NEGATIVE DECLARATION & NOTICE OF DETERMINATION

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Promoting the Wise Use of Land • Helping to Build Great Communities

ENVIRONMENTAL DETERMINATION NO. ED11-068 **DATE:** February 16, 2012

PROJECT/ENTITLEMENT: Vaughn/Country Financial Inc. Parcel Map (SUB2005-00216 / CO05-0406)

APPLICANT NAME: Don Vaughn/Country Financial Inc.
ADDRESS: 1363 Marsh Street, San Luis Obispo, CA 93401
CONTACT PERSON: Kirk Consulting **Telephone:** 805-461-5765

PROPOSED USES/INTENT: Request by Don Vaughn/Country Financial Inc. for reconsideration of the parcel configuration and building envelope location for CO 05-0406, a Vesting Tentative Parcel Map to subdivide an existing 44.59 acre parcel into two parcels of 22.03 and 22.56 acres each for the purpose of sale and/or development. The reconsideration would revise the proposed parcel boundaries and locate building envelopes that better conform to the topography and create a lot configuration that is consistent with Title 21 design requirements. The project would result in the future disturbance of approximately 40,000 square feet per parcel. The proposed project is within the Rural Lands land use category.

LOCATION: The proposed project is located at 9280 Huer Huero Road approximately 8 miles east of the community of Santa Margarita. The site is in the Las Pilitas planning area.

LEAD AGENCY: **County of San Luis Obispo**
Dept of Planning & Building
976 Osos Street, Rm. 200
San Luis Obispo, CA 93408-2040

Website: http://www.sloplanning.org

(ENDORSED)
FILED
APR 18 2012
JULIE L. RODEWALD COUNTY CLERK
BY ANGELA McCORMICK
DEPUTY CLERK

OTHER POTENTIAL PERMITTING AGENCIES: None

STATE CLEARINGHOUSE REVIEW: YES ☐ NO ☒

ADDITIONAL INFORMATION: Additional information pertaining to this environmental Determination may be obtained by contacting the above Lead Agency address of (805)781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT .....4:30 p.m. March 1, 2012

20-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. – N/A -

This is to advise that the San Luis Obispo County Subdivision Review Bd. as ☒ *Lead Agency* ☐ *Responsible Agency* approved/denied the above described project on 4-2-12, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Subsequent Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures and monitoring were made a condition of approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Subsequent Mitigated Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.

Signature	Jo Manson Project Manager Name	4-2-12 Date	County of San Luis Obispo Public Agency

Initial Study Summary – Environmental Checklist

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

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Project Title & No. Vaughn/Country Financial Inc. Parcel Map SUB2005-00216; ED11-068

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

☒ Aesthetics	☐ Geology and Soils	☒ Recreation
☐ Agricultural Resources	☒ Hazards/Hazardous Materials	☐ Transportation/Circulation
☒ Air Quality	☐ Noise	☐ Wastewater
☒ Biological Resources	☐ Population/Housing	☐ Water
☐ Cultural Resources	☒ Public Services/Utilities	☐ Land Use

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A SUBSEQUENT MITIGATED NEGATIVE DECLARATION will be prepared.

☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Jo Manson — Jo Manson — 1-5-2012
Prepared by (Print) — Signature — Date

Ellen Carroll — Ellen Carroll, Environmental Coordinator (for) — 1·5·2012
Reviewed by (Print) — Signature — Date

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. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. 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 Division, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Don Vaughn/Country Financial Inc. for reconsideration of the parcel configuration and building envelope location for CO 05-0406, a Vesting Tentative Parcel Map to subdivide an existing 44.59 acre parcel into two parcels of 22.03 and 22.56 acres each for the purpose of sale and/or development. The project would result in the future disturbance of approximately 40,000 square feet per parcel. The proposed project is within the Rural Lands land use category and is located at 9280 Huero Huero Road approximately 8 miles east of the community of Santa Margarita. The site is in the Las Pilitas planning area.

On September 10, 2007 the Subdivision Review Board tentatively approved Parcel Map CO 05-0406 and adopted the mitigated Negative Declaration (ED05-473). The approved project was a subdivision of an existing 44.64 acre parcel into two parcels of 24.64 (Parcel 1) and 20.00 (Parcel 2) acres each for the purpose of sale and/or development. Parcel 1 was previously developed with a single family dwelling and a pending building permit for a second primary dwelling. Building sites were proposed for Parcel 2.

The reconsideration would revise the proposed parcel boundaries resulting in two parcels of 22.03 (proposed Parcel 1) and 22.56 acres (proposed Parcel 2) each. The reconsideration would also locate building envelopes that better conform to the topography and create a lot configuration that is consistent with Title 21 design requirements. The project limits residential development on proposed Parcel 2 to two building envelopes. Proposed Parcel 1 was previously developed with a single family dwelling and a pending building permit for a second primary dwelling. The building permit has since expired and the existing dwelling has been removed. All future residential development (i.e., residences, grading, outbuildings, etc.) on proposed Parcel 1 will be located at or above the 1560' elevation. The project will result in the future disturbance of approximately 40,000 square feet per parcel. The proposed project is within the Rural Lands land use category and is located at 9280 Huero Huero Road approximately 8 miles east of the community of Santa Margarita. The site is in the Las Pilitas planning area.

ASSESSOR PARCEL NUMBER(S): 070-172-006

Latitude: 35.433894° N Longitude: 120.486161° W SUPERVISORIAL DISTRICT # 5

B. EXISTING SETTING

PLANNING AREA: Las Pilitas, Rural

LAND USE CATEGORY: Rural Lands

COMBINING DESIGNATION(S): Flood Hazard

EXISTING USES: Existing storage containers, ponds, water tanks and roads

TOPOGRAPHY: Nearly level to steeply sloping

VEGETATION: Grasses , scattered oaks

PARCEL SIZE: 44.59 acres

SURROUNDING LAND USE CATEGORIES AND USES:

North: Rural Lands; residential	*East:* Rural Lands; residential
South: Rural Lands; residential	*West:* Rural Lands; residential

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST

1. AESTHETICS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Create an aesthetically incompatible site open to public view?	☐	☐	☒	☐
b) Introduce a use within a scenic view open to public view?	☐	☒	☐	☐
c) Change the visual character of an area?	☐	☐	☒	☐
d) Create glare or night lighting, which may affect surrounding areas?	☐	☐	☒	☐
e) Impact unique geological or physical features?	☐	☐	☒	☐
f) Other: _____	☐	☐	☐	☐

Setting. The project involves the reconsideration of a subdivision of a 44.59 acre parcel into 2 parcels. Two single-family residences and additional accessory structures will be allowed on both of the proposed parcels. On September 10, 2007 Parcel Map CO05-0406 was tentatively approved and the mitigated negative declaration (ED05-473) was adopted. At that time the existing uses consisted of one existing single family residence and accessory structures. A building permit had also been submitted for a single family residence as a second primary. Both the existing and proposed residences were located on the same parcel on the approved subdivision (proposed Parcel 1). After the subdivision was tentatively approved the single family dwelling was removed from the property and the building permit for a second primary dwelling was never issued and eventually expired. Proposed Parcel 1 of this reconsideration includes both of these residential sites. All future residential development (i.e., residences, grading, outbuildings, etc.) on proposed Parcel 1 will be located at or above the 1560' elevation. Additional future development resulting from this subdivision will occur on the proposed Parcel 2.. Two building envelopes have been proposed for this parcel. Future residential development will be limited to the two building envelopes. The eastern most building envelope will not be visible from any major public roadway or silhouetting against any ridgelines as viewed from public roadways. The western most building envelope will be visible from Huer Huero Road. The project is considered compatible with the surrounding uses.

Impact. It is anticipated that all future residential development (i.e., residences, grading, outbuildings, etc.) on the proposed Parcel 1 will be located at or above the 1560' elevation. No aesthetic impacts are anticipated. While the resulting residential development on the western most building envelope on proposed Parcel 2 would be visible from Huer Huero Road, the future proposed residential development would be consistent with surrounding development patterns and would not significantly change the existing character of the area. However, residential development that is unusually visible due to colors (e.g. white) or materials (e.g. reflective) could have a significant visual impact at this

location. Therefore, proposed residential development shall take into consideration mitigation measures related to colors (e.g. natural colors) and materials (e.g. non-reflective) so the development is compatible with surrounding residential development and the resulting visual impact would be reduced to an insignificant impact.

Mitigation/Conclusion. The project is considered compatible with the surrounding uses. The visual impact from the future residence on the western most building envelope on the proposed Parcel 2 will be reduced by mitigation. At the time of application for construction permits, the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys etc. and darker green, grey, slate blue, or brown colors for the roof structures. Refer to Exhibit B – Mitigation Summary Table for full details of mitigation.

2. AGRICULTURAL RESOURCES - *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Convert prime agricultural land to non-agricultural use?	☐	☐	☒	☐
b) Impair agricultural use of other property or result in conversion to other uses?	☐	☐	☒	☐
c) Conflict with existing zoning or Williamson Act program?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

Setting. Project Elements. The following area-specific elements relate to the property's importance for agricultural production:

Land Use Category: Rural Lands

State Classification: Not prime farmland.

Historic/Existing Commercial Crops: None

In Agricultural Preserve? No

Under Williamson Act contract? No

The soil type(s) and characteristics on the subject property include:

Vista-Cieneba coarse sandy loams, (15 - 30 % slope).

Vista- This moderately to steeply sloping soil is considered not well drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

Cieneba- This steeply to very steeply sloping soil is considered not well drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

Metz loamy sand, (0 - 5 % slope). This nearly level to gently sloping soil is considered well drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic

system constraints due to: flooding. The soil is considered Class IV without irrigation and Class III when irrigated.

Cieneba coarse sandy loam, (30 -75 % slope). This steeply to very steeply sloping soil is considered not well drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VIII without irrigation and Class is not rated when irrigated.

Cieneba-Vista coarse sandy loams, (30 - 50 % slope).

Cieneba-This steeply to very steeply sloping soil is considered not well drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Vista- This steeply to very steeply sloping soil is considered not well drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Vista coarse sandy loam, (9 - 15 % slope). This moderately sloping soil is considered not well drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: shallow depth to bedrock. The soil is considered Class IV without irrigation and Class is not rated when irrigated.

Impact. The project is located in a predominantly non-agricultural area with no agricultural activities occurring on the property or immediate vicinity. No significant impacts to agricultural resources are anticipated.

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	☐	☐	☒	☐
b) Expose any sensitive receptor to substantial air pollutant concentrations?	☐	☐	☒	☐
c) Create or subject individuals to objectionable odors?	☐	☐	☒	☐
d) Be inconsistent with the District's Clean Air Plan?	☐	☒	☐	☐
e) Other: _____	☐	☐	☐	☐

Setting. The Air Pollution Control District (APCD) has developed the 2003 CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

Impact. The Clean Air Plan includes land use management strategies to guide decision-makers on land use approaches that result in improved air quality. As identified by APCD, this development is somewhat inconsistent with the "Planning Compact Communities" strategy, where increasing development densities within urban areas is preferable over increasing densities in rural areas. Increasing densities in rural areas results in longer single-occupant vehicle trips and increases emissions. In this instance, this partial inconsistency is not considered significant for the following reasons: 1) the proposed density of this subdivision is still consistent with what was assumed in the last update of the Clean Air Plan, which, based in part on this density, approved the necessary control measures to achieve acceptable air quality attainment in the future; and 2) standard forecast modeling (e.g., ARB URBEMIS2001) identifies that vehicles in the near future will produce substantially lower emissions (e.g., use of electric, hybrid and advanced technology vehicles). Based on the above discussion, given the smaller number of potential new residences, both individual and cumulative impacts are expected to be less than significant as it relates to the Clean Air Plan land use strategies.

Mitigation/Conclusion. To mitigate for potential air quality impacts, the applicant has agreed to implement the following measures.

Fugitive Dust (PM_{10}). To minimize nuisance dust impacts, the applicant is required to implement APCD fugitive dust mitigation measures including reducing the amount of disturbed area where possible, the use of water trucks or sprinkler systems to water down airborne dust, daily spraying of dirt stock-pile areas, paving of applicable surfaces as soon as possible after grading, laying of building pads as soon as possible.

Material-Containing Asbestos. Prior to demolition of onsite structures or underground pipes, the applicant has agreed to comply with the requirements listed in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M – asbestos NESHAP). These requirements include, but are not limited to: 1) APCD notification; 2) completed asbestos survey conducted by a Certified Asbestos Inspector, and; 3) applicable removal and disposal requirements of identified asbestos-containing materials.

Naturally-Occurring Asbestos. Prior to grading or site disturbance, the applicant has agreed to retain a qualified individual to conduct a geologic investigation for naturally-occurring asbestos. If asbestos is present, the applicant would comply with Asbestos Air Toxin Control Measures for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements include, but are not limited to implementation of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program.

Developmental Burning. To minimize the effects of vegetative burning on regional air quality, the applicant is required by regulation to avoid burning, or if no alternative is available, obtain a burn permit from the APCD and County Fire/California Department of Forestry, and comply with all conditions required by these agencies.

Implementation of the mitigation measures described above and listed in Exhibit B would mitigate all identified air quality impacts to less than significant levels.

4. BIOLOGICAL RESOURCES - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a loss of unique or special status species or their habitats?	☐	☒	☐	☐
b) Reduce the extent, diversity or quality of native or other important vegetation?	☐	☐	☒	☐
c) Impact wetland or riparian habitat?	☐	☐	☒	☐

4. BIOLOGICAL RESOURCES - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

Setting. The following are existing elements on or near the proposed project relating to potential biological concerns:

On-site Vegetation: Grasses; oak woodland

Name and distance from blue line creek(s): middle branch of Huerhuero Creek, approx. 0.6 miles south

Habitat(s): Blue Oak Woodland (low 10-33% density) approx. 0.12 miles south

The Natural Diversity Database (or other biological references) identified the following sensitive species potentially existing within approximately one mile of the proposed project: None

Impact. With inclusion of building envelopes for the proposed Parcel 2, future development on the proposed parcel will be limited to areas that are not considered sensitive and will not result in the removal of any of the blue oak trees that exist on the property. One oak tree does exist within one of the two proposed building envelopes (eastern most building envelope). A condition of approval has been incorporated which specifies that the applicant shall not remove or impact any oak trees having a five inch diameter or larger at four feet from the ground on proposed Parcel 1.

Mitigation/Conclusion. In order to minimize impacts to the oak tree within the eastern most building envelope during future development on proposed Parcel 2, a mitigation measure has been incorporated to ensure that no significant biological impacts are expected to occur. The mitigation measure specifies that the applicant shall not remove any oak trees having a five inch diameter or larger at four feet from the ground. One oak tree may be impacted on the eastern most development envelope and construction plans shall clearly delineate all trees within 50 feet of the proposed project and show which trees are to remain unharmed and which tree is to be impacted. The applicant shall replace, in kind at a 2:1 ratio, all oaks trees impacted as a result of the development of this parcel.

5. CULTURAL RESOURCES - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Disturb pre-historic resources?	☐	☐	☒	☐
b) Disturb historic resources?	☐	☐	☒	☐
c) Disturb paleontological resources?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

Setting. The project is located in an area historically occupied by the Obispeno Chumash. No historic structures are present and no paleontological resources are known to exist in the area.

Impact. A corner of the property abuts Huerhuero Creek. However, given the distance of the proposed building sites from the creek, the project is not considered to be culturally sensitive. Future development would not occur in an area considered culturally sensitive. Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary.

6. GEOLOGY AND SOILS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?	☐	☐	☒	☐
b) Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone"?	☐	☐	☒	☐
c) Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?	☐	☐	☒	☐
d) Change rates of soil absorption, or amount or direction of surface runoff?	☐	☐	☒	☐
e) Include structures located on expansive soils?	☐	☐	☒	☐
f) Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?	☐	☐	☒	☐
g) Involve activities within the 100-year flood zone?	☐	☐	☒	☐
h) *Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?*	☐	☐	☒	☐
i) Preclude the future extraction of valuable mineral resources?	☐	☐	☒	☐
j) Other: _____	☐	☐	☐	☐

Setting

GEOLOGY - The following relates to the project's geologic aspects or conditions:

Topography: Nearly level

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low

Liquefaction Potential: Low to high

Nearby potentially active faults?: Yes Distance? approx. 1.83 miles northeast

Area known to contain serpentine or ultramafic rock or soils?: No

Shrink/Swell potential of soil: Low

Other notable geologic features? None

DRAINAGE – The following relates to the project's drainage aspects:

Within the 100-year Flood Hazard designation? Yes

Closest creek? middle branch Huerhuero Creek Distance? Approximately 0.6 miles south

Soil drainage characteristics: Not well drained to well drained

A small corner of the property is within the 100-year Flood Hazard designation. The closest creek (middle branch Huerhuero Creek) from the proposed development is approximately .06 miles to the south. As described in the Natural Resource Conservation Service Soil Survey, the soil is considered not well to well drained. For areas where drainage is identified as a potential issue, the LUO (Sec. 22.52.080) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION – Soil type, amount of disturbance and slopes are key aspects to analyzing potential sedimentation and erosion issues. The project's soil types and descriptions are listed in the previous Agriculture section under "Setting". As described in the NRCS Soil Survey, the the project's soil erodibility is as follows:

Soil erodibility: Low to moderate

When highly erosive conditions exist, a sedimentation and erosion control plan is required (LUO Sec. 22.52.090, CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

Impact. As proposed, the project will result in the disturbance of approximately 40,000 square feet per parcel, as a result of future development on the proposed parcels. Steep slopes will not be impacted due to limiting building sites on proposed Parcel 1 at or above the 1560' elevation, and on proposed Parcel 2 with specified building envelopes.

Mitigation/Conclusion. Due to moderate slopes, there is no evidence that measures above what will already be required by ordinance or codes are needed.

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?	☐	☐	☒	☐
b) Interfere with an emergency response or evacuation plan?	☐	☐	☒	☐
c) Expose people to safety risk associated with airport flight pattern?	☐	☐	☒	☐
d) Increase fire hazard risk or expose people or structures to high fire hazard conditions?	☐	☒	☐	☐
e) Create any other health hazard or potential hazard?	☐	☐	☒	☐
f) Other: _____	☐	☐	☐	☐

Setting. The project is not located in an area of known hazardous material contamination. The project is located within a high severity risk area for fire. The project is not within the Airport Review area.

Impact. The project does not propose the use of hazardous materials. The project does not present a significant fire safety risk because the project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein. The project is not expected to conflict with any regional evacuation plan.

A referral was sent to CAL FIRE. CAL FIRE noted that the applicant is responsible to ensure that all existing and future access roads/driveways meet minimum standards for grade/width, all weather surfacing and fuel modification/reduction. In addition, the applicant is responsible for adhering to applicable building setback requirements and water supply/water storage tank requirements that are required to be met with future residential development of both of the proposed parcels.

Mitigation/Conclusion. No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary beyond current Land Use Ordinance and Fire Safety Code regulations as outlined in the letter from CAL FIRE dated July 8, 2011 regarding the proposed project.

8. NOISE - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels that exceed the County Noise Element thresholds?	☐	☐	☒	☐
b) Generate increases in the ambient noise levels for adjoining areas?	☐	☐	☒	☐

8. NOISE - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Expose people to severe noise or vibration?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

Setting. The project is not within close proximity of loud noise sources, and will not conflict with any sensitive noise receptors (e.g., residences). Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area.

Impact. The project is not expected to generate loud noises, nor conflict with the surrounding uses.

Mitigation/Conclusion. No significant noise impacts are anticipated, and no mitigation measures are necessary.

9. POPULATION/HOUSING - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	☐	☐	☒	☐
b) Displace existing housing or people, requiring construction of replacement housing elsewhere?	☐	☐	☒	☐
c) Create the need for substantial new housing in the area?	☐	☐	☒	☐
d) Use substantial amount of fuel or energy?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

Setting In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county. The County's Inclusionary Housing Ordinance requires provision of new affordable housing in conjunction with both residential and nonresidential development and subdivisions.

Impact. The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated. The project will mitigate its cumulative impact to the shortage of affordable housing stock by providing affordable housing unit(s) either on-site and/or by payment of the in-lieu fee (residential projects), or housing impact fee (commercial projects). No mitigation measures are necessary.

Prior to map recordation, the applicant will pay an affordable housing in-lieu fee consistent with the applicable fee ordinance.

10. PUBLIC SERVICES/UTILITIES - *Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	☐	☒	☐	☐
b) Police protection (e.g., Sheriff, CHP)?	☐	☒	☐	☐
c) Schools?	☐	☒	☐	☐
d) Roads?	☐	☐	☒	☐
e) Solid Wastes?	☐	☐	☒	☐
f) Other public facilities?	☐	☐	☒	☐
g) Other: _____	☐	☐	☐	☐

Setting. The project area is served by the following public services/facilities:

Police: County Sheriff Location: Templeton (Approximately 24 miles to the northwest)

Fire: Cal Fire (formerly CDF) Hazard Severity: Very High Response Time: 10-15 minutes

Location: Approximately 6.5 miles to the southwest

School District: Atascadero Unified School District.

Impact. No significant project-specific impacts to utilities or public services were identified. This project, along with others in the area, will have a cumulative effect on police and fire protection, and schools. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. Regarding cumulative effects, public facility (County) and school (State Government Code 65995 et seq.) fee programs have been adopted to address this impact, and will reduce the cumulative impacts to less than significant levels.

11. RECREATION - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase the use or demand for parks or other recreation opportunities?	☐	☒	☐	☐
b) Affect the access to trails, parks or other recreation opportunities?	☐	☐	☒	☐
c) Other _____	☐	☐	☐	☐

Setting. The County's Parks and Recreation Element does not show that a potential trail goes through the proposed project. The project is not proposed in a location that will affect any trail, park, recreational resource, coastal access, and/or Natural Area.

Prior to map recordation, county ordinance requires the payment of a fee (Quimby) for the improvement or development of neighborhood or community parks.

Impact. The proposed project will not create a project specific significant need for additional park, Natural Area, and/or recreational resources.

Mitigation/Conclusion. The "Quimby" fee will adequately mitigate the project's impact on recreational facilities. No significant recreation impacts are anticipated, and no mitigation measures are necessary.

12. TRANSPORTATION/ CIRCULATION - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase vehicle trips to local or areawide circulation system?	☐	☐	☒	☐
b) Reduce existing "Levels of Service" on public roadway(s)?	☐	☐	☒	☐
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	☐	☐	☒	☐
d) Provide for adequate emergency access?	☐	☐	☒	☐
e) Result in inadequate parking capacity?	☐	☐	☒	☐
f) Result in inadequate internal traffic circulation?	☐	☐	☒	☐
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?	☐	☐	☒	☐
h) Result in a change in air traffic patterns that may result in substantial safety risks?	☐	☐	☒	☐
i) Other: _____	☐	☐	☐	☐

Setting. The County has established the acceptable Level of Service (LOS) on roads for this rural area as "C" or better. The existing road network in the area including the project's access street, Huer Huero Road, is operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

Referrals were sent to Public Works. No significant traffic-related concerns were identified.

Impact. The proposed project is estimated to generate about 20 trips per day, based on the Institute of Traffic Engineer's manual of 10/unit. This small amount of additional traffic will not result in a

significant change to the existing road service or traffic safety levels.

Mitigation/Conclusion. No significant traffic impacts were identified, and no mitigation measures above what are already required by ordinance are necessary.

13. WASTEWATER - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	☐	☐	☒	☐
b) Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?	☐	☐	☒	☐
c) Adversely affect community wastewater service provider?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

Setting. Regulations and guidelines on proper wastewater system design and criteria are found within the County's Plumbing Code (hereafter CPC; see Chapter 7 of the Building and Construction Ordinance [Title 19]), the "Water Quality Control Plan, Central Coast Basin" (Regional Water Quality Control Board [RWQCB] hereafter referred to as the "Basin Plan"), and the California Plumbing Code. These regulations include specific requirements for both on-site and community wastewater systems. These regulations are applied to all new wastewater systems.

For on-site septic systems, there are several key factors to consider for a system to operate successfully, including the following:

- ✓ Sufficient land area (refer to County's Land Use Ordinance or Plumbing Code) – depending on water source, parcel size minimums will range from one acre to 2.5 acres;
- ✓ The soil's ability to percolate or "filter" effluent before reaching groundwater supplies (30 to 120 minutes per inch is ideal);
- ✓ The soil's depth (there needs to be adequate separation from bottom of leach line to bedrock [at least 10 feet] or high groundwater [5 feet to 50 feet depending on perc rates]);
- ✓ The soil's slope on which the system is placed (surface areas too steep creates potential for daylighting of effluent);
- ✓ Potential for surface flooding (e.g., within 100-year flood hazard area);
- ✓ Distance from existing or proposed wells (between 100 and 250 feet depending on circumstances);
- ✓ Distance from creeks and water bodies (100-foot minimum).

To assure a successful system can meet existing regulation criteria, proper conditions are critical. Above-ground conditions are typically straight-forward and most easily addressed. Below ground criteria may require additional analysis or engineering when one or more factors exist:

- ✓ the ability of the soil to "filter" effluent is either too fast (percolation rate is faster or less than 30 minutes per inch and has "poor filtering" characteristics) or is too slow (slower or more than 120 minutes per inch);

- ✓ the topography on which a system is placed is steep enough to potentially allow "daylighting" of effluent downslope; or
- ✓ the separation between the bottom of the leach line to bedrock or high groundwater is inadequate.

Based on Natural Resource Conservation Service (NRCS) Soil Survey map, the soil type(s) for the project is provided in the listed in the previous Agricultural Resource section. The main limitation(s) of this soil for wastewater effluent include: shallow depth to bedrock, steep slopes and flooding.

--***shallow depth to bedrock***, which is an indication that there may not be sufficient soil depth to provide adequate soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, the chances increase for the effluent to infiltrate cracks that could lead directly to groundwater source or surrounding wells without adequate filtering, or allow for daylighting of effluent where bedrock is exposed to the earth's surface. In this case, due to limited availability of information relating to the shallow depth to bedrock characteristic, the following additional information will be needed prior to issuance of a building permit: soil borings at leach line location(s) showing that there is adequate distance to bedrock. If adequate distance cannot be shown, a county-approved plan for an engineered wastewater system showing how the basin plan criteria can be met will be required.

--***steep slopes***, where portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent. To comply with the Central Coast Basin Plan, additional information is needed prior to issuance of a building permit, such as slope comparison with leach line depths, to show that there is no potential of effluent "daylighting" to the ground surface.

--***flooding***, this characteristic is applied when there is a temporary inundation in an area that is subject to overflowing streams, caused by surface runoff from adjacent slopes or by tides. "Occasional" flooding refers to the area being flooded on the average once or less every two years. "Frequent" flooding refers to the area being flooded on the average once or more every two years.

Impacts/Mitigation. The project proposes to use an on-site system as its means to dispose of wastewater. Based on the following project conditions or design features, wastewater impacts are considered less than significant:

- ✓ The project has sufficient land area per the County's Land Use Ordinance to support an on-site system;
- ✓ The soil's percolation rate is between 30 to 120 minutes per inch;
- ✓ The leach lines shall be located at least 100 feet from any private well and be located outside of the 100-year flood hazard area;
- ✓ The leach lines shall be located at least 100 feet from creeks and water bodies.

Based on the above discussion and information provided, the site appears to be able to design an on-site system that will meet CPC/Basin Plan requirements. Prior to building permit issuance and/or final inspection of the wastewater system, the applicant will need to show to the county compliance with the County Plumbing Code/ Central Coast Basin Plan, including any above-discussed information relating to potential constraints. Therefore, based on the project being able to comply with these regulations, potential groundwater quality impacts are considered less than significant.

14. WATER - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any water quality standards?	☐	☐	☒	☐
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?	☐	☐	☒	☐
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	☐	☐	☒	☐
d) Change the quantity or movement of available surface or ground water?	☐	☐	☒	☐
e) Adversely affect community water service provider?	☐	☐	☒	☐
f) Other: _____	☐	☐	☐	☐

Setting. The project proposes to use an on-site well as its water source for future residential development. The Environmental Health Division has reviewed the project for water availability and has determined that there is preliminary evidence that there will be sufficient water available to serve the proposed project. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is nearly level to very steeply sloping The closest creek (Huerhuero Creek) from the proposed development is approximately .06 miles away to the south. As described in the NRCS Soil Survey, the soil surface is considered to have low to moderate erodibility.

Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County Ordinance requires that temporary sedimentation and erosion control measures be installed during the rainy season.

Impact. Based on the project description, as calculated on the County's water usage worksheet, the project's water usage is estimated as follows:

1 residential parcel (w/2 primary residences (0.85 afy)) = 1.7 afy x 2 (2 parcels) = 3.4 afy
Source: "City of Santa Barbara Water Demand Factor & Conservation Study "User Guide" (Aug., 1989) SBWaterUsage

The proposed Parcel 1 historically had a single family home and a building permit for a second primary single family home at the time the parcel map was originally tentatively approved on September 10, 2007. Therefore, the net increase with the proposed residential development on two building envelopes for the proposed 22.56 acre parcel is 1.7 afy. Sources used for this estimate include one or more of the following references: County's Land Use Ordinance, 2000 Census data, Pacific Institute studies (2003), City of Santa Barbara Water Demand Factor & Conservation Study 'User Guide' (1989).

Regarding surface water quality, as proposed, the project will result in the disturbance of approximately 40,000 square feet per parcel. The project is not within close proximity to surface water sources.

Mitigation/Conclusion. Since no potentially significant water quantity or quality impacts were identified, no specific measures above standard requirements have been determined necessary. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

15. LAND USE - *Will the project:*	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?	☐	☐	☒	☐
b) Be potentially inconsistent with any habitat or community conservation plan?	☐	☐	☒	☐
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	☐	☐	☒	☐
d) Be potentially incompatible with surrounding land uses?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance (LUO), Local Coastal Plan (CZLUO), etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CAL FIRE for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required were determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	☐	☒	☐	☐
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Information", or the California Environmental Resources Evaluation System at: http://www.ceres.ca.gov/topic/env_law/ceqa/guidelines for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Divisions have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

Contacted	Agency	Response
☒	County Public Works Department	**In File****
☒	County Environmental Health Division	**In File****
☒	County Agricultural Commissioner's Office	**None**
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☒	Air Pollution Control District	**In File****
☐	County Sheriff's Department	**Not Applicable**
☒	Regional Water Quality Control Board	**None**
☐	CA Coastal Commission	**Not Applicable**
☐	CA Department of Fish and Game	**Not Applicable**
☒	CA Department of Forestry (Cal Fire)	In File**
☒	CA Department of Transportation	**None**
☐	Community Service District	**Not Applicable**
☒	Other Creston Advisory Body	In File**
☐	Other _____	**Not Applicable**

** *"No comment" or "No concerns"-type responses are usually not attached*

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

☒ Project File for the Subject Application

County documents

- ☐ Airport Land Use Plans
- ☒ Annual Resource Summary Report
- ☐ Building and Construction Ordinance
- ☐ Coastal Policies
- ☒ Framework for Planning (Coastal/Inland)
- ☒ General Plan (Inland/Coastal), including all maps & elements; more pertinent elements considered include:
  - ☒ Agriculture Element
  - ☒ Conservation & Open Space Element (includes Energy, Conservation)
  - ☒ Housing Element
  - ☒ Noise Element
  - ☐ Parks & Recreation Element
  - ☒ Safety Element
- ☒ Land Use Ordinance
- ☐ Real Property Division Ordinance
- ☐ Solid Waste Management Plan
- ☐ Circulation Study
- ☒ Las Pilitas Area Plan and Update EIR

Other documents

- ☒ Archaeological Resources Map
- ☒ Area of Critical Concerns Map
- ☒ Areas of Special Biological Importance Map
- ☒ California Natural Species Diversity Database
- ☒ Clean Air Plan
- ☒ Fire Hazard Severity Map
- ☒ Flood Hazard Maps
- ☒ Natural Resources Conservation Service Soil Survey for SLO County
- ☒ Regional Transportation Plan
- ☒ Uniform Fire Code
- ☒ Water Quality Control Plan (Central Coast Basin – Region 3)
- ☒ GIS mapping layers (e.g., Biology, geology, streams, slope, fire, hazards, transportation, water, etc.)
- ☐ Other ____

VS-1 Aesthetics – Exterior Colors. At the time of application for construction permit, the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc.. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys etc. and darker green, grey, slate blue, or brown colors for the roof structures. The following colors/materials, or darker, shall be used for roof, exterior walls and trim: All color selections shall fall within a "chroma" and "value" of 6 or less, as described in the Munsell Book of Color (review copy available at County, or go to internet website on topic such as: http://www.it.lut.fi/ip/research/color/demonstration/demonstration.html. **Prior to final inspection or occupancy**, whichever occurs first, the applicant shall provide verification to the satisfaction of the County that these measures have been met.

Monitoring: Will be shown on an additional map sheet. Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.

AQ-1 All required PM10 measures shall be shown on applicable grading or construction plans. In addition, the developer shall designate personnel to insure compliance and monitor the effectiveness of the required dust control measures (as conditions dictate, monitor duties may be necessary on weekends and holidays to insure compliance); the name and telephone number of the designated monitor(s) shall be provided to the APCD **prior to construction/ grading permit issuance**)

a. Reduce the amount of the disturbed area where possible;

b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible;

c. All dirt stock-pile areas should be sprayed daily as needed;

d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;

e. Building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

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

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

AQ-2 Proposed demolition activities can result in potentially negative air quality impacts, especially where material exists containing asbestos material. Prior to issuance of any construction permit to remove or demolish any buildings or utility pipes on the subject property, the applicant shall provide evidence they have contacted APCD to determine: a) what regulatory jurisdictions apply to the proposed demolition, such as the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M – Asbestos NESHAP); b) District notification requirements; c) the need for an asbestos survey conducted by Certified Asbestos Inspector; and d) applicable removal and disposal requirements of the asbestos-containing material.

Monitoring: All applicable mitigation measures will be shown on the grading and building plans. Compliance will be verified by APCD.

AQ-3 "Naturally-occurring asbestos" has been identified by the State Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common in the state and may contain naturally occurring asbestos. Under the State Air Resources Board Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to construction permit issuance,** a geologic investigation will be prepared and then submitted to the county to determine the presence of naturally-occurring asbestos. If naturally occurring asbestos is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM before grading begins. These requirements may include, but are not limited to, 1) preparation of an "Asbestos Dust Mitigation Plan", which must be approved by APCD before grading begins; 2) an "Asbestos Health and Safety Program", as determined necessary by APCD. (For any questions regarding these requirements, contact Karen Brooks at (805) 781-5912 or go to http://www.slocleanair.org/business/asbestos.asp)

Monitoring: All applicable mitigation measures will be shown on the grading and building plans. Compliance will be verified by APCD.

AQ-4 As of February 25, 2000, the APCD prohibits developmental burning of vegetative material within San Luis Obispo County. However, under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. Any such exception must complete the following prior to any burning: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD approval, the applicant shall furnish them with the study of technical feasibility (which includes costs and other constraints) at the time of application. For any questions regarding these requirements, Karen Brooks of APCD's Enforcement Division may be contacted (805/781-5912).

Monitoring: All applicable mitigation measures will be shown on the grading and building plans. Compliance will be verified by APCD.

AQ-5 Only the following types of wood burning devices shall be allowed (based on District Rule 504): a) EPA-Certified Phase II wood burning devices; b) catalytic wood burning devices emitting less than or equal to 4.1 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; c) non catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; d) pellet-fueled woodheaters; or e) dedicated gas-fired fireplaces. Prior to construction permit issuance, such devices shall be shown on all applicable plans.

Monitoring: All applicable mitigation measures will be shown on the grading and building plans. Compliance will be verified by APCD.

TR-1 The applicant shall not remove or impact any oak trees having a five inch diameter or larger at four feet from the ground on proposed Parcel 1. Construction plans shall clearly delineate all trees within 50 feet of the proposed project and shall show which trees are to remain unharmed.

Monitoring: Department of Planning and Building will verify inclusion of required elements on plans. Building inspector will verify compliance with approved plans.

TR-2 The applicant shall not remove any oak trees having a five inch diameter or larger at four feet from the ground on proposed Parcel 2. One oak tree may be impacted on the eastern most development envelope. Construction plans shall clearly delineate all trees within 50 feet of the proposed project and show which trees are to remain unharmed and which tree to be impacted. The applicant shall replace, in kind at a 2:1 ratio, all oak trees impacted as a result of the development of the parcel.

Monitoring: Department of Planning and Building will verify inclusion of required elements on plans. Building inspector will verify compliance with approved plans.

JAN 18 2012

DATE: January 9, 2012

DEVELOPER'S STATEMENT FOR VAUGHN/COUNTRY FINANCIAL INC. PARCEL MAP RECONSIDERATION ED11-068 – SUB2005-00216, CO05-0406

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 development 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.

VS-1 Aesthetics – Exterior Colors. At the time of application for construction permit, the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc.. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys etc. and darker green, grey, slate blue, or brown colors for the roof structures. The following colors/materials, or darker, shall be used for roof, exterior walls and trim: All color selections shall fall within a "chroma" and "value" of 6 or less, as described in the Munsell Book of Color (review copy available at County, or go to internet website on topic such as: http://www.it.lut.fi/ip/research/color/demonstration/demonstration.html. **Prior to final inspection or occupancy**, whichever occurs first, the applicant shall provide verification to the satisfaction of the County that these measures have been met.

Monitoring: Will be shown on an additional map sheet. Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.

AQ-1 All required PM10 measures shall be shown on applicable grading or construction plans. In addition, the developer shall designate personnel to insure compliance and monitor the effectiveness of the required dust control measures (as conditions dictate, monitor duties may be necessary on weekends and holidays to insure compliance); the name and telephone number of the designated monitor(s) shall be provided to the APCD **prior to construction/ grading permit issuance**)

a. Reduce the amount of the disturbed area where possible;

b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible;

c. All dirt stock-pile areas should be sprayed daily as needed;

1/16/2012

d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;

e. Building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

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

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

AQ-2 Proposed demolition activities can result in potentially negative air quality impacts, especially where material exists containing asbestos material. Prior to issuance of any construction permit to remove or demolish any buildings or utility pipes on the subject property, the applicant shall provide evidence they have contacted APCD to determine: a) what regulatory jurisdictions apply to the proposed demolition, such as the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M – Asbestos NESHAP); b) District notification requirements; c) the need for an asbestos survey conducted by Certified Asbestos Inspector; and d) applicable removal and disposal requirements of the asbestos-containing material.

Monitoring: All applicable mitigation measures will be shown on the grading and building plans. Compliance will be verified by APCD.

AQ-3 "Naturally-occurring asbestos" has been identified by the State Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common in the state and may contain naturally occurring asbestos. Under the State Air Resources Board Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to construction permit issuance,** a geologic investigation will be prepared and then submitted to the county to determine the presence of naturally-occurring asbestos. If naturally occurring asbestos is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM before grading begins. These requirements may include, but are not limited to, 1) preparation of an "Asbestos Dust Mitigation Plan", which must be approved by APCD before grading begins; 2) an "Asbestos Health and Safety Program", as determined necessary by APCD. (For any questions regarding these requirements, contact Karen Brooks at (805) 781-5912 or go to http://www.slocleanair.org/business/asbestos.asp)

Monitoring: All applicable mitigation measures will be shown on the grading and building plans. Compliance will be verified by APCD.

AQ-4 As of February 25, 2000, the APCD prohibits developmental burning of vegetative material within San Luis Obispo County. However, under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. Any such exception must complete the following prior to any burning: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD approval, the

1/16/12

applicant shall furnish them with the study of technical feasibility (which includes costs and other constraints) at the time of application. For any questions regarding these requirements, Karen Brooks of APCD's Enforcement Division may be contacted (805/781-5912).

Monitoring: All applicable mitigation measures will be shown on the grading and building plans. Compliance will be verified by APCD.

AQ-5 Only the following types of wood burning devices shall be allowed (based on District Rule 504): a) EPA-Certified Phase II wood burning devices; b) catalytic wood burning devices emitting less than or equal to 4.1 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; c) non catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; d) pellet-fueled woodheaters; or e) dedicated gas-fired fireplaces. Prior to construction permit issuance, such devices shall be shown on all applicable plans.

Monitoring: All applicable mitigation measures will be shown on the grading and building plans. Compliance will be verified by APCD.

TR-1 The applicant shall not remove or impact any oak trees having a five inch diameter or larger at four feet from the ground on proposed Parcel 1. Construction plans shall clearly delineate all trees within 50 feet of the proposed project and shall show which trees are to remain unharmed.

Monitoring: Department of Planning and Building will verify inclusion of required elements on plans. Building Inspector will verify compliance with approved plans.

TR-2 The applicant shall not remove any oak trees having a five inch diameter or larger at four feet from the ground on proposed Parcel 2. One oak tree may be impacted on the eastern most development envelope. Construction plans shall clearly delineate all trees within 50 feet of the proposed project and show which trees are to remain unharmed and which tree to be impacted. The applicant shall replace, in kind at a 2:1 ratio, all oak trees impacted as a result of the development of the parcel.

Monitoring: Department of Planning and Building will verify inclusion of required elements on plans. Building Inspector will verify compliance with approved plans.

1/16/12

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.

COUNTRY FINANCIAL INC. BY:

Donald K Vaughn, President DONALD K. VAUGHN 1/16/2012

Signature of Owner(s) **Name (Print)** **Date**

13

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 8/3/07

TO: Creston advisory Committee

FROM: ☐ - South County Team ☐ - North County Team ☐ - Coastal Team

PROJECT DESCRIPTION: File Number: SUB2005-00216 Applicant: Wonsley
Parcel map w/ CUP -> co 05-0406. 44.64 acre site located off Huer Huero Rd. In Creston.
APN: 070-172-006.

Return this letter with your comments attached no later than: 4/19/06

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.
NO Concerns Other than ensure there is enough water

Date Name Phone

JXL

AIR P
CONTR
COUNTY

Post-it® Fax Note 7671	Date 4-19-06	# of pages ▸ 4
To North County Team	From Melissa Gu	
Co./Dept.	Co.	
Phone #	Phone #	
Fax # 781-1242	Fax #	

April 19, 2006

North County Team
San Luis Obispo County Department of Planning and Building
County Government Center
San Luis Obispo CA 93408

SUBJECT: APCD Comments Regarding the Wonsley Parcel Map CO 05-0406 Project Referral. (SUB2005-00216)

Dear North County Team,

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of the proposed project located at 9280 Huer Huero Road in Creston. The project as proposed would subdivide one 44.64 acre parcel into one 34 acre parcel and one 10 acre parcel. We have the following comments regarding this project.

This project, like so many others, falls below our emissions significance thresholds and is, therefore, unlikely to trigger a finding of significant air quality impacts requiring mitigation. However, we are very concerned with the cumulative effects resulting from the ongoing fracturing of rural land and increasing residential development in areas far removed from commercial services and employment centers. Such development fosters continued dependency of private auto use as the only viable means of access to essential services and other destinations. This is inconsistent with the land use planning strategies recommended in the Clean Air Plan, which promote the concept of compact development by directing growth to areas within existing urban and village reserve lines. The CAP recommends that areas outside the urban/village reserve lines be retained as open space, agriculture and very low-density residential development

The District understands that under the County's Land Use Ordinance parcels within the Rural Lands category can be subdivided to a minimum lot size of twenty acre and that clustering can allow for smaller parcels. We also recognize that there are significant human-interest issues that are difficult to overcome, such as the desire of some applicants to settle estate matters through property splits. However, we believe it is important to emphasize to decision makers that subdivision and future development on these, and similar rural parcels throughout the county allows a pattern of development to continue that is ultimately unsustainable. Such development cumulatively contributes to existing stresses on air quality, circulation and other natural and physical resources and infrastructure that cannot be easily mitigated. **We do not support this type of development.**

Should this project continue to move forward against our recommendation, the following APCD comments will be appropriate for any future development. As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each. **Please address the action items contained in this letter that are highlighted by bold and underlined text**.

3433 Roberto Court • San Luis Obispo, CA 93401 • 805-781-5912 • FAX: 805-781-1002
info@slocleanair.org ❖ www.slocleanair.org

printed on recycled paper

CONSTRUCTION PHASE EMISSIONS:

Dust Control Measures

The project as described in the referral will not likely exceed the APCD's CEQA significance threshold for construction phase emissions. However, construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Dust complaints could result in a violation of the District's 402 "Nuisance" Rule. **APCD staff recommend the following measures be incorporated into the project to control dust:**

- Reduce the amount of the disturbed area where possible,
- Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible,
- All dirt stock-pile areas should be sprayed daily as needed,
- All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and
- Building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

Demolition Activities

Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered during demolition or remodeling of existing buildings. Asbestos can also be found in utility pipes/pipelines (transite pipes or insulation on pipes). **If utility pipelines are scheduled for removal or relocation; or building(s) are removed or renovated this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHAP).** These requirements include but are not limited to: 1) notification requirements to the District, 2) asbestos survey conducted by a Certified Asbestos Inspector, and, 3) applicable removal and disposal requirements of identified ACM. Please contact Tim Fuhs of the Enforcement Division at 781-5912 for further information.

Naturally Occurring Asbestos

The project site is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District (see Attachment 1). If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM.** This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. Please refer to the APCD web page at *http://www.slocleanair.org/business/asbestos.asp* for more information or contact Tim Fuhs of our Enforcement Division at 781-5912.

Developmental Burning

Effective February 25, 2000, **the APCD prohibited developmental burning of vegetative material within San Luis Obispo County.** Under certain circumstances where no technically feasible

alternatives are available, limited developmental burning under restrictions may be allowed. This requires prior application, payment of fee based on the size of the project, APCD approval, and issuance of a burn permit by the APCD and the local fire department authority. The applicant is required to furnish the APCD with the study of technical feasibility (which includes costs and other constraints) at the time of application. If you have any questions regarding these requirements, contact Karen Brooks of our Enforcement Division at 781-5912.

OPERATIONAL PHASE EMISSIONS:

Residential Wood Combustion

Under APCD Rule 504, **only APCD approved wood burning devices can be installed in new dwelling units.** These devices include:

- All EPA-Certified Phase II wood burning devices;
- Catalytic wood burning devices which emit less than or equal to 4.1 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Non-catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Pellet-fueled woodheaters; and
- Dedicated gas-fired fireplaces.

If you have any questions about approved wood burning devices, please contact Tim Fuhs of our Enforcement Division at 781-5912.

If you have any questions or comments regarding this project please contact me at (805) 781-4667.

Sincerely,

Melissa Guise

Melissa Guise
Air Quality Specialist

MAG/sll

cc: Tim Fuhs, Enforcement Division, APCD
David Dixon, Engineering Division, APCD
Karen Brooks, Enforcement Division, APCD

Attachments: Naturally Occurring Asbestos Exemption Request Form.

Naturally Occurring Asbestos – Construction & Grading Project Exemption Request Form

Attachment 1

Send To:

San Luis Obispo County
Air Pollution Control District
3433 Roberto Court
San Luis Obispo, CA 93401

Phone: (805) 781-5912
Fax: (805) 781-1002

Applicant Information/ Property Owner		Project Name	
Address		Project Address and /or Assessors Parcel Number	
City, State, Zip		City, State, Zip	
Phone Number	Date Submitted	Agent	Phone Number

The District may provide an exemption from Section 93105 of the California Code of Regulations - Asbestos Airborne Toxic Control Measure For Construction, Grading, Quarrying, And Surface Mining Operations for any property that has any portion of the area to be disturbed located in a geographic ultramafic rock unit; if a registered geologist has conducted a geologic evaluation of the property and determined that no serpentine or ultramafic rock is likely to be found in the area to be disturbed. Before an exemption can be granted, the owner/operator must provide a copy of a report detailing the geologic evaluation to the District for consideration. The District will approve or deny the exemption within 90 days. An outline of the required geological evaluation is provided in the District handout **"ASBESTOS AIRBORNE TOXIC CONTROL MEASURES FOR CONSTRUCTION, GRADING, QUARRYING, AND SURFACE MINING OPERATIONS – Geological Evaluation Requirements."**

NOTE: A basic exemption evaluation fee of $100.00 will be charged.

APPLICANT MUST SIGN BELOW
I request the San Luis Obispo County Air Pollution Control District grant this project exemption from the requirements of the ATCM based on the attached geological evaluation.
Legal Declaration/Authorized Signature:
Date:

OFFICE USE ONLY - APCD Required Element – Geological Evaluation			
Intake Date:	APCD Staff:	OIS Site #:	OIS Project #:
Date Reviewed:	APCD Staff:	Approved	Not Approved
Comments:			

5

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED
JUN 28 2011
COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

DATE: 6/27/2011

IR TO: PW

FROM: Karen Nall, North County Team

PROJECT DESCRIPTION: SUB2005-00216 CO 05-0406 WONSLEY. Reconsideration of approved vesting parcel map, to subdivide 2 parcels of 24.64 and 20.0 acres into 2 parcels of 22.08 and 22.56 acres. 44.64 acre site located off Huero Huero Road in Creston. APN: 070-172-006.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☑ YES (Please go on to PART II.)
- ☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- ☑ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

NONE ATTACHED

Date	Name	Phone
7.5.11	Glenn Marshall	781-1596

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: July 5, 2011

To: Karen Nall, North County Team Planner

From: Glenn Marshall, Development Services Engineer

Subject: Public Works Comments and Recommended Conditions of Approval for Reconsideration of Parcel Map CO 05-0406, Wonsley, Huero Huero Road

Thank you for the opportunity to provide information on the proposed subject project referral. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

Public Works Comments:

1. Recommend that all existing approved Public Works conditions remain unchanged. This includes conditions 2, 3, 4 and 8a.

2. Below recommended new conditions of approval be added to address changes to the proposed tentative parcel map.

Additional Recommended Public Works Conditions of Approval

Offers, Easements and Restrictions
The applicant shall offer for dedication the following right-of-way easements by certificate on the map or by separate document:

a. A minimum 20-foot wide shared access and utility easement serving Parcels 1 and 2 from Huero Huero Road with additional width as required to contain all elements of the roadway prism.

b. Except for a single shared access road, future access shall be denied to Parcel 2 from Huero Huero Road and this shall be by certificate and designation on the map.

Additional Map Sheet:
The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:

a. All driveway approaches shall be constructed in accordance with County Public Improvement Standards. All driveway approaches constructed on County roads or project related roads to be accepted for County maintenance shall require an encroachment permit.

b. Notification to prospective buyers that all private access roads within the subdivision are to be privately maintained, indicating the proposed maintenance mechanism.

Covenants, Conditions and Restrictions:
The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval. The CC&R's shall provide at a minimum the following provisions:

a. Maintenance of all shared access roads within the subdivision in perpetuity.

The applicant shall apply to the Department of Planning and Building for approval of new street names prior to the filing of the final parcel or tract map. Approved street names shall be shown on the final parcel or tract map.

V:_DEVSERV Referrals_Referral Responses\Land Divisions\Parcel Maps\CO 05-0406 Wonsley, Huero Huero.doc

5

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/27/2011

TO: Env. Health

FROM: Karen Nall, North County Team

PROJECT DESCRIPTION: SUB2005-00216 CO 05-0406 WONSLEY- Reconsideration of approved vesting parcel map, to subdivide 2 parcels of 24.64 and 20.0 acres into 2 parcels of 22.08 and 22.56 acres. 44.64 acre site located off Huero Huero Road in Creston. APN: 070-172-006.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
- ☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- ☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Please see original prelim letter. No changes to conditions

7/11/11 (Date) | [signature] (Name) | x5551 (Phone)

County of San Luis Obispo • Public Health Department

Environmental Health Services
2156 Sierra Way • P.O. Box 1489
San Luis Obispo, California 93406
(805) 781-5544 • FAX: (805) 781-4211

Gregory Thomas, M.D., M.P.H.
County Health Officer
Public Health Director

Curtis A. Batson, R.E.H.S.
Director

March 29, 2006

EMK & Associates
1005 Railroad Street
Paso Robles, CA 93446

ATTN: TOBEY OSGOOD
RE: TENTATIVE PARCEL MAP CO 05-0406 (WONSLEY)
A.P.N. 070-172-006

Water Supply

This office has on file satisfactory **preliminary** evidence of water. Be advised that comprehensive water well information to include well completion report, minimum of a four hour pump test, and full chemical analysis will be required prior to final recordation. Any desire to develop a shared well system will require consultation with this office prior to Subdivision Review Board hearing.

Wastewater Disposal

Individual wastewater disposal systems, designed and constructed to meet County and State requirements, should adequately serve the parcels. Proposed parcel 1 has an existing residence.

CO 05-0406 is approved for Health Agency subdivision map processing.

Laurie A. Salo

LAURIE A. SALO, R.E.H.S.
Senior Environmental Health Specialist
Land Use Section

c: Kami Griffin, County Planning
North County Team, County Planning
Jeff Wonsley, Owner

CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
Phone: 805-543-4244 • Fax: 805-543-4248
www.calfireslo.org

Robert Lewin, Fire Chief

July 8, 2011

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

Subject: Parcel Map Project # SUB2005-00216, CO 05-0406 WONSLEY

Dear Karen Nall, North County Team,

I have reviewed the referral for the reconsideration of approved vesting parcel map, to subdivide 2 parcels of a 44.64 acre site located at 9280 Huero Huero Road in Creston, California. This project is located approximately 15 minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project **is** located within a very high fire hazard severity zone in State Responsibility Area for wildland fires. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following conditions shall apply to this project:

Access Road
An access road must be constructed to CAL FIRE/County Fire standards when it serves more than one parcel; access to any industrial or commercial occupancy, or vehicular access to a single parcel with more than two buildings or four or more dwelling units.

- The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:
  - Parcels 20 acres or larger 5280 feet
- The road must be 20 feet in width and an all weather surface.
- If the road exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.
- All roads must be able to support a 20 ton fire engine.
- Road must be named and addressed including existing buildings.
- A turnaround must be provided if the road exceeds 150 feet.
- Vertical clearance of 13'6" is required.

The dead-end road length as measured from Huero Huero Road to the end is approximately 1,400 feet.

Driveway
A driveway is permitted when it serves no more than two buildings, with no more than 3 dwelling units or a single parcel, and any number of accessory buildings.
Driveway standards required:

- Driveway width for high and very high fire severity zones:
  - 0-49 feet, 10 feet is required
  - 50-199 feet, 12 feet is required
  - Greater than 200 feet, 16 feet is required
- Turnarounds must be provided if driveway exceeds 300 feet.
- The driveway must be an all weather surface.
- If the driveway exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.
- All access driveways must be able to support a 20 ton fire engine.
- Vertical clearance of 13'6" is required.

Water Supply
The checked water supply is required:

☒ A water storage tank with a capacity determined by a factor of the cubic footage of the structure will be required to serve each existing and proposed structure. A residential fire connection must be located within 50 to 150 feet of the buildings.

Building Set Back
All parcels over 1 acre in size requires a 30 foot set back.

Fuel Modification

- Vegetation must be cleared 10 feet on each side of the driveways and access road.
- Maintain around all structures a 30 feet firebreak. An additional 70 feet of fuel reduction is required. This will provide a total of 100 feet of defensible space. This does not include fire resistive landscaping.
- Remove any part of a tree that is within 10 feet of a chimney.
- Maintain any tree adjacent to or overhanging any building free of deadwood.
- Maintain the roof of any structure free of leaves, needles or other flammable material.

☒ The project application as prepared appears to meet the conditions above. Any changes to the project should be resubmitted for review. Additional conditions may be added to the project in the future.

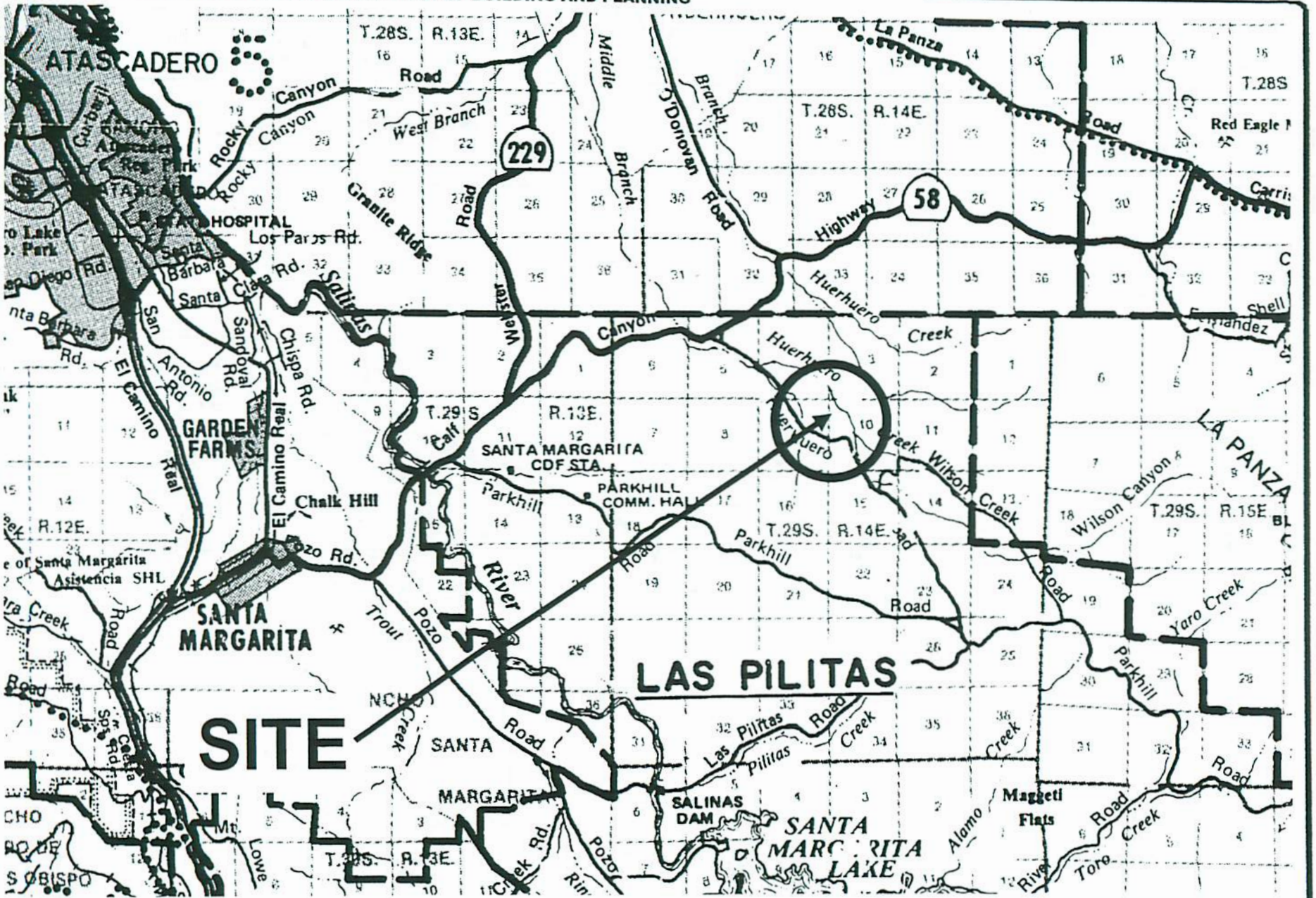
Final Inspection
This project shall require a final inspection by CAL FIRE/San Luis Obispo County Fire Department to ensure conditions are met. When the conditions have been met contact fire prevention at **543-4244 ext. 2220** and ask for a final inspection.

Respectfully,

Tina Rose
Fire Inspector

C: Jeff Wonsley

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



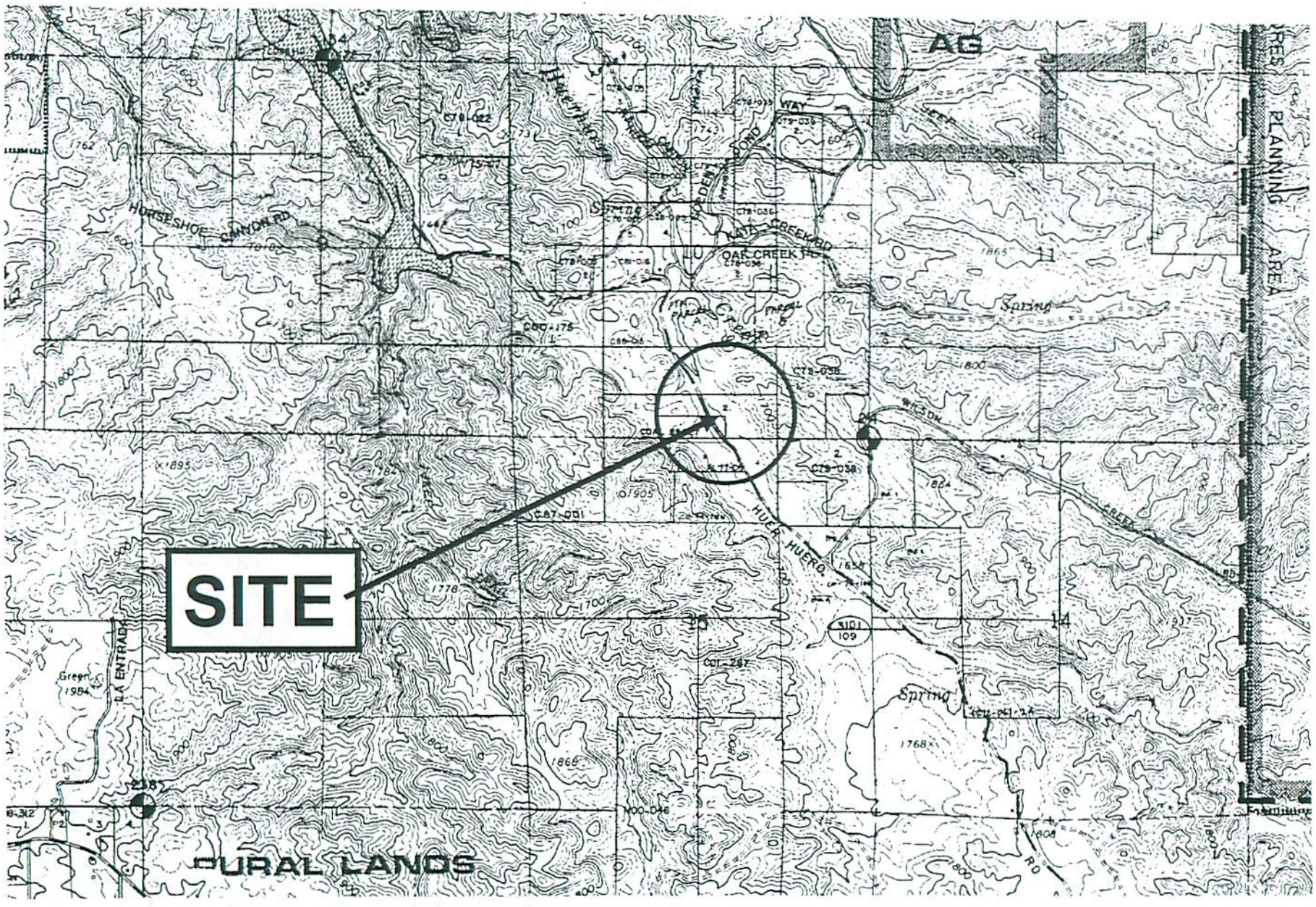
PROJECT

Country Financial Inc. Parcel Map Reconsideration
SUB2005-00216 CO 05-0406

EXHIBIT

Vicinity Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



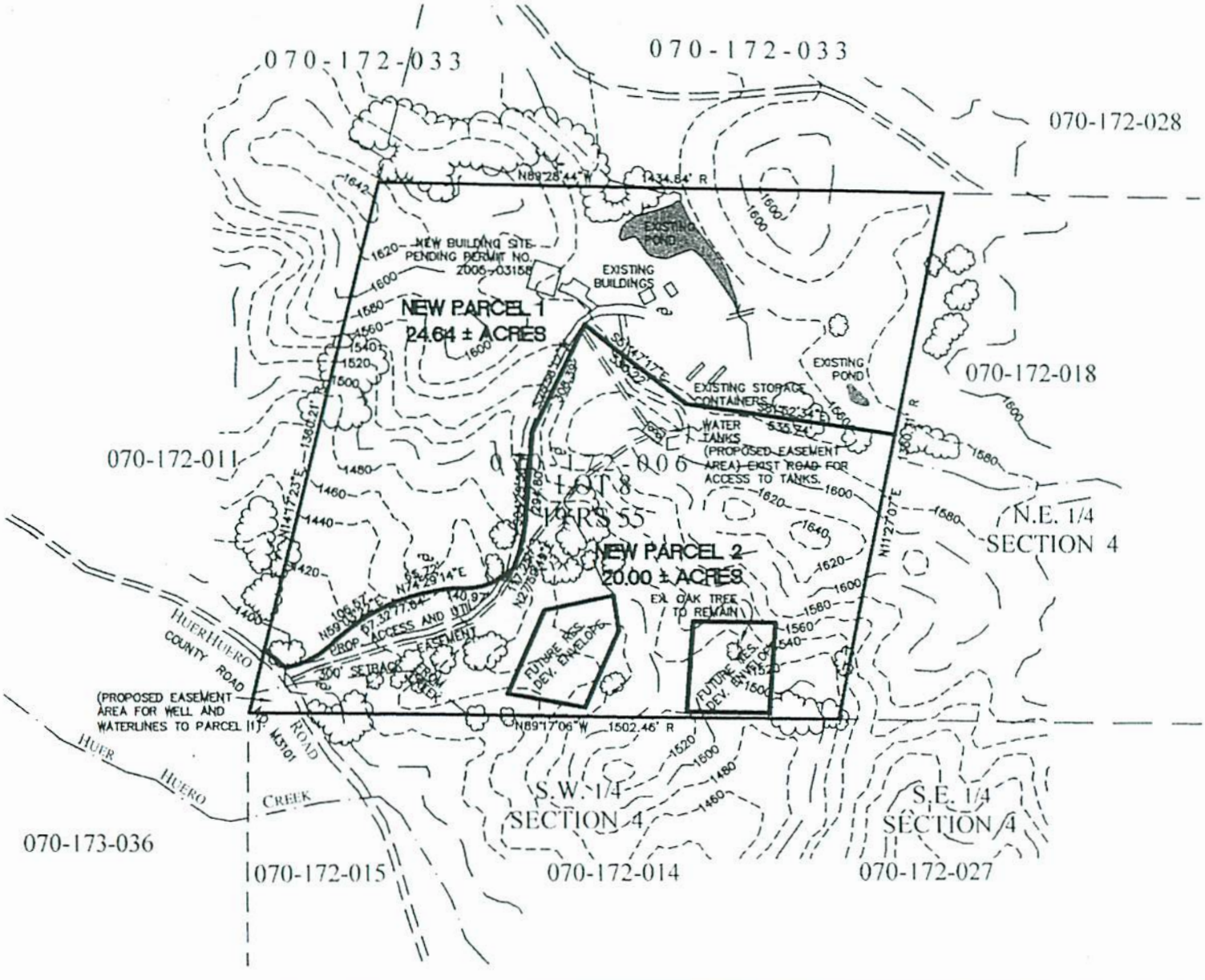
PROJECT

Country Financial Inc. Parcel Map Reconsideration
SUB2005-00216 CO 05-0406

EXHIBIT

Land Use Category Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



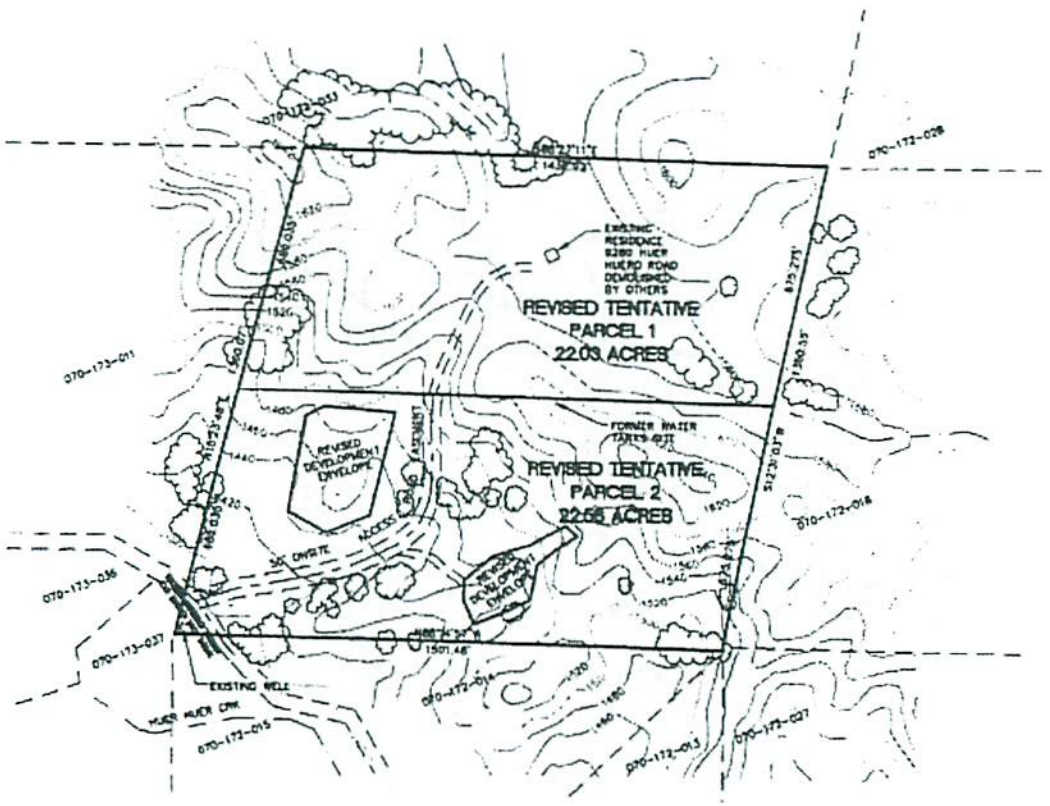
PROJECT

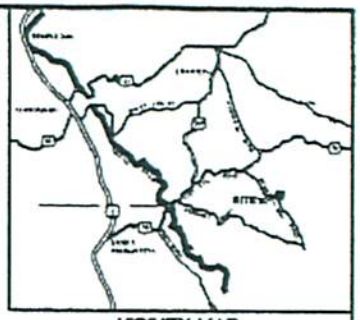
Country Financial Inc. Parcel Map Reconsideration
SUB2005-00216 CO 05-0406

EXHIBIT

Original Tentative Parcel Map

1. BOUNDARY DATA PER FIELD SURVEY.
2. CONTOURS PER USGS QUAD MAP.





VICINITY MAP
N.T.S.

EXISTING PARCELS

N HALF LOT 8	44.59 ± ACRES

PROPOSED PARCELS

PARCEL 1	22.03 ± ACRES
PARCEL 2	22.56 ± ACRES
TOTAL	44.59 ± ACRES

OWNERS/APPLICANTS

COUNTRY FINANCIAL INC. AS
LOAN SERVICING AGENT/NOMINEE
ATTN: DON VAUGHN
1363 MARSH STREET
SAN LUIS OBISPO, CA 93401

(805) 540-7005

A.P.N.

070-172-006

ZONING DESIGNATION

RURAL LANDS

DATE OF MAP 6/10/2011

RE-CONSIDERATION MAP FOR APPROVED VESTING TENTATIVE MAP CO 05-0406

BEING A TWO PARCEL SUBDIVISION OF
THE WEST HALF OF LOT 8, SECTION 4,
TOWNSHIP 29 SOUTH, RANGE 14 EAST,
M. D. B. & M.
9280 HUER HUERO ROAD
CRESTON AREA
SAN LUIS OBISPO COUNTY
STATE OF CALIFORNIA

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

DAN KINS SURVEYING
P. O. BOX 4909
PASO ROBLES, CA 93447-4909
PHONE (805) 238-5427

D:\PROJECTS\11-021 COUNTRY FINANCIAL\SURVEY\11-021_REV TENT MAP AND FINAL MAP_6-1-11.dwg 6/10/2011 9:20:21 AM PDT

JOB NO. 11-021 COUNTRY FINANCIAL SHEET 1 OF 1 SHEETS

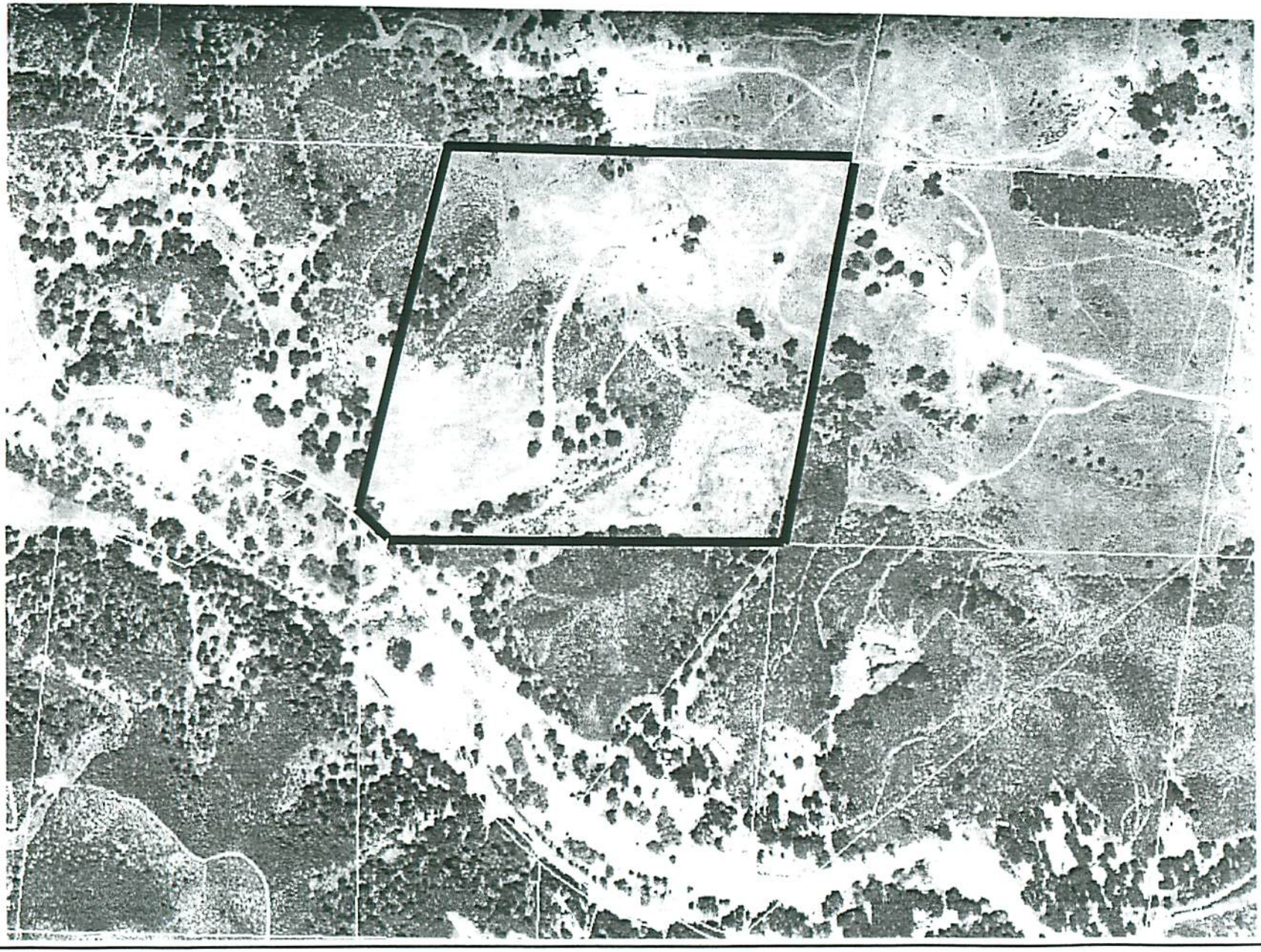
PROJECT

Country Financial Inc. Parcel Map Reconsideration
SUB2005-00216 CO 05-0406

EXHIBIT

Reconsideration – Tentative Parcel Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

Country Financial Inc. Parcel Map Reconsideration
SUB2005-00216 CO 05-0406

EXHIBIT

Aerial