



# 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

**ENVIRONMENTAL DETERMINATION NO.** ED Number 16-0244

**DATE:** May 17, 2018

**PROJECT/ENTITLEMENT:** Stoneburg 3-Lot Parcel Map; SUB2016-00038 / CO16-0223

**APPLICANT NAME:** Gail Stoneburg **Email:** gshellbeh@aol.com

**ADDRESS:** 564 Bluerock Dr. San Luis Obispo, CA 93401

**CONTACT PERSON:** Cody Lorange, Ferreira Inc. 4420 Broad Street Suite D, San Luis Obispo, CA 93401  
**Cody@ferreirainc.com Telephone:** 805-242-1281

**PROPOSED USES/INTENT:** A request by Gail Stoneburg for approval of a Vesting Tentative Parcel Map (CO16-0223) to subdivide a 10.05-acre parcel into three parcels of 3.11, 3.01, and 3.93 (gross) acres. The property has an overall average slope of approximately 20% and is located in Residential Suburban (RS) land use area. The site is densely covered in oak woodland; a private open space easement of 6.8 acres and designated building envelopes on each parcel (10,700 to 11,000 square feet) are proposed to protect oak woodland and mitigate for oak impacts. Permitted grading and development of a primary and secondary residence are under construction on Parcel 3. The project will be served by a shared well and individual onsite wastewater systems; shared entry access with turnaround and common drainage basin are also proposed.

**LOCATION:** The project site is located on the south side of La Teena Place, 465 feet east of Noyes Road, approximately 0.33 miles north of the community of Arroyo Grande, in the South County Planning Area, San Luis Bay Inland sub 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>

**STATE CLEARINGHOUSE REVIEW:** YES  NO

**OTHER POTENTIAL PERMITTING AGENCIES:**

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

**COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT .....4:30 p.m. (2 wks from above DATE)**

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

## Notice of Determination

**State Clearinghouse No.** \_\_\_\_\_

This is to advise that the San Luis Obispo County \_\_\_\_\_ as  *Lead Agency*  
 *Responsible Agency* approved/denied the above described project on \_\_\_\_\_, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A 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 Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.

County of San Luis Obispo

**Signature**

**Project Manager Name**

**Date**

**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

(ver 5.9) [Using Form](#)

**Project Title & No.** Stoneburg 3-Lot Parcel Map **ED16-0244 (SUB2016-00038/CO16-0223)**

**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.

<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Geology and Soils	<input checked="" type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input checked="" type="checkbox"/> Hazards/Hazardous Materials	<input type="checkbox"/> Transportation/Circulation
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Population/Housing	<input checked="" type="checkbox"/> Water /Hydrology
<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> 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 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.

Cindy Chambers (cchambers@co.slo.ca.us)  5-11-18  
 Prepared by (Print) Signature Date

TERRY WAHLER  Ellen Carroll, Environmental Coordinator 5-11-18  
 Reviewed by (Print) Signature (for) 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 County Planning Department 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 Planning Department, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

## **A. PROJECT**

### **DESCRIPTION:**

The applicant, GAIL STONEBURG, is requesting a Vesting Tentative Parcel Map (CO16-0223) to subdivide a 10.05-acre parcel into three parcels of 3.11, 3.01, and 3.93 (gross) acres. The property has an overall average slope of approximately 20% and is located in Residential Suburban (RS) land use area. The site is densely covered in oak woodland. The project site is located on the south side of La Teena Place, 465 feet east of Noyes Road, approximately 0.33 miles north of the community of Arroyo Grande, in the South County Planning Area, San Luis Bay Inland sub area. The parcels are proposed as shown below:

	Parcel 1	Parcel 2	Parcel 3	Total
GROSS (ACRES)	3.1	3.0	3.9	10.05 acres
NET (ACRES)*	2.2	2.8	3.7	9.0 acres
GROSS:NET RATIO	1.4:1	1:1	1:1	-
AVERAGE SLOPE	17.58%	15.44%	26.77%	
DRIVEWAY (SF)**	12,232	9,005	10,839	31,991
BUILDING ENVELOPE (SF)	10,992	10,774	15,240	37,006
BUILDING ENVELOPE (ACRES)	0.25	0.25	0.35	0.85

The property has some relatively flat areas along the northerly portion and a ridge running generally east-west towards the south. The steeper slopes towards the south and west exceed 30% in some areas. The highest point on the property (near the center of the south property line) is approximately 115 feet higher in elevation than the lowest point to the northwest, at La Teena Place. Coast live oak woodland covers roughly 90% of the parcel with a mix of oaks, Monterey and Torrey pines, understory shrubs and grasses. Seasonal drainage generally crosses the northerly portion from east to west but is not identified as a blue line stream and contains no wetland habitat. A storm water retention basin is under construction at the lowest point of the property in the northwest corner, where a small stand of blue gum eucalyptus was removed.

**BACKGROUND:**

The existing 10-acre parcel was created as Parcel 1 of a four-lot subdivision under CO92-088, recorded on August 2, 1993. On June 16, 2017, a Minor Use Permit (DRC2016-00060) approved grading and development of two residences, driveway access and drainage facilities for the property. Construction permits for the subject parcel are required to comply with mitigation measures recorded on the Additional Map Sheet for CO92-088. A grading permit was issued in August, 2017 (PMTG2016-07398) for site improvements including grading for a residential driveway extending from La Teena Place to the building site; a primary and a secondary residence, a detached garage and swimming pool, and construction of a drainage basin at the northwest corner (on Proposed Parcel 1). Oak tree removal for these improvements is also approved, as discussed in detail under the Biological Resources section below. Residential building permits are currently under review or are ready to issue. These improvements for the underlying parcel are within the baseline for CEQA review of the proposed subdivision.

The residential development is located within the identified building envelope on Proposed Parcel 3. The basin on Proposed Parcel 1 is sized to accommodate future developed drainage requirements for buildout of the subdivision’s three proposed parcels. The domestic well installed for the currently-approved development is proposed to be shared between the resulting three parcels. A shared-use common area easement including the drainage basin, shared well, and a fire access turnaround on proposed Parcels 1 and 2 are part of the subdivision map request.

**ASSESSOR PARCEL NUMBER(S):** 044-253-063

Latitude: 35 degrees 8' 59.2908" N Longitude: 120 degrees 35' 9.6432" W **SUPERVISORIAL DISTRICT # 1**

**B. EXISTING SETTING**

**PLAN AREA:** South County      **SUB:** San Luis Bay (South)      **COMM:** Rural

**LAND USE CATEGORY:** Residential Suburban

**COMB. DESIGNATION:** None

**PARCEL SIZE:** 10.1 acres

**TOPOGRAPHY:** Gently rolling to steeply sloping

**VEGETATION:** Oak woodland

**EXISTING USES:** Undeveloped

**SURROUNDING LAND USE CATEGORIES AND USES:**

<i>North:</i> Residential Suburban; single-family residence(s)	<i>East:</i> Residential Suburban; agricultural uses
<i>South:</i> Residential Suburban; single-family residence(s)	<i>West:</i> Residential Suburban; single-family residence(s)

## C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, at least one issue was identified as having a 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	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
a) <i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Aesthetics

**Setting.** The project site is located in an area of large-lot residential development characterized by rolling hills between steeply-sloped ridges. The site is covered in oak woodland, with the exception of the northwest corner where a stand of eucalyptus trees has been replaced by a drainage basin. The previously permitted development on proposed Parcel 3 and proposed envelopes for Parcels 1 and 2 were carefully sited to reduce oak removal and minimize visual impacts. The driveway, when revegetation is complete, will not be visible from the public roadway except for glimpses through the trees.

La Teena Place is a variable-width local road extending eastward from Noyes Road, fronting a portion of Proposed Parcel 1 at the northerly corner. The proposed residential building envelope for Parcel 1 will be visible from the public roadway, although set back at least 160 feet from the road because the drainage basin is located between the roadway and the building envelope. Replacement oak tree planting is proposed around the basin that will eventually screen the development on Parcel 1 from La Teena Place; this envelope is located at the bottom of the southerly ridge which provides a wooded backdrop for future structures.

Proposed Parcel 2 is an interior parcel with oak trees and intervening property that completely screen the building envelope from any public areas. The Parcel 3 development permits, previously approved

under prior Map conditions, reflect structures that are consistent in mass and scale with the surrounding residential character and are generally screened from public view by existing trees that will remain. A ridgeline rising behind the Parcel 3 building site and trees outside the building envelope will screen and soften the structure outlines when viewed from La Teena Place.

The proposed subdivision will not be visible from any major public roadway or silhouette against any ridgelines as viewed from public roadways. The project is considered compatible with the surrounding uses and patterns of development in terms of lot size and building location. Lighting and glare from future development could affect night-time views in the area.

Impact. Future residential development of Parcels 1 and 2 would result in the potential for night lighting and glare impacts to the surrounding rural areas. The development approved for Parcel 3 was required to submit a lighting plan that meets the lighting requirements of LUO Section 22.10.060.

Mitigation/Conclusion. LUO Section 22.10.060 provides standards for exterior lighting. To minimize night lighting and glare impacts, the proposed parcels will be required to provide a lighting plan at time of development, to ensure all proposed lighting is directed downward and will not extend beyond the site. Parcel 3 is already conditioned to provide a lighting plan through conditions of the Minor Use Permit approval. A mitigation measure is included with this subdivision that requires a lighting plan with development of Parcels 1 and 2. No significant visual impacts are expected to occur with implementation of this mitigation measure.

**2. AGRICULTURAL RESOURCES**

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land, per NRCS soil classification, to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Conflict with existing zoning for agricultural use, or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Agricultural Resources**

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

Land Use Category: Residential Suburban

Historic/Existing Commercial Crops: None

In Agricultural Preserve? No

Under Williamson Act contract? No

State Classification: Not prime farmland, with small areas of Farmland of Statewide Importance]

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

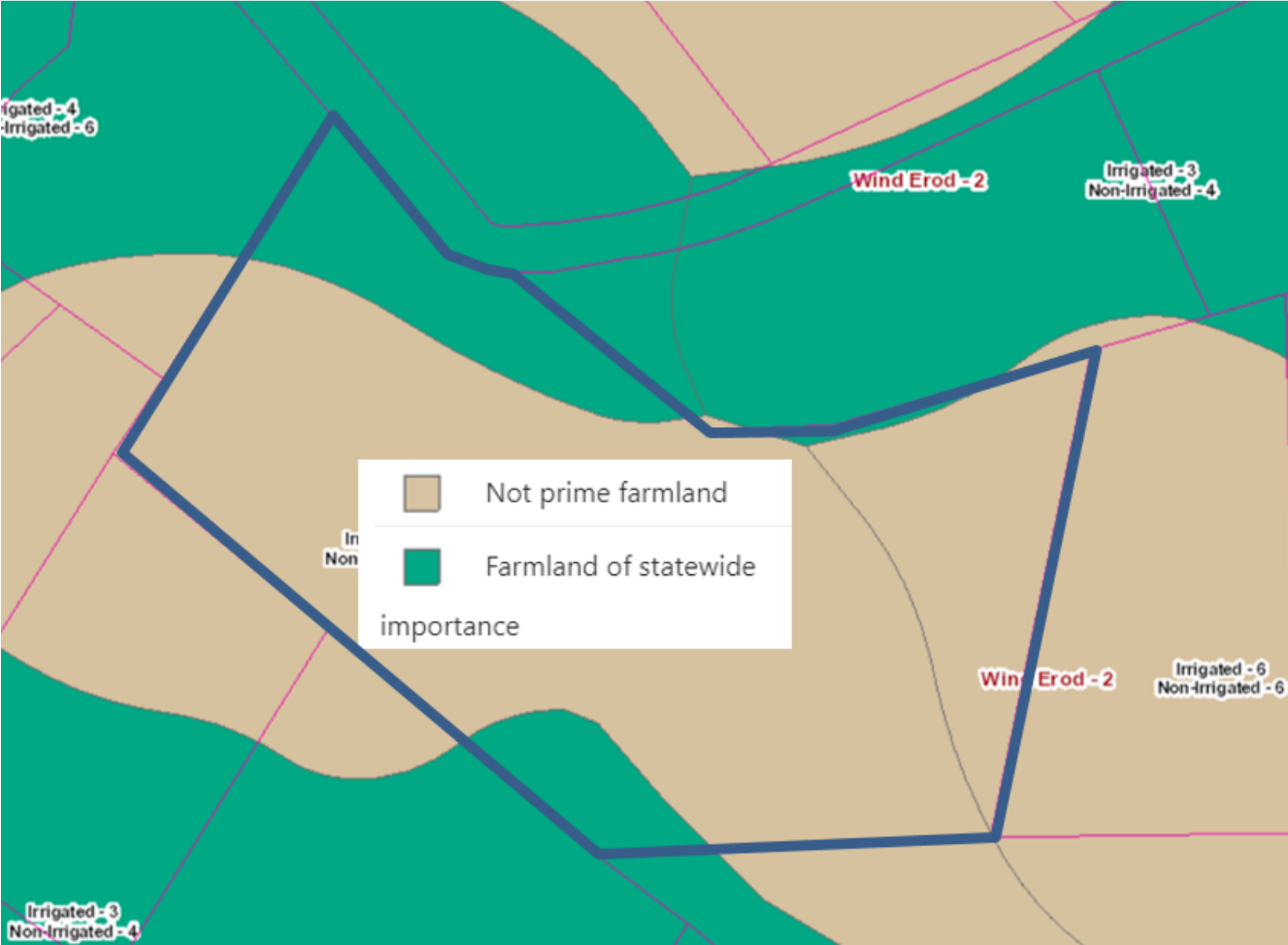
Arnold loamy sand (5 - 15 % slope). This gently to moderately sloping sandy soil is considered moderately drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: poor filtering capabilities. The soil is considered Class IV without irrigation and Class IV when irrigated.

Briones loamy sand (15 - 50 % slope). This moderately to steeply sloping sandy soil is considered moderately drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: poor filtering capabilities, steep slopes, shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Corralitos sand (2 - 15 % slope). This gently to moderately sloping, sandy bottom 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: poor filtering capabilities. The soil is considered Class VI without irrigation and Class IV when irrigated.

**Impact.** The project is located in a predominantly non-agricultural area with no commercial agricultural activities occurring on the property or immediate vicinity. Small fruit tree orchards on residential properties are located nearby, south and east of the site. The two areas where site soils are identified as Farmland of Statewide Importance (shown below) are: 1) at the La Teena street frontage to the northwest where the detention basin is located; and, 2) at the Parcel 3 residential building site near the south property line. These non-contiguous areas are each roughly an acre or less in size and are not commercially viable for future agriculture due to existing development.

Farmland Of Statewide Importance



**Mitigation/Conclusion.** No significant impacts to agricultural resources are anticipated, and no mitigation measures are necessary.



### 3. AIR QUALITY

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>GREENHOUSE GASES</b>				
f) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Air Quality

**Setting.** The Air Pollution Control District (APCD) has developed and updated their [CEQA Air Quality Handbook \(2012\)](#) 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).

**Greenhouse Gas (GHG) Emissions** are said to result in an increase in the earth's average surface temperature. This is commonly referred to as global warming. The rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system. This is also known as climate change. These changes are now thought to be broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

The passage of AB32, the California Global Warming Solutions Act (2006), recognized the need to reduce GHG emissions and set the greenhouse gas emissions reduction goal for the State of California

into law. The law required that by 2020, State emissions must be reduced to 1990 levels. This is to be accomplished by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions. Subsequent legislation (e.g., SB97-Greenhouse Gas Emissions bill) directed the California Air Resources Board (CARB) to develop statewide thresholds.

In March 2012, the San Luis Obispo County Air Pollution Control District (APCD) approved thresholds for GHG emission impacts, and these thresholds have been incorporated into the APCD's CEQA Air Quality Handbook. APCD determined that a tiered process for residential / commercial land use projects was the most appropriate and effective approach for assessing the GHG emission impacts. The tiered approach includes three methods, any of which can be used for any given project:

1. Qualitative GHG Reduction Strategies (e.g. Climate Action Plans): A qualitative threshold that is consistent with AB 32 Scoping Plan measures and goals; or,
2. Bright-Line Threshold: Numerical value to determine the significance of a project's annual GHG emissions; or,
3. Efficiency-Based Threshold: Assesses the GHG impacts of a project on an emissions per capita basis.

For most projects the Bright-Line Threshold of 1,150 Metric Tons CO<sub>2</sub>/year (MT CO<sub>2</sub>e/yr) will be the most applicable threshold. In addition to the residential/commercial threshold options proposed above, a bright-line numerical value threshold of 10,000 MT CO<sub>2</sub>e/yr was adopted for stationary source (industrial) projects.

It should be noted that projects that generate less than the above mentioned thresholds will also participate in emission reductions because air emissions, including GHGs, are under the purview of the California Air Resources Board (or other regulatory agencies) and will be "regulated" either by CARB, the Federal Government, or other entities. For example, new vehicles will be subject to increased fuel economy standards and emission reductions, large and small appliances will be subject to more strict emissions standards, and energy delivered to consumers will increasingly come from renewable sources. Other programs that are intended to reduce the overall GHG emissions include Low Carbon Fuel Standards, Renewable Portfolio standards and the Clean Car standards. As a result, even the emissions that result from projects that produce fewer emissions than the threshold will be subject to emission reductions.

Under CEQA, an individual project's GHG emissions will generally not result in direct significant impacts. This is because the climate change issue is global in nature. However, an individual project could be found to contribute to a potentially significant cumulative impact. Projects that have GHG emissions above the noted thresholds may be considered cumulatively considerable and require mitigation.

## **Impacts**

**Construction Phase Impacts.** The SLO APCD CEQA Handbook establishes thresholds of significance for various types of development and associated activities. The Handbook also includes screening criteria for construction related impacts. According to the Handbook, a project with grading in excess of 4.0 acres and moving 1,200 cubic yards of earth per day can exceed the construction threshold for respirable particulate matter (PM<sub>10</sub>). In addition, a project with the potential to generate 137 lbs per day of ozone precursors (ROG + NO<sub>x</sub>) or diesel particulates in excess of 7 lbs per day can result in a significant impact. The construction of a new primary and secondary residence on Parcels 1 and 2 is not expected to exceed the daily emissions threshold for ROG and NO<sub>x</sub> combined.

**Impacts to Sensitive Receptors.** Sensitive receptors are people or other organisms that may have a significantly increased sensitivity or exposure to air pollution by virtue of their age and health (e.g. schools, day care centers, hospitals, nursing homes), regulatory status (e.g. federal or state listing as a sensitive or endangered species), or proximity to the source. As proposed, subdivision approval will result in development of Parcels 1 and 2 with primary and secondary homes within designated building

envelopes and driveway extensions from the existing private cul-de-sac located near La Teena Place. Both building envelopes are located on level ground and the driveways are anticipated to require minimal grading. Site disturbance area is anticipated to be approximately 14,000 square feet for Proposed Parcel 1, and 16,000 square feet on Proposed Parcel 2. The newly created lots will use the existing well installed near the cul-d-sac under a shared well agreement. The well, grading for the driveway, basin, and residential pad and building construction on Parcel 3 are already permitted and within the baseline for the project.

The disturbance of approximately 30,000 square feet for future development of Parcels 1 and 2 will result in the creation of construction dust as well as short- and long-term vehicle emissions. Construction on Parcels 1 and 2 would occur within 1,000 feet of residences on adjacent property, which may be occupied by sensitive receptors who could be exposed to diesel particulates and fugitive dust from construction activities. This is considered a potentially significant impact.

Naturally Occurring Asbestos. According to the APCD CEQA Air Quality Handbook, Naturally Occurring Asbestos (NOA) has been identified as a toxic air contaminant by the California Air Resources Board (CARB). Under the CARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, prior to any grading activities a geologic evaluation should be conducted to determine if NOA is present within the area that will be disturbed. If NOA is present, the applicant must comply with all requirements outlined in the Asbestos ATCM. The APCD website includes a map of zones throughout SLO County where NOA has been found and a geological evaluation is required prior to any grading. According to the web site map, the project site does not lie in an area where a geologic study for the presence of NOA is required, and no further action is needed.

Development Burning. On February 5, 2000, the SLO APCD prohibited development burning of vegetative material within San Luis Obispo County. However, in under certain circumstances where no technically feasible alternative is available, limited burning may be allowed subject to regulations applied by the SLO APCD. Unregulated burning would result in a potentially significant impact.

Operational Phase Impacts. According to the APCD thresholds of significance, a project with less than 68 single family residences in an urban setting is unlikely to exceed to APCD operational thresholds for ozone precursor emissions. This project could result in the construction of four additional single family residences. Therefore, operational phase emissions relating to ozone precursors and particulate matter are considered less than significant.

Consistency With the Clean Air Plan. The project will accommodate a level of development for the site that was anticipated by the Clean Air Plan. As discussed above, motor vehicle trips associated with operation of the project are expected to generate emissions that fall below the APCD threshold for operational impacts.

**Impact.** As proposed, the project will result in the disturbance of up to 30,000 square feet for development, resulting in the creation of construction dust as well as short- and long-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and would therefore be below the general thresholds triggering construction-related mitigation. The project is in close proximity to sensitive receptors (surrounding residential development) that might result in nuisance complaints; therefore, mitigation for dust management and emissions control measures applicable during construction are applied to minimize potential impacts.

From an operational standpoint, based on Table 1-1 of the CEQA Air Quality Handbook (2012), the project will not exceed operational thresholds triggering mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

**Mitigation/Conclusion.** With the recommended mitigation measures for construction dust control and residential burning, air quality impacts are considered less than significant.

**4. BIOLOGICAL RESOURCES**

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species* or their habitats?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Conflict with any regional plans or policies to protect sensitive species, or regulations of the California Department of Fish &amp; Wildlife or U.S. Fish &amp; Wildlife Service?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

\* Species – as defined in Section 15380 of the CEQA Guidelines, which includes all plant and wildlife species that fall under the category of rare, threatened or endangered, as described in this section.

**Biological Resources**

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

On-site Vegetation: Oak woodland exists over the majority of the property, with oak trees approved for removal for construction of a residential driveway, building pad and detention basin permitted under DRC2016-00060 (June, 2017).

Name and distance from blue line creek(s): Approximately 400 feet from unnamed intermittent blue line drainage to the west, along Noyes Road.

Habitat(s): Coast Live Oak Woodland; small patches of coastal valley grasslands; Blue Gum eucalyptus (removed under County permit in 2017)

Site’s tree canopy coverage: Approximately 75 to 80 percent, with permitted removal of eucalyptus.]

The applicant provided a Biological Resources Survey (V. L. Holland & Mike McGovern, and a Botanical Resources Survey (V. L. Holland, June 7, 2016) which identified the following species potentially existing within approximately one mile of the proposed project:

Coast live oak; Pismo Clarkia; Hoover’s bentgrass; Horkelia cuneata,

**Impact.**

Botanical Impacts

The site was surveyed for botanical resources in 2016, between February 15 and May 16, and a Botanical Resources report was prepared by V. L Holland in March 2016 and revised June 2016.

A separate Biological Resources Survey report was prepared September 2016 and revised March 2017 by V. L. Holland and Mike McGovern. The Biological Resources report incorporates and updates botanical information from the 2016 botanical report findings.

### Special-Status Plants

The site is located in area identified as Pismo clarkia habitat with potential for this species to occur on site. Based on the biologist report, suitable habitat is present for a number of special-status species of plants (Pismo clarkia, Mesa horkelia, Kellogg's horkelia, La Panza mariposa lily, Santa Margarita manzanita, curly-leaved monardella, and chaparral ragwort). However, no State or Federally-listed special-status plants were observed on site during peak blooming period for two consecutive spring seasons, while reference populations of clarkia were blooming elsewhere. Because the potential exists for these species to occur, particularly Pismo clarkia, pre-construction surveys in late spring are recommended prior to issuance of construction permits for new development.

### Drainage Swale

Although a shallow drainage swale is located in the northern part of the site, no wetland habitat or wetland vegetation was present during two successive winters. The swale drains the site towards the west during the rainy season but does not appear to include hydric soils or to support standing water.

### Blue Gum Eucalyptus

At the time of the biological surveys and report preparation, the site contained roughly 1 acre of Blue Gum eucalyptus, comprising approximately 10% of site area in the northwest corner (on proposed Parcel 1). The Blue Gum eucalyptus grove was surveyed several times in January of 2016 for the presence of Monarch butterfly, and none were found to be using the site. The eucalyptus grove was removed under permit for construction of the drainage basin in the fall of 2017. Prior to removal of the grove, the project biologist verified that no Monarch butterflies were present, and no raptors or other birds were nesting within the grove. The perimeter area of the basin where the eucalyptus were removed is proposed to be replanted in replacement oak trees and native vegetation.

### Oak Woodland:

The Biological Report characterizes the site as containing nearly nine acres (approximately 90%) of oak woodland habitat. Development of Proposed Parcels 1 and 2 would involve approximately 30,000 square feet of temporary and permanent site disturbance area within the building envelopes and driveways. The building envelopes were carefully sited to minimize oak tree impacts, and are adequately sized (10,800 and 11,000 sf) to contain all residential development including primary and secondary homes, utilities and accessory structures. Because the existing property has extensive oak woodland canopy with limited area for replacement tree planting, the applicant is proposing to offset oak impacts through establishment of a private open space easement protecting the remaining oak woodland on site. The County has established a minimum required oak woodland easement area of 1,000 square feet per required replacement oak tree for mitigation of project impacts. This equates to Open Space preservation area of 4,000 square feet per oak tree removed, and 2,000 square feet per oak tree impacted. The methodology for this approach is outlined below.

### **Mitigation Approach for Oak Woodland Private Open Space Easement**

1. DEFINE MAXIMUM AREAS OF POTENTIAL OAK IMPACT OR REMOVAL TO RESULT FROM PARCEL 1 & 2 DEVELOPMENT
  - Building envelope(s) defined by metes-and-bounds survey, sited to minimize oak impacts
  - Define a 30-foot "impact buffer" around the envelope, surveyed and oak trees identified
  - Locate 16-foot wide driveway access as defined by "limits of grading" from turnaround to envelope
  - Define a 10-foot, permanent Fire Clearance "impact buffer" on either side of the driveway with oak trees identified
2. DEFINE AND QUANTIFY IMPACTS TO OAK TREES MEASURING <5" DIAMETER AT BREAST HEIGHT (DBH)

- All oak trees within the Building Envelope and Driveway are assumed to be “Removed”
- All oak trees within impact buffers assumed to be “Impacted” by future development
- All oak trees Removed to be mitigated by 4:1 tree replacement or 4,000 sf of open space
- All oak trees impacted to be mitigated by 2:1 tree replacement or 2,000 sf of open space
- Oak trees are located on a map exhibit and identified as to size, species, and condition

### 3. ASSUMPTIONS AND LIMITATIONS FOR PRIVATE OPEN SPACE EASEMENT MITIGATION:

- Driveway access for proposed parcels 1 & 2 require minimal grading within defined limits
- An Open Space Easement agreement or covenant applicable to each parcel would be recorded, including information on allowed uses and shared management requirements
- All site development is confined to building and driveway envelopes: residential dwellings, accessory uses, utility structures and trenching including septic leachfield areas
- Mitigation assumes “worst-case” impacts, regardless of whether development may preserve some trees within building envelopes and may not impact all trees within buffers.
- Required tree replacement mitigation that exceeds available easement area can be mitigated through on-site replacement planting and (up to 50%) volunteer seedling protection.
- Once the Open Space easement is established, future development within envelopes is pre-mitigated - no further mitigation would be required for additional, uncounted trees reaching mature size within the recorded development control lines due to deferred site development.
- Any proposed future changes to recorded building envelope or buffer areas, or to modify allowed uses within the easement or buffers would require discretionary review (Minor Use Permit or Subdivision (amendment)).
- For purposes of impact evaluation for any future proposal for conversion or alteration of Open Space easement, each 1,000 square feet of Open Space easement area represents one mature oak tree. Open Space converted or removed from the Open Space Easement, and any resulting additional oak trees impacted, would require new environmental analysis and full mitigation.

Residential development currently under construction permit on proposed Parcel 3 is authorized through prior land use and grading permits (DRC2016-00060, PMTG2016-07398) to remove approximately 36 oaks and impact an additional 20 oaks with pad grading and construction of driveway and utility improvements. The approved Minor Use Permit requires the developer to offset this loss by oak tree replacement planting at 2:1 for impacted trees and 4:1 for removed trees, with a total of 184 replacement trees required. A final count of trees impacted and removed will be provided by the project arborist prior to final grading inspection. Under the permit conditions, the applicant may propose an equivalent alternative method for mitigation of oak tree impacts, such as payment of the County’s impact fee of \$970 per tree removed and \$485 per tree impacted to the CA Department of Fish and Wildlife Oak Mitigation Fund, a combination of mitigation replacement planting and fee payment, or another method acceptable to the County.

Although the oak tree impacts associated with approved development on proposed Parcel 3 is within the baseline for the proposed subdivision, the applicant is proposing to incorporate the mitigation for previously-approved oak tree impacts into this subdivision’s mitigation plan, as a comprehensive and superior alternative. Therefore, the Oak Mitigation Plan for this subdivision was developed based on the identified potential impacts for Parcels 1 and 2, and also incorporates mitigation for Parcel 3’s approved development impacts based on the requirement for 184 replacement oak trees. This number includes oaks removed/impacted for the basin and driveway turnaround serving all three parcels.

The applicant proposes a private Oak Woodland Open Space easement of 297,000 square feet (6.8 acres) on the property to protect existing oak woodland habitat, as mitigation for development impacts to oak trees. As shown in Table 1 below, developing the envelopes of Parcels 1 and 2 will result in removal of 17 oaks and impacting 28 oaks. At standard tree replacement ratios, the mitigation requirement is 178 replacement trees for the subdivision's newly created lots, in addition to Parcel 3's current requirement for planting 184 replacement oak trees. Any previously-approved impacts that cannot be mitigated through proposed on-site easement area or replacement planting on site (due to insufficient area) will be offset through payment of mitigation fees, as originally approved. Each replacement tree is valued at \$242.50, based on the County's mitigation fee of \$970 per removed tree to be mitigated at a ratio of 4:1 ( $\$970.00 / 4 = \$242.50$ ).

**TABLE 1: OAK IMPACTS AND MITIGATION REQUIRED BY PARCEL**

<b>PROPOSED PARCEL 1</b>	Trees Removed	Required Replacement Trees at 4:1	Trees Impacted:	Required Replacement at 2:1	Total Replacement Trees	OPEN SPACE REQUIRED at 1,000 sf/tree	
Building Envelope	5		-				
Building Envelope 30-ft Buffer	-		8				
16-foot Driveway	4		-				
10-foot Driveway Buffer	-		1				
<b>SUB-TOTAL:</b>	9	36	9	18	<b>54</b>	54,000	sf
<b>PROPOSED PARCEL 2</b>							
Building Envelope	7		-				
Building Envelope 30-ft Buffer	-		15				
16-foot Driveway	10		-				
10-foot Driveway Buffer	-		13				
<b>SUB-TOTAL:</b>	17	68	28	56	<b>124</b>	124,000	
<b>TOTALS:</b>							
<b>Proposed Lots 1 &amp; 2:</b>	<b>28 @ 4:1</b>	<b>104</b>	<b>37 @ 2:1</b>	<b>74</b>	<b>178</b>	<b>178,000</b>	sf
<b>PROPOSED PARCEL 3 (PER DRC2016-00060)</b>							
	Removed:	Replacement Trees at 4:1	Impacted:	Replacement at 2:1	Replacement Trees		
Driveway, basin, building pad	36	144			144	144,000	sf
Buffers from driveway & pad			20	40	40	40,000	sf
<b>PARCEL 3 SUBTOTALS</b>	<b>36 @ 4:1</b>	<b>144</b>	<b>20 @ 2:1</b>	<b>40</b>	<b>184</b>	<b>184,000</b>	sf

Proposed Open Space Easement area for the project is approximately 297,000 square feet (6.8 acres). The impacts for the subdivision (development of Parcels 1 and 2) can be fully mitigated through preservation of 178,000 square feet (4.1 acres) of existing oak woodland, leaving 119,000 square feet (2.7 acres) of open space to apply against the previously-approved oak mitigation requirements for Parcel 3, as shown in Table 2 below.

**Table 2: OAK TREE IMPACT MITIGATION EASEMENT AREA APPLIED**

TOTAL Area of Oak Woodland Open Space Easement to be Provided On Site:	297,000	sf
Open Space Required to Mitigate for Parcels 1 and 2 Subdivision Impacts (178 replacement trees):	-178,000	sf
Remaining Mitigation Open Space Area Available for Parcel 3 Previously-Appvd Impacts (subtotal):	<b>119,000</b>	sf
Parcel 3 Requirement for Open Space to Mitigate Impacts (DRC2016-00060 - 184 replacement trees):	-184,000	sf
Shortfall of Mitigation Open Space Needed for Parcel 3 Prior Impacts (at 1,000 sf / tree):	65,000	sf
Remaining Parcel 3 Required Replacement Trees to be Mitigated by Onsite Planting / Fee Payment):	<b>65</b>	trees

As proposed, the previously-approved Parcel 3 oak tree impacts under DRC2016-00060 can be mitigated in conjunction with this Parcel Map through application of the remaining 119,000 square feet of proposed Open Space Easement in conjunction with a Mitigation/Revegetation plan for the remaining 65 trees to either be installed within the open space, or offset through payment of impact fees (at \$242.50 per replacement tree), prior to issuance of occupancy for the residences on Parcel 3.

#### Biological Impacts:

The 2016-2017 biological surveys found no evidence of special-status reptile, avian or mammal species inhabiting the site. A search was also conducted for Monarch butterfly; none were observed at the project site during January, a time when the Pismo Beach Blue Gum eucalyptus site was occupied. The Blue Gum were subsequently removed under the prior Minor Use Permit for development. The biological report indicates that the site provides marginal habitat for some species that could potentially occupy or utilize the site, including California legless lizard, Cooper's and sharp-shinned hawks, desert woodrat or dusky-footed woodrat, and American badger. No suitable roosting habitat for bats was observed, although Townsend's big-eared bats or pallid bats may roost nearby and potentially could utilize the property for night-time foraging.

Although signs of raptor use were observed on the site (i.e., feathers and whitewash), no nests were present at the time of surveys. The oak woodland is suitable habitat for woodrat and the site was carefully searched but no woodrat nests or other signs were found. The biologist noted a lack of evidence of prey species such as gopher, and speculated that feral cats may discourage gophers and woodrats from utilizing the site. Future development of Parcels 1 and 2 has the potential to impact nesting birds if construction or tree removal is initiated between February 1 and September 15. Based on peer-review comments by the County Biologist (B. Langle, Terra Verde; April 2017) there is potential for California legless lizard and coast horned lizard to be present and for woodrats, badger, or listed/migratory avian species to occupy the site in the future. These species could potentially be impacted by grading or construction within the envelopes for Parcels 1 and 2. Development within the building envelopes would not be likely to impact bats foraging on the site, given the protection of the open space. The habitat value of the open space easement could be reduced if not managed to maintain some native understory vegetation and protective cover in balance with fuel management.

#### **Mitigation/Conclusion.**

The project will impact identified oak woodland habitat and remove oak trees as a result of grading and development of proposed Parcels 1 and 2; this is identified as a potentially significant impact. Impacts to nesting migratory birds, raptors, and listed species of reptiles or mammals could occur with future development. Mitigation measures proposed to address and minimize these impacts include:

- Recorded private open space easement to protect oak woodland habitat in perpetuity
- Replacement tree planting areas provided to enhance oak woodland on site
- An Oak Woodland Management Plan required to manage and maintain habitat
- Designated envelopes for development of residences and driveways recorded
- Impact buffers for designated building and driveway envelopes included in mitigation
- Envelopes for disturbance areas to be clearly identified on plans and in the field
- Implementation of oak tree protection measures at building control line during construction
- Conduct spring surveys for listed botanical species prior to construction
- Conduct pre-construction surveys for nesting migratory birds or raptors
- Conduct pre-construction surveys for California legless lizard and coast horned lizard
- Conduct pre-construction surveys for badger and woodrat
- Biologist to conduct pre-construction training of personnel as necessary

With incorporation of these mitigation measures, impacts will be reduced to a less than significant level.



## 5. CULTURAL RESOURCES

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb archaeological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historical resources?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Cause a substantial adverse change to a Tribal Cultural Resource?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Cultural Resources

#### Setting.

The applicant provided a Phase I Archaeological Survey and records search prepared by Robert Hoover, PhD. and Dale Hoover, M.A. (March 2016). No archaeological resources were identified on site, and none are known to exist within a ¼-mile radius of the project site. No further evaluation is recommended.

In order to meet AB52 Cultural Resources requirements, outreach to four Native American tribes groups had been conducted (Northern Salinan, Xolon Salinan, Yak Tityu Tityu Northern Chumash, and the Northern Chumash Tribal Council). No comments were received from any of the tribal groups.

The site features a shallow drainage swale running east-west along the northern portion of the parcel. The drainage is not a blueline stream and contained no water or wetland features, but does contain a weir structure made of shale slabs, located on proposed Parcel 2, which appears to date from the 1930s. The cultural resources assessment did not consider this structure historically significant as it “does not meet the criteria under CEQA Section 15064.5”. However, throughout the surrounding area, similar check-dam weirs have been identified as being potentially historically significant, as they were constructed by the Civilian Conservation Corps (CCC) in a WPA erosion control project that addressed the entire Corbett Canyon-Carpenter Canyon watershed area above the City of Arroyo Grande. This weir appears identical to other weirs constructed by the CCC, however, it is not within an area proposed for development and will be protected in place through the terms of the open space easement to protect oak woodland.

**Impact.** No evidence of prehistoric cultural materials was noted on the property. Per AB52, tribal consultation was performed and no resources were identified. Impacts to historical or paleontological resources are not expected.

**Mitigation/Conclusion.** No significant cultural resource impacts are expected to occur with inclusion of a mitigation measure to protect and preserve the potentially historic drainage weir located in the open space to ensure protection of this structure.

## 6. GEOLOGY AND SOILS

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>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?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

\* Per Division of Mines and Geology Special Publication #42

**Setting.** The following relates to the project's geologic aspects or conditions:

Topography: Gently rolling to steeply sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Moderate

Liquefaction Potential: Low

Nearby potentially active faults?: No Distance? Not applicable

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

Shrink/Swell potential of soil: Negligible

Other notable geologic features? Shallow bedrock

### Geology and Soils

The property is located in the Carpenter Canyon watershed, an area characterized by fractured sandstone (Pismo formation) and areas of shallow bedrock. The parcel has some relatively flat areas along the northerly portion, sloping upwards towards an east-west ridge to the south; steeper slopes on the site exceed 30% in some areas. The highest point on the property, the Parcel 3 building envelope, is approximately 115 feet higher in elevation than the basin area at La Teena Place. Seasonal drainage



generally crosses the northerly portion from east to west but is not identified as a blueline stream and contains no wetland habitat.

A geological evaluation report was conducted for the project (GeoSolutions, Inc., October 19, 2016). Recommendations are provided for activities such as site preparation, pavement, fill slopes, foundations, and retaining walls. This report primarily addressed the development proposed for the Parcel 3 envelope and access through the site which is currently under construction.

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) to minimize erosion impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. The residential development currently underway includes the construction of the common basin for the subdivision, and a fire department turnaround that will be shared by all three lots. The previously permitted grading is currently subject to a Stormwater Pollution Protection Plan (SWPPP) for site disturbance area of 1.5 acres and includes grading on slopes over 10 percent. The project will be required to record Codes, Covenants and Restrictions (CC&Rs) or an easement agreement that outlines the responsibilities, use and management of the common drainage basin as a condition of the map. Future development of Parcels 1 and 2 will be required to demonstrate that drainage improvements are consistent with the design of the shared basin and with County and Regional Water Quality Control Board requirements.

**Impact.** As proposed, approval of the subdivision will result in the disturbance of approximately 30,000 square feet in total for development of Parcels 1 and 2. The access and building envelopes for these parcels are located in relatively level portions of the site. Oak tree removal for future development of the building sites is mitigated through the private open space easement recorded with the subdivision. The Oak Woodland Management Plan for the open space easement includes a site-specific native oak woodland seed mix that will be required with construction permits for establishing erosion control on exposed soils.

Based on the proposed project, the Geotechnical Engineering Soils report did not identify any unstable conditions warranting measures above what is already required under the Uniform Building Code. Standard construction practices are expected to adequately address seismic safety concerns.

**Mitigation/Conclusion.** 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) Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Impair implementation or physically interfere with an adopted emergency response or evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
f) If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Be within a 'very high' fire hazard severity zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Be within an area classified as a 'state responsibility' area as defined by CalFire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Hazards and Hazardous Materials**

**Setting.** The project is not located in an area of known hazardous material contamination. The project is within a 'high' severity risk area for fire. County Fire/Cal Fire staff reviewed the application and had

no concerns; a fire safety plan was provided that calls for vegetation management and fire sprinklers, among other standards. The project is not within the Airport Review area.

The site is covered in oak woodland and an open space easement is proposed to preserve oak trees outside of the building envelopes. The Oak Mitigation Open Space Easement will be conditioned to include criteria for maintaining defensible space through reasonable and appropriate limbing, thinning and fuel reduction as part of the Open Space Management Plan throughout the easement. The Management Plan defines a 30-foot perimeter outside the building envelope limits, and 10 feet along either side of the driveway, as an oak tree Impact Zone, consistent with defensible space requirements for fire clearance.

**Impact.** The project does not propose the use of hazardous materials, nor the generation of hazardous wastes. The proposed project is not found on the 'Cortese List' (which is a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5). The project does not present a significant fire safety risk. The project is not expected to conflict with any regional emergency response or evacuation plan.

**Mitigation/Conclusion.** No significant impacts as a result of hazards or hazardous materials are anticipated. A mitigation measure is recommended regarding policies for fuel management to be incorporated in the Oak Woodland Open Space Easement consistent with County Fire/Cal Fire requirements, to ensure that preserving the forest in proximity with new residential development does not result in increased fire hazard risk.

## 8. NOISE

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate permanent increases in the ambient noise levels in the project vicinity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Cause a temporary or periodic increase in ambient noise in the project vicinity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>If located within the Airport Review designation or adjacent to a private airstrip, expose people residing or working in the project area to severe noise levels?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Noise

**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

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Population/Housing

**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)].

**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) <b>Fire protection?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <b>Police protection (e.g., Sheriff, CHP)?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <b>Schools?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <b>Roads?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <b>Solid Wastes?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) <b>Other public facilities?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) <b>Other:</b> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

<u>Police:</u> County Sheriff	Location: Enter location (Approximately 6 miles to the south)
<u>Fire:</u> Cal Fire (formerly CDF)	Hazard Severity: Moderate Response Time: 5-10 minutes Location: Approximately 7.5 miles to the north
<u>School District:</u> Lucia Mar Unified School District.	

**Public Services**

For additional information regarding fire hazard impacts, go to the 'Hazards and Hazardous Materials' section. The nearest County Fire/CalFire station is located on State Route 227, at the San Luis Obispo Airport. The Pismo Beach Fire Station is located about four miles from the project site. The response time is approximately five to ten minutes.

**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/sheriff 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

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Recreation

**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, count/y 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 significant need for additional park, Natural Area, and/or recreational resources. The proposed Open Space mitigation easement will provide a privately owned natural area that preserves and maintains nearly nine acres of oak woodland habitat.

**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**

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Level of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Conflict with an established measure of effectiveness for the performance of the circulation system considering all modes of transportation (e.g. LOS, mass transit, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Conflict with an applicable congestion management program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Transportation**

**Setting.** The County has established the acceptable Level of Service (LOS) on roads for this [urban area as "D" or better] [rural area as "C" or better]. The existing road network in the area including the project's access streets (La Teena Place and Noyes Road) is operating at acceptable levels.

Referrals were sent to County Public Works and the City of Arroyo Grande; a traffic analysis for Sight Distance and left-turn warrant was requested. A Traffic Analysis prepared by Associated Transportation Engineers (February 21, 2017) was submitted for evaluation. Based on the analysis of existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable. The warrant was not met for requirement of left-turn lane improvements on Noyes to La Teena Place.

The project is subject to the County Road Fee for [enter name], which addresses cumulative impacts to County roads in the area.] No significant traffic-related concerns were identified. La Teena Place is a variable-width road ranging from 20 to 30 feet wide between Noyes Road and the proposed shared driveway access. The road frontage is required by County ordinance to be improved to meet County A-1 rural road standards; these requirements are included as map conditions of approval.

**Impact.** The proposed project will create two vacant parcels with capacity for two residential units (one primary and one secondary unit) on each new parcel, and a third parcel with existing development

consisting of two residences. The subdivision is estimated to generate about 16.7 average daily trips (ADT) per parcel for buildout of Parcels 1 and 2 with residential development. Total peak-hour trips (PHT) is estimated to be 3 PHT per day (based on the Trip Generation Rates by land use contained in the County's 2017 Road Fee Cost Schedule). This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels. The project does not conflict with adopted policies, plans and programs on transportation.

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

### 13. WASTEWATER

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Wastewater

**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 percolation 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); and
- ✓ 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 as provided in the previous Agricultural Resource section includes the list below.

Arnold loamy sand (5 - 15 % slope). This gently to moderately sloping sandy soil is considered moderately drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: poor filtering capabilities. The soil is considered Class IV without irrigation and Class IV when irrigated.

Briones loamy sand (15 - 50 % slope). This moderately to steeply sloping sandy soil is considered moderately drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: poor filtering capabilities, steep slopes, shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Corralitos sand (2 - 15 % slope). This gently to moderately sloping, sandy bottom 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: poor filtering capabilities. The soil is considered Class VI without irrigation and Class IV when irrigated.

The Parcel 3 residential development site is located on the steeper slopes of the Briones loamy sand complex, and required an engineered seepage pit wastewater system currently permitted and under construction. Parcels 1 and 2, potential limitations for the Arnold loamy sand and Corralitos sand found in the level areas where the building envelopes are located include:

- poor filtering characteristics** due to the very permeable nature of the soil, without special engineering will require larger separations between the leach lines and the groundwater basin to provide adequate filtering of the effluent.

The soil within building envelopes for Parcels 1 and 2 has been representatively-tested (Beacon Geotechnical, Inc. February 2017) for the following criteria: percolation rates, soil borings of adequate depth to determine the presence/ absence of groundwater, and adequate separation from bedrock or impermeable layer. The report findings support the site capability site for onsite wastewater system. The three parcels will share the existing well installed to serve the existing residential development, located near the shared driveway turnaround on Parcel 1. There is adequate horizontal separation from the well to the nearest edge of the building envelopes – 170 feet to Parcel 1 envelope, and 400 feet to Parcel 2 envelope. A portion (approximately 2,500-2800 sf) of the Parcel 1 development envelope lies within the required 200-foot setback from the proposed community well; however, at least 8,000 square feet of development area is available for septic leachfield location that meets required setbacks.

Based on this information, there is adequate evidence showing that on-site systems can be designed to meet the CPC/Basin Plan. Prior to map recordation, additional testing will be required by the Environmental Health Division/Building Division to verify acceptable conditions exist for on-site systems. Any proposed lot cannot be recorded until it has demonstrated that Basin Plan requirements can be met for that lot. Leach line locations will also be reviewed at this time to verify adequate setbacks are provided from any existing or proposed wells (100 feet for individual wells, 200 feet for community wells).

**Impacts/Mitigation.** 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;

- ✓ There is adequate soil separation between the bottom of the leach line to bedrock or high groundwater;
- ✓ The soil's slope is less than 20% for the newly-created vacant parcels;
- ✓ The leach lines will be located outside of the 100-year flood hazard area;

- ✓ There is adequate distance between proposed leach lines and existing or proposed wells;
- ✓ The leach lines are at least 100 feet from creeks and water bodies.

As demonstrated by the above discussion and information provided, the proposed parcels appear to be able to support an on-site system design 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. It appears that the project is able to comply with these regulations; therefore, potential groundwater quality impacts are considered less than significant.

## 14. WATER & HYDROLOGY

*Will the project:*

### QUALITY

- |  | Potentially Significant  | Impact can & will be mitigated      | Insignificant Impact                | Not Applicable                      |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) <i>Violate any water quality standards?</i>   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?</i>                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) <i>Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| e) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| g) <i>Involve activities within the 100-year flood zone?</i>   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

### QUANTITY

- |   |                          |                                     |                                     |                                     |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| h) <i>Change the quantity or movement of available surface or ground water?</i>   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| i) <i>Adversely affect community water service provider?</i>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| j) <i>Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure, etc.), or inundation by seiche, tsunami or mudflow?</i> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| k) <i>Other:</i> _____  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

### Water

**Setting.** The project proposes to obtain its water needs from an existing on-site well proposed to be shared by the three lots. 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 steeply sloping. The closest creek from the proposed development is an intermittent stream following Noyes Road, approximately 400 feet away. As described in the NRCS Soil Survey, the soil surface is considered to have low 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's Land Use Ordinance requires that temporary erosion and sedimentation measures to be installed.

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

Within the 100-year Flood Hazard designation? No

Closest creek? Unnamed, along Noyes Road Distance? Approximately 400 feet

Soil drainage characteristics: Well drained

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.110) 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, area 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 project's soil erodibility is as follows:

Soil erodibility: Low

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120) 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 – Water Quality/Hydrology**

With regards to project impacts on water quality the following conditions apply:

- ✓ Approximately 30,000 square feet of site disturbance is anticipated for future development of Parcels 1 and 2 combined;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project's retention basin and shared access is currently permitted and under construction and is subject to a SWPPP;
- ✓ The retention basin design capacity will accommodate full buildout of the site, and subsequent permits for development of the vacant parcels will be required to demonstrate compliance with stormwater management requirements
- ✓ The project is not on highly erodible soils, nor on moderate to steep slopes for Parcels 1 and 2;
- ✓ The project is not within a 100-year Flood Hazard designation;
- ✓ The project is more than 100 feet from the closest creek or surface water body;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- ✓ The development envelopes are surrounded by vegetated and protected open space;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- ✓ The project is subject to the County's Plumbing Code (Chapter 7 of the Building and



Construction Ordinance [Title 19]), and/or the “Water Quality Control Plan, Central Coast Basin” for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant;

- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur;

## Water Quantity

Based on the project description which indicates future development of a primary and a secondary residence on each of the two vacant parcels being created, as calculated on the County’s water usage [worksheet](#), the project’s water use is estimated as follows:

Indoor: 0.72 acre feet/year (AFY);  
Outdoor: 1.00 AFY  
Total Use: 1.72 AFY  
Water Conservation: 0 AFY  
Total Use w/ Conservation: 1.72 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).

The existing primary and secondary residential unit development on Parcel 3 was approved under prior permits; the existing well installed and approved for that development was evaluated for use as a shared well by County Environmental Health. Parcel 3 development is in baseline for the project; use of the well for community water is subject to County Environmental Health approval. For reference purposes, the total anticipated shared-well water usage for all three lots is estimated as follows:

Indoor: 1.05 acre feet/year (AFY);  
Outdoor: 1.5 AFY  
Total Use: 3.55 AFY  
Water Conservation: 0 AFY  
Total Use w/ Conservation: 3.55 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).

Based on the latest Annual Resource Summary Report and well information provided, the project’s water source is adequate to provide for the project’s water needs. Based on available water information, there are no known constraints to prevent the project from obtaining its water demands. In the event that individual wells are proposed, any new wells serving Parcels 1 or 2 would be required to: 1) demonstrate meeting all required setbacks from other wells, septic and drainage facilities; 2) all trenching and infrastructure required to be located within driveway and building envelopes consistent with the Map; and 3) well(s) would be installed and approved by Environmental Health prior to map recordation.

**Mitigation/Conclusion.** As specified above for water quality, existing regulations and/or required plans will adequately address surface water quality impacts during construction and permanent use of the project. No additional measures above what are required or proposed are needed to protect water quality.

Based on the proposed amount of water to be used and the water source, no significant impacts from water use are anticipated.

**15. LAND USE**

*Will the project:*

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>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?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Land Use**

**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, Subdivision Ordinance.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CalFire 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 land uses as summarized on page 2 of this Initial Study.

**PLANNING AREA STANDARDS**

The proposed project is subject to the following Planning Area Standard(s) as found in the County’s LUO:

1. LUO Section 22.98.050 South County Sub-Area – Inland

The subdivision application was referred to the City of Arroyo Grande as required under this standard; no comments were received. The project complies with circulation standards, road design, site planning and other standards under this section, as proposed.

2. LUO Section 22.98.054 Arroyo Grande Fringe Standards - Residential Suburban Land Use

The project meets this standard which requires new land divisions to provide evidence that adequate groundwater resources are available to serve the project and that each parcel can accommodate an on-site wastewater system.

**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**

Potentially Significant      Impact can & will be mitigated      Insignificant Impact      Not Applicable

*Will the project:*

- 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 pre-history?*

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------
  
- 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)*

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------
  
- c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

For further information on CEQA or the County's environmental review process, please visit the County's web site at "[www.sloplanning.org](http://www.sloplanning.org)" under "Environmental Information", or the California Environmental Resources Evaluation System at: <http://resources.ca.gov/ceqa/> for information about the California Environmental Quality Act.

## Exhibit A - Initial Study References and Agency Contacts

The County Planning Department has 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:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	<b>Attached</b>
<input checked="" type="checkbox"/>	County Environmental Health Services	<b>Attached</b>
<input type="checkbox"/>	County Agricultural Commissioner's Office	<b>Not Applicable</b>
<input type="checkbox"/>	County Airport Manager	<b>Not Applicable</b>
<input type="checkbox"/>	Airport Land Use Commission	<b>Not Applicable</b>
<input type="checkbox"/>	Air Pollution Control District	<b>Not Applicable</b>
<input type="checkbox"/>	County Sheriff's Department	<b>Not Applicable</b>
<input type="checkbox"/>	Regional Water Quality Control Board	<b>Not Applicable</b>
<input type="checkbox"/>	CA Coastal Commission	<b>Not Applicable</b>
<input type="checkbox"/>	CA Department of Fish and Wildlife	<b>Not Applicable</b>
<input checked="" type="checkbox"/>	CA Department of Forestry (Cal Fire)	<b>Attached</b>
<input type="checkbox"/>	CA Department of Transportation	<b>Not Applicable</b>
<input type="checkbox"/>	Community Services District	<b>Not Applicable</b>
<input checked="" type="checkbox"/>	Other <u>County Parks &amp; Recreation</u>	<b>In File**</b>
<input type="checkbox"/>	Other _____	<b>Not Applicable</b>

\*\* "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.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input type="checkbox"/> Design Plan
<u>County documents</u>	<input type="checkbox"/> Specific Plan
<input type="checkbox"/> Coastal Plan Policies	<input checked="" type="checkbox"/> Annual Resource Summary Report
<input checked="" type="checkbox"/> Framework for Planning (Coastal/Inland)	<input type="checkbox"/> Circulation Study
<input checked="" type="checkbox"/> General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements:	<u>Other documents</u>
<input checked="" type="checkbox"/> Agriculture Element	<input checked="" type="checkbox"/> Clean Air Plan/APCD Handbook
<input checked="" type="checkbox"/> Conservation & Open Space Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input type="checkbox"/> Economic Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Archaeological Resources Map
<input type="checkbox"/> Parks & Recreation Element/Project List	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> Special Biological Importance Map
<input checked="" type="checkbox"/> Land Use Ordinance (Inland/Coastal)	<input checked="" type="checkbox"/> CA Natural Species Diversity Database
<input type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Public Facilities Fee Ordinance	<input checked="" type="checkbox"/> Flood Hazard Maps
<input type="checkbox"/> Real Property Division Ordinance	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Affordable Housing Fund	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input type="checkbox"/> Airport Land Use Plan	<input type="checkbox"/> Other
<input type="checkbox"/> Energy Wise Plan	
<input checked="" type="checkbox"/> South County Area Plan/South County sub area and Update EIR	

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

SUB2016-00038 Application, Project Description and Vesting Tentative Parcel Map CO 16-0223

Project-Specific Environmental Studies, including:

- Botanical Resources Survey (Holland, March 2016, Revised June 2016)
- Botanical Resources Survey (Holland, September 20, 2016)
- Biological Resources Survey Report (Holland/McGovern, Revised March 15, 2017)
- Arborist Report, Tree Protection and Oak Mitigation Plan, (Chris Stier, Greenvale Tree Co., December, 2016; March 2017)
- Restoration, Revegetation and Monitoring Plan with Oak Mitigation Exhibits (Ferriera Inc., November, 2017, March, 2018)
- Percolation Test Report (Beacon Geotechnical, February, 2017)
- Soils Engineering Report (GeoSolutions, October 2016)
- Sight Distance Analysis for La Teena Place (Associated Transportation Engineers, February 2017)
- Phase I Archaeological Survey (Hoover & Hoover, March 2016)
- Open Space Easement Exhibits for Tree Protection - Parcels1-3 (Ferriera, Inc. April, 2018)

## Exhibit B - Mitigation Summary Table

Per Public Resources Code Section 21081.6, the following measures also constitute the mitigation monitoring and/or reporting program that will reduce potentially significant impacts to less than significant levels. These measures will become conditions of approval (COAs) should the project be approved. The Lead Agency (County) or other Responsible Agencies, as specified in the following measures, are responsible to verify compliance with these COAs.

**AES-1: Exterior Lighting. At the time of application for construction permits**, the applicant shall submit an Exterior Lighting Plan for County review and approval. The Plan shall define the height, location, and intensity of all exterior lighting. All lighting fixtures shall be positioned “down and into” the development, and shielded so that neither the lamp nor the related reflector interior surface is visible from surrounding properties. All lighting poles, fixtures, and hoods shall be dark colored. These measures shall be shown on applicable construction drawings **prior to issuance of construction permits** and permanent lighting shall be installed **prior to final inspection**.

**AQ-1 Dust Mitigation. During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.

- 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 and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. The contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control. For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook;
- c. All dirt stock pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
- d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities;
- e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating non-invasive grass seed and watered until vegetation is established;
- f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders jute netting, or other methods approved in advance by the APCD;
- g. 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;
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;

- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with evc Section 23114;
- j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water used where feasible. Roads shall be pre-wetted prior to sweeping when feasible;
- l. All PM10 mitigation measures required should be shown on grading and building plans;
- m. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints and reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.

**AQ-2: 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.

**AQ-3: Developmental Burning.** As of February 25, 2000, the APCD prohibits developmental burning of vegetative material within San Luis Obispo County.

**BR-1: Coast Live Oak Woodland Mitigation: Prior to map recordation,** the applicant shall disclose to all future owners-in-succession the Oak Woodland Open Space Easement and related mitigation, protection and management requirements through recording an Additional Map Sheet and/or an Easement Agreement, restrictive covenant, or other methods as approved by County Counsel, which includes the following information:

- A. An Oak Woodland Open Space Easement of approximately 297,000 square feet (6.8 acres) in total over the 10-acre property shall be recorded as mitigation for oak tree impacts resulting from development of the three parcels. The easement may be recorded as three separate agreements or covenants with site-specific envelopes and land areas as applicable to each of the three parcels. The purpose of the Oak Woodland Open Space Easement is to mitigate the maximum potential oak tree removal and impacts identified to result from future development of Parcels 1 and 2, and additional easement area shall be applied to the previously-approved impacts of Parcel 3 development under DRC2016-00060, as shown in the table below.

<b>Table 1: OAK TREE IMPACT MITIGATION EASEMENT AREA APPLIED</b>		
TOTAL Area of Oak Woodland Open Space Easement to be Provided On Site:	297,000	sf
Open Space Required to Mitigate for Parcels 1 and 2 Subdivision Impacts (178 replacement trees):	-178,000	sf
Remaining Mitigation Open Space Area Available for Parcel 3 Previously-Apvd Impacts (subtotal):	<b>119,000</b>	sf
Parcel 3 Requirement for Open Space to Mitigate Impacts (DRC2016-00060 - 184 replacement trees):	-184,000	sf
Shortfall of Mitigation Open Space Needed for Parcel 3 Prior Impacts (at 1,000 sf / tree):	65,000	sf
Remaining Parcel 3 Required Replacement Trees to be Mitigated by Onsite Planting / Fee Payment):	<b>65</b>	trees

- B. The Additional Map Sheet, Open Space Easement Agreement(s), and/or covenant(s) shall include: An approved building envelope location for each parcel, including the location of driveway access, consistent with the tentative map and Oak Woodland Open Space Easement Exhibits, April 16, 2018). Envelopes shall be delineated with a metes-and-bounds legal description and corresponding map exhibit. The recorded map exhibit shall also indicate a 30-foot “Impact Buffer” perimeter delineated outside the building envelope, and a 10-foot “Impact Buffer” on either side of the defined driveway access, for each parcel. The following shall apply:
- a) An Open Space Easement management agreement or covenant, applicable to each parcel, shall be recorded and include information on allowed uses and shared management requirements for the Open Space.
  - b) The limits of the building envelope and driveway access envelope on each parcel shall define the limit of oak tree removal; all oaks located outside of designated building envelopes (including those trees within Impact Buffers) shall remain and be protected in place.
  - c) All residential site development and uses shall be confined to building and driveway envelopes, including primary and secondary residential units, accessory structures and uses, vehicle parking and storage, utility structures, trenching including septic leachfields, and irrigated non-native landscaping.
  - d) Driveway access grading and development for proposed Parcels 1 & 2 shall be within the defined limits; driveways shall not be paved, or shall demonstrate that proposed impervious area is consistent with shared site drainage and basin design.
  - e) Oak impact mitigation assumes “worst-case” impacts, regardless of whether development may preserve some trees located within building envelopes. Development within building envelopes shall be designed to minimize impacts to oaks located in the adjacent Impact Buffer zones. Construction activity within the envelope that may impact adjacent trees within the buffer envelopes is mitigated when conducted consistent with the Oak Woodland Management Plan.
  - f) Once the Open Space easement is established, future development within recorded development envelopes is mitigated, and all existing oaks within these delineated development envelopes may be removed at time of development. No further mitigation would be required for additional volunteer sapling trees reaching mature size within recorded development envelopes due to deferred site development.
  - g) Within the identified 30-foot Impact Buffer for the building envelope, and 10-foot Impact Buffer along the driveways, impacts to oak trees resulting from limbing or brush removal to meet CalFire fuel reduction requirements are fully mitigated. Activities within the Impact Buffer zones shall be conducted consistent with the Oak Woodland Management Plan.
  - h) At the time of application for grading or construction permits, all oak trees measuring 5-inches or greater diameter at 4.5 feet above grade, located within the buffer zones, shall be shown on grading or construction plans and identified as “protected in place”. Protective fencing shall be shown on plans prior to issuance of permits.



- i) Prior to start of construction, protective fencing shall be placed at the perimeter of the recorded building envelope and shall remain in place until construction is completed. For access driveways, all oak trees located within the identified 10-foot buffers (and beyond) shall be protected with fencing throughout construction.
- j) In the event that any oak tree located outside the development envelope is inadvertently removed during construction, or any oak tree located outside designated buffer areas is inadvertently impacted by construction activity, mitigation fees shall be required to be paid (\$970 per tree removed, \$485 per tree impacted).
- k) Any proposed future changes to recorded building envelope or buffer areas, or any request to modify allowed uses within the Open Space easement or buffers, would require discretionary review by the County (Minor Use Permit or Subdivision Map amendment), and amendment to the recorded Open Space Agreement(s).
- l) For purposes of impact evaluation for any future proposal for conversion or alteration of Open Space, each 1,000 square feet of Open Space easement area represents one mature oak tree. Open Space converted or removed from the Open Space Easement, and any resulting additional oak trees impacted, would require new environmental analysis and full mitigation.
- m) For Parcel 3 only:
  - i. Parcel 3 includes two designated Accessory Use Areas of approximately 14,240 square feet, identified as Envelope B areas, located outside of the Oak Woodland Open Space Easement. Residential accessory uses and structures may be permitted in these areas subject to oak tree protection measures and permitting requirements under Title 22. No oak tree removal is permitted in the designated Envelope B Accessory Use Areas.
  - ii. The Parcel 3 impacts of previously-approved development under DRC2016-00060 will be mitigated through 119,000 square feet of Open Space Easement, and through replacement oak trees planted within the Open Space, as described under the Restoration, Revegetation, and Monitoring Plan (Ferreira Inc., 3/29/2018). The Open Space Easement shall be recorded and the replacement trees shall be planted prior to occupancy of the residential structures currently under construction (PMTR2016-07656, PMTR-07657, PMTR-07659) within Envelope A on Parcel 3.
  - iii. Oak Tree Restoration Areas for tree planting are identified within the Open Space Easement as locations where required replacement planting of oak trees may be established to complete the mitigation for Parcel 3 (for impacts of DRC2016-00060), per Table 1, above.
  - iv. In the event that insufficient area is available for onsite oak tree replacement planting within the Open Space Easement, the applicant may complete required mitigation for approved Parcel 3 development through payment of oak mitigation fees to the State of California at the rate of \$252.50 per required replacement tree.

## **BR-2: Open Space Management Plan**

A. **Prior to Map Recordation**, a final Oak Woodland Management Plan for ongoing management of shared Open Space habitat shall be submitted to County Planning and Building for approval, and shall be incorporated into Codes, Covenants and Restrictions (CC&Rs) or an Open Space Agreement for recordation. The oak woodland Open Space provides habitat for protected vegetation, migrating birds and other wildlife; the Management Plan should strive for balance between the stewardship of elements contributing to habitat value and fire risk management. The Oak Woodland Management Plan should address Open Space management as a whole across the three parcels, and consider the following:

- a) The Management Plan shall identify a designated, qualified person or entity (biologist, botanist,

- arborist, or a landscape contractor with appropriately qualified/certified personnel) to provide management oversight, inspections, and recommendations;
- b) Fire hazard and fuel reduction management consistent with County Fire/CalFire requirements that is balanced with habitat quality;
- c) Weed/invasive vegetation control and maintenance of understory. Areas of native understory vegetation, brush cover, deadfall limbs and snags should be retained where appropriate;
- d) Inspections, habitat evaluation and reporting:
  - i. Annual inspections and reporting to County Planning for a (minimum) seven-year monitoring period for establishment of replacement oaks;
  - ii. Periodic maintenance, Fire Safety and weed control inspection thereafter, as per Management Plan;
- e) Fencing, fence materials, gate access, wildlife access, maintenance responsibility;
- f) Uses and activities allowed within the Open Space Easement:
  - i. No grazing animals, except that managed vegetation-control grazing may be proposed on a limited basis;
  - ii. No grading, structures, roads, vehicle or other storage, disking, scraping, or other unauthorized vegetation removal that is not consistent with the Management Plan;
  - iii. No introduction of invasive non-native vegetation through landscaping;
  - iv. Oaks to be trimmed or thinned by a certified arborist, outside of nesting season;
  - v. Dead trees or downed limbs removed only as necessary to protect property or for fuel load management;
- g) Accommodation for mitigation replacement / relocation of sensitive botanical species, if found within development envelope during pre-construction surveys per BR-3.E;
- h) Methods for pest control or handling nuisance wildlife if necessary;
- i) Cost-sharing of management and maintenance activities shall be identified and recorded through Codes, Covenants and Restrictions (CC&Rs) or a shared-use agreement.

**B. Prior to Map Recordation**, the applicant shall submit a plan for the management and maintenance of all shared-use facilities (basin, site drainage, common roadway, shared well) as applicable to the three parcels and as required by Public Works, to be incorporated into CC&Rs or a shared-use agreement for recordation.

**BR-3: Pre-Construction Surveys:** The following information shall be reproduced on grading and construction plans and completed prior to permit issuance (as applicable):

- A. **Prior to issuance of Grading or Construction permits**, the Applicant shall provide to Planning Division staff evidence that a qualified Project Biologist has been contracted for the project; the scope of work shall include pre-construction surveys, training, monitoring and reporting, as follows:
- B. **Reptiles: Within 30 days prior to site grading** and during site grading, a County-approved biologist shall conduct surveys for silvery legless lizards, coast horned lizard, and other reptiles. The surveyor should utilize hand search or cover board methods in areas of disturbance where legless lizards are expected to be found (e.g., under shrubs, other vegetation, or debris). If cover board methods are used, they shall commence at least 30 days prior to the start of construction. If legless lizards, coast horned lizards or other reptiles are found, hand-search surveys shall be completed immediately prior to grading activities, and, during grading activities, the County-approved biologist

shall walk behind the grading equipment to capture silvery legless lizards that are unearthed by the equipment. The surveyor shall capture and relocate any legless lizards or other reptiles observed during the survey effort. The captured individuals shall be relocated from the construction area and placed in suitable habitat on the parcel but outside of the work area. Following the survey and monitoring efforts, the County-approved biologist shall submit to the County a project completion report that documents the number of silvery legless lizards and coast horned lizards captured and relocated, and the number of individuals taken during grading activities.

- C. **Nesting Birds: Prior to commencement of tree removal associated with construction** and during construction, to minimize impacts to raptors or nesting bird species protected by the Migratory Bird Treaty Act, all initial vegetation removal and site disturbance shall be limited to the time period between September 1 and November 1 if feasible. If initial site disturbance cannot be conducted during this time period, pre-construction surveys for active bird nests and bat roosts within 250 feet of the project building and access envelope shall be conducted by a qualified biologist. Visual surveys for bats should be conducted in the vicinity of trees that have cavities, broken limbs resulting in hanging woody debris, and large patches of loose bark that are within 100 feet of the proposed grading footprint.

Surveys shall be conducted a minimum two weeks prior to any construction or tree removal activities. If no active nests or roosts are located, ground disturbing/construction activities can proceed. If active nests or roosts are located, then all construction work should be conducted outside a non-disturbance buffer zone to be developed by the qualified biologist based on the species (i.e., 50 feet for common species and upwards of 250 feet for special status raptor species should they be present), slope aspect and surrounding vegetation. No direct disturbance within this buffer shall occur, and the biologist shall monitor the site until the young have fledged and are no longer reliant on the nest site as determined by the qualified biologist.

- D. **Mammals: Within 30 days prior to the onset of grading or construction activities**, a qualified biologist shall conduct a pre-construction survey of the project site for evidence of occupation by badger or woodrats. If new or active dens are discovered, they will be inspected to determine if they are currently occupied. Any potential badger dens shall be avoided by placement of a 100-foot buffer during construction. Any potential woodrat dens shall be avoided by placement of a suitable buffer as determined by the project biologist. If the biologist determines that a den may be active or occupied during the pre-construction survey, CDFW shall be contacted for further guidance.

E. **Botanical Species:**

(1) **Prior to issuance of grading or construction permits**, the applicant shall submit a focused botanical survey conducted by a qualified biologist between March-June to determine the presence/absence of the following special status species on the project site: Pismo clarkia (*clarkia speciosa* ssp. *immaculata*); Hoover's bentgrass (*argrostis hooveri*); Santa Margarita manzanita (*arctostaphylos pilosula*); Mesa horkelia (*horkelia cuneate* var. *puberola*); Kellogg's horkelia (*horkelia cuneate* var. *sericea*); San Luis mariposa lily (*calochortus opisposensis*); curly-leaved monardella (*monardella sinuata* ssp. *sinuate*) and chaparral ragwort (*senescio aphanactis*).

(2) If the results of the survey determine that there are no special status plants on the project site, no further mitigation measures are required with regard to this condition.

(3) If any special status plants are present on the project site, the County, in consultation with the applicant and applicant's biologist, shall determine if removal of these plants can be avoided.

(4) If avoidance is not feasible, the applicant shall submit a restoration plan, prepared by a qualified biologist, to be reviewed and approved by the County Planning and Building Department, **prior to issuance of construction permits**. This plan shall include, at a minimum, the following:

- Identification of the type and number of plants to be removed.

- Identification of locations, amounts, size and types of plants to be replanted, as well as any other necessary components (e.g., temporary irrigation, amendments, etc.) to ensure successful reestablishment.
- Provide for a native seed collection effort **prior to any ground disturbing activities**. Collection of native seed shall be propagated by a County approved biologist. Plant shall include, but not be limited to California Native Plant Society (CNPS) listed plant species that may be affected.
- Quantification of the impact based on construction drawings and quantification of mitigation areas such that the replacement criteria are met (2:1 acreage ratio or 3:1 for individual plants).
- A program schedule and success criteria for a minimum five-year monitoring and reporting program that is structured to ensure the success of the restoration plan.
- Identification of access and methods of materials transport to the restoration area, including personnel, vehicles, tools, plants, irrigation equipment, water and all other similar supplies. Access shall not result in new or additional impacts to habitat and special status species.
- The restoration plan shall incorporate an invasive species control program
- The parcel-specific restoration plan requirements shall be appended to and be compatible with the Oak Woodland Open Space Management Plan applicable to the site.

(5) If removal of special status plants is necessary, **prior to issuance of construction permits**, the applicant shall submit a cost estimate for the restoration plan described under item (4), above. **Prior to issuance of construction permits**, a performance bond, equal to the cost estimate, shall be posted by the applicant.

**BR-4: Pre-Construction Training: Prior to start of construction activities, in the event that listed or special-status species are found to be present on site** as a result of BR-3 surveys, a County-approved biologist will conduct a pre-activity training session for all construction personnel who will be involved in site disturbance activities. The intent of this session is to inform construction crews, field supervisors, and equipment operators, about the status and presence of species identified, grading and construction-activity restrictions, and avoidance and minimization measures as determined by the County and applied through permit conditions.

**BR-5: Landscaping: At the time of application for construction / grading permits**, native landscaping or hydroseed mix consistent with the approved Oak Woodland Management Plan shall be required to be shown on plans for any newly disturbed grounds or slopes within the Open Space revegetation areas or envelope buffers. Within the building envelopes, only non-invasive landscape species shall be allowed adjacent to the Oak Woodland preserve and throughout the development. All proposed residential landscape areas shall consist of drought tolerant, non-invasive species and be consistent with the requirements of Land Use Ordinance Chapter 22.16.

**BR-6: Construction Fencing: Prior to construction / grading permit issuance for any phase of the project**, the construction envelope limits shall be clearly delineated in the field. Highly visible construction fencing shall be used to exclude activities from the oak woodland open space areas. No grading or development (including storage of materials) shall occur outside of the construction envelope limits. This fencing shall remain in place during the entire construction period. Silt fencing shall be provided as necessary to ensure that erosion does not affect the open space easement. Verification shall be provided by means of a site visit from County staff at a pre-construction meeting.

**CR-1: Potential Historic Resources:** The Oak Woodland Management Plan and/or shared maintenance agreement/covenant shall stipulate preservation and protection of the Civilian Conservation Core-era drainage weir located on Parcel 2. Maintenance and drainage management

shall include a measure for protective fencing to be placed a minimum of 10 feet away from the structure during any weed abatement or drainage maintenance activities.

**HAZ-1: Fire Hazard Risk Management: Prior to Map Recordation**, the Applicant shall submit evidence of County Fire/CalFire approval of the final Oak Woodland Management Plan, which shall include vegetation maintenance policies consistent with the project's Fire Safety Plan and acceptable to County Fire/CalFire, to ensure that the project does not result in increased fire hazard risk due to residential development.



DATE: May 2, 2018  
REVISED:

**DEVELOPER'S STATEMENT & MITIGATION MONITORING/REPORTING PROGRAM  
FOR STONEBURG VESTING TENTATIVE PARCEL MAP)  
ED16-244 (SUB2016-00038/ CO16-0223)**

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.

Per Public Resources Code Section 21081.6 the following measures also constitute the mitigation monitoring and/or reporting program that will reduce potentially significant impacts to less than significant levels. These measures will become conditions of approval (COAs) should the project be approved. The Lead Agency (County) or other Responsible Agencies, as specified in the following measures, is responsible to verify compliance with these COAs.

**Project Description:**

A request by Gail Stoneburg for approval of a Vesting Tentative Parcel Map (CO16-0223) to subdivide a 10.05-acre parcel into three parcels of 3.11, 3.01, and 3.93 (gross) acres. The property has an overall average slope of approximately 20% and is located in Residential Suburban (RS) land use area. The site is densely covered in oak woodland; a private open space easement of approximately 6.8 acres with a designated building envelope on each parcel of 10,700 to 11,000 square feet is proposed to protect oak trees and to mitigate for oak impacts resulting from development. Existing development consisting of a primary and secondary residence is located within the proposed building envelope for Parcel 3. The project will be served by a shared well and individual onsite wastewater systems; shared entry access with turnaround and common drainage basin are also proposed. The project site is located on the south side of La Teena Place, 465 feet east of Noyes Road, approximately 0.33 miles north of the community of Arroyo Grande, in the South County Planning Area, San Luis Bay Inland sub area.

**AES-1: Exterior Lighting.** At the time of application for construction permits, the applicant shall submit an Exterior Lighting Plan for County review and approval. The Plan shall define the height, location, and intensity of all exterior lighting. All lighting fixtures shall be positioned “down and into” the development, and shielded so that neither the lamp nor the related reflector interior surface is visible from surrounding properties. All lighting poles, fixtures, and hoods shall be dark colored. These measures shall be shown on applicable construction drawings **prior to issuance of construction permits** and permanent lighting shall be installed **prior to final inspection**.

**Monitoring:** Will be shown on an additional map sheet or other recorded instrument. Department of Planning and Building will verify compliance prior to map recordation and prior to construction permit issuance.

**AQ-1 Dust Mitigation.** During construction/ground disturbing activities, the applicant shall implement the following particulate (dust) control measures. These measures shall be

shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.

- 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 and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. The contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control. For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook;
- c. All dirt stock pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
- d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities;
- e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating non-invasive grass seed and watered until vegetation is established;
- f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders jute netting, or other methods approved in advance by the APCD;
- g. 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;
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with evc Section 23114;
- j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water used where feasible. Roads shall be pre-wetted prior to sweeping when feasible;
- l. All PM10 mitigation measures required should be shown on grading and building plans;
- m. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints and reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.



**AQ-2: 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.

**AQ-3: Developmental Burning.** As of February 25, 2000, the APCD prohibits developmental burning of vegetative material within San Luis Obispo County.

**Monitoring:** Will be shown on an additional map sheet, Open Space Easement Agreement or other recorded instrument. Department of Planning and Building will verify compliance prior to map recordation and prior to construction permit issuance, and will verify implementation in the field during construction.

**BR-1: Coast Live Oak Woodland Mitigation: Prior to map recordation,** the applicant shall disclose to all future owners-in-succession the Oak Woodland Open Space Easement and related mitigation, protection and management requirements through recording an Additional Map Sheet and/or an Easement Agreement, restrictive covenant, or other methods as approved by County Counsel, which includes the following information:

- A. An Oak Woodland Open Space Easement of approximately 297,000 square feet (6.8 acres) in total over the 10-acre property shall be recorded as mitigation for oak tree impacts resulting from development of the three parcels. The easement may be recorded as three separate agreements or covenants with site-specific envelopes and land areas as applicable to each of the three parcels, as illustrated in the Parcel 1-3 Open Space Easement Exhibits, attached. The purpose of the Oak Woodland Open Space Easement is to mitigate the maximum potential oak tree removal and impacts identified to result from future development of Parcels 1 and 2, and additional easement area shall be applied to the previously-approved impacts of Parcel 3 development under DRC2016-00060, as shown in the table below.

<b>Table 1: OAK TREE IMPACT MITIGATION EASEMENT AREA APPLIED</b>		
TOTAL Area of Oak Woodland Open Space Easement to be Provided On Site:	297,000	sf
Open Space Required to Mitigate for Parcels 1 and 2 Subdivision Impacts (178 replacement trees):	-178,000	sf
Remaining Mitigation Open Space Area Available for Parcel 3 Previously-Appvd Impacts (subtotal):	<b>119,000</b>	sf
Parcel 3 Requirement for Open Space to Mitigate Impacts (DRC2016-00060 - 184 replacement trees):	-184,000	sf
Shortfall of Mitigation Open Space Needed for Parcel 3 Prior Impacts (at 1,000 sf / tree):	65,000	sf
Remaining Parcel 3 Required Replacement Trees to be Mitigated by Onsite Planting / Fee Payment):	<b>65</b>	trees

- B. The Additional Map Sheet, Open Space Easement Agreement(s), and/or covenant(s) shall include: An approved building envelope location for each parcel, including the location of driveway access, consistent with the tentative map and Oak Woodland Open Space Easement Exhibits, April 16, 2018). Envelopes shall be delineated with a metes-and-bounds

legal description and corresponding map exhibit. The recorded map exhibit shall also indicate a 30-foot "Impact Buffer" perimeter delineated outside the building envelope, and a 10-foot "Impact Buffer" on either side of the defined driveway access, for each parcel. The following shall apply:

- a) An Open Space Easement management agreement or covenant, applicable to each parcel, shall be recorded and include information on allowed uses and shared management requirements for the Open Space.
- b) The limits of the building envelope and driveway access envelope on each parcel shall define the limit of oak tree removal; all oaks located outside of designated building envelopes (including those trees within Impact Buffers) shall remain and be protected in place.
- c) All residential site development and uses shall be confined to building and driveway envelopes, including primary and secondary residential units, accessory structures and uses, vehicle parking and storage, utility structures, trenching including septic leachfields, and irrigated non-native landscaping.
- d) Driveway access grading and development for proposed Parcels 1 & 2 shall be within the defined limits; driveways shall not be paved, or shall demonstrate that proposed impervious area is consistent with shared site drainage and basin design.
- e) Oak impact mitigation assumes "worst-case" impacts, regardless of whether development may preserve some trees located within building envelopes. Development within building envelopes shall be designed to minimize impacts to oaks located in the adjacent Impact Buffer zones. Construction activity within the envelope that may impact adjacent trees within the buffer envelopes is mitigated when conducted consistent with the Oak Woodland Management Plan.
- f) Once the Open Space easement is established, future development within recorded development envelopes is mitigated, and all existing oaks within these delineated development envelopes may be removed at time of development. No further mitigation would be required for additional volunteer sapling trees reaching mature size within recorded development envelopes due to deferred site development.
- g) Within the identified 30-foot Impact Buffer for the building envelope, and 10-foot Impact Buffer along the driveways, impacts to oak trees resulting from limbing or brush removal to meet CalFire fuel reduction requirements are fully mitigated. Activities within the Impact Buffer zones shall be conducted consistent with the Oak Woodland Management Plan.
- h) At the time of application for grading or construction permits, all oak trees measuring 5-inches or greater diameter at 4.5 feet above grade, located within the buffer zones, shall be shown on grading or construction plans and identified as "protected in place". Protective fencing shall be shown on plans prior to issuance of permits.
- i) Prior to start of construction, protective fencing shall be placed at the perimeter of the recorded building envelope and shall remain in place until construction is completed. For access driveways, all oak trees located within the identified 10-foot buffers (and beyond) shall be protected with fencing throughout construction.
- j) In the event that any oak tree located outside the development envelope is inadvertently removed during construction, or any oak tree located outside designated buffer areas is inadvertently impacted by construction activity, mitigation fees shall be required to be paid (\$970 per tree removed, \$485 per tree impacted).
- k) Any proposed future changes to recorded building envelope or buffer areas, or any request to modify allowed uses within the Open Space easement or buffers, would

require discretionary review by the County (Minor Use Permit or Subdivision Map amendment), and amendment to the recorded Open Space Agreement(s).

- l) For purposes of impact evaluation for any future proposal for conversion or alteration of Open Space, each 1,000 square feet of Open Space easement area represents one mature oak tree. Open Space converted or removed from the Open Space Easement, and any resulting additional oak trees impacted, would require new environmental analysis and full mitigation.
- m) For Parcel 3 only:
  - i. Parcel 3 includes two designated Accessory Use Areas of approximately 14,240 square feet, identified as Envelope B areas, located outside of the Oak Woodland Open Space Easement. Residential accessory uses and structures may be permitted in these areas subject to oak tree protection measures and permitting requirements under Title 22. No oak tree removal is permitted in the designated Envelope B Accessory Use Areas.
  - ii. The Parcel 3 impacts of previously-approved development under DRC2016-00060 will be mitigated through 119,000 square feet of Open Space Easement, and through replacement oak trees planted within the Open Space, as described under the Restoration, Revegetation, and Monitoring Plan (Ferreira Inc., 3/29/2018). The Open Space Easement shall be recorded and the replacement trees shall be planted prior to occupancy of the residential structures currently under construction (PMTR2016-07656, PMTR-07657, PMTR-07659) within Envelope A on Parcel 3.
  - iii. Oak Tree Restoration Areas for tree planting are identified within the Open Space Easement as locations where required replacement planting of oak trees may be established to complete the mitigation for Parcel 3 (for impacts of DRC2016-00060), per Table 1, above.
  - iv. In the event that insufficient area is available for onsite oak tree replacement planting within the Open Space Easement, the applicant may complete required mitigation for approved Parcel 3 development through payment of oak mitigation fees to the State of California at the rate of \$252.50 per required replacement tree.

<p><b>Monitoring:</b> Will be shown on an additional map sheet, Open Space Easement agreement(s), Codes, Covenants and Restrictions or other recorded instrument. Compliance will be verified by the Department of Planning and Building and/or the County Public Works Department, in consultation with the Environmental Coordinator prior to approval of the final Parcel Map for recordation.</p>
---

## **BR-2: Open Space Management Plan**

A. **Prior to Map Recordation**, a final Oak Woodland Management Plan for ongoing management of shared Open Space habitat shall be submitted to County Planning and Building for approval, and shall be incorporated into Codes, Covenants and Restrictions (CC&Rs) or an Open Space Agreement for recordation. The oak woodland Open Space provides habitat for protected vegetation, migrating birds and other wildlife; the Management Plan should strive for balance between the stewardship of elements contributing to habitat value and fire risk management. The Oak Woodland Management Plan should address Open Space management as a whole across the three parcels, and consider the following:

- a) The Management Plan shall identify a designated, qualified person or entity (biologist, botanist, arborist, or a landscape contractor with appropriately qualified/certified personnel) to provide management oversight, inspections, and recommendations;

- b) Fire hazard and fuel reduction management consistent with County Fire/CalFire requirements that is balanced with habitat quality;
- c) Weed/invasive vegetation control and maintenance of understory. Areas of native understory vegetation, brush cover, deadfall limbs and snags should be retained where appropriate;
- d) Inspections, habitat evaluation and reporting:
  - i. Annual inspections and reporting to County Planning for a (minimum) seven-year monitoring period for establishment of replacement oaks;
  - ii. Periodic maintenance, Fire Safety and weed control inspection thereafter, as per Management Plan;
- e) Fencing, fence materials, gate access, wildlife access, maintenance responsibility;
- f) Uses and activities allowed within the Open Space Easement;
  - i. No grazing animals, except that managed vegetation-control grazing may be proposed on a limited basis;
  - ii. No grading, structures, roads, vehicle or other storage, disking, scraping, or other unauthorized vegetation removal that is not consistent with the Management Plan;
  - iii. No introduction of invasive non-native vegetation through landscaping;
  - iv. Oaks to be trimmed or thinned by a certified arborist, outside of nesting season;
  - v. Dead trees or downed limbs removed only as necessary to protect property or for fuel load management;
- g) Accommodation for mitigation replacement / relocation of sensitive botanical species, if found within development envelope during pre-construction surveys per BR-3.E;
- h) Methods for pest control or handling nuisance wildlife if necessary;
- i) Cost-sharing of management and maintenance activities shall be identified and recorded through Codes, Covenants and Restrictions (CC&Rs) or a shared-use agreement.

**B. Prior to Map Recordation**, the applicant shall submit a plan for the management and maintenance of all shared-use facilities (basin, site drainage, common roadway, shared well) as applicable to the three parcels and as required by Public Works, to be incorporated into CC&Rs or a shared-use agreement for recordation.

**Monitoring:** Will be shown on an additional map sheet, Open Space Easement agreement(s), Codes, Covenants and Restrictions or other recorded instrument. Compliance will be verified by the Department of Planning and Building and/or the County Public Works Department, in consultation with the Environmental Coordinator prior to approval of the final map for recordation.

**BR-3: Pre-Construction Surveys:** The following information shall be reproduced on grading and construction plans and completed prior to permit issuance (as applicable):

- A. **Prior to issuance of Grading or Construction permits**, the Applicant shall provide to Planning Division staff evidence that a qualified Project Biologist has been contracted for the project; the scope of work shall include pre-construction surveys, training, monitoring and reporting, as follows:
- B. **Reptiles: Within 30 days prior to site grading** and during site grading, a County-approved

biologist shall conduct surveys for silvery legless lizards, coast horned lizard, and other reptiles. The surveyor should utilize hand search or cover board methods in areas of disturbance where legless lizards are expected to be found (e.g., under shrubs, other vegetation, or debris). If cover board methods are used, they shall commence at least 30 days prior to the start of construction. If legless lizards, coast horned lizards or other reptiles are found, hand-search surveys shall be completed immediately prior to grading activities, and, during grading activities, the County-approved biologist shall walk behind the grading equipment to capture silvery legless lizards that are unearthed by the equipment. The surveyor shall capture and relocate any legless lizards or other reptiles observed during the survey effort. The captured individuals shall be relocated from the construction area and placed in suitable habitat on the parcel but outside of the work area. Following the survey and monitoring efforts, the County-approved biologist shall submit to the County a project completion report that documents the number of silvery legless lizards and coast horned lizards captured and relocated, and the number of individuals taken during grading activities.

- C. **Nesting Birds: Prior to commencement of tree removal associated with construction** and during construction, to minimize impacts to raptors or nesting bird species protected by the Migratory Bird Treaty Act, all initial vegetation removal and site disturbance shall be limited to the time period between September 1 and November 1 if feasible. If initial site disturbance cannot be conducted during this time period, pre-construction surveys for active bird nests and bat roosts within 250 feet of the project building and access envelope shall be conducted by a qualified biologist. Visual surveys for bats should be conducted in the vicinity of trees that have cavities, broken limbs resulting in hanging woody debris, and large patches of loose bark that are within 100 feet of the proposed grading footprint.

Surveys shall be conducted a minimum two weeks prior to any construction or tree removal activities. If no active nests or roosts are located, ground disturbing/construction activities can proceed. If active nests or roosts are located, then all construction work should be conducted outside a non-disturbance buffer zone to be developed by the qualified biologist based on the species (i.e., 50 feet for common species and upwards of 250 feet for special status raptor species should they be present), slope aspect and surrounding vegetation. No direct disturbance within this buffer shall occur, and the biologist shall monitor the site until the young have fledged and are no longer reliant on the nest site as determined by the qualified biologist.

- D. **Mammals: Within 30 days prior to the onset of grading or construction activities**, a qualified biologist shall conduct a pre-construction survey of the project site for evidence of occupation by badger or woodrats. If new or active dens are discovered, they will be inspected to determine if they are currently occupied. Any potential badger dens shall be avoided by placement of a 100-foot buffer during construction. Any potential woodrat dens shall be avoided by placement of a suitable buffer as determined by the project biologist. If the biologist determines that a den may be active or occupied during the pre-construction survey, CDFW shall be contacted for further guidance.

E. **Botanical Species:**

(1) **Prior to issuance of grading or construction permits**, the applicant shall submit a focused botanical survey conducted by a qualified biologist between March-June to determine the presence/absence of the following special status species on the project site: Pismo clarkia (*clarkia speciosa* ssp. *immaculata*); Hoover's bentgrass (*argrostis hooveri*); Santa Margarita manzanita (*arctostaphylos pilosula*); Mesa horkelia (*horkelia cuneate* var. *puberola*); Kellogg's horkelia (*horkelia cuneate* var. *sericea*); San Luis mariposa lily (*calochortus opispoensis*); curly-leaved monardella (*monardella sinuata* ssp. *sinuate*) and chaparral ragwort (*senescio aphanactis*).

(2) If the results of the survey determine that there are no special status plants on the project site, no further mitigation measures are required with regard to this condition.

(3) If any special status plants are present on the project site, the County, in consultation with the applicant and applicant's biologist, shall determine if removal of these plants can be avoided.

(4) If avoidance is not feasible, the applicant shall submit a restoration plan, prepared by a qualified biologist, to be reviewed and approved by the County Planning and Building Department, **prior to issuance of construction permits**. This plan shall include, at a minimum, the following:

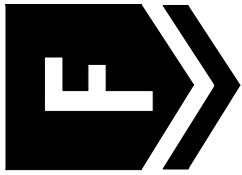
- Identification of the type and number of plants to be removed.
- Identification of locations, amounts, size and types of plants to be replanted, as well as any other necessary components (e.g., temporary irrigation, amendments, etc.) to ensure successful reestablishment.
- Provide for a native seed collection effort **prior to any ground disturbing activities**. Collection of native seed shall be propagated by a County approved biologist. Plant shall include, but not be limited to California Native Plant Society (CNPS) listed plant species that may be affected.
- Quantification of the impact based on construction drawings and quantification of mitigation areas such that the replacement criteria are met (2:1 acreage ratio or 3:1 for individual plants).
- A program schedule and success criteria for a minimum five-year monitoring and reporting program that is structured to ensure the success of the restoration plan.
- Identification of access and methods of materials transport to the restoration area, including personnel, vehicles, tools, plants, irrigation equipment, water and all other similar supplies. Access shall not result in new or additional impacts to habitat and special status species.
- The restoration plan shall incorporate an invasive species control program
- The parcel-specific restoration plan requirements shall be appended to and be compatible with the Oak Woodland Open Space Management Plan applicable to the site.

(5) If removal of special status plants is necessary, **prior to issuance of construction permits**, the applicant shall submit a cost estimate for the restoration plan described under item (4), above. **Prior to issuance of construction permits**, a performance bond, equal to the cost estimate, shall be posted by the applicant.

**BR-4: Pre-Construction Training: Prior to start of construction activities, in the event that listed or special-status species are found to be present on site** as a result of BR-3 surveys, a County-approved biologist will conduct a pre-activity training session for all construction personnel who will be involved in site disturbance activities. The intent of this session is to inform construction crews, field supervisors, and equipment operators, about the status and presence of species identified, grading and construction-activity restrictions, and avoidance and minimization measures as determined by the County and applied through permit conditions.

**BR-5: Landscaping: At the time of application for construction / grading permits**, native landscaping or hydroseed mix consistent with the approved Oak Woodland Management Plan shall be required to be shown on plans for any newly disturbed grounds or slopes within the Open Space revegetation areas or envelope buffers. Within the building envelopes, only non-invasive landscape species shall be allowed adjacent to the Oak Woodland preserve and throughout the development. All proposed residential landscape areas shall consist of drought





**FERREIRA INC**  
DREAM / DESIGN / BUILD

**LEGEND**



OAK TREE RESTORATION AREA



DEVELOPMENT UNDER SEPARATE PERMIT DRC2016-00060



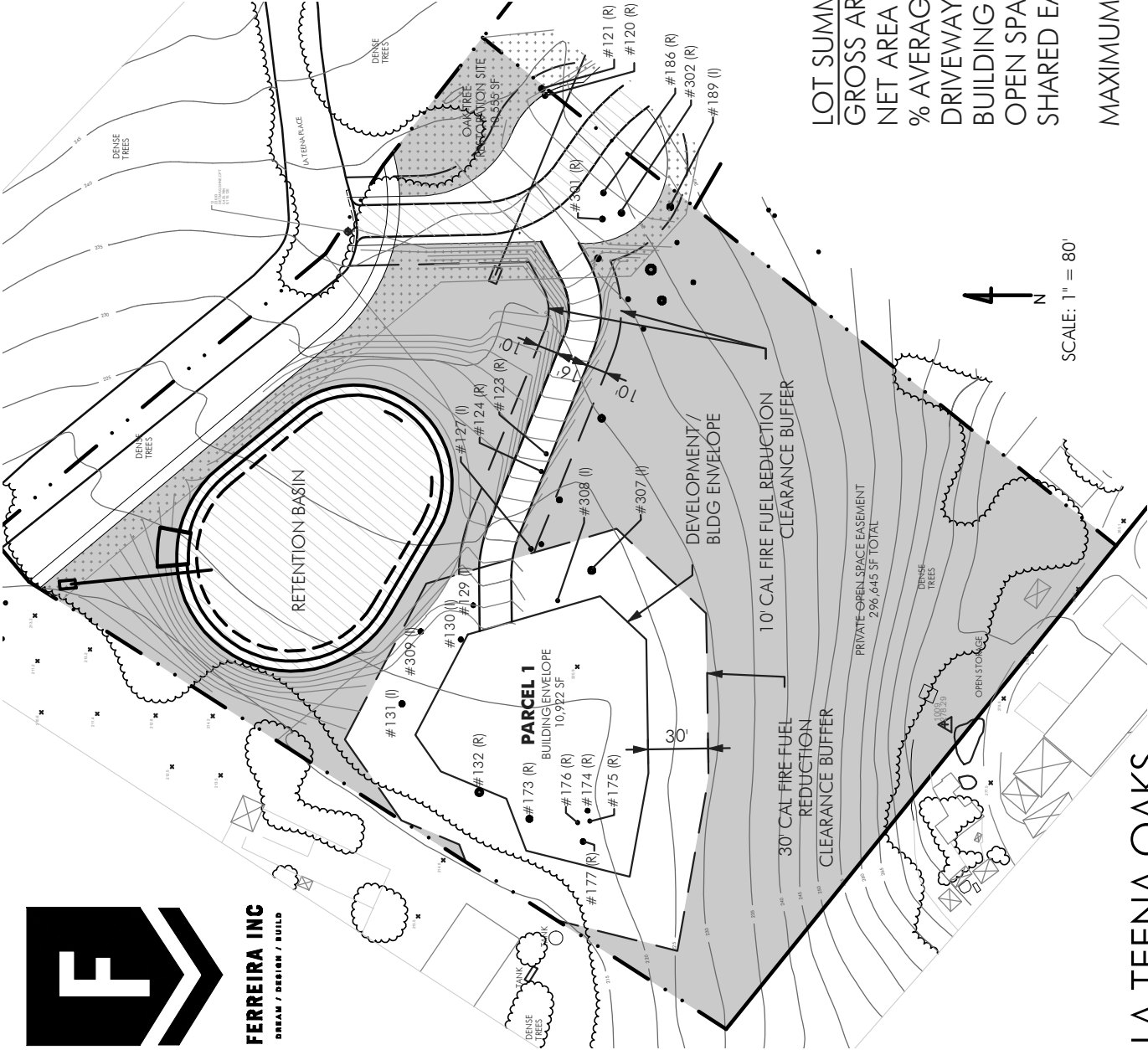
PROPOSED OPEN SPACE EASEMENT

# (R)

PROPOSED REMOVAL UNDER OAK MITIGATION PLAN

# (I)

PROPOSED IMPACT UNDER OAK MITIGATION PLAN

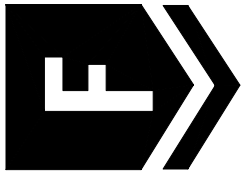


**LA TEENA OAKS**  
**SUB2016-00038 / CO16-0223**  
OAK WOODLAND OPEN SPACE EASEMENT  
EXHIBIT FOR TREE PROTECTION PLAN - PARCEL 1  
(REVISED 04.16.2018)

**LOT SUMMARY TABLE (APN 044-253-063)**

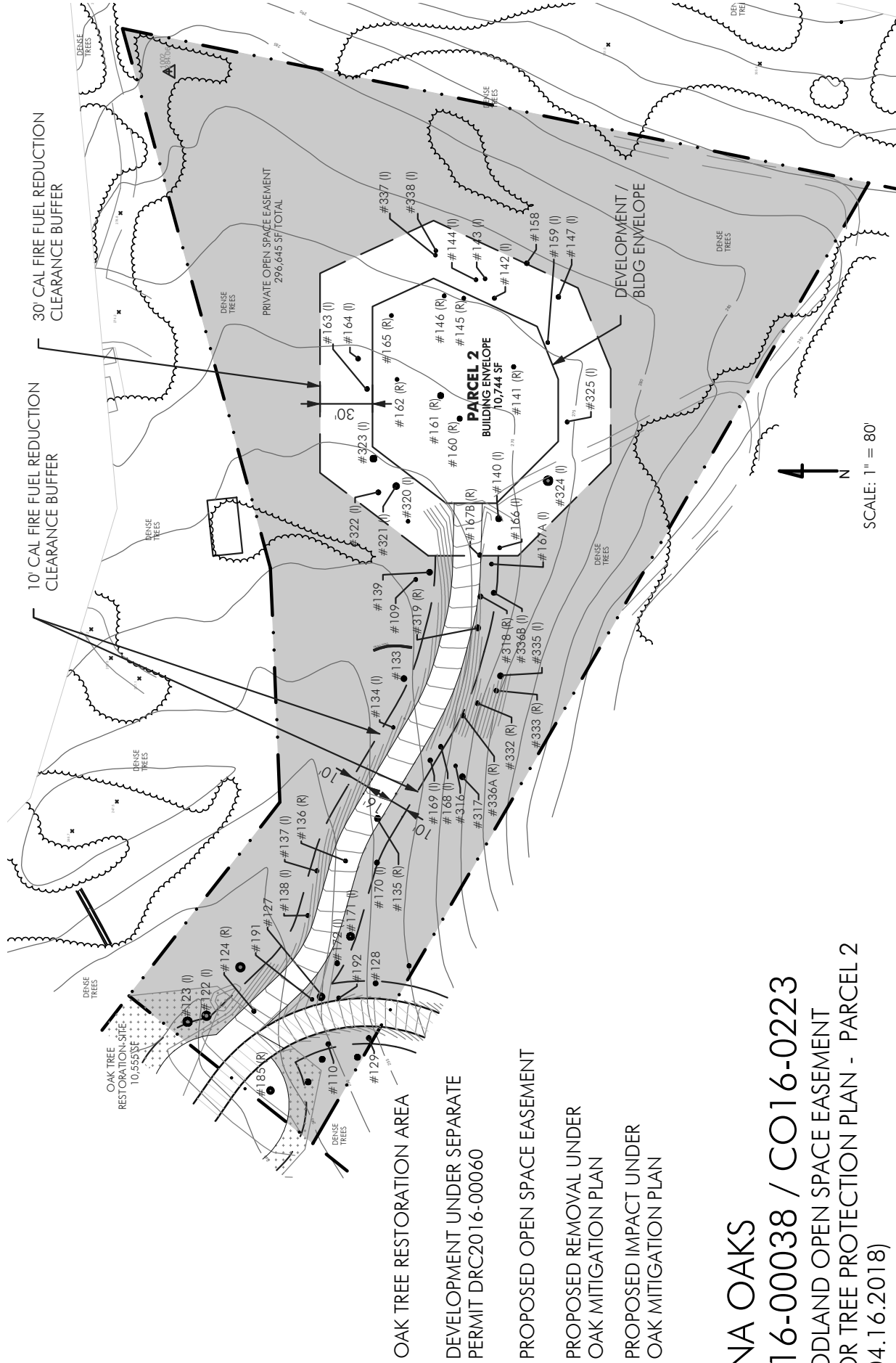
	PARCEL 1
GROSS AREA	3.11 ACRES
NET AREA	2.2 ACRES
% AVERAGE SLOPE	17.58%
DRIVEWAY	7,223 SF
BUILDING ENVELOPE	10,922 SF
OPEN SPACE EASEMENT PROVIDED	78,682 SF
SHARED EASEMENTS	35,516 SF
<b>MAXIMUM POTENTIAL OAK IMPACTS</b>	<b>IMPACTED</b>
BUILDING ENVELOPE	8
DRIVEWAY (INCLUDES CUL-DE-SAC + ACCESS ROAD)	1
<b>TOTAL</b>	<b>9</b>
	<b>REMOVED</b>
	5
	4





**FERREIRA INC**  
DREAM / DESIGN / BUILD

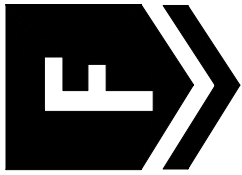
LOT SUMMARY TABLE (APN 044-253-063)	PARCEL 2	MAXIMUM POTENTIAL OAK IMPACTS	IMPACTED	REMOVED
GROSS AREA	3.01 ACRES	BUILDING ENVELOPE	15	7
NET AREA	2.8 ACRES	DRIVEWAY (INCLUDES CUL-DE-SAC + ACCESS ROAD)	13	10
% AVERAGE SLOPE	15.44%			
DRIVEWAY	9,005 SF			
BUILDING ENVELOPE	10,774 SF			
OPEN SPACE EASEMENT PROVIDED	99,305 SF		28	17
SHARED EASEMENTS	5,000 SF	TOTAL		



**LEGEND**

- OAK TREE RESTORATION AREA
- DEVELOPMENT UNDER SEPARATE PERMIT DRC2016-00060
- PROPOSED OPEN SPACE EASEMENT
- # (R)** PROPOSED REMOVAL UNDER OAK MITIGATION PLAN
- # (I)** PROPOSED IMPACT UNDER OAK MITIGATION PLAN

**LA TEENA OAKS**  
**SUB2016-00038 / CO16-0223**  
 OAK WOODLAND OPEN SPACE EASEMENT  
 EXHIBIT FOR TREE PROTECTION PLAN - PARCEL 2  
 (REVISED 04.16.2018)



**FERREIRA INC**  
DREAM / DESIGN / BUILD

**LEGEND**

-  OAK TREE RESTORATION AREA
-  DEVELOPMENT UNDER SEPARATE PERMIT DRC2016-00060
-  PROPOSED OPEN SPACE EASEMENT

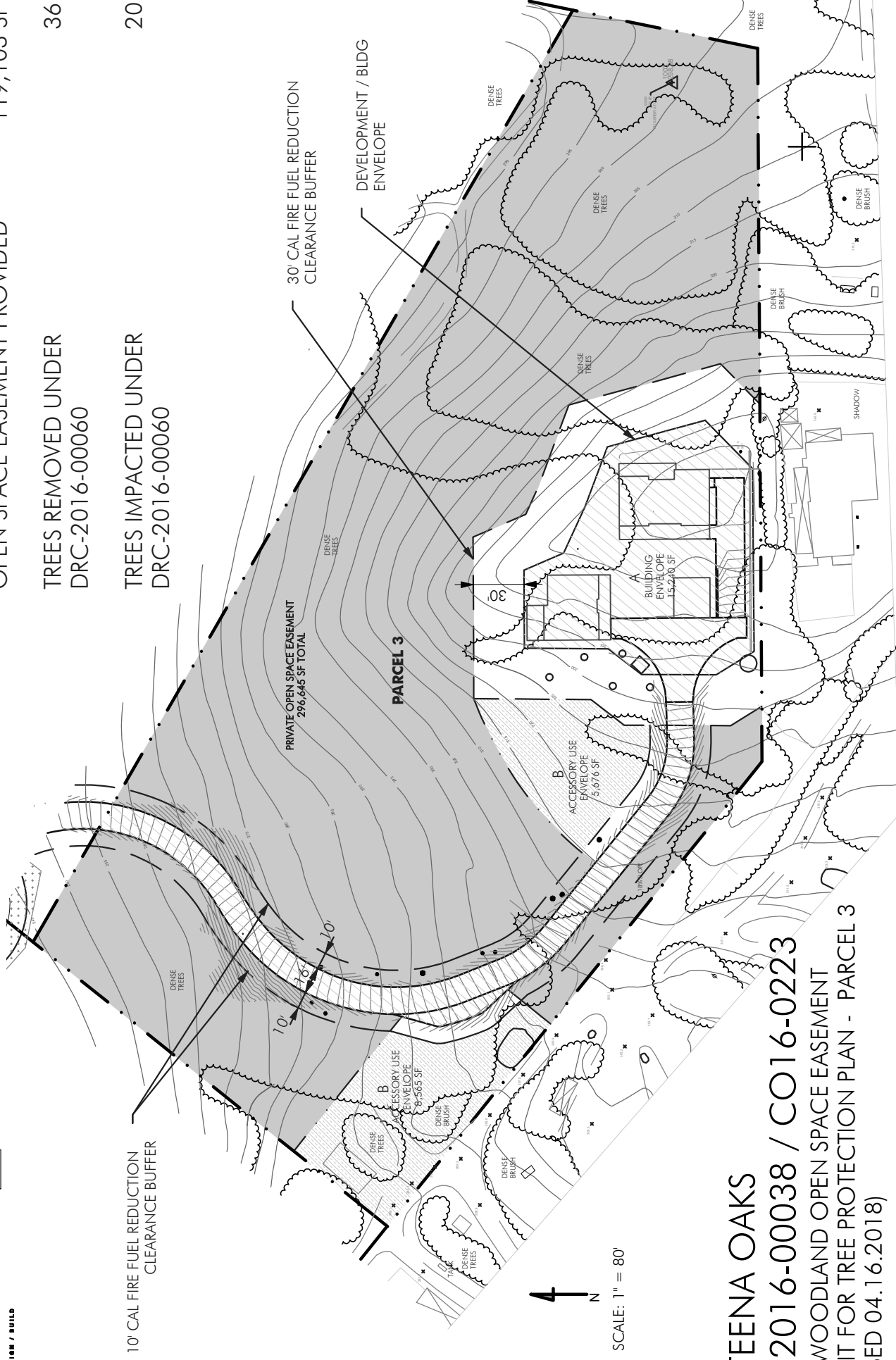
LOT SUMMARY TABLE (APN 044-253-063)

GROSS AREA	3.93 ACRES
NET AREA	3.7 ACRES
% AVERAGE SLOPE	26.77%
DRIVEWAY	10,839 SF
BUILDING ENVELOPE (A)	15,240 SF
ACCESSORY USE ENVELOPE (B)	14,241 SF
OPEN SPACE EASEMENT PROVIDED	119,103 SF

**PARCEL 3**  
3.93 ACRES  
3.7 ACRES  
26.77%  
10,839 SF  
15,240 SF  
14,241 SF  
119,103 SF

TREES REMOVED UNDER  
DRC-2016-00060 36

TREES IMPACTED UNDER  
DRC-2016-00060 20



**LA TEENA OAKS**  
**SUB2016-00038 / CO16-0223**  
OAK WOODLAND OPEN SPACE EASEMENT  
EXHIBIT FOR TREE PROTECTION PLAN - PARCEL 3  
(REVISED 04.16.2018)



SAN LUIS OBISPO COUNTY  
**DEPARTMENT OF PUBLIC WORKS**

Wade Horton, Director

County Government Center, Room 206 • San Luis Obispo CA 93408 • (805) 781-5252

Fax (805) 781-1229

email address: [pwd@co.slo.ca.us](mailto:pwd@co.slo.ca.us)



## MEMORANDUM

Date: November 14, 2017

To: Cindy Chambers, Project Planner

From: Edward M. Reading, County Surveyor

**Subject: Public Works Project Referral for SUB2016-00038 CO16-0223 – Stoneburg Parcel Map, La Teena Pl., Arroyo Grande Fringe, APN 044-253-063**

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

### Public Works Comments:

- A. We reviewed the information hold response, dated 11/7/2017 and modified our recommended conditions of approval accordingly.
- B. We reviewed the information hold response, dated 3/24/2017 and modified our recommended conditions of approval accordingly.
- C. County planner should refer to PM CO 92-0088 (59PM51) for additional map sheet conditions that may be applicable to this proposed subdivision.
- D. Recommend the following finding [per 21.050.045 (a-c)] be incorporated into Findings to ensure public improvements are constructed prior to recordation (or bonded for):  
*"In the interest of the public health and safety, and as a necessary pre-requisite to the orderly development of the surrounding area, the construction of any road improvements shall occur prior to recordation of the parcel map or, if bonded for, within the time frame approved in the Subdivision Agreement and prior to issuance of a permit or other grant of approval for development on a parcel."*
- E. In accordance with Resolution 2008-152 La Teena Place shall be improved to an A-1 rural road standards along the project frontage. Additional improvements may be required based on a traffic or civil engineers report being requested.
- F. Unless otherwise determined by Resolution 2007-344, the streets/roads within this tract shall not be accepted for County maintenance following completion and certification of the improvements.
- G. The project meets the applicability criteria for Storm Water Management and is required to submit a Storm Water Control Plan Application and Coversheet. The Storm Water Control Plan application and template can be found at:

<http://www.slocounty.ca.gov/Assets/PL/Forms+and+Information+Library/Construction+Permit+Documents/Grading+and+Drainage+Documents/SWCP+Application+Pkg.pdf>

The Post Construction Requirement (PCR) Handbook can be found at:  
[http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new\\_stormwater/PCR+Handbook+1.1.pdf](http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new_stormwater/PCR+Handbook+1.1.pdf)

- H. Storm water management treatment facilities and Mandatory Site Design Measures (Performance Requirement 1):
- a. Storm Water management facilities for public or common area improvements (including those for fronting and interior roadways) shall be constructed with those subdivision improvements along with Mandatory Site Design Measures (Performance Requirement 1). Maintenance for the treatment facilities shall be guaranteed in perpetuity.
  - b. For individual lot development, each lot will be required to show how its run-off reaches the subdivision treatment facilities and how it fulfills its Mandatory Site Design Measures (Performance Requirement 1) on its own parcel.

### **Recommended Public Works Conditions of Approval**

#### Access and Improvements:

1. Road and/or streets to be constructed to the following standards, unless design exceptions are approved by the Public Works Department in accordance with Section 1.2 of the Public Improvement Standards:
  - a. La Teena Place shall be widened to complete the project frontage to an A-1 rural road section fronting the property within a dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism.
  - b. A private access road serving Parcels 1, 2 and 3 shall be constructed to Cal Fire Standards within a minimum 24-foot private access, utility, and drainage easement with additional easement width as necessary to contain all elements of the roadway prism. The access road shall terminate in a Cal Fire standard cul-de-sac or other approved terminus.
2. The applicant shall enter into an agreement and post a deposit with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative.
3. The applicant shall provide the county with an Engineer of Work Agreement retaining a registered civil engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works. The civil engineer, upon completion of the improvements, shall certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans.
4. All public improvements shall be completed prior to occupancy of any new structure.

Offers, Easements and Restrictions:

5. The applicant shall offer for dedication to the public the following easements by certificate on the map or by separate document:
  - a. For road widening purposes a variable road right-of-way along La Teena Place of sufficient width to contain all elements of the roadway prism.
  - b. A public utility easement along La Teena Place to be described as 6-feet beyond the right-of-way, plus those additional easements as required by the utility company, shall be shown on the final map.
6. The applicant shall reserve the following private easements by certificate on the map or by separate document:
  - a. A minimum 24-foot shared private access, utility, and drainage easement over Parcels 1 and 2 in favor of Parcels 1-3 with additional width as necessary to include all elements of the roadway prism and the cul-de-sac, or other Cal Fire approved road terminus.
  - b. A private access, drainage and utility easement of sufficient width to include all elements of the Cal Fire approved driveway prism over Parcel 2 in favor of Parcel 3.
  - c. A private drainage easement of sufficient size to include all basins, fencing, landscaping, access driveway, and appurtenant drainage systems over Parcel 2 in favor of Parcels 1-3.
7. The applicant shall show the following restrictions by certificate on the map or record by separate document:
  - a. The basin areas shall be indicated as a building restriction on the map.
  - b. The drainage basin along with rights of ingress and egress shall be reserved as a drainage easement in favor of the owners and assigns of each property within the subdivision.

Improvement Plans:

8. Improvement plans shall be prepared in accordance with County Public Improvement Standards by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plans are to include, as applicable:
  - a. Street plan and profile.
  - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
  - c. Utility plan.
    1. Water plan to be approved jointly with County Environmental Health. Water facilities and appurtenances shall be constructed and service laterals stubbed to each new parcel.

2. Sewer plan to be approved jointly with County Environmental Health. Sewer facilities and appurtenances shall be constructed and service laterals stubbed to each new parcel
  3. New electric power, telephone and cable television service conduits and appurtenances shall be constructed and service conduits stubbed to each new parcel.
  4. New gas distribution mains and appurtenances shall be installed along the entire project frontage(s) and gas service laterals stubbed to each new parcel.
- d. Sedimentation and erosion control plan for subdivision related improvements.
  - e. Storm water control plan for subdivision related improvements (if subject to MS-4 requirements).
  - f. Traffic control plan for construction in accordance with the California Manual on Uniform Traffic Control Devices (CA-MUTCD).
  - g. Tree removal/retention plan for trees to be removed and retained associated with the required improvement for the land division to be approved jointly with the Department of Planning and Building.
  - h. Trail plan, if required, to be approved jointly with County Parks.
  - i. All grading shall be done in accordance with the County Public Improvement Standards and the California Uniform Building Code. Lot lines shall be considered as Site Area Boundaries with slopes setback accordingly.
9. All new electric power, telephone and cable television service conduits shall be completed to each new parcel and ready for service. Applicant responsibilities for electric service and distribution line extensions (facilities and equipment) are detailed in PG&E Electric Rule No.15 and Rule No.16, respectively.
  10. New gas distribution mains shall be installed along the entire project frontage(s) and gas service laterals shall be stubbed to each new parcel unless otherwise directed by the gas purveyor.

Drainage:

11. Submit complete drainage calculations to the Department of Public Works for review and approval. If calculations so indicate, drainage must be retained in a shallow drainage basin on the property [21.03.010(e)(2)]. The design of the basin is to be approved by the Department of Public Works, in accordance with county standards. The basin/s is/are to be maintained in perpetuity.
12. If environmental permits from the Army Corps of Engineers or the California Department of Fish and Game are required for any public improvements that are to be maintained by the County, the applicant or his engineer, prior to the approval of the plans by the Department of Public Works shall:
  - a. Submit a copy of all such permits to the Department of Public Works OR

- b. Document that the regulatory agencies have determined that said permit is not required.

Storm Water:

13. At the time of application for construction permits with the subdivision and subsequent individual lot development, the applicant shall demonstrate whether the project is subject to the LUO Section for Storm Water Management by submitting a Storm Water Control Plan (SWCP) to show what is required to satisfy post construction requirements for storm water treatment. The application Post Construction Storm Water Performance requirements to be fulfilled shall be based on the cumulative new or replaced impervious surface development on all parcels as a plan of common development. It shall be prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Storm Water Control Standards and shall include a drainage plan, and an erosion and sedimentation control plan. The applicant shall submit complete drainage calculations for review and approval.
  - a. Storm Water management facilities for public or common area improvements (including those for fronting and interior roadways) shall be constructed with those subdivision improvements along with Mandatory Site Design Measures (Performance Requirement 1). Maintenance for the treatment facilities shall be guaranteed in perpetuity.
  - b. For individual lot development, each lot will be required to show how its run-off reaches the subdivision treatment facilities and how it fulfills its Mandatory Site Design Measures (Performance Requirement 1) on its own parcel.
14. At the time of submittal of the improvement plans or construction permits, the applicant shall submit a draft "Private Storm Water Conveyance Management and Maintenance System" exhibit for any proposed post construction structural treatment device for review and approval by the County.
15. Prior to approval of the improvement plans or construction permits the applicant shall record with the County Clerk the "Private Storm Water Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

Additional Map Sheet:

16. 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. Notification to prospective buyers that all subdivision roads and streets are to be privately maintained, indicating the proposed maintenance mechanism.
  - b. Notification to prospective buyers that the owner(s) of lots 1, 2, and 3 are responsible for on-going maintenance of drainage facilities including basins, fencing, and adjacent landscaping in a viable condition on a continuing basis into perpetuity, and indicating the proposed maintenance mechanism.

- c. If improvements are bonded for, all public improvements (access, drainage, and utilities) shall be completed to the satisfaction of the County prior to occupancy of any new structure.
- d. The applicant shall demonstrate that the project construction plans are in conformance with the applicant's Storm Water Control Plan Application.
- e. Storm Water treatment facilities shall be shall be maintained and inspected in perpetuity as stipulated in the "Private Storm Water Conveyance Management and Maintenance System" exhibit (to be recorded as a Constructive Notice).

The property owner shall be responsible for the operation and maintenance of public road frontage sidewalks, landscaping, street lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity.

Miscellaneous:

- 17. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.
- 18. This subdivision is also subject to the standard conditions of approval for all subdivisions using individual wells and septic tanks a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
- 19. All lots must be numbered in sequence.
- 20. All timeframes on approved tentative maps for filing of parcel or final tract maps are measured from the date the Review Authority approves the tentative map as required by the Subdivision Map Act.
- 21. The applicant may be required to 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.

/Volumes/groups-1/Development/\_DEVSERV Referrals/Land Divisions/PM/CO 2016-0223 SUB16-00038 Stoneburg La Teena PI Arroyo Grande/CO 2016-0223 Stoneburg La Teena PI Arroyo Grande.docx  
UPDATED: November 14, 2017

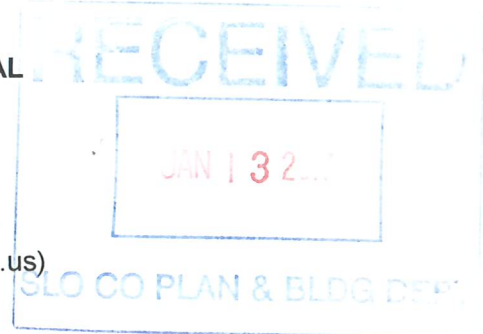




# DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

## THIS IS A NEW PROJECT REFERRAL



DATE: 12/29/2016

TO: CAL FIRE

FROM: Cindy Chambers (805-781-5608 or cchambers@co.slo.ca.us)  
South County Team / Development Review

### PROJECT DESCRIPTIONS:

SUB2016-00038 STONEBURG – Proposed Parcel Map to subdivide one parcel into three parcels: 3.11 AC, 3.93 AC, 33.01 AC.

DRC2016-00060 STONEBURG – Proposed Minor Use Permit for the construction of a 2 story single family residence at 2,935 SF with 871 SF garage; and 200 SF secondary dwelling with 60 SF garage. Project location is La Teena Place and Red Rock Road in Arroyo Grande.

APN: 044-253-063

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 ATTACHED FIRE SAFETY PLAN.

Date 1/12/2017

Name TRAVIS CRAIG

Phone 593-3422



**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



Scott M. Jalbert, Unit Chief

January 12, 2017

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

Subject: Parcel Map Project # SUB2016-00038 (STONEBURG)

Ms. Chambers,

I have reviewed the referral for the parcel map to subdivide one parcel into three parcels: 3.11 acre, 3.93 acre and 33.01 acre. Project location is La Teena Place and Red Rock Road near Arroyo Grande California. This project is located approximately 10 minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project **is** located in State Responsibility Area in a **High** Fire Hazard Severity Zone. This project is required to comply with all fire safety rules and regulations of the California Fire Code and Public Resource Code.

The following conditions shall apply to this project:

**Concerns**

- The cumulative effects of intensified commercial and residential operations within the San Luis Obispo County area, continues to place significant challenges upon the ability of CAL FIRE/County Fire to provide efficient and effective emergency services within rural areas.
- The nearest CAL FIRE/County Fire Station (#64-Pismo Beach) is located at 990 Bello Street. 8 miles from this site. This station is staffed at all times by a minimum of 2 fulltime/permanent employees.

**Dead-End Road**

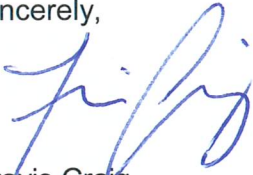
The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative length, regardless of the number of parcels served:

- Parcels less than 1 acre 800 feet.
- Parcels 1 acre to 4.99 acres 1,320 Feet.
- Parcels 5 acres to 19.99 acres 2,640 feet
- Parcels 20 acres or larger 5,280 feet

**Final Inspection**

This project shall require a final inspection by CAL FIRE/San Luis Obispo County Fire to ensure conditions are met. When the conditions have been met contact fire prevention at **543-4244 ext. 3429** and ask for a final inspection.

Sincerely,

A handwritten signature in blue ink, appearing to read "Travis Craig".

Travis Craig  
Battalion Chief/ Fire Marshal



SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

### THIS IS A NEW PROJECT REFERRAL

DATE: 12/29/2016

TO: Env. Health

FROM: Cindy Chambers (805-781-5608 or cchambers@co.slo.ca.us)  
South County Team / Development Review

#### PROJECT DESCRIPTIONS:

SUB2016-00038 STONEBURG – Proposed Parcel Map to subdivide one parcel into three parcels:  
3.11 AC, 3.93 AC, 33.01 AC.

DRC2016-00060 STONEBURG – Proposed Minor Use Permit for the construction of a 2 story single family residence at 2,935 SF with 871 SF garage; and 200 SF secondary dwelling with 60 SF garage. Project location is La Teena Place and Red Rock Road in Arroyo Grande.

APN: 044-253-063

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 attached.

3/30/17  
Date

[Signature]  
Name

x5551  
Phone



**COUNTY OF SAN LUIS OBISPO HEALTH AGENCY  
PUBLIC HEALTH DEPARTMENT**

**Jeff Hamm** *Health Agency Director*

**Penny Borenstein, MD, MPH** *Health Officer/Public Health Director*

March 30, 2017

Ferreira Inc.  
4420 Broad St. Ste D  
San Luis Obispo, CA 93401

**ATTN: Kelsey Day**  
**RE: TENTATIVE PARCEL MAP CO 16-0223 (Stoneburg)**  
**APN 044-253-063**

**Water Supply**

This office is in receipt of **preliminary** evidence of water for the above referenced project in the form of a well completion report (WCR2017-000729). The applicant is proposing a shared well for water service to the three parcels. Please be advised that additional water well documentation will be required prior to approving the map for recordation. Adequate documentation will include a current minimum twelve hour pump test, demonstrating stable production, conducted by a licensed and San Luis Obispo County approved well drilling contractor, or certified pumping contractor, with drawdown and complete recovery data. Current water quality testing is required including gen min, gen phys and inorganics, performed by a California Department of Public Health approved laboratory ( "current" is considered not more than 5 years old).

**Wastewater Disposal**

Individual wastewater disposal systems are considered an acceptable method of disposal, provided County and State installation requirements can be met. This office is responsible for certifying that field investigations show that ground slopes and soil conditions will allow for satisfactory disposal by on-site septic systems. Soil testing, to include three percolation tests and one deep soil boring, shall be performed on each lot which is <5 acres prior to recordation of the final map. Be advised that all septic system leach fields (and expansion areas) shall be installed at a minimum of 100 feet away from any domestic water wells or watercourse, 200 feet away from reservoir, shall be located in areas free from bedrock, and shall not be placed on natural slopes that exceed 30%. Should a wastewater disposal system be installed in an area with greater than 20% slope it must be designed and the installation certified by a registered civil engineer.

**PARCEL MAP CO 16-0223** is approved for Health Agency subdivision map processing.

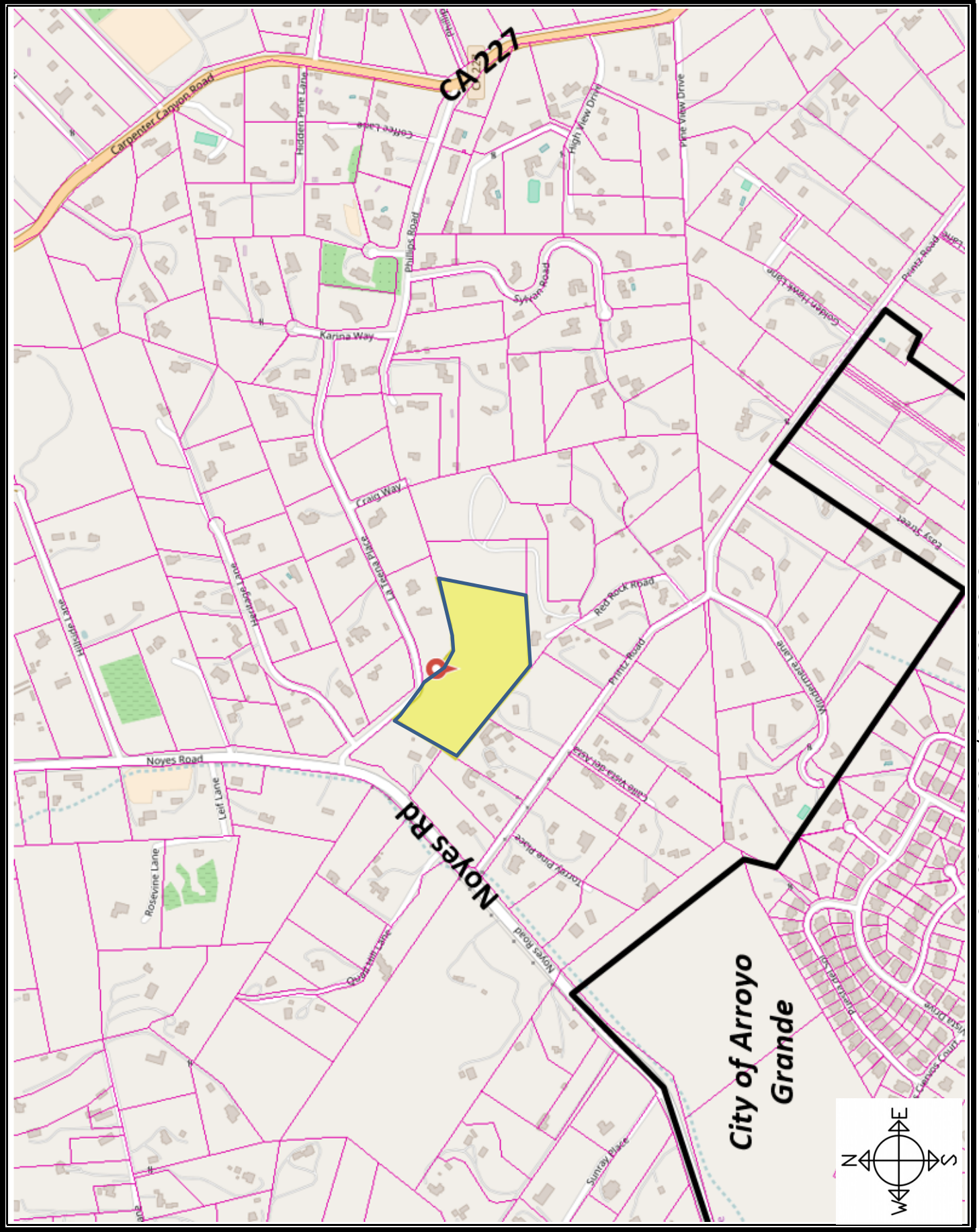
A blue ink handwritten signature, appearing to read "Leslie Terry", with a long horizontal line extending to the right.

Leslie Terry, R.E.H.S.  
Environmental Health Specialist  
Land Use Section

c: South County Team, County Planning

**Environmental Health Services**

2156 Sierra Way, Suite B | San Luis Obispo, CA 93401 | (P) 805-781-5544 | (F) 805-781-4211  
[www.slopublichealth.org/ehs](http://www.slopublichealth.org/ehs)



**City of Arroyo Grande**







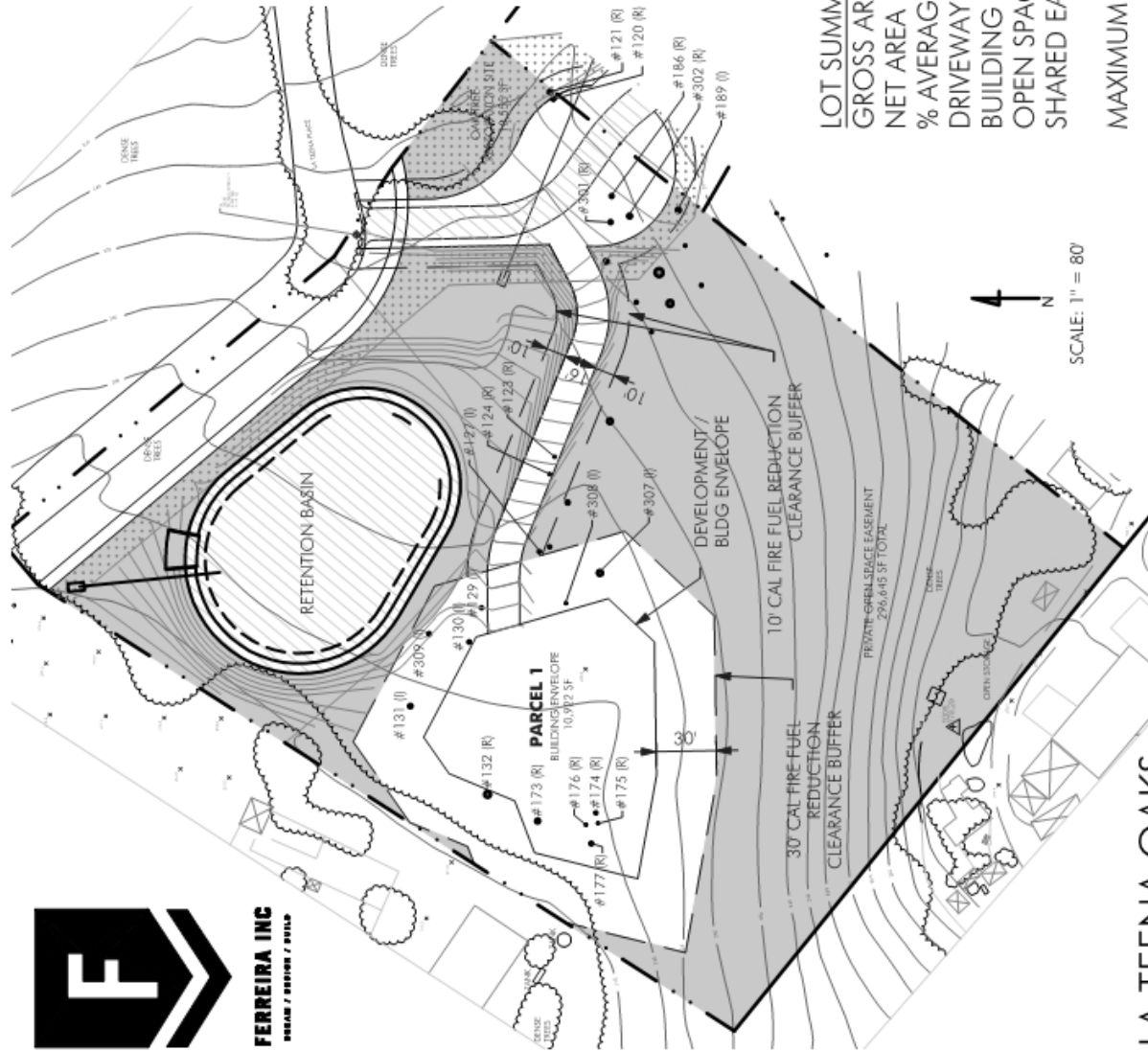








**FERREIRA INC.**  
DRAIN / DESIGN / BUILD



**LEGEND**

- OAK TREE RESTORATION AREA
- DEVELOPMENT UNDER SEPARATE PERMIT DRC2016-00060
- PROPOSED OPEN SPACE EASEMENT
- PROPOSED REMOVAL UNDER OAK MITIGATION PLAN
- PROPOSED IMPACT UNDER OAK MITIGATION PLAN

LOT SUMMARY TABLE (APN 044-253-063) PARCEL 1

GROSS AREA	3.11 ACRES
NET AREA	2.2 ACRES
% AVERAGE SLOPE	17.58%
DRIVEWAY	7,223 SF
BUILDING ENVELOPE	10,922 SF
OPEN SPACE EASEMENT PROVIDED	78,682 SF
SHARED EASEMENTS	35,516 SF

MAXIMUM POTENTIAL OAK IMPACTS	IMPACTED	REMOVED
BUILDING ENVELOPE	8	5
DRIVEWAY (INCLUDES CUL-DE-SAC + ACCESS ROAD)	1	4
<b>TOTAL</b>	<b>9</b>	<b>9</b>

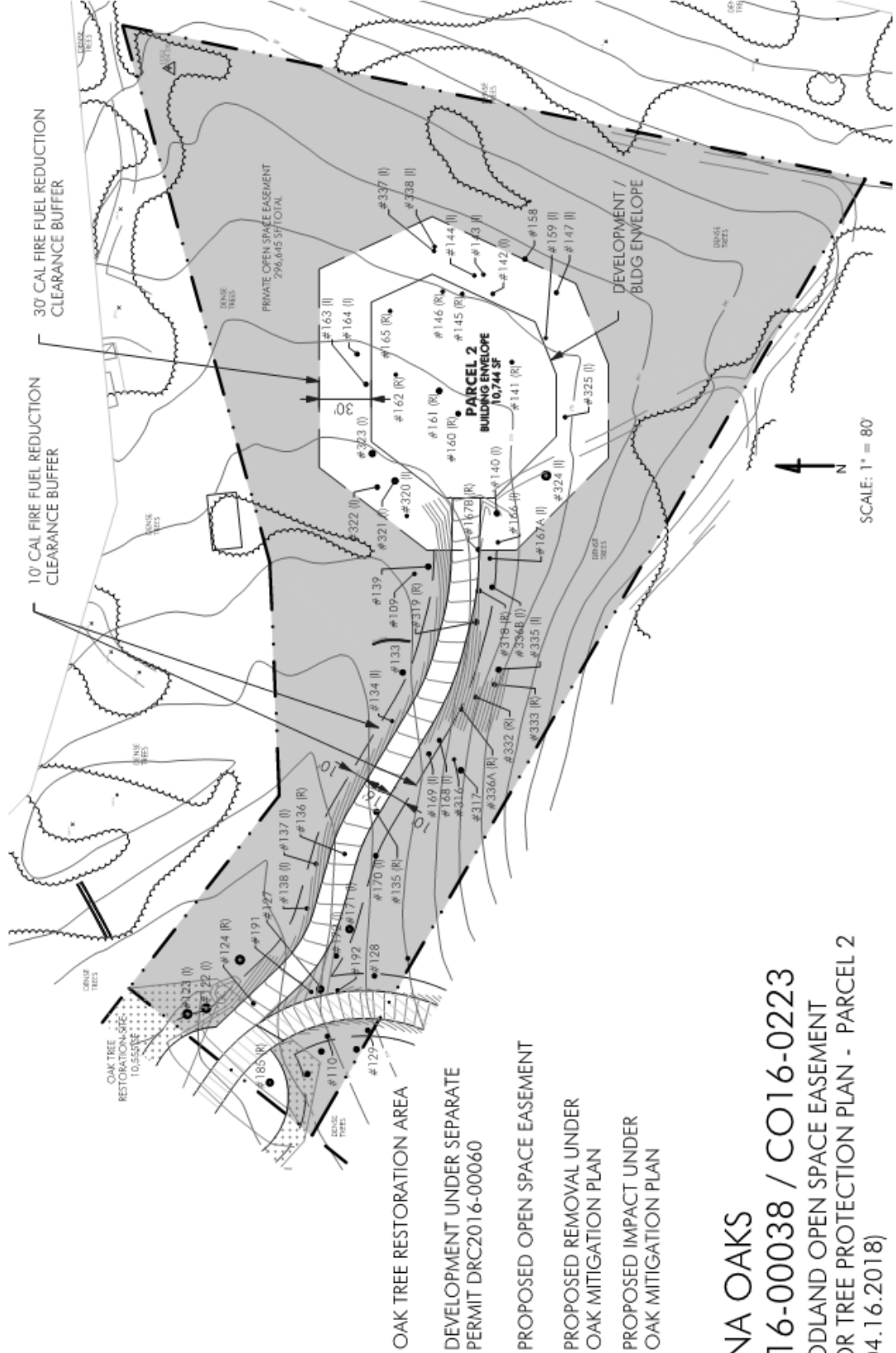
**LA TEENA OAKS**  
**SUB2016-00038 / CO16-0223**  
 OAK WOODLAND OPEN SPACE EASEMENT  
 EXHIBIT FOR TREE PROTECTION PLAN - PARCEL 1  
 (REVISED 04.16.2018)

SAN LUIS OBISPO COUNTY • PLANNING and BUILDING



**FERREIRA INC**  
DESIGN / DESIGN / BUILD

LOT SUMMARY TABLE (APN 044-253-063)	PARCEL 2	MAXIMUM POTENTIAL OAK IMPACTS	IMPACTED	REMOVED
GROSS AREA	3.01 ACRES			
NET AREA	2.8 ACRES		15	7
% AVERAGE SLOPE	15.44%		13	10
DRIVEWAY	9,005 SF			
BUILDING ENVELOPE	10,774 SF			
OPEN SPACE EASEMENT PROVIDED	99,305 SF		28	17
SHARED EASEMENTS	5,000 SF			
	<b>TOTAL</b>			



**LEGEND**

- OAK TREE RESTORATION AREA
- DEVELOPMENT UNDER SEPARATE PERMIT DRC2016-00060
- PROPOSED OPEN SPACE EASEMENT
- PROPOSED REMOVAL UNDER OAK MITIGATION PLAN
- PROPOSED IMPACT UNDER OAK MITIGATION PLAN

**LA TEENA OAKS**  
**SUB2016-00038 / CO16-0223**  
 OAK WOODLAND OPEN SPACE EASEMENT  
 EXHIBIT FOR TREE PROTECTION PLAN - PARCEL 2  
 (REVISED 04.16.2018)



**FERREIRA INC**  
DESIGN / ARCHITECT / BUILD

**LEGEND**

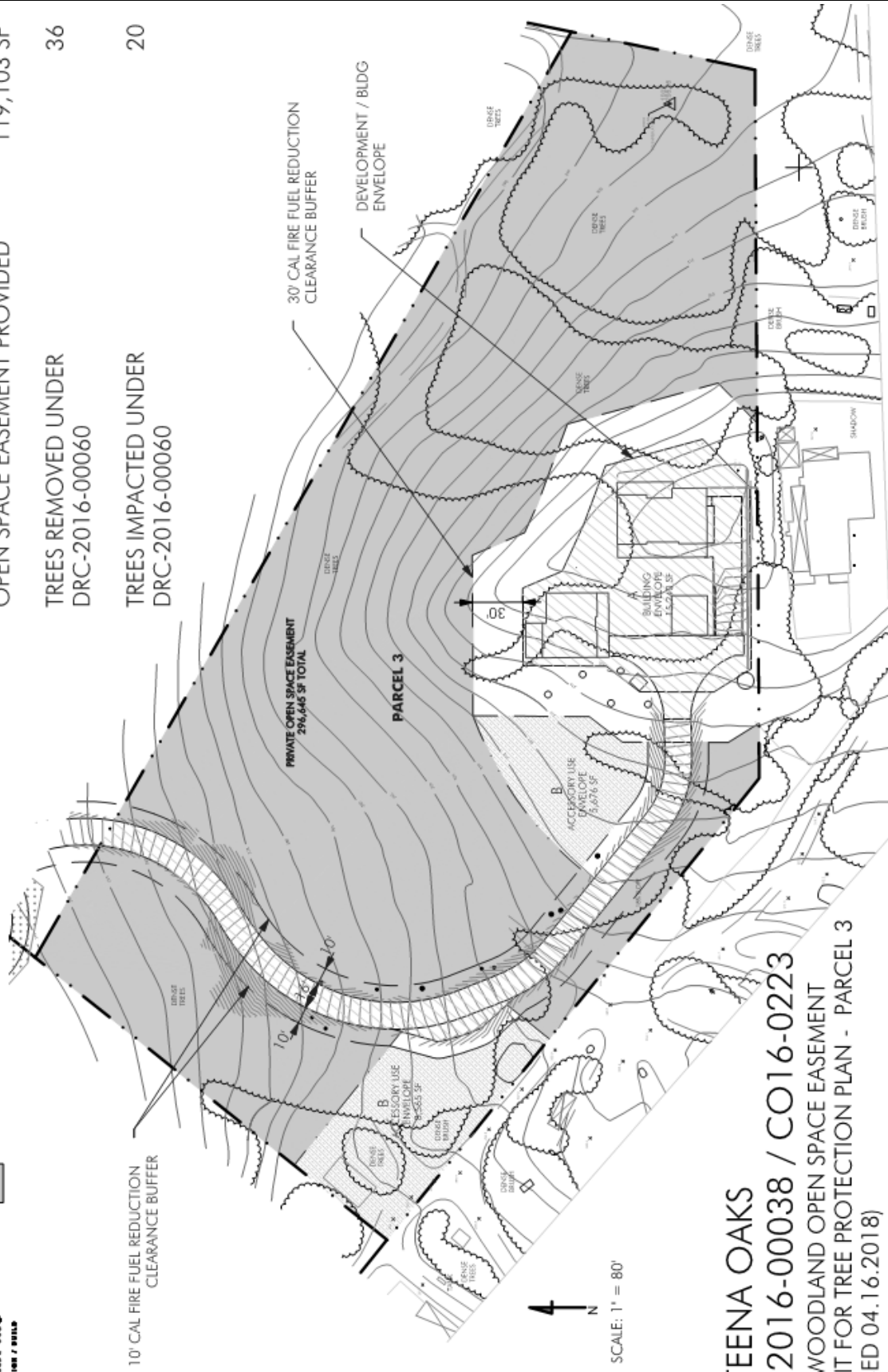
- OAK TREE RESTORATION AREA
- DEVELOPMENT UNDER SEPARATE PERMIT DRC2016-00060
- PROPOSED OPEN SPACE EASEMENT

LOT SUMMARY TABLE (APN 044-253-063)

GROSS AREA	3.93 ACRES	<u>PARCEL 3</u>
NET AREA	3.7 ACRES	
% AVERAGE SLOPE	26.77%	
DRIVEWAY	10,839 SF	
BUILDING ENVELOPE (A)	15,240 SF	
ACCESSORY USE ENVELOPE (B)	14,241 SF	
OPEN SPACE EASEMENT PROVIDED	119,103 SF	

TREES REMOVED UNDER  
DRC-2016-00060 36

TREES IMPACTED UNDER  
DRC-2016-00060 20



**LA TEENA OAKS**  
SUB2016-00038 / CO16-0223  
OAK WOODLAND OPEN SPACE EASEMENT  
EXHIBIT FOR TREE PROTECTION PLAN - PARCEL 3  
(REVISED 04.16.2018)

DATE: May 2, 2018  
REVISED:

**DEVELOPER'S STATEMENT & MITIGATION MONITORING/REPORTING PROGRAM  
FOR STONEBURG VESTING TENTATIVE PARCEL MAP)  
ED16-244 (SUB2016-00038/ CO16-0223)**

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.

Per Public Resources Code Section 21081.6 the following measures also constitute the mitigation monitoring and/or reporting program that will reduce potentially significant impacts to less than significant levels. These measures will become conditions of approval (COAs) should the project be approved. The Lead Agency (County) or other Responsible Agencies, as specified in the following measures, is responsible to verify compliance with these COAs.

**Project Description:**

A request by Gail Stoneburg for approval of a Vesting Tentative Parcel Map (CO16-0223) to subdivide a 10.05-acre parcel into three parcels of 3.11, 3.01, and 3.93 (gross) acres. The property has an overall average slope of approximately 20% and is located in Residential Suburban (RS) land use area. The site is densely covered in oak woodland; a private open space easement of approximately 6.8 acres with a designated building envelope on each parcel of 10,700 to 11,000 square feet is proposed to protect oak trees and to mitigate for oak impacts resulting from development. Existing development consisting of a primary and secondary residence is located within the proposed building envelope for Parcel 3. The project will be served by a shared well and individual onsite wastewater systems; shared entry access with turnaround and common drainage basin are also proposed. The project site is located on the south side of La Teena Place, 465 feet east of Noyes Road, approximately 0.33 miles north of the community of Arroyo Grande, in the South County Planning Area, San Luis Bay Inland sub area.

**AES-1: Exterior Lighting.** At the time of application for construction permits, the applicant shall submit an Exterior Lighting Plan for County review and approval. The Plan shall define the height, location, and intensity of all exterior lighting. All lighting fixtures shall be positioned “down and into” the development, and shielded so that neither the lamp nor the related reflector interior surface is visible from surrounding properties. All lighting poles, fixtures, and hoods shall be dark colored. These measures shall be shown on applicable construction drawings **prior to issuance of construction permits** and permanent lighting shall be installed **prior to final inspection**.

<p><b>Monitoring:</b> Will be shown on an additional map sheet or other recorded instrument. Department of Planning and Building will verify compliance prior to map recordation and prior to construction permit issuance.</p>
---

**AQ-1 Dust Mitigation.** During construction/ground disturbing activities, the applicant shall implement the following particulate (dust) control measures. These measures shall be

shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.

- 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 and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. The contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control. For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook;
- c. All dirt stock pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
- d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities;
- e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating non-invasive grass seed and watered until vegetation is established;
- f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders jute netting, or other methods approved in advance by the APCD;
- g. 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;
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with evc Section 23114;
- j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water used where feasible. Roads shall be pre-wetted prior to sweeping when feasible;
- l. All PM10 mitigation measures required should be shown on grading and building plans;
- m. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints and reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.

**AQ-2: 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.

**AQ-3: Developmental Burning.** As of February 25, 2000, the APCD prohibits developmental burning of vegetative material within San Luis Obispo County.

**Monitoring:** Will be shown on an additional map sheet, Open Space Easement Agreement or other recorded instrument. Department of Planning and Building will verify compliance prior to map recordation and prior to construction permit issuance, and will verify implementation in the field during construction.

**BR-1: Coast Live Oak Woodland Mitigation: Prior to map recordation,** the applicant shall disclose to all future owners-in-succession the Oak Woodland Open Space Easement and related mitigation, protection and management requirements through recording an Additional Map Sheet and/or an Easement Agreement, restrictive covenant, or other methods as approved by County Counsel, which includes the following information:

- A. An Oak Woodland Open Space Easement of approximately 297,000 square feet (6.8 acres) in total over the 10-acre property shall be recorded as mitigation for oak tree impacts resulting from development of the three parcels. The easement may be recorded as three separate agreements or covenants with site-specific envelopes and land areas as applicable to each of the three parcels, as illustrated in the Parcel 1-3 Open Space Easement Exhibits, attached. The purpose of the Oak Woodland Open Space Easement is to mitigate the maximum potential oak tree removal and impacts identified to result from future development of Parcels 1 and 2, and additional easement area shall be applied to the previously-approved impacts of Parcel 3 development under DRC2016-00060, as shown in the table below.

<b>Table 1: OAK TREE IMPACT MITIGATION EASEMENT AREA APPLIED</b>		
TOTAL Area of Oak Woodland Open Space Easement to be Provided On Site:	297,000	sf
Open Space Required to Mitigate for Parcels 1 and 2 Subdivision Impacts (178 replacement trees):	-178,000	sf
Remaining Mitigation Open Space Area Available for Parcel 3 Previously-Appvd Impacts (subtotal):	<b>119,000</b>	sf
Parcel 3 Requirement for Open Space to Mitigate Impacts (DRC2016-00060 - 184 replacement trees):	-184,000	sf
Shortfall of Mitigation Open Space Needed for Parcel 3 Prior Impacts (at 1,000 sf / tree):	65,000	sf
Remaining Parcel 3 Required Replacement Trees to be Mitigated by Onsite Planting / Fee Payment):	<b>65</b>	trees

- B. The Additional Map Sheet, Open Space Easement Agreement(s), and/or covenant(s) shall include: An approved building envelope location for each parcel, including the location of driveway access, consistent with the tentative map and Oak Woodland Open Space Easement Exhibits, April 16, 2018). Envelopes shall be delineated with a metes-and-bounds



legal description and corresponding map exhibit. The recorded map exhibit shall also indicate a 30-foot "Impact Buffer" perimeter delineated outside the building envelope, and a 10-foot "Impact Buffer" on either side of the defined driveway access, for each parcel. The following shall apply:

- a) An Open Space Easement management agreement or covenant, applicable to each parcel, shall be recorded and include information on allowed uses and shared management requirements for the Open Space.
- b) The limits of the building envelope and driveway access envelope on each parcel shall define the limit of oak tree removal; all oaks located outside of designated building envelopes (including those trees within Impact Buffers) shall remain and be protected in place.
- c) All residential site development and uses shall be confined to building and driveway envelopes, including primary and secondary residential units, accessory structures and uses, vehicle parking and storage, utility structures, trenching including septic leachfields, and irrigated non-native landscaping.
- d) Driveway access grading and development for proposed Parcels 1 & 2 shall be within the defined limits; driveways shall not be paved, or shall demonstrate that proposed impervious area is consistent with shared site drainage and basin design.
- e) Oak impact mitigation assumes "worst-case" impacts, regardless of whether development may preserve some trees located within building envelopes. Development within building envelopes shall be designed to minimize impacts to oaks located in the adjacent Impact Buffer zones. Construction activity within the envelope that may impact adjacent trees within the buffer envelopes is mitigated when conducted consistent with the Oak Woodland Management Plan.
- f) Once the Open Space easement is established, future development within recorded development envelopes is mitigated, and all existing oaks within these delineated development envelopes may be removed at time of development. No further mitigation would be required for additional volunteer sapling trees reaching mature size within recorded development envelopes due to deferred site development.
- g) Within the identified 30-foot Impact Buffer for the building envelope, and 10-foot Impact Buffer along the driveways, impacts to oak trees resulting from limbing or brush removal to meet CalFire fuel reduction requirements are fully mitigated. Activities within the Impact Buffer zones shall be conducted consistent with the Oak Woodland Management Plan.
- h) At the time of application for grading or construction permits, all oak trees measuring 5-inches or greater diameter at 4.5 feet above grade, located within the buffer zones, shall be shown on grading or construction plans and identified as "protected in place". Protective fencing shall be shown on plans prior to issuance of permits.
- i) Prior to start of construction, protective fencing shall be placed at the perimeter of the recorded building envelope and shall remain in place until construction is completed. For access driveways, all oak trees located within the identified 10-foot buffers (and beyond) shall be protected with fencing throughout construction.
- j) In the event that any oak tree located outside the development envelope is inadvertently removed during construction, or any oak tree located outside designated buffer areas is inadvertently impacted by construction activity, mitigation fees shall be required to be paid (\$970 per tree removed, \$485 per tree impacted).
- k) Any proposed future changes to recorded building envelope or buffer areas, or any request to modify allowed uses within the Open Space easement or buffers, would

require discretionary review by the County (Minor Use Permit or Subdivision Map amendment), and amendment to the recorded Open Space Agreement(s).

- l) For purposes of impact evaluation for any future proposal for conversion or alteration of Open Space, each 1,000 square feet of Open Space easement area represents one mature oak tree. Open Space converted or removed from the Open Space Easement, and any resulting additional oak trees impacted, would require new environmental analysis and full mitigation.
- m) For Parcel 3 only:
  - i. Parcel 3 includes two designated Accessory Use Areas of approximately 14,240 square feet, identified as Envelope B areas, located outside of the Oak Woodland Open Space Easement. Residential accessory uses and structures may be permitted in these areas subject to oak tree protection measures and permitting requirements under Title 22. No oak tree removal is permitted in the designated Envelope B Accessory Use Areas.
  - ii. The Parcel 3 impacts of previously-approved development under DRC2016-00060 will be mitigated through 119,000 square feet of Open Space Easement, and through replacement oak trees planted within the Open Space, as described under the Restoration, Revegetation, and Monitoring Plan (Ferreira Inc., 3/29/2018). The Open Space Easement shall be recorded and the replacement trees shall be planted prior to occupancy of the residential structures currently under construction (PMTR2016-07656, PMTR-07657, PMTR-07659) within Envelope A on Parcel 3.
  - iii. Oak Tree Restoration Areas for tree planting are identified within the Open Space Easement as locations where required replacement planting of oak trees may be established to complete the mitigation for Parcel 3 (for impacts of DRC2016-00060), per Table 1, above.
  - iv. In the event that insufficient area is available for onsite oak tree replacement planting within the Open Space Easement, the applicant may complete required mitigation for approved Parcel 3 development through payment of oak mitigation fees to the State of California at the rate of \$252.50 per required replacement tree.

**Monitoring:** Will be shown on an additional map sheet, Open Space Easement agreement(s), Codes, Covenants and Restrictions or other recorded instrument. Compliance will be verified by the Department of Planning and Building and/or the County Public Works Department, in consultation with the Environmental Coordinator prior to approval of the final Parcel Map for recordation.

## **BR-2: Open Space Management Plan**

A. **Prior to Map Recordation**, a final Oak Woodland Management Plan for ongoing management of shared Open Space habitat shall be submitted to County Planning and Building for approval, and shall be incorporated into Codes, Covenants and Restrictions (CC&Rs) or an Open Space Agreement for recordation. The oak woodland Open Space provides habitat for protected vegetation, migrating birds and other wildlife; the Management Plan should strive for balance between the stewardship of elements contributing to habitat value and fire risk management. The Oak Woodland Management Plan should address Open Space management as a whole across the three parcels, and consider the following:

- a) The Management Plan shall identify a designated, qualified person or entity (biologist, botanist, arborist, or a landscape contractor with appropriately qualified/certified personnel) to provide management oversight, inspections, and recommendations;

- b) Fire hazard and fuel reduction management consistent with County Fire/CalFire requirements that is balanced with habitat quality;
- c) Weed/invasive vegetation control and maintenance of understory. Areas of native understory vegetation, brush cover, deadfall limbs and snags should be retained where appropriate;
- d) Inspections, habitat evaluation and reporting:
  - i. Annual inspections and reporting to County Planning for a (minimum) seven-year monitoring period for establishment of replacement oaks;
  - ii. Periodic maintenance, Fire Safety and weed control inspection thereafter, as per Management Plan;
- e) Fencing, fence materials, gate access, wildlife access, maintenance responsibility;
- f) Uses and activities allowed within the Open Space Easement;
  - i. No grazing animals, except that managed vegetation-control grazing may be proposed on a limited basis;
  - ii. No grading, structures, roads, vehicle or other storage, disking, scraping, or other unauthorized vegetation removal that is not consistent with the Management Plan;
  - iii. No introduction of invasive non-native vegetation through landscaping;
  - iv. Oaks to be trimmed or thinned by a certified arborist, outside of nesting season;
  - v. Dead trees or downed limbs removed only as necessary to protect property or for fuel load management;
- g) Accommodation for mitigation replacement / relocation of sensitive botanical species, if found within development envelope during pre-construction surveys per BR-3.E;
- h) Methods for pest control or handling nuisance wildlife if necessary;
- i) Cost-sharing of management and maintenance activities shall be identified and recorded through Codes, Covenants and Restrictions (CC&Rs) or a shared-use agreement.

**B. Prior to Map Recordation**, the applicant shall submit a plan for the management and maintenance of all shared-use facilities (basin, site drainage, common roadway, shared well) as applicable to the three parcels and as required by Public Works, to be incorporated into CC&Rs or a shared-use agreement for recordation.

**Monitoring:** Will be shown on an additional map sheet, Open Space Easement agreement(s), Codes, Covenants and Restrictions or other recorded instrument. Compliance will be verified by the Department of Planning and Building and/or the County Public Works Department, in consultation with the Environmental Coordinator prior to approval of the final map for recordation.

**BR-3: Pre-Construction Surveys:** The following information shall be reproduced on grading and construction plans and completed prior to permit issuance (as applicable):

- A. **Prior to issuance of Grading or Construction permits**, the Applicant shall provide to Planning Division staff evidence that a qualified Project Biologist has been contracted for the project; the scope of work shall include pre-construction surveys, training, monitoring and reporting, as follows:
- B. **Reptiles: Within 30 days prior to site grading** and during site grading, a County-approved

biologist shall conduct surveys for silvery legless lizards, coast horned lizard, and other reptiles. The surveyor should utilize hand search or cover board methods in areas of disturbance where legless lizards are expected to be found (e.g., under shrubs, other vegetation, or debris). If cover board methods are used, they shall commence at least 30 days prior to the start of construction. If legless lizards, coast horned lizards or other reptiles are found, hand-search surveys shall be completed immediately prior to grading activities, and, during grading activities, the County-approved biologist shall walk behind the grading equipment to capture silvery legless lizards that are unearthed by the equipment. The surveyor shall capture and relocate any legless lizards or other reptiles observed during the survey effort. The captured individuals shall be relocated from the construction area and placed in suitable habitat on the parcel but outside of the work area. Following the survey and monitoring efforts, the County-approved biologist shall submit to the County a project completion report that documents the number of silvery legless lizards and coast horned lizards captured and relocated, and the number of individuals taken during grading activities.

- C. **Nesting Birds: Prior to commencement of tree removal associated with construction** and during construction, to minimize impacts to raptors or nesting bird species protected by the Migratory Bird Treaty Act, all initial vegetation removal and site disturbance shall be limited to the time period between September 1 and November 1 if feasible. If initial site disturbance cannot be conducted during this time period, pre-construction surveys for active bird nests and bat roosts within 250 feet of the project building and access envelope shall be conducted by a qualified biologist. Visual surveys for bats should be conducted in the vicinity of trees that have cavities, broken limbs resulting in hanging woody debris, and large patches of loose bark that are within 100 feet of the proposed grading footprint.

Surveys shall be conducted a minimum two weeks prior to any construction or tree removal activities. If no active nests or roosts are located, ground disturbing/construction activities can proceed. If active nests or roosts are located, then all construction work should be conducted outside a non-disturbance buffer zone to be developed by the qualified biologist based on the species (i.e., 50 feet for common species and upwards of 250 feet for special status raptor species should they be present), slope aspect and surrounding vegetation. No direct disturbance within this buffer shall occur, and the biologist shall monitor the site until the young have fledged and are no longer reliant on the nest site as determined by the qualified biologist.

- D. **Mammals: Within 30 days prior to the onset of grading or construction activities**, a qualified biologist shall conduct a pre-construction survey of the project site for evidence of occupation by badger or woodrats. If new or active dens are discovered, they will be inspected to determine if they are currently occupied. Any potential badger dens shall be avoided by placement of a 100-foot buffer during construction. Any potential woodrat dens shall be avoided by placement of a suitable buffer as determined by the project biologist. If the biologist determines that a den may be active or occupied during the pre-construction survey, CDFW shall be contacted for further guidance.

E. **Botanical Species:**

(1) **Prior to issuance of grading or construction permits**, the applicant shall submit a focused botanical survey conducted by a qualified biologist between March-June to determine the presence/absence of the following special status species on the project site: Pismo clarkia (*clarkia speciosa* ssp. *immaculata*); Hoover's bentgrass (*argrostis hooveri*); Santa Margarita manzanita (*arctostaphylos pilosula*); Mesa horkelia (*horkelia cuneate* var. *puberola*); Kellogg's horkelia (*horkelia cuneate* var. *sericea*); San Luis mariposa lily (*calochortus opisposensis*); curly-leaved monardella (*monardella sinuata* ssp. *sinuate*) and chaparral ragwort (*senescio aphanactis*).

(2) If the results of the survey determine that there are no special status plants on the project site, no further mitigation measures are required with regard to this condition.

(3) If any special status plants are present on the project site, the County, in consultation with the applicant and applicant's biologist, shall determine if removal of these plants can be avoided.

(4) If avoidance is not feasible, the applicant shall submit a restoration plan, prepared by a qualified biologist, to be reviewed and approved by the County Planning and Building Department, **prior to issuance of construction permits**. This plan shall include, at a minimum, the following:

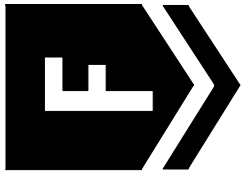
- Identification of the type and number of plants to be removed.
- Identification of locations, amounts, size and types of plants to be replanted, as well as any other necessary components (e.g., temporary irrigation, amendments, etc.) to ensure successful reestablishment.
- Provide for a native seed collection effort **prior to any ground disturbing activities**. Collection of native seed shall be propagated by a County approved biologist. Plant shall include, but not be limited to California Native Plant Society (CNPS) listed plant species that may be affected.
- Quantification of the impact based on construction drawings and quantification of mitigation areas such that the replacement criteria are met (2:1 acreage ratio or 3:1 for individual plants).
- A program schedule and success criteria for a minimum five-year monitoring and reporting program that is structured to ensure the success of the restoration plan.
- Identification of access and methods of materials transport to the restoration area, including personnel, vehicles, tools, plants, irrigation equipment, water and all other similar supplies. Access shall not result in new or additional impacts to habitat and special status species.
- The restoration plan shall incorporate an invasive species control program
- The parcel-specific restoration plan requirements shall be appended to and be compatible with the Oak Woodland Open Space Management Plan applicable to the site.

(5) If removal of special status plants is necessary, **prior to issuance of construction permits**, the applicant shall submit a cost estimate for the restoration plan described under item (4), above. **Prior to issuance of construction permits**, a performance bond, equal to the cost estimate, shall be posted by the applicant.

**BR-4: Pre-Construction Training: Prior to start of construction activities, in the event that listed or special-status species are found to be present on site** as a result of BR-3 surveys, a County-approved biologist will conduct a pre-activity training session for all construction personnel who will be involved in site disturbance activities. The intent of this session is to inform construction crews, field supervisors, and equipment operators, about the status and presence of species identified, grading and construction-activity restrictions, and avoidance and minimization measures as determined by the County and applied through permit conditions.

**BR-5: Landscaping: At the time of application for construction / grading permits**, native landscaping or hydroseed mix consistent with the approved Oak Woodland Management Plan shall be required to be shown on plans for any newly disturbed grounds or slopes within the Open Space revegetation areas or envelope buffers. Within the building envelopes, only non-invasive landscape species shall be allowed adjacent to the Oak Woodland preserve and throughout the development. All proposed residential landscape areas shall consist of drought





**FERREIRA INC**  
DREAM / DESIGN / BUILD

**LEGEND**



OAK TREE RESTORATION AREA



DEVELOPMENT UNDER SEPARATE PERMIT DRC2016-00060



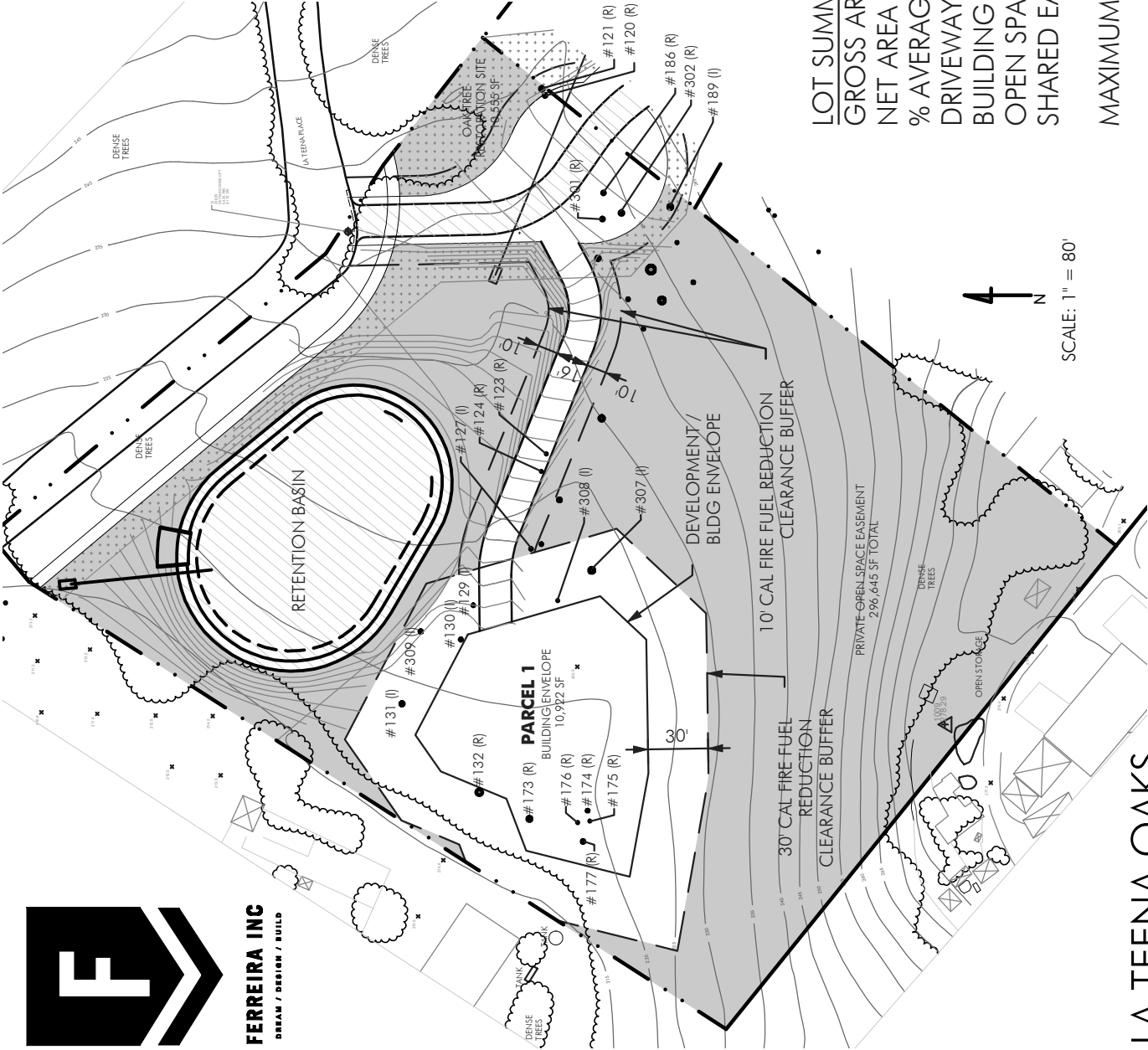
PROPOSED OPEN SPACE EASEMENT

# (R)

PROPOSED REMOVAL UNDER OAK MITIGATION PLAN

# (I)

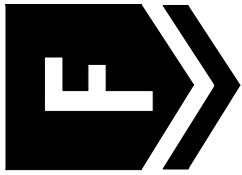
PROPOSED IMPACT UNDER OAK MITIGATION PLAN



**LA TEENA OAKS**  
**SUB2016-00038 / CO16-0223**  
OAK WOODLAND OPEN SPACE EASEMENT  
EXHIBIT FOR TREE PROTECTION PLAN - PARCEL 1  
(REVISED 04.16.2018)

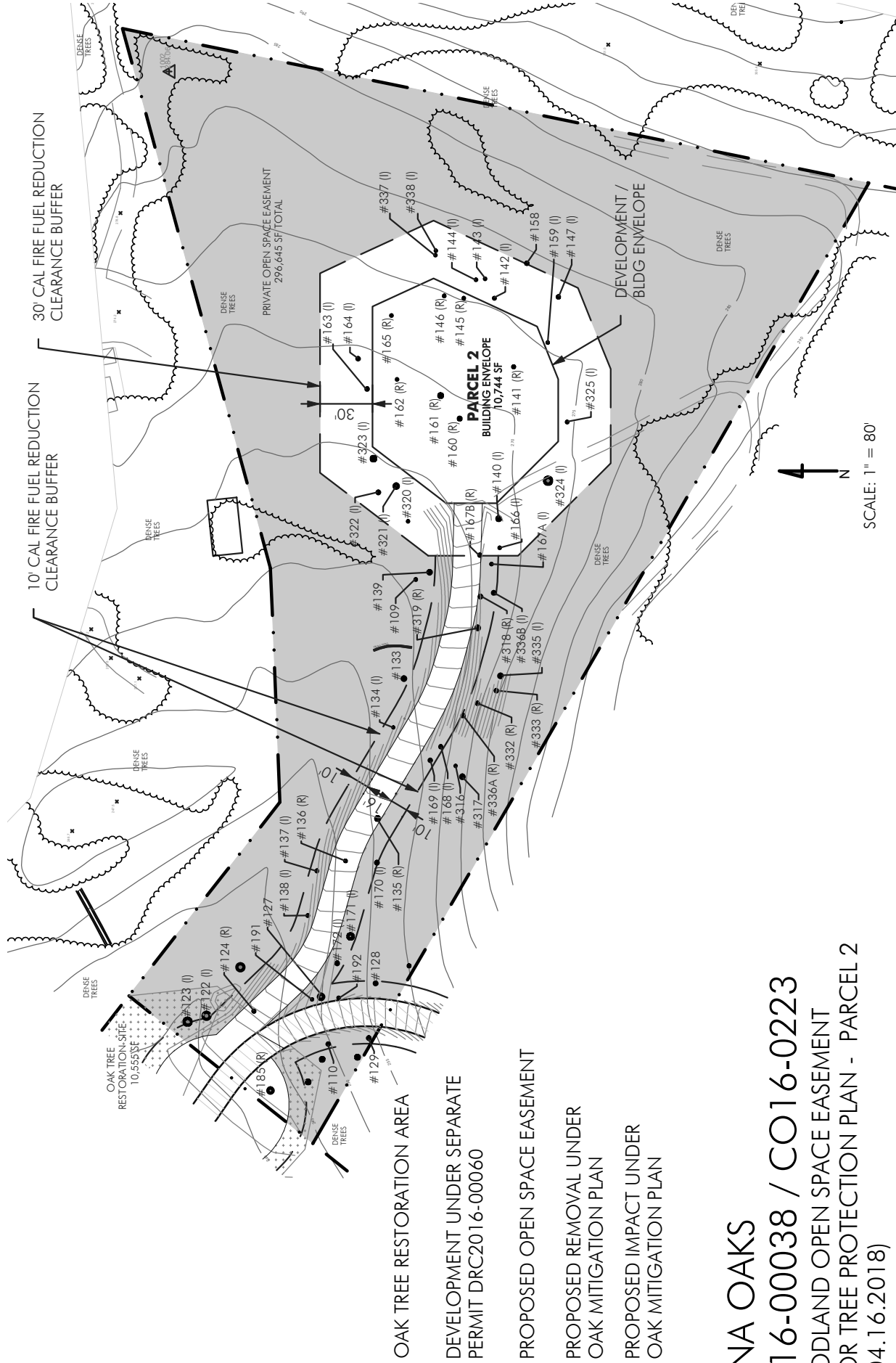
**LOT SUMMARY TABLE (APN 044-253-063)**

	PARCEL 1	PARCEL 1
GROSS AREA	3.11 ACRES	REMOVED
NET AREA	2.2 ACRES	REMOVED
% AVERAGE SLOPE	17.58%	
DRIVEWAY	7,223 SF	
BUILDING ENVELOPE	10,922 SF	
OPEN SPACE EASEMENT PROVIDED	78,682 SF	
SHARED EASEMENTS	35,516 SF	
<b>MAXIMUM POTENTIAL OAK IMPACTS</b>	<b>IMPACTED</b>	<b>REMOVED</b>
BUILDING ENVELOPE	8	5
DRIVEWAY (INCLUDES CUL-DE-SAC + ACCESS ROAD)	1	4
<b>TOTAL</b>	<b>9</b>	<b>9</b>



**FERREIRA INC**  
DREAM / DESIGN / BUILD

LOT SUMMARY TABLE (APN 044-253-063)	PARCEL 2	MAXIMUM POTENTIAL OAK IMPACTS	IMPACTED	REMOVED
GROSS AREA	3.01 ACRES	BUILDING ENVELOPE	15	7
NET AREA	2.8 ACRES	DRIVEWAY (INCLUDES CUL-DE-SAC + ACCESS ROAD)	13	10
% AVERAGE SLOPE	15.44%			
DRIVEWAY	9,005 SF			
BUILDING ENVELOPE	10,774 SF			
OPEN SPACE EASEMENT PROVIDED	99,305 SF		28	17
SHARED EASEMENTS	5,000 SF	TOTAL		



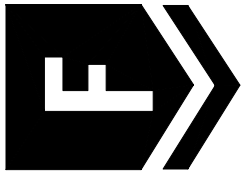
**LA TEENA OAKS**  
**SUB2016-00038 / CO16-0223**  
 OAK WOODLAND OPEN SPACE EASEMENT  
 EXHIBIT FOR TREE PROTECTION PLAN - PARCEL 2  
 (REVISED 04.16.2018)

**LEGEND**

- OAK TREE RESTORATION AREA
- DEVELOPMENT UNDER SEPARATE PERMIT DRC2016-00060
- PROPOSED OPEN SPACE EASEMENT
- # (R)** PROPOSED REMOVAL UNDER OAK MITIGATION PLAN
- # (I)** PROPOSED IMPACT UNDER OAK MITIGATION PLAN

SCALE: 1" = 80'





**FERREIRA INC**  
DREAM / DESIGN / BUILD

**LEGEND**

-  OAK TREE RESTORATION AREA
-  DEVELOPMENT UNDER SEPARATE PERMIT DRC2016-00060
-  PROPOSED OPEN SPACE EASEMENT

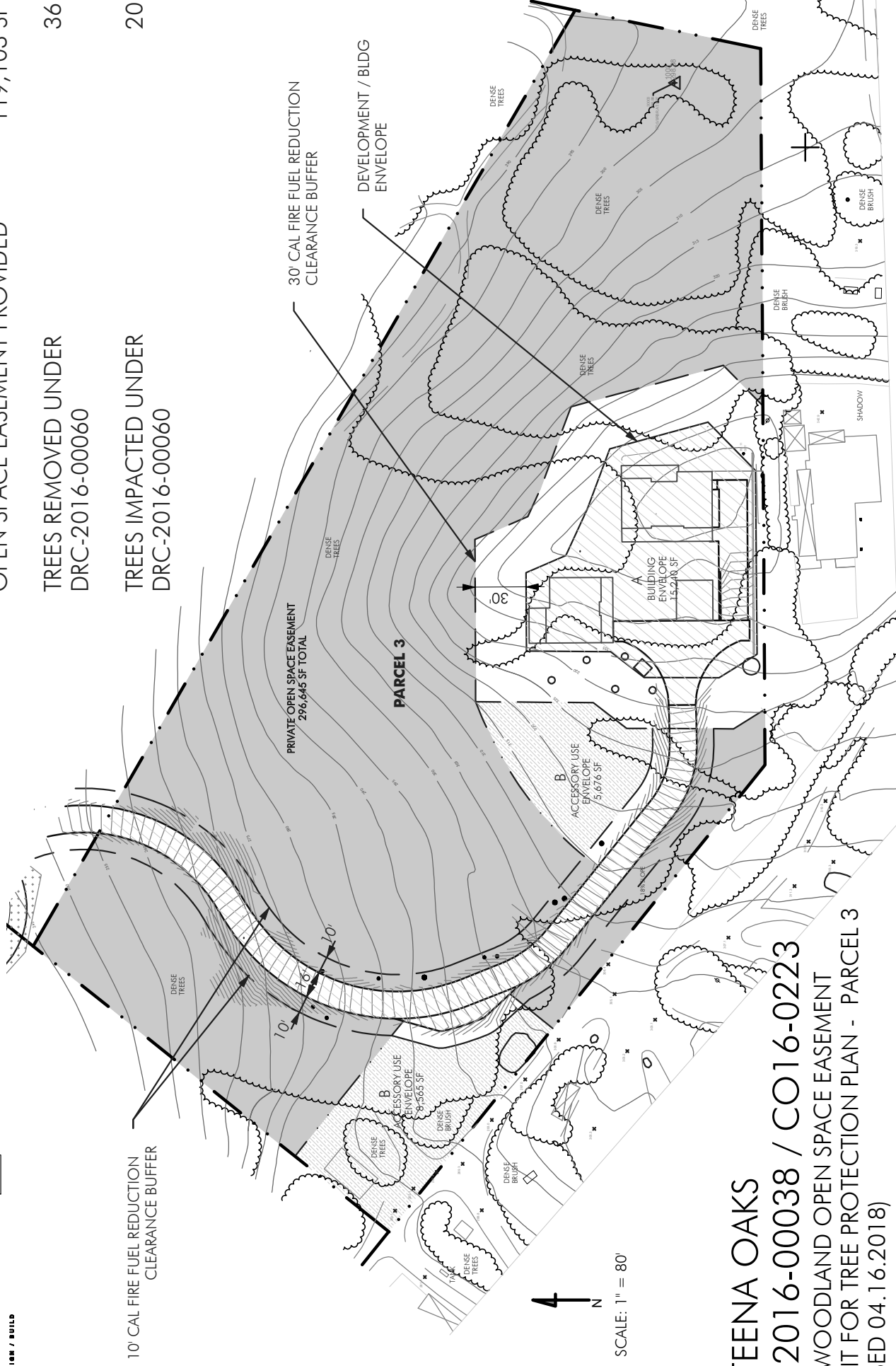
LOT SUMMARY TABLE (APN 044-253-063)

GROSS AREA	3.93 ACRES
NET AREA	3.7 ACRES
% AVERAGE SLOPE	26.77%
DRIVEWAY	10,839 SF
BUILDING ENVELOPE (A)	15,240 SF
ACCESSORY USE ENVELOPE (B)	14,241 SF
OPEN SPACE EASEMENT PROVIDED	119,103 SF

**PARCEL 3**  
3.93 ACRES  
3.7 ACRES  
26.77%  
10,839 SF  
15,240 SF  
14,241 SF  
119,103 SF

TREES REMOVED UNDER  
DRC-2016-00060 36

TREES IMPACTED UNDER  
DRC-2016-00060 20



**LA TEENA OAKS**  
**SUB2016-00038 / CO16-0223**  
OAK WOODLAND OPEN SPACE EASEMENT  
EXHIBIT FOR TREE PROTECTION PLAN - PARCEL 3  
(REVISED 04.16.2018)



SAN LUIS OBISPO COUNTY  
**DEPARTMENT OF PUBLIC WORKS**

Wade Horton, Director

County Government Center, Room 206 • San Luis Obispo CA 93408 • (805) 781-5252

Fax (805) 781-1229

email address: [pwd@co.slo.ca.us](mailto:pwd@co.slo.ca.us)



## MEMORANDUM

Date: November 14, 2017

To: Cindy Chambers, Project Planner

From: Edward M. Reading, County Surveyor

**Subject: Public Works Project Referral for SUB2016-00038 CO16-0223 – Stoneburg Parcel Map, La Teena Pl., Arroyo Grande Fringe, APN 044-253-063**

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

### Public Works Comments:

- A. We reviewed the information hold response, dated 11/7/2017 and modified our recommended conditions of approval accordingly.
- B. We reviewed the information hold response, dated 3/24/2017 and modified our recommended conditions of approval accordingly.
- C. County planner should refer to PM CO 92-0088 (59PM51) for additional map sheet conditions that may be applicable to this proposed subdivision.
- D. Recommend the following finding [per 21.050.045 (a-c)] be incorporated into Findings to ensure public improvements are constructed prior to recordation (or bonded for):  
*"In the interest of the public health and safety, and as a necessary pre-requisite to the orderly development of the surrounding area, the construction of any road improvements shall occur prior to recordation of the parcel map or, if bonded for, within the time frame approved in the Subdivision Agreement and prior to issuance of a permit or other grant of approval for development on a parcel."*
- E. In accordance with Resolution 2008-152 La Teena Place shall be improved to an A-1 rural road standards along the project frontage. Additional improvements may be required based on a traffic or civil engineers report being requested.
- F. Unless otherwise determined by Resolution 2007-344, the streets/roads within this tract shall not be accepted for County maintenance following completion and certification of the improvements.
- G. The project meets the applicability criteria for Storm Water Management and is required to submit a Storm Water Control Plan Application and Coversheet. The Storm Water Control Plan application and template can be found at:

<http://www.slocounty.ca.gov/Assets/PL/Forms+and+Information+Library/Construction+Permit+Documents/Grading+and+Drainage+Documents/SWCP+Application+Pkg.pdf>

The Post Construction Requirement (PCR) Handbook can be found at:  
[http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new\\_stormwater/PCR+Handbook+1.1.pdf](http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new_stormwater/PCR+Handbook+1.1.pdf)

- H. Storm water management treatment facilities and Mandatory Site Design Measures (Performance Requirement 1):
- a. Storm Water management facilities for public or common area improvements (including those for fronting and interior roadways) shall be constructed with those subdivision improvements along with Mandatory Site Design Measures (Performance Requirement 1). Maintenance for the treatment facilities shall be guaranteed in perpetuity.
  - b. For individual lot development, each lot will be required to show how its run-off reaches the subdivision treatment facilities and how it fulfills its Mandatory Site Design Measures (Performance Requirement 1) on its own parcel.

### **Recommended Public Works Conditions of Approval**

#### Access and Improvements:

1. Road and/or streets to be constructed to the following standards, unless design exceptions are approved by the Public Works Department in accordance with Section 1.2 of the Public Improvement Standards:
  - a. La Teena Place shall be widened to complete the project frontage to an A-1 rural road section fronting the property within a dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism.
  - b. A private access road serving Parcels 1, 2 and 3 shall be constructed to Cal Fire Standards within a minimum 24-foot private access, utility, and drainage easement with additional easement width as necessary to contain all elements of the roadway prism. The access road shall terminate in a Cal Fire standard cul-de-sac or other approved terminus.
2. The applicant shall enter into an agreement and post a deposit with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative.
3. The applicant shall provide the county with an Engineer of Work Agreement retaining a registered civil engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works. The civil engineer, upon completion of the improvements, shall certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans.
4. All public improvements shall be completed prior to occupancy of any new structure.

Offers, Easements and Restrictions:

5. The applicant shall offer for dedication to the public the following easements by certificate on the map or by separate document:
  - a. For road widening purposes a variable road right-of-way along La Teena Place of sufficient width to contain all elements of the roadway prism.
  - b. A public utility easement along La Teena Place to be described as 6-feet beyond the right-of-way, plus those additional easements as required by the utility company, shall be shown on the final map.
6. The applicant shall reserve the following private easements by certificate on the map or by separate document:
  - a. A minimum 24-foot shared private access, utility, and drainage easement over Parcels 1 and 2 in favor of Parcels 1-3 with additional width as necessary to include all elements of the roadway prism and the cul-de-sac, or other Cal Fire approved road terminus.
  - b. A private access, drainage and utility easement of sufficient width to include all elements of the Cal Fire approved driveway prism over Parcel 2 in favor of Parcel 3.
  - c. A private drainage easement of sufficient size to include all basins, fencing, landscaping, access driveway, and appurtenant drainage systems over Parcel 2 in favor of Parcels 1-3.
7. The applicant shall show the following restrictions by certificate on the map or record by separate document:
  - a. The basin areas shall be indicated as a building restriction on the map.
  - b. The drainage basin along with rights of ingress and egress shall be reserved as a drainage easement in favor of the owners and assigns of each property within the subdivision.

Improvement Plans:

8. Improvement plans shall be prepared in accordance with County Public Improvement Standards by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plans are to include, as applicable:
  - a. Street plan and profile.
  - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
  - c. Utility plan.
    1. Water plan to be approved jointly with County Environmental Health. Water facilities and appurtenances shall be constructed and service laterals stubbed to each new parcel.

2. Sewer plan to be approved jointly with County Environmental Health. Sewer facilities and appurtenances shall be constructed and service laterals stubbed to each new parcel
  3. New electric power, telephone and cable television service conduits and appurtenances shall be constructed and service conduits stubbed to each new parcel.
  4. New gas distribution mains and appurtenances shall be installed along the entire project frontage(s) and gas service laterals stubbed to each new parcel.
- d. Sedimentation and erosion control plan for subdivision related improvements.
  - e. Storm water control plan for subdivision related improvements (if subject to MS-4 requirements).
  - f. Traffic control plan for construction in accordance with the California Manual on Uniform Traffic Control Devices (CA-MUTCD).
  - g. Tree removal/retention plan for trees to be removed and retained associated with the required improvement for the land division to be approved jointly with the Department of Planning and Building.
  - h. Trail plan, if required, to be approved jointly with County Parks.
  - i. All grading shall be done in accordance with the County Public Improvement Standards and the California Uniform Building Code. Lot lines shall be considered as Site Area Boundaries with slopes setback accordingly.
9. All new electric power, telephone and cable television service conduits shall be completed to each new parcel and ready for service. Applicant responsibilities for electric service and distribution line extensions (facilities and equipment) are detailed in PG&E Electric Rule No.15 and Rule No.16, respectively.
  10. New gas distribution mains shall be installed along the entire project frontage(s) and gas service laterals shall be stubbed to each new parcel unless otherwise directed by the gas purveyor.

Drainage:

11. Submit complete drainage calculations to the Department of Public Works for review and approval. If calculations so indicate, drainage must be retained in a shallow drainage basin on the property [21.03.010(e)(2)]. The design of the basin is to be approved by the Department of Public Works, in accordance with county standards. The basin/s is/are to be maintained in perpetuity.
12. If environmental permits from the Army Corps of Engineers or the California Department of Fish and Game are required for any public improvements that are to be maintained by the County, the applicant or his engineer, prior to the approval of the plans by the Department of Public Works shall:
  - a. Submit a copy of all such permits to the Department of Public Works OR

- b. Document that the regulatory agencies have determined that said permit is not required.

Storm Water:

13. At the time of application for construction permits with the subdivision and subsequent individual lot development, the applicant shall demonstrate whether the project is subject to the LUO Section for Storm Water Management by submitting a Storm Water Control Plan (SWCP) to show what is required to satisfy post construction requirements for storm water treatment. The application Post Construction Storm Water Performance requirements to be fulfilled shall be based on the cumulative new or replaced impervious surface development on all parcels as a plan of common development. It shall be prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Storm Water Control Standards and shall include a drainage plan, and an erosion and sedimentation control plan. The applicant shall submit complete drainage calculations for review and approval.
  - a. Storm Water management facilities for public or common area improvements (including those for fronting and interior roadways) shall be constructed with those subdivision improvements along with Mandatory Site Design Measures (Performance Requirement 1). Maintenance for the treatment facilities shall be guaranteed in perpetuity.
  - b. For individual lot development, each lot will be required to show how its run-off reaches the subdivision treatment facilities and how it fulfills its Mandatory Site Design Measures (Performance Requirement 1) on its own parcel.
14. At the time of submittal of the improvement plans or construction permits, the applicant shall submit a draft "Private Storm Water Conveyance Management and Maintenance System" exhibit for any proposed post construction structural treatment device for review and approval by the County.
15. Prior to approval of the improvement plans or construction permits the applicant shall record with the County Clerk the "Private Storm Water Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

Additional Map Sheet:

16. 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. Notification to prospective buyers that all subdivision roads and streets are to be privately maintained, indicating the proposed maintenance mechanism.
  - b. Notification to prospective buyers that the owner(s) of lots 1, 2, and 3 are responsible for on-going maintenance of drainage facilities including basins, fencing, and adjacent landscaping in a viable condition on a continuing basis into perpetuity, and indicating the proposed maintenance mechanism.

- c. If improvements are bonded for, all public improvements (access, drainage, and utilities) shall be completed to the satisfaction of the County prior to occupancy of any new structure.
- d. The applicant shall demonstrate that the project construction plans are in conformance with the applicant's Storm Water Control Plan Application.
- e. Storm Water treatment facilities shall be shall be maintained and inspected in perpetuity as stipulated in the "Private Storm Water Conveyance Management and Maintenance System" exhibit (to be recorded as a Constructive Notice).

The property owner shall be responsible for the operation and maintenance of public road frontage sidewalks, landscaping, street lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity.

Miscellaneous:

- 17. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.
- 18. This subdivision is also subject to the standard conditions of approval for all subdivisions using individual wells and septic tanks a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
- 19. All lots must be numbered in sequence.
- 20. All timeframes on approved tentative maps for filing of parcel or final tract maps are measured from the date the Review Authority approves the tentative map as required by the Subdivision Map Act.
- 21. The applicant may be required to 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.

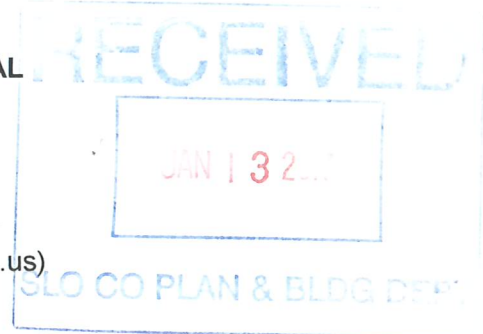
/Volumes/groups-1/Development/\_DEVSERV Referrals/Land Divisions/PM/CO 2016-0223 SUB16-00038 Stoneburg La Teena PI Arroyo Grande/CO 2016-0223 Stoneburg La Teena PI Arroyo Grande.docx  
UPDATED: November 14, 2017



DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

THIS IS A NEW PROJECT REFERRAL



DATE: 12/29/2016

TO: CAL FIRE

FROM: Cindy Chambers (805-781-5608 or cchambers@co.slo.ca.us)  
South County Team / Development Review

PROJECT DESCRIPTIONS:

SUB2016-00038 STONEBURG – Proposed Parcel Map to subdivide one parcel into three parcels: 3.11 AC, 3.93 AC, 33.01 AC.

DRC2016-00060 STONEBURG – Proposed Minor Use Permit for the construction of a 2 story single family residence at 2,935 SF with 871 SF garage; and 200 SF secondary dwelling with 60 SF garage. Project location is La Teena Place and Red Rock Road in Arroyo Grande.

APN: 044-253-063

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 ATTACHED FIRE SAFETY PLAN.

Date 1/12/2017

Name TRAVIS CRAIG

Phone 593-3422





**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



Scott M. Jalbert, Unit Chief

January 12, 2017

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

Subject: Parcel Map Project # SUB2016-00038 (STONEBURG)

Ms. Chambers,

I have reviewed the referral for the parcel map to subdivide one parcel into three parcels: 3.11 acre, 3.93 acre and 33.01 acre. Project location is La Teena Place and Red Rock Road near Arroyo Grande California. This project is located approximately 10 minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project **is** located in State Responsibility Area in a **High** Fire Hazard Severity Zone. This project is required to comply with all fire safety rules and regulations of the California Fire Code and Public Resource Code.

The following conditions shall apply to this project:

**Concerns**

- The cumulative effects of intensified commercial and residential operations within the San Luis Obispo County area, continues to place significant challenges upon the ability of CAL FIRE/County Fire to provide efficient and effective emergency services within rural areas.
- The nearest CAL FIRE/County Fire Station (#64-Pismo Beach) is located at 990 Bello Street. 8 miles from this site. This station is staffed at all times by a minimum of 2 fulltime/permanent employees.

**Dead-End Road**

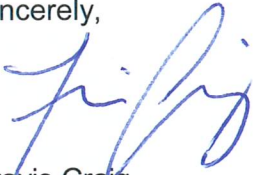
The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative length, regardless of the number of parcels served:

- Parcels less than 1 acre 800 feet.
- Parcels 1 acre to 4.99 acres 1,320 Feet.
- Parcels 5 acres to 19.99 acres 2,640 feet
- Parcels 20 acres or larger 5,280 feet

**Final Inspection**

This project shall require a final inspection by CAL FIRE/San Luis Obispo County Fire to ensure conditions are met. When the conditions have been met contact fire prevention at **543-4244 ext. 3429** and ask for a final inspection.

Sincerely,

A handwritten signature in blue ink, appearing to read "Travis Craig".

Travis Craig  
Battalion Chief/ Fire Marshal



SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

### THIS IS A NEW PROJECT REFERRAL

DATE: 12/29/2016

TO: Env. Health

FROM: Cindy Chambers (805-781-5608 or cchambers@co.slo.ca.us)  
South County Team / Development Review

#### PROJECT DESCRIPTIONS:

SUB2016-00038 STONEBURG – Proposed Parcel Map to subdivide one parcel into three parcels:  
3.11 AC, 3.93 AC, 33.01 AC.

DRC2016-00060 STONEBURG – Proposed Minor Use Permit for the construction of a 2 story single family residence at 2,935 SF with 871 SF garage; and 200 SF secondary dwelling with 60 SF garage. Project location is La Teena Place and Red Rock Road in Arroyo Grande.

APN: 044-253-063

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 attached.

3/30/17  
Date

[Signature]  
Name

x5551  
Phone



**COUNTY OF SAN LUIS OBISPO HEALTH AGENCY  
PUBLIC HEALTH DEPARTMENT**

**Jeff Hamm** *Health Agency Director*

**Penny Borenstein, MD, MPH** *Health Officer/Public Health Director*

March 30, 2017

Ferreira Inc.  
4420 Broad St. Ste D  
San Luis Obispo, CA 93401

**ATTN: Kelsey Day**  
**RE: TENTATIVE PARCEL MAP CO 16-0223 (Stoneburg)**  
**APN 044-253-063**

**Water Supply**

This office is in receipt of **preliminary** evidence of water for the above referenced project in the form of a well completion report (WCR2017-000729). The applicant is proposing a shared well for water service to the three parcels. Please be advised that additional water well documentation will be required prior to approving the map for recordation. Adequate documentation will include a current minimum twelve hour pump test, demonstrating stable production, conducted by a licensed and San Luis Obispo County approved well drilling contractor, or certified pumping contractor, with drawdown and complete recovery data. Current water quality testing is required including gen min, gen phys and inorganics, performed by a California Department of Public Health approved laboratory ( "current" is considered not more than 5 years old).

**Wastewater Disposal**

Individual wastewater disposal systems are considered an acceptable method of disposal, provided County and State installation requirements can be met. This office is responsible for certifying that field investigations show that ground slopes and soil conditions will allow for satisfactory disposal by on-site septic systems. Soil testing, to include three percolation tests and one deep soil boring, shall be performed on each lot which is <5 acres prior to recordation of the final map. Be advised that all septic system leach fields (and expansion areas) shall be installed at a minimum of 100 feet away from any domestic water wells or watercourse, 200 feet away from reservoir, shall be located in areas free from bedrock, and shall not be placed on natural slopes that exceed 30%. Should a wastewater disposal system be installed in an area with greater than 20% slope it must be designed and the installation certified by a registered civil engineer.

**PARCEL MAP CO 16-0223** is approved for Health Agency subdivision map processing.

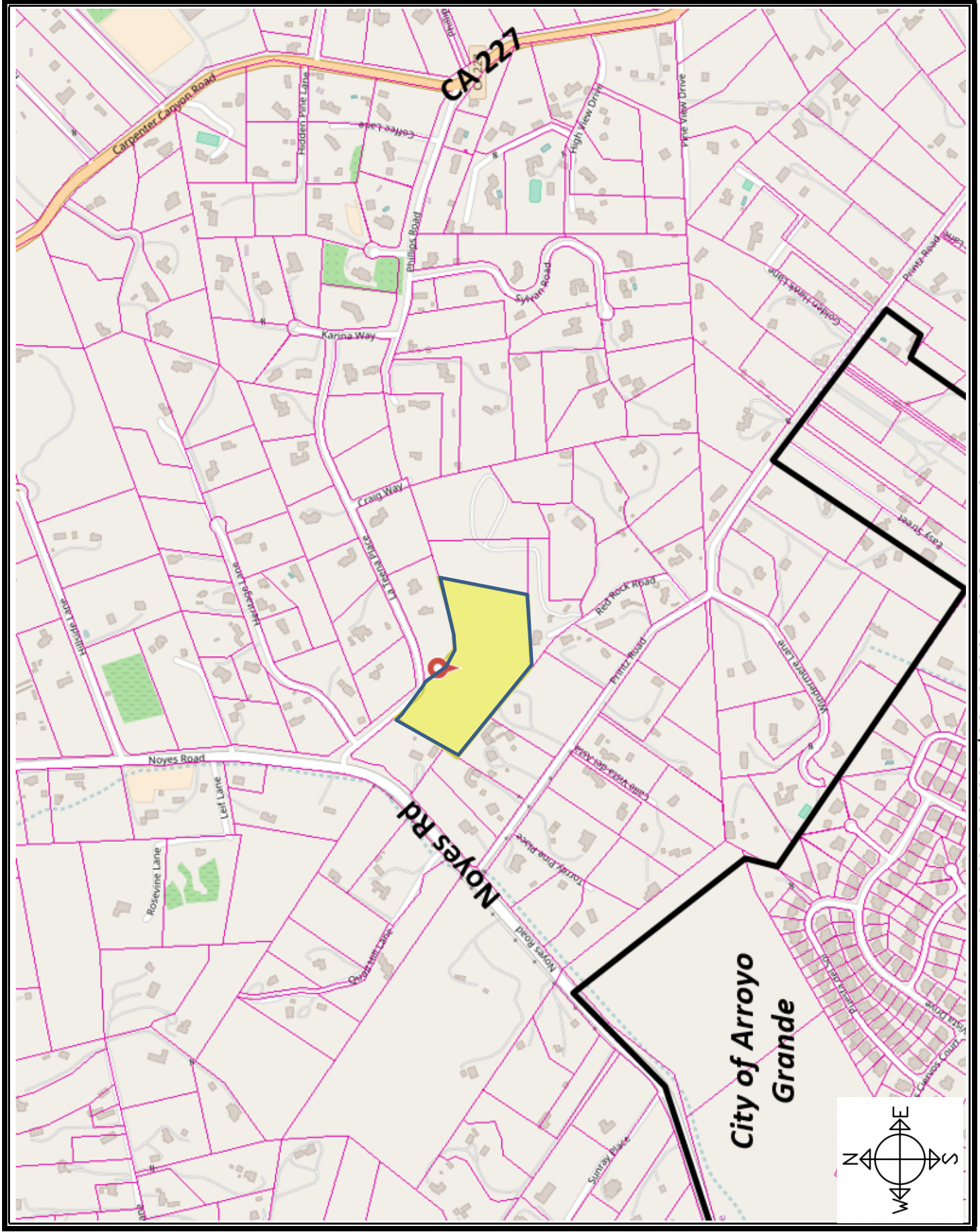
A blue ink handwritten signature, appearing to read "Leslie Terry", with a long horizontal line extending to the right.

Leslie Terry, R.E.H.S.  
Environmental Health Specialist  
Land Use Section

c: South County Team, County Planning

**Environmental Health Services**

2156 Sierra Way, Suite B | San Luis Obispo, CA 93401 | (P) 805-781-5544 | (F) 805-781-4211  
[www.slopublichealth.org/ehs](http://www.slopublichealth.org/ehs)





# VESTING TENTATIVE PARCEL MAP

LA TEENA OAKS  
CO16-0223

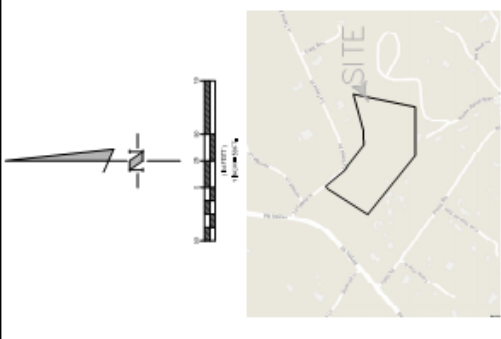
**ABOVE GRADE ENGINEERING**  
1000 Highway 101, Suite 100  
San Luis Obispo, CA 93401  
Phone: 805.762.4400  
Fax: 805.762.4400  
www.abovegrade.com

CITY OF SAN LUIS OBISPO

LA TEENA OAKS  
APN # 044-253-083  
TENTATIVE PARCEL MAP

DATE	
REVISION	
NO.	
DATE	
BY	
DESCRIPTION	

**TPM-1**  
SHEET 1 OF 1



**OWNER INFORMATION**  
OWNER: [Name]  
ADDRESS: [Address]  
CITY: [City]

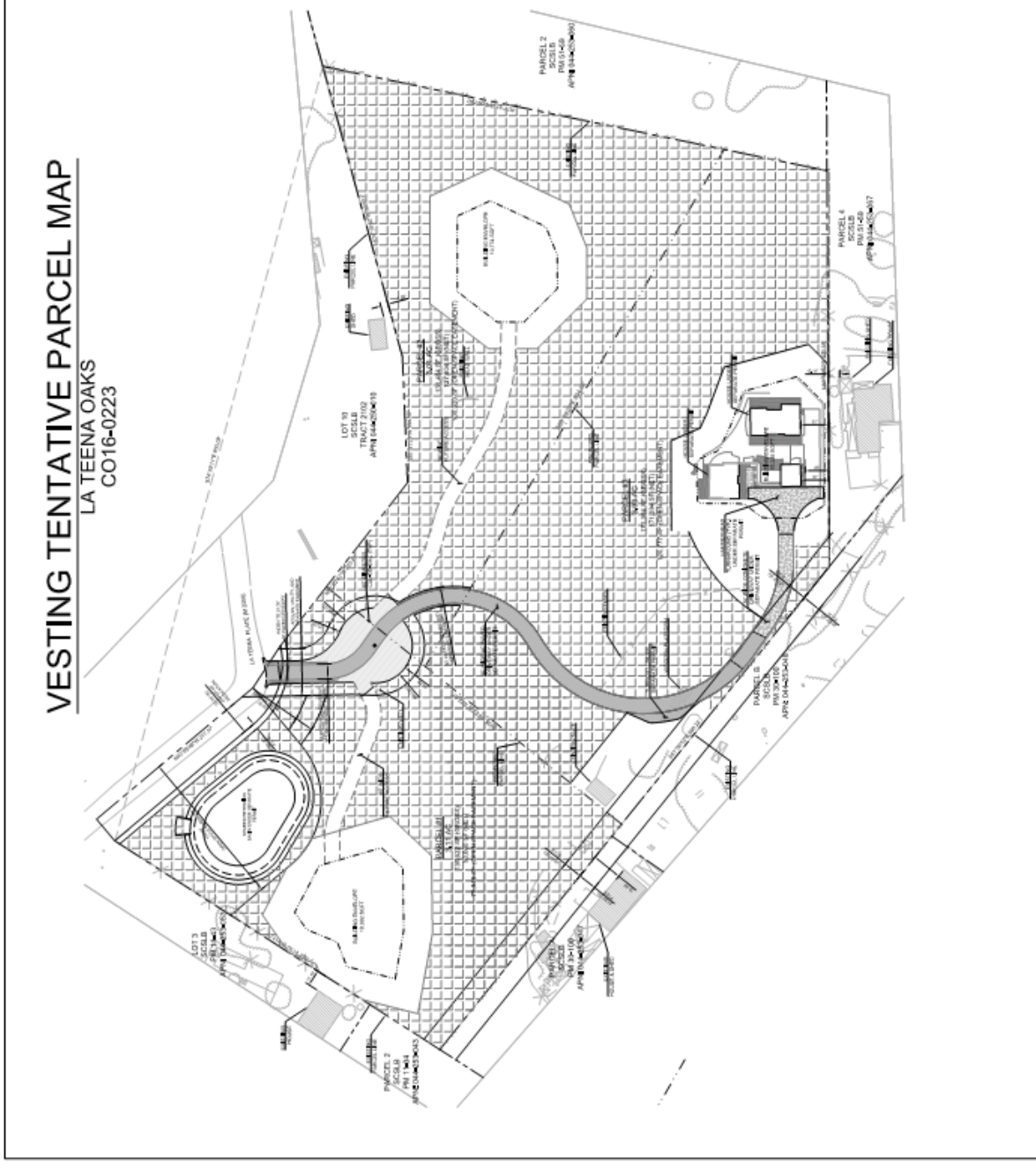
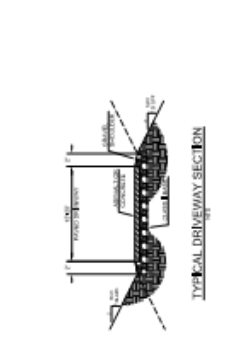
**SURVEY INFORMATION**  
SURVEYED BY: [Name]  
DATE: [Date]

**SOILS ENGINEER INFORMATION**  
ENGINEER: [Name]  
DATE: [Date]

**WORK UNDER SEPARATE PERMITS**  
[List of permits]

**PROPERTY DESCRIPTION**  
[Description of property]

**EXISTING EASEMENTS**  
[List of easements]







3. IT SHALL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY ALL 3-DIMENSIONAL AND 2-DIMENSIONAL DATA AND TO VERIFY THAT ALL DATA IS ACCURATE AND COMPLETE. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DATA AND FOR VERIFYING THE ACCURACY OF THE DATA. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DATA AND FOR VERIFYING THE ACCURACY OF THE DATA.

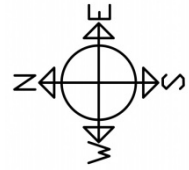
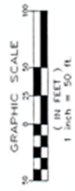
4. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DATA AND FOR VERIFYING THE ACCURACY OF THE DATA. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DATA AND FOR VERIFYING THE ACCURACY OF THE DATA.

5. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DATA AND FOR VERIFYING THE ACCURACY OF THE DATA. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DATA AND FOR VERIFYING THE ACCURACY OF THE DATA.

**AVERAGE SLOPE CALCULATIONS**  
 1 = 0.0072 (1.1% SLOPE)  
 2 = 0.0144 (2.2% SLOPE)  
 3 = 0.0216 (3.3% SLOPE)

**SLOPE LEGEND**

0% - 10%	Light Green
10% - 20%	Yellow
20% - 30%	Orange
30% - 40%	Red
40% - 50%	Dark Red
50% - 60%	Purple
60% - 70%	Dark Purple
70% - 80%	Black



**AERIAL SURVEY:**  
 AERIAL SURVEY WAS PERFORMED BY MICHAEL B. STANTON, PLS. ON 03/11/2016. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1907 AND THE SURVEYING ACT OF 1934.

**BENCH MARK:**  
 THE BENCH MARK FOR THIS SURVEY IS THE BENCH MARK FOR THE SURVEY OF THE SAN LUIS OBISPO COUNTY COURTHOUSE, 1000 S. MARKET STREET, SAN LUIS OBISPO, CALIFORNIA. THE BENCH MARK IS AT ELEVATION 100.00 FEET.

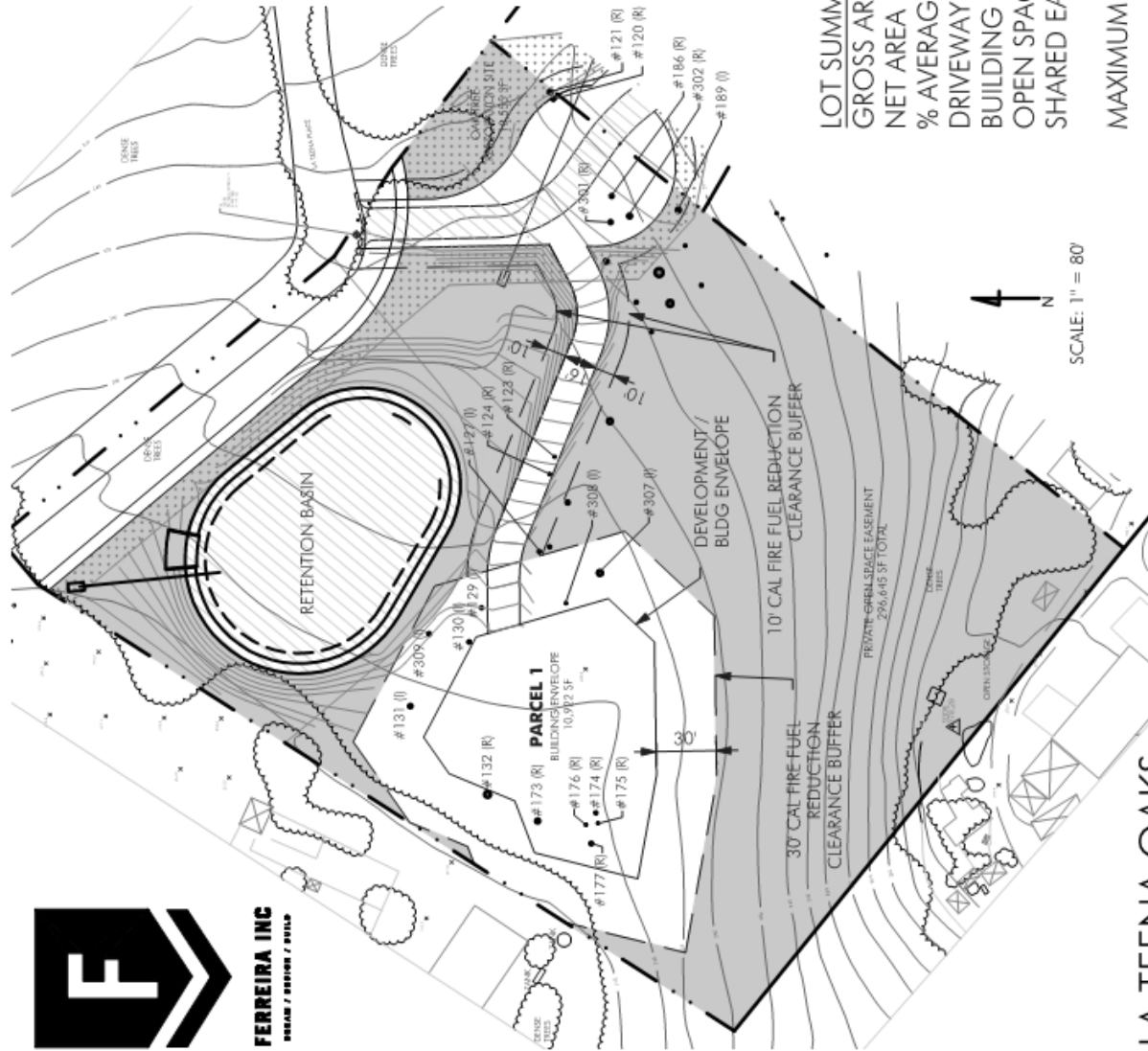
**SITE DATA:**  
 ASSESSOR'S PARCEL NO. APN 044-231-063

**SLOPE ANALYSIS**

MICHAEL B. STANTON, PLS. 57702  
 2243 AVENUE 160, SAN LUIS OBISPO, CA 95401  
 (805) 594-1800  
 MARCH 10, 2016 JOB #16-0223



**FERREIRA INC.**  
DRAIN / DESIGN / BUILD



SCALE: 1" = 80'

**LEGEND**

- OAK TREE RESTORATION AREA
- DEVELOPMENT UNDER SEPARATE PERMIT DRC2016-00060
- PROPOSED OPEN SPACE EASEMENT
- PROPOSED REMOVAL UNDER OAK MITIGATION PLAN
- PROPOSED IMPACT UNDER OAK MITIGATION PLAN

LOT SUMMARY TABLE (APN 044-253-063) PARCEL 1

GROSS AREA	3.11 ACRES
NET AREA	2.2 ACRES
% AVERAGE SLOPE	17.58%
DRIVEWAY	7,223 SF
BUILDING ENVELOPE	10,922 SF
OPEN SPACE EASEMENT PROVIDED	78,682 SF
SHARED EASEMENTS	35,516 SF

MAXIMUM POTENTIAL OAK IMPACTS	IMPACTED	REMOVED
BUILDING ENVELOPE	8	5
DRIVEWAY (INCLUDES CUL-DE-SAC + ACCESS ROAD)	1	4
<b>TOTAL</b>	<b>9</b>	<b>9</b>

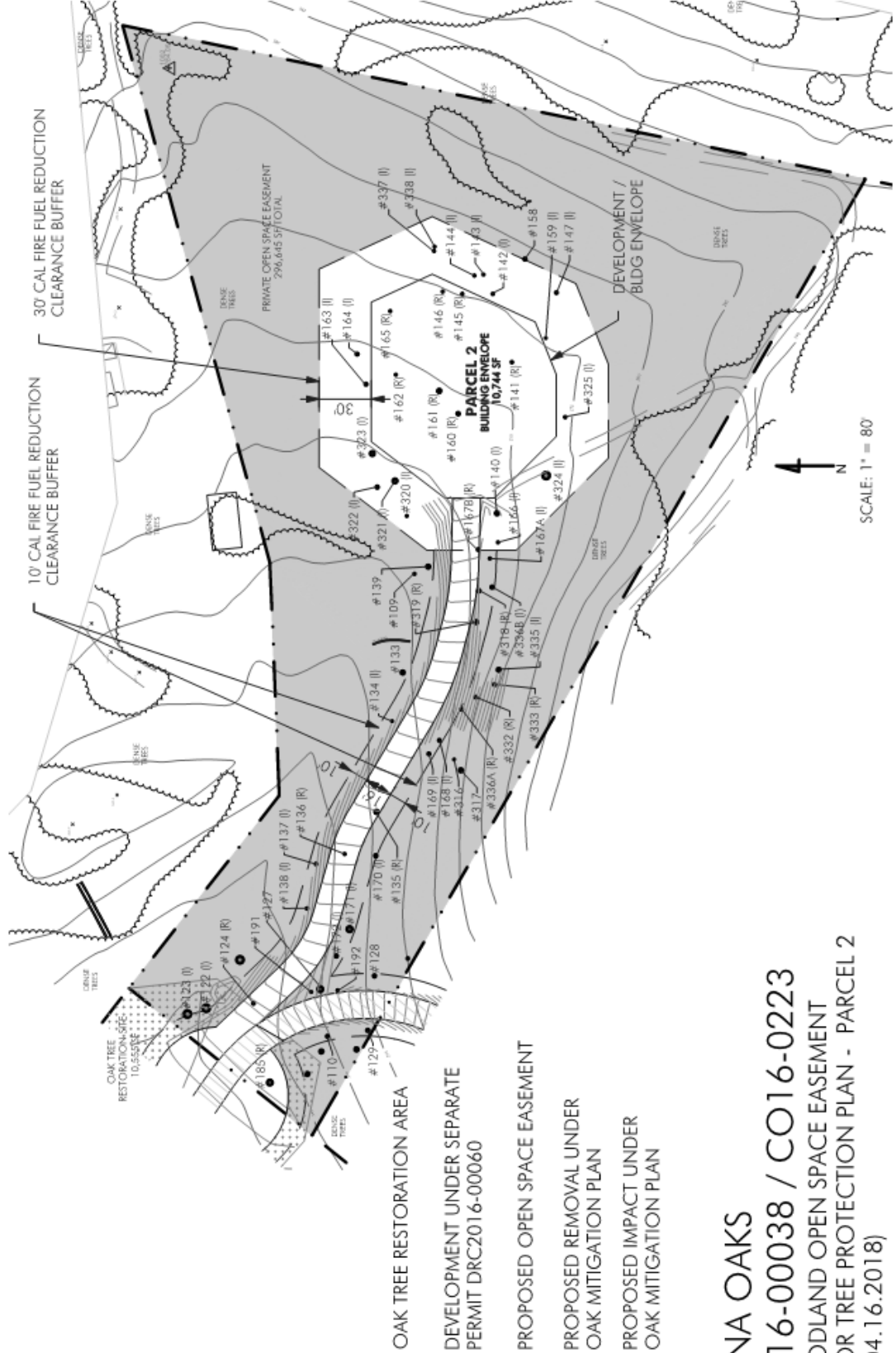
**LA TEENA OAKS**  
**SUB2016-00038 / CO16-0223**  
 OAK WOODLAND OPEN SPACE EASEMENT  
 EXHIBIT FOR TREE PROTECTION PLAN - PARCEL 1  
 (REVISED 04.16.2018)

SAN LUIS OBISPO COUNTY • PLANNING and BUILDING



**FERREIRA INC**  
DESIGN / DESIGN / BUILD

LOT SUMMARY TABLE (APN 044-253-063)	PARCEL 2	MAXIMUM POTENTIAL OAK IMPACTS	IMPACTED	REMOVED
GROSS AREA	3.01 ACRES			
NET AREA	2.8 ACRES		15	7
% AVERAGE SLOPE	15.44%		13	10
DRIVEWAY	9,005 SF			
BUILDING ENVELOPE	10,774 SF			
OPEN SPACE EASEMENT PROVIDED	99,305 SF		28	17
SHARED EASEMENTS	5,000 SF			
	<b>TOTAL</b>			



**LEGEND**

- OAK TREE RESTORATION AREA
- DEVELOPMENT UNDER SEPARATE PERMIT DRC2016-00060
- PROPOSED OPEN SPACE EASEMENT
- PROPOSED REMOVAL UNDER OAK MITIGATION PLAN
- PROPOSED IMPACT UNDER OAK MITIGATION PLAN

**LA TEENA OAKS**  
**SUB2016-00038 / CO16-0223**  
 OAK WOODLAND OPEN SPACE EASEMENT  
 EXHIBIT FOR TREE PROTECTION PLAN - PARCEL 2  
 (REVISED 04.16.2018)



**FERREIRA INC**  
DESIGN / ARCHITECT / BUILD

**LEGEND**

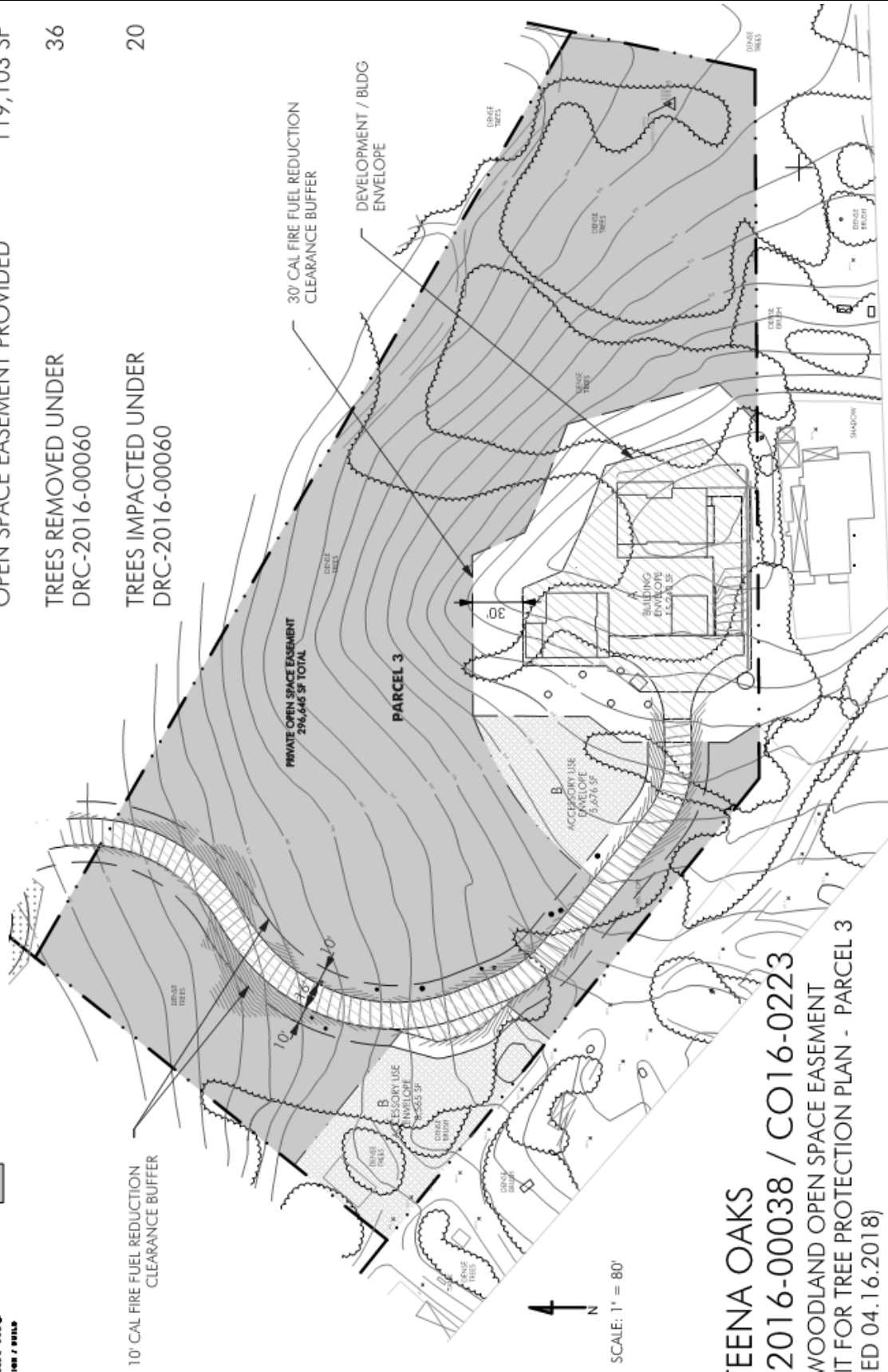
- OAK TREE RESTORATION AREA
- DEVELOPMENT UNDER SEPARATE PERMIT DRC2016-00060
- PROPOSED OPEN SPACE EASEMENT

LOT SUMMARY TABLE (APN 044-253-063)

GROSS AREA	3.93 ACRES	<u>PARCEL 3</u>
NET AREA	3.7 ACRES	
% AVERAGE SLOPE	26.77%	
DRIVEWAY	10,839 SF	
BUILDING ENVELOPE (A)	15,240 SF	
ACCESSORY USE ENVELOPE (B)	14,241 SF	
OPEN SPACE EASEMENT PROVIDED	119,103 SF	

TREES REMOVED UNDER  
DRC-2016-00060 36

TREES IMPACTED UNDER  
DRC-2016-00060 20



**LA TEENA OAKS**  
SUB2016-00038 / CO16-0223  
OAK WOODLAND OPEN SPACE EASEMENT  
EXHIBIT FOR TREE PROTECTION PLAN - PARCEL 3  
(REVISED 04.16.2018)