



**AGENDA SUMMARY
PLANNING COMMISSION MEETING
MONDAY, MAY 3, 2016
6:00 P.M.
ARROYO GRANDE CITY COUNCIL CHAMBERS
215 E. BRANCH STREET, ARROYO GRANDE**

1. CALL TO ORDER:

2. ROLL CALL

3. FLAG SALUTE:

4. AGENDA REVIEW:

The Commission may revise the order of agenda items depending on public interest and/or special presentations.

5. COMMUNITY COMMENTS AND SUGGESTIONS:

This public comment period is an invitation to members of the community to present issues, thoughts, or suggestions on matters not scheduled on this agenda. Comments should be limited to those matters that are within the jurisdiction of the Planning Commission. The Brown Act restricts the Commission from taking formal action on matters not published on the agenda. The Commission requests that public comment be limited to three (3) minutes and be accompanied by voluntary submittal of a "speaker slip" to facilitate meeting organization and preparation of the minutes.

6. WRITTEN COMMUNICATIONS:

Correspondence or supplemental information for the Planning Commission received after Agenda preparation. In compliance with the Brown Act, the Commission will not take action on correspondence relating to items that are not listed on the Agenda, but may schedule such matters for discussion or hearing as part of future agenda consideration.

7. CONSENT AGENDA:

7.a. APPROVAL OF MINUTES

Recommended Action: Approve the minutes of the April 5, 2016 meeting.

Documents: [04-05-16Minutes Draft.pdf](#)

7.b. CONSIDERATION OF A RESOLUTION APPROVING A STREET NAME FOR TRACT 3072; LOCATION - SOUTHWEST CORNER OF EAST GRAND AVENUE AND SOUTH COURTLAND STREET; APPLICANT - WATHEN CASTANOS HOMES

Recommended Action: It is recommended that the Planning Commission adopt a Resolution approving the street name for Tract 3072.

Documents: [PC 07.a. Street Name for Tract 3072.pdf](#)

8. PUBLIC HEARINGS:

8.a. CONSIDERATION OF APPEAL TO PLANNING COMMISSION 16-002; ARCHITECTURAL REVIEW 15-011 AND MINOR EXCEPTION 16-001; ONE FOOT (1') REDUCTION OF SIDE YARD SETBACK AND A TWO FOOT (2') REDUCTION OF FRONT YARD SETBACK FOR A NEW STORY RESIDENCE AND ATTACHED SECONDARY DWELLING UNIT; LOCATION - 306 SHORT STREET; APPLICANT -

CINDY NOTT; REPRESENTATIVE – MICHAEL FISHER

Recommended Action: It is recommended that this item be continued to a date uncertain to allow more time for issues in the appeal to be addressed.

Documents: [PC 08.a. Appeal 16-002 306 Short Street.pdf](#), [PC 05-03-16_08a Supplemental Info No 1.pdf](#), [PC 05-03-16_08a Supplemental Info No 2.pdf](#)

8.b. CONSIDERATION OF TENTATIVE PARCEL MAP 15-002 AND PLANNED UNIT DEVELOPMENT 15-002; SUBDIVISION OF ONE (1) LOT INTO FOUR (4) LOTS AND CONSTRUCTION OF FOUR (4) NEW ATTACHED TOWNHOME RESIDENCES; LOCATION – 189 BRISCO ROAD; APPLICANT – EDWARD SHAPIRO; REPRESENTATIVE – GREG SOTO

Recommended Action: It is recommended that the Planning Commission adopt a Resolution approving Tentative Parcel Map 15-002 and Planned Unit Development 15-002.

Documents: [PC 08.b. TPM15-002 PUD15-002.189 Brisco Road.pdf](#)

9. NON-PUBLIC HEARING ITEMS:

10. NOTICE OF ADMINISTRATIVE DECISIONS:

This is a notice of administrative decision for Minor Use Permits, including any approvals, denials or referrals by the Community Development Director. An administrative decision must be appealed or called up for review by the Planning Commission by a majority vote.

11. COMMISSION COMMUNICATIONS:

Correspondence/Comments as presented by the Planning Commission.

12. STAFF COMMUNICATIONS:

Correspondence/Comments as presented by the Community Development Director.

13. ADJOURNMENT

All staff reports or other written documentation, including any supplemental material distributed to a majority of the Planning Commission within 72 hours of a regular meeting, relating to each item of business on the agenda are available for public inspection during regular business hours in the Community Development Department, 300 E. Branch Street, Arroyo Grande. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by the Americans with Disabilities Act. To make a request for disability-related modification or accommodation, contact the Legislative and Information Services Department at 805-473-5414 as soon as possible and at least 48 hours prior to the meeting date.

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**ACTION MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, APRIL 5, 2016
COUNCIL CHAMBERS, 215 EAST BRANCH STREET
ARROYO GRANDE, CALIFORNIA**

1. CALL TO ORDER

Chair George called the Regular Planning Commission meeting to order at 6:00 p.m.

2. ROLL CALL

Planning Commission: Commissioners John Keen, Glenn Martin, Terry Fowler-Payne, and Lan George were present. Commissioner John Mack was absent.

Staff Present: Community Development Director Teresa McClish, Associate Planner Matt Downing, City Engineer Matt Horn, and Secretary Debbie Weichinger were present.

3. FLAG SALUTE

Commissioner Martin led the flag salute.

4. AGENDA REVIEW

None

5. COMMUNITY COMMENTS AND SUGGESTIONS

None

6. WRITTEN COMMUNICATIONS

None

7. CONSENT AGENDA

7.a. Consideration of Approval of Minutes.

Recommended Action: Approve the minutes of the Regular Planning Commission Meeting of March 15, 2016 as submitted.

Action: Commissioner Keen moved to approve the minutes of the Regular Planning Commission Meeting of March 15, 2016, as submitted. Commissioner Martin seconded, and the motion passed on the following roll call vote:

AYES: Keen, Martin, Fowler-Payne, George

NOES: None

ABSENT: Mack

8. PUBLIC HEARINGS

8.a. CONSIDERATION OF CONDITIONAL USE PERMIT 15-009; CONSTRUCTION OF AN APPROXIMATELY 7,200 SQUARE FOOT WAREHOUSE RETAIL BUILDING; LOCATION – BEHIND 995 EAST GRAND AVENUE; APPLICANT – KENT ALLEN; REPRESENTATIVE – MARK VASQUEZ, NORMAN & VASQUEZ ASSOCIATES

Associate Planner Downing presented the staff report and recommended that the Planning Commission adopt a Resolution approving Conditional Use Permit 15-009.

Associate Planner Downing responded to questions from the Commission regarding the proposed project, including the number of parking spaces and signage.

Mark Vasquez, applicant, Norman & Vasquez Associates, presented the proposed project and responded to questions from the Commission, including the access easement, parking, height of nearby buildings, and location of mechanical equipment.

Chair George opened the public hearing.

Larry Rodkey, owner of Fair Oaks Theater, East Grand Avenue, expressed concern with parking and that adjacent businesses use his parking lot.

Betty King, presented a letter regarding concerns and solutions on the proposed building and expressed the following concerns: the tall weeds, the noise level of delivery trucks, hours of business, dirt between her fence and proposed building may cause fence to collapse, security lights shining into her windows; questioned the type of alarm system, and foot traffic in the back. She suggested building a block wall between her house and the proposed building, and that the entrance and windows of the building not face her house to alleviate her concerns.

In answer to Chair George, Mr. Vasquez stated that installing a block wall would not be an issue and lighting would be in the parking area for security.

Commissioner Martin suggested Condition of Approval 32. be modified to 8:00 pm and no Sunday delivery and add/amend condition to install a block wall for erosion control and increase to 6' the entire length for privacy of the neighborhood.

Commissioner Keen stated that if the easement is removed parking may be an issue for Rugged Radios.

Upon hearing no further comments, Chair George closed the public hearing.

Action: Commissioner Martin moved to adopt a resolution entitled ***“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING CONDITIONAL USE PERMIT 15-009; LOCATED BEHIND 995 EAST GRAND AVENUE (APN 077-223-064); APPLIED FOR BY KENT ALLEN”*** as modified in Condition of Approval No. 32. deliveries shall be restricted to the hours of 7:00 am to 8:00 pm and no deliveries on Sunday, and add a Condition of Approval for installation of a block wall on the south property line to limit soil erosion and noise associated with the use. Commissioner Keen seconded and the motion passed on the following roll call vote:

AYES: Martin, Keen, Fowler-Payne, George

NOES: None

ABSENT: Mack

8.b. CONSIDERATION OF TENTATIVE PARCEL MAP 15-003 AND PLANNED UNIT DEVELOPMENT 15-003; SUBDIVISION OF ONE (1) LOT INTO TWO (2) LOTS AND CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE; LOCATION – 316 SHORT STREET; APPLICANT – WADE KELLY; REPRESENTATIVE – MARK VASQUEZ, DESIGN GRAPHICS

Associate Planner Downing presented the staff report and recommended that the Planning Commission adopt a Resolution approving Tentative Parcel Map 15-003 and Planned Unit Development 15-003.

Associate Planner Downing responded to questions from the Commission regarding the proposed project, including definition of a Planned Unit Development.

Mark Vasquez, applicant, Norman & Vasquez Associates, said the project will provide housing, meets density requirements and the Design Guidelines.

Chair George opened the public hearing. Upon hearing no comment, Chair George closed the public hearing.

The Commission spoke in support of the Tentative Parcel Map and Planned Unit Development.

Action: Chari George moved to adopt a resolution entitled "**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING TENTATIVE PARCEL MAP 15-003 AND PLANNED UNIT DEVELOPMENT 15-003; LOCATED AT 316 SHORT STREET; APPLIED FOR BY WADE KELLY**". Commissioner Martin seconded and the motion passed on the following roll call vote:

AYES: George, Martin, Fowler-Payne, Keen
NOES: None
ABSENT: Mack

9. NON-PUBLIC HEARING ITEM

9.a. None

10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE MARCH 15, 2016

This is a notice of administrative decision for Minor Use Permits, including any approvals, denials or referrals by the Community Development Director. An administrative decision must be appealed or called up for review by the Planning Commission by a majority vote.

Case No.	Applicant	Address	Description	Action	Planner
LFDC 16-001	Katie Ramirez	214 North Alpine	Establishment of large family daycare of up to 12 children in an existing residence.	A.	P. Holub
ARCH 15-011 and MEX 16-001	Cindy Nott	306 Short Street	New single family residence with attached secondary dwelling unit and minor reductions to setbacks.	A.	S. Anderson
PPR 16-002 and ASP 16-010	Qui Chen Li	1480 E. Grand	Establishment of a new foot spa and installation of one (1) new wall sign.	A.	S. Anderson

11. COMMISSION COMMUNICATIONS

Commissioner Fowler-Payne stated she attended the last East Branch Streetscape meeting and gave an update on the project. She also reported that the site sign for the Short Street project 8.b. was blocked by a boat, causing nearby residents to be unable to see the sign.

Chair George stated the minutes for the Architectural Review Committee and Planning Commission are lacking in detail and asked for more detail of key points.

Commissioner Martin thanked staff for setting up the training that will be held on Thursday, April 7, 2016.

12. STAFF COMMUNICATIONS

Community Development Director McClish reported on the following: the East Branch Streetscape project will be presented at the May 3, 2016 Commission meeting; in response to Chair George concern about the minutes, several years ago staff went from preparing detailed minutes to action minutes; there will be an opportunity for webinar training on parking issues for the City Council and advisory bodies on Thursday, April 7th, at 5:30 pm; staff is holding a Small Business Workshop in conjunction with several non-profit agencies to assist small businesses using Google and Yelp; and the Downtown Parking Advisory Board is hosting a community meeting on Wednesday, April 20th, at 8:30 am regarding parking concerns in the Village for both visitors and businesses.

In response to Chair George's suggestion, staff will contact the City Clerk to put more detail of community information on line and on social media.

13. ADJOURNMENT

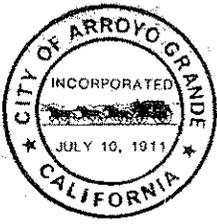
On motion by Chair George, seconded by Commissioner Martin and unanimously carried, the meeting adjourned at 7:16 p.m.

ATTEST:

**DEBBIE WEICHINGER
SECRETARY TO THE PLANNING COMMISSION**

LAN GEORGE, CHAIR

(Approved PC Meeting _____)



MEMORANDUM

TO: PLANNING COMMISSION

FROM: TERESA McCLISH, COMMUNITY DEVELOPMENT DIRECTOR

BY: MATTHEW DOWNING, ^{MD} PLANNING MANAGER

SUBJECT: CONSIDERATION OF A RESOLUTION APPROVING A STREET NAME FOR TRACT 3072; LOCATION – SOUTHWEST CORNER OF EAST GRAND AVENUE AND SOUTH COURTLAND STREET; APPLICANT – WATHEN CASTANOS HOMES

DATE: MAY 3, 2016

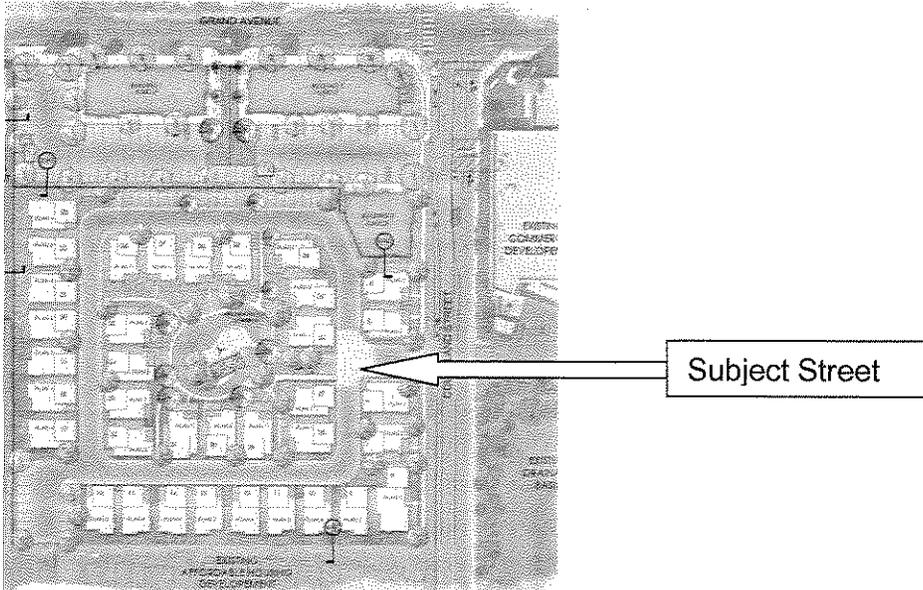
RECOMMENDATION:

It is recommended the Planning Commission adopt a Resolution approving the street name for Tract 3072.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

There are no costs associated with naming of the private street.

BACKGROUND:



The City Council approved a mixed-use development at the southwest corner of East Grand Avenue and South Courtland Street on October 8, 2015. At that time, a street name had not been selected for the private street on the interior of the site. The developer has requested to designate the private street Elderberry Court.

**PLANNING COMMISSION
CONSIDERATION OF A RESOLUTION APPROVING A STREET NAME FOR TRACT
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Staff Advisory Committee

The Staff Advisory Committee (SAC) considered the developer's request at a meeting on April 6, 2016, in accordance with Arroyo Grande Municipal Code (AGMC) Section 12-04-050. Members of the SAC were in support of naming the street as requested by the developer.

ANALYSIS OF ISSUES:

Procedures for naming of streets are located in AGMC Section 12-04-050. Due to the private street not being in alignment with others, the developer has requested a new street name of Elderberry to maintain berry the theme established in the Berry Gardens Specific Plan Area. The designation of the street is determined based upon the street being a short or discontinuous street generally laid out in an east to west orientation, which the AGMC dictates to be designated as Court. Therefore, the request to name the private street Elderberry Court meets the procedures of the AGMC.

ALTERNATIVES:

- Adopt the attached Resolution approving the use of Elderberry Court for Tract 3072;
or
- Provide direction to staff.

ADVANTAGES:

Approving the street name as Elderberry Court is consistent with the AGMC and is in keeping with the berry street theme of the Berry Gardens Specific Plan Area.

DISADVANTAGES:

None identified.

ENVIRONMENTAL REVIEW:

The project has been reviewed in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the Arroyo Grande Procedures for the Implementation of CEQA and was determined to be exempt per Sections 15060(c)(2) and 15061(b)(3) of the CEQA Guidelines, as naming the street will not cause any direct or indirect physical environmental impacts.

PUBLIC NOTIFICATION AND COMMENTS:

The agenda and staff report were posted at City Hall and on the City's website on Thursday, April 28, 2016. No comments have been received.

RESOLUTION NO.

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF ARROYO GRANDE APPROVING THE
STREET NAME FOR TRACT 3072 AS ELDERBERRY
COURT**

WHEREAS, the City Council approved Tract 3072 on October 8, 2015; and

WHEREAS, the private street was not given a name at the time of approval; and

WHEREAS, the developer has requested to name the private street Elderberry Court;
and

WHEREAS, the City's Staff Advisory Committee support this street name; and

WHEREAS, the Planning Commission has reviewed this project in compliance with the California Environmental Quality Act (CEQA) and has determined that the project is Exempt per Sections 15060(c)(2) and 15061(b)(3) of the CEQA Guidelines; and

WHEREAS, the Planning Commission finds after due study, deliberation and public hearing, that naming the private street in Tract 3072 as Elderberry Court is acceptable.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Arroyo Grande hereby approves naming the private street in Tract 3072 as Elderberry Court.

AYES:

NOES:

ABSENT:

the foregoing Resolution was adopted this 3rd day of May 2016.

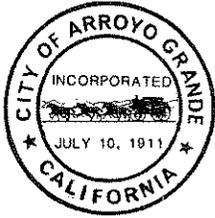
LAN GEORGE, CHAIR

ATTEST:

DEBBIE WEICHINGER
SECRETARY TO THE COMMISSION

AS TO CONTENT:

TERESA McCLISH
COMMUNITY DEVELOPMENT DIRECTOR



MEMORANDUM

TO: PLANNING COMMISSION

FROM: TERESA McCLISH, COMMUNITY DEVELOPMENT DIRECTOR

BY: SAM ANDERSON, PLANNING INTERN

SUBJECT: CONSIDERATION OF APPEAL TO PLANNING COMMISSION 16-002; ARCHITECTURAL REVIEW 15-011 AND MINOR EXCEPTION 16-001; ONE FOOT (1') REDUCTION OF SIDE YARD SETBACK AND A TWO FOOT (2') REDUCTION OF FRONT YARD SETBACK FOR A NEW TWO STORY RESIDENCE AND ATTACHED SECONDARY DWELLING UNIT; LOCATION – 306 SHORT STREET; APPLICANT – CINDY NOTT; REPRESENTATIVE – MICHAEL FISHER

DATE: MAY 3, 2016

It is recommended that this item be continued to a date uncertain to allow more time for issues in the appeal to be addressed.



MEMORANDUM

TO: PLANNING COMMISSION

FROM: TERESA McCLISH, ^{MM} COMMUNITY DEVELOPMENT DIRECTOR

BY: MATTHEW DOWNING, ^{MD} PLANNING MANAGER

SUBJECT: SUPPLEMENTAL INFORMATION
AGENDA ITEM 8.a. – MAY 3, 2013 PLANNING COMMISSION MEETING
CONSIDERATION OF TENTATIVE PARCEL MAP 15-002 AND PLANNED
UNIT DEVELOPMENT 15-002; SUBDIVISION OF ONE (1) LOT INTO FOUR
(4) LOTS AND CONSTRUCTION OF FOUR (4) NEW ATTACHED
TOWNHOME RESIDENCES; LOCATION – 189 BRISCO ROAD;
APPLICANT – EDWARD SHAPIRO; REPRESENTATIVE – GREG SOTO

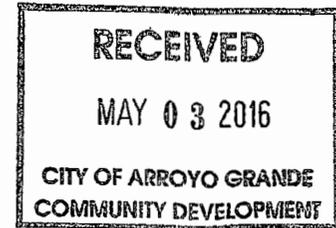
DATE: MAY 3, 2016

Attached is correspondence received after agenda preparation regarding the subject project. Copies of this letter will be available for the Planning Commission at the meeting.

Attachment:

1. Correspondence from Steve and Lori Hansen

April 27, 2016



City of Arroyo Grande
Community Development Department
300 East Branch Street
Arroyo Grande CA 93420

Dear Sirs,

We have received the correspondence regarding the planned unit development at 189 Brisco Road, Arroyo Grande, California, parcel map 15-002 for the construction of four attached town home residences.

Our residence at 185 Brisco Road, Unit G, is adjacent to the proposed lot development. Our concerns are as follows:

- 1) The major concern is the potential use of the driveway for all the residents at 185 Brisco Road. As this is not part of the lot development and there is no direct access to the property, how will the construction take place? We do not want this private driveway used for construction equipment, vehicles, etc. to work on the development. We are opposed to using this for access to the lot. Not only will it cause additional wear to the drive way, but will also affect access for the residents to get to their homes.
- 2) The drainage system for the new town homes. The new development must have their own drainage system. We do not want any tie in to our current French drain system.
- 3) Length of construction and disruption to the residents at 185 Brisco Road. Since the proximity of the lot is so very close, there will be extensive noise and air pollution resulting from this work. How long will this take from start to completion as it will be extremely disruptive.

Unfortunately, we are unable to be present for this hearing, so this letter is our voice for our concerns.

Sincerely,

Steve and Lori Hansen
185 Brisco Road
Unit G
Arroyo Grande, CA 93420



MEMORANDUM

TO: PLANNING COMMISSION

FROM: TERESA McCLISH, ^{THC} COMMUNITY DEVELOPMENT DIRECTOR

BY: SAM ANDERSON, ^{SA} PLANNING INTERN

SUBJECT: SUPPLEMENTAL INFORMATION
AGENDA ITEM 8.a. – MAY 3, 2016 PLANNING COMMISSION MEETING
CONSIDERATION OF APPEAL TO PLANNING COMMISSION 16-002;
ARCHITECTURAL REVIEW 15-011 AND MINOR EXCEPTION 16-001; ONE
FOOT (1') REDUCTION OF SIDE YARD SETBACK AND A TWO FOOT (2')
REDUCTION OF FRONT YARD SETBACK FOR A NEW TWO STORY
RESIDENCE AND ATTACHED SECONDARY DWELLING UNIT; LOCATION
– 306 SHORT STREET; APPLICANT – CINDY NOTT; REPRESENTATIVE –
MICHAEL FISHER

DATE: MAY 3, 2016

Updated designs have been received from the applicant and it is now recommended that this item be continued to a date certain of May 17, 2016.



MEMORANDUM

TO: PLANNING COMMISSION

FROM: TERESA McCLISH, COMMUNITY DEVELOPMENT DIRECTOR

BY: MATTHEW DOWNING, PLANNING MANAGER ^{MD}

SUBJECT: CONSIDERATION OF TENTATIVE PARCEL MAP 15-002 AND PLANNED UNIT DEVELOPMENT 15-002; SUBDIVISION OF ONE (1) LOT INTO FOUR (4) LOTS AND CONSTRUCTION OF FOUR (4) NEW ATTACHED TOWNHOME RESIDENCES; LOCATION – 189 BRISCO ROAD; APPLICANT – EDWARD SHAPIRO; REPRESENTATIVE – GREG SOTO

DATE: MAY 3, 2016

RECOMMENDATION:

It is recommended the Planning Commission adopt a Resolution approving Tentative Parcel Map 15-002 and Planned Unit Development 15-002.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

None.

BACKGROUND:

Location



PLANNING COMMISSION

CONSIDERATION OF TENTATIVE PARCEL MAP 15-002 AND PLANNED UNIT DEVELOPMENT 15-002

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The subject property is a vacant lot located on Brisco Road, between El Camino Real and Linda Drive, and in the Multi-Family Apartment (MFA) zoning district. The subject property is currently entitled for the subdivision and development of seven (7) townhomes as Phase II of a phased residential development (TTM 06-003 and PUD 06-003). Phase I was previously constructed at 185 and 187 Brisco Road while Phase III is a similar sized property across the street at 184 Brisco Road. Since that entitlement, the project was placed on hold, with the phasing of the development being abandoned. The applicant purchased the property and is requesting a new entitlement for the subdivision and development of four (4) townhomes.

Staff Advisory Committee

The Staff Advisory Committee (SAC) reviewed the proposed project on March 9, 2016. Members of the SAC discussed design of the driveway and ADA compliance, paving of the common driveway, and garage parking. Members of the SAC were in support of the project with conditions of approval included in the Resolution.

Architectural Review Committee

The Architectural Review Committee (ARC) reviewed the proposed project on April 4, 2016 (Attachment 1). The ARC discussed several aspects of the project, including window detailing on the north elevation, pedestrian safety on the development, and landscaping. The ARC recommended approval of the project to the Planning Commission, with conditions of approval incorporated into the Resolution.

ANALYSIS OF ISSUES:

Project Description

The proposed project consists of subdividing an existing parcel of approximately 0.50 acres into four (4) lots ranging in size from approximately 4,000 square-feet to approximately 6,900 square feet. The lots would be developed with four (4) townhomes in an attached format, with two (2) buildings of two (2) townhomes connected over a shared property line. The townhomes would also range in size from approximately 2,015 square-feet to approximately 2,100 square-feet. Garage parking is provided for the residences, with guest parking being developed at the top of the site.

General Plan

The General Plan designates the subject property for High Density Residential land uses. Development of the proposed project meets Policies LU3-3, LU11-1 and LU11-3 of the General Plan Land Use Element, which state:

LU3-3: Accommodate the development of apartment buildings as well as condominium and townhouses in areas designated as Multiple-Family Residential – High Density (MFR-HD).

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 CONSIDERATION OF TENTATIVE PARCEL MAP 15-002 AND PLANNED UNIT
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LU11-1: Require that new developments be at an appropriate density or intensity based upon compatibility with the majority of existing surrounding land uses.

LU11-3: Intensity of land use and area population shall be limited to that which can be supported by the area's resource base, as well as circulation and infrastructure systems.

Development Standards

The subject property is zoned Multi-Family Apartment (MFA). The primary purpose of the MFA district is to provide a broadened range of housing types for those not desiring detached dwellings on individual parcels, and with open space and recreational amenities not generally associated with typical suburban subdivisions. The MFA district is also intended as an area for development of single-family attached and multi-family attached residential dwelling units. The design of the proposed project as a small lot single-family attached housing project is allowed in the MFA zoning district following approval of a Planned Unit Development. The development standards for the MFA district and the proposed project are identified in the following table:

Table 1: Site Development Standards for the MFA Zoning District

Development Standards	MFA District	Parcel 1	Parcel 2	Parcel 3	Parcel 4	Notes
Maximum Density	14.0	1	1	1	1	Code met
Minimum Building Site	10,000 sq. ft.	6,883	4,006	4,007	6,333	Can adjust with PUD
Minimum lot width	80'	65'	65'	65'	65'	Existing lot width – can adjust with PUD
Minimum lot depth	100'	122'	80'	60'	77.5'	Can adjust with PUD
Minimum front yard setback	20'	20'	19'	20'	19'	Can adjust with PUD
Minimum interior side yard setback	10'	53' and 0'	0' and 15;	15' and 0'	0' and 40'	Can adjust with PUD
Minimum street side yard setback	10'	N/A	N/A	N/A	N/A	Not applicable – no street side yard

**PLANNING COMMISSION
 CONSIDERATION OF TENTATIVE PARCEL MAP 15-002 AND PLANNED UNIT
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Minimum rear yard setback	15'	11'	10'	11'	10'	Can adjust with PUD
Maximum lot coverage	45%	~21%	~40%	~37%	~25%	Code met
Maximum height for buildings	30' or 2 stories, whichever is less	23'	28'	24'	25'	Code met
Minimum distance between buildings	10'	0'	30'	30'	0'	Attached dwellings permitted with PUD

Access and Parking

The project site proposes one (1) access point from Brisco Road via a shared driveway with the development at 185 and 187 Brisco Road. In order to accommodate an ADA sidewalk extension behind the driveway ramp, the driveway has been conditioned to be reconstructed with a bulb out, allowing the existing sidewalk to act as the ADA extension. Draft CC&Rs have been included with the project to outline responsibilities for the maintenance of the access and common drainage facilities. Finalized documents will be required to be reviewed and approved by the City Attorney prior to the map being recorded.

Parking for townhome developments is required at a rate of 2 spaces in an enclosed garage and 0.5 guest spaces per unit. The proposed project therefore requires eight (8) garage spaces and two (2) total guest spaces. Each residence is proposed to have two car garages and two (2) guest parking spaces are located at the top of the site. The proposed parking meets the requirements of the Municipal Code.

Architecture

The proposed architecture is a Mediterranean style similar to the architecture on the neighboring 185 and 187 Brisco Road development. The proposed structures will utilize stucco plaster in a small sand grit with earth based beige tones. Ledge stone bases will be used as accents along with dark brown trim. The roof material includes a reddish brown clay tile. A color sheet has been provided and color chips will be available at the meeting.

The ARC was in support of the project's architecture based on fit within the area of the project. The ARC did recommend additional window detailing on the north elevation of the building, primarily by utilizing inset windows to provide depth.

PLANNING COMMISSION

CONSIDERATION OF TENTATIVE PARCEL MAP 15-002 AND PLANNED UNIT DEVELOPMENT 15-002

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Landscaping/Open Space

The proposed conceptual landscape plan indicates thirteen (13) new 15 gallon Albizia Julibrissin (Persian silk tree) scattered throughout the site. The plan also includes one (1) new Tristania Comferta (Brisbane Box) tree in the drainage basin area, with other ground cover and low shrubs to be planted around the site. LID features identified on the plans includes a 30" wide bioswale along the north property line. All landscaping is required to comply with the State's new Model Landscaping Ordinance adopted by the City and will meet all stormwater requirements of the Regional Water Quality Control Board. Open space for the project complies with Table 16.32.050-C regarding open space requirements for Planned Unit Developments.

The ARC was in support of the conceptual landscape plan, requiring increased plant densities to achieve full ground coverage. Additionally, the ARC recommended requiring a certified arborist to provide annual examination and maintenance of the Silk Floss trees identified on the plans.

ALTERNATIVES:

The following alternatives are provided for the Commission's consideration:

- Adopt the attached Resolution, approving Tentative Parcel Map 15-002 and Planned Unit Development 15-002;
- Modify and adopt the attached Resolution, approving Tentative Parcel Map 15-002 and Planned Unit Development 15-002;
- Do not adopt the attached Resolution and provide direction regarding findings for denial of Tentative Parcel Map 15-002 and Planned Unit Development 15-002; or
- Provide direction to staff.

ADVANTAGES:

The proposed project will develop additional residential units in an area identified in the General Plan for high density residential development.

DISADVANTAGES:

The proposed project reduces the density of a previously entitled development by three (3) dwelling units. However, the proposed project allows for reasonable development consistent with current market demands and significantly reduces the amount of retaining walls necessary in the northeast corner of the site.

ENVIRONMENTAL REVIEW:

In compliance with the California Environmental Quality Act (CEQA), the Planning Commission has previously adopted a Mitigated Negative Declaration (MND) to reduce potentially significant impacts to levels of less than significance (Attachment 3). Implementation of mitigation measures associated with the MND will reduce any potentially significant impacts to levels of less than significance.

**PLANNING COMMISSION
CONSIDERATION OF TENTATIVE PARCEL MAP 15-002 AND PLANNED UNIT
DEVELOPMENT 15-002
MAY 3, 2016
PAGE 6**

PUBLIC NOTIFICATION AND COMMENTS:

A notice of public hearing was mailed to all property owners within 300' of the project site, was published in The Tribune, and posted at City Hall and on the City's website, and posted at the project site on Friday, April 22, 2016. The agenda and staff report were posted at City Hall and on the City's website on Thursday, April 28, 2016. No comments have been received.

Attachments:

1. Minutes of the April 4, 2016 Architectural Review Committee meeting
2. Color sheets
3. Initial Study/Mitigated Negative Declaration for Tentative Tract Map 06-003 and Planned Unit Development 06-003
4. Project plans

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING TENTATIVE PARCEL MAP 15-002 AND PLANNED UNIT DEVELOPMENT 15-002; LOCATED AT 189 BRISCO ROAD; APPLIED FOR BY EDWARD SHAPIRO

WHEREAS, the applicant has filed Tentative Parcel Map 15-002 and Planned Unit Development 15-002 to subdivide the subject property located at 189 Brisco Road into four (4) lots to construct four (4) attached townhomes; and

WHEREAS, the Planning Commission has reviewed the project in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the Arroyo Grande Rules and Procedures for Implementation of CEQA and previously adopted a Mitigated Negative Declaration (MND) prepared for a project with greater impacts, therefore adequately mitigating the current project; and

WHEREAS, the Planning Commission of the City of Arroyo Grande has reviewed the project at a duly noticed public hearing on May 3, 2016; and

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing, the following circumstances exist:

Tentative Parcel Map Findings

1. The proposed tentative parcel map is consistent with goals, objectives, policies, plans, programs, intent and requirements of the Arroyo Grande General Plan, as well as any Specific Plan, and the requirements of this title;

The proposed Parcel Map is consistent with the goals, objectives, and policies of the General Plan, specifically Policies LU3-3, LU11-1, and LU11-3 of the General Plan Land Use Element.

2. The site is physically suitable for the type of development proposed;

The site is approximately 21,200 square feet and is physically suitable for four residences as proposed on a residential infill lot.

3. The site is physically suitable for the proposed density of development;

The site is 21,200 square feet, is located in the Multi-Family Apartment zoning district, and is physically suitable for the density of four residences as proposed.

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4. The design of the tentative parcel map or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

The tentative parcel map is proposed on an infill residential lot and the design of the map and associated improvements are not likely to cause substantial environmental damage.

5. The design of the subdivision or type of improvements is not likely to cause serious public health problems;

The design of the parcel map on an infill residential lot and the type of improvements proposed is not likely to cause serious public health problems.

6. The design of the tentative parcel map or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of, property within the proposed tentative parcel map or that alternate easements for access or for use will be provided, and that these alternative easements will be substantially equivalent to ones previously acquired by the public;

The project site does not contain any existing public easements and therefore the proposed project will not interfere with any public easements. All existing private easements will remain or be appropriately updated.

7. The discharge of waste from the proposed subdivision into an existing community sewer system will not result in violation of existing requirements as prescribed by Division 7 (commencing with Section 13000) of the California Water Code;

The proposed discharge of waste into the existing waste system is conditioned to meet requirements.

8. Adequate public services and facilities exist or will be provided as the result of the proposed tentative parcel map to support project development;

Adequate public services and facilities exist for the proposed parcel map and subsequent development.

Planned Unit Development Findings:

1. That the proposed development is consistent with the goals, objectives and programs of the general plan and any applicable specific plan.

The proposed Parcel Map and subsequent residential development is consistent with the goals, objectives, and policies of the General Plan, specifically Policies LU3-3, LU11-1, and LU11-3 of the General Plan Land Use Element.

2. That the site for the proposed development is adequate in size and shape to accommodate the use and all yards, open spaces, setbacks, walls and fences, parking area, loading areas, landscaping, and other features required.

With the flexibility offered by the Planned Unit Development and the modified development standards for lot size and setbacks, the site is adequate to meet the intent of the Multi-Family Apartment zoning district.

3. That the site for the proposed development has adequate access, meaning that the site design and development plan conditions consider the limitations of existing streets and highways.

The site has adequate common access from Brisco Road for the design of the proposed project and the newly created lot.

4. That adequate public services exist, or will be provided in accordance with the conditions of development plan approval, to serve the proposed development; and that the approval of the proposed development will not result in a reduction of such public services to properties in the vicinity so as to be a detriment to public health, safety or welfare.

The proposed development is consistent with the General Plan, adequate public services are available to serve the project, and proposed development will not result in a reduction of public services in the vicinity so as to be a detriment to public health, safety or welfare.

5. That the proposed development, as conditioned, will not have a substantial adverse effect on surrounding property, or the permitted use thereof, and will be compatible with the existing and planned land use character of the surrounding area.

With the flexibility offered by the Planned Unit Development and the modified development standards for lot size and setbacks, the project will not have an adverse effect on the surrounding property.

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6. That the improvements required, and the manner of development, adequately address all natural and manmade hazards associated with the proposed development and the project site, including, but not limited to, flood, seismic, fire and slope hazards.

There are no known natural and manmade hazards associated with the proposed development and the project site, including, but not limited to, flood, seismic, fire and slope hazards.

7. The proposed development carries out the intent of the planned unit development provisions by providing a more efficient use of the land and an excellence of design greater than that which could be achieved through the application of conventional development standards.

The planned unit development provides a more efficient use of the land by allowing modifications to the development standards for lot size and setbacks and allowing for an additional residential lot in the Multi-Family Apartment zoning district.

8. The proposed development complies with all applicable performance standards listed in Section 16.32.050(E).

The proposed development meets the standards of Planned Unit Developments including open space requirements.

9. The clustering of dwelling units is approved pursuant to a specific plan, planned unit development, or similar mechanism.

The Planned Unit Development is allowing for the clustering of residences in a small lot, detached format in the Multi-Family Apartment zoning district.

10. The overall permitted density of the project area is not exceeded.

The overall density of the proposed project is in compliance with the original allowable density of the project site.

11. The resulting project will not require a greater level of public services and facilities than would an equivalent nonclustered project.

The development resulting from the Planned Unit Development will be of a density consistent with the zoning district and will therefore not require a greater level of public services and facilities than an equivalent nonclustered project.

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12. The result of clustering residential units is a more desirable and environmentally sensitive development plan which creates usable open space areas for the enjoyment of project residents and which preserves significant environmental features.

The result of clustering lots allows for the development of additional residential lots and reduces development pressure on non in-fill lots.

13. The project development pattern, including the net density of developed area and proposed lot sizes which result from clustering are compatible with surrounding areas.

With modifications to lot size and setbacks, the resulting development will be at a scale and intensity consistent and compatible with the surrounding properties.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Arroyo Grande hereby approves Tentative Parcel Map 15-002 and Planned Unit Development 15-002 as shown in Exhibit "B", attached hereto and incorporated herein by this reference, with the above findings and subject to the conditions as set forth in Exhibit "A", attached hereto and incorporated herein by this reference.

On motion by Commissioner _____, seconded by Commissioner _____, and by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

the foregoing Resolution was adopted this 3rd day of May, 2016.

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**LAN GEORGE
CHAIR**

ATTEST:

**DEBBIE WEICHINGER,
SECRETARY TO THE COMMISSION**

AS TO CONTENT:

**TERESA MCCLISH
COMMUNITY DEVELOPMENT DIRECTOR**

**EXHIBIT 'A'
CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 15-002 AND
PLANNED UNIT DEVELOPMENT 15-002
189 BRISCO ROAD**

This approval authorizes the subdivision of one (1) lot into four (4) lots and development four (4) residences in the Multi-Family Apartment (MFA) zoning district.

PLANNING DIVISION CONDITIONS

GENERAL CONDITIONS:

1. The applicant shall ascertain and comply with all Federal, State, County and City requirements as are applicable to this project.
2. The applicant shall comply with all conditions of approval for Tentative Parcel Map 15-002 and Planned Unit Development 15-002.
3. Development shall occur in substantial conformance with the plans presented to the Planning Commission at their meeting of May 3, 2016 and marked Exhibit "B".
4. The applicant shall agree to indemnify and defend at his/her sole expense any action brought against the City, its present or former agents, officers, or employees because of the issuance of said approval, or in any way relating to the implementation thereof, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his/her obligations under this condition.
5. Development shall conform to the Multi-Family Apartment (MFA) zoning district standards except as otherwise approved.
6. All conditions of approval for the project shall be included in construction drawings.
7. This approval shall expire on May 3, 2018 unless the final map is recorded or an extension is granted pursuant to Section 16.12.140 of the Development Code.
8. Setbacks, lot coverage, and floor area ratios shall be as shown on the development plans, including those specifically modified by these conditions.
9. Signage shall be subject to the requirements of Chapter 16.60 of the Development Code.

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10. Development shall comply with Development Code Sections 16.48.070, "Fences, Walls and Hedges"; 16.48.120, "Performance Standards"; and 16.48.130 "Screening Requirements".
11. Setbacks, lot coverage, and floor area ratios shall be as shown on the development plans including those specifically modified by these conditions.
12. The developer shall comply with Development Code Chapter 16.56, "Parking and Loading Requirements". All parking spaces adjacent to a wall, fence, or property line shall have a minimum width of 11 feet.
13. Noise resulting from construction and operational activities shall conform to the standards set forth in Chapter 9.16 of the Municipal Code. Construction activities shall be restricted to the hours of 7 AM and 5 PM Monday through Friday. No construction shall occur on Saturday or Sunday.
14. All new construction shall utilize fixtures and designs that minimize water and energy usage. Such fixtures shall include, but are not limited to, low flow showerheads, water saving toilets, instant water heaters and hot water recirculating systems. Water conserving designs and fixtures shall be installed prior to final occupancy.
15. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before final building inspection/establishment of use. The landscape and irrigation plan shall be prepared by a licensed landscape architect subject to review and approval by the Community Development and Public Works Departments. The landscape plan shall be in conformance with Development Code Chapter 16.84 (Model Water Efficient Landscaping Ordinance).
16. For projects approved with specific exterior building colors, the developer shall paint a test patch on the building including all colors. The remainder of the building may not be painted until inspected by the Community Development Department to verify that colors are consistent with the approved color board. A 48-hour notice is required for this inspection.
17. All Fire Department Connections (FDC) shall be located near a fire hydrant, adjacent to a fire access roadway, away from the public right-of-way, incorporated into the design of the site, and screened to the maximum extent feasible.
18. All conditions of this approval run with the land and shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Development Code Section 16.08.100.

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SUBDIVISION CONDITIONS

19. The developer shall comply with Development Code Chapter 16.64 "Dedications, Fees and Reservations."
20. The applicant shall comply with Development Code Chapter 16.20 "Land Divisions".
21. The developer shall comply with Development Code Chapter 16.68 "Improvements".
22. The applicant shall submit Covenants, Conditions and Restrictions (CC&R's) that are reviewed and approved by the City Attorney and recorded prior to or concurrently with the final map. At a minimum, the CC&R's shall:
 - a. Provide for maintenance of the driveways, common areas, and other facilities;
 - b. Prohibit additions to the units;
 - c. Require garages to be kept clear for parking cars at all times; and
 - d. Inform residents of the water conservation requirements placed on this project.
23. A joint maintenance agreement for the common landscape, drainage and access driveway shall be submitted for review and approval of the City Attorney. The joint maintenance agreement shall be recorded prior to or concurrently with the final map.

SEPCIAL CONDITIONS

24. All lighting for the site shall be downward directed and shall not create spill or glare to adjacent properties. All lighting shall be of energy efficient material (e.g., LED).
25. The project shall comply with all mitigation measures contained in the Mitigated Negative Declaration prepared for Tentative Tract Map 06-003 and Planned Unit Development 06-003 and previously adopted by the Planning Commission, incorporated herein by reference.

BUILDING AND LIFE SAFETY DIVISION CONDITIONS

GENERAL CONDITIONS:

BUILDING CODES

26. The project shall comply with the most recent editions of all California Codes, as adopted by the City of Arroyo Grande.

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DISABLED ACCESS

27. Provide complete compliance with State and Federal disabled access requirements.

FIRE LANES

28. **Prior to issuance of a certificate of occupancy**, the applicant shall post designated fire lanes, per Section 22500.1 of the California Vehicle Code.
29. **Prior to occupancy**, all fire lanes must be posted and enforced, per Police Department and Fire Department guidelines.

FIRE FLOW/FIRE HYDRANTS

30. Project shall have a fire flow based on the California Fire Code.

FIRE SPRINKLERS

31. Prior to Occupancy, all buildings must be fully sprinklered per Building and Fire Department guidelines.
32. Provide Fire Department approved access & sprinkler-system per National Fire Protection Association Standards.

ABANDONMENT / NON-CONFORMING

33. **Prior to map recordation, issuance of a grading permit or building permit, whichever occurs first**, applicant shall show proof of properly abandoning all non-conforming items such as septic tanks, wells, underground piping and other undesirable conditions.

SPECIAL CONDITIONS

34. **One week prior to scheduling of final inspection or any issuance of certificate of occupancy**, a project inspection by the Building, Planning and Engineering Divisions and Public Works Department is required.

FEES

35. Pay all required City fees at the time they are due (for your information, the "Procedure for Protesting Fees, Dedications, Reservations or Exactions" is provided below).
36. Water Meter, service main, distribution, and availability fees, to be based on codes and rates in effect at the time of building permit issuance.
37. Water neutralization fee, to be based on codes and rates in effect at the time of building permit issuance.

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38. Traffic Impact fee, to be based on codes and rates in effect at the time of building permit issuance.
39. Traffic Signalization fee, to be based on codes and rates in effect at the time of building permit issuance.
40. Sewer hook-up & facility Permit fees, to be based on codes and rates in effect at the time of building permit issuance.
41. Building Permit fees, to be based on codes and rates in effect at the time of building permit issuance.
42. Strong Motion Instrumentation Program (SMIP) fee and State Green Building fee, to be based on codes and rates in effect at the time of building permit issuance in accordance with State mandate.
43. Park Development fee, to be based on codes and rates in effect at the time of building permit issuance.
44. Park Improvements fee, to be based on codes and rates in effect at the time of building permit issuance.
45. Community Centers fee, to be based on codes and rates in effect at the time of building permit issuance.
46. Fire Protection fee, to be based on codes and rates in effect at the time of building permit issuance.
47. Police Facilities fee, to be based on codes and rates in effect at the time of building permit issuance.
48. Reimburse the City for all Land Survey Professional Service needs to process project prior to issuance of Building Permit

PROCEDURE FOR PROTESTING FEES, DEDICATIONS, RESERVATIONS OR EXACTIONS:

- (A) Any party may protest the imposition of any fees, dedications, reservations, or other exactions imposed on a development project, for the purpose of defraying all or a portion of the cost of public facilities related to the development project by meeting both of the following requirements:
 - (1) Tendering any required payment in full or providing satisfactory evidence of arrangements to pay the fee when due or ensure performance of the

conditions necessary to meet the requirements of the imposition.

- (2) Serving written notice on the City Council, which notice shall contain all of the following information:
 - (a) A statement that the required payment is tendered or will be tendered when due, or that any conditions which have been imposed are provided for or satisfied, under protest.
 - (b) A statement informing the City Council of the factual elements of the dispute and the legal theory forming the basis for the protest.
- (B) A protest filed pursuant to subdivision (A) shall be filed at the time of the approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project.
- (C) Any party who files a protest pursuant to subdivision (A) may file an action to attack, review, set aside, void, or annul the imposition of the fees, dedications reservations, or other exactions imposed on a development project by a local agency within 180 days after the delivery of the notice.
- (D) Approval or conditional approval of a development occurs, for the purposes of this section, when the tentative map, tentative parcel map, or parcel map is approved or conditionally approved or when the parcel map is recorded if a tentative map or tentative parcel map is not required.
- (E) The imposition of fees, dedications, reservations, or other exactions occurs, for the purposes of this section, when they are imposed or levied on a specific development.

ENGINEERING DIVISION CONDITIONS

POST CONSTRUCTION REQUIREMENTS REGIONAL WATER QUALITY CONTROL BOARD, STORMWATER CONTROL PLAN, OPERATIONS AND MAINTENANCE PLAN, AND ANNUAL STORMWATER CONTROL FACILITIES MAINTENANCE

- 57. The Applicant shall develop, implement and provide the City a:
 - a. Stormwater Control Plan that clearly provides engineering analysis of all Water Quality Treatment, Runoff Retention, and Peak Flow Management controls.
 - b. Operations and Maintenance Plan and Maintenance Agreements that clearly establish responsibility for all Water Quality Treatment, Runoff Retention, and Peak Flow Management controls.
 - c. Annual Maintenance Notification indicating that all Water Quality Treatment,

Runoff Retention, and Peak Flow Management controls have been maintained and are functioning as designed.

- d. All reports must be completed by either a Registered Civil Engineer or Qualified Stormwater Pollution Prevention Plan Developer (QSD).

58. **Prior to any Permit – Stormwater Control Plan.** The Stormwater Control Plan must include, at minimum:

Contents

- a. Project information including project name; application number; location; parcel numbers; applicant contact information; land use information; site area; existing, new, and replaced impervious area, and applicable PCR requirements and exceptions.
- b. Narrative analysis or description of site features and conditions, and opportunities and constraints for stormwater control.
- c. Narrative description of site design characteristics that protect natural resources including endangered species habitat, protected vegetation, and archaeological resources, and preserve natural drainage features, minimize imperviousness, and disperse runoff from impervious areas.
- d. Tabulation of proposed pervious and impervious DMAs, showing self-treating areas, self-retaining areas, areas draining to self-retaining areas, and areas tributary to each LID facility.
- e. Proposed sizes, including supporting calculations, for each LID facility.
- f. Narrative description of each DMA and explanation of how runoff is routed from each impervious DMA to a self-retaining DMA or LID facility.
- g. Description of site activities and potential sources of pollutants.
- h. Table of pollutant sources identified from the list in Appendix A and for each source, the source control measure(s) used to reduce pollutants to the maximum extent practicable.
- i. Description of signage for bioretention facilities.
- j. General maintenance requirements for bioretention facilities and site design features.
- k. Means by which facility maintenance will be financed and implemented in perpetuity.
- l. Statement accepting responsibility for interim operation & maintenance of facilities.

Exhibits

- a. Existing natural hydrologic features (depressions, watercourses, relatively undisturbed areas) and significant natural resources.
- b. Proposed design features and surface treatments used to minimize imperviousness and reduce runoff.
- c. Existing and proposed site drainage network and connections to drainage off-site.
- d. Entire site divided into separate Drainage Management Areas (DMAs). Each DMA has a unique identifier and is characterized as self-retaining (zero-discharge), self-treating, or draining to a LID facility.

- e. Proposed locations and footprints of LID facilities.
 - f. Potential pollutant source areas, including loading docks, food service areas, refuse areas, outdoor processes and storage, vehicle cleaning, repair or maintenance, fuel dispensing, equipment washing, etc.
59. **Prior to Final Approval - Operations and Maintenance Plan.** The Operations and Maintenance Plan must include, at minimum:
- a. Stormwater Control Measures report number
 - b. A site map identifying all Stormwater Control Measures requiring Operations and Maintenance practices to function as designed.
 - c. Operations and Maintenance Procedures for each structural stormwater control measure including, but not limited to, Low Impact Design facilities, retention and detention basins, and manufactured or propriety devices operations and maintenance.
 - d. Short-and long-term maintenance requirements, recommended frequency of maintenance, and estimated cost for maintenance.
60. **Prior to Occupancy - Maintenance Agreement.** The Applicant shall provide a signed statement accepting responsibility for the Operations and Maintenance of the installed Storm Water Control Measures. The Applicant shall include written conditions in the sales, lease agreements, deed, CCRs, HOA or any other legally enforceable mechanism that require the assumed responsibility for the Operations and Maintenance of Stormwater Control Facilities. Additionally, the signed statement shall include the following information:
- a. Stormwater Control Measures Report Number
 - b. The location and address of Storm Water Control Facilities
 - c. Completion dates of the following milestones
 - i. Construction
 - ii. Field verification of Stormwater Control Facilities
 - iii. Final Project approval/occupancy
 - d. Party responsible for O&M
 - e. Source of funding for O&M
 - f. Statement indicating the Storm Water Control Facilities are Maintained as required in the Operations and Maintenance Plan and facilities continues to function as designed or have been repaired or replaced
 - g. Statement describing any vector or nuisance problems.
61. **Annual - Maintenance Notification.** The Owner/Applicant shall provide a signed statement notifying the City of all maintenance of the installed Storm Water Control Measures. Additionally, the signed statement shall include the following information:
- a. Stormwater Control Measures Report Number
 - b. The location and address of Storm Water Control Facilities
 - c. Completion date of the maintenance activities
 - d. Party responsible for O&M

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- e. Source of funding for O&M
- f. Statement indicating the Storm Water Control Facilities are Maintained as required in the Operations and Maintenance Plan and facilities continues to function as designed or have been repaired or replaced
- g. Statement describing any vector or nuisance problems.

GENERAL CONDITIONS:

- 62. The developer shall be responsible during construction for cleaning City streets, curbs, gutters and sidewalks of dirt tracked from the project site. The flushing of dirt or debris to storm drain or sanitary sewer facilities shall not be permitted. The cleaning shall be done after each day's work or as directed by the Public Works Director.
- 63. Perform construction activities during normal business hours (Monday through Friday, 7 A.M. to 5 P.M.) for noise and inspection purposes. The developer or contractor shall refrain from performing any work other than site maintenance outside of these hours, unless an emergency arises or approved by the Community Development Director. The City may hold the developer or contractor responsible for any expenses incurred by the City due to work outside of these hours.
- 64. All project improvements shall be designed and constructed in accordance with the City of Arroyo Grande Standard Drawings and Specifications.
- 65. Submit three (3) full-size paper copies and one (1) full-size mylar copy of approved improvement plans for inspection purposes during construction.
- 66. Submit as-built plans at the completion of the project or improvements as directed by the Community Development Director. One (1) set of mylar prints and an electronic version on CD in AutoCAD as well as PDF format shall be required. Record Drawings ("as-built" plans) are required to be submitted prior to release of the Faithful Performance Bond.
- 67. Provide a Licensed Land Surveyor or a Registered Civil Engineer to tie-out survey monuments or vertical control bench marks within 24 inches of work. Should any existing survey monument be disturbed or destroyed during construction, it must be reset at the previous location. Should any existing bench mark be disturbed or destroyed during construction, a new one must be set at a nearby, but different, location than the existing, as determined by the City Engineer. For monuments, a Corner Record must be filed with the County and a copy delivered to the City Engineer. For bench marks, documentation of the bench mark and how it was reset must be delivered to the City Engineer prior the project acceptance or sign off of the Encroachment Permit.

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68. Provide new vertical control survey bench mark, per City Standard, as directed by City Engineer.

IMPROVEMENT PLANS

69. Improvement plans (including the following) shall be prepared by a registered Civil Engineer or qualified specialist licensed in the State of California and approved by the Public Works or Community Development Department:

- a. Grading, drainage and erosion control,
- b. Street paving, curb, gutter and sidewalk,
- c. Public utilities,
- d. Water and sewer,
- e. Landscaping and irrigation,
- f. Other improvements as required by the Community Development Director.
(NOTE: All plan sheets must include City standard title blocks, no larger than 24" x 36").
- g. Provide Construction Estimate of all public improvements using unit construction cost as provided by the County of San Luis Obispo.

70. The site plan shall include the following:

- a. The location and size of all existing and proposed water, sewer, and storm drainage facilities within the project site and abutting streets or alleys.
- b. The location and dimension of all existing and proposed paved areas.
- c. The location of all existing and proposed public or private utilities.
- d. Provide plan and profile with grades for all curb, gutter and sidewalk installations.

71. Improvement plans shall include plan and profile of existing and proposed retaining walls (if applicable).

72. Submit all retaining wall calculations for review and approval by the Community Development Director for walls not constructed per City standards.

73. Prior to approval of an improvement plan the applicant shall enter into an agreement with the City for inspection of the required improvements.

74. The applicant shall be responsible for obtaining an encroachment permit for all work within a public right-of-way (City or Caltrans).

WATER

75. Non-potable water is available at the Soto Sports Complex. The City of Arroyo Grande does not allow the use of hydrant meters or the use of potable water for construction purposes.

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76. Fire sprinkler engineer shall determine the size of the water meters.
77. Existing water services to be abandoned shall be properly abandoned and capped at the main per the requirements of the Public Works Director.
78. Each parcel shall have separate water meters. Duplex service lines shall be used if feasible.
79. Existing water services to be abandoned shall be properly abandoned and capped at the main per the requirements of the Public Works Director.
80. The applicant shall complete measures to neutralize the estimated increase in water demand created by the project by either:
 - a. Implement an individual water program consisting of retrofitting existing high-flow plumbing fixtures with low flow devices. The calculations shall be submitted to the Director of Public Works for review and approval. The proposed individual water program shall be submitted to the City Council for approval prior to implementation; OR,
 - b. The applicant may pay an in lieu fee in the amount to be calculated at the time of building permit issuance.

SEWER

81. All sewer laterals within the public right of way must have a minimum slope of 2%.
82. Existing sewer laterals to be abandoned shall be properly abandoned and capped at the main per the requirements of the Public Works Director.
83. All sewer mains or laterals crossing or parallel to public water facilities shall be constructed in accordance with City standards.

PUBLIC UTILITIES

84. The developer shall comply with Development Code Section 16.68.050: All projects that involve the addition of over 100 square feet of habitable space shall be required to place service connections underground - existing and proposed utilities.
85. Prior to approving any building permit within the project for occupancy, all public utilities shall be operational.
86. Public Improvement plans/Final Map/Parcel Map shall be submitted to the public utility companies for review and approval. Utility comments shall be forwarded to

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the Director of Public Works for approval.

STREET IMPROVEMENTS

87. All street repairs shall be constructed to City standards.
88. All trenching in City streets shall utilize saw cutting. Any over cuts shall be cleaned and filled with epoxy.
89. Street structural sections shall be determined by an R-Value soil test, but shall not be less than 3" of asphalt and 6" of Class II AB.

CURB, GUTTER, AND SIDEWALK

90. Any sections of damaged or displaced curb, gutter & sidewalk or driveway approach shall be repaired or replaced to the satisfaction of the Public Works Director.
91. Utilize saw cuts for all repairs made in curb, gutter, and sidewalk.
92. At time of Building Permit - Provide parking restricted red curb at proposed driveway entrance in conformance with City Engineering Standard 104-AG and repave driveway.
93. Install ADA compliant facilities where necessary or verify that existing facilities are compliant with State and City Standards. All driveway approaches must provide ADA compliant walkway. A bulbout may be considered to provide the ADA compliance walkway.

GRADING AND DRAINAGE

94. **PRIOR TO ISSUANCE OF A GRADING PERMIT**, the developer shall submit two (2) copies of the final project-specific Storm Water Pollution Prevention Plan (SWPPP) or a Water Quality Control Plan (WQCP) consistent with the San Luis Obispo Regional Water Quality Control Board (RWCB) requirements.
95. All grading shall be performed in accordance with the City Grading Ordinance.
96. All drainage facilities shall be designed to accommodate a 100-year storm flow.
97. Submit a soils report for the project shall be prepared by a registered Civil Engineer and supported by adequate test borings. All earthwork design and grading shall be performed in accordance with the approved soils report.
98. Infiltration basins shall be designed based on soil tests. Infiltration test shall

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include a minimum of 2 borings 15 feet below the finished basin floor. Additional borings or tests may be required if the analysis or soil conditions are inconclusive.

DEDICATIONS AND EASEMENTS

99. All easements, abandonments, lot mergers or similar documents to be recorded as a separate document, shall be prepared by the applicant on 8 1/2 x 11 City standard forms, and shall include legal descriptions, sketches, closure calculations, and a current preliminary title report. The applicant shall be responsible for all required fees, including any additional required City processing.
100. A Public Utility Easement (PUE) shall be reserved a minimum 6 feet wide adjacent to all street right of ways. The PUE shall be wider where necessary for the installation or maintenance of the public utility vaults, pads, or similar facilities.

PERMITS

101. Obtain an encroachment permit prior to performing any of the following:
 - a. Performing work in the City right of way,
 - b. Staging work in the City right of way,
 - c. Stockpiling material in the City right of way,
 - d. Storing equipment in the City right of way.
102. Obtain a grading permit prior to commencement of any grading operations on site.

FEES

103. Pay all required City fees at the time they are due.
104. Fees to be paid prior to plan approval:
 - a. Map check fee for lot merger.
 - b. Plan check for grading plans based on an approved earthwork estimate.
 - c. Plan check for improvement plans based on an approved construction cost estimate.
 - d. Permit Fee for grading plans based on an approved earthwork estimate.
 - e. Inspection fee of subdivision or public works construction plans based on an approved construction cost estimate.

AGREEMENTS

105. Inspection Agreement: Prior to approval of an improvement plan, the applicant shall enter into an agreement with the City for inspection of the required improvements.

RESOLUTION NO.

PAGE 20

106. Improvement Agreement: The applicant shall enter into an improvement agreement for the completion and guarantee of improvements required. The improvement agreement shall be on a form acceptable to the City.

IMPROVEMENT SECURITIES

107. All improvement securities shall be of a form as set forth in Development Code Section 16.68.090, Improvement Securities.
108. **Erosion Control**, prior to issuance of the grading or building permit, all new residential construction requires posting of a \$1,200.00 performance bond for erosion control and damage to the public right-of-way. This bond is refundable upon successful completion of the work, less expenses incurred by the City in maintaining and/or restoring the site.
109. Provide financial security for the following, to be based upon a construction cost estimate approved by the Community Development Director:
- a. **Faithful Performance:** 100% of the approved estimated cost of all subdivision improvements,
 - b. **Labor and Materials:** 50% of the approved estimated cost of all subdivision improvements
 - c. **One Year Guarantee:** 10% of the approved estimated cost of all subdivision improvements. This bond is required prior to acceptance of the subdivision improvements.
 - d. **Monumentation:** 100% of the estimated cost of setting survey monuments. This financial security may be waived if the developer's surveyor submits to the Community Development Director a letter assuring that all monumentation has been set.

OTHER DOCUMENTATION

110. Tax Certificate: The applicant shall furnish a certificate from the tax collector's office indicating that there are no unpaid taxes or special assessments against the property. The applicant may be required to bond for any unpaid taxes or liens against the property. This shall be submitted prior to placing the final map on the City Council Agenda for approval.
111. Preliminary Title Report: A current preliminary title report shall be submitted to the Community Development Director prior to checking the final map.
112. Subdivision Guarantee: A current subdivision guarantee shall be submitted to the Community Development Director with the final map.

RESOLUTION NO.
PAGE 21

PRIOR TO ISSUING A BUILDING PERMIT

113. The Final Map shall be recorded with all pertinent conditions of approval satisfied.
114. Reimburse the City for all Land Survey Professional Service needs to process the Final Map

PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY

115. All utilities shall be operational.
116. All essential project improvements shall be constructed prior to occupancy. Non-essential improvements, guaranteed by an agreement and financial securities, may be constructed after occupancy as directed by the Community Development Director.

BONDING SURETY

117. The applicant shall provide bonds or other financial security for the following. All bonds or security shall be in a form acceptable to the City, and shall be provided prior to recording of the map, unless noted otherwise. The minimum term for Improvement securities shall be equal to the term of the subdivision agreement.
 - a. **Faithful Performance**, 100% of the approved estimated cost of all subdivision improvements.
 - b. **Labor and Materials**, 50% of the approved estimated cost of all subdivision improvements.
 - c. **One Year Guarantee**, 10% of the approved estimated cost of all subdivision improvements. This bond is required prior to acceptance of the subdivision improvements.
 - d. **Monumentation**, 100% of the estimated cost of setting survey monuments.
 - e. **Tax Certificate**, In accordance with Section 9-15.130 of the Development Code, the applicant shall furnish a certificate from the tax collector's office indicating that there are no unpaid taxes or special assessments against the property.
 - f. **Accessory Structures**, the applicant shall remove or bond for removal of all accessory structures not sharing a parcel with a residence.
 - g. **Curb cuts**, the applicant shall construct or bond for construction of individual curb cuts and paved driveways for parcels.

PUBLIC WORKS DEPARTMENT CONDITIONS

118. Prior to issuance of a building permit, the applicant shall submit a final landscape plan, subject to review by and approval of the Public Works Director.

ARCHITECTURAL REVIEW COMMITTEE CONDITIONS

119. Incorporate more density into the landscape plan.
120. Include a provision in the CC&Rs requiring the silk floss trees be examined and maintained annually by a certified arborist.
121. Soften the appearance of the retaining wall of the drainage basin by incorporating additional landscaping above and below the wall.
122. Minimize the driveway wall to increase pedestrian safety.
123. Provide additional window detailing, including inset windows, on the north elevation.

MICHAEL D. NICKERSON, P.E.
 780 LA-TEENA PLACE
 ARROYO GRANDE, CA
 805-550-6545

CLIENT:
 EDWARD SHAPIRO
 530 W. LEFT ST
 NIPOMO, CA

PROJECT LOCATION:
 189 BRISCO ROAD
/>
 ARROYO GRANDE, CA

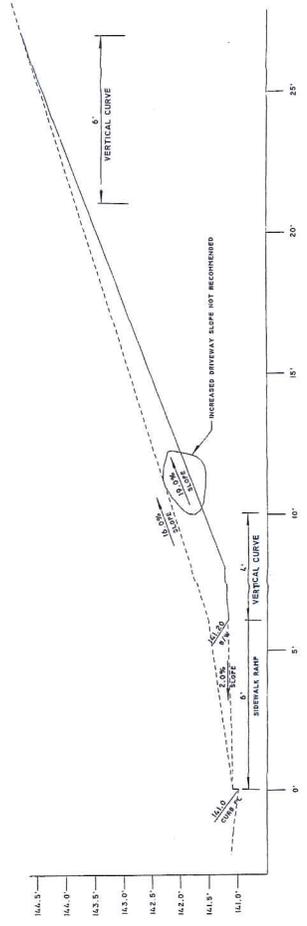
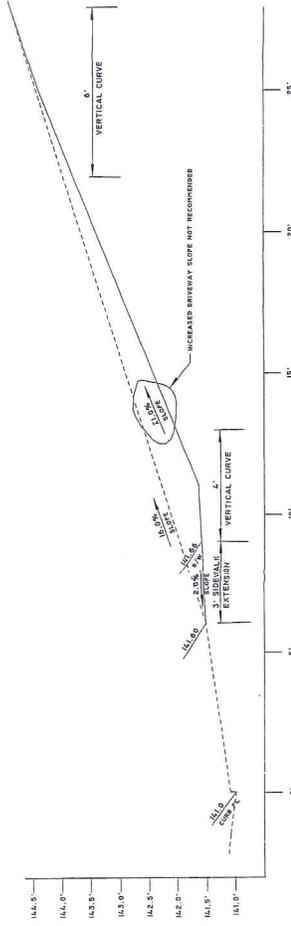
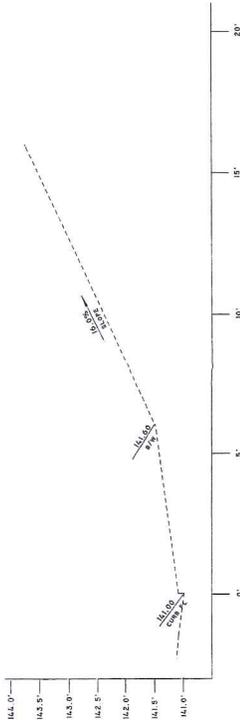
PROPOSED DRIVEWAY PLAN

SCALE:
 AS SHOWN

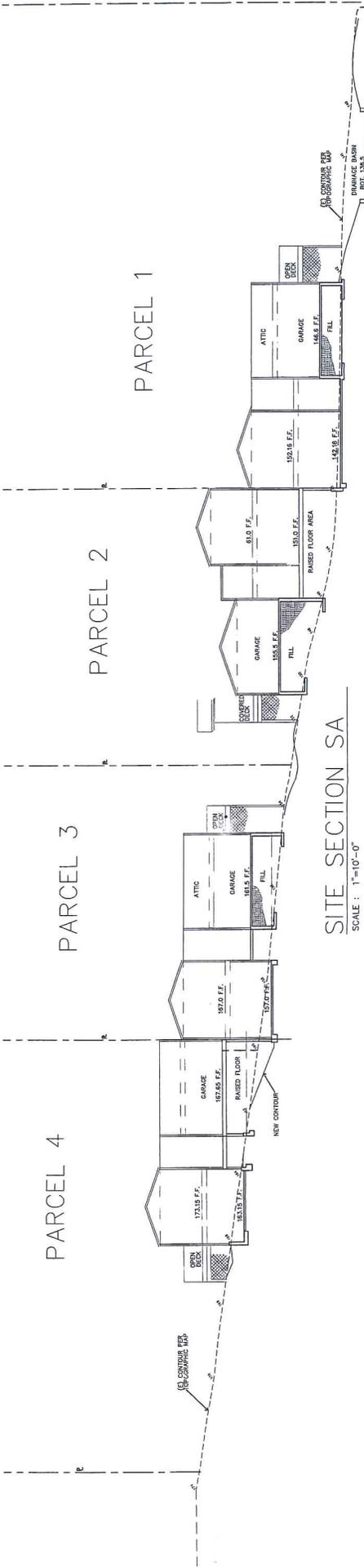
DATE:
 12-21-2015

SHEET:
 C - 2

LEGEND
 B/W = BACK OF SIDEWALK
 FG = FINISH GRADE
 CG = CENTERLINE
 PL = PLOW LINE

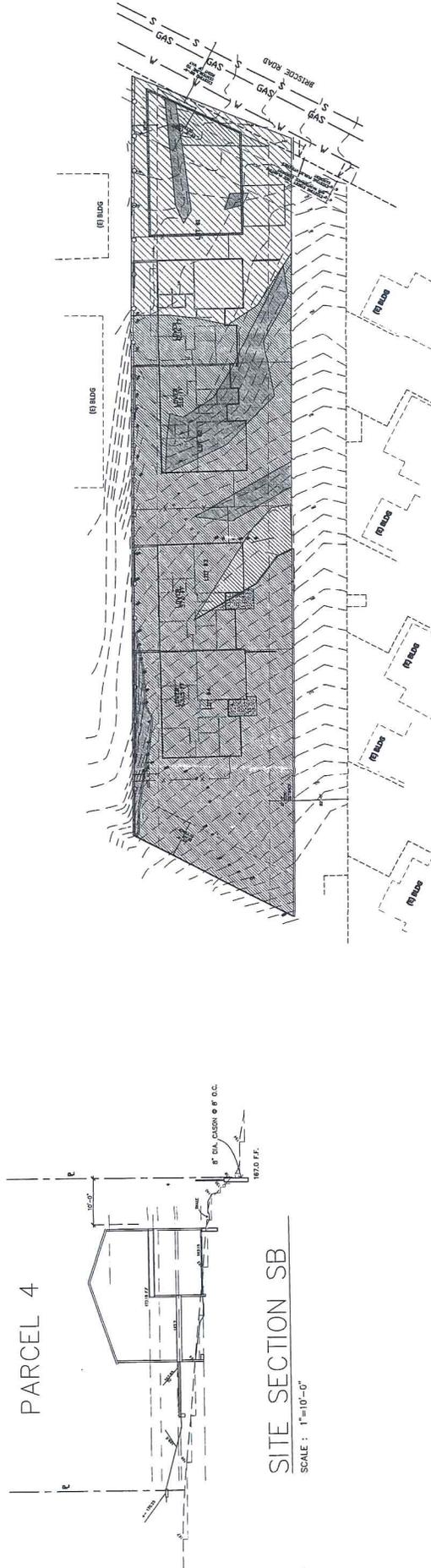


12/21/2015



SITE SECTION SA

SCALE: 1"=10'-0"



SITE SECTION SB

SCALE: 1"=10'-0"

-  0-7% SLOPE
-  8-15% SLOPE
-  16-25% (E) SLOPE
-  25+% SLOPE

SITE SLOPE ANALYSIS

SCALE: 1"=20'-0" NATURAL GRADE PER SURVEY DATED JULY 2015



LIV-IN ENVIRONMENTS
ARCHITECTURE & SOLAR SPACE DESIGN
GREGORY D. SOTO ARCHITECT
P.O. BOX 3109, ARROYO VIEJO, CA 94421
LIC. # C14860 (695) 481-1668

A PLAN UNIT DEVELOPMENT FOR
EDWARD SHAPIRO
TRACT 26772 BE BRISCO ROAD
MOUNTAIN VIEW, CALIFORNIA
PROJECT LOCATION:
SAME AS ABOVE

REVISIONS	BY	DATE	SCALE	SHEET
		12-21-15		C3
				OF
				1431
				Sheet

WATER CONSERVATION FOR ALL NEW LANDSCAPING

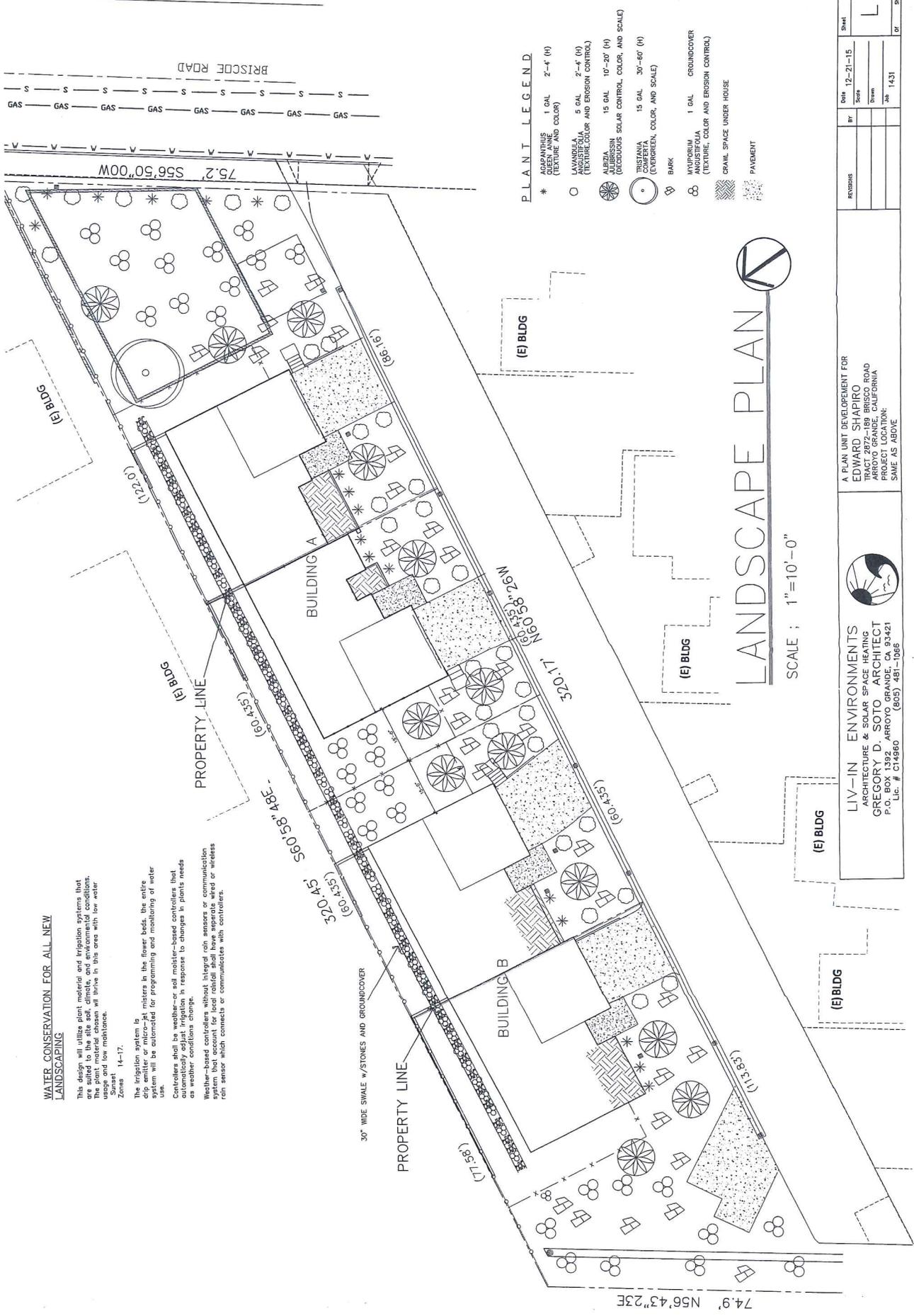
This design will utilize plant material and irrigation systems that are suited to the site soil, climate, and environmental conditions. The plant material chosen will thrive in this area with low water usage and low maintenance.

Zones 14-17.

The irrigation system in drip emitter or micro-jet misters in the flower beds, the entire system will be automated for programming and monitoring of water use.

Controllers shall be weather- or soil moisture-based controllers that respond to changes in plants needs as weather conditions change.

Weather-based controllers without integral rain sensors or communication system that account for local rainfall shall have separate wired or wireless rain sensor which connects or communicates with controllers.



PLANT LEGEND

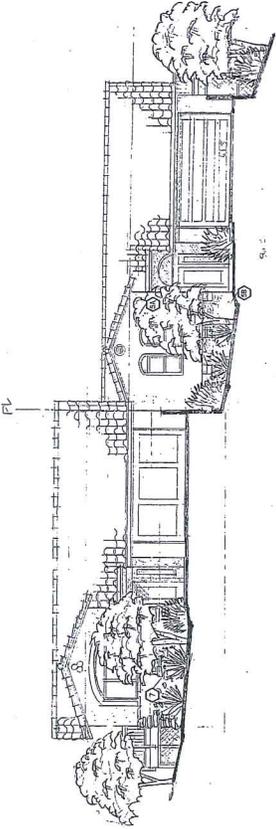
* ACAPANTHEUS QUEEN ANNE (TEXTURE AND COLOR)	1 GAL	2'-4" (H)
○ LAVANDULA (TEXTURE, COLOR AND EROSION CONTROL)	5 GAL	7'-4" (H)
⊗ ALBIZIA (DESIDUOUS SOLAR CONTROL, COLOR, AND SCALE)	15 GAL	10'-20" (H)
⊙ TRIPLARIS (EVERGREEN, COLOR, AND SCALE)	15 GAL	30'-60" (H)
⊕ BARK		
⊗ HUXIFOLIUM ANGIUSTIFOLIA (TEXTURE, COLOR AND EROSION CONTROL)	1 GAL	GROUNDCOVER
⊞ DRAIN SPACE UNDER HOUSE		
⊞ PAVEMENT		

LANDSCAPE PLAN

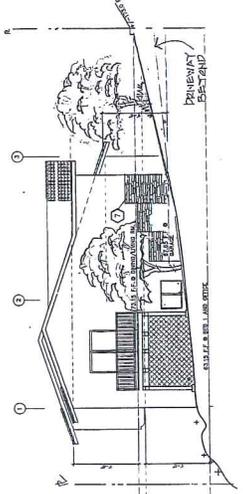
SCALE ; 1"=10'-0"

REVISIONS	BY	DATE	SHEET
		12-21-15	L
		1431	OF
<p>A PLAN UNIT DEVELOPMENT FOR EDWARD SHAPIRO TRACT 2872-189 BRISCO ROAD ARROYO GRANDE, CALIFORNIA PROJECT LOCATION: SAME AS ABOVE</p>			
<p>LIV-IN ENVIRONMENTS ARCHITECTURE & SOLAR SPACE HEATING GREGORY D. SOTO ARCHITECT P.O. BOX 1392, ARROYO GRANDE, CA 93421 Lic. # C14960 (605) 481-1066</p>			

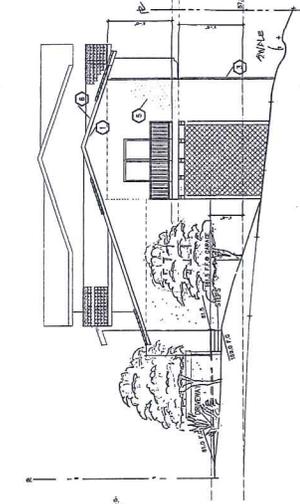
BUILDING 'B'



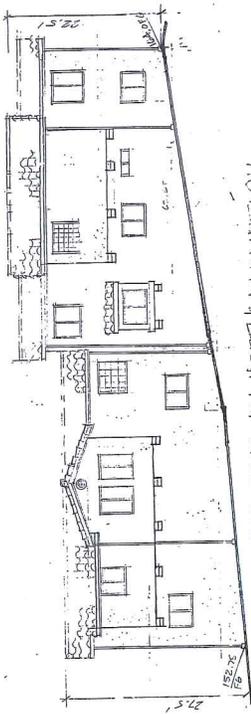
BUILDING 'B' SOUTH ELEVATION
1/8" = 1'-0"



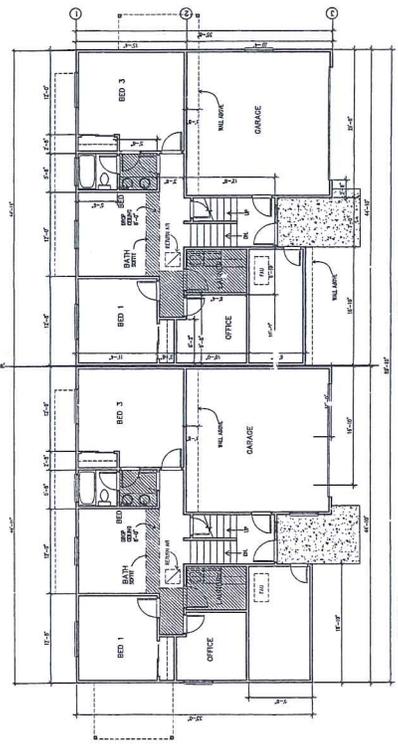
BUILDING B WEST ELEVATION
1/8" = 1'-0"



BUILDING B EAST ELEVATION
1/8" = 1'-0"



BUILDING 'B' NORTH ELEVATION
1/8" = 1'-0"



UNIT 1:
LIVING AREA = 923 SF
GARAGE = 427 SF

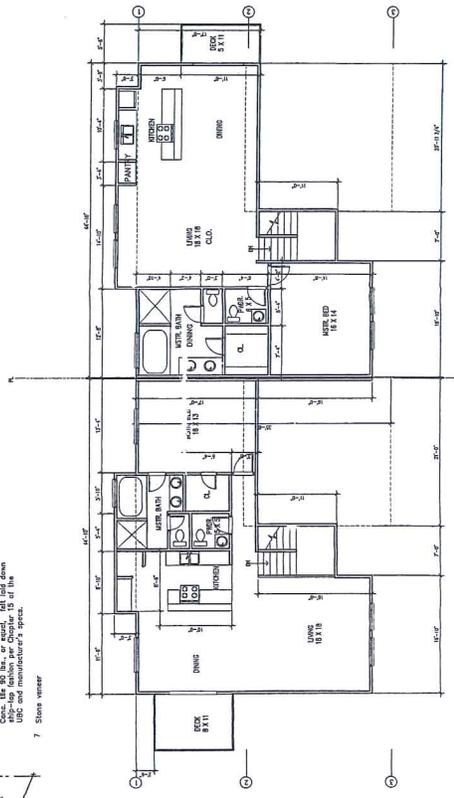
UNIT 2:
LIVING AREA = 923 SF
GARAGE = 427 SF

LOWER FLOOR PLAN 1/8" = 1'-0"

- EXTERIOR ELEVATION NOTES
1. 2 X Finish, Dryvit Solid Skin Panel
 2. Metal rain gutter
 3. Metal downspout
 4. Stoppers 1/4" x 1/4" where required
 5. 2" X 4" studs (2 each) behind stone color, over paper backed metal silt. Use metal fast at 16" o.c. (2 each) behind stone color, over paper backed metal silt. Use metal fast at 16" o.c.
 6. Color A - Metal finish #71
 7. Color B - 5/8" X 3/4" STAINLESS STEEL #304
 8. Note: The area shown in this drawing is for informational purposes only. It is not intended to be used for construction purposes. It is not intended to be used for construction purposes.
 9. Stone veneer

- PROVISIONS FOR NOISE REDUCTION:
1. 2" X 4" studs (2 each) behind stone color, over paper backed metal silt. Use metal fast at 16" o.c.
 2. 2" X 4" studs (2 each) behind stone color, over paper backed metal silt. Use metal fast at 16" o.c.
 3. A. ROSE ANGLON WALL CEILING BENEATH UNIT SPACIAL.

UPPER FLOOR PLAN 1/8" = 1'-0"



UNIT 1:
LIVING AREA = 1118 SF

UNIT 2:
LIVING AREA = 1090 SF

UPPER FLOOR PLAN 1/8" = 1'-0"

*Minutes: ARC
Monday, April 4, 2016*

The Committee provided comments regarding the appearance of the proposed gold neon tubing, the consistency of sign verbiage throughout the building's four signs, and the decision to only count one side of the two-sided blade sign at the eastern elevation of the building.

John Rubatzky made a motion, seconded by Mary Hertel, to recommend approval of the project as submitted to the Community Development Director. The motion carried on a 5-0 voice vote.

6.b. CONSIDERATION OF TENTATIVE PARCEL MAP 15-002 AND PLANNED UNIT DEVELOPMENT 15-002; SUBDIVISION OF ONE (1) LOT INTO FOUR (4) LOTS AND CONSTRUCTION OF FOUR (4) NEW MULTI-FAMILY RESIDENCES; LOCATION – 189 BRISCO ROAD; APPLICANT – EDWARD SHAPIRO; REPRESENTATIVE – GREG SOTO
(Downing)

Associate Planner Downing presented the project.

Associate Planner Downing responded to questions from the Committee regarding density in multi-family zoned properties and residents parking in the fire lane.

Edward Shapiro, applicant, and Greg Soto, representative, spoke in support of the project and responded to questions from the Committee.

The Committee provided comments regarding the landscape plan and plant selection, the possible safety issues created for pedestrians by the proposed railing along the driveway, and the need for increased detailing of the windows of the north elevation.

Bruce Berlin made a motion, seconded by John Rubatzky, to recommend approval of the project to the Planning Commission with the following conditions:

1. Incorporate more density into the landscape plan;
2. Include a provision in the CC&Rs that requires the silk floss trees to be examined and maintained annually by a certified arborist;
3. Soften the appearance of the retaining wall of the drainage basin by incorporating additional landscaping above and below the wall;
4. Minimize the driveway wall to increase pedestrian safety; and
5. Provide additional window detailing, including inset windows, on the north elevation

The motion carried on a 4-1 voice vote, with Michael Peachey dissenting.

7. DISCUSSION ITEMS

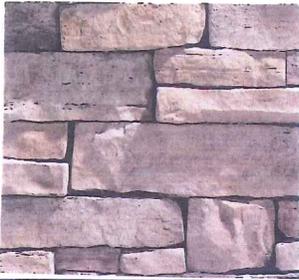
None.

8. COMMITTEE COMMUNICATIONS

None.



BUILDING A - SOUTH ELEV.



Stone Veneer:
Buckskin
Mountain Ledge

La Habra Plaster:
#X-71 Miami Peach

La Habra Plaster:
#X-34 San Simeon

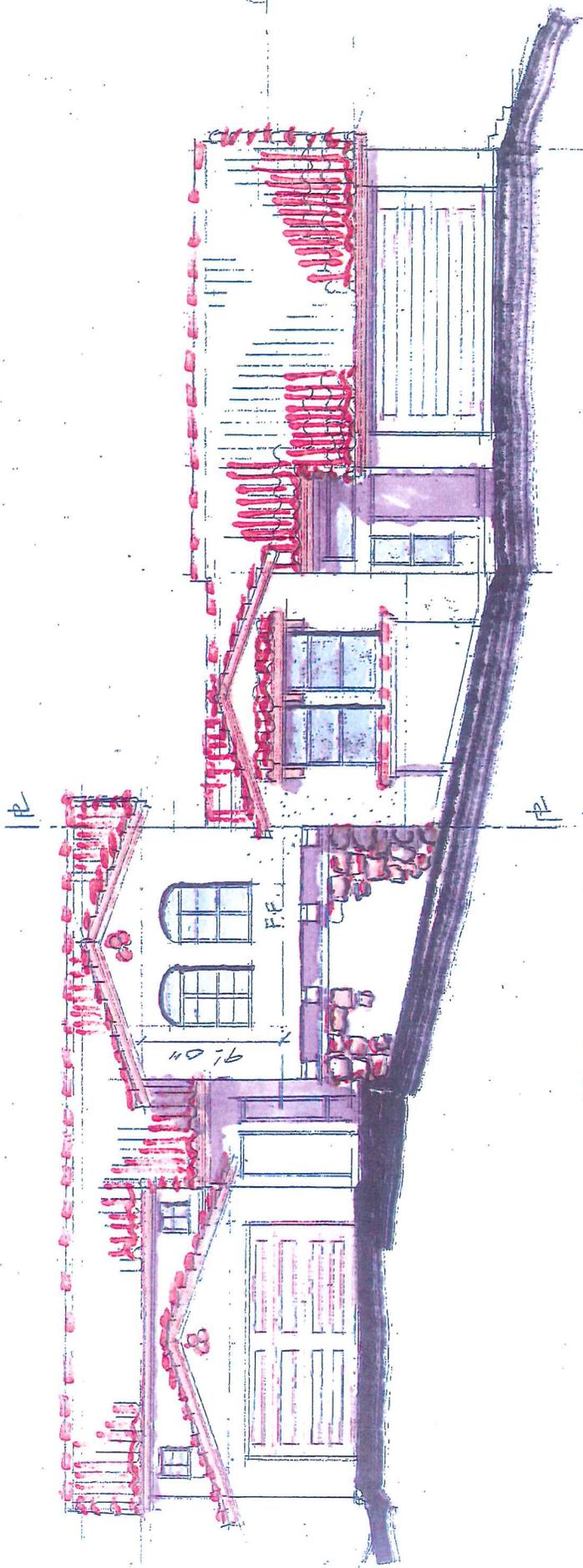
Olympic Solid Stain:
Russet

LifeTile #820:
Mission Blend

LIV-IN ENVIRONMENTS
ARCHITECTURE & SOLAR SPACE HEATING
GREGORY D. SOTO
P.O. BOX 1392 ARROYO GRANDE, CA 93421
Lic. # C14960



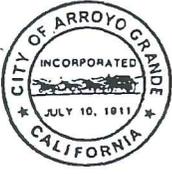
A PLAN 4-UNIT DEVELOPEMENT FOR
EDWARD SHAPIRO
TRACT 2872-189 BRISCO ROAD
ARROYO GRANDE, CALIFORNIA
PROJECT LOCATION:
SAME AS ABOVE



BUILDING A - SOUTH ELEV.

BUILDING B - SIMILAR

Sent to Mr. H. C. ... 5/13/11



**CITY OF ARROYO GRANDE
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

Project Title & No. Tentative Tract Map 06-003 and Planned Unit Development 06-003

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

Ryan Foster, Assistant Planner	8/29/06
Prepared by (Print)	Date
Rob Strong, Community Development Director	8/29/06
Reviewed by (Print)	Date

Project Environmental Analysis

The City'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.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the City of Arroyo Grande Community Development Department at 214 East Branch Street Arroyo Grande, CA 93420 or call (805) 473-5420.

A. PROJECT

DESCRIPTION: Proposal by Rick Wheeler to subdivide 1.07 acres on two properties into fourteen lots and construct fourteen (14) townhouses – seven (7) on each property.

The properties are located at 184 and 189 Brisco Road, in the Multi-Family Apartment (MFA) zoning district.

The lots on the 189 Brisco Road property would share a private access road with an adjacent development at 185 & 187 Brisco Road (currently under construction) and the lots on the 184 Brisco Road property would include its own private access drive.

ASSESSOR PARCEL NUMBER(S): 077-051-044 & 077-051-050

B. EXISTING SETTING

LAND USE CATEGORY: High Density (HD) Multi-Family Residential

ZONING: Multi-Family Apartment (MFA)

EXISTING USES: None (properties are vacant)

TOPOGRAPHY: The property at 189 Brisco Road is moderately sloped from west to east; the property at 184 Brisco Road is relatively flat

VEGETATION: Native grasses

PARCEL SIZE: 1.07 acres (46,609 square-feet) total

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Ambulance facility, multi-family residential	<i>East:</i> Multi-family residential, cemetery
<i>South:</i> Multi-family residential	<i>West:</i> Elementary school

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 project can be minimized to less-than-significant levels by incorporating the mitigation measures listed below. All mitigation measures contained in this Initial Study shall be included in the Conditions of Approval for the project.

**CITY OF ARROYO GRANDE
INITIAL STUDY CHECKLIST**

1. AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 that may affect surrounding areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Explanation. The project will develop two properties totaling 1.07 acres that are currently vacant with fourteen (14) townhouses. While any construction on this site will change its visual character of the area, the site is not considered to be a scenic resource and the scale, massing, architectural character, colors, materials and landscaping for the project will be reviewed by the City's Architectural Review Committee (ARC) to ensure compatibility with the visual character of the neighborhood.

2. AGRICULTURAL RESOURCES

- Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Convert prime agricultural land to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Impair agricultural use of other property or result in conversion to other uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning or Williamson Act program?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanation. The project is located within the City's urban core. There are no agriculture resources present on the site, nor would the project impact any off-site agricultural resources.

3. AIR QUALITY - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District (APCD)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Expose any sensitive receptor to substantial air pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create or subject individuals to objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be inconsistent with the District's Clean Air Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The San Luis Obispo County Air Pollution Control District (APCD) has developed the CEQA Air Quality Handbook to evaluate project specific impacts and determine if air quality mitigation measures are needed, or if potentially significant impacts could result. The City refers to this Handbook for all discretionary projects subject to CEQA.

Impact. As proposed, the project will result in the disturbance of approximately 1.07 acres. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. In San Luis Obispo County, ozone and PM₁₀ are the pollutants of primary concern, since state health-based standards for these pollutants are exceeded in portions of the County in most years. For this reason,

San Luis Obispo County is considered to be in non-attainment of the state standards for both ozone and PM₁₀. The major sources of PM₁₀ include mineral quarries, grading, demolition, agricultural tilling, road dust and vehicle exhaust.

Grading and construction of the project would occur over a period of several months. Short-term impacts related to dust generation from site preparation and grading would result in dust generation that could affect adjacent properties. Mitigation measures placed on the project would reduce short-term dust generation during construction of the project to less-than-significant levels. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site. The dust control measures listed below shall be followed during construction of the project, and shall be shown on grading and building plans.

Mitigation/Conclusion. The following mitigation measures are necessary to reduce air quality impacts to a less-than-significant level. Air pollution impact assessment is divided into the construction and operational phases of the project.

The project shall comply with all applicable Air Pollution Control District (APCD) regulations pertaining to the control of fugitive dust (PM₁₀) as contained in section 6.5 of the Air Quality Handbook. All site grading and demolition plans shall list the following regulations:

MM 3.1: All dust control measures listed below (MM 3.2 – 3.6) shall be followed during construction of the project and shall be shown on grading and building plans. 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. The name and telephone number of such person(s) shall be provided to the APCD prior to land use clearance for map recordation and finished grading of the area.

MM 3.2: During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent airborne dust from leaving the site. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour. Reclaimed (non-potable) water shall be used.

MM 3.3: Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.

MM 3.4: All vehicles 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 CVC Section 23114.

MM 3.5: Install wheel washers where vehicles enter and exit unpaved roads on to streets, or wash off trucks and equipment leaving the site. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.

MM 3.6: Sweep streets at the end of each day if visible soil material is carried on to adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

MM 3.7: To mitigate the diesel PM generated during the construction phase, all construction equipment shall be properly maintained and tuned according to manufacturer's specifications. The measures below (MM 3.8 – 3.10) shall be clearly identified in the project bid specifications so the contractors bidding on the project can include the purchase and installation costs in their bids.

MM 3.8: All off-road and portable diesel powered equipment, including but not limited to bulldozers, graders, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, shall be fueled exclusively with California Air Resources Board (ARB) motor vehicle diesel fuel.

MM 3.9: To the maximum extent feasible, the use of diesel construction equipment shall meet the ARB's 1996 certification standard for off-road heavy-duty diesel engines.

MM 3.10: Unless otherwise approved by APCD, the developer shall install catalytic diesel particulate filters or Diesel oxidation catalyst on two (2) pieces of construction equipment involved in primary earth moving and construction activities and *projected* to generate the greatest emissions. APCD staff shall be included in the selection of candidate equipment along with a representative of the contractor.

MM 3.11: If utility pipelines are scheduled for removal or relocation, or building(s) are removed or renovated, this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M – asbestos NESHAP). These requirements include, but are not limited to: 1) notification requirements to the APCD, 2) asbestos survey conducted by a Certified Asbestos Inspector, and 3) applicable removal and disposal requirements of identified asbestos containing material.

MM 3.12: Prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if Naturally Occurring Asbestos (NOA) is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the APCD. If NOA is found at the site, the applicant must comply with all requirements outlined in the Asbestos Air Toxins Control Measure (ATCM) regulated under by the California Air Resources Board (ARB).

Responsible Party: Developer

Monitoring Agency: Public Works Department, Building and Fire Department

Timing: Prior to issuance of Grading Permit and during construction

4. BIOLOGICAL RESOURCES -	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
a) Result in a loss of unique or special status species or their habitats?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Reduce the extent, diversity or quality of native or other important vegetation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impact wetland or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Introduce barriers to movement of resident or migratory fish or wildlife species, or factors that could hinder the normal activities of wildlife?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanation. The project is located on vacant property within the City's urban core. There are no unique or special status species, nor suitable habitat for such species on the site. Due to existing development surrounding the site, it does not have any value as a wildlife corridor.

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

Explanation. The project is within the City's urban core. There are neither known archeological sites nor any creeks in the vicinity of the property; therefore, the project will not impact cultural resources.

6. GEOLOGY AND SOILS -

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

Will the project:

- | | | | | | |
|----|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) | <i>Be within a CA Dept. of Mines & Geology Earthquake Fault Zone?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) | <i>Result in soil erosion, topographic changes, and 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) | <i>Other _____</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Setting. The topography of the project site slopes down from west to east, and the property is located outside of the 100-year flood zone. No active faulting is known to exist on or close to the subject property. The project is not within a known area containing serpentine or ultramafic rock or soils (i.e. low risk for naturally occurring asbestos).

Impact. A major source of potential earthquake damage to Arroyo Grande is from activity along the regional San Andreas Fault located less than forty (40) miles east along the eastern border of San Luis Obispo County. The most widespread intensity of ground shaking depends on several factors including the magnitude of the earthquake, the distance from the earthquake epicenter, and underlying soil conditions. Other regional faults of significance that could affect the project area in terms of ground shaking are the Rincondada and Nacimiento faults, located approximately twenty-five (25) miles east of the City. These faults are considered "potentially active", and could cause moderate (Magnitude 6.0+) earthquakes in the area. The West Huasna fault is located roughly three (3) miles east of the City of Arroyo Grande. The project site would be subject to severe ground shaking in a strong seismic event, which could cause damage to structures and endanger public safety.

A Soils Engineering Report was prepared by GSI Soils, Inc. dated July 24, 2006 (Attachments A and B) for each property. The reports conclude that the site is suitable for the proposed development provided the recommendations in the report are incorporated into the project plans and specifications.

Mitigation/Conclusion. The following mitigation measures are required to reduce any potentially significant impacts related to geology and soils to a less than significant level.

MM 6.1 All grading and site preparation for construction of the project shall comply with the Soils Engineering Reports prepared by GSI Soils, Inc., dated July 24, 2006. Specifically, work will comply with Section 5.0, Conclusions and Recommendations.

Responsible Party: Developer

Monitoring Agency: Public Works Department

Timeframe: Prior to issuance of grading permit

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

7. HAZARDS & HAZARDOUS MATERIALS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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"/>
d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Create any other health hazard or potential hazard?</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"/>

Explanation. The project is not located in an area of known hazardous material contamination, nor is the project within a high severity risk area for fire, nor is the project within an Airport Review area. No impacts as a result of hazards or hazardous materials are anticipated; therefore, no mitigation measures are necessary.

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 City's Noise Element thresholds?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</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 type="checkbox"/>

Impact The project is expected to generate loud noise during construction that will impact adjacent businesses and residences. This is considered a potentially significant impact that can be mitigated to a less than significant level with implementation of the mitigation measures below.

Mitigation/Conclusion. The project will generate short-term noise impacts with construction activities that require the following mitigation measures:

MM 8.8: Construction activities shall be restricted to the hours of 8 a.m. and 6 p.m. Monday through Saturday. No construction shall occur on Sunday. On-site equipment maintenance and servicing shall be confined to the same hours.

MM 8.9: All construction equipment utilizing internal combustion engines shall be required to have mufflers that are in good condition. Stationary noise sources shall be located at least 300 feet from occupied dwelling units unless noise reducing engine housing enclosures or noise screens are provided by the contractor.

MM 8.10: Equipment mobilization areas, water tanks, and equipment storage areas shall be placed in a central location as far from existing residences as feasible.

Responsible Party: Developer

Monitoring Agency: Public Works Department

Timeframe: During construction

9. POPULATION/HOUSING - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or 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 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"/>

Explanation. The project would add 14 dwelling units to the City's housing stock and approximately thirty-two (32) people to the City's population (based on average household size of 2.4 persons). The property is designated for high-density multi-family residential use in the City's Land Use Element and zoned Multi-Family Apartment (MFA). The proposed uses and density are consistent with all applicable development standards; therefore, no mitigation measures are required.

10. PUBLIC SERVICES/UTILITIES - <i>Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Solid Wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanation. The project is located within the City's urban core and is anticipated to add a total of thirty-two (32) people to the City's population. This is consistent with anticipated growth based on the City's General Plan; therefore, no mitigation measures are required.

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

Explanation. The project will not significantly increase the City's population and therefore will not significantly impact the use or demand for parks or other recreational activities.

12. TRANSPORTATION/ CIRCULATION - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase vehicle trips to local or areawide circulation system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Reduce existing "Levels of Service" on public roadway(s)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**12. TRANSPORTATION/
CIRCULATION - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) Provide for adequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate internal traffic circulation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in a change in air traffic patterns that may result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanation. Based on SANDAG (San Diego Association of Governments) Traffic Generation Rates, the project is anticipated to generate a total of 112 daily vehicle trips. The anticipated peak-hour would occur in the PM, with eleven (11) vehicle trips. This is below the threshold of twenty (20) peak-hour trips established by the City's General Plan; therefore, no mitigation measures are necessary.

13. WASTEWATER - Will the project:

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

Setting. Wastewater disposal for the project will be managed by extending the City's wastewater collection system to the service the project. The South San Luis Obispo County Sanitation District (SSLOCSD) provides wastewater collection and treatment services for the Cities of Arroyo Grande, Grover Beach and the unincorporated community of Oceano, and owns and maintains all of the main sewer trunk lines. All new developments are required to obtain approval from the SSLOCSD for the development's impact to District facilities.

Impact: Per the Arroyo Grande Wastewater Master Plan (AGWWMP), the additional flows from the project will add to peak flows of certain main lines currently close to capacity. Payment of the project's proportionate share for these upgrades, as well as other sewer impact fees, will reduce impacts to less than significant.

Mitigation/Conclusion. Through upgrade fees, the developer will pay the project's proportional share of impact fees to mitigate the additional demand for wastewater services.

MM 13.1: The applicant shall pay the project's proportionate share to the following wastewater capital improvement projects:

- El Camino Real Sewer Upgrade
- Walnut Street Sewer Upgrade

Responsible Party: Developer

Monitoring Agency: Public Works Department

Timeframe: Prior to issuance of Building Permit

14. HYDROLOGY AND WATER QUALITY - Will the project:	Potentially Significant	Impact & 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 type="checkbox"/>	<input checked="" 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"/>
e) <i>Adversely affect water supply?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The City currently receives its water supply from both surface and groundwater sources. Ground water extractions are derived from seven (7) wells and two (2) separate basin formulations. Surface water is obtained from the Lopez Reservoir Project, which was constructed in the late 1960's. Reclaimed storm water collected by the Soto Sports Complex Storm Water Reclamation Project is also used as an irrigation supply source. The City adopted a Water System Master Plan in 1999, which identified water resources as being a significant issue, and identified methods to increase and diversify water supply to increase long-term reliability of the City's water service to its residents. The report assessed potential methods to address the water supply issue and prioritized alternatives.

Impact. The City used approximately 94% of its available/allocated water supply between December 2004 and November 2005. Per Chapter 13.05.010 of the City's Municipal Code (Water Supply Conditions), this level of water use is considered a "severely restricted" water supply condition that has not yet reached a "critical" level. To manage its water supply deficiency, the City adopted a two-phased strategy in November 2004 that included alternatives to be pursued to meet the City's water demand over the next 10- year period (Phase 1), and identified alternatives that will provide permanent water supply increases to meet the long-term demand that are most desirable, feasible and cost effective (Phase 2). As part of Phase 1, the City adopted a Water Conservation Program in May 2003 that included:

- Plumbing Retrofit Program;
- Water Shortage Contingency Analysis;
- Public Information and Education;
- Information System Assessment for Top Water Users;
- Enforcement of City's Water Conservation Codes; and
- Optional components, including washing machine rebates, irrigation system or landscaping rebates, and retrofit of cemetery with non-potable water.

Other components of Phase 1 include construction of Well No. 10 (located on Deer Trail Circle), pursuing oil field water on Price Canyon, implementing a tiered water and sewer rate structure as financial incentives for water conservation, and a utility retrofit upon-sale program.

Phase 2 provides various permanent water supply options that include:

- Conducting a groundwater study (in process);

- Pursuing water from the Nacimiento Project;
- Implementing a reclaimed water system;
- Pursuing feasibility of a desalination plant; and
- Pursuing water from the State Water Project.

Mitigation/Conclusion. The City is currently in a severely restricted water supply situation, which is considered a cumulatively significant impact. The project's contribution, however, is considered *de minimis*, meaning that the environmental conditions would be the same whether or not the project is implemented. The City adopted overriding considerations for cumulative water supply impacts identified in the Program EIR for the 2001 General Plan Update. However, the project shall implement the following restrictions and measures to reduce water supply impacts to a less-than-significant level.

MM 14.8: The project shall comply with the City's required water conservation measures including any applicable measures identified in any applicable City Water Conservation Plans.

Responsible Party: Developer

Monitoring Agency: Public Works Department

Timing: Prior to issuance of Building Permit

MM 14.9: The project shall install best available technology for low-flow toilets, showerheads and hot water recirculation systems.

Responsible Party: Developer

Monitoring Agency: Building and Fire Department

Timing: Prior to issuance of a Certificate of Occupancy

MM 14.10: The final landscape plan shall show low-water use/drought resistant species and drip irrigation systems rather than spray irrigation systems.

Responsible Party: Developer

Monitoring Agency: Parks, Recreation & Facilities Department

Timing: Prior to issuance of Building Permit

MM 14.11: The project plans shall include methods for collecting surface run-off from the site for use on landscaped areas to reduce water use and minimize run-off to the extent feasible.

Responsible Party: Developer

Monitoring Agency: City of Arroyo Grande – Public Works Dept.

Timing: Prior to issuance of Building Permit

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) Be potentially inconsistent with land use, policy/regulation (e.g., General Plan, Development Code), adopted to avoid or mitigate for environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be potentially inconsistent with any habitat or community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be potentially incompatible with surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanation. Surrounding uses are identified on Page 3 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., City's Land Use Element, Development Code, Zoning Map, etc.). The project was found to be consistent with these documents and codes; therefore, no mitigation measures are required.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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a) *Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) *Have environmental effects that 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"/>
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d) *Have environmental effects that 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"/>
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ATTACHMENTS:

- A. Soils Engineering Report by GSI Soils, Inc. dated July 24, 2006 (on file in Community Development Department)
- B. Soils Engineering Report by GSI Soils, Inc. dated July 24, 2006 (on file in Community Development Department)