



Negative Declaration & Notice Of Determination

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

ENVIRONMENTAL DETERMINATION NO. ED Number 18-097

DATE: December 5, 2018

PROJECT/ENTITLEMENT: Kroll Minor Use Permit /Coastal Development Permit (D010085P)

APPLICANT NAME: Jim and Sharon Kroll

Email: sharonkroll1@sbcglobal.net

ADDRESS: 1970 Aspen Los Osos, CA 93402

CONTACT PERSON: Jim Kroll

Telephone: 805-459-8644

PROPOSED USES/INTENT: A request by Jim and Sharon Kroll for a Minor Use Permit / Coastal Development Permit to allow for the construction of a split-level, 2,374 square foot single family residence, an attached 1,378 square foot garage, and a 3,655 square foot barn. Other improvements include two septic systems, landscaping, an agricultural well, and access improvements (Figures 2 and 3). Two portions of the site, totaling roughly 3.03 acres, are proposed as Open Space and Habitat Conservation Plan (HCP) easement areas. The Open Space easement will allow for limited agricultural production; the HCP easement will be used to provide restored native dune scrub habitat for listed species. The project will result in disturbance of approximately 27,443 square feet (0.63 acres) on a 221,696 square foot (~5 acre) parcel.

LOCATION: The project is within the Residential Suburban land use category and is located at 302 Madera Street, in the community of Los Osos, in the Estero Planning Area

LEAD AGENCY: County of San Luis Obispo
Dept of Planning & Building
976 Osos Street, Rm. 200
San Luis Obispo, CA 93408-2040
Website: <http://www.sloplanning.org>

STATE CLEARINGHOUSE REVIEW: YES NO

OTHER POTENTIAL PERMITTING AGENCIES: California Coastal Commission

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

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT4:30 p.m. (2 wks from above DATE)

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

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County Planning Department Hearing Officer _____ as *Lead Agency*

Responsible Agency approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

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

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

Kerry Brown (kbrown@co.slo.ca.us)

County of San Luis Obispo

Signature

Name

Date

Public Agency



Initial Study Summary – Environmental Checklist

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

(ver 5.9) Using Form

PROJECT: Kroll Minor Use Permit / Coastal Development Permit ED18-097/D010085P

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Kerry Brown (kbrown@co.slo.ca.us)		11/28/18
Prepared by (Print)	Signature	Date
Steven McMaster		11/28/18
Reviewed by (Print)	Signature	Date
	Ellen Carroll, Environmental Coordinator (for)	

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The County Planning Department uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Planning Department, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

Description. A request by Jim and Sharon Kroll for a Minor Use Permit / Coastal Development Permit to allow for the construction of a split-level, 2,374 square foot single family residence, an attached 1,378 square foot garage, and a 3,655 square foot barn. Other improvements include two septic systems, landscaping, an agricultural well, and access improvements (Figures 2 and 3). Two portions of the site, totaling roughly 3.03 acres, are proposed as Open Space and Habitat Conservation Plan (HCP) easement areas. The Open Space easement will allow for limited agricultural production; the HCP easement will be used to provide restored native dune scrub habitat for listed species. The project will result in disturbance of approximately 27,443 square feet (0.63 acres) on a 221,696 square foot (~5 acre) parcel. The project is within the Residential land use category and is located at 302 Madera Street, in the community of Los Osos, in the Estero Planning Area (Figure 1).

The project site has historically been used for agricultural production from the 1950s through the 1980s. The eastern half of the property is currently used for equestrian activities and contains associated facilities and structures (e.g., pasture area, corrals, barns, and storage sheds). A fallow pasture is located along the western portion of the site. The new two-story barn is proposed in the northcentral portion of the site while the new residence is proposed in the southcentral portion of the site (Figures 2 and 3). The site is relatively flat and slopes gently (less than 10%) to the northwest.

The site is bounded by residential development to the south, a mix of agricultural and residential uses to the north, horse boarding facilities to the east, and an undeveloped parcel to the west. Vegetation onsite consists of a mixture of orchard plantings (avocados), pastures dominated by veldt grass, and ornamental plantings associated with the equestrian-related uses. Cypress trees are located along a major portion of the southern property line. Two cypress trees are proposed for removal. Within the western pasture there are scattered occurrences of native plants species.

Access to the site is provided by two local streets, i.e., Madera Street and Sea Horse Lane. Access to Sea Horse Lane is provided along the site's northeast boundary; access to Madera Street from the site's south eastern perimeter. Within the project site a driveway would provide access to the new residence and barn (Figures 1, 2, and 3); the public portions of Madera Street and Sea Horse Lane do not extend into the subject property. Plans for the residence (Figures 4 and 5) show exterior materials that include shingle siding, wood accents and a pitched roof with asphalt shingles. The residence is terraced, with a one-story living area and an upper and lower garage (roughly 25 feet in height). The barn would be two stories (25 feet tall from finished floor), with white board and batten siding, white trim, and a corrugated metal roof (Figure 6).

The federally listed Morro shoulderband snail which has been documented on the project site; accordingly, the project includes a Habitat Conservation Plan (HCP) which recommends measures to ensure the protection of listed species and to compensate for the loss of sensitive habitat (see Section 3 Biological Resources). An Incidental Take Permit has been issued by the US Fish and Wildlife Service in accordance with Section 10(a)(1)(B) of the Endangered Species Act

The project site is within the Residential Suburban land use category of the Coastal Zone, within the community of Los Osos. The site is within the Estero planning area.

Figure 1 – Project Location

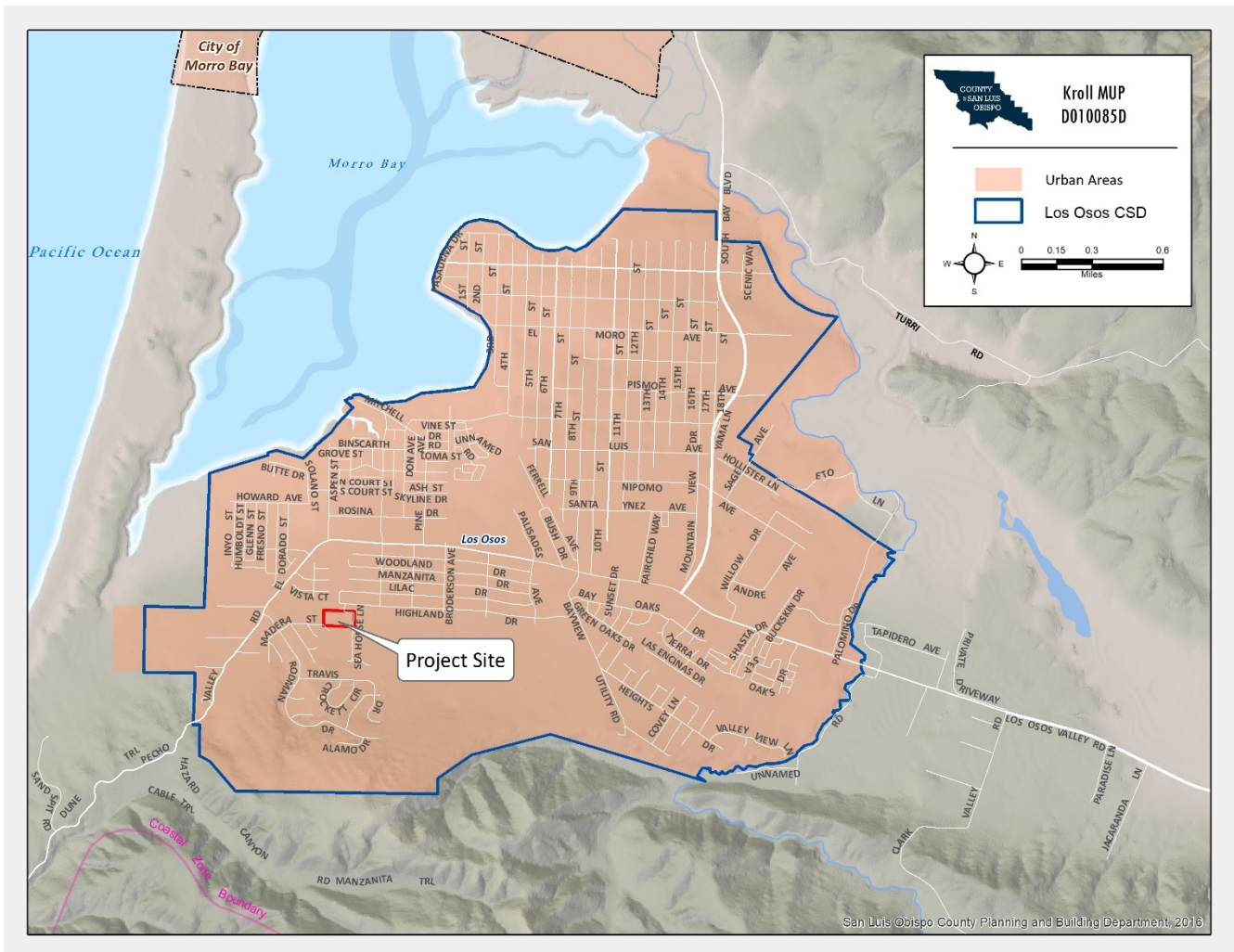


Figure 2 -- Project Setting

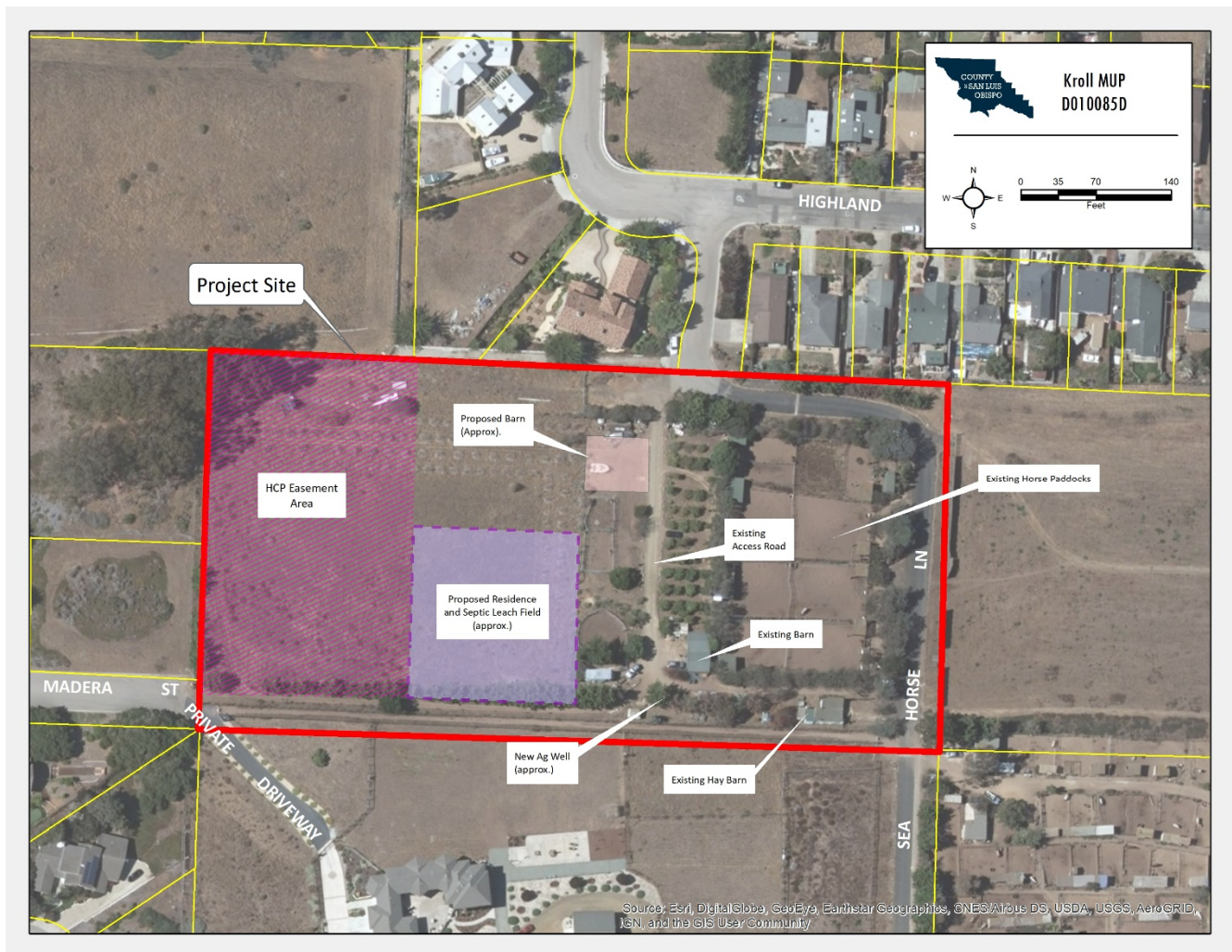


Figure 3 – Proposed Development Plan

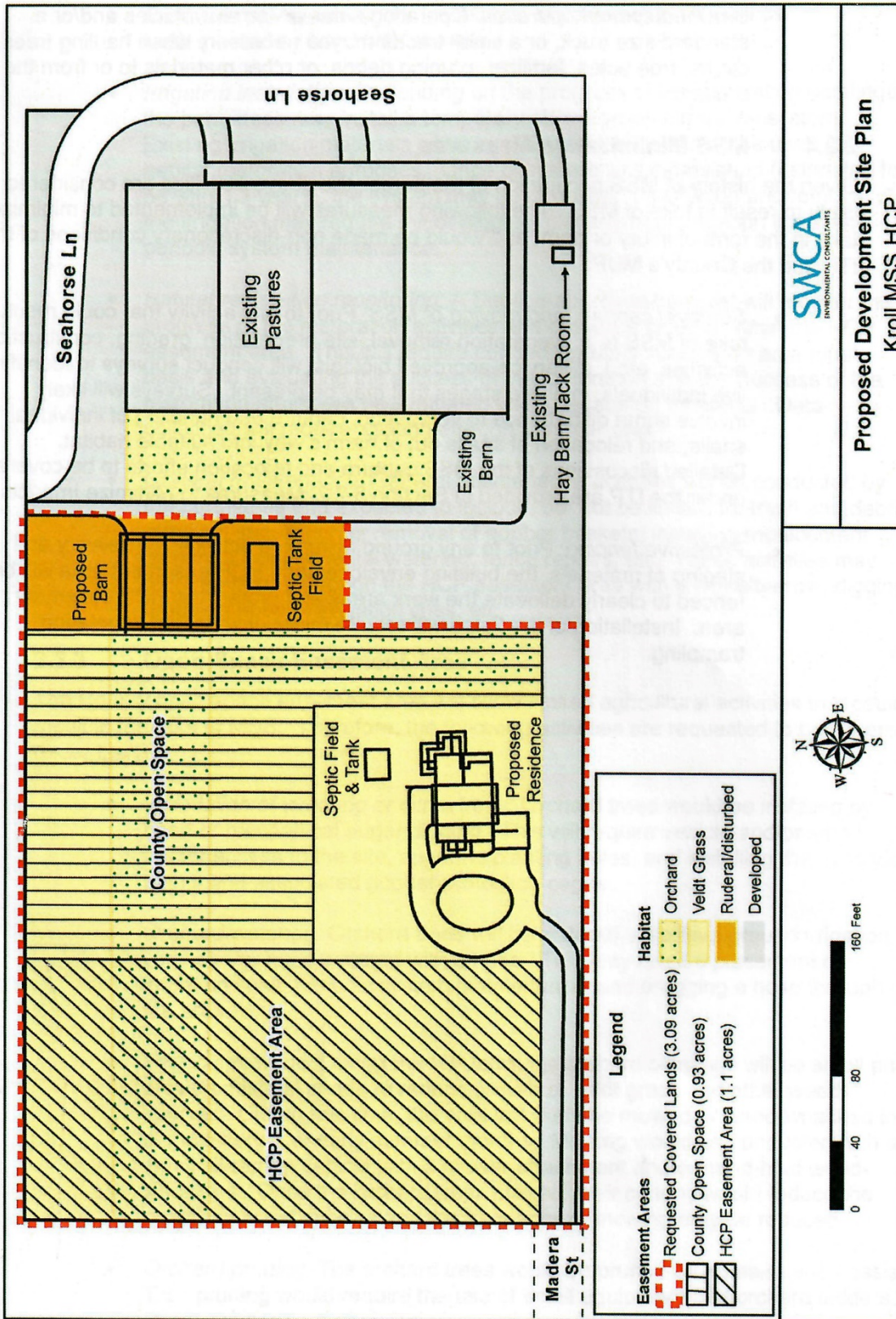
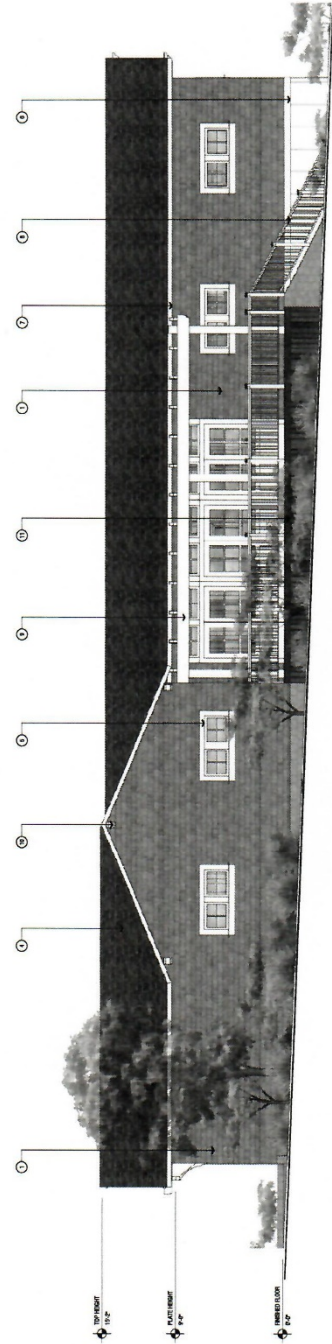
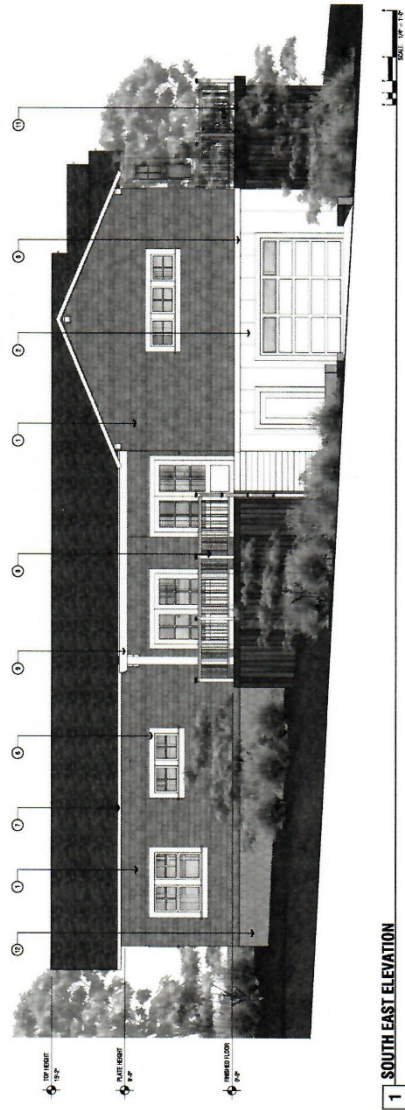


Figure 4 – Proposed Single Family Residence Elevations (Southwest & Southeast)



2 SOUTH WEST ELEVATION



1 SOUTH EAST ELEVATION

- KEYNOTES**
- ① HORIZONTAL SIDING OVER THE ENTIRETY OF WOOD SHAKING
 - ② HORIZONTAL SIDING OVER THE ENTIRETY OF WOOD SHAKING
 - ③ HORIZONTAL SIDING OVER THE ENTIRETY OF WOOD SHAKING
 - ④ CLASS 10 APPLIED FINISHES
 - ⑤ WHITE STAIN (LAKING) FINISHES
 - ⑥ WHITE STAIN (LAKING) FINISHES
 - ⑦ WHITE STAIN (LAKING) FINISHES
 - ⑧ WHITE STAIN (LAKING) FINISHES
 - ⑨ 1/2\"/>

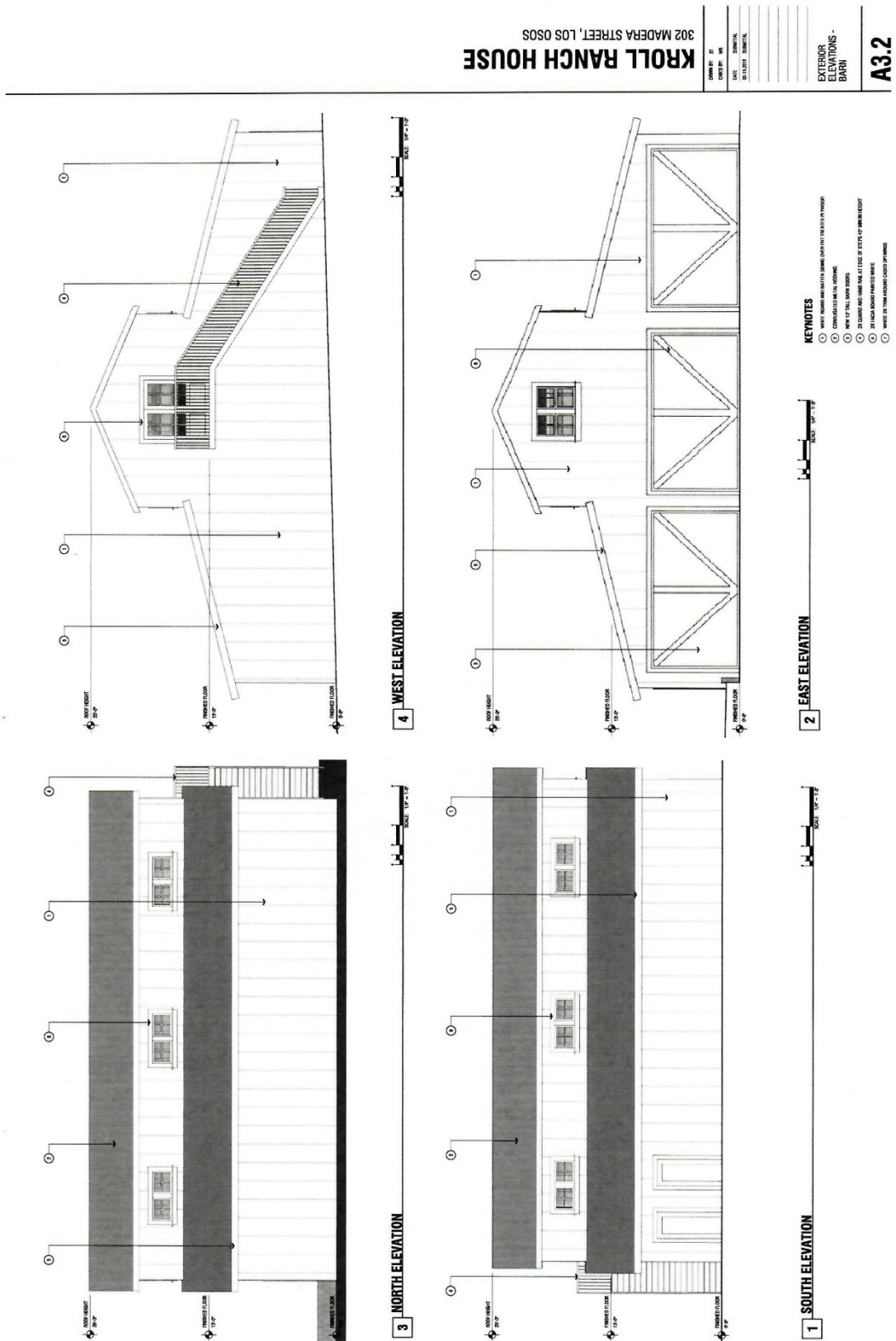
KRÖLL RANCH HOUSE
302 MADERA STREET, LOS OSOS

DATE: 08/14/14
DRAWN BY: [Name]
CHECKED BY: [Name]

EXTERIOR ELEVATIONS - HOUSE

A3.1

Figure 6 – Proposed Barn Elevations



ASSESSOR PARCEL NUMBER(S): 074-022-041

Latitude: 35 degrees 18' 28.6" N Longitude: 120 degrees 51' 3.3" W

SUPERVISORIAL DISTRICT # 2

B. EXISTING SETTING

PLAN AREA: Estero

SUB: None

COMM: Los Osos

LAND USE CATEGORY: Residential Suburban

COMB. DESIGNATION: Coastal Zone, Archaeologically Sensitive Area, Local Coastal Plan/Program

PARCEL SIZE: 5.08 acres

TOPOGRAPHY: Gently sloping

VEGETATION: Grasses, orchard, ornamental, cypress trees, chaparral

EXISTING USES: Horse boarding, pasture, accessory structures

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Residential Single Family; single family residences	<i>East:</i> Residential Suburban; vacant and horse boarding facilities
<i>South:</i> Residential Suburban; single family residences	<i>West:</i> Residential Single Family and Public Facilities; single family residences and undeveloped drainage basin



C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, at least one issue was identified as having a potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.



COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

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

Aesthetics

Setting. The proposed project site situated in a developing region of southern Los Osos, between the Cabrillo Estates Tract (Tract 1342) and an established residential neighborhood along Highland Drive. A vacant lot (future drainage basin) supporting coastal scrub habitat and eucalyptus trees and a developed lot (with a single family residence) borders the Kroll property to the west and maritime chaparral habitat dominates the undeveloped areas of the hillside approximately 300 feet above the property. However, the remainder of the land immediately adjacent to the parcel has been developed for Residential-Suburban uses. The project site is roughly one-quarter of a mile east of Pecho Valley Road, an arterial connecting the surrounding neighborhoods with the commercial areas of Los Osos to the north and Montana de Oro State Park to the south.

Impact. The project will result in the construction of a single-family residence within an urban area largely developed with residential uses. The eastern one-third of the property is currently used for equestrian purposes and would not change as a result of the proposed project. The new residence, barn, and associated development would occur on the western two-thirds of the roughly 5-acre site. Two cypress trees, located along the southern property line, would be removed as a result of the project.

The maximum height of the proposed residence and barn is 25 feet. The dwelling and barn will not be visible from Pecho Valley Road because of the sloping topography, existing vegetation, and the intervening residences. The form, mass and scale of the dwelling and barn are compatible with existing



development and would not significantly alter the visual character of the area. The project will not be visible from any major public roadway or silhouette above any ridgelines as viewed from public vantages. Exterior lighting may create lighting and glare when viewed from surrounding areas. The applicant will be required to shield exterior lighting to minimize glare in compliance with County ordinance.

Conclusion/Mitigation

The preceding discussion supports the following conclusions:

- The project is in an urban area developed with residences of a comparable scale and density.
- The project site will be only minimally visible to the public.
- The project has been designed to minimize vegetation removal and will result in minimal impacts to native vegetation.
- The project will be conditioned to provide an exterior lighting plan prior to building permit issuance to ensure the project will not create off-site glare.
- Restoration of the HCP easement area with coastal dune scrub (see Section 4., Biological Resources) will further enhance the visual character of the project site.

With application of the recommended mitigation measure to provide a lighting plan, impacts to aesthetic and visual resources will be reduced to less than significant levels.

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

Agricultural Resources

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

Land Use Category: Residential Suburban

Historic/Existing Commercial Crops: Avocado Orchard

State Classification: Not prime farmland

In Agricultural Preserve? No

Under Williamson Act contract? No

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

Baywood fine sand (2 - 9% slope). This gently to moderately sloping sandy soil is considered well drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: poor filtering. The soil is considered Class VI (non-irrigated) and Class IV (irrigated).

Figure 7 – Project Soils



As shown on Figure 7, the project site is one of several larger parcels situated between two established residential neighborhoods. Adjacent properties support limited agriculture and equestrian facilities. Properties on Madera Street and Sea Horse Lane consist of suburban and rural residential development on parcels that vary in size from 20,000 square feet to 5 acres. Properties surrounding the project site are developed with single family residences on urban-sized parcels.

Impact.

Conversion of Prime Farm Land. The project would result in the disturbance of about 0.63 acres for the

construction of a single family residence and barn. Existing uses on the project site, including the equestrian facilities and accessory structures, would remain. Habitat restoration activities undertaken within the Habitat Conservation Easement area would result in the removal of the remnants of an existing orchard. The Open Space easement would allow limited agricultural production. According to Table SL-2 of the Conservation and Open Space Element this soil is not considered “prime”. Therefore, the project will not result in the conversion of prime farmland.

Mitigation/Conclusion. The project is located in a predominantly urban area where commercial agriculture is not viable. No significant impacts to agricultural resources are anticipated and no mitigation measures are necessary.

3. AIR QUALITY

Will the project:

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

Air Quality

Setting. In March, 2002 the San Luis Obispo County Air Pollution Control District (APCD) adopted a

Clean Air Plan (CAP) which sets forth strategies for achieving and maintaining federal and State air pollution standards. State standards for ozone and fine particulate matter (PM₁₀) are currently exceeded within the District, and violation of federal standards may occur in future years without adequate planning and air quality management.

The Air Pollution Control District (APCD) has developed and updated their [CEQA Air Quality Handbook \(2012\)](#) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

The project proposes to disturb soils that have been given a wind erodibility rating of 1, which is considered “low”.

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

The passage of AB32, the California Global Warming Solutions Act (2006), recognized the need to reduce GHG emissions and set the greenhouse gas emissions reduction goal for the State of California into law. The law required that by 2020, State emissions must be reduced to 1990 levels. This is to be accomplished by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions. Subsequent legislation (e.g., SB97-Greenhouse Gas Emissions bill) directed the California Air Resources Board (CARB) to develop statewide thresholds.

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

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

For most projects the Bright-Line Threshold of 1,150 Metric Tons CO₂/year (MT CO₂e/yr) will be the most applicable threshold. In addition to the residential/commercial threshold options proposed above, a bright-line numerical value threshold of 10,000 MT CO₂e/yr was adopted for stationary source (industrial) projects.

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

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

Impacts. As proposed, the project will result in the disturbance of approximately 27,443 square feet (0.63 acres). Construction activities will generate exhaust emissions from construction equipment and vehicles, and particulate matter (fugitive dust) from earth disturbance. In addition, the emission of ozone precursors (NO_x and ROG) associated with these activities would contribute to periodic high ozone levels in the County. Lastly, earth disturbing activities have the potential to release naturally occurring asbestos.

Construction Phase Impacts

The SLO APCD CEQA Handbook establishes thresholds of significance for various types of development and associated activities (Table 1). The Handbook also includes screening criteria for construction related impacts. According to the Handbook, a project with grading in excess of 4.0 acres and moving 1,200 cubic yards of earth per day can exceed the construction threshold for respirable particulate matter (PM₁₀). In addition, a project with the potential to generate 137 lbs per day of ozone precursors (ROG + NO_x) or diesel particulates in excess of 7 lbs per day can result in a significant impact (Table 1). The project is not expected to exceed the daily emissions threshold for ROG and NO_x combined.

Table 1 – Thresholds of Significance for Construction			
Pollutant	Threshold¹		
	Daily	Quarterly Tier 1	Quarterly Tier 2
ROG+NO _x (combined)	137 lbs	2.5 tons	6.3 tons
Diesel Particulate Matter	7 lbs	0.13 tons	0.32 tons
Fugitive Particulate Matter (PM ₁₀), Dust ₂		2.5 tons	
Greenhouse Gases (CO ₂ , CH ₄ , N ₂ O, HFC, CFC, F ₆ S)	Amortized and Combined with Operational Emissions		

Source: SLO County APCD CEQA Air Quality Handbook, page 2-2.

Notes:

1. Daily and quarterly emission thresholds are based on the California Health & Safety Code and the CARB Carl Moyer Guidelines.
2. Any project with a grading area greater than 4.0 acres of worked area can exceed the 2.5 ton PM₁₀ quarterly threshold.

The topography of the project site is relatively flat; no significant grading or cut and fill are proposed. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres. Therefore, construction related emissions will fall below the general thresholds triggering construction-related mitigation.

Impacts to Sensitive Receptors. Sensitive receptors are people or other organisms that may have a significantly increased sensitivity or exposure to air pollution by virtue of their age and health (e.g. schools, day care centers, hospitals, nursing homes), regulatory status (e.g. federal or state listing as a sensitive or endangered species), or proximity to the source. The project is within roughly 180 feet of

residences that may be occupied by sensitive receptors who could be exposed to diesel particulates and fugitive dust from construction activities. This is considered a potentially significant impact unless mitigated.

Naturally Occurring Asbestos

According to the APCD CEQA Air Quality Handbook, Naturally Occurring Asbestos (NOA) has been identified as a toxic air contaminant by the California Air Resources Board (CARB). Under the CARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, prior to any grading activities a geologic evaluation should be conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District. If NOA is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD.

The APCD website includes a map of zones throughout SLO County where NOA has been found and a geological evaluation is required prior to any grading. According to the web site map, the project site is located in an area where a geologic study for the presence of NOA is not required. Where mapping excludes the geologic study requirement for NOA, an exemption request is not required.

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

Operational Phase Impacts

According to the APCD thresholds of significance, a project with less than 68 single family residences in an urban setting is unlikely to exceed to APCD operational thresholds for ozone precursor emissions. This project is a minor use permit for construction of one single-family residence. Therefore, operational phase emissions relating to ozone precursors and particulate matter are considered less than significant.

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

With regard to greenhouse gas emissions, using the GHG threshold information described in the Setting section, the project is expected to generate less than the Bright-Line Threshold of 1,150 metric tons of GHG emissions. Therefore, the project's potential direct and cumulative GHG emissions are found to be less significant and less than a cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts. If it is shown that an incremental contribution to a cumulative impact, such as global climate change, is not 'cumulatively considerable', no mitigation is required. Because this project's emissions fall under the threshold, no mitigation is required.

The Clean Air Plan includes land use management strategies to guide decisionmakers on land use approaches that result in improved air quality. This development is consistent with the "Planning Compact Communities" strategy because it incorporates an increase in development density within an urban area (Los Osos URL) which is preferable over increasing densities in rural areas.

Mitigation/Conclusion. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. With the recommended mitigation measures for construction-

related dust and emissions control, impacts to air quality are considered less than significant.

4. BIOLOGICAL RESOURCES

Will the project:

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

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

Biological Resources

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

On-site Vegetation: Non-native grasses, orchard, ornamental plantings, cypress trees, chaparral

Name and distance from blue line creek(s): 2.0 miles from Islay Creek

Habitat(s): Ruderal

Site's tree canopy coverage: Approximately 2%.

As discussed in the project description, the project site is located in a developing area of southern Los Osos, between the Cabrillo Estates Tract (Tract 1342) and an established neighborhood along Highland Drive. A vacant lot (future drainage basin) supporting coastal scrub habitat and eucalyptus trees borders the Kroll property to the northwest and maritime chaparral habitat dominates the undeveloped areas of the hillside approximately 300 feet above the property. However, the remainder of the land immediately adjacent to the parcel has been developed for Residential-Suburban uses.

Habitats/Vegetation

Soils on the site consist of well-drained sandy loam described on the county soils survey as Baywood fine sand (2 - 9 percent slopes). These soils support a degraded plant community that has been altered by past human activities including agricultural uses in the 1970s and 1980s and horse pasture use in the 1990s. The eastern 2.3 acres of the property (approximately 45% of the parcel) sustains relatively intensive use as an equine facility, which includes horse stalls and pastures, a small horse ring, a hay barn, various small outbuildings, and a dirt driveway that connects to Sea Horse Lane and eventually Madera Street.

Vegetation adjacent to the eastern horse pastures consists of an orchard and various non-native trees, shrubs, and ornamentals that have been planted for landscaping. The western portion of the property (approximately 55% of the site) consists of two fenced pastures (totaling 1.5 acres), an unpaved driveway extending from Madera Street, and Monterey cypress trees along the southern boundary. A portion of the project site (roughly a 0.42-acre strip) is used for storage. The western portion of the site contains remnants of an orchard (avocados); however, most of the trees have been removed.

Currently, habitat on the site is dominated by veldt grass (*Ehrharta calycina*) grassland, avocado/citrus trees, other introduced trees (Monterey cypress [*Cupressus macrocarpa*]) and shrubs, and a variety of ornamental plant species. The coastal scrub plant community on the site has gradually been replaced by non-native trees and grasses and is currently represented by several California sagebrush (*Artemisia californica*) shrubs growing along the northwestern fence line, a single *Artemisia* shrub growing along the fence at the southwestern corner of the site and scattered deerweed (*Lotus scoparius*). The western pasture area contains scattered occurrences of native plant species, including California croton (*Croton californicus*), deerweed (*Acmispon glaber* [*Lotus scoparius*]) and dune lupine (*Lupinus chamissonis*). The native shrubs present are mature but surrounded by tall and relatively dense veldt grass.

Wildlife

According to the Natural Diversity Database, the following wildlife species have been identified on, or in the vicinity of, the project site.

Morro shoulderband snail (*Helminthoglypta walkeriana*) Federally listed species

The Morro shoulderband snail is considered federally endangered. There are two forms of the Morro shoulderband snail, the coastal snail and the inland snail. The coastal snail is restricted to the coastal strand and coastal sage scrub habitats in the immediate vicinity of Morro Bay. The coastal form, *H. walkeriana*, inhabits the duff beneath mock heather (*Ericameria*), buckwheat (*Eriogonum parvifolium*), mint shrubs (*Salvia* spp.), *Dudleya*, and iceplant (*Mesembryanthemum* spp.). The inland form, *H. walkeriana morroensis*, is found under coastal sage scrub, *Opuntia* cactus, fennel, and grasslands and swales with shrubs that provide canopy and leaf litter.

The project site has been the subject of two separate survey efforts for MSS conducted on the property by Tenera Environmental, Inc.; one in 2003 another in 2007. The 2003 survey consisted of one protocol survey following a rainfall event and found four live MSS along the northern and southern property fence lines, and no empty shells. The 2007 survey consisted of five visits under protocol conditions, and found four live MSS and three empty shells, all in disturbed areas dominated by veldt grass. Four of the live MSS and two of the empty shells found during the surveys were located in the area proposed as mitigation under the project's HCP.

In October 2013 SWCA conducted a site visit and reconnaissance survey of the subject parcel. The October 2013 survey was conducted in non-protocol conditions. At that time, the eastern third of the parcel was still being used for equestrian boarding and orchard. The western portion of the parcel had been left fallow since 2008. Following the 2007 surveys, mowing and other uses of the western portion of property ceased, thus allowing the veldt grass and few native shrubs to grow and provide MSS shelter in the HCP easement area. To augment the species survey data, SWCA conducted four

additional surveys in select areas among the ruderal habitat at the proposed barn site, in the veldt grass at the house site, in the HCP area, and at locations along the parcel fence lines.

Additional surveys conducted on February 3, 6, and 28, 2014, and April 1, 2014, were performed during protocol conditions. No live MSS or empty shells were observed during the 2013 and 2014 surveys. With exception to the lack of mowing in the western portion, the conditions on the parcel are similar to those reported in 2007. Based on the recent surveys and site evaluation, it is likely that MSS numbers on the parcel are still low.

Big free-tailed bat (*Nyctinomops macrotis*) California Species of Special Concern

The Big free-tailed bat is a California Species of Concern and has been in the vicinity.

Black legless lizard (*Anniella pulchra nigra*) California Species of Special Concern

The Black legless lizard has been found in the vicinity. The species occurs in sand dunes and sandy soils in the Monterey Bay and Morro Bay regions. Inhabits sandy soil/dune areas with bush lupine and mock heather as dominant plants. Moist soil is essential. Black legless lizard is a California Species of Special Concern.

Monarch butterfly (*Danaus plexippus*) has been found about 0.4 mile to the north and about one mile to the northeast. This species is considered a “threatened phenomenon” by the State and “rare” under CEQA Guidelines Section 15380 because of declining availability of winter roosting habitat. Monarchs from west of the Rocky Mountains spend the winter along the California coast. Overwintering sites typically occur in dense, wind-protected tree groves with eucalyptus (*Eucalyptus* spp.), Monterey pine (*Pinus radiata*), and/or Monterey cypress (*Cupressus macrocarpa*) near the coast from northern Mendocino to Baja California (CNDDDB, 2004).

Morro Bay kangaroo rat (*Dipodomys heermanni morroensis*) Federally Endangered, State Endangered

The project is within an area previously known to support the Morro Bay kangaroo rat (*Dipodomys heermanni morroensis*). The Morro Bay kangaroo rat is considered federally and state endangered. The species inhabits coastal sage scrub on the south side of Morro Bay. It needs sandy soil, but not active dunes; prefers early seral stages.

Silvery legless lizard (*Anniella pulchra pulchra*) California Species of Special Concern

The project site is within an area known to support the silvery legless lizard (*Anniella pulchra pulchra*). The silvery legless lizard is a federal and California Species of Special Concern. The species inhabits sandy or loose loamy soils under sparse vegetation. The lizard prefers soils with high moisture content.

Coast horned lizard (*Phrynosoma coronatum frontale*) California Species of Special Concern

The coast horned lizard (*Phrynosoma coronatum frontale*) is a large species, and can reach 10 cm (4 inches) excluding the tail. It is less rounded than other horned lizards. It has two large dark blotches behind its head, followed by three broad bands on its body, with several smaller bands along the tail. Its color can be various shades of brown, with cream 'accents' around the blotches and the outer fringe of its scales. This lizard occurs in a variety of habitats, including scrubland, grassland, coniferous woods, and broadleaf woodlands. Typically, it is found in areas with sandy soil, scattered shrubs, and ant colonies, such as along the edges of arroyo bottoms or dirt roads (Grismer 2002, Stebbins 2003). In southern California, *P. coronatum* was most common in areas with native ants and few or no Argentine ants, in areas with native chaparral vegetation, and in sites with porous soils relatively free of organic debris (Fisher et al. 2002). Individuals bury themselves in loose soil. Eggs are laid in a nest dug in the soil or in a burrow. This lizard ranges throughout most of west-central

and southwestern California (United States) as well as most of Baja California (Mexico) (except the northeastern portion). In California, it ranges north to Shasta County, though a disjunct population occurs farther north at Grasshopper Flat, Siskiyou County, California (Jennings 1988, Grismer 2002, Stebbins 2003). The elevational range extends from near sea level to around 2,438 m (8,000 feet) (Stebbins 2003).

Regulatory Setting

Federal Endangered Species Act (FESA)

A federally listed species, Morro Shoulderband Snail (MSS), has been documented to occur on the project site. Accordingly, the project application includes a Habitat Conservation Plan (HCP) prepared in accordance with Section 10(a)(1)(B) of the Endangered Species Act (SWCA, September 2014). The HCP includes a description of habitats onsite, potential impacts associated with proposed development, and the creation of two easement areas, i.e., a 1.1-acre Habitat Conservation Plan (HCP) Easement and a 0.93-acre Open Space (OS) Easement (Figure 3). The HCP Easement will be established and maintained for the sole purpose restoring native central dune scrub habitat for use by MSS. Habitat restoration within this easement area will require limited take of MSS and its habitat within the easement area. The OS Easement will allow limited agricultural activities that could result in a take of MSS. Therefore, some activities in the OS Easement will be covered under the ITP.

The process for obtaining an Incidental Take Permit (ITP) under Section 10 has three primary phases: (1) the HCP development phase; (2) the formal permit processing phase; and (3) the post-issuance phase. During the HCP development phase, the project applicant prepares a plan that integrates the proposed project or activity with the protection of listed species. An HCP submitted in support of an ITP application must include the following information:

- Impacts likely to result from the proposed taking of the species for which permit coverage is requested;
- Measures that will be implemented to monitor, minimize, and mitigate impacts; funding that will be made available to ensure such measures are implemented in accordance with permit conditions; and procedures to deal with unforeseen circumstances;
- Alternative actions considered that would not result in take; and,
- Any additional measures the Service may require as necessary or appropriate for purposes of the plan.

California Endangered Species Act (CESA)

Sensitive, endangered, and threatened plants and animals of California are listed pursuant to Section 1904 (Native Plant Protection Act of 1977) and Section 2074.2 and 2077.5 (California Endangered Species Act of 1984 [CESA]) of the California Department of Fish and Wildlife (CDFW) Code (California Fish and Game Code [CF&GC]). Under CESA, the CDFW has the responsibility for maintaining a list of threatened and endangered species. The CDFW also maintains lists of “species of special concern” which serve as “watch lists.” Pursuant to the requirements of CESA, an agency reviewing a proposed project within its jurisdiction must determine whether any State listed endangered or threatened species may be present in the project area and determine whether the proposed project will have a potentially significant impact on such species. In addition, the CDFW encourages informal consultation on any proposed project which may impact a candidate species.

In addition, it is prohibited to “take” (CF&GC Section 86) species listed as threatened or endangered under CESA (CF&GC 2080) or as fully protected (CF&GC 3511, 4700, and 5050), which is defined as the following:

- Direct mortality;
- Permanent or temporary loss of occupied habitat that would result in mortality to or disruption of reproduction of at least one individual of the species; or,

- Avoidance by individuals of biologically important habitat for substantial periods that would result in the mortality or disruption of reproduction to at least one individual of the species.

California Coastal Act

The project site is located within the Coastal Zone and will compliance with relevant provisions of the California Coastal Act of 1976 (CCA). The project site is governed by the Estero Area Plan and the policies of the County's Coastal Zone Land Use Ordinance and Local Coastal Program.

Impact. Construction, maintenance, and occupation of a single-family residence and barn could result in direct and indirect impacts to up to 0.63 acre of degraded non-native grassland, ornamental plants, and ruderal plant species. As discussed above, these plant communities provides habitat for several special-status species including Morro Shoulderband Snail (MSS). Direct impacts of the project will include:

- Permanent loss of 0.63 acre of non-native grassland and ruderal habitats occupied by MSS and potentially occupied by other listed species that include legless lizard and coast horned lizard.
- Take in the form of capture of MSS that are found in the impact areas during capture and relocation of individuals out of harm's way.
- Take in the form of injury or mortality to those MSS in the disturbance areas that are overlooked during the pre-disturbance capture and relocation efforts.

Indirect impacts of the project may include:

- Inadvertent trampling or displacement of MSS by domestic pets on the parcel.
- Mortality of MSS that are inadvertently drowned when irrigating the orchard in the County open space area.
- Mortality of MSS that may be inadvertently crushed by orchard maintenance/harvesting activities.
- Changes in habitat conditions in the County open space area and areas immediately adjacent to the new structures that may result from inadvertent introduction of new weed species.

Impacts to Unique or Special-status Plant Species. Patches of degraded coastal dune scrub are found in the western portion of the site within the 1.1 acre area designated as a Habitat Conservation Easement. Species include California sagebrush (*Artemisia californica*), California croton (*Croton californicus*), deerweed (*Acmispon glaber* [*Lotus scoparius*]), and dune lupine (*Lupinus chamissonis*). These plants have gradually been replaced by non-native trees and grasses. The native shrubs present onsite are mature but surrounded by tall and relatively dense veldt grass. Restoration activities undertaken within the Habitat Conservation Easement area are expected to have a beneficial impact on coastal dune scrub and the listed species that rely on this plant community

Because of ongoing disturbance and the presence of invasive ruderal plant species elsewhere on the project site, no other listed plant species are expected to occur.

Impacts to Unique or Special-status Wildlife Species

Morro Shoulderband Snail (MSS) (Federal ESA listing -- endangered, California ESA -- not listed)

Project implementation will result in the permanent loss of 0.63 acre of non-native grassland and ruderal habitats occupied by MSS. Loss of this habitat will also result in a reduction of available habitat for MSS.

The effect of take on MSS that would result from this project is expected to be negligible when considered in terms of the species' overall survival. This is because the percentage of the species' habitat onsite relative to the species' entire range is extremely small and the number of individual MSS that could be taken, even in the form of capture, is also very small. The overall effect of the proposed project will be an increase in the amount of habitat for MSS that is protected from development and other disturbance, and an increase in connectivity between habitat preserves. Neither the mortality of MSS occupying the areas proposed to be disturbed, nor the permanent removal of habitat for MSS due to the construction of this project, are anticipated to affect the persistence of the population of MSS in the south Los Osos region or persistence of the species as a whole.

Legless Lizard (CDFW species of special concern) and Coast Horned Lizard (CDFW species of special concern)

Construction of the proposed residence (e.g., site grading, vegetation removal) and agricultural activities within the OS Easement area could directly or indirectly impact legless lizard and coast horned lizard which are known to occur under shrubs in coastal dune scrub habitat. According to the CNDDDB, numerous occurrences of legless lizard have been documented in close proximity to the project site (CNDDDB 2014). With the recommended mitigation measure that requires capture and relocation, project impacts to legless lizards and coast horned lizard are considered less than significant.

Because of the ongoing disturbance of the project site and the pervasive ruderal plant species, the project site does not provide suitable habitat for other listed wildlife species.

Impacts to Migratory Birds. Construction of the proposed residence and barn (e.g., site grading, vegetation removal) could also impact a variety of nesting migratory bird species, if site disturbance is implemented during the typical nesting bird season (February 15 through September 15). With the recommended mitigation measure that requires pre-construction surveys and avoidance of construction during the nesting season, impacts to migratory bird species are considered less than significant.

Impacts Affecting the Extent, Diversity, or Quality of Native or Other Important Vegetation. The project site is not within designated critical habitat for MSS. Critical habitat for MSS will not be affected by the proposed project.

The applicant has applied for and received a permit pursuant to section 10(a)(1)(B) of the Endangered Species Act of 1973 (16 U.S.C. 1531-1544, 87 Stat. 884) as amended (Act), from the U.S. Fish and Wildlife Service for incidental take of the federally endangered Morro shoulderband snail. The applicant submitted a Habitat Conservation Plan to minimize and mitigate for impacts to the Morro shoulderband snail that may result from the development of the proposed residence. The Habitat Conservation Plan describes measures that will be implemented by the applicant to minimize and mitigate the impacts of the proposed project on the Morro shoulderband snail and its habitat.

Section 401 of the Clean Water Act. Section 401 requires that federally permitted activities comply with California water quality laws. No waters of the U.S. or jurisdictional water features were observed during surveys of the project site. As conditioned, the project will not result in an impact to water quality. No mitigation is required.

California Endangered Species Act (CESA). Under the CESA CDFW reserves the right to request the replacement of lost habitat that is considered important to the continued existence of CESA protected species. No CESA listed species or their habitats are present on the project site. No mitigation is required.

California Coastal Act. No jurisdictional water features that met the California Coastal Commissions

single-parameter definition are present on the project site. Project grading, road improvements, and development will result in impacts to marginal habitat suitable habitat for the federally protected MSS. As a result, the ruderal vegetation present on the project site may be considered Environmentally Sensitive Habitat areas (ESHA) as defined by the Coastal Act. Any proposed impacts to these habitats must conform to the California Coastal Act.

Mitigation/Conclusion.

Federal Endangered Species Act. The project site supports primary habitat for a listed species, MSS. Development of the proposed barn and residence (grading, road improvements, etc.) and agricultural activities within the OS Easement could potentially impact MSS (a federally listed endangered species). This is considered a significant but mitigable impact. As a result of the anticipated take of MSS, the property owner has applied for, and has been issued, a Section 10(a)(1)(B) Incidental Take Permit (ITP) (attached as Exhibit C) by the US Fish and Wildlife Service (Service) and proposes to implement a Habitat Conservation Plan (HCP) that provides measures for minimizing and mitigating take of MSS. The ITP will remain in effect for a period of 10 years.

The HCP summarizes the project and identifies the responsibilities of the Service and the property owner, as the applicant. The biological goals of the plan include:

- a) Survey for, capture, and move MSS from impact areas by performing surveys prior to any activity that could result in take.
- b) Mitigate for unavoidable take:
 1. Record a 1.1-acre conservation easement on the site with the County that will protect MSS habitat in perpetuity and be contiguous with adjacent preserved habitat.
 2. Restore native habitat on the 1.1-acre HCP easement area through removal of exotic species, including veldt grass and avocado trees, and planting and seeding of native plants.
 3. Maintain the HCP easement area through regular invasive plant species removal efforts.

The HCP also describes measures that will be implemented to avoid and minimize impacts to protected species and their habitat and to further the conservation of these species. Measures to avoid impacts include:

- a) *Design of Impact Areas.* The proposed development has been designed to avoid impacts to MSS to the extent possible by keeping development within disturbed areas with limited MSS occurrences. The areas proposed for the residential and barn structures include non-native grassland and bare areas that provide limited shelter opportunities for MSS.
- b) *Protective Fencing.* Before any grading or materials delivery occurs at the project site, the construction areas will be fenced to establish the limits of construction activities. During or immediately following construction, a permanent fence will be installed along the boundary between the HCP easement area and the development area. Pre-construction surveys for MSS will be conducted prior to installation of the fence.
- c) *Sedimentation & Erosion Control.* All sediment and erosion control measures established for the project shall direct stormwater flows away from the HCP easement area.

Measures to minimize impacts include:

- a) *Surveys for Capture & Moving of MSS.* To reduce the potential for take of MSS in the form of injury or direct mortality, a Service approved biologist will survey any area where take may occur for individuals that may be present. Any identified individuals, in all life stages, will be captured and moved out of harm's way. All efforts will be made to locate and move live snails of all life stages as well as empty shells of the species.
- b) *Permittees, Contractor & Employee Training/Education.* A Service-approved biologist with

demonstrable knowledge and experience with MSS and its habitat will conduct a pre-construction environmental awareness training session for all construction personnel involved in site disturbance. The training is intended to inform the permittees, construction crews, field supervisors, and equipment operators about the status and presence of the species, grading and construction-activity restrictions, and those minimization measures specified in the HCP.

Measures to mitigate unavoidable impacts include:

- a) *HCP Easement*. The permittees proposes to set aside 1.1 acres of the site as an HCP easement to be recorded with the County. This easement will restrict allowable uses to habitat restoration and species conservation activities only. Future development, agricultural uses, or other habitat conversions will be prohibited. The HCP easement perimeters will be fenced to restrict unauthorized entrance and activity. This fence will be constructed from wood or other durable material and will provide a clear barrier between the HCP easement area and the residential and open space portions of the property. The fence is intended to restrict access by people and pets and reduce the potential for inadvertent impacts to MSS and habitat from adjacent residential uses.
- a) *Coastal Dune Scrub Habitat Restoration*. The 1.1-acre HCP easement will be restored by the permittees to provide native habitat conditions for MSS. Habitat restoration will be implemented through removal of nonnative plants, planting and seeding with native species, and regular maintenance. The goal of the habitat restoration effort will be to return the HCP easement area to predominantly native coastal scrub habitat conditions. The restoration plan has been designed to retain MSS shelter in the HCP area during restoration activities. All planting, monitoring, and management activities in the HCP easement area will be conducted in accordance with the restoration plan. Section 1276.01 of the Fire Safe Regulations requires all parcels 1 acre and larger to provide a minimum 30 to 100-foot defensible space around buildings and accessory buildings. The proposed residence will be located 75 feet from the conservation easement boundary. Therefore, vegetation clearing for fire safety in the HCP restoration area will not be necessary and, therefore, is not a requested covered activity.

The net effect of these measures is restoration of 1.1-acres with native dune scrub and the preservation of this restored native habitat in perpetuity under an HCP Easement held by the County. The habitat value of the HCP Easement area will be enhanced through removal of non-native plant species and orchard plantings. These measures will benefit both MSS and other potential sensitive species onsite. The HCP also describes measures to ensure that the elements of the plan are implemented in a timely manner; ongoing monitoring is also required. Funding sources for implementation of the minimization and mitigation measures, actions to be taken for changed circumstances and unforeseen events, alternatives to the proposed action, and other measures required by the Service are also discussed.

Migratory Bird Treaty Act of 1918. Project grading, driveway improvements, and development may result in impacts to migratory birds. No migratory birds or vacant nests were observed during surveys of the project site; however, the project supports suitable nesting habitat. This is considered a significant but mitigable impact. The project is required to conduct nesting bird surveys prior to project construction.

Clean Water Act. The Clean Water Act regulates the discharge or fill materials into waters of the U.S. No waters of the U.S. or jurisdictional water features were observed during surveys of the project site. The project will not result in an impact to water quality. No mitigation is required.

Section 401 of the Clean Water Act. Section 401 requires that federally permitted activities comply with California water quality laws. No waters of the U.S. or jurisdictional water features were observed during surveys of the project site. The project will not result in an impact to water quality. No mitigation is required.

California Endangered Species Act (CESA). Under the CESA CDFW reserves the right to request the

replacement of lost habitat that is considered important to the continued existence of CESA protected species. The CNDDB indicates the potential presence of SSC listed species on the project site. Potential impacts to coastal dune scrub may adversely impact legless lizard and coast horned lizard which are CDFW species of special concern. With the recommended mitigation measure that requires capture and relocation, project impacts to legless lizards and coast horned lizard are considered less than significant.

California Fish & Game Code §§ 3511, 3502, 3503.5. Project grading, driveway improvements, and development may result in impacts to migratory birds. No migratory birds or vacant nests were observed during surveys of the project site; however, the site supports suitable nesting habitat. This is considered a significant but mitigable impact. The project is required to conduct nesting bird surveys prior to project construction.

California Fish & Game Code §§1600-1602. No waters of the U.S. or jurisdictional water features were observed during surveys of the site. The project will not result in an impact to water quality. No mitigation is required.

State Water Resources & Regional Water Quality Control Boards. No waters of the U.S. or jurisdictional water features were observed during surveys of the project site. The project will not result in an impact to water quality. No mitigation is required.

California Coastal Act. Project grading, road improvements, development, and future agricultural operations within the OS Easement will result in impacts to marginal habitat suitable habitat for the federally protected MSS and other sensitive wildlife species. As a result, the ruderal vegetation present on the project site may be considered Environmentally Sensitive Habitat areas (ESHA) as defined by the Coastal Act. This impact is will be mitigated by the restoration of coastal dune scrub within the HCP easement area.

With incorporation of the recommended mitigation measures as described above and in Exhibit B, potential impacts to biological resources will be reduced to less than significant.

5. CULTURAL RESOURCES

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

Cultural Resources

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

In July, 2015, the legislature added the new requirements to the CEQA process regarding tribal cultural resources in Assembly Bill 52 (Gatto, 2014). By including tribal cultural resources early in the CEQA process, the legislature intended to ensure that local and Tribal governments, public agencies, and project proponents would have information available, early in the project planning process, to identify and address potential adverse impacts to tribal cultural resources. By taking this proactive approach, the legislature also intended to reduce the potential for delay and conflicts in the environmental review process.

A Phase I archaeological surface survey was conducted for the project site in July 2005 (Ethan Bertrando, Bertrando & Bertrando). The study was conducted by a qualified archaeologist consistent with County guidelines and includes a cultural resources records search, an archaeological survey of the project site, and the preparation of a technical report documenting the results of the inventory and providing management recommendations.

A records search from the Central Coast Information Center (CCIC), located at the University of California, Santa Barbara revealed there are few prehistoric or historic archaeological resources in the vicinity of the project site. The two closest sites (roughly a mile away or greater) had scatter shell fragments which did not appear to be prehistoric. Other neighboring surveys conducted along the upper slopes of Pecho Road failed to identify cultural resources. The report concludes that, based on the results of this investigation, no significant cultural resources were identified during the reconnaissance or records search. Furthermore, based on this and previous studies, it appears unlikely that significant cultural resources would exist on the subject parcel. The report indicates no additional work needs be conducted regarding known cultural resources within the project area. However, if archaeological or other forms of cultural resource are exposed during future development, work should be halted until the resources can be evaluated by a qualified archaeologist.

Impact. The project is not located in an area that would be considered culturally sensitive due to lack of physical features typically associated with prehistoric occupation. A Phase I (surface) survey was conducted by Ethan Betrando in July 2005. No evidence of cultural materials was noted on the property. Impacts to historical or paleontological resources are not expected.

In accordance with AB52, outreach to four Native American tribes was conducted (Northern Salinan, Xolon Salinan, Yak Tityu Northern Chumash, and the Northern Chumash Tribal Council). The Yak Tityu Tityu requested the Phase I archaeological survey, and the Northern Chumash Tribal Council did not have any comment. No other responses were received.



Historical and Paleontological Resources. No historical or paleontological resources were identified or associated with this site.

Mitigation/Conclusion. Per County of San Luis Obispo Coastal Zone Land Use Ordinance Section 23.05.140, if during any future grading and excavation, buried or isolated cultural materials are unearthed, work in the area should be halted immediately within 10 feet of the find until the find can be examined by a qualified archaeologist and appropriate recommendations made. No significant impacts to cultural resources are expected to occur and no additional mitigation measures are necessary.

6. GEOLOGY AND SOILS

Will the project:

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

* Per Division of Mines and Geology Special Publication #42

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

- Topography: Gently sloping
- Within County's Geologic Study Area?: No
- Landslide Risk Potential: Low
- Liquefaction Potential: Low

Nearby potentially active faults?: Yes Distance? Los Osos Fault 0.5 miles south

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

Shrink/Swell potential of soil: Low

Other notable geologic features? None

Geology and Soils

GEOLOGY - The project site is not subject to the Geologic Study overlay, nor is it in an area suspected to contain serpentine or ultramafic rock or soils. Landslide and liquefaction risk is considered low. The project site is not within a mapped flood zone and no mineral resources are known to be present. The Los Osos Fault (considered to be capable of surface movement) traverses east to west roughly 0.5 miles south of the project site.

DRAINAGE/EROSION – As described in the Natural Resource Conservation Service Soil Survey, the gently sloping Baywood fine sand consists of deep, somewhat excessively drained soils that have formed in old sand dunes near the coast. As described in the NRCS, the Baywood fine sands with a 2-9% slope which is considered well drained. The soil has low erodibility and low shrink-swell characteristics.

A sedimentation and erosion control plan is required for all construction and grading projects (CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts.

According to the Department of Public Works (letter of June 12, 2018) the project is located in a Storm Water Management Area (MS4) and is considered a regulated project that is required to submit a Storm Water Control Plan Application and Cover Sheet. For areas where drainage is identified as a potential issue, the CZLUO (Sec. 23.05.040) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

Impacts

Geology and Unstable Building Conditions. Grading and excavation activities, construction of retaining walls, building foundations, parking areas and private roadways are subject to the provisions of the California Building Code and County standards for grading and road construction. Through compliance with relevant codes, no significant impacts associated with unstable earth conditions, earthquakes or ground failure are expected to occur.

Soil Erosion, Topographic Changes, Loss of Topsoil or Unstable Soil Conditions. The project will result in the disturbance of approximately 27,443 square feet (0.63 acres) to create a building pad for the single family residence and barn and for other site improvements (two septic systems, landscaping, and roadway/infrastructure improvements). The intensification of impervious surfaces will increase the volume and velocity of runoff generated by the site compared with existing conditions. Based on the NRCS soil survey, soils covering the project site exhibit a low susceptibility for erosion. Compliance with relevant provisions of the Building Code and Land Use Ordinance (described in the Setting, above) will address potential impacts to erosion.

The project was referred to the Building Division and the Department of Public Works for review. Grading activities are subject to the provisions of the California Building Code and County standards for grading and road construction. A complete grading and drainage plan will be required prior to building

permit issuance in accordance with Section 23.05.040 of the CZLUO. In addition, the project is required to provide a complete erosion and sedimentation control plan in accordance with Section 23.52.036. The recommendations of the Public Works and Building Departments will be incorporated as conditions of approval.

Mineral Extraction. The project site is not located within an extractive zone, and no mineral resources are known to be present within the project site.

Conclusion/Mitigation Measures.

The project will be required to submit a complete grading and drainage and erosion prevention plan to demonstrate compliance with County regulations relating to the prevention of erosion and the protection of surface water quality in accordance with relevant State and federal laws including, but not limited to, the Clean Water Act (CWA, 33 USC 1251-1376), the National Pollutant Discharge Elimination System (NPDES), the Basin Plan adopted by the Central Coast Regional Water Quality Control Board, the Porter-Cologne Water Quality Control Act (California Water Code §§ 13000 et seq.) and the California Building Code. No requirements beyond those required by ordinance and law are necessary.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) <i>Impair implementation or physically interfere with an adopted emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
f) <i>If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) <i>Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be within a 'very high' fire hazard severity zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Be within an area classified as a 'state responsibility' area as defined by CalFire?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Hazards and Hazardous Materials

Setting. The State of California Hazardous Waste and Substances Site List (also known as the "Cortese List") is a planning document used by state and local agencies and developers to comply with the siting requirements prescribed by federal, State, and local regulations relating to hazardous materials sites. A search of the Cortese database conducted in July 2018 revealed no active sites in the vicinity, including the project site. The project is not within an Airport Review area.

According to the CalFire map of fire hazard severity zones for San Luis Obispo County, the project site is located in a *Very High Fire Hazard Severity Zone*. Based on the County's fire response time map, it will take approximately 3 - 5 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for a further discussion of project impacts on fire protection facilities.

Impact. Construction activities may involve the use of oils, fuels and solvents. In the event of a leak or spill, persons, soil, and vegetation down-slope from the site may be affected. The use, storage, and transport of hazardous materials is regulated by the Department of Toxic Substances Control (DTSC) (22 Cal. Code of Regulations Section 66001, et seq.). The use of hazardous materials on the project site for construction and maintenance is required to be in compliance with local, state, and federal regulations.

The project incorporates (or is required to incorporate) the following fire protection features:

- Structures are located a minimum 5 feet from all property lines;
- Fire sprinklers; and
- Access drives of sufficient width, grade and surface to accommodate emergency vehicles.

The project was been reviewed by CalFire in 2012 for code requirements relating to fire protection. In their letter of January 25, 2012, CalFire recommended that the project take access from Madera Street.

Regarding road impacts, the project has been reviewed by County Public Works (letter of June 12, 2018), which is discussed further in the Transportation section. The project is not expected to conflict with any regional emergency response or evacuation plan.

Mitigation/Conclusion. The proposed project is not located in an area of known hazardous material contamination nor proposes the generation of hazardous wastes. The project will be conditioned to meet CalFire standards. Compliance with existing regulations and code requirements will ensure potential impacts associated with hazards and hazardous materials impacts will be less than significant.

8. NOISE

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

Noise

Setting. The project site is located within the Los Osos Urban Reserve; about one-quarter mile east of Pecho Valley Road, in an area largely developed with single family residences and some equestrian facilities. Consequently, noise levels on the project site and in the vicinity are low and there are no sources of loud noises beyond those associated with home ownership and traffic on surrounding streets. Sensitive receptors in the vicinity include single family residences on lots ranging in size from 6,000 square feet to 5-acres. The adjoining roadways (Madera Street and Sea Horse Lane) are unpaved driveways once they enter the project site. Both roadways carry low traffic volumes.

Pecho Valley Road is a 2-lane arterial and a minor source of transportation-related noise due to low traffic volumes. Based on counts taken in 2012, Pecho Valley Road south of Rodman Drive experiences an afternoon peak hour traffic volume of 249, or about four vehicles per minute.

The Noise Element establishes a threshold for acceptable exterior noise levels for sensitive uses (such as residences) of 60 decibels^a along transportation noise sources and provides an estimate of the distance from certain roadways where noise levels will exceed those levels. Based on the Noise

^a The sound level obtained by using the A-weighting filter of a sound level meter, expressed in decibels (dB). All sound levels referred to in this policy document are in A-weighted decibels. A-weighting de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear. Most community noise standards utilize A-weighting, as it provides a high degree of correlation which human annoyance and health effects.

Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area.

Impacts.

Construction Impacts. Construction activities may involve the use of heavy equipment for grading and for the delivery and movement of materials on the project site. The use of construction machinery will also be a source of noise. Construction-related noise impacts would be temporary and localized. The nearest residence is approximately 180 feet west or south of the project site. Therefore, construction activities could result in temporary adverse noise impacts to surrounding residences. County regulations limit the hours of construction to day time hours between 7:00 AM and 9:00 PM weekdays, and from 8:00 AM to 5:00 PM on weekends.

Operational Impacts. With regard to transportation-related noise sources, the single-family residence constructed on the project site would contribute about 10 vehicle trips per day to Madera Street, Rodman Drive and Pecho Valley Road. Noise generated by the project site would be comparable to the background noise generated by surrounding rural residences. Noise exposure to private outdoor areas will be shielded from road noise on Pecho Valley Road by intervening dwellings and topography.

Mitigation/Conclusion. No significant noise impacts are anticipated. Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area. Compliance with County standards for the management of construction noise will ensure impacts to surrounding residences will be less than significant. No additional mitigation measures are recommended.

9. POPULATION/HOUSING

Will the project:

- a) *Induce substantial growth in an area either directly (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?*
- b) *Displace existing housing or people, requiring construction of replacement housing elsewhere?*
- c) *Create the need for substantial new housing in the area?*
- d) *Other:* _____

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Population/Housing

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

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



Mitigation/Conclusion. No significant population and housing impacts are anticipated.



10. PUBLIC SERVICES/UTILITIES

Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection (e.g., Sheriff, CHP)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Roads?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Solid Wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other public facilities?	<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 checked="" type="checkbox"/>

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

Police: County Sheriff

Location: Los Osos (Approximately 1.5 miles to the east)

Fire: Cal Fire (formerly CDF)

Hazard Severity: Very High

Response Time: < 5 minutes

Location: Approximately 1 miles to the east

School District: San Luis Coastal Unified School District.

Public Services

Water service for the residence will be provided by Golden State Water Company through an existing water meter. A new agricultural well is proposed which could serve the equestrian facilities and any present or future agricultural activities. Wastewater services for the new residence and barn will be provided by two on-site septic systems. Police protection is provided by the County Sheriff which has a sub-station at 2099 10th Street in Los Osos and the main office at 1585 Kansas Avenue, about four miles west of the City of San Luis Obispo. The nearest County Fire/CalFire station is Station 15 located at 2315 Bayview Heights Drive in Los Osos, about 1.5 miles to the northeast. Emergency response times to the project site are 3 – 5 minutes. The project is located within the San Luis Coastal Unified School District.

Impact. Water service will be extended to the new residence and barn from the existing water meter. Impacts associated with water demand are discussed in Section 15. Water and Hydrology.

To mitigate the demand for new or expanded public facilities caused by development, the County has adopted development impact fees in accordance with Government Code Section 66000 et seq.. Under this program private development is required to pay a fee that is proportional to the incremental demand for a particular facility needed to serve such development. The amount of the fees must be justified by a supporting study (fee justification study) which identifies the new or expanded facilities needed to serve expected demand into the future and apportions these costs to new development. New development is required to pay the appropriate fees for new or expanded public facilities commensurate with the type and size of development. The project’s direct and cumulative impacts are within the general assumptions for allowable uses for the subject property that was used to estimate the county’s impact fees. As discussed in Section 7, Hazards and Hazardous Materials, the project will be required to incorporate required fire protection measures in compliance with existing regulations. Project impacts to local roadways are discussed in Section 12, Transportation/Circulation.

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

11. RECREATION

Will the project:

- a) *Increase the use or demand for parks or other recreation opportunities?*
- b) *Affect the access to trails, parks or other recreation opportunities?*
- c) *Other _____*

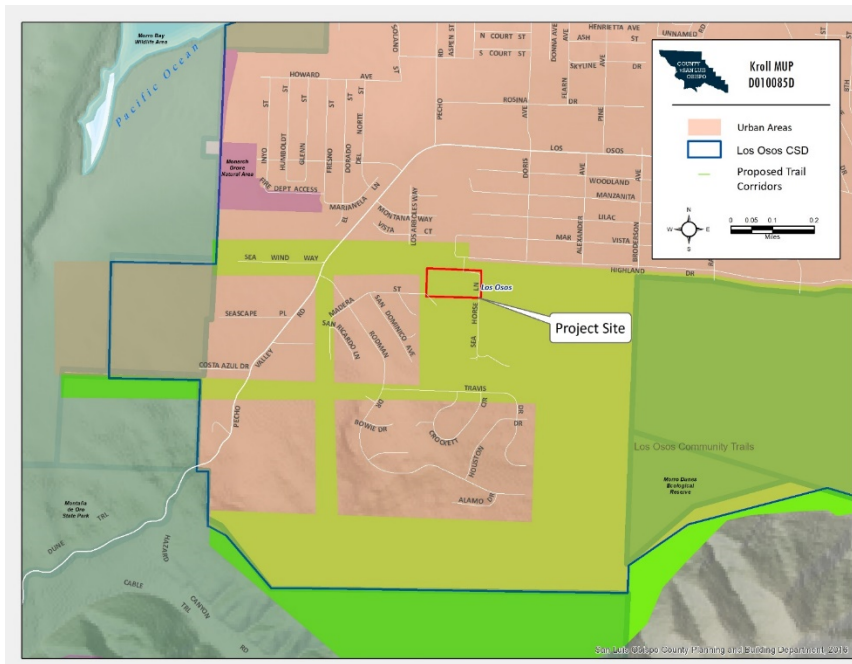
	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Recreation

Setting. There is one community park serving Los Osos. Recreation facilities in the vicinity of the project site include equestrian trails located to the east and south; a sign at the Madera Street entrance to the trail to the south indicates that this is private and subject to the control of the owner. South of Highland Drive, a portion of a paved trail is accessible from Sea Horse Lane extending to the west.

The County's Parks and Recreation Element (PRE) designates a trail corridor in the vicinity of the project site (Figure 8). In accordance with the PRE, the trail corridor extends along the northeastern, eastern, and southern urban edge of Los Osos connecting Morro Bay State Park (to the northeast) to Montaña de Oro State Park (located west and south of Los Osos). This trail would be located along the northern property line of the project site (with the exception of the HCP easements area) and would be a multi-use trail (providing access for pedestrian, bicycles, and equestrians to Pecho Valley Road and Montaña de Oro

Figure 8 – Trail Corridors Identified in the Parks and Recreation Element



Impact. The proposed project will not create a significant need for additional park, Natural Area, or recreational resources. Provided adequate public access is provided onsite consistent with the County's Parks and Recreation Element, no impacts to the County or State's trail system or inconsistencies with public coastal access would occur.

Mitigation/Conclusion. The applicant will be required to dedicate a public trail access easement along the northern property line (with the exception of the HCP easements area) consistent with the County's PRE subject to the review and approval of the County Parks Department prior to obtaining a building or grading permit. Compliance with County review and approval of the proposed public access will ensure county and coastal access issues will be less than significant.

12. TRANSPORTATION/CIRCULATION

Will the project:

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

Transportation

Setting. Vehicular access to the project site is provided from Madera Street and Sea Horse Lane, both of which are local streets that connect to Pecho Valley Road by way of Rodman Drive. Based on counts taken in 2012, Rodman Drive east of Pecho Valley Road experiences an afternoon peak hour traffic volume of 145, and an average daily traffic volume of 1,317.

Project plans show a dirt road/driveway extending from Madera Street and Sea Horse Lane to the proposed new residence and barn.

Impacts.

Construction Impacts. Construction related traffic will increase during the morning and afternoon peak hours on Madera Street and Rodman Drive as a result of construction of the residence. Based on the project description, it is expected that as many as 10 workers may be arriving and leaving the project site on a typical construction work day (for the residence and for the barn). Assuming 145 existing PM peak hour trips on Rodman Drive, traffic will increase by less than 1% per day for a construction timeframe of three to four months. The temporary increase in traffic on Madera Street, Sea Horse Lane, Rodman Drive, and Highland/Sea Horse Lane will not reduce the currently-acceptable level of service.

Operational Impacts. The project was reviewed by Public Works to assess project impacts to roads and compliance with County driveway standards. The project is subject to the Los Osos Area Road Improvement Fee which addresses cumulative impacts to County roads in the area. In a letter from Cal Fire issued on January 25, 2012, Cal Fire recommends that the residence take access from Madera Street is the safest, most efficient and most logical option.”

Roadway Capacity Future. The 1988 Estero Area Plan, Circulation Element shows the extension of Highland Drive west to Pecho Valley Road. However, according to Public Works (Glenn Marshall, July 19, 2018) and the Los Osos Community Plan Public Review Draft (dated January 30, 2015), this extension is no longer required.

Roadway Capacity. The Institute of Traffic Engineer’s manual estimates an average of 10 daily trips per residential unit. As proposed, the project will result in one residential unit as allowed in the Single Family Suburban land use category. Therefore, the project is estimated to generate 10 trips per day (or estimated 1.0 trips during the peak hour). Assuming 145 PM peak hour trips on Rodman Drive, traffic will increase less than 1% per day. This amount of additional traffic is not expected to result in a significant change to the existing road service levels.

Roadway Safety. The project proposes a dirt road/driveway from Madera Street and Sea Horse Lane. Public Works (in a referral dated June 12, 2018) will require the driveway approach for Madera Street and Sea Horse Lane to be constructed in accordance with the County’s B-1a rural driveway approach standards and A-5a sight distance standards. At the time of application for construction permits the applicant will be required to provide evidence that onsite circulation and pavement structural sections are designed and constructed in conformance with Cal Fire and/or other regulating fire agency standards and specifications. With these improvements access the project will pose no traffic safety concerns. The project does not conflict with adopted policies, plans and programs on transportation.

Mitigation/Conclusion.

No project specific significant traffic impacts were identified, but the project is subject to the Los Osos Area Road Improvement Fee and County driveway standards. With payment of the required fee and required road/driveway improvements transportation and circulation impacts will be less than significant levels.

13. WASTEWATER

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

Wastewater - The project proposes an on-site septic system.

Setting. Soil type for the project site is provided in Section 2., Agricultural Resources, based on the Natural Resource Conservation Service (NRCS) Soil Survey map. Table 2 provides the main limitation(s) of these soils for wastewater treatment by septic leach fields.

Soil	Rating	Reasons for Rating	Acreage of Project Site
Baywood Fine Sand, 2 – 9% slope	Very Limited	Seepage Filtering capacity	5.08 (100%)

Source: NRCS Web Soil Survey, 2018

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

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

- ✓ *Sufficient land area* – The parcel is roughly 5 acres, of which approximately 2 acres is available for construction of septic leach fields;
- ✓ *The soil’s ability to percolate or “filter” effluent before reaching groundwater supplies (30 to 120 minutes per inch is ideal)*
- ✓ *The soil’s depth (there needs to be adequate separation from bottom of leach line to bedrock [at least 10 feet] or high groundwater [5 feet to 50 feet depending on perc rates])*
- ✓ *The soil’s slope on which the system is placed (surface areas too steep creates potential for daylighting of effluent)* – The project site is gently sloping;
- ✓ *Potential for surface flooding (e.g., within 100-year flood hazard area)* – The project site is not within a 100-year flood plain;

- ✓ *Distance from existing or proposed wells (between 100 and 250 feet depending on circumstances)* – There is an agricultural well proposed near the existing pasture which would be roughly 200 feet from both proposed septic systems.
- ✓ *Distance from creeks and water bodies (100-foot minimum)* – There are no surface water bodies in the vicinity.

Impacts.

Soils on the project site consist of Baywood fine sands, 2 - 9% slope which have a “very limited” capacity for septic systems based on the following factors:

Seepage, Bottom Layer - Saturated hydraulic conductivity (Ksat) governs the leaching and seepage potential of the soil. When this rate is high, transmission of fluids through the soil and underlying materials is unimpeded and leaching and seepage may become environmental, health, and performance concern; and

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

"Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Wastewater will be conveyed to septic leach fields situated in the southcentral area (near the new residence) and northeastern portions of the site (near the new barn); a leach expansion area is also shown. A percolation test was not performed.

Mitigation /Conclusion

The project site appears to be large enough to provide septic leach fields in compliance with the RWQCB. The Building Division will review the septic system with the construction permit. Percolation and soil testing may be needed with construction permits. Potential impacts to wastewater are considered less than significant.

14. WATER & HYDROLOGY

Will the project:

QUALITY

- a) Violate any water quality standards?**
- b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?**
- c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any water quality standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

14. WATER & HYDROLOGY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) <i>Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
QUANTITY				
h) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) <i>Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure, etc.), or inundation by seiche, tsunami or mudflow?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The water source for the community is derived from the Los Osos groundwater basin which is made up of several aquifer layers underlying Los Osos and the surrounding area. The upper and lower aquifers are the main sources of municipal and domestic water supplies. Due to water quality degradation of the upper aquifer from septic systems (nitrates), the water purveyors have been pumping from the lower aquifer. Groundwater extractions have exceeded the sustainable yield of the basin in the lower aquifer in the western area which has resulted in seawater intrusion. As a result, the Los Osos Groundwater Basin has been assigned a Level of Severity III by the 2014-2016 Resource Summary Report.

To address groundwater management issues, the three water purveyors serving the community developed the Los Osos Groundwater Basin Management Plan (BMP) which was adopted on October 12, 2015. The BMP recommends implementation of a number of infrastructure projects which are divided into two general categories based on assumptions for future development. The first category is aimed at solving the water quality and supply issues with no future development. The second category assumes new development proceeds in accordance with the updated Los Osos Community Plan. Some of the recommended programs and projects outlined in the BMP are underway; however seawater intrusion persists.

The proposed project will obtain its domestic water from Golden State Water Company (GSWC) through an existing water service and irrigation water from a new agricultural well. According to the Department of Public Works (letter of June 12, 2018) the applicant will be required to sign a Consent Authorization prior to approval of a well permit and will be required to establish ongoing water well monitoring and

reporting to the satisfaction of Public Works.

The topography of the project is gently sloping. The closest creek from the proposed development is approximately 2 miles to the south. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

The area of disturbance for the project is approximately 27,443 square feet (0.63 acres). Projects involving less than one acre of disturbance are not required to prepare a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. However, according to the Department of Public Works (letter of June 12, 2018) the project is located in a Storm Water Management Area and is considered a regulated project that is required to submit a Storm Water Control Plan Application.

When work is done in the rainy season, the County's Land Use Ordinance requires that temporary erosion and sedimentation measures to be installed.

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

Within the 100-year Flood Hazard designation? No

Closest creek? Islay Creek Distance? Approximately 2 miles

Soil drainage characteristics: Well drained

For areas where drainage is identified as a potential issue, the Land Use Ordinance (CZLUO Sec. 23.05.042) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION – Soil type, area of disturbance, and slopes are key aspects to analyzing potential sedimentation and erosion issues. As described in the Natural Resource Conservation Service Soil Survey, the moderately sloping Baywood fine sand consists of deep, somewhat excessively drained soils that have formed in old sand dunes near the coast. As described in the NRCS Soil Survey, the Baywood fine sands with a 2% – 9% slope exhibit low erodibility and shrink-swell characteristics.

A sedimentation and erosion control plan is required for all construction and grading projects (CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts.

Impact – Water Quality/Hydrology

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

- ✓ Approximately 27,443 square feet (0.63 acres) of site disturbance is proposed;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project is not on highly erodible soils;
- ✓ The project is located on gentle slopes;
- ✓ The project is not within a 100-year Flood Hazard designation;
- ✓ The project is more than 100 feet from the closest creek or surface water body;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- ✓ The project is subject to the County's Plumbing Code (Chapter 7 of the Building and

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

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

Water Quantity

Based on the project description, the project’s domestic water usage is estimated to be about 0.83 acre-feet per year (AFY). According to the 2014-2016 Resource Summary Report, the Los Osos Groundwater Basin (the sole source of water to the Golden State Water Company) has been assigned a Level of Severity III. The recommended actions are to continue to support efforts to implement the Basin Management Plan described above and to continue to complete the Los Osos Wastewater Project (LOWWP). As of August 2018, the LOWWP was accepted as complete by the County and about 99% of the community has successfully connected to the system.

Water from the Golden State Water Company meets safe drinking water standards.

To offset new water use, the County has established a Water Conservation program in the community of Los Osos (County Code Section 19.07.042). The developer of any new structure that uses water from the Los Osos Groundwater Basin is required to retrofit plumbing fixtures in existing structures within the Los Osos Groundwater Basin, but outside the Prohibition Zone, as shown in Figure 7-2 of Title 19 of the County Code. The subject parcel is required to obtain a Title 19: Retrofit Certificate prior to issuance of building permits. In addition, to address water use associated with site landscaping, the project will be required to use drought tolerant plants and have the project’s landscape plan reviewed and approved by County Planning and Building prior to obtaining a building permit.

Mitigation/Conclusion. Existing regulations and/or required plans will adequately address surface water quality impacts during construction and permanent use of the project. With the recommended mitigation measures, potentially significant impacts associated with water supply can be mitigated to a less than significant.

15. LAND USE	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
<i>Will the project:</i>				
a) Be potentially inconsistent with land use, policy/regulation (e.g., general plan [County Land Use Element and Ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?	<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"/>

15. LAND USE

Will the project:

Inconsistent Potentially Inconsistent Consistent Not Applicable

e) **Other:** _____

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

The project site is within the area covered by the Los Osos Habitat Conservation Plan (HCP) currently being prepared by the County. The HCP is part of an application by the County of San Luis Obispo (County) to obtain incidental take permits from the United States Fish and Wildlife Service (USFWS): As the permittee, the County can issue Certificates of Inclusion to landowners and other project proponents, that will confer take coverage for projects that impact one or more of the listed species. The HCP identifies the suite of activities that will be covered by the permits, their anticipated impacts to the listed species covered by the permits, and the steps that the County and other plan participants will take to avoid, minimize, and mitigate the impacts of the covered activities on the covered species which includes four narrowly endemic species:

- Morro Bay kangaroo rat (*Dipodomys heermanni morroensis*);
- Morro shoulderband snail (*Helminthoglypta walkeriana*);
- Morro Manzanita (*Arctostaphylos morroensis*); and
- Indian Knob mountainbalm (*Eriodictyon altissimum*).

As discussed in Section 4. Biology, the project site provides marginal habitat for the Morro shoulderband snail. The applicant has prepared a project-specific HCP.

Participation in the LOHCP is voluntary; landowners who are not conducting activities that cause ground disturbance need not participate in the Plan. Moreover, landowners and other proponents of projects causing ground disturbance have other options for compliance with the local, state, and federal permitting requirements that are addressed through this plan. However, the HCP is designed to streamline the permitting process, reducing both the timeline and costs for permitting, while also contributing to a more cohesive conservation strategy for the covered species. The project is consistent with the goals and objectives of the HCP because:

- Participation in the HCP is voluntary; and
- The project proposes mitigation for impacts to listed species on-site which consists of a site-specific Habitat Conservation Plan.

The proposed project is subject to the following Planning Area Standard(s) as found in the County's Coastal Zone Land Use Ordinance (CZLUO):

- Archaeological Sensitive Area 23.07.104
- Environmentally Sensitive Habitats 23.07.170
- Coastal Zone
- Coastal LUO Section 23.04.027 Residential Suburban Category

The project is consistent or compatible with the surrounding uses as summarized on page 2 of this

Initial Study.

As noted in Section 12., Transportation/Circulation, the 1988 Estero Area Plan, Circulation Element shows the extension of Highland Drive west to Pecho Valley Road. However, according to Public Works (Glenn Marshall, July 19, 2018) and the Los Osos Community Plan Public Review Draft (dated January 30, 2015) this extension is no longer required.

The project is consistent with the following planning area standards:

Estero Area Plan: Los Osos Urban Area standards:

Communitywide

On-site Wastewater Disposal

New development using on-site wastewater disposal systems shall protect coastal water quality and meet the requirements of the Regional Water Quality Control Board.

The 5-acre site has sufficient area to accommodate a septic system and meet the Regional Water Quality Control Board.

Residential Suburban

Highland Area – Design

Site Selection shall be such as to preserve significant areas of ecological or public visual importance. All development shall be clustered to preserve a maximum of 60 percent of each parcel in undeveloped open space.

The applicant is providing 40% in undeveloped open space - 2.03 acres (1.1 HCP easement and 0.93 Open Space easement). The County Open Space easement will allow limited agricultural practices while the HCP easement will provide for restoring native central dune scrub habitat for use by Morro shoulderband snail.

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

16. MANDATORY FINDINGS OF SIGNIFICANCE

Potentially Significant

Impact can & will be mitigated

Insignificant Impact

Not Applicable

Will the project:

- a) ***Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history?***

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

c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

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

Exhibit A - Initial Study References and Agency Contacts

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

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	In File**
<input type="checkbox"/>	County Environmental Health Services	Not Applicable
<input type="checkbox"/>	County Agricultural Commissioner's Office	Not Applicable
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input type="checkbox"/>	Air Pollution Control District	In File**
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input checked="" type="checkbox"/>	CA Coastal Commission	None
<input type="checkbox"/>	CA Department of Fish and Wildlife	Not Applicable
<input type="checkbox"/>	CA Department of Forestry (Cal Fire)	Not Applicable
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input checked="" type="checkbox"/>	Los Osos Community Services District	In File**
<input checked="" type="checkbox"/>	Other <u>Golden State Water Company</u>	In File**
<input checked="" type="checkbox"/>	Other <u>Los Osos Community Advisory Council</u>	In File**
<input checked="" type="checkbox"/>	Other <u>United States Fish & Wildlife Service</u>	In File**
<input checked="" type="checkbox"/>	Other <u>Local Native American Tribes</u>	In File**

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

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

Project File for the Subject Application

County documents

- Coastal Plan Policies
- Framework for Planning (Coastal/Inland)
- General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements:
 - Agriculture Element
 - Conservation & Open Space Element
 - Economic Element
 - Housing Element
 - Noise Element
 - Parks & Recreation Element/Project List
 - Safety Element
- Land Use Ordinance (Inland/Coastal)
- Building and Construction Ordinance
- Public Facilities Fee Ordinance
- Real Property Division Ordinance
- Affordable Housing Fund
- Airport Land Use Plan
- Energy Wise Plan
- Estero Area Plan

- Design Plan
- Specific Plan
- Annual Resource Summary Report
- Los Osos Circulation Study

Other documents

- Clean Air Plan/APCD Handbook
- Regional Transportation Plan
- Uniform Fire Code
- Water Quality Control Plan (Central Coast Basin – Region 3)
- Archaeological Resources Map

- Area of Critical Concerns Map
- Special Biological Importance Map
- CA Natural Species Diversity Database
- Fire Hazard Severity Map
- Flood Hazard Maps
- Natural Resources Conservation Service Soil Survey for SLO County
- GIS mapping layers (e.g., habitat, streams, contours, etc.)
- Other Los Osos Community Plan Public Review Draft (01/30/2015)

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

Application materials

Review By Other Agencies and Organizations

- Letter from Public Works (Glenn Marshall) dated June 12, 2018
- Letter from Building Division (Michael Stoker) dated June 12, 2018
- Letter from CalFIRE (within HCP) dated January 25, 2012
- Incidental Take Permit letter from United States Department of the Interior dated 12/18/15 re: Habitat Conservation Plan and Incidental Take Permit for APNs 074-022-041, Los Osos, San Luis Obispo County, California

Reports and Studies

- Bertrando & Bertrando Research Consultants, July 12, 2005, Cultural Resource Inventory of a Sea Horse Lane Parcel APN 074-022-041 Los Osos, CA.
- SWCA, September 2014, Habitat Conservation Plan for the Morro shoulderband snail Kroll Property (APN 074-022-041), 302/304 Madera Street Los Osos, San Luis Obispo County, California

Exhibit B - Mitigation Summary Table

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

Aesthetics

AES-1 Prior to issuance of construction permits, the applicant shall provide a lighting plan showing shielded exterior street and home lighting in order to screen light sources from neighboring properties and from the street.

AES-2 Prior to final inspection or occupancy, whichever occurs first, all exterior lighting shall comply with the project's approved lighting plan. This condition shall be maintained for the life of the project.

Air Quality

AQ-1 Developmental burning. As of February 25, 2000, the APCD prohibits developmental burning of vegetative material within San Luis Obispo County. However, under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. Any such exception must complete the following prior to any burning: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD approval, the applicant shall furnish them with the study of technical feasibility (which includes costs and other constraints) at the time of application. For any questions regarding these requirements, contact the APDD at (805) 781-5912.

AQ-2 Dust Mitigation. During construction/ground disturbing activities, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.

- a. Reduce the amount of the disturbed area where possible;
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. The contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control. For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook;
- c. All dirt stock pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;



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

Biological Resources

BIO-1 No-Build Conservation Easement. Prior to issuance of a building permit, the applicant shall enter into an agreement with the County, in a form acceptable to County Counsel, to create a Habitat Conservation Plan (HCP) Easement over approximately 1.1 acres of the project sites outside of the area of disturbance as shown on the project site plan. The 1.1-acre HCP easement area is that area intended to provide mitigation for unavoidable take of MSS. The applicants will establish, conserve, and manage the 1.1-acre HCP easement for the sole purpose of restoring native central dune scrub habitat for use by MSS. The HCP Easement will allow only activities that help the long-term protection of native central dune scrub habitat and is intended to 1) protect MSS habitat in perpetuity and be contiguous with adjacent preserved habitat, (2) restore native habitat through removal of exotic species and planting and seeding of native plants, and (3) maintain the conservation easement area through regular invasive plant species removal. Planting of landscape plants, or other plants not commonly found in local coastal dune scrub habitat is prohibited. This easement will restrict allowable uses to habitat restoration and species conservation activities only. Future development, agricultural uses, or other habitat conversions will be prohibited. The HCP easement perimeters will be fenced to restrict unauthorized entrance and activity. This fence will be constructed from wood or other durable material and will provide a clear barrier between the HCP easement area and the residential and open space portions of the property. The fence is intended to restrict access by people and pets, and reduce the potential for inadvertent impacts to MSS and habitat from adjacent residential uses. The



HCP easement will be recorded under an agreement with the County as approved by the Service.

- BIO-2 Open Space Easement. Prior to issuance of building permit,** the applicant shall enter into an agreement with the County, in a form acceptable to County Counsel, to create an Open Space Easement over approximately 0.93 acres of the project sites as shown on the project site plan. The Open Space Easement may allow limited agricultural activities including: (1) installation of avocado or citrus trees by hand or mechanical auger digging, (2) orchard watering, (3) periodic mowing, (4) orchard pruning, and (5) small equipment operations. All activities within the Open Space Easement shall be consistent with the project's approved HCP (Section 2.2.3) and other development/activities not specified in the project's approved HCP and/or Open Space Easement agreement are prohibited. The Open Space Easement agreement shall be approved by the County and recorded prior to the issuance of a grading or building permit.
- BIO-3 At the time of application for construction permits,** the applicant shall clearly delineate the building site(s), the HCP and open space easement areas, and protective and permanent fencing locations on the project plans, as shown on the approved site plan. The protective and permanent fencing shall establish the limits of construction activities. All new development (e.g. residence, garage, barn, etc.) shall be completely located consistent with the project's approved HCP and project easement (i.e., HCP and Open Space) agreements. Before any grading or materials delivery occurs at the project site, the construction areas will be fenced to establish the limits of construction activities.
- BIO-4 Prior to issuance of construction permits, vegetation removal, and/or ground disturbance),** the applicant shall provide proof of issuance of an incidental take permit pursuant to section 10(a)(1)(B) of the Endangered Species Act of 1973 (16 U.S.C. 1531-1544, 87 Stat. 884) as amended (Act), from the U.S. Fish and Wildlife Service has occurred.
- BIO-5 Prior to issuance of construction permits, vegetation removal, and/or ground disturbance),** the applicant shall provide proof from the U.S. Fish and Wildlife Service (USFWS) to the County that the following has been demonstrated to the Service in compliance with the incidental take permit:
- a. Written verification that the required pre-construction environmental awareness training program has been prepared and will be delivered by the USFWS-authorized biologist to all personnel who will be working onsite during site preparation and construction activities. This verification shall include a sign-in list of personnel in attendance at all sessions delivered.
 - b. Written verification that the required environmental awareness training for the permittee has been conducted. This verification shall include a sign-in list of personnel in attendance at all sessions delivered. The permittees will be living on-site and maintaining the property. To promote native species education and stewardship, the Service-approved biologist will train the permittees to identify and properly relocate native shoulderband snails. The training will provide the permittees with sufficient knowledge to properly relocate native snails they observed when a Service-approved biologist is not present. The intent of the training is to promote landowner stewardship for native species. Training the permittees will not negate the need for the Service-approved biologist to conduct necessary predisturbance MSS surveys and monitoring included in this HCP.

- c. Verification that protective and permanent fencing has been installed to establish the limits of the construction and developed areas.
- d. Verification that at least 1.10-acre of land (in substantial conformance with that depicted on Figure 3 of the HCP) has been recorded with the County of San Luis Obispo as a conservation easement dedicated to same.
- e. Verification that the habitat enhancement activities have been implemented in accordance with Sections 2. and 5. of the HCP.
- f. Only USFWS-approved biologists may conduct pre- and concurrent construction surveys, monitor for, and capture and relocate Morro shoulderband snails within the project area. The applicant must request and receive approval of any other biologists they wish to have perform these activities prior to their commencement. The request must be submitted, in writing (inclusive of a facsimile or electronic submission), to the Ventura Fish and Wildlife Office at least 15 working days prior to the proposed commencement of the specified activities. All requested biologists must be approved by the Service prior to their conducting any surveys.
- g. USFWS-approved biologist(s) shall notify the Ventura Fish and Wildlife Office via written correspondence (inclusive of facsimile transmission or electronic submission) of their intent to conduct any monitoring events at least 48 hours of prior to commencing the activity.

BIO-6 **Prior to issuance of construction permits**, pre-construction and construction monitoring surveys for Morro shoulderband snail will be conducted within the impact area and submitted to the County of San Luis Obispo.

BIO-7 **During project construction, vegetation removal, and/or ground disturbance)** all identified individuals of Morro shoulderband snail will be relocated, by an individual in possession of a current valid recovery permit for the species to a USFWS-approved offsite location, in accordance with the project's incidental take permit and the HCP.

BIO-8 **During project construction**, if major construction activities that have the potential to affect MSS or their habitat, such as grading or cement pouring, occur during the rainy season, daily surveys will be conducted at the beginning of each work day to check for and remove any MSS that may have entered the construction area.

BIO-9 **Before any grading or materials delivery occurs at the project site**, the construction areas will be fenced to establish the limits of construction activities. This fencing will consist of County approved temporary construction fencing. Pre-construction surveys for MSS will be conducted prior to installation of the fence.

BIO-10 **During or immediately following construction**, a permanent fence will be installed along the boundary between the HCP easement area and the development area. This fence will be constructed from wood or other durable material and will provide a clear boundary barrier between the easement area and the residential portion of the property.

BIO-11 **During project construction, vegetation removal, and/or ground disturbance**, the applicant shall demonstrate the minimization measures, performance and success criteria, and reporting obligations are in accordance with the incidental take permit and are consistent with those identified in Sections 5 and 6 of the HCP, respectively. A USFWS-approved biological monitor shall be present during the installation of construction fencing,



initial vegetation clearing and grubbing, and earthwork in the form of initial grading and excavation. Any live Morro shoulderband snails found during these monitoring events will be captured and relocated to the conservation areas by the authorized biological monitor. This monitor shall have the authority to order any reasonable measure necessary to avoid the take of Morro shoulderband snail and to immediately stop any work or activity that is not in compliance with the conditions set forth in the ITP. The USFWS office in Ventura and the County of San Luis Obispo shall be notified of any “stop work” order and the order shall remain in effect until the issue has been resolved. No construction work will be initiated until the biological monitor determines that the work area is clear of Morro shoulderband snails.

- BIO-12** **On an ongoing basis**, the applicant shall demonstrate the minimization measures, performance and success criteria, and reporting obligations are in accordance with the incidental take permit and are consistent with those identified in Sections 5 and 6 of the HCP. Annual reports and a final report will be submitted to the USFWS by December 31 of each year for the duration of the 10 year ITP and will include: (1) a brief summary or list of project activities accomplished during the reporting year (e.g., this includes development/construction activities, and other covered activities); (2) project impacts (e.g., number of acres graded, number of buildings constructed, etc.); (3) a description of any take that occurred for the covered species (includes cause of take, form of take, take amount, location of take and time of day, and deposition of dead or injured individuals); (4) a brief description of conservation strategy implemented; (5) results of monitoring (compliance, effects and effectiveness monitoring) and survey information (if applicable); (6) a description of circumstances that made adaptive management necessary and how it was implemented; (7) a description of any changed or unforeseen circumstances that occurred and how they were addressed; (8) all funding expenditures, balance, and accrual; and (9) a description of any minor or major amendments. Once construction activities are completed, these reports will be brief in nature and are not anticipated to add significant cost to the overall plan implementation costs.
- BIO-13** **Prior to final building inspection**, the applicant shall complete the enhancement of disturbed coastal dune scrub within the Conservation Easement to increase its value and function for Morro shoulderband snail in accordance with the habitat enhancement measures identified in Section 5. of the HCP, respectively.
- BIO-14** **Prior to issuance of building permits**, a restoration and mitigation monitoring plan shall be prepared by a qualified biologist or botanist according to the County of San Luis Obispo Guidelines for Revegetation/Restoration Plans, and shall result in habitat enhancement and the long term viability of the species. The restoration plan shall at a minimum include the following information: baseline information about the impact and restoration, specific goals and objectives, justification for selection of the restoration site, vegetation/restoration work plan, site protection and maintenance, performance standards used to evaluate the status of the plan in attaining the desired objectives, a monitoring plan to be conducted for a minimum of 5 years, adaptive management plan to implement if performance standards are not met, budget for all components of the plan, copies of data sheets to be used, and information on the monitoring reports. Monitoring reports shall be prepared by a qualified biologist or botanist and be submitted annually to the Environmental Division of the County of San Luis Obispo for review and approval.
- BIO-15** **Within 30 days prior to site grading and during site grading**, a County-approved biologist shall conduct surveys for silvery legless lizards, coast horned lizard, and other reptiles. The surveyor should utilize hand search or cover board methods in areas of disturbance where legless lizards are expected to be found (e.g., under shrubs, other vegetation, or debris). If cover board methods are used, they shall commence at least 30



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

- BIO-16** **Prior to construction and during construction**, to avoid potential impacts to nesting birds, any tree removal or trimming associated with project activities shall be limited outside the bird nesting season, which is February 1st to August 15th. However, if tree trimming or removal is required during the bird nesting season, a survey for nesting birds shall be conducted within two weeks prior to ground disturbing activities by a qualified biologist in and adjacent to the project area. If nesting birds are found to be located within or adjacent to the project area, an appropriate buffer area shall be established by a qualified biologist to ensure protection of the nesting birds. The biologist shall determine the appropriate buffer distance based on the bird species, topography, vegetation, and type of disturbance. At a minimum, the buffer area shall be delineated with brightly colored construction fencing. No construction, grading, or equipment staging activities shall occur within the buffer area, which shall remain in place until the biologist has determined that the young have fledged from the nest.
- BIO-17** **During site disturbance, grading, and vegetation removal**, individual special status plant species within the areas of disturbance that cannot be avoided by the proposed project shall be salvaged prior to the onset of construction activities, by a qualified botanist. Salvage plant species shall be relocated and re-installed within the existing and non-impacted area of non-native grassland that is located in the eastern portion of the site.
- BIO-18** **Prior to issuance of building permits**, the applicant shall submit a drainage plan which clearly indicates that all sediment and erosion control measures established for the project direct stormwater flows away from the HCP easement area subject to the review and approval of the Planning Department. The project shall be constructed and maintained consistent with the approved drainage plan.

Public Facilities and Services

- PS-1** **Prior to issuance of construction permits**, the applicant shall pay all applicable school and public facilities fees.

Recreation

- REC-1** **Prior to issuance of construction permits**, the applicant shall provide an offer to dedicate for a 10 foot trail easement along the northern property line (with the exception of the HCP easements area) to the satisfaction of San Luis Obispo County Parks Department. .

Water

- WR-1** **Prior issuance of building permits**, the applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 23.04.186 of the San Luis Obispo

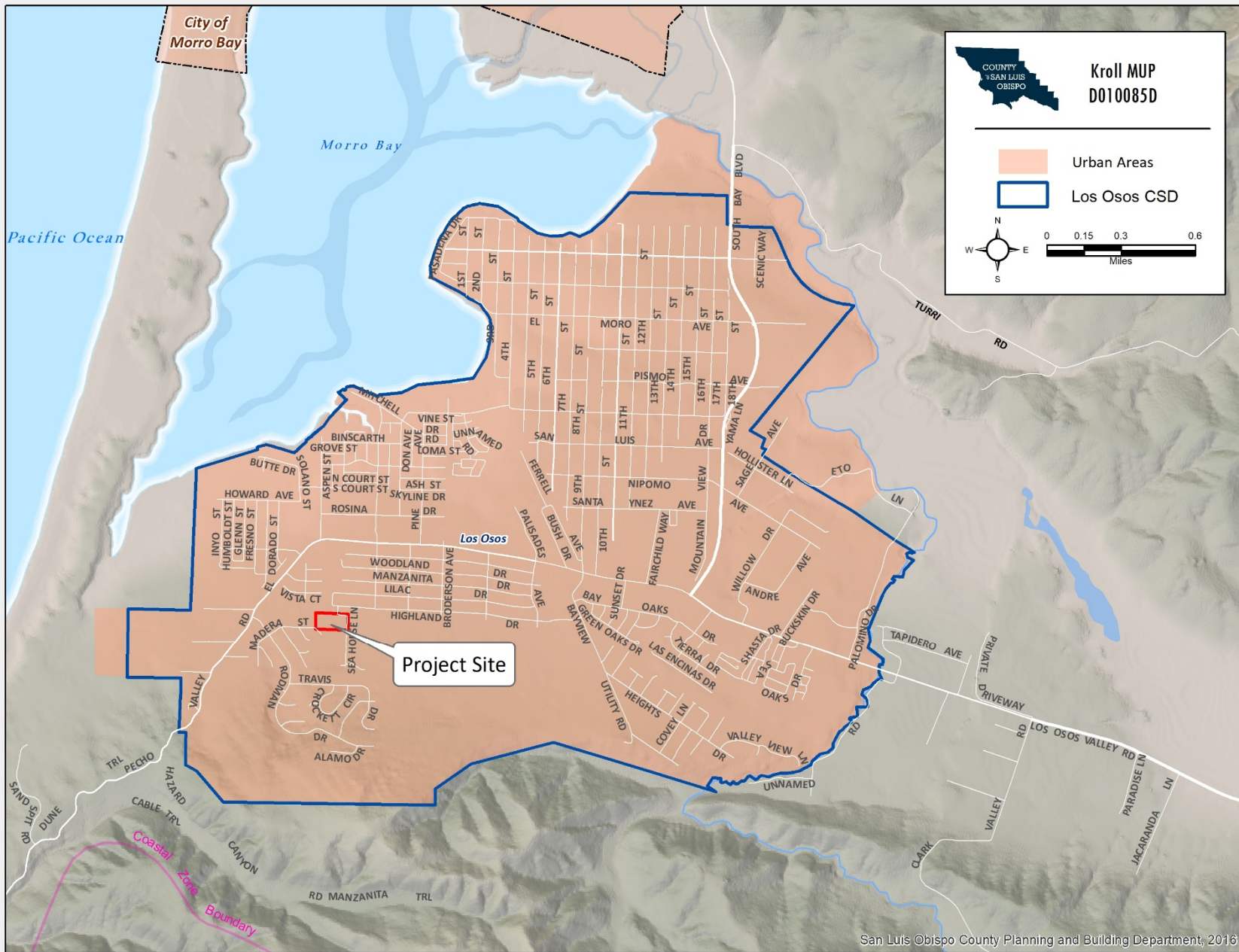


County Coastal Zone Land Use Ordinance and the attached mitigation measures. All plants utilized shall be drought tolerant. Drip-line irrigation shall be used for all landscaped areas (except turf areas) installed for new construction. The drip irrigation system must include an automatic rain shut-off device, soil moisture sensors, and an operating manual to instruct the building occupant on how to use and maintain the water conservation hardware. The maximum amount of turf (lawn) area may not exceed 400 square feet.

WR-2 Prior occupancy or final inspection, one of the following shall be installed as a part of the water supply system: 1) A “Point-of-use” supplemental water heater system in all bathrooms and kitchen, or 2) a circulating hot water system.

WR-3 Prior to issuance of building permits, the applicant shall submit to the Department of Planning and Building for review and approval evidence to the satisfaction of the Planning Director that the applicant has retrofitted enough existing homes and businesses to save twice the amount of water the new residence will use in compliance with Section 19.07.042.





RECEIVED

27 NOV 2018

PLANNING & BUILDING

November 20, 2018

**DEVELOPER'S STATEMENT FOR THE
KROLL MINOR USE PERMIT ED18-097 (D010085P)**

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

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

Aesthetics

AES-1 Prior to issuance of construction permits, the applicant shall provide a lighting plan showing shielded exterior street and home lighting in order to screen light sources from neighboring properties and from the street.

Monitoring: Required prior to issuance of a construction permit. The Department of Planning and Building will verify that the required information is included on the construction plans.

AES-2 Prior to final inspection or occupancy, whichever occurs first, all exterior lighting shall comply with the project's approved lighting plan. This condition shall be maintained for the life of the project.

Monitoring: Required prior to final inspection. Department of Planning and Building shall verify compliance at final inspection.

Air Quality

AQ-1 Developmental burning. As of February 25, 2000, the APCD prohibits developmental burning of vegetative material within San Luis Obispo County. However, under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. Any such exception must complete the following prior to any burning: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD approval, the applicant shall furnish them with the study of technical feasibility (which includes costs and other constraints) at the time of application. For any questions regarding these requirements, contact the APDD at (805) 781-5912.

AQ-2 Dust Mitigation. During construction/ground disturbing activities, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown

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

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

<p>Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.</p>

Biological Resources

BIO-1 **No-Build Conservation Easement.** Prior to issuance of a building permit, the applicant

BIO-4 **Prior to issuance of construction permits, vegetation removal, and/or ground disturbance),** the applicant shall provide proof of issuance of an incidental take permit pursuant to section 10(a)(1)(B) of the Endangered Species Act of 1973 (16 U.S.C. 1531-1544, 87 Stat. 884) as amended (Act), from the U.S. Fish and Wildlife Service has occurred.

Monitoring: Required prior to issuance of building permits. Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

BIO-5 **Prior to issuance of construction permits, vegetation removal, and/or ground disturbance),** the applicant shall provide proof from the U.S. Fish and Wildlife Service (USFWS) to the County that the following has been demonstrated to the Service in compliance with the incidental take permit:

- a. Written verification that the required pre-construction environmental awareness training program has been prepared and will be delivered by the USFWS-authorized biologist to all personnel who will be working onsite during site preparation and construction activities. This verification shall include a sign-in list of personnel in attendance at all sessions delivered.
- b. Written verification that the required environmental awareness training for the permittee has been conducted. This verification shall include a sign-in list of personnel in attendance at all sessions delivered. The permittees will be living on-site and maintaining the property. To promote native species education and stewardship, the Service-approved biologist will train the permittees to identify and properly relocate native shoulderband snails. The training will provide the permittees with sufficient knowledge to properly relocate native snails they observed when a Service-approved biologist is not present. The intent of the training is to promote landowner stewardship for native species. Training the permittees will not negate the need for the Service-approved biologist to conduct necessary predisturbance MSS surveys and monitoring included in this HCP.
- c. Verification that protective and permanent fencing has been installed to establish the limits of the construction and developed areas.
- d. Verification that at least 1.10-acre of land (in substantial conformance with that depicted on Figure 3 of the HCP) has been recorded with the County of San Luis Obispo as a conservation easement dedicated to same.
- e. Verification that the habitat enhancement activities have been implemented in accordance with Sections 2. and 5. of the HCP.
- f. Only USFWS-approved biologists may conduct pre- and concurrent construction surveys, monitor for, and capture and relocate Morro shoulderband snails within the project area. The applicant must request and receive approval of any other biologists they wish to have perform these activities prior to their commencement. The request must be submitted, in writing (inclusive of a facsimile or electronic submission), to the Ventura Fish and Wildlife Office at least 15 working days prior to the proposed commencement of the specified activities. All requested biologists must be approved by the Service prior to their conducting any surveys.

- g. USFWS-approved biologist(s) shall notify the Ventura Fish and Wildlife Office via written correspondence (inclusive of facsimile transmission or electronic submission) of their intent to conduct any monitoring events at least 48 hours of prior to commencing the activity.

- BIO-6 **Prior to issuance of construction permits**, pre-construction and construction monitoring surveys for Morro shoulderband snail will be conducted within the impact area and submitted to the County of San Luis Obispo.
- BIO-7 **During project construction, vegetation removal, and/or ground disturbance)** all identified individuals of Morro shoulderband snail will be relocated, by an individual in possession of a current valid recovery permit for the species to a USFWS-approved offsite location, in accordance with the project's incidental take permit and the HCP.
- BIO-8 **During project construction**, if major construction activities that have the potential to affect MSS or their habitat, such as grading or cement pouring, occur during the rainy season, daily surveys will be conducted at the beginning of each work day to check for and remove any MSS that may have entered the construction area.
- BIO-9 **Before any grading or materials delivery occurs at the project site**, the construction areas will be fenced to establish the limits of construction activities. This fencing will consist of County approved temporary construction fencing. Pre-construction surveys for MSS will be conducted prior to installation of the fence.
- BIO-10 **During or immediately following construction**, a permanent fence will be installed along the boundary between the HCP easement area and the development area. This fence will be constructed from wood or other durable material and will provide a clear boundary barrier between the easement area and the residential portion of the property.
- BIO-11 **During project construction, vegetation removal, and/or ground disturbance**, the applicant shall demonstrate the minimization measures, performance and success criteria, and reporting obligations are in accordance with the incidental take permit and are consistent with those identified in Sections 5 and 6 of the HCP, respectively. A USFWS-approved biological monitor shall be present during the installation of construction fencing, initial vegetation clearing and grubbing, and earthwork in the form of initial grading and excavation. Any live Morro shoulderband snails found during these monitoring events will be captured and relocated to the conservation areas by the authorized biological monitor. This monitor shall have the authority to order any reasonable measure necessary to avoid the take of Morro shoulderband snail and to immediately stop any work or activity that is not in compliance with the conditions set forth in the ITP. The USFWS office in Ventura and the County of San Luis Obispo shall be notified of any "stop work" order and the order shall remain in effect until the issue has been resolved. No construction work will be initiated until the biological monitor determines that the work area is clear of Morro shoulderband snails.

Monitoring: (BIO-5 through BIO-11) Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

- BIO-12 **On an ongoing basis**, the applicant shall demonstrate the minimization measures, performance and success criteria, and reporting obligations are in accordance with the incidental take permit and are consistent with those identified in Sections 5 and 6 of the HCP. Annual reports and a final report will be submitted to the USFWS by December 31 of

each year for the duration of the 10 year ITP and will include: (1) a brief summary or list of project activities accomplished during the reporting year (e.g., this includes development/construction activities, and other covered activities); (2) project impacts (e.g., number of acres graded, number of buildings constructed, etc.); (3) a description of any take that occurred for the covered species (includes cause of take, form of take, take amount, location of take and time of day, and deposition of dead or injured individuals); (4) a brief description of conservation strategy implemented; (5) results of monitoring (compliance, effects and effectiveness monitoring) and survey information (if applicable); (6) a description of circumstances that made adaptive management necessary and how it was implemented; (7) a description of any changed or unforeseen circumstances that occurred and how they were addressed; (8) all funding expenditures, balance, and accrual; and (9) a description of any minor or major amendments. Once construction activities are completed, these reports will be brief in nature and are not anticipated to add significant cost to the overall plan implementation costs.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

BIO-13 **Prior to final building inspection**, the applicant shall complete the enhancement of disturbed coastal dune scrub within the Conservation Easement to increase its value and function for Morro shoulderband snail in accordance with the habitat enhancement measures identified in Section 5. of the HCP, respectively.

Monitoring: Required prior to final inspection. Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

BIO-14 **Prior to issuance of building permits**, a restoration and mitigation monitoring plan shall be prepared by a qualified biologist or botanist according to the County of San Luis Obispo Guidelines for Revegetation/Restoration Plans, and shall result in habitat enhancement and the long term viability of the species. The restoration plan shall at a minimum include the following information: baseline information about the impact and restoration, specific goals and objectives, justification for selection of the restoration site, vegetation/restoration work plan, site protection and maintenance, performance standards used to evaluate the status of the plan in attaining the desired objectives, a monitoring plan to be conducted for a minimum of 5 years, adaptive management plan to implement if performance standards are not met, budget for all components of the plan, copies of data sheets to be used, and information on the monitoring reports. Monitoring reports shall be prepared by a qualified biologist or botanist and be submitted annually to the Environmental Division of the County of San Luis Obispo for review and approval.

Monitoring: Required prior to issuance of building permits. Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

BIO-15 **Within 30 days prior to site grading and during site grading**, a County-approved biologist shall conduct surveys for silvery legless lizards, coast horned lizard, and other reptiles. The surveyor should utilize hand search or cover board methods in areas of

Monitoring: Required prior to issuance of building permits. Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

Recreation

REC-1 **Prior to issuance of construction permits**, the applicant shall provide an offer to dedicate for a 10 foot trail easement along the northern property line (with the exception of the HCP easements area) to the satisfaction of San Luis Obispo County Parks Department.

Monitoring: Required prior to issuance of building permits. Department of Planning and Building shall verify compliance.

Wastewater

WW-1 **Prior to issuance of construction permits**, the applicant shall be required to submit sufficient soil percolation and soil boring information to show how the future septic systems will comply with the Central Coast Basin Plan.

Monitoring: Department of Planning and Building shall verify compliance.

Water

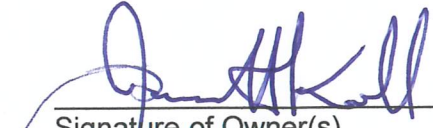
WR-1 **Prior issuance of building permits**, the applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 23.04.186 of the San Luis Obispo County Coastal Zone Land Use Ordinance and the attached mitigation measures. All plants utilized shall be drought tolerant. Drip-line irrigation shall be used for all landscaped areas (except turf areas) installed for new construction. The drip irrigation system must include an automatic rain shut-off device, soil moisture sensors, and an operating manual to instruct the building occupant on how to use and maintain the water conservation hardware. The maximum amount of turf (lawn) area may not exceed 400 square feet.

WR-2 **Prior occupancy or final inspection**, one of the following shall be installed as a part of the water supply system: 1) A "Point-of-use" supplemental water heater system in all bathrooms and kitchen, or 2) a circulating hot water system.

WR-3 **Prior to issuance of building permits**, the applicant shall submit to the Department of Planning and Building for review and approval evidence to the satisfaction of the Planning Director that the applicant has retrofitted enough existing homes and businesses to save twice the amount of water the new residence will use in compliance with Section 19.07.042.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Building Division.

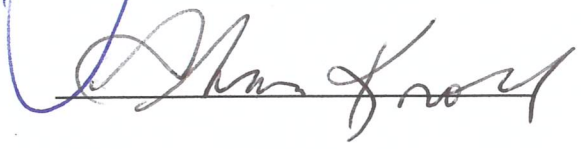
The applicant understands that any changes made to the project subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation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



Signature of Owner(s)

11-26-18

Date





COUNTY OF SAN LUIS OBISPO
Department of Public Works
 Colt Esenwein, *Director*

REFERRAL

Date: June 12, 2018
 To: Kerry Brown, Project Planner
 From: Glenn Marshall, Development Services
Subject: Public Works Project Referral for Reactivated D010085D, Kroll MUP, Madera St, Los Osos, APN 074-022-041

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

Public Works Comments:

- A. The proposed project is within the Los Osos Road Fee Area. Payment of Road Improvement Fees is required prior to building permit issuance.
- B. The proposed project is within a drainage review area. Drainage plan is required to be prepared by a registered civil engineer and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 22.52.110 or 23.05.040 of the Land Use Ordinance prior to future submittal of development permits.
- C. This project may be a regulated project as it is located in a Stormwater Management Area and is therefore required to submit a Stormwater Control Plan (SWCP) Application. The Stormwater Control Plan application, SWCP template, and LID Handbook guidance can be found at:
<https://www.slocounty.ca.gov/Departments/Planning-Building/Stormwater/Services/Stormwater-Requirements-for-New-Construction.aspx>
- D. The applicable Post Construction Stormwater Performance Requirement(s) to fulfill shall be based on cumulative new or replaced impervious surface development on the project site, including the required public improvements to the project frontage. The applicant must prepare a SWCP for all improvements to encompass the entire project site and ensure a decentralized approach. When stormwater management facilities are required:
 - i. Structural Control Measures (SCM) for public or common area improvements (including those for fronting and interior roadways) shall be constructed with those improvements and remain outside the County maintained road right-of-way. Private stormwater systems may use one of two mechanisms for recording an Operation and Maintenance Plan (i.e. Agreement, CCRs)
 - ii. Structural Control Measures (SCMs) and Flood Control Basins shall remain separate unless otherwise approved by the Public Works Department.
- E. If the project site disturbs 1.0 acre or more the applicant must enroll for coverage under California's Construction General Permit, which may require preparation of a project Stormwater Control Plan even though its located outside a Stormwater Management Area.
- F. Well Permit Requirements: The applicant will be required to sign a Consent Authorization prior to approval of the well permit. All analytical results obtained pursuant to the County requirements shall be reported directly to the County of San Luis Obispo Public Works and Health Departments by the 10th day of the month following the month in which the analyses were completed.

Recommended Project Conditions of Approval:**Access**

1. **At the time of application for construction permits**, the applicant shall submit to the Department of Public Works an encroachment permit application, plans, fees, and post a cash damage bond to install improvements within the public right-of-way in accordance with County Public Improvement Standards. The plans are to include, as applicable:
 - a. The Sea Horse Lane driveway approach shall be improved in accordance with B-1a rural driveway standards, A-5a sight distance standards.
 - b. The Madera Street driveway approach shall be improved in accordance with B-1a rural driveway standards, A-5a sight distance standards.
2. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; etc. without a valid encroachment permit issued by the Department of Public Works.
3. **Prior to commencing permitted activities**, all work in the public right-of-way must be constructed or reconstructed to the satisfaction of the Public Works Inspector and in accordance with the County Public Improvement Standards; the project conditions of approval, including any related land use permit conditions; and the approved improvement plans.
4. **At the time of application for construction permits**, the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire, or the regulating fire agency standards and specifications back to the nearest public maintained roadway.

Fees

5. **On-going condition of approval (valid for the life of the project)**, and in accordance with Title 13.01 of the County Code, the applicant shall be responsible for paying to the Department of Public Works the Los Osos Road Improvement Fee. The fee shall be imposed at the time of application for building permits and shall be assessed for each building permit to be issued. These fees are subject to change by resolution of the Board of Supervisors. The applicant shall be responsible for paying the fee in effect at the time of issuance of building permits.

Coastal Well Permit

6. **Within 30-days of permit approval**, in accordance with Title 8, Section 8.40.065 (for Coastal Zones), and to the satisfaction of the Department of Public Works, the applicant shall establish ongoing water well monitoring and reporting requirements for incorporation into the resource management system.

Drainage

7. **At the time of application for construction permits**, the applicant shall submit complete drainage plans prepared by a licensed civil engineer for review and approval in accordance with Section 22.52.110 (Drainage) or 23.05.040 (Drainage) of the Land Use Ordinance.
8. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.

9. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with their Stormwater Control Plan.

Stormwater Pollution Prevention Plan (SWPPP)

10. **At the time of application for construction permits**, if the project disturbs more than 1.0 acre or is part of a common plan of development, the applicant must enroll for coverage under California's Construction General Permit. Sites that disturb less than 1.0 acre must implement all required elements within the site's erosion and sediment control plan as required by San Luis Obispo County Codes.

Stormwater Control Plan (SWCP):

11. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject post-construction stormwater requirements by submitting a Stormwater Control Plan application.
- a. The applicant must submit a Stormwater Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. Applicants must utilize the County's latest SWCP template.
 - b. If applicable, the applicant shall submit a draft stormwater operations and maintenance plan for review by the County. The operations and maintenance plan may be incorporated into existing or proposed CC&Rs or drafted as an Agreement.
 - c. If applicable, following approval by the County, the applicant shall record with the County Clerk-Recorder a Stormwater Operations and Maintenance plan to document on-going and permanent storm drainage control, management, treatment, inspection and reporting.
 - d. If applicable, the applicant shall submit a draft General Notice to document the location and type of control measures that were installed to mitigate Performance Requirement No. 2. Following approval by the County, the applicant shall record the General Notice with the County Clerk-Recorder. The recorded control measures shall remain in good working order in perpetuity.
12. **Prior to approval of the improvement plans or construction permits**, if necessary, the applicant shall submit a draft Storm Water Operations and Maintenance Plan for all structural post-construction storm water treatment or retention facilities and it must be provided for review.
13. **Prior to approval of the improvement plans or construction permits**, the Stormwater Operations and Maintenance plan and General Notice must be updated to reflect as-built changes, approved by the County, and re-recorded with the County Clerk-Recorder as amendments to the original document.

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COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
MARVIN A. ROSE, INTERIM DIRECTOR

THIS IS A REACTIVATED PROJECT REFERRAL

DATE: 6/1/2018
TO: 2nd District Legislative Assistant, Building Division, Parks, Public Works, Coastal Commission, U.S. Fish & Wildlife, Los Osos Community Advisory Council, AB-52
FROM: Kerry Brown (805-781-5713 or kbrown@co.slo.ca.us)

PROJECT NUMBER & NAME: D010085D KROLL
PROJECT DESCRIPTION: Reactivation of case previously on Info Hold for a proposed Minor Use Permit for a new (2374 sqft) SFD, and (3552 sqft) Barn at 302 Madera in Los Osos.
APN(s): 074-022-041

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

PART I: IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?
 YES (Please go on to PART II.)
 NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II: ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?
 YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
 NO (Please go on to PART III.)

PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.
Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

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

Please condition a 10' wide trail easement along the northern property line

Date 9/7/18 **Name** E. Kavanaugh **Phone** 281-4089

Reply all Delete Junk

Re: D010085D KROLL, Coastal E-Referral, Minor Use Permit, Los Osos

MS

Michael Stoker

Tue 6/12, 12:11 PM

Kerry Brown; Don C. Moore; Cheryl Journey

Reply all

Inbox

Kerry,

Please find buildings recommendations for D010085D below. Please let me know if you have any questions.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of the construction of a single-family dwelling of 2,374 sq. ft and barn of 3,552 sq. ft. The project shall comply with current codes adopted by the County of San Luis Obispo (2016 California Building Standards Codes and Title 19 of the SLO County Codes).

While a thorough plan review will be conducted at time of building permit application, the following items are noted to assist design review;

1. Construction shall comply with the 2016 California Residential Code.
2. A separate permit will be required for the single family dwelling and barn.
3. The design of the openings, projections, wall rating based on fire separation distance will need to be shown on the plans to comply with CRC Section 302, including Table 302.1(2) for buildings with sprinklers.
4. Provide plans which clearly show the structural design to verify compliance with the prescriptive requirements of the 2016 California Residential Code or any structural element not complying with the prescriptive requirements will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design
5. Provide details on the plans for the design of the stairs, handrails, and guards to verify compliance with the California Residential Code.
6. Label all egress windows on the plans to verify compliance with size and height per the California Residential Code.
7. Provide electrical plans with notes to show the location of the main electrical panel, sub-panels, receptacles, lights, switches, and smoke detectors and Co alarms to verify compliance with the 2016 California Electrical Code.
8. Provide notes and information on the plans for the plumbing fixtures requirements, design of the waste lines, vents, and water lines will all need to comply with the 2016 California Plumbing Code.
9. Energy calculation will need to be submitted to verify compliance with the 2016 California

Reply all Delete Junk

County of San Luis Obispo's Green Building Ordinance.

- 11. Compliance with MWEL0 may be required depending on the amount of irrigated landscaping proposed.
- 12. Fire sprinklers will be required under a separate permit application. Provide plans showing the design and layout for the sprinkler system.
- 13. A grading plan may be required depending on the total area of disturbance. Prior to permit issuance a Storm Water Pollution Prevention Permit (SWPPP) from the State Water Board will be required if 1 acre or more is disturbed.
- 14. The septic system will need to comply with the LAMP and may need to be permitted through Regional Water Quality Control Board if it does not meet the standards of a Tier 1 system.

thnaks

**County Of San Luis Obispo
Planning & Building**

Michael Stoker, CASp

Building Division Supervisor

(p) 805-781-1543

mstoker@co.slo.ca.us

From: Mail for PL_Referrals Group
Sent: Friday, June 8, 2018 3:18 PM
To: Kerry Brown
Subject: D010085D KROLL, Coastal E-Referral, Minor Use Permit, Los Osos

**County of San Luis Obispo
Department of Planning & Building**

**D010085D KROLL, Coastal E-Referral, Minor Use Permit, Los Osos
APN(s): 074-022-041**

This application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.

[DIRECT LINK to Referral Package](#)

Link to webpage for all referral packages on new website (07/26/2017 and later):