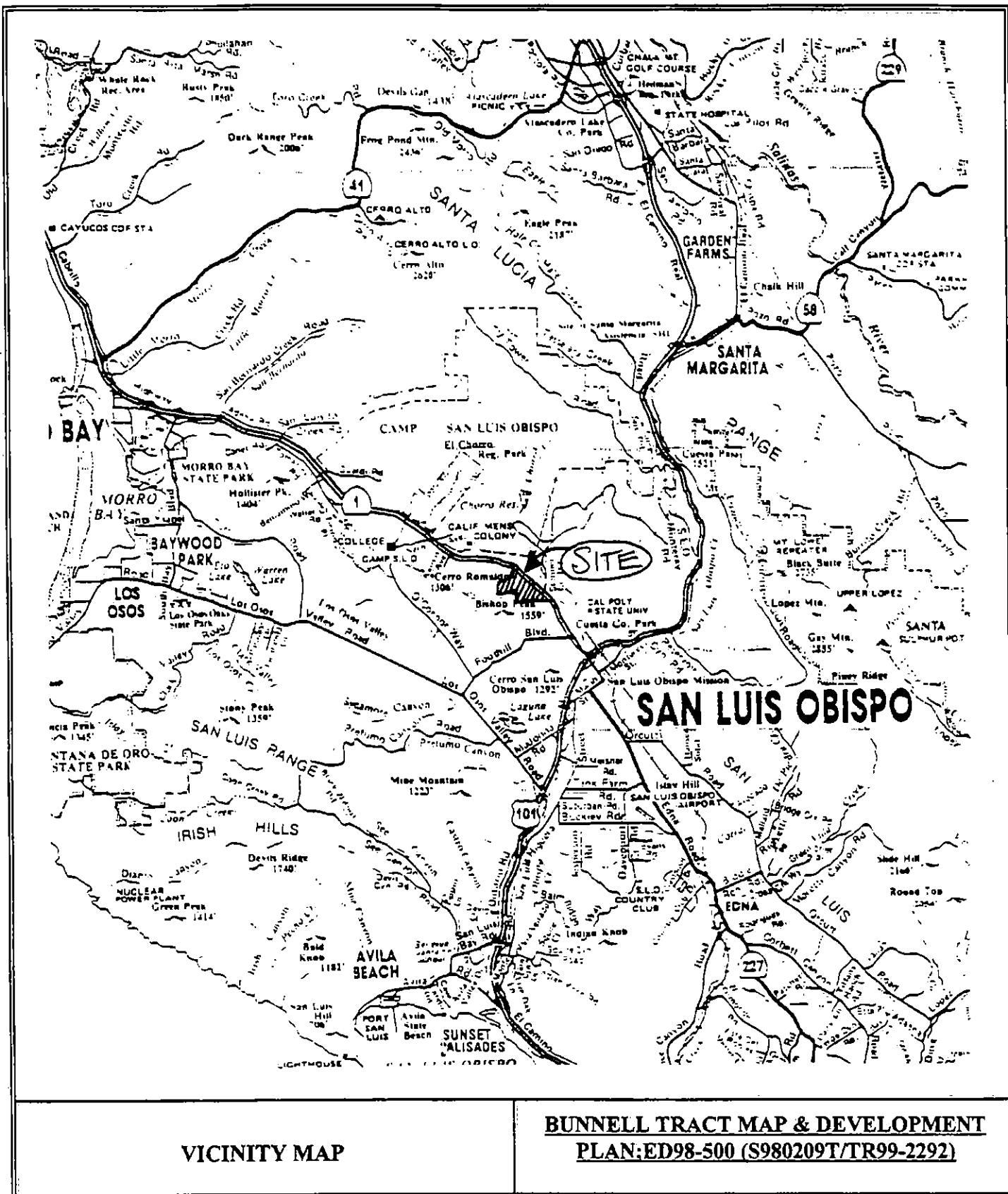
Wastewater Disposal

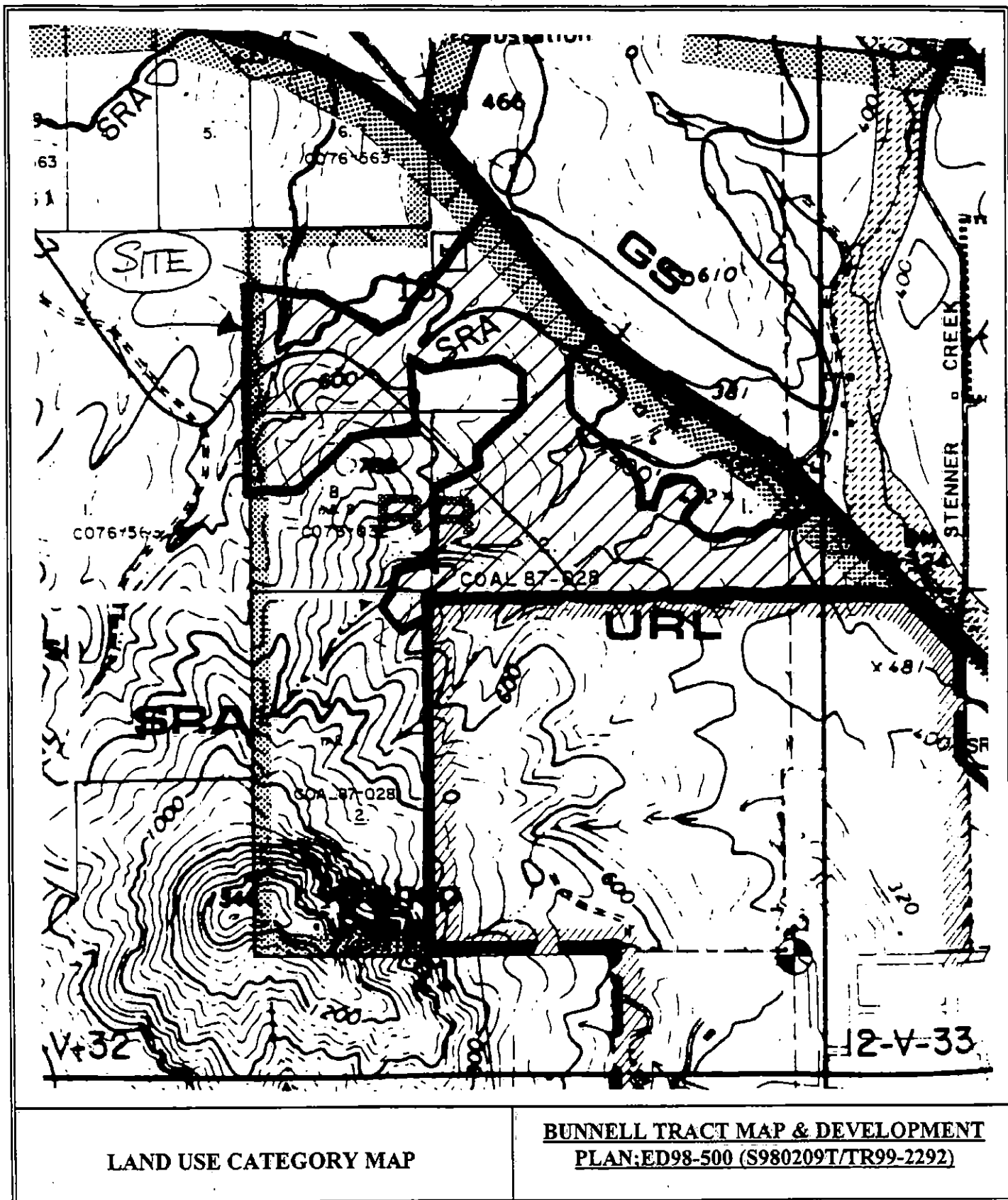
Individual wastewater disposal systems, designed and constructed to meet county and state requirements, should adequately serve the parcels. All parcels below 2 acres in size, shall be required to conduct comprehensive soil testing prior to hearing at the Planning Commission.

Tract 2292 is approved for Health Agency Subdivision map processing.

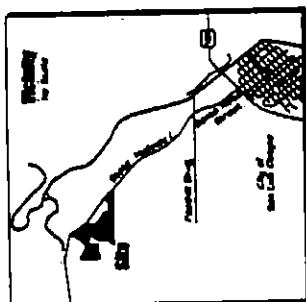
RICHARD J. LICHTENFELS, R.E.H.S., M.P.H.
Senior Environmental Health Specialist
Land Use Section

c: Ray Bunnell, Applicant
Mike Drazo, Co. Planning

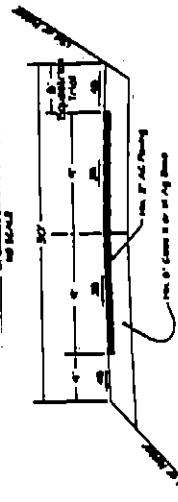




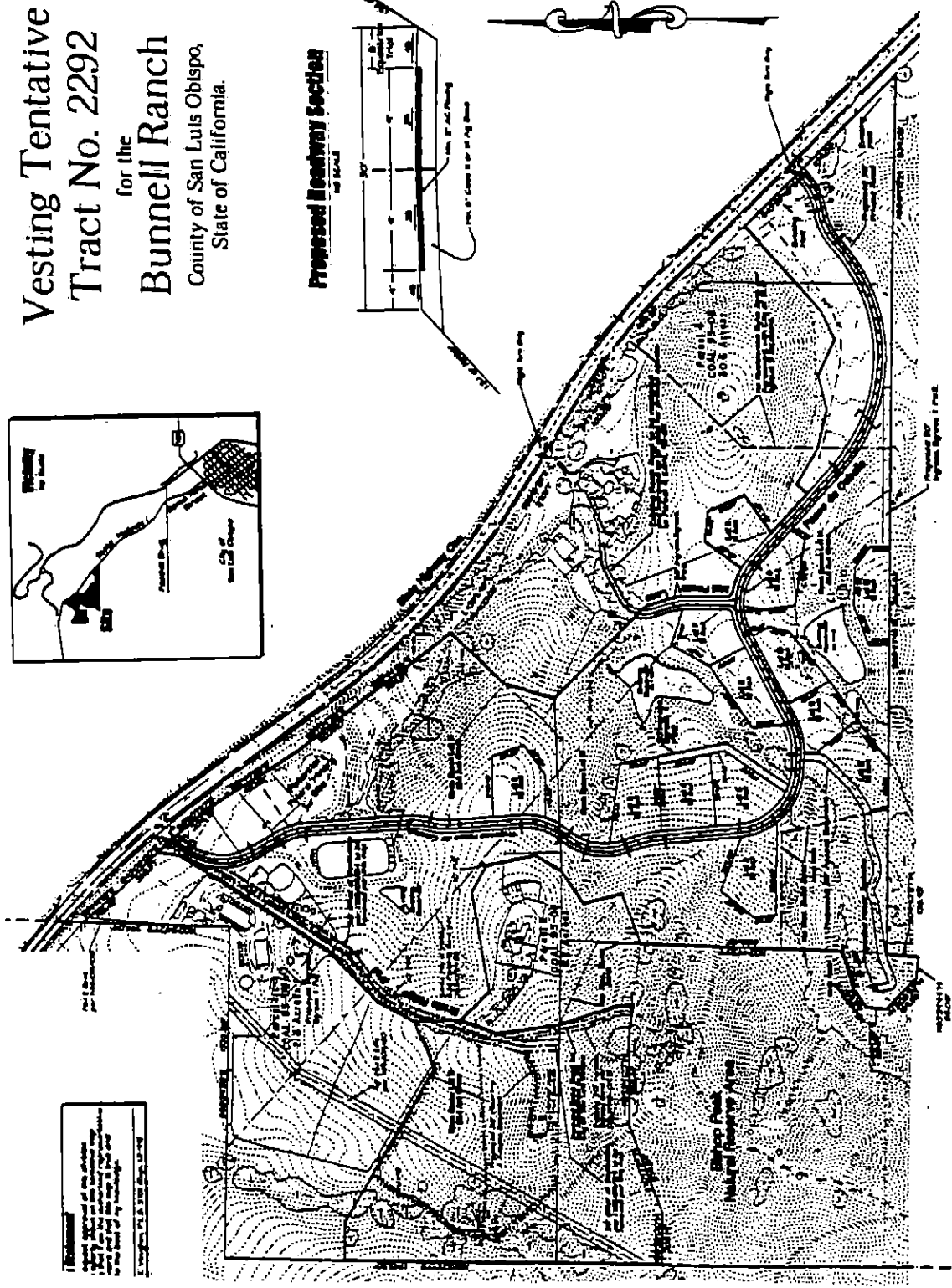
Vesting Tentative
Tract No. 2292
for the
Bunnell Ranch
County of San Luis Obispo,
State of California.



Proposed Highway Section



Legend
 Contour Lines
 Proposed Road
 Proposed Road Right-of-Way
 Proposed Road Right-of-Way
 Proposed Road Right-of-Way

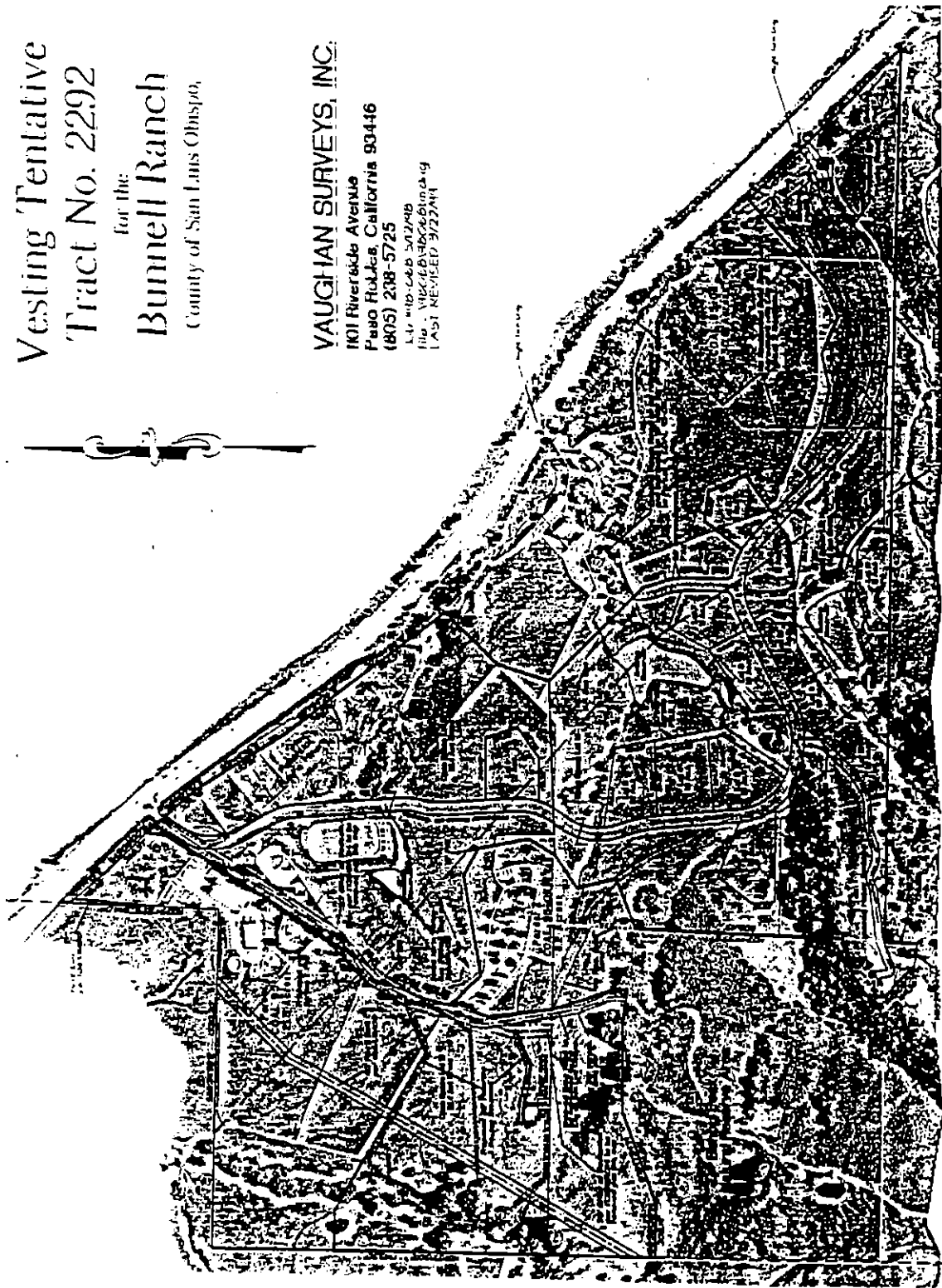


SITE PLAN

BUNNELL TRACT MAP & DEVELOPMENT
PLAN: ED98-500 (S980209T/TR99-2292)

Vesting Tentative
Tract No. 2292
for the
Bunnell Ranch
County of San Luis Obispo

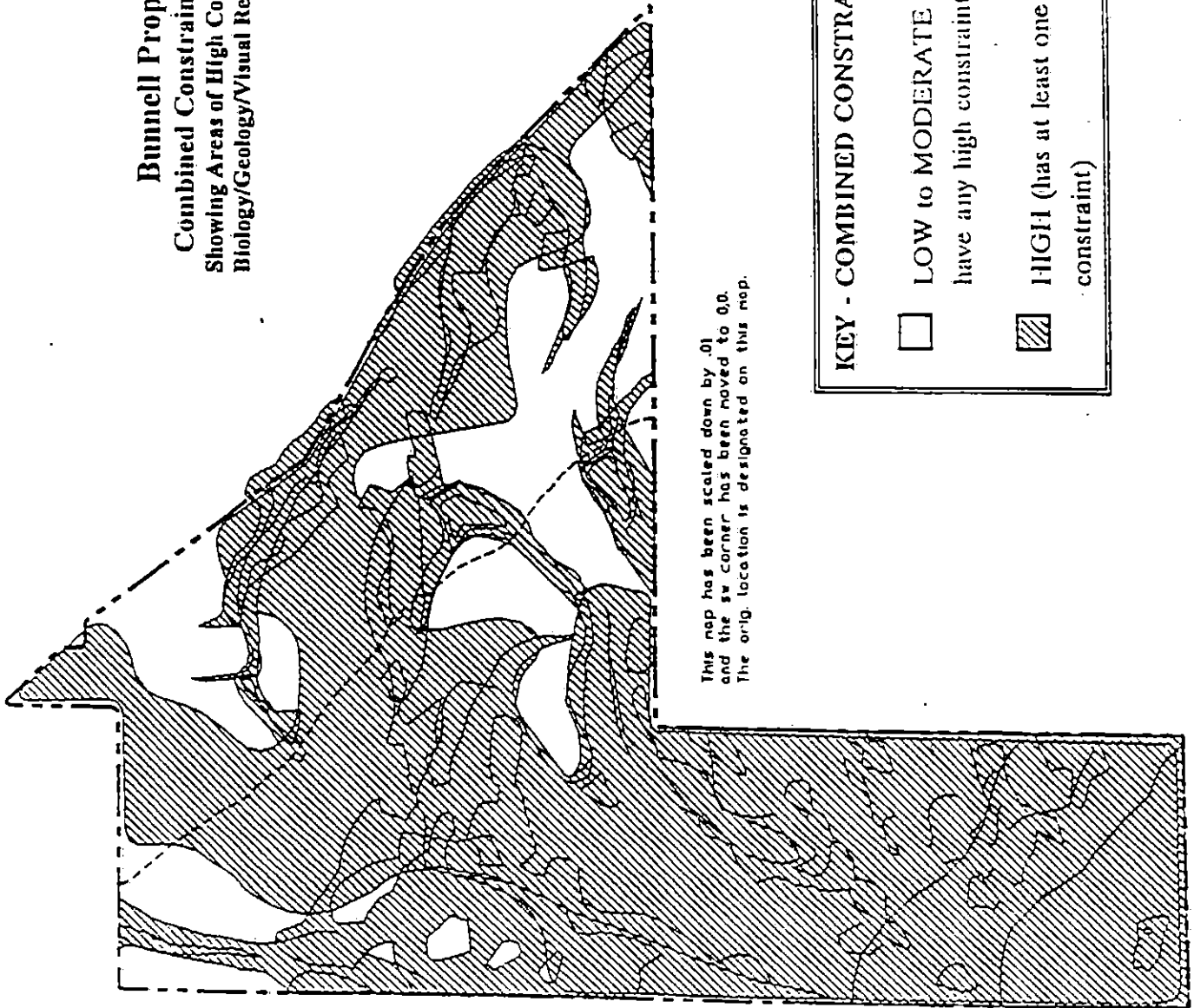
VAUGHAN SURVEYS, INC.
1101 Riverdale Avenue
Paso Robles, California 93446
(805) 238-5725
Fax: (805) 238-5725
E-mail: vrs@earthlink.net
LAST REVISED 9/22/99



AERIAL PHOTOGRAPH/TOPOGRAPHY MAP

BUNNELL TRACT MAP & DEVELOPMENT
PLAN:ED98-500 (S980209T/TR99-2292)

**Bunnell Property
Combined Constraints Map - 1
Showing Areas of High Constraints Only
Biology/Geology/Visual Resources/Slopes**



This map has been scaled down by .01
and the sw corner has been moved to 0,0.
The orig. location is designated on this map.

KEY - COMBINED CONSTRAINTS MAP

- ☐ LOW to MODERATE (does not have any high constraints)
- ☒ HIGH (has at least one high constraint)

ENVIRONMENTAL CONSTRAINTS MAP
(Appendix A of SLO Area Plan EIR; 1996)

BUNNELL TRACT MAP & DEVELOPMENT
PLAN; ED98-500 (S980209T/TR99-2292)