



Negative Declaration & Notice Of Determination

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

ENVIRONMENTAL DETERMINATION NO. ED Number 17-206

DATE:

PROJECT/ENTITLEMENT: Lentz Minor Use Permit; DRC2017-00060

APPLICANT NAME: Jeffrey & Ronda Lentz **Email:** archilentz@gmail.com

ADDRESS: 610 Warren Road, Cambria

CONTACT PERSON: Jeffrey & Ronda Lentz **Telephone:** 927-4877

PROPOSED USES/INTENT: Request by Jeffrey and Ronda Lentz for a Minor Use Permit/Coastal Development Permit to allow an approximate 475 square foot (sq. ft.) addition to a single-family residence along with a new ramp and stairs to a proposed rooftop deck. The project will result in the disturbance of approximately 600 square feet on a 10,795 square foot parcel.

LOCATION: The project is within the Residential Single-Family land use category, located at 610 Warren Road, in the Lodge Hill neighborhood of the community of Cambria (Figure 2). The site is in the North Coast 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:

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.

Schani Siong (ssiong@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. (Lentz) Minor Use Permit ED17-206(DRC2017-00060)

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 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 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.

Schani Siong (ssiong@co.slo.ca.us)

Prepared by (Print)

Signature

5/1/18

Date

Steven McMasters

Reviewed by (Print)

Signature

Ellen Carroll,
Environmental Coordinator

(for)

5/1/18

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: Request by Jeffrey and Ronda Lentz for a Minor Use Permit/Coastal Development Permit to allow an approximate 475 square foot (sq. ft.) addition to a single-family residence along with a new ramp and stairs to a proposed rooftop deck (Figure 1). The project will result in the disturbance of approximately 600 square feet on a 10,795 square foot parcel. The project is within the Residential Single-Family land use category, located at 610 Warren Road, in the Lodge Hill neighborhood of the community of Cambria (Figure 2). The site is in the North Coast planning area.

Project floor area is summarized as follows:

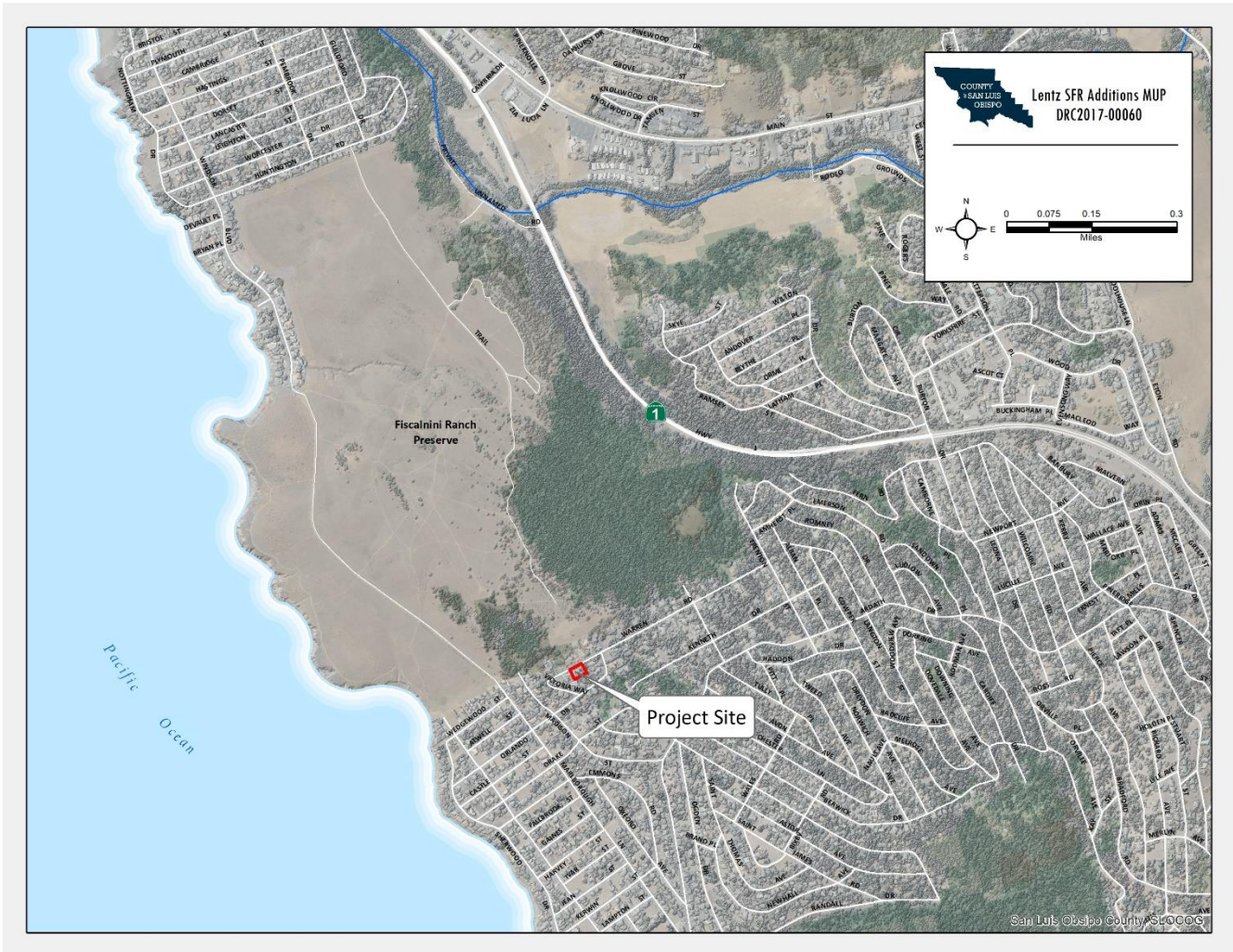
Component	Floor Area
New Kitchen	295 sq.ft.
New Entry	58 sq. ft.
New Bath	122 sq. ft.
Sub-Total:	475 sq.ft.
Existing Residence	1,768 sq. ft.
Garage	208 sq. ft.
Total:	2,450 sq.ft.

Although the Lodge Hill area was first subdivided in the late 1920s, residential construction has been occurring relatively slowly. In the project area, a few lots are currently still vacant. The majority of houses in the area appear to have been built or greatly re-modeled between 1950 and the present. The existing house on the project site was built in 1956.

Figure 1 – Project Area



Figure 2 – Project Vicinity



ASSESSOR PARCEL NUMBER(S): 023-024-010

Latitude: 35° 32' 56.5434" Longitude: 121° 5' 35.0514"

SUPERVISORIAL DISTRICT # 2

B. EXISTING SETTING

PLAN AREA: North Coast

SUB: None

COMM: Cambria

LAND USE CATEGORY: Residential Single Family

COMB. DESIGNATION: Coastal Zone, Archaeologically Sensitive Area, Terrestrial Habitat, GSA Geologic Hazard Area

PARCEL SIZE: 0.25 acres

TOPOGRAPHY: Gently sloping

VEGETATION: Urban-built up

EXISTING USES: Single-family residence(s)

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Residential Single Family; residential	<i>East:</i> Residential Single Family; residential
<i>South:</i> Residential Single Family; residential	<i>West:</i> Residential Single Family; residential



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) Create an aesthetically incompatible site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Introduce a use within a scenic view open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Change the visual character of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create glare or night lighting, which may affect surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Impact unique geological or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Aesthetics

Setting. The project involves minor additions to an existing single-family residence within an established residential neighborhood.

Impact. The existing residence was constructed in 1956. The proposed building additions are single story and designed to complement the form, massing and scale of the existing residence. None of the project components will silhouette against a ridgeline when viewed from public roadways.

Land Use Ordinance Section 22.10.060 (Exterior Lighting) requires exterior lighting for new development to be shielded and directed downward. Any new lighting will be required to meet the LUO requirements.

The project is compatible with the surrounding neighborhood and will not significantly alter the visual qualities of project site. No significant visual impacts are expected to occur.

Mitigation/Conclusion. No mitigation measures 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Conflict with existing zoning for agricultural use, or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Agricultural Resources

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: Not prime farmland

In Agricultural Preserve? Cambria AG Preserve Area

Under Williamson Act contract? No

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

San Simeon sandy loam (15 - 30% slope). This moderately sloping, coarse loamy claypan soil is considered very poorly drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: shallow depth to bedrock, slow percolation. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

Impact. The project involves minor additions to an existing single-family residence within an established residential neighborhood. There are no agricultural activities occurring on the property or on surrounding properties. No significant impacts to agricultural resources are anticipated.

Mitigation/Conclusion. 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"/>
GREENHOUSE GASES				
f) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>

Air Quality

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).

The project proposes to disturb soils that have been given a wind erodibility rating of 3, which is considered “moderately low”.

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



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

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

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

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

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

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

Impact.

Construction Phase Impacts

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



Table 1 – Thresholds of Significance for Construction			
Pollutant	Threshold¹		
	Daily	Quarterly Tier 1	Quarterly Tier 2
ROG+NOx (combined)	137 lbs	2.5 tons	6.3 tons
Diesel Particulate Matter	7 lbs	0.13 tons	0.32 tons
Fugitive Particulate Matter (PM10), Dust ²		2.5 tons	
Greenhouse Gases (CO ₂ , CH ₄ , N ₂ O, HFC, CFC, F6S)	Amortized and Combined with Operational Emissions		

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

Notes:

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

Based on the project plans submitted with the project, the project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres. Therefore, construction related emissions will fall below the general thresholds triggering construction-related mitigation.

Impacts to Sensitive Receptors. Sensitive receptors are people or other organisms that may have a significantly increased sensitivity or exposure to air pollution by virtue of their age and health (e.g. schools, day care centers, hospitals, nursing homes), regulatory status (e.g. federal or state listing as a sensitive or endangered species), or proximity to the source. The project is within 1,000 feet of residences on surrounding properties. However, construction of the building additions will be largely accomplished with hand tools and will not necessitate large earth-moving equipment or significant grading. Therefore, impacts to sensitive receptors is considered less than significant.

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

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

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

Operational Phase Impacts

According to the APCD thresholds of significance, a project with less than 68 single family residences in an urban setting is unlikely to exceed to APCD operational thresholds for ozone precursor emissions. The project involves minor additions to an existing single family residence. Therefore, operational phase emissions relating to ozone precursors and particulate matter will remain at baseline conditions.

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

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

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

Mitigation/Conclusion. The construction related emissions from this project is expected to be below the general thresholds triggering mitigations. Potential impacts to air quality are considered less than significant.

4. BIOLOGICAL RESOURCES

Will the project:

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

Biological Resources

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

On-site Vegetation: Urban Built Up

Name and distance from blue line creek(s): An unnamed “blue line” tributary to the Pacific Ocean is approx. 0.5 miles south of parcel.

Habitat(s): ~~Habitat List~~None

{Site’s tree canopy coverage: Approximately 30%.}

The project site is located in a single family residential neighborhood that is almost completely built out. The project site is 10,795 square feet and contains a 1,976 square foot single family residence and attached 208 square foot garage. Vegetation includes ornamental landscaping consisting of shrubs and five large trees, as well as ruderal species.

Impacts.

The project involves the construction of minor additions to an existing single family residence in an area developed with dwellings of comparable mass size and massing. There is no natural habitat on-site for listed or migratory species and no trees will be removed.

Potential impacts to biological resources are considered less than significant.

5. CULTURAL RESOURCES

Will the project:

	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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Cultural Resources

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

Regulatory Setting

CEQA. An historic, architectural, archaeological, or cultural resource under CEQA is considered “historically significant” if it is eligible for designation as a California Historical Landmark or a California Point of Historic Interest, or is eligible for listing in the California Register of Historical Resources (CRHR). Although they are related, each designation has slightly different criteria. The four criteria for listing on the California Register of Historical Resources are as follows:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. Associated with the lives of persons important to local, California or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Resources listed in National Register of historic places or as California Historical Landmarks or Points of Historical Interest are also listed in the California Register.

If an archaeological site is not considered a significant resource under the criteria of the California Register of Historical Resources, it may still meet the definition of a “unique archaeological resource” under CEQA, and should be treated as significant. A unique archaeological resource is defined as an archaeological artifact, object, or site about which it can be clearly demonstrated that there is a high probability that it meets any of the following criteria:

- a. Contains information needed to answer important scientific research questions, with a demonstrable public interest in that information.
- b. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
- c. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Archaeological resources that do not meet any of the criteria of the CRHR, nor qualify as a “unique archaeological resource” under CEQA, are viewed as not significant. Under CEQA, “A non-unique archaeological resource need be given no further consideration, other than the simple recording of its existence by the lead agency if it so elects.”

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

The Public Resources Code now establishes that “[a] project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment.” (Pub. Resources Code, § 21084.2.) To help determine whether a project may have such an effect, the Public Resources Code requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a proposed project. That consultation must take place prior to the determination of whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project. (Pub. Resources Code, § 21080.3.1.) If a lead agency determines that a project may cause a substantial adverse change to tribal cultural resources, the lead agency must consider measures to mitigate that impact. Public Resources Code §21084.3 (b)(2)

provides examples of mitigation measures that lead agencies may consider to avoid or minimize impacts to tribal cultural resources.

To meet the requirements of AB52, outreach was provided to four Native American tribal groups: Salinan Tribe of Monterey and San Luis Obispo Counties, the Xolon Salinan, the Yak Tityu Tityu Northern Chumash, and the Northern Chumash Tribal Council (NCTC). Comments were received from the NCTC asking to be included in the archeological assessments and peer reviews conducted on the parcel (*November 16, 2017*). The Salinan Tribe of Monterey & San Luis Obispo Counties agreed to the recommended mitigation measures prepared by the archeologist (*Anastasio. R, November 2017; January 2018*) via email on December 19, 2017.

Health and Safety Code Section 7050.5 and 7052. Sections 7052 and 7050.5 of the California Health and Safety Code state that disturbance of Native American cemeteries is a felony, and that construction or excavation must be stopped near discovered human remains until the coroner can determine whether the remains are those of a Native American. If the remains are Native American, Section 7052 states that the coroner will have 24 hours to contact the Native American Heritage Commission (NAHC). The NAHC will determine the Most Likely Descendant (MLD), who will make recommendations for the proper treatment of the remains.

Coastal Zone Land Use ordinance. Chapters 23.04.200, 23.05.140 and 23.07.104 of the Coastal Zone Land Use Ordinance (CZLUO) contain standards for the protection of archaeological resources. Chapter 23.07.104 requires the preparation of a preliminary site survey by a qualified archaeologist before the issuance of a land use or construction permit in an Archaeologically Sensitive Area. If the survey determines that a proposed development may have significant effects on existing, known, or suspected archaeological resources, a mitigation plan must be prepared by a qualified archaeologist. The purpose of the plan is to protect the resource and highest priority shall be given to avoiding disturbance of sensitive resources. The mitigation plan shall be submitted to and approved by the Environmental Coordinator, and considered in the evaluation of the development request.

Archaeological Resources of the Project Site and Vicinity

Previous research associated with the development of the surrounding residential properties found significant archeological resources. This information suggests that the project site is almost certainly within the known boundaries of at least one prehistoric archeological site that would qualify as a “Historic Resource” and be eligible for listing as such in the California Register of Historic Resources.

A Phase I archaeological investigation of the project site was conducted in June, 2017 by Rebecca Loveland Anastasio. That study included consultation with Native American tribes, a records search of previous studies in the area, and a surface survey of the project site. That study was subjected to peer review by Applied EarthWorks in December, 2017 and subsequently revised in January, 2018.

The following is a summary of the findings and conclusions of the revised Phase I study.

Setting. Cambria is an archaeologically sensitive area of the Central Coast. The shoreline, the mountains of the Santa Lucia Range, and various creeks and streams between the two have long been rich sources of food and raw materials for the Chumash and Salinan peoples and their ancestors, making the Cambria area particularly suitable for habitation. There are several recorded cultural sites within 1,000 feet of the project site.

Records Search. According to records available at the Central Coast Information Center [Bornemann, records search results, Parcel APN 04-21-2017], no previous archaeological investigations have occurred on the project parcel although the Lodge Hill area has been intensively studied. Within a 1/16 mile radius of the project parcel, 37 archaeological studies have been conducted, including large-scale survey and testing programs for the Cambria Water District [*Hoover 1974, 1976; Gibson 1979*] and studies of the Fiscalini Ranch Preserve



[Singer and Atwood 1995].

Based on the records search, the project site may be within the boundaries of a recorded cultural site. The boundaries of the site have not been fully delineated due to lack of systematic testing and existing development and disturbance.”

Surface Survey. An intensive archaeological surface survey was conducted on May 3, 2017 by the author. Conditions varied greatly from place to place on the parcel. The ground surface immediately along Warren Road was obscured by a cover of road base. The area in front of the existing house was covered with fairly dense landscaping on the slope, and by lawn and pavers in the flat area. Additional planting areas were partially covered by landscape plants in front of the house. Despite these obstacles, there was still roughly 25% ground surface visibility in between plants in this area. In contrast, there was only about 10% ground surface visibility in the area between the road and the brick retaining wall, while over 80% of the ground surface was visible between the retaining wall and the house.

Findings and Conclusions. Cultural materials were observed on the project parcel during the surface survey and it is the opinion of the archaeologist that the project parcel does indeed lie within the boundaries of a previously recorded cultural site. The project site appears to be an outlying stone tool production area due to the lack of typical midden soils and dense shellfish remains. This assessment is based on the surface reconnaissance and archival research; no subsurface testing has been conducted on the parcel.

Although the cultural site has not been formally nominated to the California Register of Historic Resources, it would probably qualify under Criterion 4 described above in the Regulatory Setting. It would certainly qualify as a unique archaeological resource because (due to its size, depth, and complexity) there is a high probability that it contains information needed to answer important scientific research questions, with a demonstrable public interest in that information. In addition, because this site is known to contain prehistoric human remains, it would likely also qualify as a tribal cultural resource.

In contrast, historic period resources are not expected. During the periods of Hispanic and American settlement, the study area was probably used for grazing cattle if it was used at all. The study area remained agricultural through most of 19th and 20th centuries; Cambria Pines Manor was established 1927, but few houses were built there until after World War II. As a result, no significant historic archaeological deposits are expected.

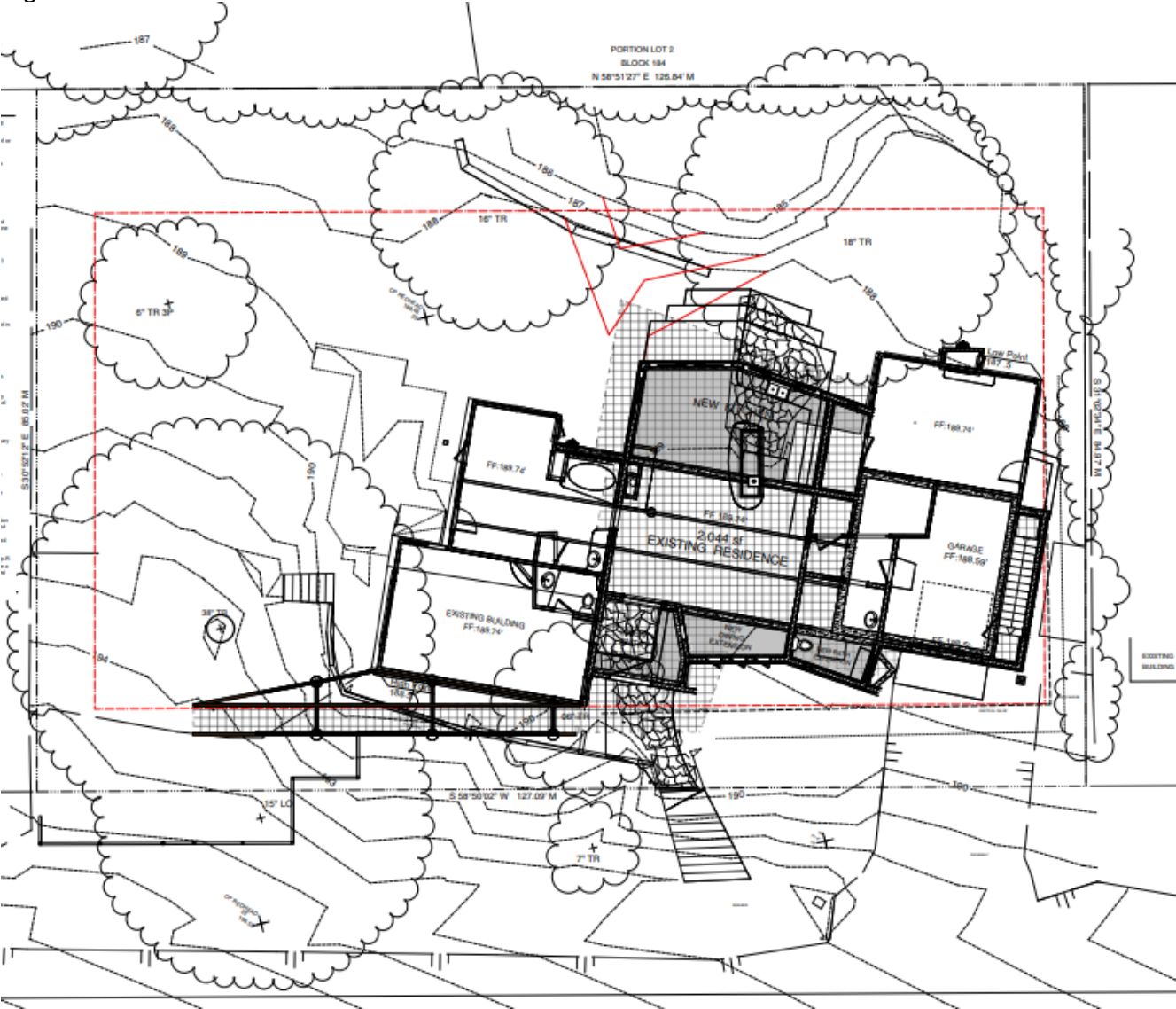
Impact. The project involves minor additions to an existing single-family residence; a new kitchen, entry area, bath, ramp and exterior stair leading up to a new roof top deck. The total addition is approximately 475 square feet on a 10,795 square foot parcel (*Figure 3 Site Plan*). The project also includes incidental landscape improvements which will consist of vegetated swales no more than 8 inches deep for better site drainage. The exception to this will be a grate drain placed across the driveway near the existing garage to capture sheet drainage coming down the driveway to prevent runoff from entering the garage.

Potential impacts to existing cultural resources may result from grubbing, grading, and excavation for new house foundations, posts for the ramp, landscaped swales and one utility trench. The proposed landscaped swales are typically shallow and are in areas that have already been extensively graded. Therefore, the swales are not expected to significantly impact any potential archaeological deposits.

As proposed, the impact to potential resources is expected to be fairly limited. The primary impacts will be associated with the construction of new foundations consisting of pad footings that will range from 24 inches to 32 inches square feet and will be a minimum of 30 inches deep. The pad footings will be connected by grade beams and perimeter footings that will be a minimum of 12 inches wide and 30 inches deep. In total, a total of approximately 28 cubic yards will be excavated for the

proposed project. Except for the new ramp, all of these foundation elements will be excavated close to the existing house, in soils that have already been extensively impacted by grading and construction. There are approximately seven foundation posts for the ramp that will be deeper than the rest of the house foundation. Most of these footings are close to the house in soils that have already been extensively impacted by grading and construction of the original house.

Figure 3 Site Plan



Conclusions and Mitigation. Mitigation and design strategies were developed by the architect and archeological consultants, and in response to input received during consultations with Native American tribal representatives. The project design utilizes shallow foundations i.e. pad and perimeter foundations and raised floor system to minimize overall site disturbance. Where possible, the new floor (and ramp) are elevated on posts and perimeter beams. The pad foundation with raised floor approach will reduce the need for over-excavation and compaction typically needed for a traditional slab-on-grade foundation system.

In consideration of the facts that 1) no cultural material was observed in the proposed construction areas, 2) the proposed impacts are relatively small in scope and 3) for the most part will take place in areas that have already been extensively disturbed by previous grading and house construction, the proposed project is not likely to have a significant impact to the identified cultural site nearby. However, due to the archaeological sensitivity of the area with known human remains encountered across the street, this project will be conditioned with the following mitigation measures, and not limited to:

1. **Monitoring Plan:** The applicant will submit a monitoring plan, prepared by a subsurface-qualified archaeologist that provides details on how the archaeologist will monitor grading and excavation activities during construction and the process to follow should resources be encountered. The applicant will retain a qualified archaeologist and Native American to implement the monitoring plan during construction and verify to the County that construction work adhered to the plan. The monitoring plan shall include provisions consistent with State law and CZLUO requirements in the event human remains are encountered during any part of the development.
2. **Construction Monitoring:** The applicant shall retain a qualified archaeologist (approved by the Environmental Coordinator) and Native American monitor to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals.
3. **Excavation and Screening:** Whenever possible, excavation shall be conducted by hand under monitoring. In limited areas where controlled excavation is needed for deeper foundation posts, small mechanical auger or similar can be used under monitoring in order to reduce the overall site disturbance associated with the grading. Approximately 11 five-gallon samples (1% equivalent) of the excavated dirt shall be screened through a 1/8 inch screen. All backdirt should be retained on the project property (currently planned to fill the existing open swale area behind the house).
4. **Minimizing Impacts:** Three potential outcomes are anticipated from the monitoring:
 - a. **No Deposits Are Discovered:** If no artifacts or archaeological features are encountered during the initial backdirt screening, the results will be considered negative. Negative results would support a conclusion that no archeological resources with substantial subsurface deposits exist within the construction areas and no further archeological screening within the project area will be recommended. The construction will proceed with just monitoring during ground disturbing activities.
 - b. **Disturbed Deposit:** Monitoring and backdirt screening may reveal substantial artifact deposits or features present in a disturbed condition. Disturbed deposits may consist of displaced prehistoric features and/or artifact deposits that contain significant quantities of intrusive debris that are less than 50 years old or fall within visibly disrupted soil strata. Though these deposits may not contribute to the site eligibility on the CRHR register, documenting such found deposits may add to the knowledge of the nearby identified site overall.



Depending on the nature of found deposits, the archeologist shall consult with the County and Native American Representatives to determine the best course of action, ranging from continued monitoring and/or project redesign.

- c. **Intact Deposit:** Substantial artifact deposits or features that are not significantly disturbed may be present and revealed during excavation. Substantial, undisturbed deposits will have in situ archeological features or a relatively dense concentration of artifacts that lack intrusive modern debris that lie within apparently intact soil strata. The presence of an intact deposit would necessitate project redesign to entirely avoid impacts to identified resources.

If construction cannot avoid identified archaeological resources, the archaeologist shall propose adequate measures to reduce impacts to a less than significant level. Project redesigns could include, but not limited to

- i. Moving foundation elements, designing spanning foundations, reducing proposed excavation volumes, and altering proposed utility lines and connection alignments.
- ii. Foundation design may need to be altered to minimize site disturbance. "Side-by-side" comparisons of disturbance and calculations of volume of cultural materials affected will be submitted to show the revised foundation design will result in the least disturbance.
- iii. If the project will impact intact cultural resources, incorporation of fill shall be considered. Only sufficient fill shall be placed over the site so as 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) should be placed over the native soil prior to placement of any other clean fill material. The intent is that native soils shall not be disturbed or compacted within the cultural resource areas. It is recognized that there are limitations to the placement of fill due to factors such as topography, drainage, or soil characteristics.
- iv. If avoidance of cultural resources is not possible, the applicant will provide the County a detailed research design for a Phase III Data Recovery Plan, with the intent of obtaining detailed information regarding the archaeological site before it is significantly altered. This plan will be implemented before any construction activities can resume within the archaeologically sensitive area(s). Incorporation of soil capping/ fill and Phase III Data Recovery may be a feasible combination as an alternative mitigation.
- v. 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. The applicant shall execute a Non-Disturbance of Native American burial site agreement to prevent future disturbance to the site(s) identified.

5. **Revised Construction Drawings (as applicable).** 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.

6. **Final Completion Report:** 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 program 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.

- b. Documentation of all cultural materials disturbed by construction activities that may add to the knowledge of the identified site nearby, including but not limited to items such as debitage (stone flakes), chipped stone tools, groundstone tools, bone and shell tools, and shell beads, and faunal bone and shell. Any materials collected shall be properly conserved, cataloged, analyzed, evaluated, and curated along with associated documentation in a professional manner consistent with current archaeological standards.
- c. An artifact curation agreement and accession number obtained from the San Luis Obispo Archaeological Society (SLOCAS). A report must be prepared that conforms to professional standards and includes field methods, results and photographs, artifact analysis and interpretation, updated site maps, and an updated Department of Parks and Recreation (DPR) 523 form for the identified site nearby. This report will need to be provided to the County for review and approval before occupancy permits are issued, and the final report submitted to both SLOCAS and the Central Coast information Center of the California Archaeological Site Inventory.

With implementation of the recommended mitigation measures, potential impacts to cultural resources are considered 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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?: Yes

Landslide Risk Potential: Moderate

Liquefaction Potential: Low

Nearby potentially active faults?: No Distance? Not applicable

Area known to contain serpentine or ultramafic rock or soils?: Unlikely; Due to the distance of any known fault (at least ¼ mile away) or serpentine rock outcrop (at least one mile away), it is unlikely that any naturally occurring asbestos would be encountered during any earthmoving activities.

Shrink/Swell potential of soil: Low

Other notable geologic features? None

GEOLOGY - The topography of the project site is nearly level. The project site within the Geologic Study



Area combining designation primarily because of a moderate potential for landslides. The project is not within an area known to contain serpentine or ultramafic rock or soils.

This portion of Central California is subject to significant seismic hazards from moderate to large earthquake events. Ground shaking resulting from earthquakes is the primary geologic hazard at the project site. Ground displacement resulting from faulting is a potential hazard at or near faults. The site does not lie within an Earthquake Fault Zone identified on a State of California Earthquake Fault Zone Map. The nearest potentially active fault to the project site is the Nacimiento Fault which is about six miles to the east.

DRAINAGE/EROSION – As described in the Natural Resource Conservation Service Soil Survey, soils on the project site are considered very poorly drained. According to the Department of Public Works the project is not located in an a Storm Water Management Area. For areas where drainage is identified as a potential issue, the CZLUO (Sec. 23.05.024) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

Impacts

Soil Erosion, Topographic Changes, Loss of Topsoil or Unstable Soil Conditions. The project will result in the disturbance of approximately 365 square feet, with 28 cubic yards of cut and fill and minimal grading. The slight intensification of impervious surfaces will increase the volume and velocity of runoff generated by the site compared with existing conditions. Based on the NRCS soil survey, soils covering the project site exhibit a moderate susceptibility for erosion. Compliance with relevant provisions of the Building Code and Land Use Ordinance (described in the Setting, above) will address potential impacts to erosion.

Mineral Extraction. The project site is not located within an extractive zone.

Conclusion/Mitigation Measures.

The project is not expected to result in adverse impacts associated with grading, erosion and sedimentation because:

- 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.
- Compliance with existing regulations and/or required plans will adequately address surface water quality impacts during construction and permanent use of the project.

Mitigation/Conclusion. There is no evidence that measures above what will already be required by ordinance or codes are needed.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

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

Hazards and Hazardous Materials

Setting. The State of California Hazardous Waste and Substances Site List (also known as the “Cortese List”) is a planning document used by state and local agencies and developers to comply with the siting requirements prescribed by federal, State, and local regulations relating to hazardous materials sites. A search of the Cortese database conducted in March, 2018 revealed no active sites in the vicinity, including the project site.

The project is not within an Airport Review area.

The project site is not within a 100-year Flood Hazard Combining designation (FH).

With regards to potential fire hazards, the project site is within the High Fire Hazard Severity Zone. Based on the County’s fire response time map, it will take approximately 5 to 10 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

Impact. 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 is not expected to conflict with any regional emergency response or evacuation plan.

The project was reviewed by Cambria Community Services District (letter of October 10, 2017 from William S. Hollingsworth). They have recommended that the project be conditioned to comply with CCSD requirements prior to building permit issuance.

Mitigation/Conclusion. No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

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 type="checkbox"/>

Noise

Setting. The project is located in a developed single family residential neighborhood. Noise sources affecting the project site include typical residential noises as well as traffic on Warren Road. There are no significant stationary sources of noise in the area. The project site is not located in an airport overflight review area.

The Noise Element of the County's General Plan includes projections for future noise levels from known stationary and vehicle-generated noise sources. According to the Noise Element, the project lies within an area where future noise levels are expected to remain within an acceptable threshold.

Impacts

Construction Impacts. Construction activities may involve the delivery and movement of materials on the project site and the use of construction machinery. Construction-related noise impacts would be temporary and localized. County regulations limit the hours of construction to day time hours between 7:00 AM and 9:00 PM weekdays, and from 8:00 AM to 5:00 PM on weekends.

Operational Impacts. No additional dwelling units are proposed. Therefore, noise associated with traffic generated by the project site will remain at baseline conditions.

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

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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Population/Housing

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

Impact. The project involves minor additions to an existing single family residence. The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

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

10. PUBLIC SERVICES/UTILITIES
Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

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

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

Police: County Sheriff

Location: Los Osos (Approximately 26 miles to the south)

Fire: Cambria Fire Department

Hazard Severity: High

Response Time: 5-10 minutes

Location: (Approximately 1.5 miles to the east)

School District: Coast Unified School District.

Public Services

Setting. Water and wastewater services will be provided by the Cambria Community Services District (CCSD); the CCSD has issued a Confirmation of Water And Sewer Service letter. Police protection is provided by the County Sheriff which has a sub-station at 2099 10th St, Los Osos. The nearest fire station is located at 6126 Coventry Lane in Cambria, about 3 miles to the north. According to CCSD, emergency response times to the project site are 5-10 minutes. The project is located within the Coast Unified School District.

Impact. No significant project-specific impacts to utilities or public services were identified. This project is not expected to have a cumulative effect on police/sheriff and fire protection, and schools.

Mitigation/Conclusion. The project is expected to have a less than significant impact on public facilities.

11. RECREATION
Will the project:

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



11. RECREATION

Will the project:

c) *Other* _____

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

Recreation

Setting. The County's Parks and Recreation Element does not show a trail corridor in this area. The project is not proposed in a location that will affect any park, recreational resource, 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Transportation

Setting. The County has established the acceptable Level of Service (LOS) on roads for this rural area as "C" or better. No recent traffic counts are available for Warren Road, but it appears to be operating at an acceptable level of service. Referrals were sent to County Public Works. Sight distance is considered acceptable.

Impact.

Construction Related Impacts. Construction of the building additions will generate temporary, short-term construction traffic. Because of the small number of trips and the temporary nature of construction activities, construction related traffic impacts are considered less than significant.

Operational Traffic Impacts. The project involves minor additions to an existing single family residence. The additions will not alter the geometry, sight distance or vehicular access points for the residence, nor will they generate additional traffic beyond baseline conditions.

Mitigation/Conclusion. Project impacts to traffic are considered less than significant.

13. WASTEWATER

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

Wastewater

Setting. The project will be served by the Cambria Community Services District for wastewater disposal. According to the 2014-1016 Resource Summary Report, the wastewater collection and disposal system is operating at an acceptable level and the system has the capacity to support existing commitments in addition to this project. The CCSD has issued a Confirmation of Water and Sewer Service for this project.

Impact. The project involves the construction of minor additions to an existing single family residence. The project does involve the construction of a new kitchen and bath, but no additional dwelling units.

Mitigation/Conclusion. 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, no mitigation measures are necessary.

14. WATER & HYDROLOGY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY				
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
QUANTITY				
h) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure, etc.), or inundation by seiche, tsunami or mudflow?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Water

The project proposes to obtain its water needs from a community system (the Cambria Community Services District). The 2014-2016 Resource Summary Report has assigned a Level of Severity III to the CCSD water supply. During the 2013/2014 water year^a, well levels in the CCSD well field had dropped to as low as three feet during the month of September and fluctuated between four to seven feet in depth from October through February. The CCSD determined that if the drought continued, well levels could decline to a point where the community's water supply was in serious jeopardy. In light of the urgency of the situation, the CCSD constructed an emergency water supply system. The

^a The State Water Resources Control Board defines a 'water year' as October 1st to September 30th.



chosen approach involved the construction and operation of a sustainable water facility (SWF) at the CCSD's existing San Simeon well field and treated wastewater effluent land disposal system property. The SWF is based on a reuse/recycling process through which treated effluent and lost aquifer underflow are recovered and treated through advanced treatment processes to produce "advanced treated water" which is then injected directly into the groundwater basin to augment the community's potable water supply. Potable water is then consumed and converted to wastewater where it is treated by the wastewater treatment plant, pumped to the percolation ponds (after secondary treatment), and infiltrated back into the groundwater to restart the cycle. The SWF is currently under review for a permanent Coastal Development Permit. In the mean time, the SWF may be operated to augment the community's water supplies in the event of a declared water emergency.

The topography of the project is nearly level. The closest creek from the proposed development is approximately 0.5 miles away. As described in the NRCS Soil Survey, the soil surface is considered to have moderate 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? An unnamed "blue line" tributary to the Pacific Ocean Distance? Approximately 0.5 miles south

Soil drainage characteristics: Very poorly drained

For areas where drainage is identified as a potential issue, the 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 as follows:

Soil erodibility: Moderate

A sedimentation and erosion control plan is required for all construction and grading projects (CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. 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 600 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 on highly erodible soils, nor on moderate to steep slopes;

- ✓ The project is not within a 100-year Flood Hazard designation;
- ✓ The project is more than 100 feet from the closest creek or surface water body;
- ✓ All disturbed areas will be permanently stabilized with landscaping;
- ✓ Bioswales will be installed as a part of the drainage plan;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- ✓ The project is subject to the County's Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), and/or the "Water Quality Control Plan, Central Coast Basin" for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant;

Impact -- Water Quantity

The project involves minor additions to an existing single family residence. Based on the project description, water demand will not increase beyond baseline conditions. Although the CCSD water supply has been assigned a Level of Severity III as discussed above, the CCSD has issued a Confirmation of Water and Sewer Service letter associated with this project. The project will be conditioned to use low-flow plumbing fixtures.

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.

The proposed additions do not generate additional water demand. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Land Use

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., CCSD for Fire Code, 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 CZLUO:

1. CZLUO Sec. 23.05.042
2. CZLUO Sec. 23.05.036
3. CZLUO Sec. 23.04.200, 23.05.140 and 23.07.104

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

16. MANDATORY FINDINGS OF SIGNIFICANCE

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

Will the project:

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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- b) *Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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" under "Environmental Information", or the California Environmental Resources Evaluation System at: <http://resources.ca.gov/ceqa/> for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

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

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

** "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 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 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"/> North Coast Area Plan	

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

Rebecca Loveland Anastasio, June 2017, Cultural Resources Assessment

Applied EarthWorks, December 2017, Peer Review of June, 2017 Cultural Resources Assessment

Rebecca Loveland Anastasio, January 2018, Revised Cultural Resources Assessment



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 Cultural Resources - 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-2 Cultural Resource – Construction Monitoring. During all ground disturbing construction activities, the applicant shall retain a qualified archaeologist (approved by the Environmental Coordinator) and Native American Representative to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.



CR-3 Cultural Resources – Excavation and Screening. During all ground disturbing activities, excavation shall be conducted by hand whenever possible. In limited areas where controlled excavation is needed for deeper foundation posts, small mechanical auger or similar can be used under monitoring to reduce the overall site disturbance associated with the grading. Approximately 11 five-gallon samples (1% equivalent) of the excavated dirt shall be screened through a 1/8 inch screen. All backdirt should be retained on the project property (currently planned to fill the existing open swale area behind the house).

CR-4 Cultural Resources - Minimize Impacts. If cultural resources are identified on site, further testing or avoidance shall be required. In consultation with the Environmental Coordinator, archeologist, Native American monitor, and/or the Most Likely Descendent (MLD), project redesign may be required to avoid significant impacts or reduce to a less than significant level. Project redesigns could include, but not limited to:

- a. Moving foundation elements, designing spanning foundations, reducing proposed excavation volumes, and altering proposed utility lines and connection alignments.
- b. Foundation design may need to be altered to minimize site disturbance. “Side-by-side” comparisons of disturbance and calculations of volume of cultural materials affected will be submitted to show the revised foundation design will result in the least disturbance. **The approved redesign(s) shall be verified by the County prior to construction work.**
- c. **Usage of fill** - Where project must encroach within the identified cultural resource(s), incorporation of fill shall be considered. Only sufficient fill shall be placed over the site so as 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. Native soils shall not be disturbed or compacted within the cultural resource areas. A qualified archaeologist shall be retained to oversee this work and prepare a summary report to be submitted to the County **prior to final inspection or occupancy (whichever occurs first).**
- d. **If avoidance of cultural resources is not possible,** the applicant will provide the County a detailed research design for a **Phase III Data Recovery Plan**, with the intent of obtaining detailed information regarding the archaeological site before it is significantly altered. This plan will be implemented before any construction activities can resume within the archaeologically sensitive area(s). Incorporation of soil capping/ fill and Phase III Data Recovery may be a feasible combination as an alternative mitigation.
- 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. The applicant shall execute a Non-Disturbance of Native American burial site agreement to prevent future disturbance to the site(s) identified.

CR-5 Cultural Resources – 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-6 Cultural Resources - 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.
- b. Documentation of all cultural materials disturbed by construction activities that may add to the knowledge of the identified cultural site, including but not limited to items such as debitage (stone flakes), chipped stone tools, groundstone tools, bone and shell tools, and shell beads, and faunal bone and shell. Any materials collected shall be properly conserved, cataloged, analyzed, evaluated, and curated along with associated documentation in a professional manner consistent with current archaeological standards.
- c. An artifact curation agreement and accession number obtained from the San Luis Obispo Archaeological Society (SLOCAS). A report must be prepared that conforms to professional standards and includes field methods, results and photographs, artifact analysis and interpretation, updated site maps, and an updated Department of Parks and Recreation (DPR) 523 form for the identified cultural site. This report will need to be provided to the County for review and approval before occupancy permits are issued, and the final report submitted to both SLOCAS and the Central Coast information Center of the California Archaeological Site Inventory.

