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

FOR OFFICIAL USE ONLY (jc)

ENVIRONMENTAL DETERMINATION NO. ED01-347

DATE: August 23, 2002

PROJECT/ENTITLEMENT: Pierson Parcel Map; CO01-0070/S000385P

APPLICANT NAME: David Pierson
ADDRESS: PO Box 1833, Rancho Santa Fe, CA 92067
CONTACT PERSON: David Williams

Telephone: (760) 715-6161

PROPOSED USES/INTENT: A request to subdivide an approximate 635 acre parcel into three parcels consisting of 2 parcels of approximately 160 acres each and 1 parcel of approximately 155 acres for the sale and/or development of each proposed parcel

LOCATION: Approximately 2,000 feet north of Highway 58, immediately southwest of Huer Huerdo Creek, west of the community of Santa Margarita

LEAD AGENCY: County of San Luis Obispo Address: Planning & Building Dept. (Rm. 310)
County Government Center
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: None

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

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT 5 p.m. on September 6, 2002
(Circle one) 20-DAY 30-DAY PUBLIC REVIEW PERIOD ENDS AT 5 p.m. on September 12, 2002

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 were made a condition of the 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:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

Signature _____

Title _____

Date _____

Pierson ACL
July 8, 2005 Meeting
Attachment No. 1



**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

Project Title & No. CO01-0070 (David Pierson) ED01-347

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

Mandatory Findings of Significance

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.

Prepared by(Print) _____ Signature _____ Date _____

Ellen Carroll,
Environmental Coordinator

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 Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: - Proposal by David Pierson/EDA for a subdivision of a 635 acre site into three parcels of 160 acres each and one parcel of 155 acres. The project is located approximately 2,000 feet north of State Route 58, southwest of the Huer Heuro Creek, west of the community of Santa Margarita, in the El Pomar-Estrella planning area.

ASSESSOR PARCEL NUMBER(S): 043-291-010

SUPERVISORIAL DISTRICT 5

B. EXISTING SETTING

PLANNING AREA: El Pomar-Estrella

LAND USE CATEGORY: Rural Lands

COMBINING DESIGNATION(S): Flood Hazard, Energy and Extraction Area

EXISTING USES: Unimproved vacant land, historically used for cattle grazing.

TOPOGRAPHY: Gentle to steep slopes. Average slopes of 30%.

VEGETATION: Scattered oaks; chaparral; riparian along the Heur Heuro

PARCEL SIZE: 635 acres

SURROUNDING LAND USE CATEGORIES AND USES:

North: Agriculture and Rural Lands/Scattered residences

East: Agriculture and Rural Lands/Scattered residences

South: Rural Lands/Scattered residences

West: Rural Lands/Scattered residences

C. ENVIRONMENTAL ANALYSIS

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

**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST**

1. AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create an aesthetically offensive 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 the public?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed project site is located on a 30 foot wide access easement that runs north from Highway 58, approximately 1000 feet to the property line. Surrounding development is very sparse and the area is noted for its outstanding scenic value. The site is very hilly with multiple hilltops in the center of the property. This intervening topography and size of the site will minimize the amount of light and glare visible off the site. However, existing lighting levels are very low due to the lack of development in the area and the general area topography.

This large site has multiple building sites on each proposed parcel that are located at the highest site elevations. These potential building sites are located more than 3,000 feet from Highway 58 and further to any other public road. However, the highest elevations of the site are visible from surrounding properties and valleys.

Impact. Depending on where they are ultimately placed, building sites could be visible from off site depending on height, distance to viewing location and colors. Bright colors such as red or orange roofs and white or light stucco walls would be visible from long distances.

Bright lights on hilltop building sites may negatively effect the low lighting levels associated with the county's rural areas.

Mitigation/Conclusion. The project is required to incorporate the following measures to reduce potentially significant visual impacts:

1. Prior to issuance of a building permit for residences and other structures that include lighting, the applicant shall include a detailed lighting plan for all outdoor lighting. Only very low lighting levels shall be allowed including but not limited to: no fixtures located higher than 6 feet from ground level; no tall security lighting; very low lighting levels in other portions of the building site; and other measures that may be required to reduce

light and glare impacts to a less than significant level.

2. Prior to issuance of a building permit, the applicant shall submit a color and material board to the Department of Planning and Building for review and approval for building sites located on hilltops as shown by the topography on the approved tentative map. Colors and materials shall conform to the following standards:
 - a. Building colors shall be darker, subdued and blend with the surroundings similar to surrounding natural colors. Generally, colors should be no brighter than 6 in chroma and value on the Munsell Color Scale on file in the County Department of Planning and Building.
 - b. Exterior wall colors shall be limited to muted tones. Whites and pastels shall be prohibited.
 - c. Roof colors shall be limited to darker earth tones, deep muted reds, browns and grays and should be no brighter than 6 in chroma and value on the Munsell Color Scale on file in the County Department of Planning and Building. Shiny metal roofs, bright orange red or blue shall be prohibited.

2. AGRICULTURAL RESOURCES -
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <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"/>
c) <i>Conflict with existing zoning or Williamson Act program?</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 type="checkbox"/>

Setting. The proposed project is located in a Rural Lands land use designation that does not support agricultural activities due to steep slopes and poor quality soils.

Impact. None

Mitigation/Conclusion. No mitigation is required.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

3. AIR QUALITY - Will the project:

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

e) Other _____

Setting. As proposed, the project will result in minimal disturbance for road widening and construction of driveways and residences. According to the APCD, the project will result in less than 10 lbs./day of pollutants, which is below the threshold warranting any mitigation. Therefore, no mitigation measures are necessary and the potential impacts are considered less than significant.

Impacts. None

Mitigation/Conclusion. No mitigation is required.

4. BIOLOGICAL RESOURCES - Will the project:

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

a) Result in a loss of unique or special status species or their habitats?

b) Reduce the extent, diversity or quality of native or other important vegetation?

c) Impact wetland or riparian habitat?

d) Introduce barriers to movement of resident or migratory fish or wildlife species, or factors which could hinder the normal activities of wildlife?

e) Other _____

Setting. The site consists chiefly of steep chaparral covered slopes with scattered oak trees near the Huer Huero. The Huer Huero also supports some willows, sycamore trees and other riparian and riparian associated habitat. Existing access roads will be used to access each parcel; however, some widening will be required to meet minimum road widths of 18 feet.

Impact. Although it appears that no oak will be affected by the proposed project, a mitigation measure is proposed to prohibit the removal of trees for development purposes. Also, development of the potential building site near the banks of the Huer Huero on proposed parcel 3 could effect existing riparian vegetation.

Mitigation/Conclusion. The project will be required to incorporate the following measures to reduce potential biological impacts to less than significant levels:

1. No oak trees shall be removed for construction of homes, accessory structure, roads and/or driveways and fire clearance purposes.
2. All development on parcel 3 shall be located at least 50 feet from the top of the bank of the Huer Huero Creek, shall not result in the removal of riparian vegetation and shall be located outside of any Flood Hazard designation.

5. CULTURAL RESOURCES -

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</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 type="checkbox"/>

Setting. The project is located in an area historically occupied by the Obispeno Chumash. The project is not located in an area that would be considered culturally sensitive due to lack of physical features typically associated with prehistoric occupation. No evidence of cultural materials were noted on-site and no impacts are anticipated.

Impact. None

Mitigation/Conclusion. No mitigation is required.

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 CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist Priolo)?</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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <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"/>
e) <i>Include structures located on expansive soils?</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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. GEOLOGY AND SOILS -

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
h) <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"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Geology. The topography of the project ranges from moderate to steep slopes with an average slope of approximately 30%. The area proposed for development is outside of the Geological Study Area designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered negligible. No active faulting is known to exist on or near the subject property. There is no evidence that measures above what will already be required by ordinance or code are needed.

Drainage. The Heur Heuro Creek and two unnamed tributary intermittent blue-line streams are found in the central and northeasterly portions of the property. There is a Flood Hazard designation associated with the Heur Heuro in the far northeastern portion of the site. As described in the NRCS Soil Survey, these soils are not well drained.

Future development on the subject property will be required to prepare a drainage plan (per County Land Use Ordinance, Sec. 22.05.040) that will be incorporated into the development to minimize potential drainage impacts. This drainage plan (Sec. 22.05.044) will need to include adequate measures, such as constructing onsite retention and detention basins, or installing surface water flow dissipaters. The drainage plan for the increased runoff from new construction will need to show that there will not be any increase in surface runoff beyond that of historic flows.

Sedimentation and Erosion. The Resource Conservation District (RCD) has examined the subject property and has submitted a report on soil conditions. The RCD has specific recommendations to control erosion and sedimentation that will be implemented through required grading permit review.

Mitigation/Conclusion. Implementation of the above-referenced drainage, grading and erosion control plans will reduce potential drainage, and sedimentation and erosion control impacts to less than significant levels.)

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) Increase fire hazard risk or expose people or structures to high fire hazard conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create any other health hazard or potential hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project area is served by the County Fire Department and County Sheriffs Department as the primary emergency responders. The nearest fire station is located in Parkhill. The proposed project site is located in a moderate fire hazard area and requires a response time of 10 minutes. The fuel loads include steep chaparral-covered slopes.

Impact. Activities associated with development of the site including roads and houses could become sources of fire. In addition, the site's steep slopes are covered with chaparral that is considered a high fuel load.

Mitigation/Conclusion. CDF/County Fire Dept recommends that the project meet the requirements of the 1978 edition of the Uniform Fire Code.

8. NOISE - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels which exceed the County Noise Element thresholds?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generate increases in the ambient noise levels for adjoining areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people to severe noise or vibration?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Noise Impacts. The project will not generate a significant level of noise nor will it expose people to a significant stationary noise source; therefore, no significant noise impacts are expected to occur.

9. POPULATION/HOUSING - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace existing housing or people, requiring construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9. POPULATION/HOUSING -

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</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 type="checkbox"/>

Population/Housing Impacts: The project will not result in the need for a significant amount of new housing and will not displace existing housing. Therefore, no significant population and housing impacts are expected to occur.

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

Public Services. The project area is served by the County Fire Department and County Sheriffs Department as the primary emergency responders. The nearest fire station is located in Parkhill. The proposed project site is located in a moderate fire hazard area and requires a response time of 10 minutes. The site is located in the Santa Margarita District.

The project, along with numerous others in the area will have a cumulative effect on police and fire protection and schools. Public facility and school fee programs have been adopted to address this impact and will reduce the cumulative impact to a level of insignificance.

11. RECREATION - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>

Recreation Impacts. The project is not expected to affect access to trails, parks or other recreational facilities. The County Parks Division has recommended dedication of a 25 foot wide trails easement along the Heur Huero Creek. The Trails Plan does not identify the need for such a trail. Therefore, such mitigation is not required here.

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 "Levels 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>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</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 type="checkbox"/>	<input checked="" type="checkbox"/>
i) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Transportation Impacts. Future development will access the site from State Highway 58 via a 30 foot wide easement. SR 58 is operating at an acceptable level of service. The four parcels created by this project would add approximately 40 trips per day. This small amount of additional traffic will cause an insignificant change to the level of service on area roads.

The project was referred to both Caltrans and County Public Works Dept. Neither agency had any comments on traffic issues and did identify significant traffic concerns.

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"/>

13. WASTEWATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 type="checkbox"/>

Setting. Based on Natural Resource Conservation Service (NRCS) Soil Survey map, the soil type where the on-site wastewater system will be placed is 126 Cieneba Coarse Sandy Loam. For on-site septic systems, there are several key factors to consider for a system to operate successfully, including the soil's ability to percolate or "filter" effluent, the soil's depth and the slope on which the system is placed. To assure a successful system that meets the Central Coast Basin Plan, additional analysis or engineering is needed 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 less than five feet.

Based on the NRCS Soil Survey, the main limitation(s) of this soil for wastewater effluent include: poor filtering characteristics due to the very permeable soil and steep slopes, where portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent;

Impact. The project proposes to use on-site septic system to handle wastewater effluent. The permeable soil, without special engineering will require larger separations between the leach lines and the groundwater basin to provide adequate filtering of the effluent.

Based on general knowledge of the area and the response received from the Environmental Health Division, it is expected that there will be adequate separation for filtering of effluent before reaching any groundwater source.

There is enough room on the proposed parcels due to their large size, to adequately site leach lines in areas of lesser slopes.

Mitigation/Conclusion. Prior to final inspection of the wastewater system, the applicant will need to show compliance with the Central Coast Basin Plan, which should provide adequate measures to reduce potential impacts to less than significant levels.

14. WATER - Will the project:

	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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, 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>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

14. WATER - Will the project:

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

- e) *Adversely affect community water service provider?*
- f) *Other _____*

Water Usage - Setting. Water is provided for by on-site wells for the surrounding properties in this highly rural area. The water source is the Paso Robles groundwater basin. The annual report of the Resource Management System identifies this aquifer as being in a Level I condition, which means water demand over the next nine years equals or exceeds the estimated dependable supply. A study of the Paso Robles groundwater basin was commenced in 2000. The results of this study have not yet been released.

Impact. Water Usage. Water for the project will serve up to six residences. The estimated use of water for these uses on the proposed parcels would be approximately nine acre-feet per year. The amount of water use is insignificant when compared to the approximately 26,000,000,000 acre feet of water in storage in the basin.

Source: "City of Santa Barbara Water Demand Factor & Conservation Study User Guide" (Aug., 1989)

Surface Water Quality - Setting/Impacts. The nearest down-gradient blue line creek (Heur Heuro Creek) diagonally crosses proposed parcel 4. In addition, two other intermittent bluelines cross the western portion of the site. The topography of the site tends to be steeply sloping above these drainages.

The project will ultimately result in the development of residences, roads and driveways. Erosion and sedimentation downgradient to the bluelines is possible if grading is not conducted with proper erosion control measures. The soils of the site are erosive and the slopes are steep. During preparation of the Negative Declaration, a portion of the site was burned in a wildland fire. The applicant also graded a road prior to issuance of any permits. The RCD has made several recommendations to address erosion control in these areas.

Mitigation/Conclusion. The applicant shall implement the following measures to mitigate surface water impacts:

1. Grading plans submitted for subdivision improvements shall utilize Best Management Practices (BMP) to control erosion.
2. The applicant shall implement the following RCD recommendations in grading plans:
 - a. For the road already graded, re-grade the road surface to the outside on a 4% slope to encourage sheetflow across the road.
 - b. Install water bars at intervals per the following table as measured along the road's centerline

<u>Road Slope</u>	<u>Waterbar Spacing</u>
5%	150 feet
10%	100 feet
15%	75 feet
20%	50 feet
25%	40 feet
35%	35 feet

- c. Seed, fertilize and mulch the entire road surface and fill slopes in consultation with the RCD.
- d. Cable, lock or fence off each end of the road to keep vehicles and horses off the road.
- e. Submit, after construction, an inspection and maintenance program for the runoff collection and conveyance system and the road's cut and fill slopes. This shall include a rigid varmint control, inspection and maintenance program.
- f. Complete all grading between April 15 and October 15th. If work is permitted between October 15 and March 15, all bare soil at the end of each working day shall be mulched with 100 lbs of hay per 1,000 sq. ft. of surface area or equivalent material.
- g. For the main access road, grade the road's surface to the outside on a slope of 4% to encourage sheetflow across the road.
- h. Install culverts under the road in all drainageways crossed by the road. Si the culverts to carry the maximum flow from a 25 year storm (or greater if so required by local ordinance). Design and install proper outlets to preclude headcutting of the soil upstream of the inlet and proper outlets to prevent scouring and erosion of downstream slopes from concentrated flows leaving the culverts.
- i. Seed, fertilize and mulch all fill slopes.
- j. Submit, after construction, an inspection and maintenance program for the runoff collection and conveyance system and the road's cut and fill slopes. This shall include a rigid varmint control, inspection and maintenance program.
- k. Complete all grading between April 15 and October 15th. If work is permitted between October 15 and March 15, all bare soil at the end of each working day shall be mulched with 100 lbs of hay per 1,000 sq. ft. of surface area or equivalent material.
- l. The applicant shall consult with the USDA Natural Resource Conservation Service and the Upper Salinas-Las Tablas Resource Conservation District in the preparation and review of the preliminary and final erosion and sediment control plans.

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 type="checkbox"/>

Setting/Impact. 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, etc.). Referrals were sent to several agencies to review for various policy consistencies (e.g., APCL on Land Use Strategies of the Clean Air Plan). The project was found to be consistent with these documents. The proposed project is not within or adjacent to a Habitat Conservation Plan area. The

surrounding uses are all similar to the proposed project, scattered residences on large lots.

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

Mitigation/Conclusion.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>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 project's, and the effects of probable future projects)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</i>	<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.slocoplanbldg.com" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ceqa/guidelines/" for information about the California Environmental Quality Act.

C:\newnds\plerson.nd.wpd

Exhibit A - Initial Study References and Agency Contacts

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

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<u>X</u>	County Public Works Department	In File
<u>X</u>	County Environmental Health Division	Attached
<u>X</u>	County Agricultural Commissioner's Office	Attached
—	County Airport Manager	Not Applicable
—	Airport Land Use Commission	Not Applicable
<u>X</u>	Air Pollution Control District	Attached
—	County Sheriff's Department	Not Applicable
—	Regional Water Quality Control Board	Not Applicable
—	CA Coastal Commission	Not Applicable
—	CA Department of Fish and Game	Not Applicable
<u>X</u>	CA Department of Forestry	Attached
<u>X</u>	CA Department of Transportation	No Response
—	Community Service District	Not Applicable
<u>X</u>	Other <u>Resource Conservation District</u>	Attached

* "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.

<u>✓</u> Project File for the Subject Application	<u>✓</u> El Pomar Area Plan and Update EIR
<u>County documents</u>	<u>—</u> El Pomar Circulation Study
<u>—</u> Airport Land Use Plans	<u>Other documents</u>
<u>✓</u> Annual Resource Summary Report	<u>✓</u> Archaeological Resources Map
<u>—</u> Building and Construction Ordinance	<u>✓</u> Area of Critical Concerns Map
<u>—</u> Coastal Policies	<u>✓</u> Areas of Special Biological Importance Map
<u>✓</u> Framework for Planning (Coastal & Inland)	<u>✓</u> California Natural Species Diversity Database
<u>✓</u> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<u>✓</u> Clean Air Plan
<u>✓</u> Agriculture & Open Space Element	<u>✓</u> Fire Hazard Severity Map
<u>✓</u> Energy Element	<u>✓</u> Flood Hazard Maps
<u>✓</u> Environment Plan (Conservation, Historic and Esthetic Elements)	<u>✓</u> Natural Resources Conservation Service Soil Survey for San Luis Obispo County
<u>✓</u> Housing Element	<u>✓</u> Regional Transportation Plan
<u>✓</u> Noise Element	<u>✓</u> Uniform Fire Code
<u>—</u> Parks & Recreation Element	<u>✓</u> Water Quality Control Plan (Central Coast Basin - Region 3)
<u>✓</u> Safety Element	<u>—</u> Other _____
<u>✓</u> Land Use Ordinance	<u>—</u> Other _____
<u>—</u> Real Property Division Ordinance	
<u>—</u> Trails Plan	
<u>—</u> Solid Waste Management Plan	

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

(Title, name, date of any reports used)

(Any additional reference materials used (see process sheets))

Exhibit B - Mitigation Summary Table

Aesthetics

- V1. Prior to issuance of a building permit for residences and other structures that include lighting, the applicant shall include a detailed lighting plan for all outdoor lighting. Only very low lighting levels shall be allowed including but not limited to: no fixtures located higher than 6 feet from ground level; no tall security lighting; very low lighting levels in other portions of the building site; and other measures that may be required to reduce light and glare impacts to a less than significant level.
- V2. Prior to issuance of a building permit, the applicant shall submit a color and material board to the Department of Planning and Building for review and approval for building sites located on hilltops as shown by the topography on the approved tentative map. Colors and materials shall conform to the following standards:
- a. Building colors shall be darker, subdued and blend with the surroundings similar to surrounding natural colors. Generally, colors should be no brighter than 6 in chroma and value on the Munsell Color Scale on file in the County Department of Planning and Building.
 - b. Exterior wall colors shall be limited to muted tones. Whites and pastels shall be prohibited.
 - c. Roof colors shall be limited to darker earth tones, deep muted reds, browns and grays and should be no brighter than 6 in chroma and value on the Munsell Color Scale on file in the County Department of Planning and Building. Shiny metal roofs, bright orange red or blue shall be prohibited.

Biological Resources

- BR-1 No oak trees shall be removed for construction of homes, accessory structure, roads and/or driveways and fire clearance purposes.
- BR-2 All development on parcel 3 shall be located at least 50 feet from the top of the bank of the Heur Huero Creek, shall not result in the removal of riparian vegetation and shall be located outside of any Flood Hazard designation.

Water

- W1 Grading plans submitted for subdivision improvements shall utilize Best Management Practices (BMP) to control erosion.
- W2 The applicant shall implement the following RCD recommendations in grading plans:
- a. For the road already graded, re-grade the road surface to the outside on a 4% slope to encourage sheetflow across the road.
 - b. Install water bars at intervals per the following table as measured along the road's centerline

<u>Road Slope</u>	<u>Waterbar Spacing</u>
5%	150 feet
10%	100 feet
15%	75 feet
20%	50 feet
25%	40 feet

- c. Seed, fertilize and mulch the entire road surface and fill slopes in consultation with the RCD.
- d. Cable, lock or fence off each end of the road to keep vehicles and horses off the road.
- e. Submit, after construction, an inspection and maintenance program for the runoff collection and conveyance system and the road's cut and fill slopes. This shall include a rigid varmint control, inspection and maintenance program.
- f. Complete all grading between April 15 and October 15th. If work is permitted between October 15 and March 15, all bare soil at the end of each working day shall be mulched with 100 lbs of hay per 1,000 sq. ft. of surface area or equivalent material.
- g. For the main access road, grade the road's surface to the outside on a slope of 4% to encourage sheetflow across the road.
- h. Install culverts under the road in all drainageways crossed by the road. Si the culverts to carry the maximum flow from a 25 year storm (or greater if so required by local ordinance). Design and install proper outlets to preclude headcutting of the soil upstream of the inlet and proper outlets to prevent scouring and erosion of downstream slopes from concentrated flows leaving the culverts.
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- k. Complete all grading between April 15 and October 15th. If work is permitted between October 15 and March 15, all bare soil at the end of each working day shall be mulched with 100 lbs of hay per 1,000 sq. ft. of surface area or equivalent material.
- l. The applicant shall consult with the USDA Natural Resource Conservation Service and the Upper Salinas-Las Tablas Resource Conservation District in the preparation and review of the preliminary and final erosion and sediment control plans.

California Department of Fish and Game
CERTIFICATE OF FEE EXEMPTION
De Minimis Impact Finding

PROJECT TITLE & NUMBER: Pierson Tentative Parcel Map CO01-0070; ED01-347

Project Applicant

Name: David Pierson
Address: P.O. Box 1833
City, State, Zip Code: Rancho Santa Fe., CA 92067
Telephone #: (760) 710-16161

PROJECT DESCRIPTION/LOCATION: See attached Notice of Determination

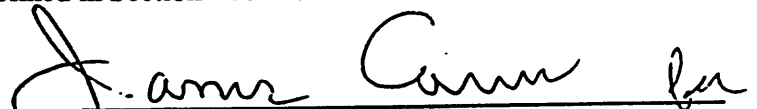
FINDINGS OF EXEMPTION:

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

- () The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.
- (X) The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.
- () The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.
- () The applicable filing fees have/will be collected at the time of issuance of other County approvals for this project. Reference Document Name and No.
- () Other: _____

CERTIFICATION:

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


Ellen Carroll, Environmental Coordinator
County of San Luis Obispo

Date: _____

DATE: July 26, 2002

**DEVELOPER'S STATEMENT FOR
DAVID PIERSON TENTATIVE PARCEL MAP
ED-01-347 (CO01-0070 - S000385P)**

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

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

AESTHETICS

1. Prior to issuance of a building permit for residences and other structures that include lighting, the applicant shall include a detailed lighting plan for all outdoor lighting. Only very low lighting levels shall be allowed including but not limited to: no fixtures located higher than 6 feet from ground level; no tall security lighting; very low lighting levels in other portions of the building site; and other measures that may be required to reduce light and glare impacts to a less than significant level.
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 - b. Exterior wall colors shall be limited to muted tones. Whites and pastels shall be prohibited.
 - c. Roof colors shall be limited to darker earth tones, deep muted reds, browns and grays and should be no brighter than 6 in chroma and value on the Munsell Color Scale on file in the County Department of Planning and Building. Shiny metal roofs, bright orange red or blue shall be prohibited.

Monitoring: All measures to be verified by the Dept. of Planning and Building through planchecking of plans and by site inspections.

BIOLOGICAL RESOURCES

1. No oak trees shall be removed for construction of homes, accessory structure, roads and/or driveways and fire clearance purposes.
2. All development on parcel 3 shall be located at least 50 feet from the top of the bank of the Heur Huero Creek, shall not result in the removal of riparian vegetation and shall be located outside of any Flood Hazard designation.

Water

1. Grading plans submitted for subdivision improvements shall utilize Best Management Practices (BMP) to control erosion.
2. The applicant shall implement the following RCD recommendations in grading plans:
 - a. For the road already graded, re-grade the road surface to the outside on a 4% slope to encourage sheetflow across the road.
 - b. Install water bars at intervals per the following table as measured along the road's centerline

<u>Road Slope</u>	<u>Waterbar Spacing</u>
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15%	75 feet
20%	50 feet
25%	40 feet
35%	35 feet

- c. Seed, fertilize and mulch the entire road surface and fill slopes in consultation with the RCD.
- d. Cable, lock or fence off each end of the road to keep vehicles and horses off the road.
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- g. For the main access road, grade the road's surface to the outside on a slope of 4% to encourage sheetflow across the road.
- h. Install culverts under the road in all drainageways crossed by the road. Size the

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 - k. Complete all grading between April 15 and October 15th. If work is permitted between October 15 and March 15, all bare soil at the end of each working day shall be mulched with 100 lbs of hay per 1,000 sq. ft. of surface area or equivalent material.
 - l. The applicant shall consult with the USDA Natural Resource Conservation Service and the Upper Salinas-Las Tablas Resource Conservation District in the preparation and review of the preliminary and final erosion and sediment control plans.

Monitoring: All measures to be verified by the Dept. of Planning and Building through planchecking of plans and by site inspections.

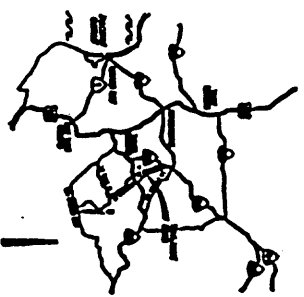
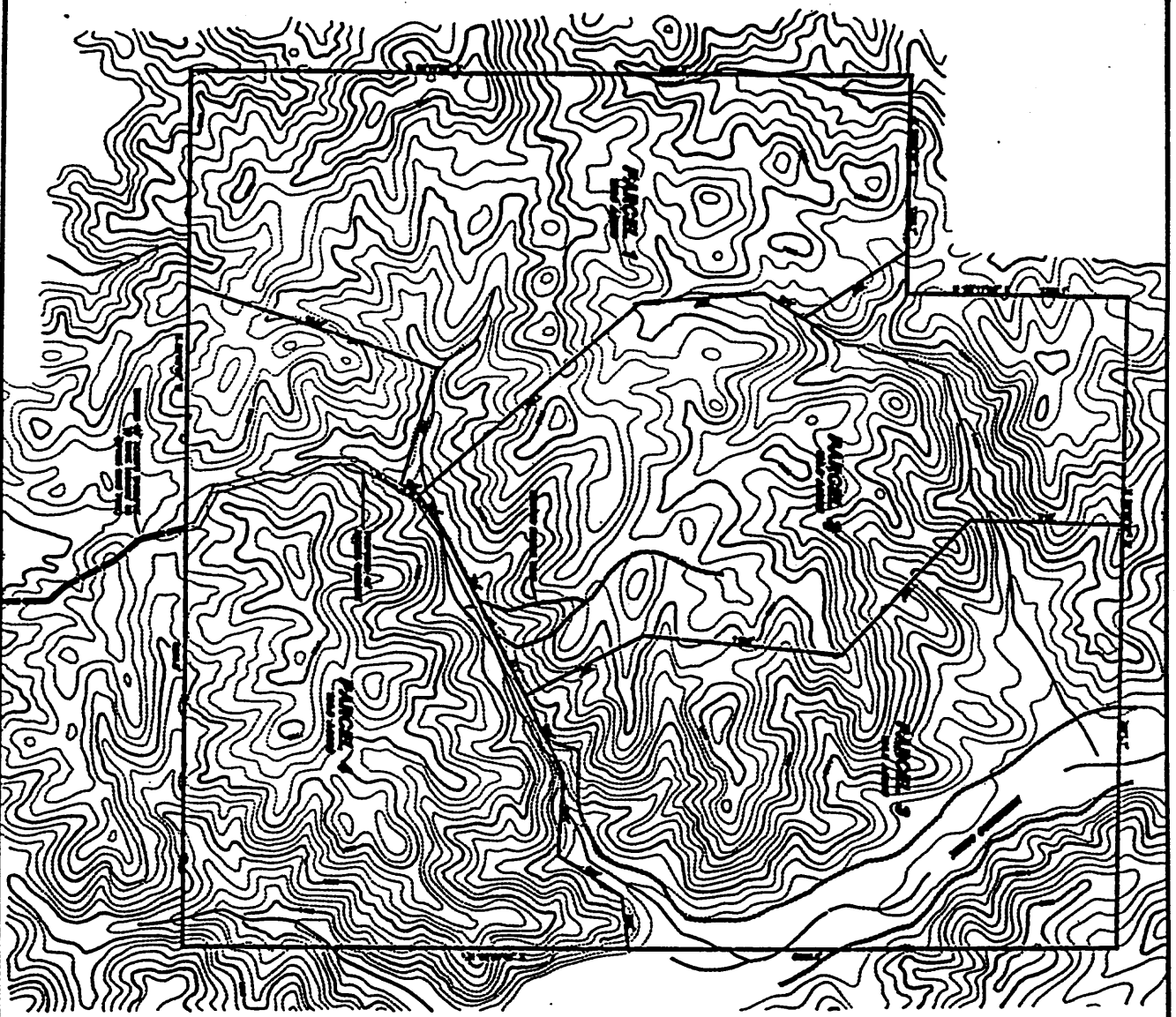
The applicant understands that any changes made to the project subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation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

Signature of Owner(s)

Date

Name (Print)

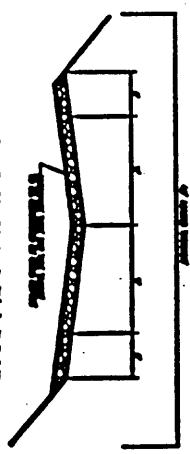
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VICINITY MAP



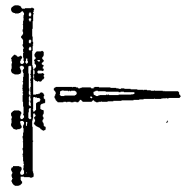
SITE ACCESS DETAIL



COUNTY STANGARD APTOL ROAD

- GENERAL NOTES & LOT SUBDIVISION**
- 1. SEE GENERAL NOTES FOR ALL PROJECTS.
 - 2. SEE GENERAL NOTES FOR ALL PROJECTS.
 - 3. SEE GENERAL NOTES FOR ALL PROJECTS.
 - 4. SEE GENERAL NOTES FOR ALL PROJECTS.
 - 5. SEE GENERAL NOTES FOR ALL PROJECTS.

- LEGEND**
- PROPOSED LOT
 - EXISTING LOT
 - EXISTING ROAD
 - EXISTING UTILITY
 - EXISTING FENCE
 - EXISTING CURB
 - EXISTING DRIVEWAY



INCORPORATING ALL
FOR
PM 00 01-0070
ALING HING-NICH
 COUNTY OF SAN DIEGO, CALIFORNIA
 PLANNING AND ZONING DEPARTMENT
 1600 AVENUE 66, SAN DIEGO, CA 92161
 PHONE (619) 491-3100
 FAX (619) 491-3101
 WWW.PZD.CA.GOV

Upper Salinas - Las Tablas
Resource Conservation District

August 30, 2001

RESOURCE CONSERVATION DISTRICTS WORKING TOGETHER

85 Main Street Suite 108 • Templeton, CA 93465 • (805) 434-0096

FAX (805) 434-0284

Rosalind Rondash
Planning Department And Building
County Government Center
San Luis Obispo, CA. 93408

RECEIVED

SEP 10 2001

Planning & Bldg

Dear Ms. Rondash:

At the request of your agency I have reviewed the following named project and prepared comments pertaining to your concerns for the grading and drainage impacts associated with the installation of this project.

PROJECT NAME: David Pierson Sub-Division

NUMBER: S000385P

APPLICANT NAME: David Pierson

LOCATION: Section 36, Twnshp 28S, Rng. 13E. Approximately 7 miles NE of the community of Santa Margarita, CA.

SITE AREA: 675 acres.

This review includes consideration of the suitability of the site, it's limitations and/or hazards, and mitigation measures to overcome them for the intended use of this project.

Note: All information related to soils and their capabilities was derived from the Soil Survey report for the San Luis Obispo County, California (Coastal Part) prepared by the U.S.D.A. Soil Conservation Service in cooperation with the University of California Agricultural Experiment Station.

I trust this information will be helpful in resolving your concerns for this project. If I can be of any further assistance to you in this matter please feel free to contact me.

Sincerely,

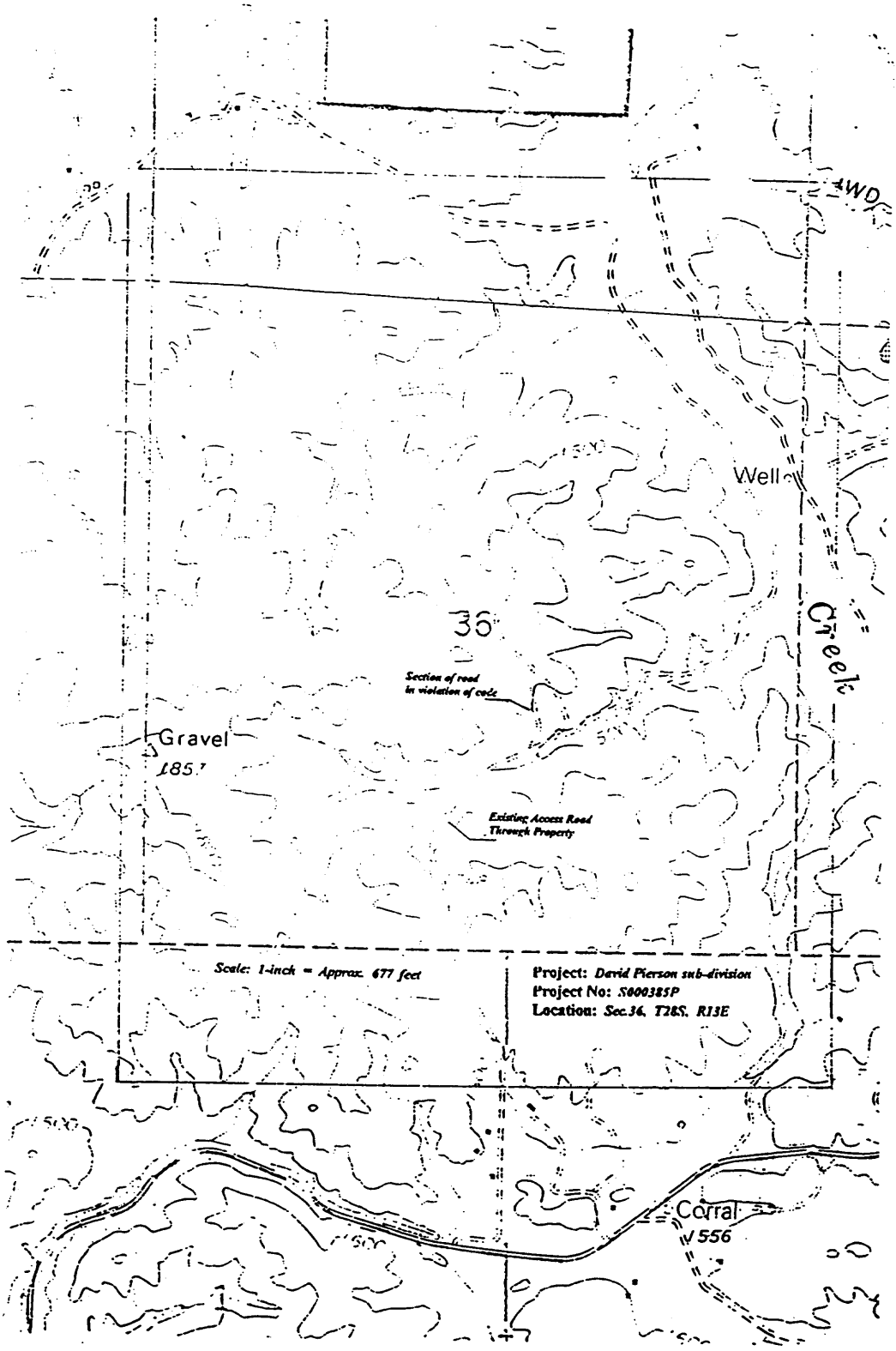
Art Pearson

Art Pearson

Certified Professional Erosion
and Sediment Control Specialist



Coastal San Luis
Resource Conservation District



Gravel
185.7

Section of road
in violation of code

Existing Access Road
Through Property

Well

Creek

Corral
556

Scale: 1-inch = Approx. 677 feet

Project: David Pierson sub-division
Project No: S000385P
Location: Sec. 36, T28S, R13E

PROJECT DESCRIPTION:

The project consists of sub-dividing 675 acres of land into 5 separate parcels, and constructing an all season road to access them. The size of the parcels range from 80 to 189 acres each. The access road to be constructed is some 3500 feet in length. It will replace a portion of an existing dirt road that has, according to the developer, a 40 foot wide access easement.

The project site is located on a dirt road approximately 1/2-mile North of California state highway 58. This same dirt road extends through the 675 acre project site in a Northeasterly direction and onto adjacent lands to the north. The portion of the existing road, to be replaced with an all season road, is at present suitable only for 4-wheel drive vehicles, due to some very steep slopes.

OBSERVATIONS:

The project site is located within a large rural area that is becoming to be developed into large ranchettes. The project site, itself, is in hilly steep terrain having slopes of from 30% to 75%. The natural vegetation covering the project site, and lands adjacent, consist of chamise brush and purple needlegrass. The steep slopes combined with the brush and grass create a high hazard to wildfires.

Firebreak roads have been created, along the ridges of the property, with the use of a bulldozer which removed all vegetation. Unfortunately the firebreaks were not installed with proper drainage features. Winter runoff will concentrate, and erode some of the sloping sections of the firebreak roads. The sediment will drain toward Huer Huero Creek.

The existing, main access, dirt road, passing through the project site, was graded earlier this year without application for a grading permit. The developer's representative, Mr. David Williams, said they had merely bladed the brush off the old existing road to enable them to drive their 4-wheel drive vehicles through the property. The total length of road graded for this purpose is approximately 1-mile. The road has average surface widths of 10 to 12 feet.

In blading off the brush, on the old existing road, several drainageways which the road crosses were filled in, with loose fill material, to permit vehicles to cross the drainageways. No culverts were installed under the road to accommodate runoff draining through the drainageways.

Much of the existing main dirt road, to be replaced, by the proposed new access road, runs alongside a tributary draining directly into Huerhuero Creek.

At a point, on the main existing dirt access road, approximately 1/2-mile North of the South boundary of the property, a new road in the shape of a loop had been cut into the hillside above (see attached map). This new road is some 1330 feet in length with surface

widths of 10 to 12 feet. There is no obvious reason for the road to be there. Cut depths, for this section of road, range from 1.0 to 3.5 feet, with fill heights on the downhill side from 3.0 to 10 feet. It is obvious that more than 50 cubic yards of cut material was moved in creating the road. The applicant for this sub-division project had no permit to do this grading. The work, after the fact, was observed by a member of the county's planning staff, who notified the applicant that he was in violation of the county's grading ordinance.

All runoff from the project site, and surrounding area, drains into Huerhuero Creek, which contains wildlife habitat that attracts many species of wildlife. Over the years, erosion occurring in the watersheds above, filled the creek with sediment. That caused creek flows to meander and at times overflow onto adjacent lands. This in turn prompted landowners and others in the area to use heavy equipment for the removal of the sediments. Through this action much of the vegetation that once defined the creek was destroyed. Consequently it is critical, at this time, that proper erosion and sediment control be exercised throughout the watersheds draining into Huerhuero Creek to preclude further damage to or elimination of the remaining vegetation in the creek. This would include all work done on the applicants property. Similar measures should be underwritten for other development being proposed in this region of the county.

The Huerhuero Creek is a tributary to the Salinas River, a state of California designated critical watershed for sediment control. The Salinas River watershed in turn drains into the Monterey Bay National Marine Sanctuary. Measures should be taken to control both upland and channel erosion within this whole region.

SOILS:

Soils in the area of the project site and surrounding area consist of :

Cieneba coarse sandy loams, with slopes ranging from 30% to 75%

Permeability is moderately rapid ranging from 2 to 6 inches per hour.

Surface runoff is very rapid and hazard of water erosion is very high.

Maximum permissible velocity, without creating erosion, for water flowing over this soil is 2.0 feet per second.

The soils are shallow with depths of 10 to 20 inches laying over weathered granitic rock. The soil's available water holding capacity is very low to low making plant production minimal.

SUITABILITY OF SITE FOR PROPOSED FEATURES:

Roads:

The probable type of traffic using this road (*trucks, autos, recreational vehicles, and horses*) combined with the sandy soils, and steep slopes of the project site, would make an unpaved road, comprised of these soils, impractical if not impossible to maintain in a manner which would successfully direct sheet-flow runoff to either side of the road.

Any divet, depression, or bump in the surface of an unpaved sandy surfaced road will change the direction and condition of flow crossing the road, from sheet-flow to a concentrated flow. The concentrated flow will inevitably direct itself down the steepest slope of the road. In the case of the proposed access road, in this application, that would parallel the road's centerline.

The maximum permissible velocity of runoff flowing over these soils, without causing erosion, is 2.0 feet per second. It takes only a small trickle of water the size of a pencil to achieve that velocity on steep slopes .

Cut and fill slopes in these soils are very susceptible to erosion, and because of the low fertility and low water holding capacity, of the soils, it is very difficult to establish suitable vegetation to protect the slopes from erosion.

The physical characteristics of the soil and the steep terrain, within this project site, make it unsuitable, from an erosion and sediment control point of view, to construct roads .

Proposed future homesite areas:

It is obvious that any disturbance of the soils to construct homes and roads leading to them has the potential for creating severe erosion. This dictates that proper erosion and sediment control measures become an integral part of the development of these parcels for homesites.

The shallow depths of soil to the underlying granite will also challenge the installation of effective septic tank absorption fields.

Large areas around dwellings will need to be cleared of all brush for fire protection. The shallow depth, and low fertility of the soil will result in houses sitting on bald hilltops, unless topsoil is imported to establish and support vegetation. If left unprotected these hilltops will erode from winter runoff.

Again the physical characteristics of the soil and the steep terrain make it unsuitable, from an erosion and sediment control point of view, to construct homes and the roads necessary to access them on the project site.

CONCLUSION:

The site's geographic location above Huer Huero Creek (*a blue line creek on the quadrangle sheets*), the erosive soils and steep slopes of the project site dictate that, if the applicant is approved to sub-divide the property, extreme care be taken to insure that proper erosion and sediment control measures are employed, in the design, installation, and maintenance, of roads and building sites.

This will be critical to prevent severe erosion of the soils on the project site and the subsequent sedimentation of Huer Huero Creek.

Even with proper design and construction of roads and home sites a fairly high risk of severe erosion exists in the cut and fill slopes, from varmints, insects, or reptiles creating small holes or tunnels in the sandy soil. Holes or tunnels created within the soil will permit water seeping in from the surrounding soil to concentrate. This will subsequently super saturate that area. If the saturated area happens to be on a slope, slump or slip can occur causing the slope to fail.

To help alleviate some of the potential erosion and sediment problems associated with the existing and proposed grading on this property the following should be done:

- a). Address the existing earth surface access road recently stripped of the vegetation growing on it.
- b). Address the section of graded road which was done in violation of the county grading ordinance.
- c). Address the design and installation of the proposed sub-division access road.

RECOMMENDATIONS:

To help achieve the above goals, the following measures are recommended.

Section of road in violation of county grading ordinance

Require that the developer:

Install the following erosion and sediment control measures and abandon use of the road.

- 1.) Grade the road's surface to the outside, on a 4 per cent slope, to encourage sheet flow across the road.
- 2.) Install water bars at intervals, per table below, as measured along the roads centerline. (*see attached Exhibit - A for dimensions and construction details*).

Waterbar spacing

<u>Road Slope</u>	<u>waterbar spacing</u>
5%	150 feet
10 %	100 feet
15 %	75 feet
25 %	40 feet
35 %	35 feet

- 3.) Seed, fertilize, and mulch the entire road surface and fill slopes.

Seed with 4-lbs. of barley, or 1-lb. of annual rye grass per 1,000 square feet of surface area.

Fertilize with 6-lbs. of 16-20-0 fertilizer, or the equivalent of one unit of Nitrogen per 1,000 square feet of surface area.

Mulch with 100-lbs. of hay per 1,000 square feet of surface area, or material with the equivalent protection.

- 4.) Cable and lock, or fence off each end of the road to keep vehicles and horses off the road.
- 5.) Submit an, after construction, inspection and maintenance program for the runoff collection and conveyance system and the road's cut and fill slopes. This should include a rigid varmint control inspection and maintenance program.
- 6.) Do all grading on the site before October 15 of this year. If work is permitted between October 15 of this year and March 15 of next year, require that all bare soil at the end of each working day be mulched with 100-lbs. of hay per 1,000 square feet of surface area, or material with the equivalent protection.

Existing earth surface main access road

Require that the developer:

Install the following erosion and sediment control measures.

- 1.) Grade the road's surface to the outside, on a slope of 4 per cent, to encourage sheet flow across the road.

- 2.) Install culverts under the road in all drainageways crossed by the road. Size the culverts to carry the maximum flow from a 25 year frequency storm.

Design and install proper inlets to preclude headcutting of the soil upstream of the inlet and proper outlets to prevent scouring and erosion, of downstream slopes, from concentrated flows leaving the culverts.

- 3.) Seed, fertilize and mulch the fill slopes.

Seed with 4-lbs. of barley, or 1-lb. of annual rye grass per 1,000 square feet of surface area.

Fertilize with 6-lbs. of 16-20-0 fertilizer, or the equivalent of one unit of Nitrogen per 1,000 square feet of surface area.

Mulch with 100-lbs. of hay per 1,000 square feet of surface area, or material with the equivalent protection.

- 4.) Submit an, after construction, inspection and maintenance program for the runoff collection and conveyance system and the road's cut and fill slopes. This should include a rigid varmint control inspection and maintenance program.
- 5.) Do all grading on the site before October 15 of this year. If work is permitted between October 15 of this year and March 15 of next year, require that all bare soil at the end of each working day be mulched with 100-lbs. of hay per 1,000 square feet of surface area, or material with the equivalent protection.

Proposed Sub-division access road

Require that the developer:

- 1.) Consult with the USDA Natural Resource Conservation Service and the Upper Salinas-Las Tablas Resource Conservation District in the Preparation and review of the preliminary and final erosion and sediment control plans.

Huerhuero Channel

Require that the developer:

- 1.) Not encroach on the Huerhuero channel and smaller "blue line" tributaries through grading and/or development.
- 2.) Develop a plan to carefully manage any proposed animal grazing, within the corridors of the Huerhuero and tributary channels, to reduce impacts on channel vegetation. The plan should limit the number of animals for a given period of time.