



**CITY OF
SAN LUIS OBISPO**

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM
For EID-0684-2017**

1. Project Title:

600 Perkins Lane Subdivision
EID-0684-2017

2. Lead Agency Name and Address:

City of San Luis Obispo
990 Palm Street
San Luis Obispo, CA 93401

3. Contact Person and Phone Number:

Kyle Bell, Associate Planner
kbell@slocity.org
(805) 781-7524

4. Project Location:

600 Perkins Lane, San Luis Obispo, CA 93401
APN: 004-581-007

5. Project Sponsor's Name and Address:

Neils Grether
600 Perkins Lane
San Luis Obispo, CA, 93401

Projects Representative Name and Address:

Leaha Magee
3563 Sueldo Street
San Luis Obispo, CA, 93401

6. General Plan Designation:

Medium-Density Residential

7. Zoning:

Medium-Density Residential (R-2-S) zone with the Special Consideration Overlay

8. Description of the Project:

The project is a corner lot subdivision creating two parcels from one existing parcel (Attachment 2, Project Plans). The existing parcel contains one single-family residence which is proposed to be demolished and replaced with two new single-family residences (one per proposed lot).

Proposed parcels A & B will be accessed from Rockview Place where a portion of the property along Perkins Lane (south property line of parcel B) will be dedicated to the public right-of-way (approximately 175 square feet). An exception is requested for parcel B to establish a smaller parcel size for the corner lot for approximately 5,592 square feet (excluding the area to be dedicated to the public right-of-way) where 5,750 square feet is normally required, as detailed in the table below.

	Min. Lot Area (sq. ft.)	Min. Width (feet)	Min. Depth (feet)	Min. Street Frontage (feet)
Requirement (R-2 zone)	5,000	50	80	20
Corner lot (+15%)	5,750			
Parcel A	5,060	57	88	56
Parcel B - Corner lot	5,592	63	92	155

**Bold font indicates compliant with standards*

9. Surrounding Land Uses and Settings:

The project site encompasses one lot; 600 Perkins Lane (10,827 square feet). The project site is located on the north side of Perkins Lane on the corner of Perkins and Rockview Place. The project site is gently sloping (approximately 6% average cross slope) and is developed with one single-family residence. The parcel is located in the Medium-Density Residential zone with the Special Considerations Overlay (R-2-S) and is surrounded by R-1-PD and R-2-S zoning with single & multi-family residences. Adjacent land uses and zoning are provided in the table below:

	Zoning	Land Use
North	R-1-PD*	Stoneridge Single-Family PD*
West	R-2-S	3-Unit Multi-Family Development
South	R-2-S	12-Unit Multi-Family Development
East	R-2-S	Single-Family Residence

**PD: Planned Development*

10. Project Entitlements Requested:

The proposed project requires Tentative Parcel Map approval from the Planning Commission due to the requested exceptions from the Subdivision Regulations; minimum lot area, due to the area dedicated to the public right-of-way.

11. Other public agencies whose approval is required:

None

12. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources code section 21080.3.1? If so, has consultation begun? YES _____

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

	Aesthetics		Greenhouse Gas Emissions		Population and Housing
	Agricultural Resources		Hazards & Hazardous Materials		Public Services
	Air Quality		Hydrology/Water Quality		Recreation
	Biological Resources		Land Use and Planning		Transportation & Traffic
	Cultural Resources		Energy & Mineral Resources		Utilities and Service Systems
	Geology/Soils		Noise		Tribal Cultural Resources
	Mandatory Findings of Significance				

FISH AND GAME FEES

	There is no evidence before the Department that the project will have any potential adverse effects on fish and wildlife resources or the habitat upon which the wildlife depends. As such, the project qualifies for a de minimis waiver with regards to the filing of Fish and Game Fees.
X	The project has potential to impact fish and wildlife resources and shall be subject to the payment of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code. This initial study has been circulated to the California Department of Fish and Game for review and comment.

STATE CLEARINGHOUSE

	This environmental document must be submitted to the State Clearinghouse for review by one or more State agencies (e.g. Cal Trans, California Department of Fish and Game, Department of Housing and Community Development). The public review period shall not be less than 30 days (CEQA Guidelines 15073(a)).
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DETERMINATION:

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	X
I find that 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, or the mitigation measures described on an attached sheet(s) have been added and agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a “potentially significant” impact(s) or “potentially significant unless mitigated” impact(s) 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	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (2) have been avoided or mitigated pursuant to that earlier EIR of NEGATIVE DECLARATION , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

Signature 

Date 10/5/17

Tyler Corey, Principal Planner

For: Michael Codron
Community Development Director

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 19, "Earlier Analysis," as described in (5) below, may be cross-referenced).
5. Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063 (c) (3) (D)). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they addressed site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance

Issues, Discussion and Supporting Information Sources Perkins Lane Project SBDV-0626-2017 EID-0628-2017	Sources	Potentially Significant Issues	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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1. AESTHETICS. Would the project:

a) Have a substantial adverse effect on a scenic vista?	1,2				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, open space, and historic buildings within a local or state scenic highway?	1,11				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	1,11, 28				X
d) Create a new source of substantial light or glare which would adversely effect day or nighttime views in the area?	1,12, 30				X

Evaluation

a), b), c), d) The project site is not located in the area of a scenic vista or a local or state scenic highway. The proposed land division is in an already urbanized area and represents an infill development project. Any subsequent development project would need to be compatible with surrounding development as required by the Community Design Guidelines. No additional light or glare is anticipated from the land division. *No impact.*

Conclusion: No Impact.

2. AGRICULTURE RESOURCES. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	14				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	10				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	14				X

Evaluation

a), b), c) The project site is surrounded by developed properties and public streets. The Farmland Mapping and Monitoring Program of the California Resources Agency designates this property as Urban Land. There is no Williamson Act contract in effect on the project site. Redevelopment of the site will not contribute to conversion of farmland, and may relieve pressure to develop similar land outside of the City's Urban Reserve Line. No impacts to existing on site or off site agricultural resources are anticipated with development of the project site. *No impact*

Conclusion: No Impact.

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	15, 16				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	15, 16			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed qualitative thresholds for ozone precursors)?	15, 16			X	
d) Expose sensitive receptors to substantial pollutant	30				X

Issues, Discussion and Supporting Information Sources Perkins Lane Project SBDV-0626-2017 EID-0628-2017	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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concentrations?					
e) Create objectionable odors affecting a substantial number of people?	12, 30				X

Evaluation

a), b), c) San Luis Obispo County is a non-attainment area for the State PM₁₀ (fine particulate matter 10 microns or less in diameter) air quality standards. State law requires that emissions of non-attainment pollutants and their precursors be reduced by at least 5% per year until the standards are attained. The 2001 Clean Air Plan (CAP) for San Luis Obispo County was developed and adopted by the Air Pollution Control District (APCD) to meet that requirement. The CAP is a comprehensive planning document designed to reduce emissions from traditional industrial and commercial sources, as well as from motor vehicle use. Land Use Element Policy 1.14.2 states that the City will help the APCD implement the Clean Air Plan. *Less than significant impact.*

d), e) The proposed land division would create parcels consistent with the neighborhood development pattern and with density of neighboring development. The project would not exceed any air quality thresholds or be inconsistent with the Air Pollution Control District CEQA Guidelines, or the San Luis Obispo Air Pollution Control District Clean Air Plan. No objectionable odors will emanate from the project. *No impact.*

Conclusion: Less Than Significant Impact.

4. BIOLOGICAL RESOURCES. Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	10				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	10, 11				X
c) Have a substantial adverse effect on Federally protected wetlands as defined in Section 404 of the Clean Water Act (including, but not limited to, marshes, vernal pools, etc.) through direct removal, filling, hydrological interruption, or other means?	10				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	10,11				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	9			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	5				X

Evaluation

a), b) According to the Natural Diversity Database of the California Department of Fish and Game, there are no species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service on or near the project site, nor is riparian habitat or other sensitive natural community identified. *No impact*

Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Perkins Lane Project SBDV-0626-2017 EID-0628-2017					

- c) The site is not near any natural waterway and will therefore have no adverse effect on Federally protected wetlands. *No impact.*
- d) The property is completely surrounded by urban development and the proposed condominium project will not interfere with the movement of any wildlife species or migratory wildlife corridor. *No impact.*
- e) The project proposal includes the removal of fifteen trees and preservation of nine trees on site. The City Arborist has reviewed the proposal and has recommended methods of preservation for the trees to remain, and supports the removal of the fifteen trees, no tree removal permit is required, in accordance with the City’s Municipal Code Section 12.24.090F. The City Arborist has determined that the replanting plan to provide seven street trees and six on-site trees is appropriate for the project. *Less than significant impact.*
- f) The proposed condominium project will not conflict with any local policy protecting biological resources nor any adopted habitat conservation plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. *No impact.*

Conclusion: Less than Significant Impact.

5. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historic resource? (See CEQA Guidelines 15064.5)	10,21,22				X
b) Cause a substantial adverse change in the significance of an archaeological resource? (See CEQA Guidelines 15064.5)	21,22			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	11,21				X
d) Disturb any human remains, including those interred outside of formal cemeteries?	23			X	

Evaluation

- a) The project site does not contain a listed historic resource and is not located within or near a historic resource Historic District. *No impact.*
- b), c), d) The project site is not located within or near areas designated as burial sensitivity areas and the project is not considered an archaeologically sensitive site as described in the City’s Archaeological Resource Preservation Program Guidelines.. There are no known paleontological resources on the project site and there are no unique geologic features on the property. No significant grading or excavation is proposed or required to complete the land division or subsequent development on the parcel. *Less than significant impact.*

Conclusion: Less Than Significant Impact.

6. GEOLOGY AND SOILS. Would the project:

a) Expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving:					
I. Rupture of a known earthquake fault, as delineated in the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	25			X	
II. Strong seismic ground shaking?	25			X	
III. Seismic-related ground failure, including liquefaction?	13			X	
IV. Landslides or mudflows?	10			X	
b) Result in substantial soil erosion or the loss of topsoil?	13, 30				X

Issues, Discussion and Supporting Information Sources Perkins Lane Project SBDV-0626-2017 EID-0628-2017	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslides, lateral spreading, subsidence, liquefaction, or collapse?	13			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	13			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	7				X

Evaluation

a), c) San Luis Obispo County, including the City of San Luis Obispo, is located within the Coast Range Geomorphic Province, which extends along the coastline from central California into Oregon. This region is characterized by extensive folding, faulting, and fracturing of variable intensity. In general, the folds and faults of this province comprise the pronounced northwest trending ridge-valley system of the central and northern coast of California.

Under the Alquist-Priolo Special Studies Zone Act, the State Geologist is required to delineate appropriately wide special studies zones to encompass all potentially and recently-active fault traces deemed sufficiently active and well-defined as to constitute a potential hazard to structures from surface faulting or fault creep. In San Luis Obispo County, the special Studies Zone includes the San Andreas and Los Osos faults. The edge of this study area extends to the westerly city limit line, near Los Osos Valley Road. According to a recently conducted geology study (source 16), the closest mapped active fault is the Los Osos Fault, which runs in a northwest direction and is about one mile from the City’s westerly boundary. Because portions of this fault have displaced sediments within a geologically recent time (the last 10,000 years), portions of the Los Osos fault are considered “active”. Other active faults in the region include: the San Andreas, located about 30 miles to the northeast, the Nacimiento, located approximately 12 miles to the northeast, and the San Simeon-Hosgri fault zone, located approximately 12 miles to the west.

Although there are no fault lines on the project site or within close proximity, the site is located in an area of “High Seismic Hazards,” specifically Seismic Zone D, which means that future buildings constructed on the site will most likely be subjected to excessive ground shaking in the event of an earthquake. New structures must be designed in compliance with seismic design criteria established in the California Building Code for Seismic Zone D. To minimize this potential impact, the Uniform Building Code and City Codes require new structures to be built to resist such shaking or to remain standing in an earthquake. The project site is not in an area designated as having high landslide potential and is not located on steep slopes *Less than Significant Impact*.

b), The project site is substantially landscaped. *No impact*.

d) The Safety Element of the General Plan indicates that the project site has a high potential for liquefaction, which is true for most of the City, and the site contains highly expansive soils as defined in Table 18-1-B of the Uniform Building Code (2001). A soils report prepared by a qualified engineer is required upon review of the building permit to address the nature of the subsurface soils in response to liquefaction potential, in accordance with the California Building Code Chapter 18, any issues identified in the report will be addressed through site construction techniques. *Less than significant impact*.

e) The project site has access to the use of City sewers. *No impact*.

Conclusion: Less than Significant Impact.

7. GREENHOUSE GAS EMISSIONS. Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	1, 9				X
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	1, 9			X	

Issues, Discussion and Supporting Information Sources Perkins Lane Project SBDV-0626-2017 EID-0628-2017	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Evaluation

a), b) The emissions from project-related vehicle exhaust comprise the vast majority of the total project CO₂ emissions. The remaining project CO₂ emissions are primarily from building heating systems and will slightly increase regional power plant electricity generation due to increased number of dwelling units. The proposed project will result in infill development, located near to transit, services and employment centers. City policies recognize that compact, infill development allow for more efficient use of existing infrastructure and Citywide efforts to reduce greenhouse gas emissions. The City’s CAP also recognizes that energy efficient design will result in significant energy savings, which result in emissions reductions. Based on the project’s consistency with the 2012 CAP and results of air emission modeling, the project would not result in cumulatively considerable generation of GHG, and impacts would be less than significant. *Less than significant impact.*

Conclusion: Less Than Significant Impact.

8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	29				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	29				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	29				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, it would create a significant hazard to the public or the environment?	4				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	27			X	
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	27			X	
g) Impair implementation of, or physically interfere with, the adopted emergency response plan or emergency evacuation plan?	4				X
h) Expose people or structures to a significant risk of loss, injury, or death, involving wildland fires, including where wildlands are adjacent to urbanized areas or where residents are intermixed with wildlands?	4				X

Evaluation

a), b), c), d) The proposed subdivision is not located on a site with any known hazardous materials and improvements necessary for the proposed land division would not result in the emission of any hazardous materials or substances. *No impact.*

e), f) The project site is located approximately 1.3 miles north of the San Luis Obispo County Airport. According to the Airport Land Use Plan (ALUP), the consideration of airport safety factors has led to the delineation of “safety areas” with respect to aviation safety risks. Please refer to the City LUCE Update EIR, Figure 4.8-3, for a depiction of the airport safety zones as delineated through the ALUP. As shown, the project site is located within Airport Safety Zone S-2, identified by the vicinity of which aircraft operate frequently or in conditions of reduced visibility at altitudes between 501 and 1,000 feet

Issues, Discussion and Supporting Information Sources Perkins Lane Project SBDV-0626-2017 EID-0628-2017	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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above ground level. The subject location is not within a specific plan area which does not include policies or standards for airport safety zone densities; therefore, defaulting to the Zoning Regulations Airport Overlay Zone requirements, per Zoning Regulations Section 17.57.020.A. The proposed project complies with Airport Overlay Zone maximum allowed persons per acre (Chapter 17.57 Table 10) and would therefore not result in a safety hazard for people residing or working in the project area. *Less than significant impact.*

g), h) The project site is not within an area of fire hazard severity and is not adjacent to wildlands, and would not interfere with any emergency response plan or emergency evacuation plans. *No impact.*

Conclusion: Less Than Significant Impact.

9. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements?	30				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. The production rate of pre-existing nearby wells would drop to a level which would not support existing land uses for which permits have been granted)?	19				X
c) Substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion or siltation onsite or offsite?	30			X	
d) Substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial flooding onsite or offsite?	30			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	19			X	
f) Otherwise substantially degrade water quality?	30			X	
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	26				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	26				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	26				X
j) Inundation by seiche, tsunami, or mudflow?	26				X

Evaluation

a), b) The project site is within an area of an already developed residential subdivision and is served with water by the City's Utilities Department and will not use or otherwise deplete groundwater resources, interfere with groundwater recharge or alter ground and surface water quality. Water is allocated at the time building permits are issued and the Water Impact Fee is paid. Water will need to be provided by the City's Utilities Department and it must be shown that supplying the project will not use or otherwise deplete groundwater resources or interfere with groundwater recharge. *No impact.*

c), d), e), f) The project will require architectural review approval. The Public Works Division will provide conditions of approval on the architectural review application regarding site drainage which are required to be addressed at the time of building permit submittal. The project will need to comply with the Waterway Management Plan Drainage Design Manual, engineering standards, water pollution control plan requirements, Post Construction Stormwater Requirements, and adopted building and grading codes for water quantity/quality analysis. No mitigation measures are necessary. *Less than significant*

Issues, Discussion and Supporting Information Sources Perkins Lane Project SBDV-0626-2017 EID-0628-2017	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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impact.

g), h), i), j) The project site is not located within the 100-year flood hazard area, is not located near a levee or dam, is not downstream from a levee or dam, and is not located in an area where there is risk of inundation by seiche, tsunami, or mudflow. *No impact.*

Conclusion: Less than significant impact

10. LAND USE AND PLANNING. Would the project:

a) Physically divide an established community?	1, 8			X	
b) Conflict with applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?	1, 10				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plans?	5				X

Evaluation

a) The project complies with all provisions of the General Plan Land Use Element. The project proposes an exception to the City's Subdivision Regulations minimum lot area requirements. The proposed subdivision would create 2 lots from one existing parcel, which requires an exception to the Subdivision Regulations for parcel area. The proposed corner lot (parcel B) has a lot area of 5,592 square feet (5,750 square feet minimum required for a corner lot). The project site is within an already developed residential subdivision representing an infill development opportunity. An exception is required due to a portion of the property required to be dedicated to the public right-of-way, approximately 175 square-feet, without this requirement of dedication an exception would not be required. The proposed subdivision minimally conflicts with the parcel area requirement of the Subdivision Regulations and the resulting parcels will be consistent with the size, density, and development pattern of the neighborhood. *Less than significant impact.*

b), c) The proposed subdivision is an infill project in an already developed urban area resulting in a development pattern consistent with both the Zoning Regulations and General Plan and would not physically divide an established community, nor conflict with any habitat conservation plan or natural community conservation plans. *No impact*

Conclusion: Less than Significant Impact.

11. MINERAL RESOURCES. Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	10				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	10				X

Evaluation

a), b) No known mineral resources are present at the project site. Implementation of the proposed project would not result in the loss of availability of a known mineral resource. The project site is not designated by the general plan, specific plan, or other land use plans as a locally important mineral recovery site. *No impact.*

Conclusion: No Impact.

12. NOISE. Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	3, 18				X
b) Exposure of persons to or generation of excessive groundborne	3, 18			X	

Issues, Discussion and Supporting Information Sources Perkins Lane Project SBDV-0626-2017 EID-0628-2017	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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vibration or groundborne noise levels?					
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	30			X	
d) A substantial temporary, periodic, or permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	30			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	9, 27			X	
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	9, 27				X

Evaluation

a), b), c), d) The project site is not located near any noise sources which would exceed noise thresholds of the Noise Element. Site development will result in increases in ambient noise levels but not to significant levels because policies in the City's Noise Element regulate potential noise impacts. Noise increases that would affect ambient levels are to be reduced to thresholds determined to be acceptable in residential areas. Construction activities also generate noise, and may temporarily raise the ambient noise levels above acceptable levels for the duration of construction, including groundborne vibration and noise. Construction noise is regulated by the City's Noise Ordinance, which regulates time of construction and maximum noise levels that may be generated. The project would be required to meet the noise standards contained in the Ordinance, which includes thresholds for noise generation from construction equipment and limitations on the days and hours of construction. *Less than significant impact.*

e), f) The project site is located outside of the 50 dB contour identified in Figure 1 of the San Luis Obispo County Airport ALUP. The project is a residential development, and the project location has not been identified as an area subject to noise sources above the City's thresholds. In addition, interior noise levels of less than 45 dB will be achievable with standard building materials and construction techniques. *Less than significant impact.*

Conclusion: Less than significant Impact.

13. POPULATION AND HOUSING. Would the project:

a) Induce substantial population growth in an area, either directly (for example by proposing new homes or businesses) or indirectly (for example, through extension of roads or other infrastructure)?	6				X
b) Displace substantial numbers of existing housing or people necessitating the construction of replacement housing elsewhere?	6				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	6				X

Evaluation

a) b) No impacts to population and housing will occur as the project does not involve modifications to the City's policies on residential densities. *No impact*

Conclusion: No Impact.

14. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision, or need, of new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other

Issues, Discussion and Supporting Information Sources Perkins Lane Project SBDV-0626-2017 EID-0628-2017	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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performance objectives for any of the public services:					
a) Fire protection?	12			X	
b) Police protection?	12			X	
c) Schools?	12			X	
d) Parks?	12			X	
e) Roads and other transportation infrastructure?	12			X	
f) Other public facilities?	12			X	

Evaluation

a), b), d), e), f) As an infill site, adequate public services (fire, police, roads and other transportation infrastructure, and other public facilities) are available to serve the project. Future development must comply with applicable City codes and State regulations and building permits will be issued to insure consistency with these requirements. *Less than significant impact*

c) The school districts in the state have the authority to collect fees at the time of issuance of building permits to offset the costs to finance school site acquisition and school construction, and are deemed by State law to be adequate mitigation for all school facility requirements. Any increases in demand on school facilities caused by the project are considered to be mitigated by the district's collection of adopted fees at the time of building permit issuance. *Less than significant impact.*

Conclusion: Less than significant impact.

15. RECREATION. Would the project:

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	30				X
b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	30			X	

Evaluation

a), b) The project is not expected to produce such a volume of new users that any nearby parks or recreation areas will be significantly impacted or deteriorated. No significant recreational impacts are expected to occur with redevelopment of the site, as the project includes the development of only one additional dwelling unit. *Less than significant impact.*

Conclusion: Less Than Significant Impact.

16. TRANSPORTATION/TRAFFIC. Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system?	2				X
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads and highways?	2				X
c) Substantially increase hazards due to design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	30				X
d) Result in inadequate emergency access?	30				X
e) Result in inadequate parking capacity onsite or offsite?	30				X
f) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	2				X
g) Conflict with the with San Luis Obispo County Airport Land Use Plan resulting in substantial safety risks from hazards, noise, or a change in air traffic patterns?	27				X

Issues, Discussion and Supporting Information Sources Perkins Lane Project SBDV-0626-2017 EID-0628-2017	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Evaluation

a), b), c), d), e), f) The project site is served by existing transportation infrastructure and the proposed project will result in improvements to the City's circulation system. The project will dedicate public right-of-way to provide for sidewalk improvements and vehicle access. The project has been evaluated by the Fire Department for adequacy of emergency access and no impacts have been identified. The project does not conflict with any plans or policies regarding public transit, bicycle, or pedestrian facilities. The project is in conformance with City's plans and policies regarding public transit, bicycle, and pedestrian facilities. The project will provide a benefit for public transportation for the City. *No Impact.*

g) The project will not result in any changes to air traffic patterns, nor does it conflict with any safety plans of the Airport Land Use Plan. *No impact.*

Conclusion: No Impact.

17. TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	22				X
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	21, 23				X

Evaluation

On August 31, 2017, local Native American tribal groups were formally notified that an Initial Study of Environmental Impact was being completed for the proposed project at 600 Perkins and invited to provide consultation on the proposed project. No tribal representatives requested formal consultation, and the project is not located within an archaeologically sensitive site, or near areas designated as burial sensitive areas. *No impact.*

a), b) The project site does not contain any structures that are: listed or eligible for listing in the California Register of Historical Resources or local register as defined in Public Resources Section 5020.1(k). The site does not contain any resources considered significant by any California Native American tribe. *No Impact.*

Conclusion: No Impact

18. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	12			X	
b) Require or result in the construction or expansion of new water treatment, waste water treatment, water quality control, or storm drainage facilities, the construction of which could cause significant environmental effects?	12			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	12			X	

Issues, Discussion and Supporting Information Sources Perkins Lane Project SBDV-0626-2017 EID-0628-2017	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new and expanded water resources needed?	12			X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitment?	12			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	24			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?	24			X	

Evaluation

a), b), c), d), e), f), g) The project is an infill development project within an existing residential subdivision which is already served by drainage, sewer, and water facilities and is already served with solid waste service. The incremental increase in demand on these facilities and services is not considered to be significant. Future site development on the newly created parcel is subject to impact fees to ensure new development pays its fair share of the cost. The City's existing fee structure is intended to offset any of the incremental impacts of each new residential unit. *Less than significant impact.*

Conclusion: Less than significant impact.

19. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project 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?					X
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As discussed in the biological section of this study, there are no species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service on or near the project site, nor is riparian habitat or other sensitive natural community identified. With regard to historical resources, the project is not located on or near a known sensitive archaeological site or historic resource. There are no known paleontological resources or unique geologic features on the project site, and the project site is outside of the areas designated on the City's Burial Sensitivity Map as potential burial sites.

b) Does the project 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 the past projects, the effects of other current projects, and the effects of probable future projects)				X	
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The impacts of the proposed project are individually limited and not considered "cumulatively considerable." Although incremental changes in certain issue areas can be expected as a result of the proposed Project, all environmental impacts that could occur as a result of the proposed project would be reduced to a less than significant level through compliance with existing regulations discussed in this Initial Study for the following resource areas: air quality, biological and cultural resources, geological, hydrology and water quality, hazardous materials, and noise.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X	
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Implementation of the proposed Project would result in no environmental effects that would cause substantial direct or indirect adverse effects on human beings, all environmental impacts that could occur as a result of the proposed project would be reduced to a less than significant level through compliance with existing regulations discussed in this Initial Study for the following resource areas: air quality, greenhouse gas emissions, hydrology and water quality, hazardous materials, and noise.

Issues, Discussion and Supporting Information Sources Perkins Lane Project SBDV-0626-2017 EID-0628-2017	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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20. EARLIER ANALYSES.
Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063 (c) (3) (D). In this case a discussion should identify the following items:
a) Earlier analysis used. Identify earlier analyses and state where they are available for review.
N/A
b) Impacts adequately addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
N/A
c) Mitigation measures. For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions of the project.
N/A

21. SOURCE REFERENCES.	
1.	City of SLO General Plan Land Use Element, December 2014
2.	City of SLO General Plan Circulation Element, December 2014
3.	City of SLO General Plan Noise Element, May 1996
4.	City of SLO General Plan Safety Element, July 2000
5.	City of SLO General Plan Conservation Element, April 2006
6.	City of SLO General Plan Housing Element, January 2015
7.	City of SLO Water and Wastewater Element, February 1987
8.	City of SLO General Plan EIR 2014 for Update to the Land Use and Circulation Elements
9.	City of San Luis Obispo Municipal Code
10.	City of San Luis Obispo, Land Use Inventory Database
11.	Site Visit
12.	Staff Knowledge
13.	USDA, Natural Resources Conservation Service, Soil Survey of San Luis Obispo County
14.	Website of the Farmland Mapping and Monitoring Program of the California Resources Agency: http://www.consrv.ca.gov/dlrp/FMMP/
15.	Clean Air Plan for San Luis Obispo County, Air Pollution Control District, 2001
16.	CEQA Air Quality Handbook, Air Pollution Control District, 2012
17.	Institute of Transportation Engineers, Trip Generation Manual, 6 th Edition, on file in the Community Development Department
18.	City of San Luis Obispo Noise Guidebook, May 1996
19.	City of SLO Waterways Management Plan
20.	City of San Luis Obispo, Historic Resource Preservation Guidelines, on file in the Community Development Department
21.	City of San Luis Obispo, Archaeological Resource Preservation Guidelines, on file in the Community Development Department
22.	City of San Luis Obispo, Historic Site Map
23.	City of San Luis Obispo Burial Sensitivity Map
24.	City of SLO Source Reduction and Recycling Element, on file in the Utilities Department
25.	San Luis Obispo Quadrangle Map, prepared by the State Geologist in compliance with the Alquist-Priolo Earthquake Fault Zoning Act, effective January 1, 1990
26.	Flood Insurance Rate Map (Community Panel 0603100005 C) dated March 5, 2007
27.	San Luis Obispo County Airport Land Use Plan
28.	City of San Luis Obispo Community Design Guidelines

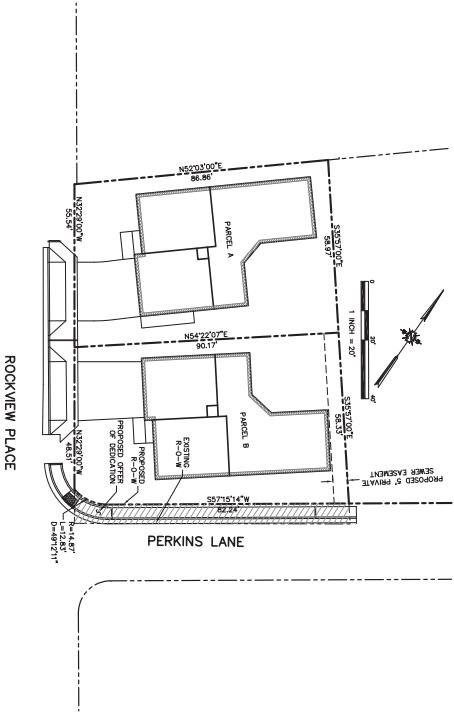
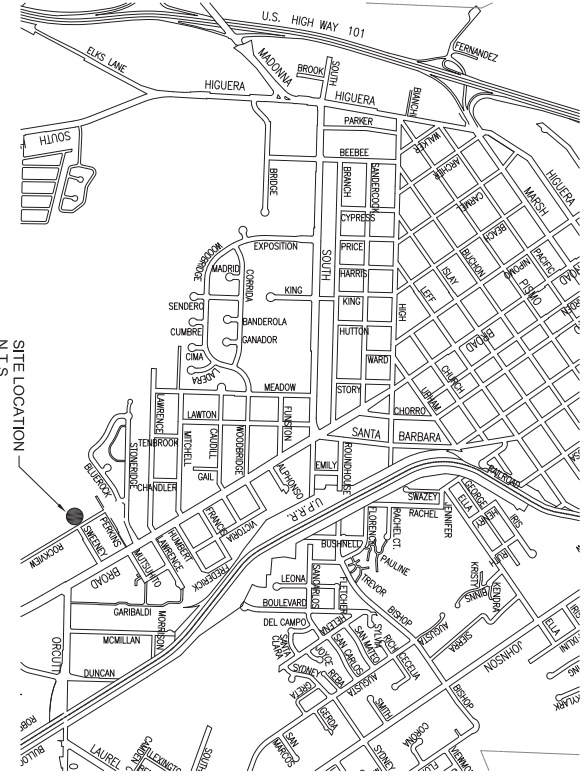
Issues, Discussion and Supporting Information Sources Perkins Lane Project SBDV-0626-2017 EID-0628-2017	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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29.	2001 Uniform Building Code
30.	Project Plans

All documents listed above are available for review at the City of San Luis Obispo Community Development Department, 990 Palm Street, San Luis Obispo, California (805) 781-7188.

Attachments:

1. Reduced scale project plans



index to plans

- SHEET 1 TITLE SHEET
- SHEET 2 ROCKVIEW PLACE FRONTAGE IMPROVEMENTS
- SHEET 3 PERKINS LANE FRONTAGE IMPROVEMENTS
- SHEET 4 COMPOSITE UTILITY PLAN
- SHEET 5 TREE PROTECTION PLAN

GENERAL NOTES:

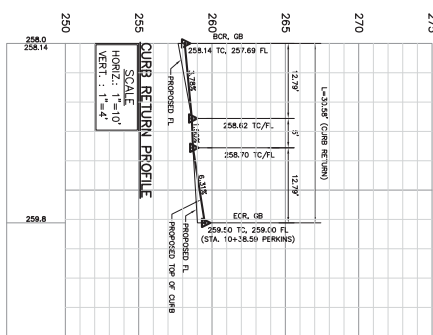
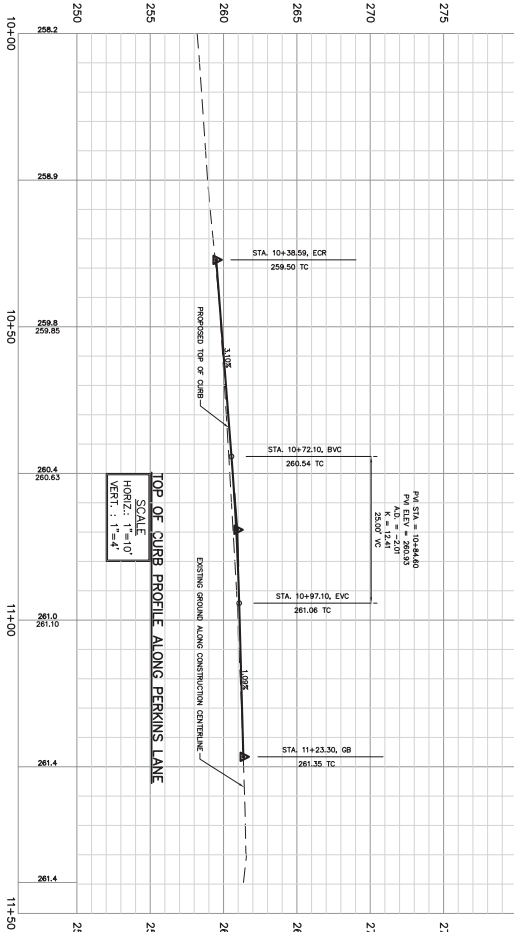
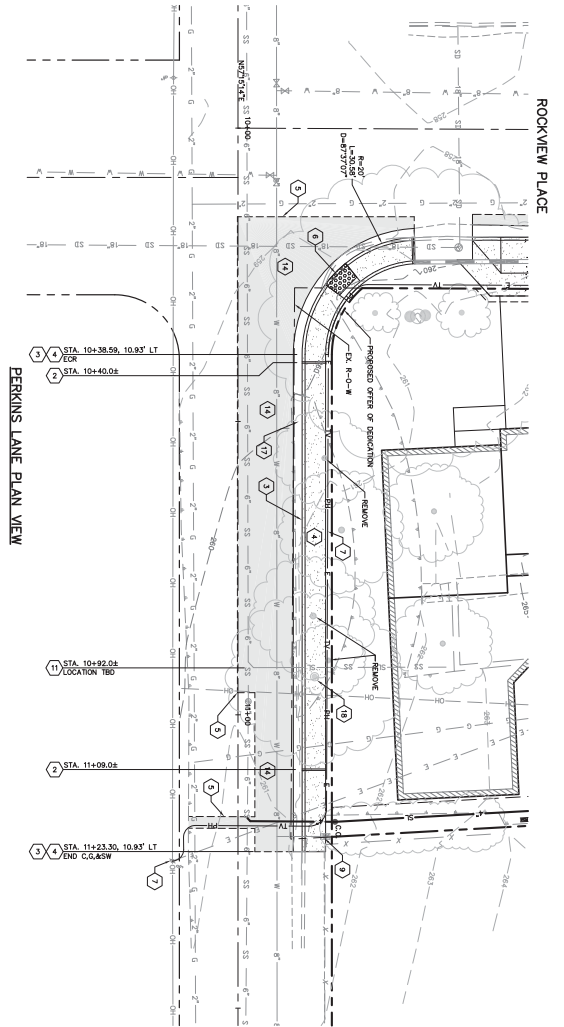
1. CONTRACTOR TO VERIFY THE LOCATION AND DEPTHS TO EXISTING UTILITIES AND STRUCTURES SHOWN ON THESE PLANS PRIOR TO ANY CONSTRUCTION. THE LOCATION OF POWER, TELEPHONE, OR ANY OTHER UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL ALSO CONTACT THE APPROPRIATE AGENCIES TO OBTAIN NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
2. ALL UTILITIES SHALL BE MAINTAINED AT ALL TIMES. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN LUIS OBISPO AND THE CALIFORNIA STATE ENGINEERING BOARD.

datum:

VERTICAL CONTROL FOR POINTS 2006, 2007, 2008, AND 2009 SHALL BE THE CITY OF SAN LUIS OBISPO 2007 HOODWIND CONTROL NETWORK. CITY NETWORK IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) DATE 01/15/2006 (LANSING).

VERTICAL CONTROL FOR THE PROJECT IS ON OF THE SURVEY MONUMENTS NUMBER 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

<p>city of san luis obispo</p> <p>APPROVAL BY THE CITY DOES NOT GUARANTEE ACCURACY NOR TO BUILD THE PROJECT HEREON. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTHS TO EXISTING UTILITIES AND STRUCTURES SHOWN ON THESE PLANS. THE ENGINEER OR RECORD SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN LUIS OBISPO AND THE CALIFORNIA STATE ENGINEERING BOARD.</p>		<p>SAN LUIS OBISPO CIVIL ENGINEER</p> <p>DAVIS ENGINEERING</p> <p>Address: P.O. BOX 393, CRESTON, CA, 93832 Phone No.: 805-423-1191 FAX No.: N/A</p> <p>COMMUNITY DEVELOPMENT DIRECTOR:</p>	<p>ENGINEER OF RECORD:</p> <p>DAVIS ENGINEERING</p> <p>Address: P.O. BOX 393, CRESTON, CA, 93832 Phone No.: 805-423-1191 FAX No.: N/A</p>					
<p>DATE:</p>		<p>DATE:</p>						
<p>TELEPHONE NO.:</p>		<p>RECOMMENDED FOR APPROVAL BY:</p>						
<p>TELEPHONE NO.:</p>		<p>DATE:</p>						
<p>OTHER UTILITY:</p>		<p>DATE:</p>						
<p style="text-align: center;">PUBLIC IMPROVEMENT PLANS FOR PARCEL MAP SLO - TBD PUBLIC IMPROVEMENT PLANS GRETERS 600 PERKINS LANE</p>								
<p>DATE:</p>	<p>APPROVED:</p>	<p>DATE:</p>						
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<p>MD</p>	<p>004-17</p>	<p>1 OF 5</p>						



REFERENCE NOTES LEGEND:

- 1. CONSTRUCT 10'-1 1/2" DIA. UTILITY SEWER MAIN PER SAN LUIS OBISPO CITY STD. 2016.
- 2. CONSTRUCT (12'-1 1/2" DIA. UTILITY SEWER MAIN PER SAN LUIS OBISPO CITY STD. 2016) EXISTING LOCATION OF THE PROPOSED SEWER MAIN PER SAN LUIS OBISPO CITY STD. 2016. EXISTING SEWER MAIN SHALL BE RELOCATED AND/OR DELETED TO BE FIELD VERIFIED BY THE CONTRACTOR. LOCATION TO BE FIELD VERIFIED BY THE CONTRACTOR.
- 3. CONSTRUCT 12" CONC. CURB AND 18" GUTTER PER SAN LUIS OBISPO CITY STD. 4020.
- 4. CONSTRUCT 4" BITUMAST SEWER TO CONFORM TO EXISTING.
- 5. SAME-LEVEL EXISTING SEWER MAIN TO BE REMOVED AS TYPICALLY SHOWN ON PLANS AND PER SAN LUIS OBISPO CITY STD. 5810, 5811.
- 6. CONSTRUCT TYPICAL 18" CONC. RAMP PER MOST CURRENT CALTRANS TYPICAL WITH UTILITY PER UTILITY SPECIFICATIONS (PUL. 02/2016) PER SAN LUIS OBISPO CITY STD. 4020, 4025.
- 7. REMOVE/ABANDON EXISTING WATER SERVICE PER SAN LUIS OBISPO CITY STD. 6020.
- 8. INSTALL (2) NEW 1" WATER SERVICE PER SAN LUIS OBISPO CITY STD. 6020, 6021.
- 9. ACCEPTLY CONSTRUCTED SEWER LATERAL TO BE REMOVED. THE APPROPRIATE DEPARTMENT DOMESTATING THAT THE EXISTING SEWER LATERAL IS IN SERVICE SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
- 10. BLANK.
- 11. INSTALL NEW SEWER LATERAL PER SAN LUIS OBISPO CITY STD. 5810.
- 12. REPLACEMENT PARALLEL SECTIONS PER SAN LUIS OBISPO CITY STD. 5810.
- 13. BLANK.
- 14. EXISTING STORM DRAIN TO REMAIN.
- 15. RELocate EXISTING STREET SIGN PER SAN LUIS OBISPO CITY STD. 2101, 7250.
- 16. RELocate EXISTING WALKER.
- 17. WALKER TO BE REMOVED AND RELOCATED PER EXISTING TYPICAL TO BE FIELD VERIFIED BY THE CONTRACTOR. EXISTING WALKER TO BE REPAIRED AND/OR REMOVED AS TYPICALLY SHOWN ON PLANS.
- 18. ALL STAKEOUTS REQUIRE THAT SLOPES WITHIN 4" OF A RAMP SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
- 19. EXISTING 12" CONC. CURB SHALL BE FIELD VERIFIED BY THE CONTRACTOR TO VARY IN THE FIELD PRIOR TO CONSTRUCTION.

GENERAL NOTES:

NOTES SHALL BE FIELD VERIFIED BY THE CONTRACTOR.

LEGEND:

- TRACT BOUNDARY
- RIGHT-OF-WAY LINE
- EXISTING CURB
- PROPOSED CURB
- PROPOSED GUTTER
- PROPOSED RAMP
- RETAINING WALL
- EXISTING CONTIGUOUS
- PROPOSED SEWER CONTIGUOUS
- EXISTING SEWER
- PROPOSED SEWER
- SEWER LATERAL
- SEWER SERVICE
- WATER SERVICE
- PROPOSED WATER SERVICE
- EXISTING UTILITY THROUGH
- UTILITY SERVICE
- UTILITY WALL
- SMH
- CLIENT
- CONTRACTOR
- NON-CURB
- FORM LINE
- PROPOSED ROAD
- PROPOSED DRIVE
- INVERT
- MINI
- HW
- FL
- PLAN
- EXISTING CURB
- EXISTING DRIVE
- EXISTING RETAIN
- EXISTING CURB RETURN
- EXISTING CURB RETURN
- EXISTING CURB RETURN
- EXISTING CURB RETURN



MARK K. DAVIS RECE 6/27/17 EXP. 6-30-18 DATE

These plans and specifications, and the information contained hereon, were prepared by me or under my direct supervision and I am a duly Licensed Professional Engineer in the State of California. I am not providing these plans for any other project without written authority. Copyright © 2003-2017 Mark K. Davis, Davis Engineering. All rights reserved.



REVISIONS

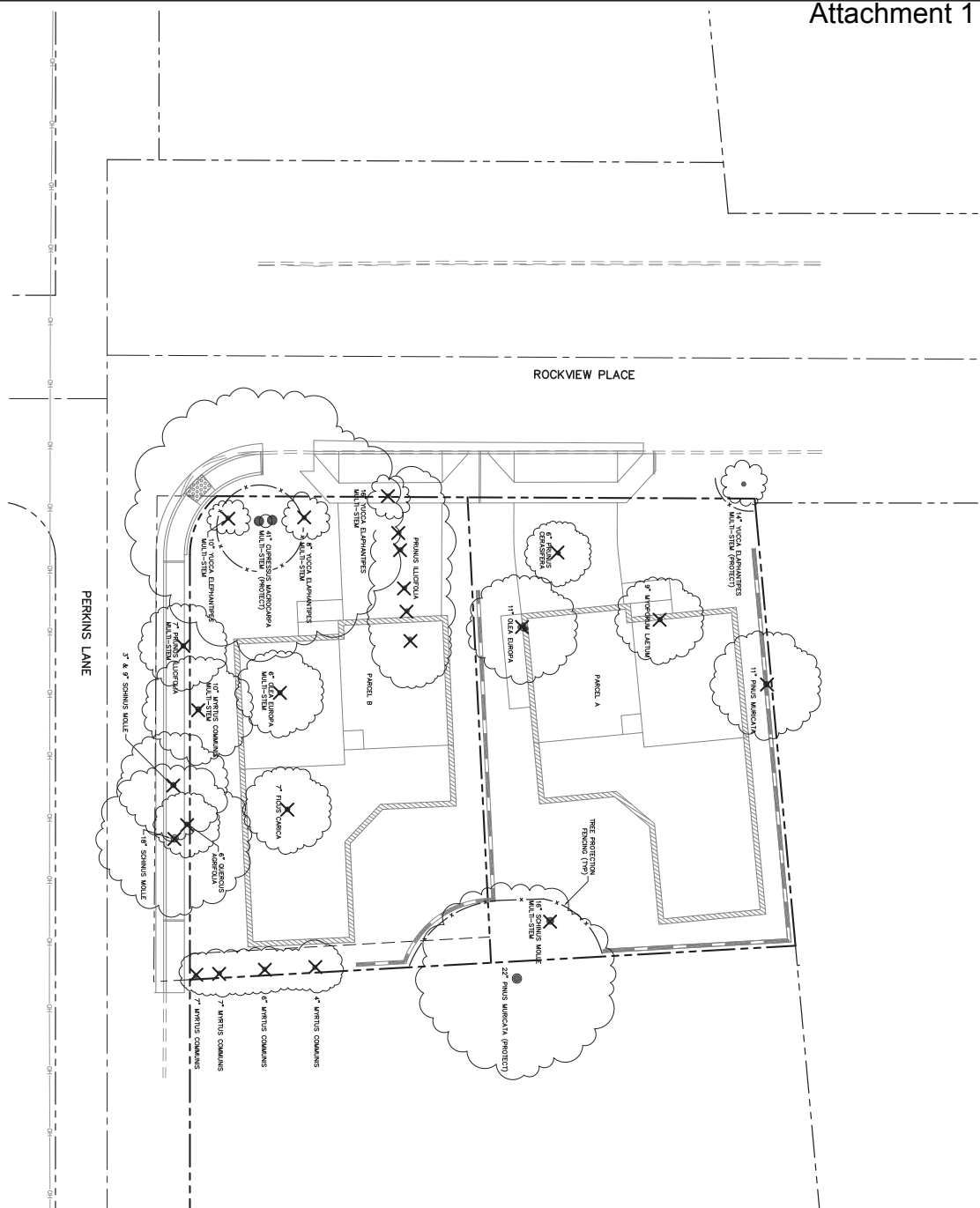
NO.	BY	DATE	DESCRIPTION

**GREATER RESIDENCES - 600 PERKINS LANE
PERKINS LANE PUBLIC IMPROVEMENT PLAN**

CITY OF SAN LUIS OBISPO, CA

ACCEPTED BY: DATE: SHEET: C21

C21



REVISIONS

NO.	BY	DATE	DESCRIPTION

GREYHER RESIDENCES - 600 PERKINS LANE

TREE PROTECTION PLAN

CITY OF SAN LUIS OBISPO, CA

CITY ENGINEER: DATE:

APPROVED BY: DATE:

DATE: _____

SHEET: **CA10**

These plans and specifications, and the maps and diagrams incorporated herein, are prepared and designed under the professional supervision of Mark K. Davis, Registered Professional Engineer, No. 53771, State of California, who is duly licensed under the authority of the State Board of Professional Engineers and Geologists, 2005-2017 Mark K. Davis, Davis Engineering. All rights reserved.

MARK K. DAVIS REG. ENG. 53771 EXP. 8-30-18 DATE: _____

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SCALE: 1"=10' TREE DATE: 8-17-17
17-04 5 of 5