



# 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.** ED17-126

**DATE:** July 12, 2018

**PROJECT/ENTITLEMENT:** Failla New 1650 SF Minor Use Permit; (DRC2017-00038)

**APPLICANT NAME:** Michael Boudreau, AIA **Email:** Mikeb@MTBarchitecture.com

**ADDRESS:** 1009 Morro Street, Suite 205 SLO CA, 93401

**CONTACT PERSON:** Michael Boudreau **Telephone:** (805) 549-0400

**PROPOSED USES/INTENT:** Request by Duane Failla for a Minor Use Permit to allow a 1,650 square foot single family residence. The project will result in the disturbance of approximately 1,650 square feet on a 3,000 square foot parcel. The proposed project is within the residential single- family land use category.

**LOCATION:** The project is located at 54 22nd Street, Cayucos, approximately 370 feet west of CA 1. The site is in the coastal zone of 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 AT ..... 4:30 p.m. (2 wks from above DATE)**

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

## Notice of Determination

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

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

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

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

Brandi Cummings (bcummings@co.slo.ca.us)

County of San Luis Obispo

**Signature**

**Project Manager Name**

**Date**

**Public Agency**



# Initial Study Summary – Environmental Checklist

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

(ver 5.10) *Using Form*

**Project Title & No. Failla Minor Use Permit /Coastal Developmene Permit; ED17-126 (DRC2017-00038)**

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

**DETERMINATION:** (To be completed by the Lead Agency)

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

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

Brandi Cummings (bcummings@co.slo.ca.us) *Brandi Cummings* 7-3-18  
 Prepared by (Print) Signature Date

*Karen Nall* *Karen Nall* <sup>for</sup> Ellen Carroll, 7-3-18  
 Reviewed by (Print) Signature (for) Environmental Coordinator Date



**Project Environmental Analysis**

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

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

**A. PROJECT**

**DESCRIPTION:** A request by Duane Failla for a Minor Use Permit/Coastal Development Permit (DRC2017-00038) to allow for the construction of a 1,650 square-foot single-family residence with 430 square-feet of upper floor deck area. The project will result in the disturbance of the entire 3,000 square-foot parcel. The proposed project is within the Residential Single Family land use category and is located at 54 22<sup>nd</sup> Street, approximately 130 feet south of Cass Avenue, in the community of Cayucos. The site is in the Coastal Zone and the Estero planning area.

**ASSESSOR PARCEL NUMBER(S):** 064-184-009

Latitude: 35 degrees 26' 12" N Longitude: 120 degrees 53' 18" W

**SUPERVISORIAL DISTRICT # 2**

**B. EXISTING SETTING**

**PLAN AREA:** Estero

**SUB:** Coastal Zone

**COMM:** Cayucos

**LAND USE CATEGORY:** Residential Single Family

**COMB. DESIGNATION:** Archaeologically Sensitive , Coastal Appealable Zone

**PARCEL SIZE:** 3,000 square feet

**TOPOGRAPHY:** Nearly level

**VEGETATION:** Ornamental landscaping, Grasses

**EXISTING USES:** Undeveloped

**SURROUNDING LAND USE CATEGORIES AND USES:**

<i>North:</i> Residential Single Family; single-family residence(s)	<i>East:</i> Residential Single Family; single-family residence(s)
<i>South:</i> Residential Single Family; single-family residence(s)	<i>West:</i> Residential Single Family; single-family residence(s)

## C. ENVIRONMENTAL ANALYSIS

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



## COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

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

**Setting.** The project is located in the Pacific Avenue Neighborhood in the community of Cayucos. The project site is nearly level and is currently covered by non-native grasses and ornamental plants. The property is surrounded on all sides by single-family residences; the project site is one of the few remaining infill sites in the area. The residences to the north and south are single-story in stature, while the property to the east is two-stories. The project site fronts on 22<sup>nd</sup> Street, which slopes down towards the ocean along Pacific Avenue. The existing vegetation on the project site consists of ruderal and grasses and there are no trees on-site.

Coastal Act. Scenic qualities of the coastal areas are discussed in several sections of the Coastal Act as follows:

**30251.** The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

**30253.** ... new development shall:



(5) Where appropriate, protect special communities and neighborhoods, which because of their unique characteristics, are popular visitor destination points for recreational uses.

The Coastal Act defines these special communities and neighborhoods as follows:

1. Areas characterized by a particular cultural, historical or architectural heritage that is distinctive in the coastal zone;
2. Areas presently recognized as important visitor destination centers on the coastline;
3. Areas with limited automobile traffic that provide opportunities for pedestrian and bicycle access for visitors to the coast;
4. Areas that add to the visual attractiveness of the coast.

The California Coastal Commission adopted the following statement regarding Section 30251 of the Coastal Act:

"The primary concern under this section of the Act is the protection of ocean and coastal views from public areas such as highways, roads, beaches, parks, coastal trails and accessways, vista points, coastal streams and waters used for recreational purposes, and other public preserves rather than coastal views from private residences where no public vistas are involved."

Part 4 of the County's Coastal Zone Land Use Element (Framework for Planning) includes Coastal Plan Policies for Visual and Scenic Resources. According to Visual Policy 6, new development shall be designed and sited to complement and be visually compatible with existing character of the local community. Such characteristics may include the scale of new structures, compatibility with unique architectural style, or natural features that add to the overall attractiveness of the local community.

This project is located within an urbanized area defined as the Small-Scale Neighborhood in the Estero Area Plan. The Small-Scale Neighborhood is a special community designation and the Estero Area Plan consists of design standards to protect these special communities with scenic qualities. The Small-Scale Neighborhood standards maintain the small-scale character of the Pacific Avenue and Studio Drive residential neighborhoods.

Evaluations submitted for the project show a two-story dwelling with a garage located under the main living space. The project will not be visible from any major public roadway or silhouette above any ridgelines as viewed from public roadways. The project is located within an existing developed residential neighborhood and surrounded by surrounding development of similar scale to the proposed project.

**Impact.** An adverse visual impact occurs within public view when: (1) an action perceptibly changes existing features of the physical environment so that they no longer appear to be characteristic of the subject locality or region; (2) an action introduces new features to the physical environment that are perceptibly uncharacteristic of the region and/or locale; or (3) aesthetic features of the landscape become less visible (e.g., partially or totally blocked from view) or are removed. Changes that seem uncharacteristic are those that appear out of place, discordant, or distracting. The degree of the visual impact depends upon how noticeable the adverse change may be. The noticeability of a visual impact is a function of project features, context, and viewing conditions (angle of view, distance, primary viewing directions, and duration of view).

A project that would have a substantial, demonstrable negative aesthetic effect is considered to have a significant adverse impact on the environment. The development of structures and landscaping that are incongruous with their surroundings or visually degrade or obstruct public scenic views would be considered to have a negative visual impact. Such effects may include long-term intrusion into a landscape, or short-term disruption that is especially intrusive or highly visible. Therefore, the project will be considered as resulting in a significant aesthetic impact if it conflicts with the visual resources goals, policies, and guidelines.

The proposed development is a two-story residence with a maximum height of 24 feet as measured from the centerline of 22<sup>nd</sup> Street. The proposed home has a footprint of 1,041 square feet, which covers approximately 35% of the parcel area. The proposed residence consists of various materials similarly used in the neighborhood such as board and battens siding, lap siding, and stucco roof. This proposed project has been reviewed with regards to the Small-Scale Neighborhood design standards and complies with all the requirements. These requirements include, but are not limited to, structure scale and massing, setbacks, parking, and landscaping requirements. The proposed development complies with all the Cayucos Small Scale Neighborhood design standards, is located within an existing developed residential neighborhood and considered compatible with the surrounding uses.

The proposed project meets the community small scale design neighborhood standards, and is therefore consistent with the character and intent of the Cayucos community small scale design neighborhood. Public view of the ocean from Highway One or the respective neighborhood is not being further limited with the proposed two-story residence. As required by ordinance, any exterior lighting is required to be shielded and designed and adjusted to direct light away from any road/street or dwelling outside the ownership of the applicant.

No significant visual impacts are expected to occur.

**Mitigation/Conclusion.** The project is surrounded by residential development at a comparable scale and density to the proposed residence and will only be minimally visible to the public. Because the project complies with the Cayucos Small-Scale Neighborhood design standards, complies with ordinance requirements for setbacks, and does not introduce a new use within a public view shed, no mitigation measures above what is required by the County ordinances are necessary.

## 2. AGRICULTURAL RESOURCES

*Will the project:*

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

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

Land Use Category: Residential Single-Family

Historic/Existing Commercial Crops: None

State Classification: Prime Farmland if irrigated

In Agricultural Preserve? Yes, Cayucos AG Preserve Area

Under Williamson Act contract? No

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

Cropley clay (2 - 9 % slope). This gently sloping clayey soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class III without irrigation and Class II when irrigated.

**Impact.** The project is located within an existing residential subdivision with the Residential Single-Family land use designation. The project is located in a non-agricultural area with no agricultural activities occurring on the property or immediate vicinity. No significant impacts to agricultural resources are anticipated.

**Mitigation/Conclusion.** Project impacts are considered less than significant. 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>GREENHOUSE GASES</b>				
f) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

The passage of AB32, the California Global Warming Solutions Act (2006), recognized the need to reduce GHG emissions and set the greenhouse gas emissions reduction goal for the State of California into law. The law requires 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. The APCD determined that a tiered process for residential / commercial land use projects was the most appropriate and effective approach for assessing the GHG emission impacts. The tiered approach includes three methods, any of which can be used for any given project:

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

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

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

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

**Soil Erodibility** - The project proposes to disturb soils that have been given a wind erodibility rating of 4, which is considered moderate. The project is also within close proximity (700 feet) to serpentine rock and/or soil formation, which has the potential to contain 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.

**Traffic Emissions** - The project is within 500 feet of Highway CA 1. This portion of the Highway generates more than 100,000 vehicle trips per day. This amount of traffic can generate harmful amounts of vehicle emissions when human exposure will be for extended periods.

**Impact.** As proposed, the project will result in the disturbance of approximately 3,000 square-feet. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. However, the project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation. The project is also not in close proximity to sensitive receptors that might otherwise result in nuisance complaints and be subject to limited dust and/or emission control measures during construction.

From an operational standpoint, based on Table 1-1 of the CEQA Air Quality Handbook (2012), the project will not exceed operational thresholds triggering mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan.

This project is a single-family residence. 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 applicant provided a Soils Engineering Report and Addendum (GeoSolutions, Inc., May 11, 2017) to analyze the site's suitability for earthwork, foundations, slabs, retaining walls and pavement sections. Because of suspected archaeologically sensitive materials at the site, a mat foundation system will be utilized to support the proposed residence on the building pad. The report did not identify serpentine rock and/or soil formations on site, and therefore impacts from naturally occurring asbestos are not expected to be incurred.

No significant air quality impacts are expected to occur.

**Mitigation/Conclusion.** The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. The project is expected to have a less than significant impact on air quality resulting from construction emissions. No measures beyond those required by ordinance or law are required and impacts to air quality are less than significant.

#### 4. BIOLOGICAL RESOURCES

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a loss of unique or special status species* or their habitats?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Reduce the extent, diversity or quality of native or other important vegetation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impact wetland or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\* 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.

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

The project is within 1 mile of a serpentine outcrop area. Serpentine soils are known to support several rare and endangered plants.

On-site Vegetation: Coastal grass and shrubs

Name and distance from blue line creek(s): Old Creek is approximately 325 feet east of the proposed project/parcel.

Habitat(s): None.

Site's tree canopy coverage: Approximately 0%.

The Natural Diversity Database (or other biological references) identified the following species potentially existing within approximately one mile of the proposed project:

Vegetation:

- Betty's dudleya (*Dudleya abramsii ssp. bettinae*) List 1B
- Blochman's dudleya (*Dudleya blochmaniae ssp. blochmaniae*) List 1B
- California seablite (*Suaeda californica*) FE, List 1B
- Jones' layia (*Layia jonesii*) FSC, List 1B
- San Luis Obispo Owl's Clover (*Castilleja densiflora ssp. obispoensis*) List 1B

Wildlife:

- California red-legged frog (*Rana draytonii*) FT
- South/central California coast steelhead trout (*Oncorhynchus mykiss irideus*) FT, CSC
- Tidewater goby (*Eucyclogobius newberryi*) FE, CSC
- Western pond turtle (*Emys marmorata pallida*), CSC, FSC



**Impact.** The project site is undeveloped and is located along 22<sup>nd</sup> Street in Cayucos, approximately 500 feet west of the Highway 1 and 700 feet east of the Pacific Ocean. The project site is surrounded on all sides by established residences in an urbanized area in Cayucos. There is no native vegetation on the site, and the property is covered by non-native grasses and ornamental vegetation that has spread from the surrounding residences.

Due to the highly urbanized residential area and extensive developments (residence and concrete flatwork) existing around the project site, the property does not support any sensitive native vegetation, significant wildlife habitats, or special status species. Even though there are several important vegetation and sensitive wildlife species identified to potentially exist within one mile of the project site, the highly disturbed and built up condition of the surrounding areas does not provide the necessary conditions for the existence of these species.

Dudleyas (Betty's and Blochman) are perennial herbs that grow in serpentine or rocky soils in chaparral, coastal scrub or valley grassland. No serpentine nor any chaparrals or coastal scrubs are observed on site or adjacent properties. California seablite is typically found along marsh or swamp areas, which does not exist on the property or surrounding areas within 200 feet.

In terms of sensitive wildlife, Monarch butterflies tend to spend the winter along the California coast in dense, wind-protected tree groves with suitable trees i.e. eucalyptus, Monterey pine and Monterey cypress. The project site is located within an urbanized area, surrounded by established residences on all sides. There are no suitable tree groves within 200 feet of the property. California red-legged frog, tidewater goby, and western pond turtle are typically found near water bodies and natural stream corridors. The closest creek (Old Creek) is approximately 325 feet west of the property, with highly disturbed and urbanized residential areas located between the project site and the creek. No evidence of wetland or riparian vegetation observed onsite.

**Mitigation/Conclusion.** No significant biological impacts are expected to occur, and no mitigation measures are necessary.

## 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historical resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Cause a substantial adverse change to a Tribal Cultural Resource?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** This project is located in an area historically occupied by the Obispeno Chumash and southern Salinan. Based on information associated with previous projects on adjacent properties, this project site is almost certainly within the known boundaries of a prehistoric archeological site. Previous research conducted on the surrounding properties found significant archeological resources during the development of the neighboring residential homes. Based on the results of these previous investigations, it is likely that the site would qualify as a “Historic Resource” and be eligible for listing as such in the California Register of Historic. The project parcel is undeveloped, and records of the area indicate that it has never been developed.

A Cultural Resources Assessment (surface survey) was conducted on the subject property in February 2016 (Anastasio, February 2016). Visibility during the survey was limited due to dense seasonal non-native grass cover. The study was conducted by a qualified archaeologist consistent with County guidelines and includes a records search, a surface survey, and a report documenting the results of the study and providing management recommendations.

On January 25, 2017 an Extended Phase I was conducted. Visibility was considerably increased at the vegetation had been cleared from the parcel. Large stone flakes and hammerstone, prehistoric shell debris, and fire-affected rock were encountered.

Consistent with AB52 Cultural Resources requirements, outreach to four Native American tribes groups has been conducted (Northern Salinan, Xolon Salinan, Yak Tityu Tityu Northern Chumash, and the Northern Chumash Tribal Council). Comments were received from one of the tribal groups on November 21, 2017, but no consultation was requested.

**Impact.** The project is located in an area that is considered culturally sensitive due to proximity of other known prehistoric sites. One identified site has been recorded immediately adjacent to the parcel. The Extended Phase I survey revealed archaeological resources on the site. Although the identified site has already been designated a significant cultural resource, it is unclear whether this area of surface deposit represents intact, primary archaeological deposits, redeposited material from the sites to the north and east, or *in situ* deposits that have been extensively disturbed in the past.

Based on these observations, it is possible that ground disturbing activities such as grading and trenching could affect a significant cultural resource. To mitigate these potential impacts, the archaeologist recommended that either the entire parcel be capped with sterile fill or that a Phase 2 testing program be conducted.

**Mitigation/Conclusion.** The project applicant has agreed to utilize fill to cap the archaeological resources and minimize disturbance. The fill will be placed over the entire parcel and will be a distinctly different soil type than the existing soil matrix on the parcel. The depth of the fill will be sufficient to prevent foundation elements from extending more than one foot into in the native soil.

Utility trenches will come in at the northwest corner of the parcel, which is the farthest point from any known burials. The utility trenches are required to be as short and shallow as possible while still meeting building and safety code requirements. The archaeologist's final recommendations identify specific design features specifically for utility trenching and connections where fill may not be available, require that enough fill be placed to prevent foundational elements from extending more than one foot into the native soil, suggest a mat-slab foundation to minimize sub-surface elements, and require construction phase monitoring.

Monitoring by an archaeologist and Native American observer is required during ground disturbing and grading activities (including grubbing, compaction, excavation, and trenching for foundation elements) to provide further evaluation and augment the historical data of the identified prehistoric site nearby. Per County of San Luis Obispo Coastal Zone Land Use Ordinance Section 23.05.040 and Sections 7052 and 7050.5 of the California Health and Safety Code, if human remains are encountered construction must cease until the coroner can determine whether the remains are those of a Native American and a plan is executed to treat the remains. With an approved archaeological monitoring plan and the mitigation measures, impacts to cultural resources will be less than significant.



## 6. GEOLOGY AND SOILS

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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? 0.8 miles southeast

Area known to contain serpentine or ultramafic rock or soils?: Yes 0.13 miles east

Shrink/Swell potential of soil: High

Other notable geologic features? None

The project site is not within the Geologic Study area designation. 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. A potentially capable fault line runs about 0.8 miles to the southeast of the parcel.

The applicant provided a Soils Engineering Report and Addendum (GeoSolutions, Inc., May 11, 2017) to analyze the site's suitability for earthwork, foundations, slabs, retaining walls and pavement



sections. Because of suspected archaeologically sensitive materials at the site, a mat foundation system will be utilized to support the proposed residence on the building pad. The report did not identify serpentine rock and/or soil formations on site, and therefore impacts from naturally occurring asbestos are not expected to be incurred.

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) to minimize 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 September 22, 2017) the project is located in a Storm Water Drainage review area, and is required to submit a Storm Water Control Plan Application and Coversheet. For areas where drainage is identified as a potential issue, the CZLUO (Section 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.

Grading and excavation activities, construction of building pads, retaining walls, building foundations, paved areas, parking areas, and private roadways are subject to the provisions of the California Building Code and County standards for grading and road construction.

**Impact.** The primary geotechnical concerns at the site are the presence of loose surface soils and the potential for differential settlement occurring between foundations supported on two soil materials having different settlement characteristics. In order to mitigate these concerns and ensure the foundation of the structure is competent, the applicant shall be required to implement the recommendations of the Soils Engineering Report and Addendum.

As proposed, the project will result in the disturbance of approximately 3,000 square feet to construct the single-family residence and driveway. The intensification of impervious surfaces on the project site 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 moderate susceptibility for erosion. Compliance with relevant provisions of the Building Code and Land Use Ordinance 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 23.52.120. The recommendations of the Public Works and Building Departments will be incorporated as conditions of approval.

**Mitigation/Conclusion.** As required by ordinance, 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 checked="" type="checkbox"/>	<input 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"/>
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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 March 2018 revealed no active sites in the vicinity, including the project site.

According to the CalFire map of fire hazard severity zones for San Luis Obispo County, the project site is not within a 'high' or 'very high' severity risk area for fire. The project site falls within local fire responsibility and is not classified as a "state responsibility" area. Additionally, the project is not within an Airport Review area.

With regards to potential fire hazards, the subject project is not within the Fire Hazard Severity Zone(s), but is located just outside the Moderate Fire Hazard Severity Zone. Based on the County's fire response time map, it will take approximately 0-5 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

The project is within the Whale Rock Dam "dam inundation" area, and is approximately 0.8 miles below the dam. The boundary of the dam inundation area is intended to show the maximum water limit line should there be a catastrophic release/failure of the upstream dam.

**Impact.** 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. In addition, compliance with the requirements of a SWPPP and standard best management practices would also address this impact (refer to Section 13 Water).

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

**Mitigation/Conclusion.** No significant impacts as a result of hazards or hazardous materials are anticipated and 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 Cayucos Fire 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

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
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"/>

**Setting.** The proposed single-family residence is located within the Paso Robles Beach Area. This area is composed of single family residential lots (0.5 to 1 acres in size) with relatively low ambient noise levels, especially during evening hours. The nearest sensitive noise receptors are nearby single-family residences. The project is not within close proximity of loud noise sources, and will not conflict with any sensitive noise receptors (e.g., residences). Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area.

The Noise Element establishes a threshold for acceptable exterior noise levels for sensitive uses (such as residences) of 60 decibels<sup>a</sup> 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 Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area.

**Impact.** 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. Multiple single-family residences are located in close proximity to the 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.

**Mitigation/Conclusion.** No significant noise impacts are anticipated. Based on the Noise Element's

<sup>a</sup> 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.

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:*

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

**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 proposed project is the construction of a new single-family residence and therefore 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. No mitigation measures are necessary.

## 10. PUBLIC SERVICES/UTILITIES

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

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <b>Fire protection?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <b>Police protection (e.g., Sheriff, CHP)?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <b>Schools?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <b>Roads?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <b>Solid Wastes?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) <b>Other public facilities?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) <b>Other:</b> _____	<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 2099 10<sup>th</sup> St (Approximately 9.1 miles to the south)

Fire: Cayucos Fire Dept.

Hazard Severity: Not Applicable

Response Time:

5-10 minutes

Location: 201 Cayucos Drive, Cayucos, CA 93430

School District: Cayucos Elementary School District, Coast Unified School District, and San Luis Obispo Joint Community College District

The proposed project is approximately 1.7 miles from Cayucos Elementary school.

### Public Services

Water services will be provided by Paso Robles Beach Water Association. Wastewater services will be provided by the community system. Police protection is provided by the County Sheriff which has a sub-station at 2099 10<sup>th</sup> 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 station is Station 11 located at 102 Chaney Avenue in Cayucos. Emergency response times to the project site are 0-5 minutes. The project is located in the Coast Unified School District, the Cayucos Elementary School District, and the San Luis Obispo Joint Community College District. For additional information regarding fire hazard impacts, go to the 'Hazards and Hazardous Materials' section.

**Impact.** 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.

No significant project-specific impacts to utilities or public services were identified. This project, along with others in the area, will have a cumulative effect on police/sheriff and fire protection, and schools. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

**Mitigation/Conclusion.** Regarding cumulative effects, public facility (County) and school (State Government Code 65995 et seq.) fee programs have been adopted to address this impact, and will reduce the cumulative impacts to less than significant levels. No mitigation measures beyond what is required by ordinance and code is required.

## 11. RECREATION

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

**Setting.** The County's Parks and Recreation Element does not show that a potential trail goes through the proposed project. The project is not proposed in a location that will affect any trail, park, recreational resource, coastal access, and/or Natural Area.

**Impact.** The proposed project will not create a significant need for additional park, Natural Area, and/or recreational resources.

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



## 12. TRANSPORTATION/CIRCULATION

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

**Setting.** The County has established the acceptable Level of Service (LOS) on roads for this urban area as "D" or better. The existing road network in the area, including the project's access street (22<sup>nd</sup> Street) is operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

Project plans show a single driveway extending northwest to 22<sup>nd</sup> Street. Referrals were sent to County Public Works to assess the project's impacts to the roads and compliance with County driveway standards. No significant traffic-related concerns were identified.

**Impact.** Construction related traffic will increase during the morning and afternoon peak hours on 22<sup>nd</sup> Street. Based on the project information, it is expected that as many as 10 workers may be arriving and leaving the project site on a typical construction work day. Assuming 161 PM peak hour trips on 22<sup>nd</sup> Street, traffic will increase by less than 1% per day for a construction timeframe of three to four months. The temporary increase in traffic on 22<sup>nd</sup> Street will not reduce the currently-acceptable level of service.

**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 for the Single Family Residential land use category. Therefore, the project is estimated to generate 10 trips per day (or estimated 1.0 trips during the peak hour). Assuming 161 PM peak hour trips on 22<sup>nd</sup> Street, 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 single driveway onto 22<sup>nd</sup> Street which poses no traffic safety concerns.

The project does not conflict with adopted policies, plans and programs on transportation.

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

### 13. WASTEWATER

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

**Setting.** The project will be served by Cayucos Sanitary for wastewater disposal. This system is currently operating at acceptable levels and the system has the capacity to support existing commitments in addition to the proposed project.

**Impact.** The project proposes to use a community system as its means to dispose of wastewater. Based on the proposed project, the proposed community system has the capacity to handle the project’s additional effluent.

**Mitigation/Conclusion.** The project received a conditional will-serve letter upon receipt of construction plans from the Cayucos Sanitary District in September 2017 for wastewater. Given that the system is currently operating at acceptable levels and that it has the capacity to support existing commitments in addition to the proposed project has been designed to handle the proposed effluent, no mitigation measures are necessary.

## 14. WATER & HYDROLOGY

*Will the project:*

### QUALITY

a) *Violate any water quality standards?*

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<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"/>
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c) *Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) *Change rates of soil absorption, or amount or direction of surface runoff?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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f) *Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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g) *Involve activities within the 100-year flood zone?*

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

h) *Change the quantity or movement of available surface or ground water?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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i) *Adversely affect community water service provider?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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j) *Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure, etc.), or inundation by seiche, tsunami or mudflow?*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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k) *Other:* \_\_\_\_\_

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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### Setting.

The proposed project is within the Cayucos water planning area. The project proposes to obtain its water needs from a community system (Paso Robles Beach Water Association).

The topography of the project is nearly level. The closest creek from the proposed development is approximately 325 feet away (Old Creek). As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County's Land Use Ordinance requires that temporary erosion and sedimentation



measures to be installed.

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

Within the 100-year Flood Hazard designation? No

Closest creek? Old Creek          Distance? Approximately 325 feet

Soil drainage characteristics: Very poorly drained

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.110 or 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. The project’s soil types and descriptions are listed in the previous Agriculture section under “Setting”. As described in the NRCS Soil Survey, the project’s soil erodibility is considered low.

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

### **Impact – Water Quality/Hydrology**

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

- ✓ Approximately 3,000 square feet 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 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;
- ✓ Parking area drainage inlets will be fitted with hydrocarbon filters;
- ✓ 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 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, as calculated on the County’s water usage [worksheet](#), the project’s water usage is estimated as follows:

Indoor: 0.13 acre feet/year (AFY);  
Outdoor: 0.08 AFY  
Total Use: 0.21 AFY

Sources used for this estimate include one or more of the following references: County's Land Use Ordinance, 2000 Census data, Pacific Institute studies (2003), City of Santa Barbara Water Demand Factor & Conservation Study 'User Guide' (1989).

Based on the latest Annual Resource Summary Report, the project's water source is adequate to provide for the project's water needs. OR (when in rural area outside of known groundwater basins) Based on available water information, there are no known constraints to prevent the project from obtaining its water demands.

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

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

**15. LAND USE**

*Will the project:*

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [County Land Use Element and Ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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., CAL FIRE for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

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

1. T23 Estero Planning Area
2. T23 Estero Cay (Small Scale Design Neighborhoods)

**Mitigation/Conclusion.** No inconsistencies were identified and therefore no additional measures above what will already be required were determined necessary (small scale design neighborhoods).

**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)*

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

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



## Exhibit A - Initial Study References and Agency Contacts

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

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	<b>In File**</b>
<input type="checkbox"/>	County Environmental Health Services	<b>Not Applicable</b>
<input type="checkbox"/>	County Agricultural Commissioner's Office	<b>Not Applicable</b>
<input type="checkbox"/>	County Airport Manager	<b>Not Applicable</b>
<input type="checkbox"/>	Airport Land Use Commission	<b>Not Applicable</b>
<input type="checkbox"/>	Air Pollution Control District	<b>Not Applicable</b>
<input type="checkbox"/>	County Sheriff's Department	<b>Not Applicable</b>
<input type="checkbox"/>	Regional Water Quality Control Board	<b>Not Applicable</b>
<input checked="" type="checkbox"/>	CA Coastal Commission	<b>None</b>
<input type="checkbox"/>	CA Department of Fish and Wildlife	<b>Not Applicable</b>
<input type="checkbox"/>	CA Department of Forestry (Cal Fire)	<b>Not Applicable</b>
<input type="checkbox"/>	CA Department of Transportation	<b>Not Applicable</b>
<input checked="" type="checkbox"/>	Cayucos Sanitary District	<b>In File**</b>
<input checked="" type="checkbox"/>	Other <u>County Building Division</u>	<b>In File**</b>
<input checked="" type="checkbox"/>	Other <u>Cayucos Citizen's Advisory Council</u>	<b>None</b>

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

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

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

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

Soils Engineering Report, GeoSolutions, May 11, 2017

Cultural Resources Assessment, Rebeca Loveland Anastasio, February 2016

Additional Cultural Survey Results – Rebeca Loveland Anastasio, February 2017

Final Cultural Recommendations, Rebecca Loveland Anastasio, August 2017



## 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.

### Cultural Resources

**CR-1 Foundation Plan - Prior to issuance of construction permit**, the foundation plan shall be reviewed by a County-approved archaeologist and appropriate representatives of the Native American tribe. The foundation design shall incorporate a mat-slab style foundation on top of clean, sterile fill. Construction drawings should clearly annotate the existing native ground and the fill. To the extent feasible, foundation elements should be restricted entirely to the fill and within the top 12 inches of existing soil.

**CR-2 Monitoring Plan - Prior to issuance of construction permit**, the applicant shall submit a monitoring plan, prepared by a County-approved archaeologist, for review and approval by the County Department of Planning and Building. The intent of this Plan is to monitor all earth-disturbing activities in areas identified as potentially sensitive for cultural resources, per the approved monitoring plan. The monitoring plan shall include at a minimum:

- a. List of personnel involved in the monitoring activities;
- b. Inclusion of involvement of the Native American community, as appropriate;
- c. Description of how the monitoring shall occur;
- d. Description of frequency of monitoring (e.g., full-time, part time, spot checking);
- e. Description of what resources are expected to be encountered;
- f. Description of circumstances that would result in the halting of work at the project site (e.g., What is considered "significant" archaeological resources?);
- g. Description of procedures for halting work on the site and notification procedures; and
- h. Description of monitoring reporting procedures.

**Crew Education.** The monitoring plan shall also include provisions defining education of the construction crew and establishing protocol for treating unanticipated finds. In consultation with a County-approved archaeologist, the applicant shall provide cultural resources awareness training to all field crews and field supervisors. This training will include a description of the types of resources that may be found in the project area, the protocols to be used in the event of an unanticipated discovery, the importance of cultural resources to the Native American community, and the laws protecting significant archaeological and historical sites.

The archaeologist shall verify implementation of the Monitoring Plan during any ground disturbing activities. A final report on compliance shall be submitted by the archaeologist **prior to final inspection**.

**CR-3 Minimize Impacts -** The applicant shall implement the following measures to minimize potential impacts to cultural resources on site:

- a. **Usage of Fill -** Only sufficient fill shall be placed over the site to allow native soils to remain undisturbed (e.g. 18 inches for residential footings, 6-8 inches for driveway construction). Clean, sterile fill, consisting of a layer of other conspicuous material (e.g. fill of a noticeable

different color and texture than native soil) shall be placed over the native soil prior to placement of any other clean fill material. The depth of fill to be placed shall be sufficient to prevent foundation elements from extending into the native soil. If structural elements extend into the native soil, these occurrences shall be minimized to the extent feasible and in no case extend more than 18 inches into the native soil.

- b. **Equipment & Ground Preparation** - All equipment used on the site shall have rubber tire wheels rather than metal treads, and shall be of the minimum size needed to do the work. Grubbing is limited to 6" of top soil, and may be done by the back end scraper of a small skip, with depth limited to 6". Walk behind roto-tiller should be considered. Compaction of the fill should be done with care as to not rip into the soil with aggressive wheel turns.
- c. **Utility Connections** – Utility connections shall be planned to come in at the northwest corner of the parcel, the farthest point from any known burials. Utility connection trenches shall be as short and shallow as allowed by code.
- d. **Phase III Data Recovery Plan** - Any foundation elements or trenches that extend more than one foot into the native soils is considered impacting cultural resources and shall be mitigated through a Phase III Data Recovery Plan. Any such data recovery will be conducted by the project archaeologist and associates, and monitored by a Native American. This plan will be implemented before any construction activities can resume within the archaeologically sensitive area(s) and shall provide:

If necessary, the recommended Phase III data recovery excavation shall consist of a minimum volume of 0.5m<sup>3</sup> (17.65 ft<sup>3</sup>) – a six-foot length of a typical 2-foot-wide foundation trench, excavated to a depth of 18 inches into native soils. Depending on the final volume of native soils to be impacted, the sample size will be increased. Alternatively, if the length of trench is less than 6 feet or narrower than two, the entire area will be excavated by hand. Any such excavation will be done in a manner to identify and preserve human remains, intact features such as hearths and house floors, and to maximize the data recovered. The area of trench to be hand-excavated in 10 cm levels. All sediments will be dry-screened through 1/8 to 1/4 inch hardware cloth, and cultural artifacts collected for laboratory analysis (Anastasio, 2017).

- e. **If human remains are encountered**, the archaeologist must conform to the provisions of State law. The archaeologist and Native American representatives must meet with the property owner and any pertinent design professionals, as well as representatives from County Planning and Building, to plan for and execute the recommended treatment. **Prior to final inspection**, the applicant shall execute a Non-Disturbance of Native American burial site agreement to prevent future disturbance to the site(s) identified.
- f. **Revised Construction Drawings - If cultural resources are identified on site**, the applicant shall submit revised construction drawings to the County incorporating the revised design and/or mitigation measures approved by the Environmental Coordinator to avoid significant impacts or reduce to a less than significant level.

**CR-4 Field Completion Report - Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection (whichever occurs first)**, the consulting archaeologist shall submit a Completion Report to the Environmental Coordinator summarizing the following:

- a. Completion and compliance of construction activities per the Monitoring Plan and any

applicable mitigation measures agreed by the County, archeologist and Native American Representatives throughout the project. If the analysis included in the Phase III Data Recovery Plan is not complete by the time of final inspection, the applicant shall provide to the Environmental Coordinator, proof of obligation to complete the required analysis.

**Geology and Soils**

**GS-1** At time of application for construction permits, the applicant shall incorporate the recommendations of the Soils Engineering Report and Addendum #1 (GeoSolutions, Inc., May 11, 2017) into the project plans for review and approval by the Department of Planning and Building.

**DEVELOPER'S STATEMENT & MITIGATION MONITORING/REPORTING PROGRAM  
FOR FAILLA MINOR USE PERMIT/COASTAL DEVELOPMENT PERMIT  
ED17-126 (DRC2017-00038)**

**Project Description:** The project is a request by Duane Failla for a Minor Use Permit/Coastal Development Permit (DRC2017-00038) to allow for the construction of a 1,650 square-foot single-family residence with 430 square-feet of upper floor deck area. The project will result in the disturbance of the entire 3,000 square-foot parcel. The proposed project is within the Residential Single Family land use category and is located at 54 22<sup>nd</sup> Street, approximately 492 feet west of the Cass Avenue and CA Highway 1 intersection, in the community of Cayucos. The site is in the Coastal Zone and the Estero planning area.

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

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

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

**CULTURAL RESOURCES**

**CR-1 Foundation Plan - Prior to issuance of construction permit,** the foundation plan shall be reviewed and approved by a County-approved archaeologist and appointed representatives of the Native American tribe. The foundation design shall incorporate a mat-slab style foundation on top of clean, sterile fill. Construction drawings should clearly annotate the existing native ground and the fill. To the extent feasible, foundation elements should be restricted entirely to the fill and within the top 12 inches of existing soil.

**CR-2 Monitoring Plan - Prior to issuance of construction permit,** the applicant shall submit a monitoring plan, prepared by a County-approved archaeologist, for review and approval by the County Department of Planning and Building. The intent of this Plan is to monitor all earth-disturbing activities in areas identified as potentially sensitive for cultural resources, per the approved monitoring plan. The monitoring plan shall include at a minimum:

- a. List of personnel involved in the monitoring activities;
- b. Inclusion of involvement of the Native American community, as appropriate;
- c. Description of how the monitoring shall occur;
- d. Description of frequency of monitoring (e.g., full-time, part time, spot checking);

- e. Description of what resources are expected to be encountered;
- f. Description of circumstances that would result in the halting of work at the project site (e.g., What is considered "significant" archaeological resources?);
- g. Description of procedures for halting work on the site and notification procedures; and
- h. Description of monitoring reporting procedures.

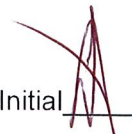
**Crew Education.** The monitoring plan shall also include provisions defining education of the construction crew and establishing protocol for treating unanticipated finds. In consultation with a County-approved archaeologist, the applicant shall provide cultural resources awareness training to all field crews and field supervisors. This training will include a description of the types of resources that may be found in the project area, the protocols to be used in the event of an unanticipated discovery, the importance of cultural resources to the Native American community, and the laws protecting significant archaeological and historical sites.

The archaeologist shall verify implementation of the Monitoring Plan during any ground disturbing activities. A final report on compliance shall be submitted by the archaeologist to the County **prior to final inspection.**

**Monitoring:** Required prior to issuance of construction permits. Compliance will be verified by the County Department of Planning and Building.

**CR-3 Minimize Impacts -** The applicant shall implement the following measures to minimize potential impacts to cultural resources on site:

- a. **Usage of Fill** - Only sufficient fill shall be placed over the site to allow native soils to remain undisturbed (e.g. 18 inches for residential footings, 6-8 inches for driveway construction). Clean, sterile fill, consisting of a layer of other conspicuous material (e.g. fill of a noticeable different color and texture than native soil) shall be placed over the native soil prior to placement of any other clean fill material. The depth of fill to be placed shall be sufficient to prevent foundation elements from extending into the native soil. If structural elements extend into the native soil, these occurrences shall be minimized to the extent feasible and in no case extend more than 18 inches into the native soil.
- b. **Equipment & Ground Preparation** - All equipment used on the site shall have rubber tire wheels rather than metal treads, and shall be of the minimum size needed to do the work. Grubbing is limited to 6" of top soil, and may be done by the back end scraper of a small skip, with depth limited to 6". Walk behind roto-tiller should be considered. Compaction of the fill should be done with the with care as to not rip into the soil with aggressive wheel turns.
- c. **Utility Connections** – Utility connections shall be planned to come in at the northwest corner of the parcel, the farthest point from any known burials. Utility connection trenches shall be as short and shallow as allowed by code.
- d. **Phase III Data Recovery Plan** - Any foundation elements or trenches that extend more than one foot into the native soils is considered impacting cultural resources and shall be mitigated through a Phase III Data Recovery Plan. Any such data recovery will be conducted by the project archaeologist and associates, and monitored by a Native American. This plan will be implemented before any construction activities can resume within the archaeologically sensitive area(s).



If necessary, the recommended Phase III data recovery excavation shall consist of a minimum volume of 0.5m<sup>3</sup> (17.65 ft<sup>3</sup>) – a six-foot length of a typical 2-foot-wide foundation trench, excavated to a depth of 18 inches into native soils. Depending on the final volume of native soils to be impacted, the sample size will be increased. Alternatively, if the length of trench is less than 6 feet or narrower than two, the entire area will be excavated by hand. Any such excavation will be done in a manner to identify and preserve human remains, intact features such as hearths and house floors, and to maximize the data recovered. The area of trench to be hand-excavated in 10 cm levels. All sediments will be dry-screened through 1/8 to 1/4 inch hardware cloth, and cultural artifacts collected for laboratory analysis (Anastasio, 2017).

- e. **If human remains are encountered**, the archaeologist must conform to the provisions of State law. The archaeologist and Native American representatives must meet with the property owner and any pertinent design professionals, as well as representatives from County Planning and Building, to plan for and execute the recommended treatment. **Prior to final inspection**, the applicant shall execute a Non-Disturbance of Native American burial site agreement to prevent future disturbance to the site(s) identified.
- f. **Revised Construction Drawings - If cultural resources are identified on site**, the applicant shall submit revised construction drawings to the County incorporating the revised design and/or mitigation measures approved by the Environmental Coordinator to avoid significant impacts or reduce to a less than significant level.

**Monitoring:** Required during grading and construction activities. Compliance will be verified by the County Department of Planning and Building.

**CR-4 Field Completion Report - Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection (whichever occurs first)**, the consulting archaeologist shall submit a Completion Report to the Environmental Coordinator summarizing the following:

- a. Completion and compliance of construction activities per the Monitoring Plan and any applicable mitigation measures agreed by the County, archeologist and Native American Representatives throughout the project. If the analysis included in the Phase III Data Recovery Plan is not complete by the time of final inspection, the applicant shall provide to the Environmental Coordinator, proof of obligation to complete the required analysis.

**Monitoring:** Required prior to issuance of construction permits. Compliance will be verified by the County Department of Planning and Building.

#### GEOLOGY AND SOILS

**GS-1 At time of application for construction permits**, the applicant shall incorporate the recommendations of the Soils Engineering Report and Addendum #1 (GeoSolutions, Inc., May 11, 2017) into the project plans for review and approval by the Department of Planning and Building.

**Monitoring:** Required prior to issuance of construction permits. Compliance will be verified by the County Department of Planning and Building.

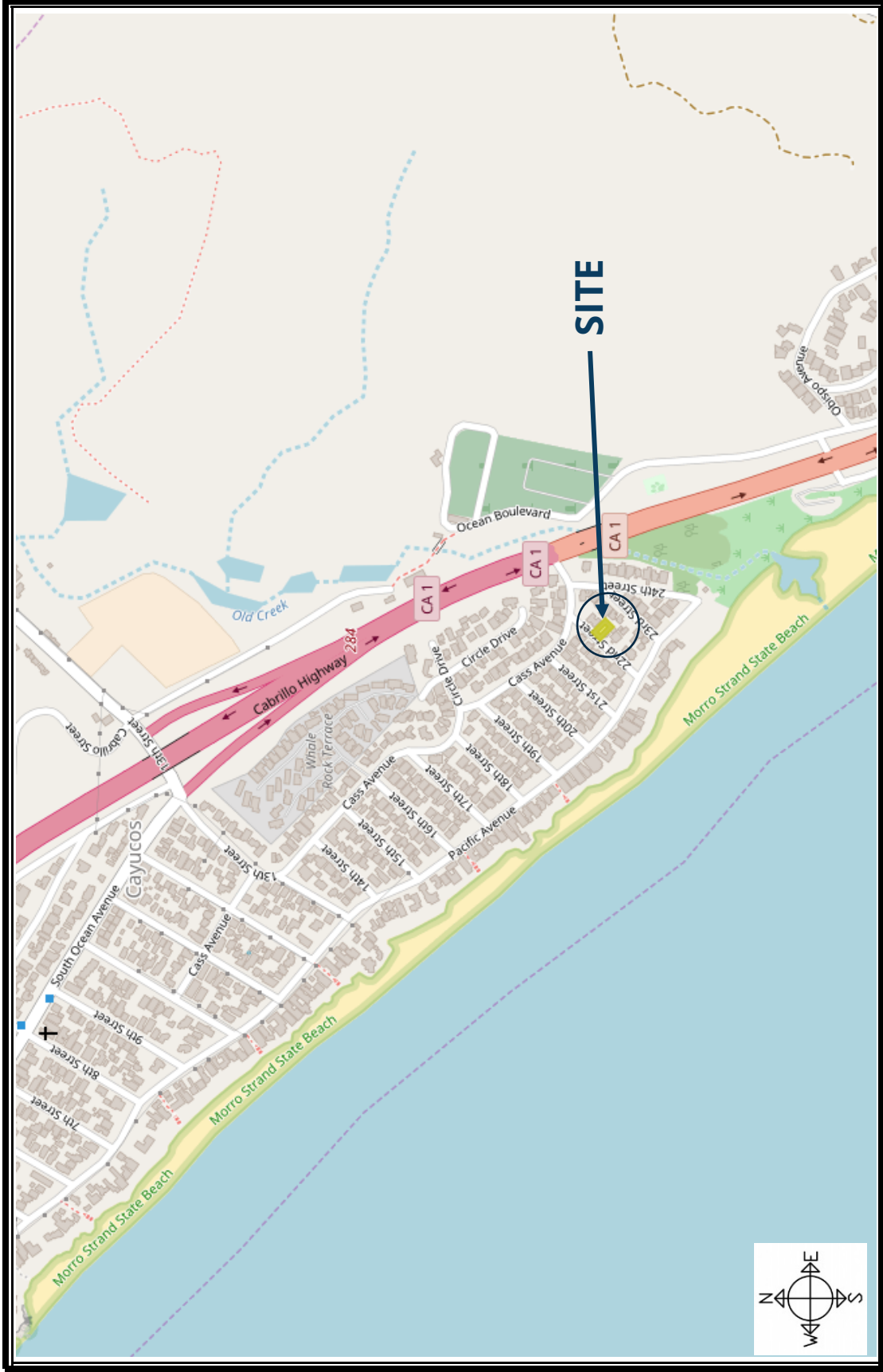


The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts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

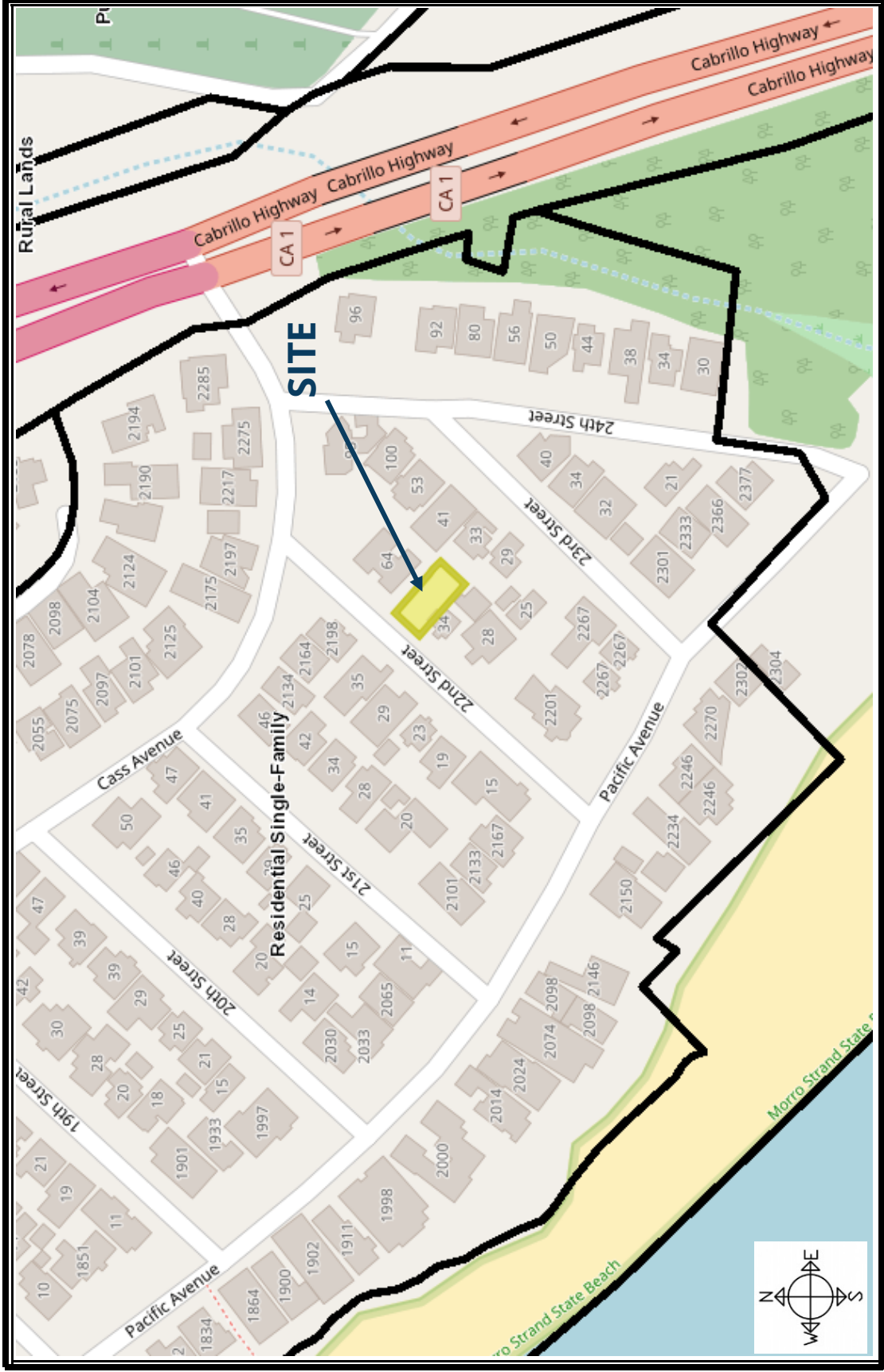
  
Signature of Owner

*Duane Foyle*  
Name (Print)

*6/20/18*  
Date



**Vicinity Map  
DRC2017-00038**



**Land Use Category Map  
DRC2017-00038**

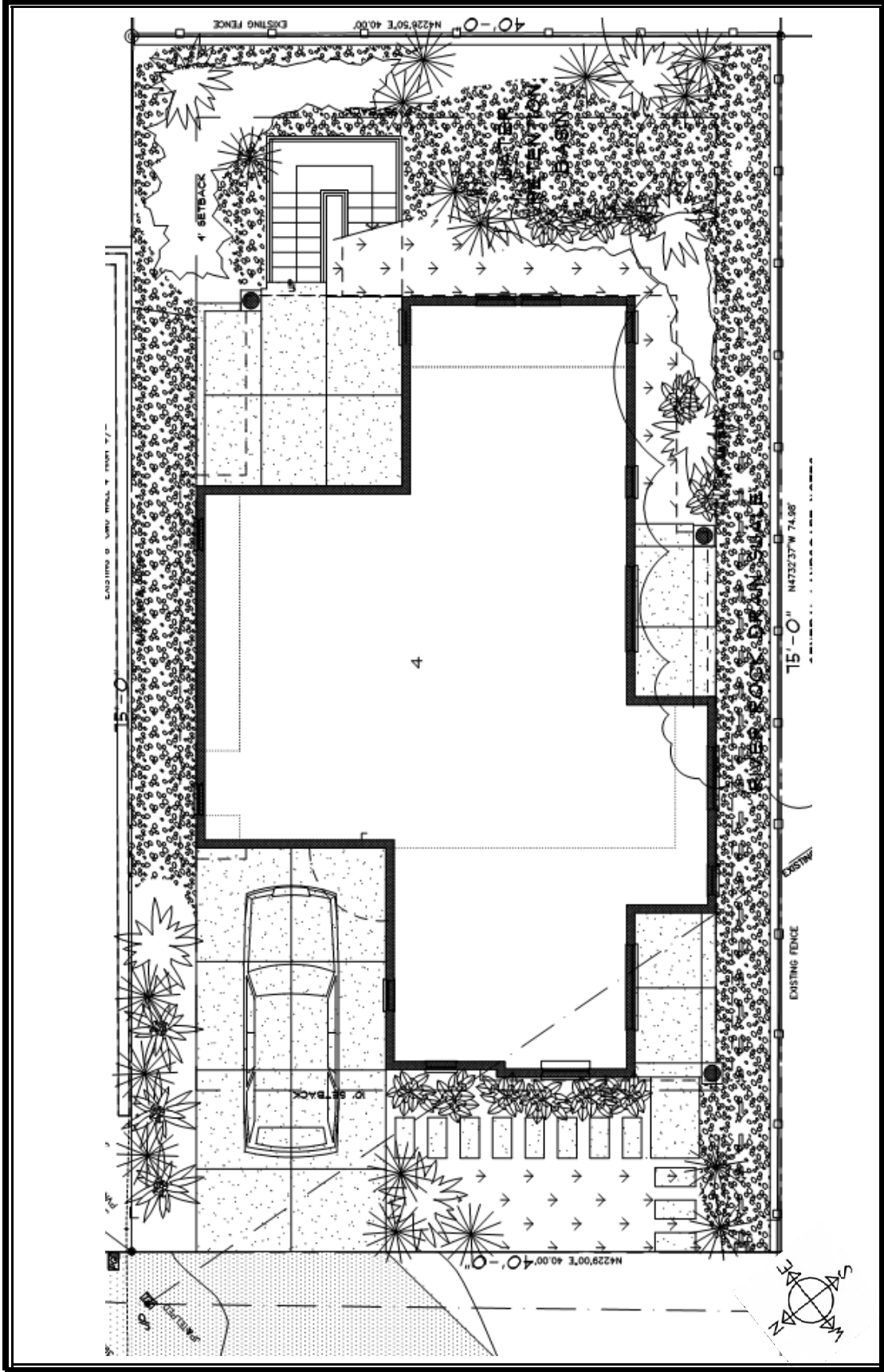
**COUNTY OF SAN LUIS OBISPO**





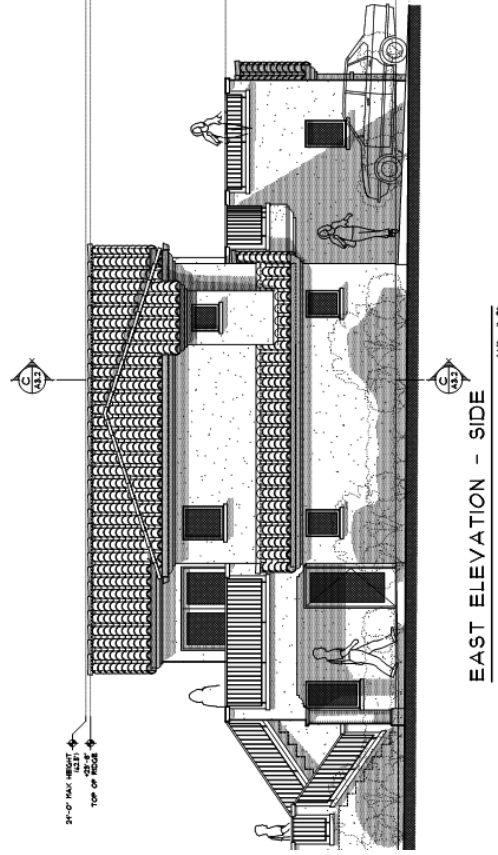
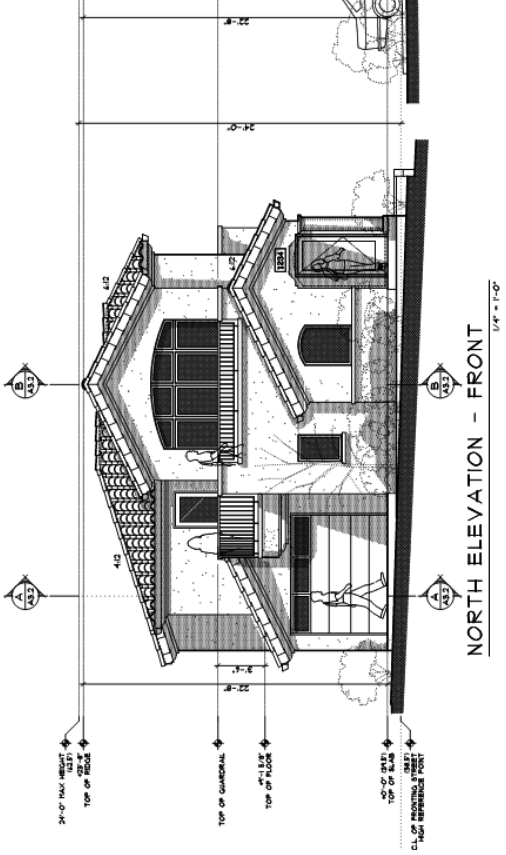
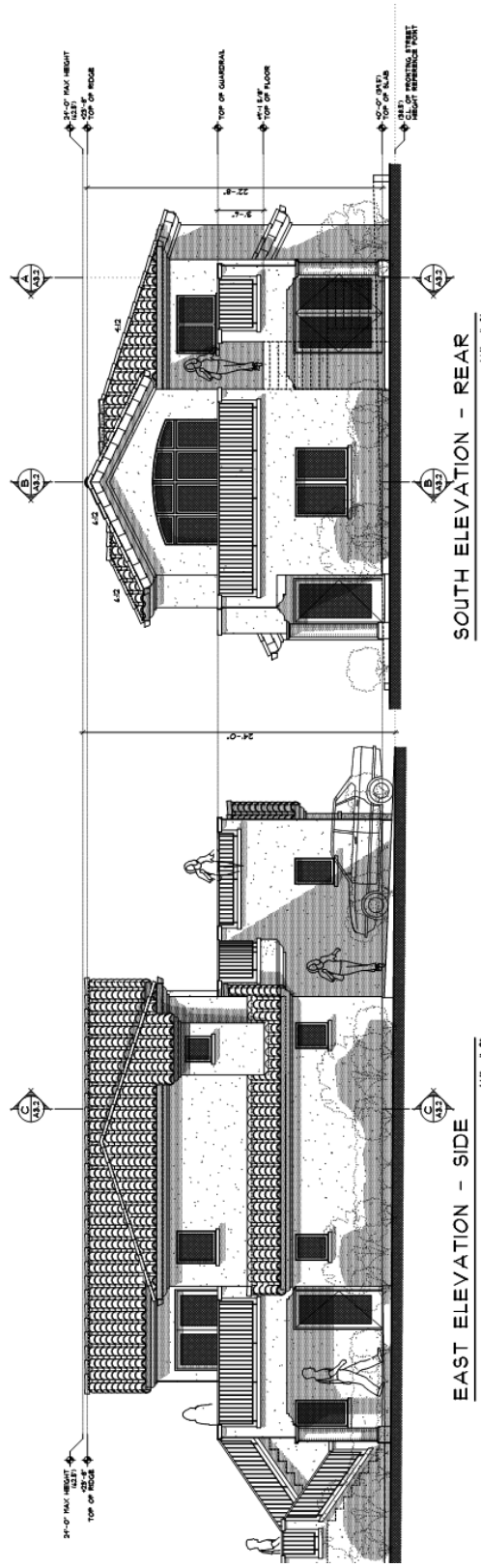
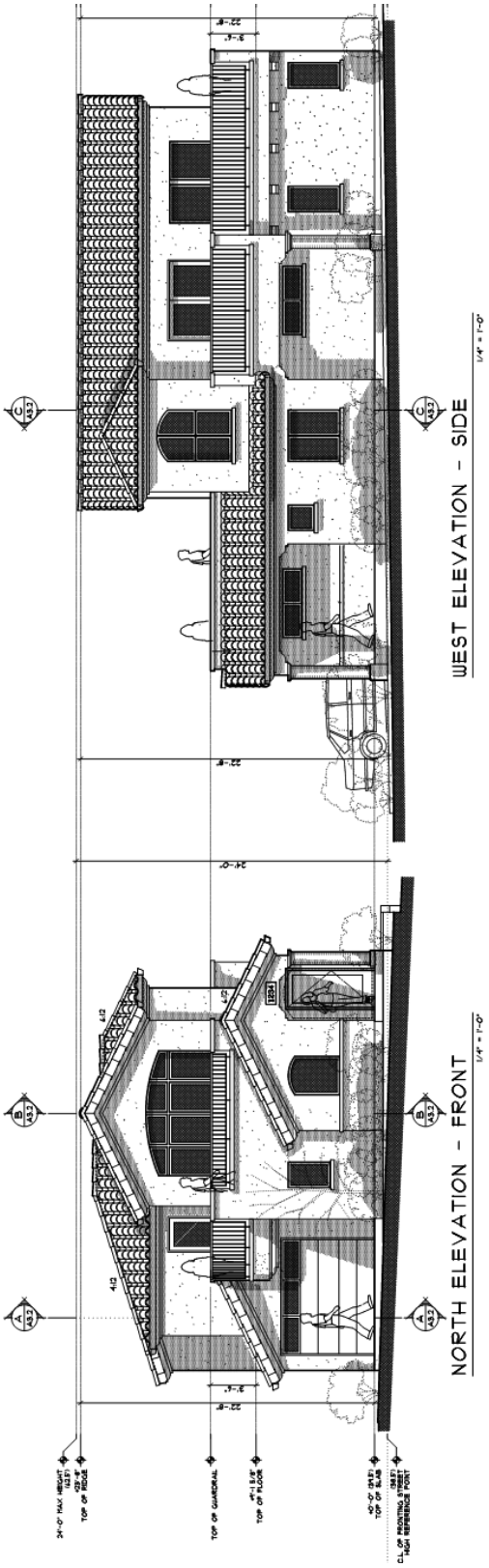
COUNTY OF SAN LUIS OBISPO

Aerial  
DRC2017-00038



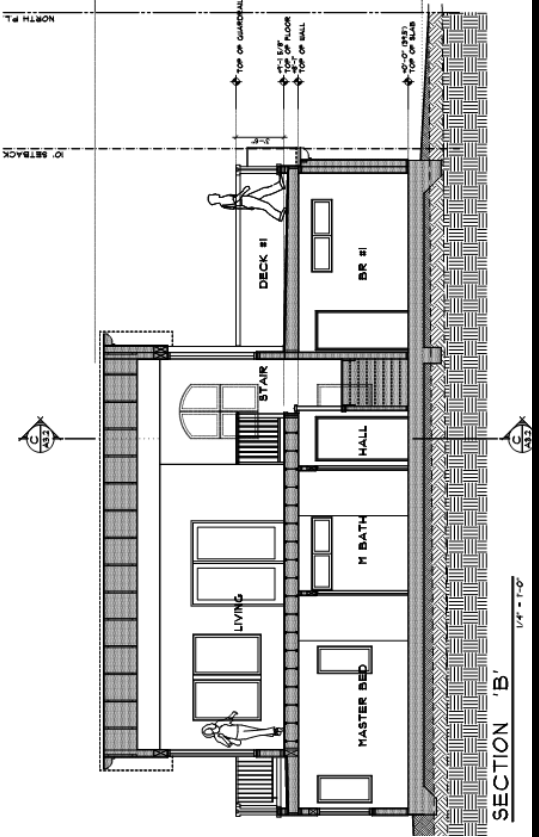
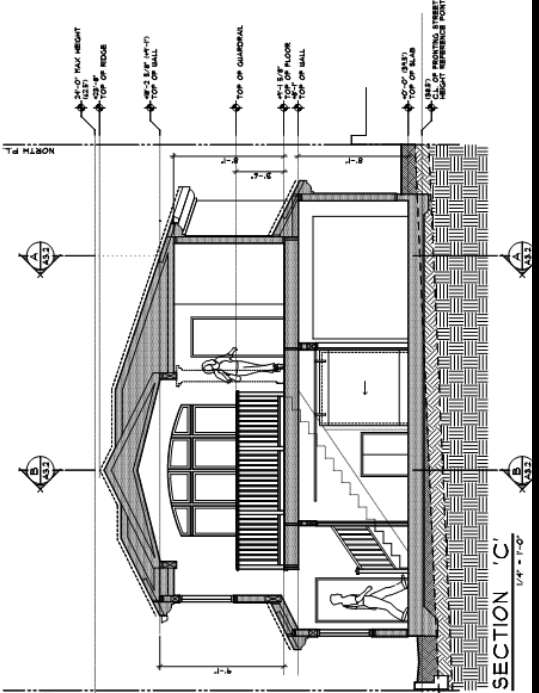
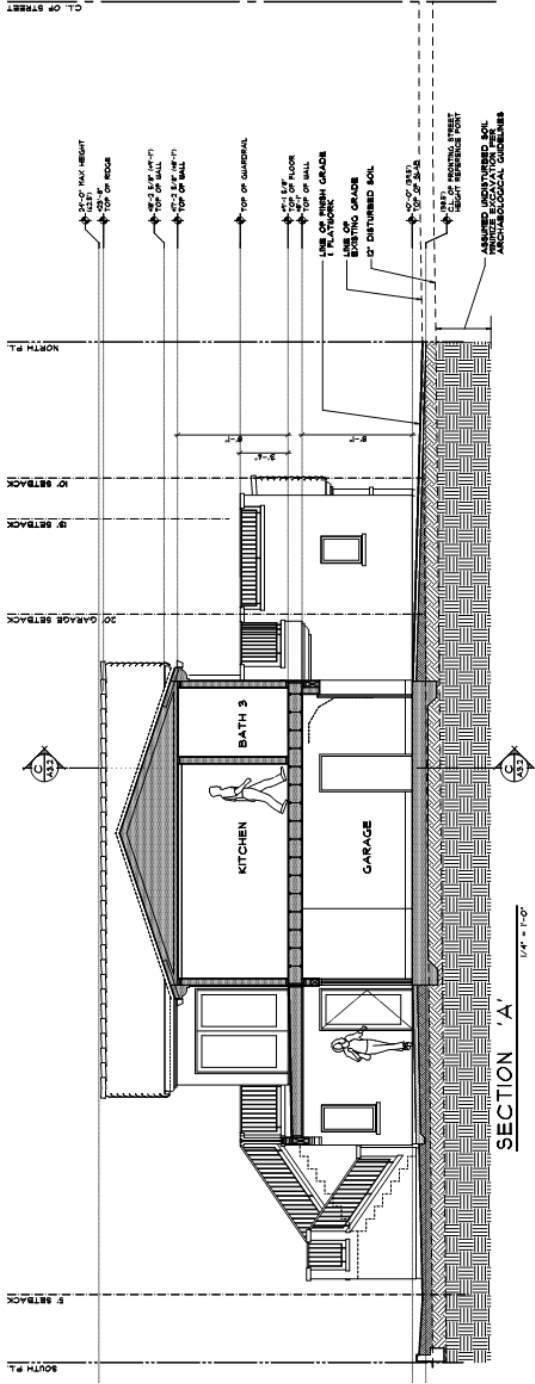
# Site Map

## DRC2017-00038



**SOIL INDEX**

	FRESH GRADING FOR LANDSCAPE SHOWN FOR ALL EXPOSED AREAS REFER TO SITE PLAN
	2" OF EXISTING TOP SOIL TO BE RECONSTRUCTED PER ARCHAEOLOGICAL GUIDELINES
	ASSUMED UNDISTURBED SOIL CONTAINING ARCHAEOLOGICAL REMAINS TO BE RECONSTRUCTED PER ARCHAEOLOGICAL GUIDELINES



Preliminary Foundation Section  
DRC2017-00038

COUNTY OF SAN LUIS OBISPO





THIS IS A NEW PROJECT REFERRAL

DATE: 6/29/2018
TO: 2nd District Legislative Assistant, Public Works, Cayucos Sanitary, County Service Area 10 (Cayucos Water), Coastal Commission, Cayucos Citizens Advisory Council.
FROM: Schani Siong (805-781-4374 ssiong@co.slo.ca.us)

PROJECT NUMBER & NAME: DRC2018-00097 Britz
PROJECT DESCRIPTION: Proposed Minor Use Permit for an interior remodel and balcony deck addition of 44 sqft. Located at 2806 Studio Drive in Cayucos.
APN(s): 064-274-011

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.

Table with 3 columns: Date, Name, Phone





# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

### APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
- Tree Permit
- Minor Use Permit
- Conditional Use Permit/Development Plan
- Plot Plan
- Curb, Gutter & Sidewalk Waiver
- Other
- Site Plan
- Surface Mining/Reclamation Plan
- Zoning Clearance
- Amendment to approved land use permit
- Variance

## DRC2018-00097

Minor Use Permit / Coastal Development Permit  
 064-274-011 / 2806 STUDIO DR  
 DAVID BRITZ  
 INTERIOR REMODEL & BALCONY DECK ADDITION 445  
 SQFT

### APPLICANT INFORMATION

person assigned to this project

Landowner Name DAVID & MARILYN BRITZ Daytime Phone (559) 269-1123  
 Mailing Address 7203 NORTH DEWEY FRESNO, CA Zip Code 93711  
 Email Address: MVBRITZ@yahoo.com

Applicant Name (same as owner) Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Agent Name JONATHAN McALPIN, OMNI Daytime Phone (805) 544-9700  
 Mailing Address 711 TANK FARM #100, SLO, CA Zip Code 93401  
 Email Address: jmcaldin@odgslo.com

### PROPERTY INFORMATION

Total Size of Site: 6000 SF Assessor Parcel Number(s): 064-274-011  
 Legal Description: LOTS 10 & 11, BLOCK 88, MORRO STRAW UNIT N:5  
 Address of the project (if known): 2806 STUDIO DRIVE  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: STUDIO DRIVE / OLD CREEK RD.  
 Describe current uses, existing structures, and other improvements and vegetation on the property:  
EXISTING SINGLE-FAMILY RESIDENCE

### PROPOSED PROJECT

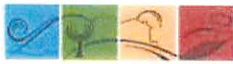
Describe the proposed project (inc. sq. ft. of all buildings): INTERIOR REMODEL & BALCONY DECK ADDITION

### LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property. (445 SQ. FT.)

Property owner signature \_\_\_\_\_ Date \_\_\_\_\_

**FOR STAFF USE ONLY**



# LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

Type of project:  Commercial  Industrial  Residential  Recreational  Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): N/A

Describe existing and future access to the proposed project site: STUDIO DRIVE

Surrounding parcel ownership: Do you own adjacent property?  Yes  No  
If yes, what is the acreage of all property you own that surrounds the project site? \_\_\_\_\_

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: BEACH ACCESS / RES. South: RESIDENTIAL  
East: RESIDENTIAL West: PACIFIC OCEAN (BEACH)

### For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: 2050 sq. feet 30% (E) Landscaping: 3468 sq. feet 51%  
Paving: 1262 sq. feet 19% Other (specify) \_\_\_\_\_

Total area of all paving and structures: 3312  sq. feet  acres

Total area of grading or removal of ground cover: 0  sq. feet  acres

Number of parking spaces proposed: 2 (E) Height of tallest structure: 15' (E)

Number of trees to be removed: 0 Type: \_\_\_\_\_

Setbacks: Front 0 Right 2'-9" Left 3'-0" Back 21'-3"

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_

Community System - List the agency or company responsible for provision: CSA-10A

Do you have a valid will-serve letter?  Yes  No (If yes, please submit copy)

Proposed sewage disposal:  Individual on-site system  Other \_\_\_\_\_

Community System - List the agency or company responsible for sewage disposal: CAYUCOS SANITARY DIST.

Do you have a valid will-serve letter?  Yes  No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: CAYUCOS FIRE

### For commercial/industrial projects answer the following:

Total outdoor use area: \_\_\_\_\_  sq. feet  acres

Total floor area of all structures including upper stories: \_\_\_\_\_ sq. feet

### For residential projects, answer the following:

Number of residential units: (E) Number of bedrooms per unit: 3 (E)

Total floor area of all structures including upper stories, but not garages and carports: 1,931 sf

Total of area of the lot(s) minus building footprint and parking spaces: 4,742



# ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- a. Answer **ALL** of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- d. Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

## Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

1. Describe the topography of the site:  
 Level to gently rolling, 0-10% slopes: >.10 acres  
 Moderate slopes - 10-20%: \_\_\_\_\_ acres  
 20-30%: \_\_\_\_\_ acres  
 Steep slopes over 30%: \_\_\_\_\_ acres
2. Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
 If yes, please describe: \_\_\_\_\_
3. Are there any flooding problems on the site or in the surrounding area?  Yes  No  
 If yes, please describe: \_\_\_\_\_
4. Has a drainage plan been prepared?  Yes  No  
 If yes, please include with application.
5. Has there been any grading or earthwork on the project site?  Yes  No  
 If yes, please explain: (E) RESIDENCE
6. Has a grading plan been prepared?  Yes  No  
 If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project?  Yes  No
8. Is a railroad or highway within 300 feet of your project site?  Yes  No
9. Can the proposed project be seen from surrounding public roads?  Yes  No  
 If yes, please list: \_\_\_\_\_

**Water Supply Information**

1. What type of water supply is proposed?  
 Individual well     Shared well     Community water system
2. What is the proposed use of the water?  
 Residential     Agricultural - Explain \_\_\_\_\_  
 Commercial/Office - Explain \_\_\_\_\_  
 Industrial - Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? 120 G.P.D.
4. How many service connections will be required? (E)
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: \_\_\_\_\_
6. Has there been a sustained yield test on proposed or existing wells?  
 Yes     No    If yes, please attach.
7. Does water meet the Health Agency's quality requirements?  
 Bacteriological?     Yes     No  
 Chemical?     Yes     No  
 Physical     Yes     No  
 Water analysis report submitted?     Yes     No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.  
 Well Driller's Letter     Water Quality Analysis( OK or  Problems)  
 Will Serve Letter     Pump Test \_\_\_\_\_ Hours / \_\_\_\_\_ GPM  
 Surrounding Well Logs     Hydrologic Study     Other \_\_\_\_\_

Please attach any letters or documents to verify that water is available for the proposed project.

**Sewage Disposal Information**

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?  
 Yes     No    If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? \_\_\_\_\_ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?  
 Yes     No
4. Has a piezometer test been completed?  
 Yes     No    If 'Yes', please attach.
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?  
 Yes     No (a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line?     Yes     No  
 Distance to nearest sewer line: 30'    Location of connection: 8' from SE corner
2. What is the amount of proposed flow? 66 GPD
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow?     Yes     No

**Solid Waste Information**

- 1. What type of solid waste will be generated by the project?  
 Domestic     Industrial     Agricultural     Other, please explain?
- 2. Name of Solid Waste Disposal Company: MISSION COUNTRY WASTE DISPOSAL
- 3. Where is the waste disposal storage in relation to buildings? SIDNEY
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?  
 Yes     No

**Community Service Information**

- 1. Name of School District: COAST UNION
- 2. Location of nearest police station: LOS OSOS SUBSTATION, 102<sup>ND</sup> ST.
- 3. Location of nearest fire station: GAYLUS DRIVE @ ASH ST.
- 4. Location of nearest public transit stop: HWY 1 @ OLD CREEK RD.
- 5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project?  
 Yes     No

**Historic and Archeological Information**

- 1. Please describe the historic use of the property: RESIDENTIAL
- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity?  
 Yes     No  
 If yes, please describe: \_\_\_\_\_
- 3. Has an archaeological surface survey been done for the project site?  
 Yes     No  
 If yes, please include two copies of the report with the application.

**Commercial/Industrial Project Information**

**Only complete this section if you are proposing a commercial or industrial project or zoning change.**

- 1. Days of Operation: \_\_\_\_\_ Hours of Operation: \_\_\_\_\_
- 2. How many people will this project employ? \_\_\_\_\_
- 3. Will employees work in shifts?     Yes     No  
 If yes, please identify the shift times and number of employees for each shift \_\_\_\_\_
- 4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?  
 Yes     No    If yes, please explain: \_\_\_\_\_
- 5. Will this project increase the noise level in the immediate vicinity?     Yes     No  
 If yes, please explain: \_\_\_\_\_  
 (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
- 6. What type of industrial waste materials will result from the project? Explain in detail: \_\_\_\_\_
- 7. Will hazardous products be used or stored on-site?     Yes     No  
 If yes, please describe in detail: \_\_\_\_\_
- 8. Has a traffic study been prepared?     Yes     No    If yes, please attach a copy.
- 9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. \_\_\_\_\_ Between 4:00 to 6:00 p.m. \_\_\_\_\_

10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees  Yes  No  
 If yes, please specify what you are proposing: \_\_\_\_\_
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?  Yes  No  
 If yes, please describe: \_\_\_\_\_

**Agricultural Information**

**Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.**

1. Is the site currently in Agricultural Preserve (Williamson Act)?  Yes  No
2. If yes, is the site currently under land conservation contract?  Yes  No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: \_\_\_\_\_

**Special Project Information**

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): N/A
2. Will the development occur in phases?  Yes  No  
 If yes describe: \_\_\_\_\_
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal?  Yes  No  
 If yes, explain: \_\_\_\_\_
4. Are there any proposed or existing deed restrictions?  Yes  No  
 If yes, please describe: \_\_\_\_\_

**Energy Conservation Information**

1. Describe any special energy conservation measures or building materials that will be incorporated into your project \*: \_\_\_\_\_

\*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

**Environmental Information**

1. List any mitigation measures that you propose to lessen the impacts associated with your project:  
 \_\_\_\_\_  
N/A
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site?  Yes  No  
 If yes, please list: \_\_\_\_\_

3. Are you aware of any previous environmental determinations for all or portions of this property?

Yes       No

If yes, please describe and provide "ED" number(s): \_\_\_\_\_

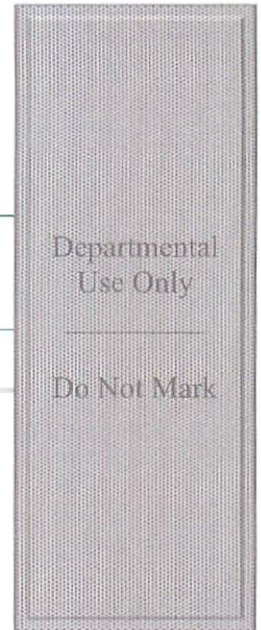
**Other Related Permits**

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): MINDR USE PERMIT (COP), BUILDING PERMIT

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned to the project)



**COUNTY OF SAN LUIS OBISPO**  
**Department of Public Works**  
**Stormwater Post Construction**  
**Requirements (PCRs) Waiver Request Form**



**1) PROJECT INFORMATION**

Permit #: DRC2018- Tract # or Parcel Map #:

Property APN #: 064-274-011

**2) REASON(S) THAT PROJECT SHOULD BE WAIVED FROM COMPLIANCE WITH THE PCRS**

This project is not subject to post construction performance requirements (Central Coast Water Board Resolution R3-2013-0032) due to:

- Creates and/or replaces less than 2,500 square feet of impervious area. **Complete Section 5.B. and 6.**
- Is not a regulated project. **Complete Section 3, 5.B. and 6.**
- Approvals and/or permits issued prior to March 6, 2014. **Complete Sections 4, 5.A. and 6.**

**3) PROJECT DESCRIPTION**

This project is not a regulated project. The project consists of (select all that apply):

- Project consists of interior improvements only, does not increase the impervious area on the site.
- Project consists of road and parking lot maintenance:
 

- Road surface repair including slurry sealing, fog sealing, and pothole and square cut patching, or crack sealing.
  - Repair/reconstruction of road because of slope failures, natural disasters, acts of God or other man-made disaster
  - Resurfacing with in-kind material without expanding the road or parking lot.
  - Shoulder grading.
  - Overlaying existing asphalt or concrete pavement with asphalt or concrete without expanding area of coverage.
  - Cleaning, repairing, maintaining, reshaping, or re-grading drainage systems.
  - Practices to maintain original line and grade, hydraulic capacity, and overall footprint of the road or parking lot.
- Sidewalk and bicycle path lane projects, where no other impervious surfaces are created or replaced, built to direct stormwater runoff to adjacent vegetated areas.
- Trails and pathways, where no other impervious surfaces are replaced or created, built to direct stormwater runoff to adjacent vegetated areas.
- Underground utility projects that replace ground surface with in-kind material or materials with similar runoff characteristics.
- Curb and gutter improvement or replacement projects that are not part of any additional creation or replacement of impervious surface area (e.g., sidewalks, roadway).
- Second-story additions that do not increase the building footprint.



- Raised (not built directly on ground) decks, stairs, or walkways designed with spaces to allow for water drainage.
- Photovoltaic systems installed on/over existing impervious surfaces; panels located over pervious surfaces with vegetated groundcover, or panel arrays with a buffer strip at the most down gradient row of panels.
- Temporary structures (in place for less than six months). (e.g. trailers or hoop houses)
- Electrical and utility vaults, sewer and water lift stations, backflows and other utility devices.
- Above-ground fuel storage tanks and fuel farms with spill containment system.

**4) SUPPORTING DOCUMENTATION**

Complete **applicable** fields for projects with approvals prior to March 6, 2014:

Land Use Permit Number: <i>Parcel Map or Tract Map number, or land use application number (SUB or DRC permit Number)</i>	
Tract or Parcel Map Application Acceptance Date: <i>(Date that application was deemed complete and accepted for processing)</i>	
Map or Land Use Application Approval Date: <i>(Date of approval by Subdivision Review Board, Planning Commission or Board of Supervisors)</i>	
Map Recording Date: <i>(Date map was recorded at Clerk Recorders Office)</i>	
Vesting Expiration Date: <i>(2 years following Map Recording date)</i>	

Identify in Section 5.A. which post-construction regulations apply for projects with approvals granted prior to March 6, 2014.

**5) OTHER POTENTIALLY APPLICABLE POST-CONSTRUCTION REGULATIONS**

Select appropriate post-construction regulations:

A. ONLY For projects with land use approvals and/or permits issued prior to March 6, 2014- The project may be required to satisfy post-construction requirements associated with the following regulations:

- Interim LID. Approval date between January 1, 2011 and March 6, 2014
- Attachment 4. Approval date between October 4, 2000 and January 1, 2011

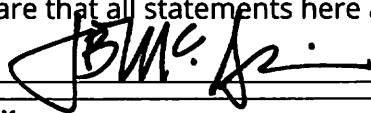
B. Projects not subject to PCRs may still be required to comply with the Construction General Permit due to the area of disturbance associated with construction activities:

- Not applicable. Area of disturbance is less than 1.0 acre in total.
- Applicable. Project disturbs more than 1.0 acre, requires enrollment in Construction General Permit.

**6) LEGAL DECLARATION**

I, the owner/authorized agent/contractor of record for this project, have completed this form accurately and declare that all statements here are true and correct to the best of my knowledge.

Signature:



Date:

6/20/18

COUNTY STAFF USE ONLY:



**OVERVIEW**

<b>PARCEL STATUS</b>	Active
<b>TAX CODE</b>	000
<b>PRIMARY OWNER</b>	BRITZ DAVID & MARILYN 2004 LIVING TRUST 7302 N DEWEY FRESNO, CA 93711
<b>SECONDARY OWNERS</b>	BRITZ MARILYN V (AKA 2) BRITZ MARILYN (AKA 2) BRITZ DAVID (AKA 1) BRITZ DAVID & MARILYN 2004 LIVING TRUST BRITZ DAVID A (AKA 1)
<b>PARCEL ADDRESS(ES)</b>	2806 STUDIO DR CAYUCOS, CA 93430
<b>COMMUNITY</b>	Cayucos
<b>ADVISORY COUNCIL</b>	Cayucos Citizens Advisory Council
<b>LEGAL DESCRIPTION</b>	MORRO STR U5 BL 88 LTS 10 & 11
<b>PLANNING AREA(S)</b>	Estero Planning Area
<b>LAND USE</b>	Residential Single-Family
<b>COMBINING DESIGNATIONS</b>	Geologic Study Area, Local Coastal Program
<b>PLANNING AREA STANDARDS</b>	22.14.070, T23 Estero, T23 Estero Cay
<b>PARCEL FLAGS</b>	10A - CSA 10A Water Wait List, BLF - Blufftop Review Area, CA - Coastal Access, CAY - Cayucos Sanitary District, CAZ - Coastal Appealable Zone, GS - Geologic Study Area, LCP - Local Coastal Plan, MS4 - MS4 Stormwater Area, RSF - Residential Single-Family, SSN - Small-Scale Neighborhood, STM - Stormwater Management Area

**PARCEL DOCUMENTS**

<b>Recorded Date</b>	<b>Document Type</b>	<b>Document Number</b>
12/20/1982	Lot (C)	1982-R-C53619
10/04/1988	Lot (O)	1988-R-058041
03/08/1989	Lot (O)	1989-R-013805
03/14/1989	Lot (O)	1989-R-015174
12/18/1989	Lot (O)	1989-R-086008
12/19/1989	Lot (O)	1989-R-086395
12/19/1989	Lot (O)	1989-R-086396
03/07/1997	Lot (O)	1997-R-011222
02/19/2004	Lot (O)	2004-R-012568

**RECORDED LOTS**

<b>Lot Number</b>	<b>Lot Flags</b>
T-MORROST5-0088-0011-\)	BS - Sea Wall Problem-State Ownership, L2 - 2 Parcels/Lots Consolidated into one Site
T-MORROST5-0088-0010-\)	BS - Sea Wall Problem-State Ownership, L2 - 2 Parcels/Lots Consolidated into one Site











**PARCEL HISTORY**

<b>Submitted</b>	<b>Case Number</b>	<b>Case Type</b>	<b>Status</b>
06/21/2018	DRC2018-00097	Land Use <i>INTERIOR REMODEL &amp; BALCONY DECK ADDITION 445 SQFT</i>	Submitted
08/12/1999	D990046P	Land Use <i>ADD/ALT SINGLE FAMILY DU (417 SQ FEET)</i>	Completed
08/12/1999	C4202	PMTR - Residential Permit <i>SINGLE FAMILY DWELLING ADDITION ENGR: ROLLINS SYFAN, RCE 41155 (528-2951)</i>	Permit Finaled
03/11/1997	D860061V	Land Use <i>REDUCE BLUFF SETBACK FOR SFD</i>	Completed

# Interactive Data Viewer



### Legend

-  SLO County Parcels
- Roads**
-  CalTrans
-  Maintained by SLO CO
-  Private Maintenance
-  Federal or State Maintenance
- Community Advisory Groups**
-  Community Advisory Group Boundary
-  Cayucos Citizens Advisory Council Subarea
-  Creston Advisory Body Sub Areas
-  Supervisor Districts
-  Land Use Outlines

-376.17      0      188.08      376.17 Feet      1: 2,257



The County of San Luis Obispo does not assume liability for any damages caused by errors or omissions in the data and makes no warranty of any kind, express or implied, that these data are accurate and reliable.


Map for Reference Purposes Only



# Interactive Data Viewer



## Legend

 SLO County Parcels

-96.00 0 48.00 96.00 Feet 1: 576

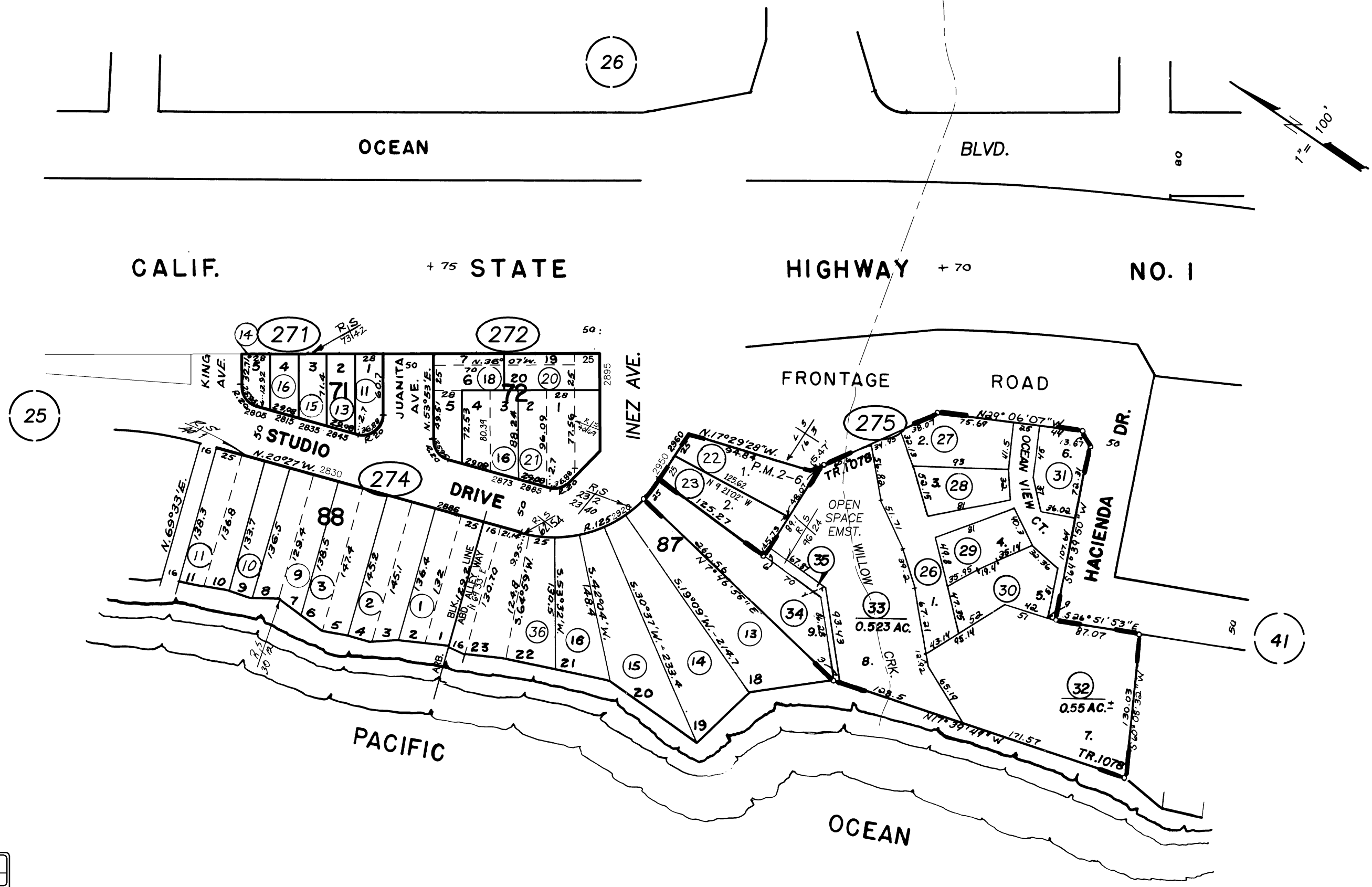


WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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Map for Reference Purposes Only





REVISIONS	
I.S.	DATE
NA	12-16-05

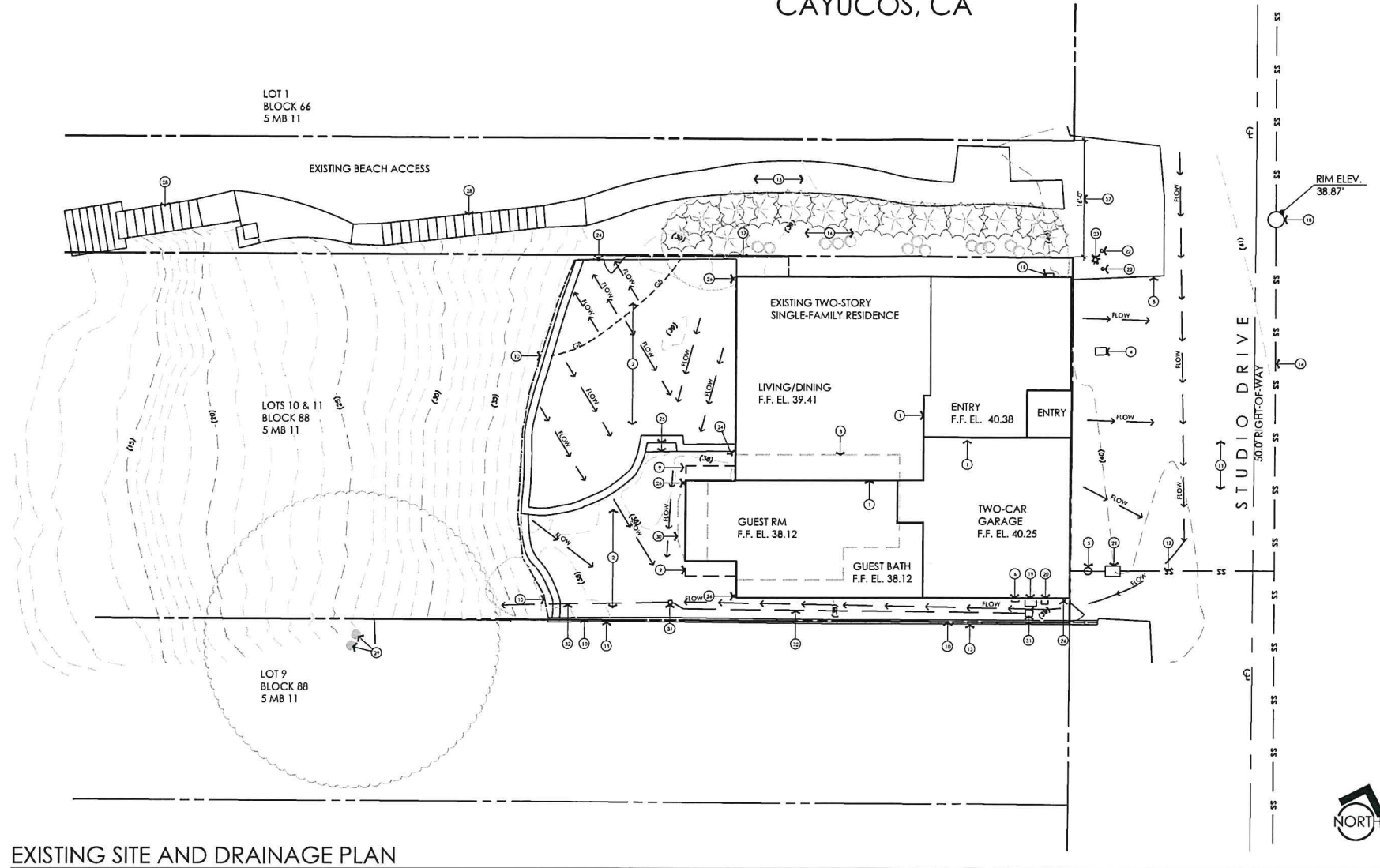
50' 0 100' 200'

JAW 12-4-97 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT NO. 1078, R.M. Bk. 12 , Pg. 28.  
 MORRO STRAND UNIT NO. 5, R.M. Bk. 05 , Pg. 11.

# BRITZ RESIDENCE REMODEL

2806 STUDIO DRIVE  
CAYUCOS, CA



**EXISTING SITE AND DRAINAGE PLAN**  
SCALE: 1/8" = 1'-0"

**DRAINAGE NOTES**

- EXISTING ROOF DOWNSPOUTS TO BE CONNECTED TO SUBDRAIN AND DAYLIGHT AT BLUFF IN A NON-EROSIVE MANNER
- EXISTING DRAIN INLETS TO BE CONNECTED TO SUBDRAINS AND DAYLIGHT AT BLUFF IN A NON-EROSIVE MANNER
- SURFACE DRAINAGE TO BE DIRECTED AWAY FROM TOP OF BLUFF TO DRAIN INLETS

**GENERAL NOTES**

ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT ADOPTED BUILDING CODES AND THE REGULATIONS AND CODES OF THE COUNTY OF SAN LUIS OBISPO. CURRENT APPLICABLE CODES INCLUDE THE FOLLOWING:

2016 CALIFORNIA BUILDING CODE, VOLS 1 & 2  
2016 CALIFORNIA RESIDENTIAL CODE

COUNTY OF SAN LUIS OBISPO BUILDING AND CONSTRUCTION ORDINANCE - TITLE 19  
COUNTY OF SAN LUIS OBISPO COASTAL ZONE LAND USE ORDINANCE - TITLE 23  
COUNTY OF SAN LUIS OBISPO FIRE CODE ORDINANCE - TITLE 14  
COUNTY OF SAN LUIS OBISPO LAND USE ORDINANCE - TITLE 22

DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

THESE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED WITHIN THIS SET OF DOCUMENTS ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. VISUAL CONTACT WITH THESE DOCUMENTS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

**PROJECT DATA**

<b>LAND USE DATA</b>	COUNTY OF SAN LUIS OBISPO
PLANNING AND BUILDING DEPARTMENT:	ESTERO
PLANNING AREA:	8-SF
ZONING:	064-274-011
APN:	
LEGAL DESCRIPTION:	LOTS 10 & 11 BLOCK 88 MORRO STRAND UNIT NO. 5 COUNTY OF SAN LUIS OBISPO
<b>REQUIRED SETBACKS</b>	
FRONT:	0 FEET
RIGHT SIDE:	4 FEET
LEFT SIDE:	4 FEET
REAR:	25 FEET BLUFF SETBACK
<b>EXISTING SETBACKS</b>	
FRONT:	0 FEET
RIGHT SIDE:	2.75 FEET
LEFT SIDE:	3.0 FEET
REAR:	21.5 FEET
<b>CONSTRUCTION TYPE:</b>	V8
<b>OCCUPANCY GROUP:</b>	R3, U1

**EXISTING BUILDING AREA**

EXISTING GARAGE AREA =	457.09	SQUARE FEET
EXISTING SINGLE FAMILY RESIDENCE AREA =	1,844.33	SQUARE FEET
<b>TOTAL AREA =</b>	<b>2,301.42</b>	<b>SQUARE FEET</b>

**GROSS STRUCTURAL AREAS**

GARAGE AREA =	454.09	SQUARE FEET
LOWER FLOOR FINISH AREA =	1,607.47	SQUARE FEET
<b>TOTAL LOWER FLOOR AREA =</b>	<b>2,061.56</b>	<b>SQUARE FEET</b>
<b>TOTAL UPPER FLOOR LIVING AREA =</b>	<b>328.50</b>	<b>SQUARE FEET</b>
<b>TOTAL GROSS STRUCTURAL AREA (GSA) =</b>	<b>2,390.06</b>	<b>SQUARE FEET</b>
<b>TOTAL ALLOWABLE GSA =</b>	<b>3,500</b>	<b>SQUARE FEET</b>

**RATIO OF UPPER TO LOWER FLOOR AREAS =** 328.50 SF / 1,022.47 SF = 20.41%

**EXISTING SITE DATA**

TOTAL SITE AREA:	4800	SF
LOT COVERAGE:	2,058.56 SF / 4800 SF = 30.27%	COVERAGE
MAXIMUM ALLOWABLE BUILDING HEIGHT:	15'-0" ABOVE ELEVATION AT CENTERLINE OF STREET AT MIDPOINT OF LOT	
MAXIMUM PROPOSED BUILDING HEIGHT:	EXISTING	



**VICINITY MAP**

- KITCHEN AND BATHROOM REMODELING (INTERIOR REMODEL WORK)
- REMOVE EXISTING DOOR AND WINDOWS AND REPLACE WITH MULTI-SLIDE DOOR
- REMOVE UPPER FLOOR MASTER BEDROOM BAY WINDOW AND CONSTRUCT A 49.50 S.F. DECK WITH TEMPERED GLASS RAILS

**PROJECT DESCRIPTION**

- ① EXISTING STEP IN CONCRETE SLAB
- ② EXISTING W/HERLOCKING PRE-CAST CONCRETE PAVEMENT PATIO
- ③ LINE OF SECOND FLOOR ABOVE
- ④ EXISTING WATER METER
- ⑤ EXISTING SEWER CLEANOUT
- ⑥ EXISTING ELECTRICAL PANEL
- ⑦ EXISTING CATV VAULT
- ⑧ EDGE OF A/C PAVING
- ⑨ NEW ROOF OVERHANG
- ⑩ EXISTING 4'-0" HIGH VINYL FENCE
- ⑪ EXISTING A/C PAVING BY RIGHT-OF-WAY
- ⑫ EXISTING SEWER LATERAL
- ⑬ EXISTING CONCRETE WALL
- ⑭ EXISTING SEWER MAIN LINE
- ⑮ EXISTING CONCRETE WALKWAY
- ⑯ EXISTING LANDSCAPING
- ⑰ EXISTING 5'-0" HIGH WOOD FENCE
- ⑱ EXISTING HIGHEST UPSTREAM SEWER MANHOLE
- ⑲ EXISTING WATER VALVE
- ⑳ EXISTING SEWER CLEANOUT
- ㉑ VERIFY EXISTING OR INSTALL BACKFLOW PREVENTION DEVICE IN ACCESSIBLE VAULT AS PER CAYUCOS SANITARY DISTRICT STANDARDS
- ㉒ EXISTING BOLLARD
- ㉓ EXISTING FIRE HYDRANT
- ㉔ EXISTING HOSE BIN
- ㉕ EXISTING PATIO STEP
- ㉖ EXISTING DOWNSPOUT, SEE DRAINAGE NOTES
- ㉗ EXISTING COASTAL ACCESS
- ㉘ EXISTING STAIRS
- ㉙ EXISTING TREE
- ㉚ LINE OF NEW BALCONY DECK ABOVE
- ㉛ EXISTING DRAIN INLET, SEE DRAINAGE NOTES
- ㉜ EXISTING SUBDRAIN

**REFERENCE NOTES**

- A1 PROJECT DATA / SITE PLAN
- A2 UPPER & LOWER FLOOR EXISTING DEMOLITION PLANS
- A3 PROPOSED UPPER & LOWER FLOOR PLANS
- A4 EXTERIOR ELEVATIONS / NORTH, WEST & SOUTH

**SHEET INDEX**



**PROJECT:**  
BRITZ RESIDENCE  
REMODEL  
2806 STUDIO DRIVE  
CAYUCOS  
CALIFORNIA 93430

**OWNERS:**  
DAVID & MARILYN  
BRITZ  
7203 NORTH DEWEY  
FRESNO  
CALIFORNIA 93711

**SCHEMATIC DESIGN**

**MINOR USE PERMIT**

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Written dimensions on these drawings shall take precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and the office shall be notified in writing of any variations from the dimensions or conditions shown in these drawings.

PROJECT NUMBER: 1192-01

DATE: JUNE 21, 2018

**SHEET TITLE:**  
PROJECT DATA & SITE PLAN

SHEET NUMBER:

**A1**

EXISTING WALL TO REMAIN  
WALL TO BE REMOVED  
ALL ITEMS SHOWN DASHED ARE TO BE REMOVED UNLESS OTHERWISE NOTED

LEGEND

PROJECT:  
**BRITZ RESIDENCE  
REMODEL**  
2806 STUDIO DRIVE  
CAYUCOS  
CALIFORNIA 93430

OWNERS:  
**DAVID & MARILYN  
BRITZ**  
7203 NORTH DEWEY  
FRESNO  
CALIFORNIA 93711

SCHEMATIC  
DESIGN

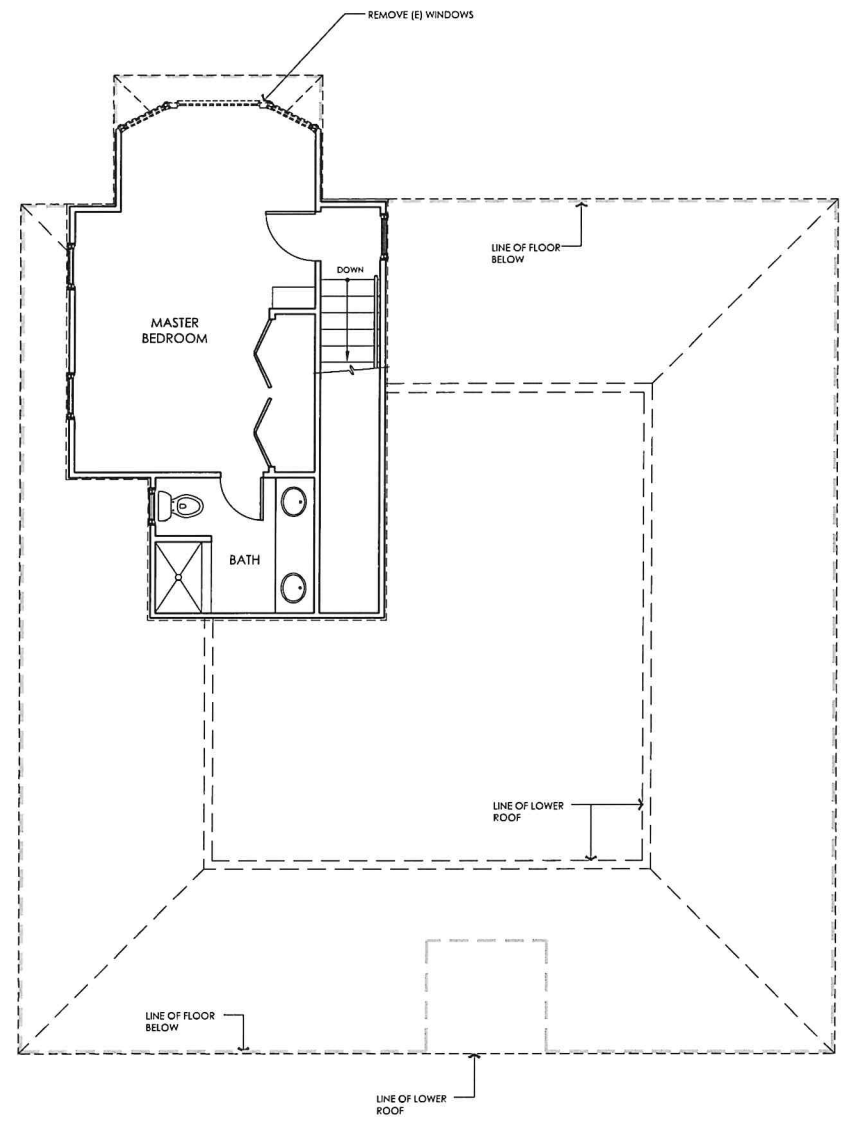
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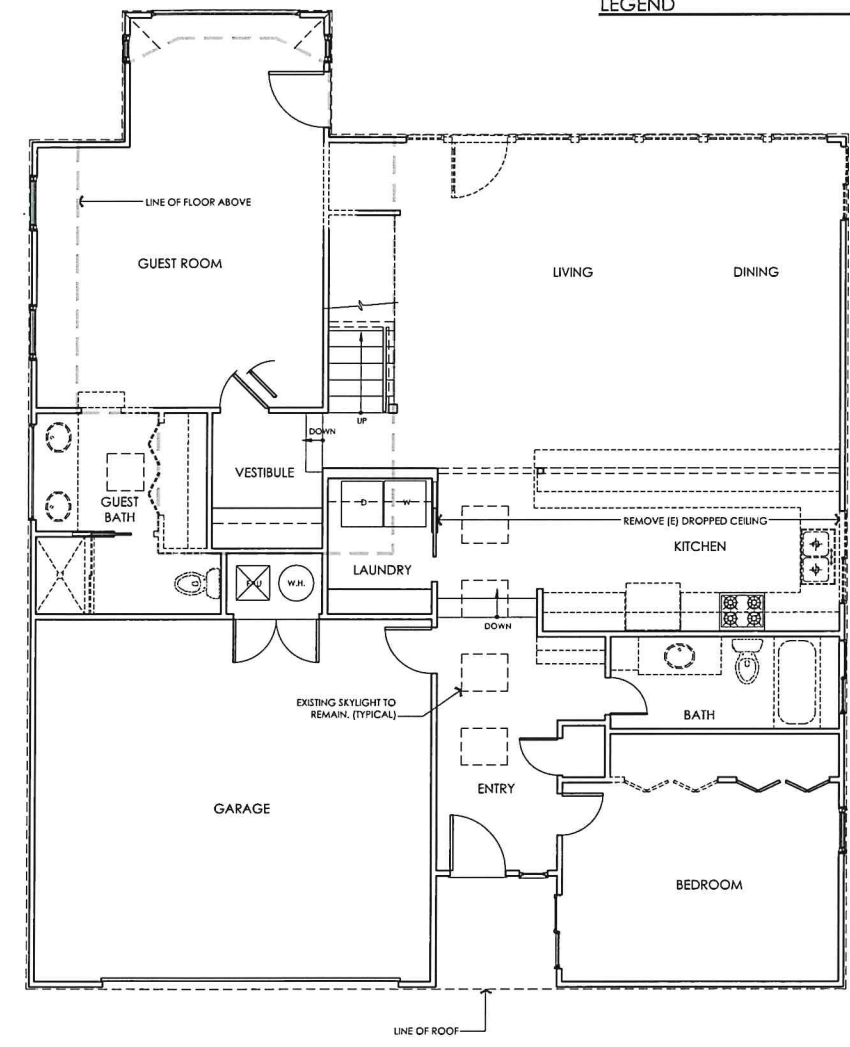
Written dimensions on these drawings shall take precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and the office shall be notified in writing of any variations from the dimensions or conditions shown in these drawings.

PROJECT NUMBER: 1192-01  
DATE: JUNE 21, 2018  
SHEET TITLE:  
**UPPER AND LOWER  
FLOOR EXISTING  
DEMOLITION PLANS**  
SHEET NUMBER:

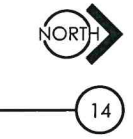
**A2**



UPPER FLOOR EXISTING DEMOLITION PLAN  
SCALE: 1/4" = 1'-0"

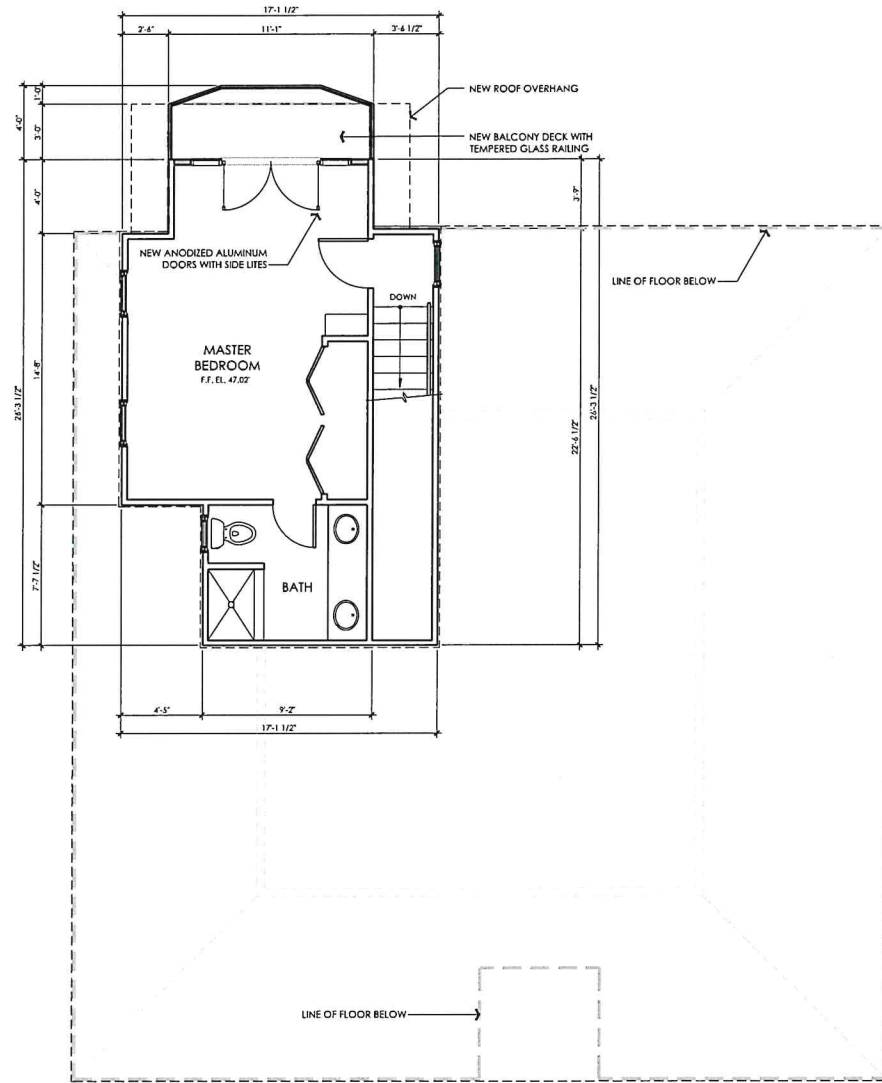


LOWER FLOOR EXISTING DEMOLITION PLAN  
SCALE: 1/4" = 1'-0"

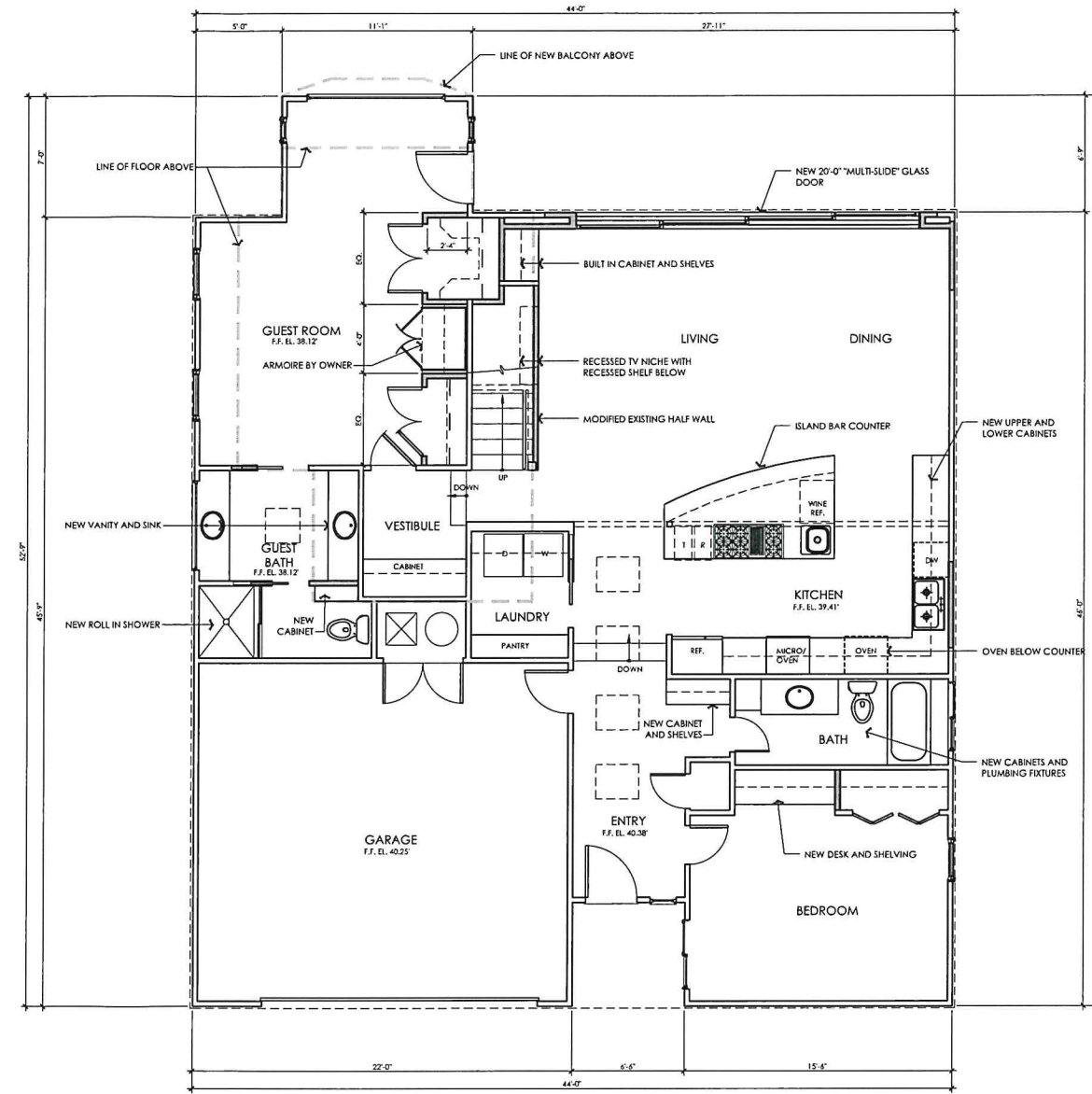




EXISTING STUD WALL =  
 NEW STUD WALL =  
 LEGEND



PROPOSED UPPER FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



PROPOSED LOWER FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



PROJECT:  
**BRITZ RESIDENCE  
 REMODEL**  
 2806 STUDIO DRIVE  
 CAYUCOS  
 CALIFORNIA 93430

OWNERS:  
**DAVID & MARILYN  
 BRITZ**  
 7203 NORTH DEWEY  
 FRESNO  
 CALIFORNIA 93711

SCHEMATIC  
 DESIGN

MINOR  
 USE  
 PERMIT

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PROJECT NUMBER: 1192-01  
 DATE: JUNE 21, 2018

SHEET TITLE:  
**PROPOSED UPPER  
 AND LOWER  
 FLOOR PLANS**

SHEET NUMBER:

**A3**

PROJECT:  
**BRITZ RESIDENCE  
REMODEL**  
2806 STUDIO DRIVE  
CAYUCOS  
CALIFORNIA 93430

OWNERS:  
**DAVID & MARILYN  
BRITZ**  
7203 NORTH DEWEY  
FRESNO  
CALIFORNIA 93711

SCHEMATIC  
DESIGN

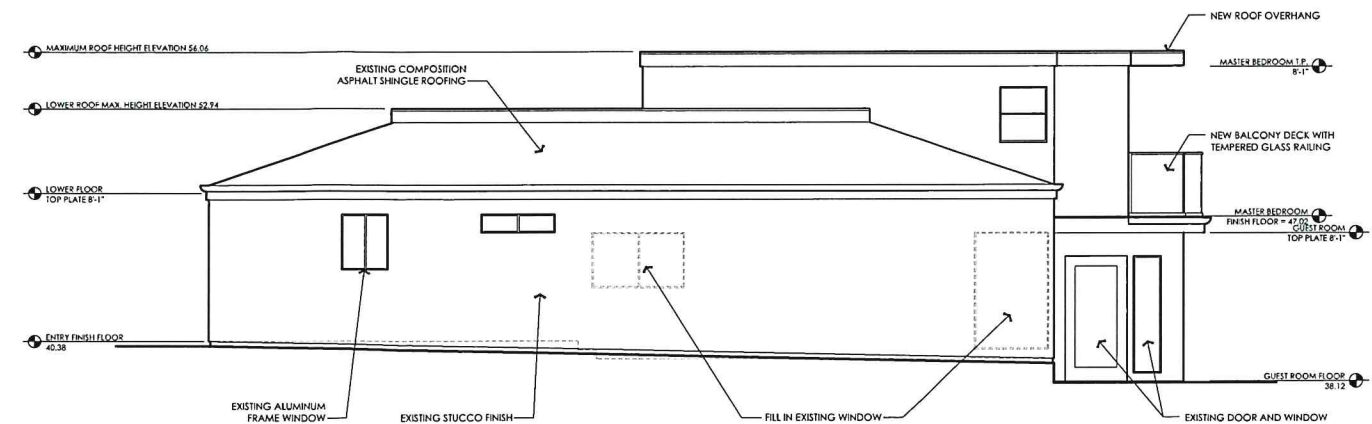
MINOR  
USE  
PERMIT

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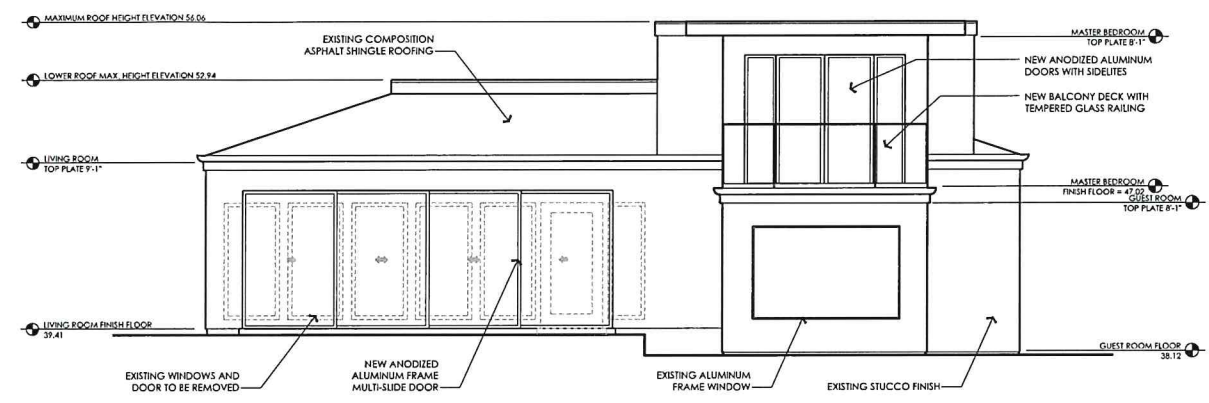
PROJECT NUMBER: 1192-01  
DATE: JUNE 21, 2018  
SHEET TITLE:  
**PROPOSED  
NORTH, WEST &  
SOUTH  
ELEVATIONS**  
SHEET NUMBER:

**A4**



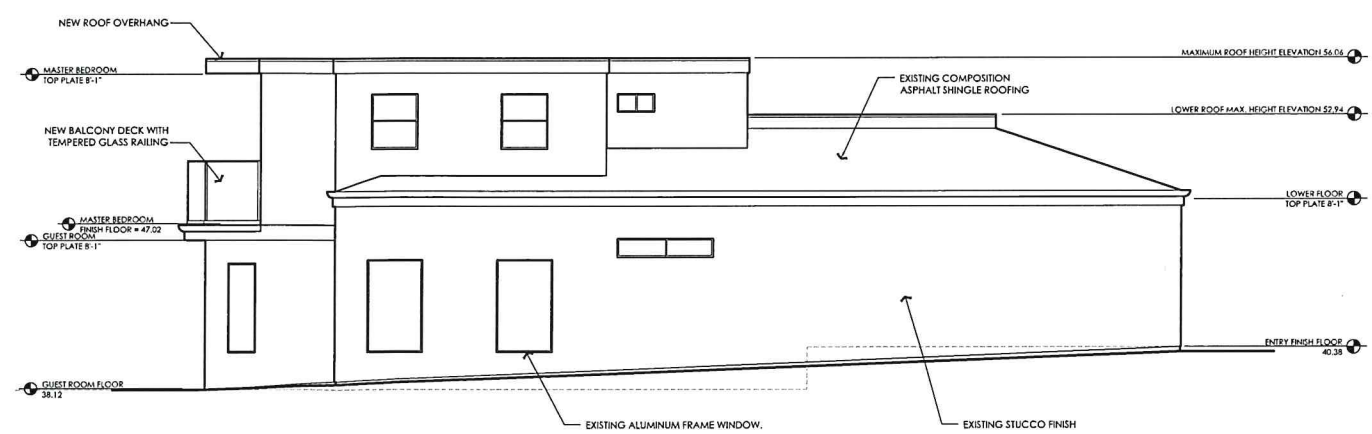
**NORTH ELEVATION**

SCALE: 1/4" = 1'-0"



**WEST ELEVATION**

SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"