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 17-347 **DATE:** October 24, 2018

PROJECT/ENTITLEMENT: Mock Minor Use Permit; DRC2017-00077

APPLICANT NAME: Randal Mock and Susan Chaply **Email:**
ADDRESS: 3228 Bucknell Road, Costa Mesa, CA 92626
CONTACT PERSON: Michael Smith Architect **Telephone:** 805-457-5440

PROPOSED USES/INTENT: A request by Randal Mock and Susan Chaply for a Minor Use Permit to allow for the construction of 3,355 square foot single family residence with a 1,477 square foot attached garage. The proposal includes grading and excavation for the driveway and building foundation, with site disturbance of approximately 13,168 square feet including on-site drainage improvements.

LOCATION: The project is located on the west side of Flyrod Drive, approximately 0.25 miles east of Nacimiento Lake Drive, of the Heritage Ranch community in the North County planning area (Nacimiento sub 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 Planning Department Hearing Officer as ☒ *Lead Agency*
☐ *Responsible Agency* approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

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

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

County of San Luis Obispo

Signature	Name	Date	Public Agency

Initial Study Summary – Environmental Checklist

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

(ver 5.10) Using Form

Project Title & No. Mock Minor Use Permit ED17-347 (DRC2017-00077)

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.

☐ Aesthetics	☐ Geology and Soils	☐ Recreation
☐ Agricultural Resources	☐ Hazards/Hazardous Materials	☐ Transportation/Circulation
☒ Air Quality	☐ Noise	☐ Wastewater
☒ Biological Resources	☐ Population/Housing	☐ Water /Hydrology
☒ Cultural Resources	☒ Public Services/Utilities	☐ 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.

Young Choi (ychoi@co.slo.ca.us)			10/24/2018
Prepared by (Print)	Signature		Date
Kate Shea (kshea@co.slo.ca.us)	Kate Shea	Ellen Carroll, Environmental Coordinator	10/24/2018
Reviewed by (Print)	Signature	(for)	Date

Initial Study Summary – Environmental Checklist

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
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☐ Aesthetics	☐ Geology and Soils	☐ Recreation
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☒ Biological Resources	☐ Population/Housing	☐ Water /Hydrology
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On the basis of this initial evaluation, the Environmental Coordinator finds that:

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☒ 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.

Young Choi (ychoi@co.slo.ca.us) 10/24/2018

Prepared by (Print)	Signature		Date
Kate Shea (kshea@co.slo.ca.us)		Ellen Carroll, Environmental Coordinator	10/24/2018
Reviewed by (Print)	Signature	(for)	Date

Project Environmental Analysis

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

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

A. PROJECT

DESCRIPTION: A request by Randal Mock and Susan Chaply for a Minor Use Permit to allow for the construction of 3,355 square foot single family residence with a 1,477 square foot attached garage. The proposal includes grading and excavation for the driveway and building foundation, with site disturbance of approximately 13,168 square feet including on-site drainage improvements. The project is located on the west side of Flyrod Drive, approximately 0.25 miles east of Nacimiento Lake Drive, of the Heritage Ranch community in the North County planning area (Nacimiento sub area).

ASSESSOR PARCEL NUMBER(S): 012-374-027; 012-374-028

Latitude: 35 degrees 45' 2.11" N Longitude: 120 degrees 52' 18.36" W **SUPERVISORIAL DISTRICT** # 1

B. EXISTING SETTING

PLAN AREA: North County **SUB**: Nacimiento **COMM:** Heritage Ranch

LAND USE CATEGORY: Residential Suburban

COMB. DESIGNATION: Geologic Study

PARCEL SIZE: 44,432 square feet

TOPOGRAPHY: Gently sloping

VEGETATION: Urban-built up (N/A), Tree (Blue Oak, and Coast Live Oak)

EXISTING USES: Undeveloped

SURROUNDING LAND USE CATEGORIES AND USES:

North: Residential Suburban; single-family residence(s)	*East:* Residential Suburban; single-family residence(s)
South: Residential Suburban; vacant	*West:* Residential Suburban; creek

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 *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Create an aesthetically incompatible site open to public view?	☐	☐	☒	☐
b) Introduce a use within a scenic view open to public view?	☐	☐	☒	☐
c) Change the visual character of an area?	☐	☐	☒	☐
d) Create glare or night lighting, which may affect surrounding areas?	☐	☐	☒	☐
e) Impact unique geological or physical features?	☐	☐	☒	☐
f) Other: _____	☐	☐	☐	☐

Aesthetics

Setting. The proposed project is located in the River View Estates subdivision of the community of Heritage Ranch which is characterized by single-family residences and vacant lots. The surrounding uses include single-family residences to the north and east, with a vacant lot to the south, and an intermittent creek to the west. The project area's topography is primarily gently sloping, with steep slopes along the western portion of the project site where development will not occur. The project site is located west of Flyrod Drive, approximately 500 feet north of Bluegill Drive, and 0.5 miles south of Nacimiento River.

The applicant is proposing a 3,355 square foot single family residence with a 1,477 square foot attached garage, and will be visible primarily to landowners and occupants utilizing Flyrod Drive.

Impact. No significant visual impacts are expected to occur with the development of the driveway, residential building, and garage. All construction and structural design shall comply with the 2016 California Residential Code. The proposed residence will be visible to landowners and occupants traveling to and from their residence on Flyrod Drive. The proposed project will not change the visual character of the area because the residence will be constructed in the midst of existing single-family residences. In addition, the proposed project is conditioned to meet the River View Estates design guidelines.

Mitigation/Conclusion. As proposed, the proposed development will be constructed in the midst of existing single-family residences, and as conditioned, the proposed project is to be reviewed and approved by River View Estates Design Guidelines. No significant impacts were identified, and no mitigation measures above what are already required by ordinance are necessary.

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

Agricultural Resources

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

Land Use Category: Residential Suburban

State Classification: Not prime farmland

Historic/Existing Commercial Crops: None

In Agricultural Preserve? Yes; Adeladia AG Preserve Area

Under Williamson Act contract? No

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

Arnold loamy sand (9 - 30 % slope). This moderately sloping sandy soil is considered excessively drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation, shallow depth to bedrock. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

Balcom-Nacimiento association (30 - 50% slope).

Balcom- This steeply sloping loamy soil is considered moderately drained. The soil has high erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

Nacimiento- This steeply sloping loamy soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

Shimmon-Dibble association, very steep.

Shimmon. This very steeply sloping loamy soil is considered not well drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Dibble. This very steeply sloping loamy soil is considered not well drained. The soil has high erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Impact. Although the project site is located in the Adelaida Agriculture Preserve Area, it is located in a predominantly non-agricultural area with no agricultural activities occurring on the property or immediate vicinity. The proposed project is located within not prime farmland and will not convert any prime farmland. The project area is within the Residential Suburban land use, surrounded by single family residences and vacant lots. No significant impacts to agricultural resources are anticipated.

Mitigation/Conclusion. Project impacts are considered less than significant. No mitigation measures are necessary.

3. AIR QUALITY *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	☐	☐	☒	☐
b) Expose any sensitive receptor to substantial air pollutant concentrations?	☐	☐	☒	☐
c) Create or subject individuals to objectionable odors?	☐	☐	☒	☐
d) Be inconsistent with the District's Clean Air Plan?	☐	☐	☒	☐
e) 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?	☐	☐	☒	☐
GREENHOUSE GASES				
f) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*	☐	☐	☒	☐

3. AIR QUALITY *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
g) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐
h) Other: _____	☐	☐	☐	☐

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 2 to 5, which is considered "low to moderate".

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. As proposed, the project will result in the disturbance of approximately 13,168 square feet. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation. However, the project is within 500 feet of residences and proposed construction may result in nuisance complaints from construction dust or vehicle emissions impacts to sensitive receptors occupying the homes. Mitigation measures to manage construction dust and prohibit residential burning are applied to ensure that nearby sensitive receptors are not affected.

From an operational standpoint, based on Table 1-1 of the CEQA Air Quality Handbook (2012), the project will not exceed operational thresholds triggering mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

This project is a minor use permit for residential development. 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 additional mitigation to address GHG is required.

Mitigation/Conclusion. Air quality impacts are considered less than significant with the recommended mitigation measures for construction dust control and residential burning. Based on the Table 1-1 of the CEQA Air Quality Handbook, the project will not exceed operational threshold triggering mitigation. Mitigation measures to manage construction dust and prohibit residential burning are included in Exhibit B, Mitigation Summary Table, to ensure that nearby sensitive receptors are not affected. With incorporation of these mitigation measures, along with ordinance requirements, the potential impacts are considered less than significant.

4. BIOLOGICAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a loss of unique or special status species* or their habitats?	☐	☐	☒	☐

4. BIOLOGICAL RESOURCES *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) Reduce the extent, diversity or quality of native or other important vegetation?	☐	☐	☒	☐
c) Impact wetland or riparian habitat?	☐	☐	☐	☒
d) Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?	☐	☒	☐	☐
e) Conflict with any regional plans or policies to protect sensitive species, or regulations of the California Department of Fish & Wildlife or U.S. Fish & Wildlife Service?	☐	☐	☒	☐
f) Other: _____	☐	☐	☐	☐

* **Species – as defined in Section15380 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: The eastern third portion of the property supports annnual grassland, unidentified annual grasses, doveweed, and non-native filaree, and other undefined herbaceous species. The western two-thirds of the property supports a densely canopied Coast Live Oak Woodland, consisting of the dominant coast live oak canopy associated with blue oak, a sparse understory consisting of hollyleaf redberry shrubs, California hummingbird sage, unidentified annual grasses, non-native Italian thistle, and smilo grass.

Name and distance from blue line creek(s): Unnamed “blue line” tributary to the Nacimiento River courses through the western third of the subject property.

[Site’s tree canopy coverage: Approximately less than 10 % scattered Blue Oak Woodland.

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

Vegetation: Abbott’s bush-mallow *(Malacothamnus abbottii)*

The potential for Abbott’s bush-mallow (Malacothamnus abbottii) has been identified about 0.7 miles to the northwest. The Abbott’s bush- mallow is a rare species of flowering plant in the mallow family. It is endemic to Monterey County, California. Its habitat is periodically flooding riparian scrub among sandbar willows. This is a shrub with a slender, branching stem growing erect to maximum height over one meter. Shrub is considered rare, threatened, or endangered by CNPS (List 1B.1).

Wildlife: Salinas pocket mouse (*Perognathus inornatus psammophilus) CSC*

The potential for the Salinas pocket mouse *(Perognathus inornatus psammophilus)* has been identified about 0.8 miles to the east. The Salinas pocket mouse can be found in Monterey and San Luis Obispo County.

Impact. The project site is undeveloped and located in the community of Heritage Ranch within a low-density residential tract, approximately 12.5 miles northwest of downtown Paso Robles. The project site is surrounded by residences to the east and north, and undeveloped lands to the south and west. The site contains blue-line intermittent stream on the western side of the property where the development is not proposed. The western two-thirds of the property is characterized by steeply slopes and supports densely canopied Coast Live Oak Woodland. The proposed single-family residence will sit on the eastern third of the property, where the terrain is relatively flat and open. Eastern third of the property, where the development is proposed, supports annual grasses, such as Erodium spp. (filaree), and Croton setiger (doveweed).

The field survey was conducted by a biologist, familiar with the biological and natural resources of San Luis Obispo County on February 13, 2018. (Pax Environmental, Inc. February 21, 2018) The property supports suitable habitat for several additional special-status plant and wildlife species, but these have a low chance of occurrence. There is no suitable habitat for any species listed as threatened, endangered, or fully protected under the state or federal law that occurs on the property. The proposed project would impact up to 6 oak trees during construction. Applicant will be required to replace at 2:1 ratio for each oak tree impacted, and to replace removed oak trees at 4:1 ratio.

Standard nesting bird mitigation is identified to ensure tree removal does not impact nesting birds or bats and no net loss in oak trees would occur. Therefore, potential impacts would be less than significant with mitigation.

Mitigation/Conclusion. No suitable habitat for any species listed as threatened endangered, or fully protected under state or federal law occurs on the property. Upon implementation of the recommended mitigation measures described in Exhibit B, Mitigation Summary Table, impacts to biological resources would be reduced to less than significant.

5. CULTURAL RESOURCES *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Disturb archaeological resources?	☐	☒	☐	☐
b) Disturb historical resources?	☐	☐	☒	☐
c) Disturb paleontological resources?	☐	☐	☒	☐
d) Cause a substantial adverse change to a Tribal Cultural Resource?	☐	☒	☐	☐
e) Other: _____	☐	☐	☐	☐

Cultural Resources

Setting. .

The project area was historically occupied by the Salinan, with the northernmost subdivision of the Chumash, the Obispeño bordering to the south. The precise location of the boundary between these tribes is currently the subject of debate and may have fluctuated through time. The proposed residence is located 100 feet from the nearest mapped blue line intermittent creek. The Nacimiento River is 0.5 miles to the north. The potential for the presence or regular activities of the Native American increases in close proximity to reliable water sources. Due to the high potential of the Native American presence, A Phase I archaeological surface survey was conducted (Heritage Discoveries, Inc, February 2018) for the proposed residence located in River View Heights within Heritage Ranch. The survey resulted in

positive results for the presence of cultural resources. The literature search and records search confirmed the presence of a previously recorded archaeological site at the study area. Due to these results, a Phase II archaeological study was required for the project.

A Phase II Targeted Testing Program was conducted on April 10 and 11, 2018 (Anastasio, June 2018). Based on the previous studies, and the result of the Phase 2 subsurface testing, the report concluded that the proposed site does not meet the criterion of significance under CEQA and Title 14 since the site is lacking important information to the prehistory or history of the local area.

Per Assembly Bill 52 (AB 52), notices regarding the opportunity for tribal consultation were sent on December 5, 2017. Comments were received by Northern Chumash Tribal Council and Xolon Salinan Tribe asking for the record search and Phase 1 survey. On August 9, 2018, County Staff circulated the Phase 1 and Phase 2 survey to both Northern Chumash Tribal Council and Xolon Salinan Tribe. Xolon Salinan Tribe and Northern Chumash Tribal Council reviewed the Phase 2 report and concurred with the mitigation measure outlined in the Phase 2 report.

Impact. The project is located in an area that is considered culturally sensitive due to the proximity of the Nacimiento River and Lake. According to the archaeological report (Conway, February 2018), positive results were produced for cultural findings. A Phase 2 Report (Anastasio, June 2018) was recommended. The rest of the proposed impact area contains sparse lithic scatter with a limited depth. No temporarily diagnostic artifacts and artifacts associated with village activities were recovered. The southeast corner was the only area where cultural material of a dense depth was found. According to CEQA and Title 14 (36 CFR Part 60 and Calif. Pub. Res. Code, 5024.1, Title 14 CCR, Sect. 4852), the observed materials do not meet the criterion of significance. Considering the limited amount of materials found, the limited depth of the deposit, and the limited constituents of the assemblage, and based on the Office of historic Preservation data acquisition program for sparse lithic scatters, no further data recovery was warranted. The surface collection and excavation conducted for this project provides sufficient mitigation for this type of cultural resources.

Mitigation/Conclusion. Due to the findings on the project site lacking substantial significance, the proposed project may proceed as planned with no re-design of the proposed project. However, due to the presence of a more substantial and significant deposit on the adjoining parcel to the south, there is a slight potential for “hidden” resources. Therefore, it is recommended that a qualified archaeologist and Native American monitor be present during the initial clearing, grubbing and grading of the parcel, and for the excavation of trenches for foundation elements as well as utility connections. Prior to the issuance of any grading construction or construction permits, a monitoring plan must be prepared by a County-approved archaeologist and reviewed for approval by the County Department of Planning and Building. With incorporation of the mitigation measures described in Exhibit B, Mitigation Summary Table, potential impacts to cultural resources can be minimized or mitigated to a level less than significant.

6. GEOLOGY AND SOILS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?	☐	☐	☒	☐

6. GEOLOGY AND SOILS *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?	☐	☐	☐	☒
c) 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?	☐	☐	☒	☐
d) Include structures located on expansive soils?	☐	☐	☒	☐
e) *Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?*	☐	☐	☒	☐
f) Preclude the future extraction of valuable mineral resources?	☐	☐	☐	☒
g) Other: _____	☐	☐	☐	☐

* **Per Division of Mines and Geology Special Publication #42**

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

Topography: Project Manager complete

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?: No

Shrink/Swell potential of soil: Low to moderate

Other notable geologic features? None

Geology and Soils

The project is within the Geologic Study area designation. Therefore, it is subject to the preparation of a geological report per the County's Land Use Ordinance LUO section 22.14.070(c). to evaluate the area's geological stability. A geological report was conducted for the project (GeoSolutions, Inc., October 2017) and concluded that the site is suitable for the proposed development.

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts.

Impact.

As proposed, the project will result in the disturbance of approximately 13,168 square feet to construct the single-family residence, garage, and driveway. The intensification of impervious surfaces on the project site will increase the volume and velocity of runoff generated by the site compared with existing conditions. Based on the NRCS soil survey, soils covering the project site exhibit low to moderate susceptibility for erosion. Compliance with relevant provision of the Building Code and Land use Ordinance will address potential impacts to erosion.

The primary geotechnical concern at the site is the potential for differential settlement occurring foundations supported on two soil materials having different settlement characteristics, such as native soil and engineered fill. Therefore, it is important that all of the foundations are founded in equally competent uniform material in accordance with this report. Geotechnically, the site is suitable for the proposed development provided the recommendations in this report are incorporated into the design. For the proposed project it is anticipated that a graded pad will be constructed for the proposed residence and that all foundations will be excavated into engineered fill. All foundations are to be excavated into uniform material to limit the potential for distress of the foundation systems due to differential settlement. If cuts steeper than allowed by the State of California Construction Safety Orders for "Excavations, Trenches, Earthwork" are proposed, a numerical slope stability analysis may be necessary for temporary construction slopes. The proposed building site is geologically suitable for the proposed single-family residence if the recommendations provided within the report (GeoSolutions, Inc., October 2017) are implemented.

The project was referred to the Building Division and the Department of Public Works for review. Grading activities are subject to the provisions of the California Building Code and County standards for grading and road construction. A complete grading and drainage plan will be required prior to building permit issuance in accordance with Section 22.52.110 of the Land Use Ordinance. In addition, the project is required to provide a complete erosion and sedimentation control plan in accordance with Section 22.52.120. The recommendations of the Public Works and Building Departments will be incorporated as conditions of approval.

Mitigation/Conclusion. As required by ordinance, the project will be required to submit a complete grading and drainage and erosion prevention plan to demonstrate compliance with County regulations relating to the prevention of erosion. Based on compliance with existing regulation and recommendations in the Soils Engineering Report, no significant geologic or soil impacts would occur. 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) Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) 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?	☐	☐	☒	☐

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?	☐	☐	☒	☐
d) 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?	☐	☐	☐	☒
e) Impair implementation or physically interfere with an adopted emergency response or evacuation plan?	☐	☐	☒	☐
f) 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?	☐	☐	☐	☒
g) Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?	☐	☐	☒	☐
h) Be within a 'very high' fire hazard severity zone?	☐	☐	☒	☐
i) Be within an area classified as a 'state responsibility' area as defined by CalFire?	☐	☐	☐	☐
j) Other: _____	☐	☐	☐	☐

Hazards and Hazardous Materials

Setting. With regards to potential fire hazards, the project site is within the High Fire Hazard Severity Zone(s). Based on the County's fire response time map, it will take approximately 5-10 minutes to respond to a call regarding fire or life safety. The project is not in conflict with any regional evacuation plan, nor is it located within an airport flight pattern area. The project is not located in an area of known hazardous material contamination. The project is not with the Airport Review area.

Impact. An inspector from Cal Fire visited the site to provide input and guidance. A fire safety plan is provided on file. The project is required to comply with all fire safety rules and regulation including the California Fire Code, the Public Resources Code and any standards referenced therein. 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).

Mitigation/Conclusion. Cal Fire has no significant concern or recommendation for the area of review, and has attached a fire safety plan required to be completed prior to final inspection for the proposed project. No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

8. NOISE *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels that exceed the County Noise Element thresholds?	☐	☐	☒	☐
b) Generate permanent increases in the ambient noise levels in the project vicinity?	☐	☐	☒	☐
c) Cause a temporary or periodic increase in ambient noise in the project vicinity?	☐	☐	☒	☐
d) Expose people to severe noise or vibration?	☐	☐	☐	☒
e) 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?	☐	☐	☐	☒
f) Other: _____	☐	☐	☐	☐

Noise

Setting.

The project is located within River View estates in the community of Heritage Ranch. The area consists single family residences, and vacant lots. Consequently, noise levels on the project site and in the vicinity are low and there are no sources of loud noise beyond those associated with home ownership. Sensitive receptors in the vicinity of the project site include single family residences on lots ranging in size from 1-3 acres. The adjoining roadways, Flyrod and Bluegill Drive carry low traffic volumes.

The Noise Element establishes a threshold for acceptable exterior noise levels for sensitive uses (such as residences) of 60 decibels along transportation noise sources, and provides an estimate of the distance from certain roadways where noise levels will exceed those levels. Based on the Noise Element's projected future noise generation from known stationary and vehicle- generated noise sources, the project is within an acceptable threshold area.

Impact.

Construction Impacts. Construction activities may involve the use of heavy equipment for grading and for the delivery and movement of materials on the project site. The use of construction machinery will also be a source of noise. Construction- related noise impacts would be temporary and localized. The nearest residences are approximately 40 feet to the north, 90 feet to the east, 100 feet to the south and west of the project site. County regulations limit the hours of construction to day time hours between 7:00AM and 9:00 PM weekdays, and from 8:00AM to 5:00PM on weekends.

Operational Impacts. With regard to transportation- related noise sources, a single- family residence constructed on the project site would contribute about 10 average daily trips to Flyrod Drive, and Bluegill Drive. Following construction, noise generated by the project would be comparable to the background noise generated by surrounding residences and traffic noise.

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

9. POPULATION/HOUSING *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Induce substantial growth in an area either directly (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?	☐	☐	☒	☐
b) Displace existing housing or people, requiring construction of replacement housing elsewhere?	☐	☐	☒	☐
c) Create the need for substantial new housing in the area?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

Population/Housing

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

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

Mitigation/Conclusion. No significant population and housing impacts are anticipated. The project will mitigate its cumulative impact to the shortage of affordable housing stock by providing affordable housing unit(s) either on-site and/or by payment of the in-lieu fee for residential projects, as required by ordinance. No mitigation measures are necessary beyond what is required by ordinance.

10. PUBLIC SERVICES/UTILITIES *Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Fire protection?	☐	☒	☐	☐

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**
b)	***Police protection (e.g., Sheriff, CHP)?***	☐	☒	☐	☐
c)	***Schools?***	☐	☒	☐	☐
d)	***Roads?***	☐	☐	☒	☐
e)	***Solid Wastes?***	☐	☐	☒	☐
f)	***Other public facilities?***	☐	☐	☒	☐
g)	***Other:*** _____	☐	☐	☐	☐

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

Police: County Sheriff Location: Templeton (Approximately 16 miles to the southeast)

Fire: Cal Fire (formerly CDF) Hazard Severity: Very High Response Time: 5-10 minutes
Location: (Approximately 2.1 miles to the southwest)

School District: Paso Robles Joint Unified School District. , San Miguel Elemntary School District, San Luis Obispo Joint Community College District

Public Services

For additional information regarding fire hazard impacts, go to the 'Hazards and Hazardous Materials' section. The project site is provided law enforcement by the County Sheriff, from the North patrol station located at North Main Street in Templeton, approximately 16 miles southeast from the site. The nearest Cal Fire facility is approximately 2 miles to the southwest on Heritage Ranch Road. The site is within a high fire risk severity zone with a response time of 5-10 minutes. The project is not located within a road fee area.

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

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

11. RECREATION

	Will the project:	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a)	***Increase the use or demand for parks or other recreation opportunities?***	☐	☐	☒	☐
b)	***Affect the access to trails, parks or other recreation opportunities?***	☐	☐	☒	☐

11. RECREATION *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Other _____	☐	☐	☐	☐

Recreation

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

Impact. The proposed project will not create a significant need for additional park, Natural Area, and/or recreational resources, and will not affect access to any such area.

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

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

Transportation

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

Referrals were sent to County Public Works. No significant traffic-related concerns were identified.

Impact. The proposed project is estimated to generate about 10 trips per day, based on the Institute of Traffic Engineer's manual of 10/unit. This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels. The project does not conflict with adopted policies, plans and programs on transportation.

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

13. WASTEWATER *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	☐	☐	☒	☐
b) Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?	☐	☐	☒	☐
c) Adversely affect community wastewater service provider?	☐	☐	☐	☒
d) Other: _____	☐	☐	☐	☐

Wastewater

Setting. Regulations and guidelines on proper wastewater system design and criteria are found within the Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment Systems (California OWTS Policy), and the California Plumbing Code. These regulations include specific requirements for both on-site and community wastewater systems and are applied to all new wastewater systems.

The California OWTS Policy includes the option for public agencies in California to prepare and implement a Local Agency Management Program (LAMP), subject to approval by the Central Coast Water Board. Once adopted, the LAMP will ensure local agency approval and permitting of onsite wastewater treatment systems protective of groundwater quality and public health and will incorporate updated standards applicable to onsite wastewater treatment systems. At this time, the California OWTS Policy standards supercede San Luis Obispo County Codes in Title 19. Until the County's LAMP is approved, the County permitting authority is limited to OWTS that meet Tier 1 requirements, as defined by the California OWTS Policy and summarized in the County's **Updated Criteria Policy Document BLD-2028 (dated 06/21/18)**. All other onsite wastewater disposal systems, including all seepage pit systems, must be approved and permitted through the Central Coast Water Board.

For onsite wastewater treatment (septic) systems, there are several key factors to consider for a system

to operate successfully, including the following:

- ✓ Sufficient land area to meet the criteria for as currently established in Tier 1 Standards of the California OWTS Policy; depending on rainfall amount, and percolation rate, required parcel size minimums will range from one acre to 2.5 acres;
- ✓ The soil's ability to percolate or "filter" effluent before reaching groundwater supplies (30 to 120 minutes per inch is ideal);
- ✓ The soil's depth (there needs to be adequate separation from bottom of leach line to bedrock [at least 10 feet] or high groundwater [5 feet to 50 feet depending on percolation rates]);
- ✓ The soil's slope on which the system is placed (surface areas too steep creates potential for daylighting of effluent);
- ✓ Potential for surface flooding (e.g., within 100-year flood hazard area);
- ✓ Distance from existing or proposed wells (between 100 and 250 feet depending on circumstances); and
- ✓ Distance from creeks and water bodies (100-foot minimum).

To assure a septic system can meet existing regulation criteria, proper conditions are critical. Above-ground conditions are typically straight-forward and most easily addressed. Below ground criteria may require additional analysis or engineering when one or more factors exist:

- ✓ the ability of the soil to "filter" effluent is either too fast (percolation rate is faster or less than 30 minutes per inch and has "poor filtering" characteristics) or is too slow (slower or more than 120 minutes per inch);
- ✓ the topography on which a system is placed is steep enough to potentially allow "daylighting" of effluent downslope; or
- ✓ the separation between the bottom of the leach line to bedrock or high groundwater is inadequate.

Impacts

Soils on the project site, mostly consist of Balcom-Nacimiento loamy soils, have a very limited capacity for septic systems based on the following factors:

Shallow depth to bedrock, which is an indication that there may not be sufficient soil depth to provide adequate soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, the chances increase for the effluent to infiltrate cracks that could lead directly to groundwater source or surrounding wells without adequate filtering, or allow for daylighting of effluent where bedrock is exposed to the earth's surface. In this case, due to limited availability of information relating to the shallow depth to bedrock characteristic, the following additional information will be needed prior to issuance of a building permit: soil borings at leach line location(s) showing that there is adequate distance to bedrock. If adequate distance cannot be shown, a County-approved plan for an engineered wastewater system showing how the CPC/California OWTS Policy criteria can be met will be required.

Slow percolation, where fluids will percolate too slowly through the soil for the natural processes to effectively break down the effluent into harmless components. The Basin Plan identifies the percolation rate should be greater than 30 and less than 120 minutes per inch. In this case, due to limited availability of information relating to the shallow depth to bedrock characteristic, the following additional information will be needed prior to issuance of a building permit: soil borings at leach line location(s) showing that there is adequate distance to bedrock. If adequate distance cannot be shown, a County-approved plan for an engineered wastewater system showing how the CPC/California OWTS Policy criteria can be met will be required.

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

Septic effluent is proposed to be disposed within leach fields situated in the center of the project site; a leach expansion area is shown which appears to provide 100% reserve capacity if needed in the future.

Mitigation/Conclusion. Prior to building permit issuance and/or final inspection of the wastewater system, the applicant will need to show to the county compliance with the California OWTS Policy Tier 1 Criteria, including any above-discussed information relating to potential constraints, or obtain approval from the Central Coast Water Board for the OWTS in the event that the design does not meet Tier 1 criteria. With the recommended mitigation measure described in Exhibit B, Mitigation Summary Table, along with ordinance requirements which requires submittal of percolation and soil testing prior to issuance of construction permits, potential impacts to wastewater are considered less than significant.

14. WATER & HYDROLOGY

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY				
a) Violate any water quality standards?	☐	☐	☒	☐
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?	☐	☐	☒	☐
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	☐	☐	☒	☐
d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?	☐	☐	☒	☐
e) Change rates of soil absorption, or amount or direction of surface runoff?	☐	☐	☒	☐
f) Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?	☐	☐	☒	☐
g) Involve activities within the 100-year flood zone?	☐	☐	☐	☒
QUANTITY				
h) Change the quantity or movement of available surface or ground water?	☐	☐	☒	☐
i) Adversely affect community water service provider?	☐	☐	☐	☒

14. WATER & HYDROLOGY

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
j) Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure,etc.), or inundation by seiche, tsunami or mudflow?	☐	☐	☐	☒
k) Other: _____	☐	☐	☐	☐

Water

Setting. The project proposes to obtain its water needs from a community system.

The topography of the project is nearly level The closest creek from the proposed development runs through subject property. As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility.

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

Within the 100-year Flood Hazard designation? No

Closest creek? Unnamed blue line tributary of the Nacimiento River Distance? Runs through subject property; Nacimiento River approximately 0.5 miles to the north

Soil drainage characteristics: Moderately drained to not well drained

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.110) 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 (LUO Sec. 22.52.120) 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 __ square feet of site disturbance is proposed and the movement of approximately __ cubic yards of material;
- ✓ 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 impermeable surfaces and landscaping;
- ✓ Parking area drainage inlets will be fitted with hydrocarbon filters;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- ✓ The project is subject to the County's Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), and/or the "Water Quality Control Plan, Central Coast Basin" for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant;
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur;

Water Quantity

Based on the project description, as calculated on the County's water usage worksheet, the project's water usage is estimated as follows:

Indoor:	0.18 acre feet/year (AFY);
Outdoor:	0.51 AFY
Total Use:	0.69 AFY
Water Conservation:	__ AFY
Total Use w/ Conservation:	0.69 AFY

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

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

Mitigation/Conclusion. As specified above for water quality, existing regulations and/or required plans will adequately address surface water quality impacts during construction and permanent use of the project. No additional measures above what are required or proposed are needed to protect water quality. Based on the proposed amount of water to be use and the water source, no significant impacts from water use are anticipated with implementation of existing plumbing code requirements, ordinances.

15. LAND USE

Will the project:

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) Be potentially inconsistent with land use, policy/regulation (e.g., general plan [County Land Use Element and Ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?	☐	☐	☒	☐
b) Be potentially inconsistent with any habitat or community conservation plan?	☐	☐	☐	☒

15. LAND USE

Will the project:

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	☐	☐	☒	☐
d) Be potentially incompatible with surrounding land uses?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

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

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

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

1. LUO Section 22.14.070 GSA Geologic Study Area
2. LUO Section 22.94.070 North County Planning Area- Nacimiento Sub- area

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

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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?	☐	☒	☐	☐
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	☐	☒	☐	☐

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

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

Exhibit A - Initial Study References and Agency Contacts

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

Contacted	Agency	Response
☒	County Public Works Department	**In File****
☐	County Environmental Health Services	**Not Applicable**
☐	County Agricultural Commissioner's Office	**Not Applicable**
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☐	Air Pollution Control District	**Not Applicable**
☐	County Sheriff's Department	**Not Applicable**
☐	Regional Water Quality Control Board	**Not Applicable**
☐	CA Coastal Commission	**Not Applicable**
☐	CA Department of Fish and Wildlife	**Not Applicable**
☐	CA Department of Forestry (Cal Fire)	**Not Applicable**
☐	CA Department of Transportation	**Not Applicable**
☒	Heritage Ranch Community Services District	**None**
☐	Other _____	**Not Applicable**
☐	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.

☒ Project File for the Subject Application

County documents

- ☐ Coastal Plan Policies
- ☒ Framework for Planning (Coastal/Inland)
- ☒ General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements:
  - ☒ Agriculture Element
  - ☒ Conservation & Open Space Element
  - ☐ Economic Element
  - ☒ Housing Element
  - ☒ Noise Element
  - ☐ Parks & Recreation Element/Project List
  - ☒ Safety Element
- ☒ Land Use Ordinance (Inland/Coastal)
- ☒ Building and Construction Ordinance
- ☒ Public Facilities Fee Ordinance
- ☐ Real Property Division Ordinance
- ☒ Affordable Housing Fund
- ☐ Airport Land Use Plan
- ☐ Energy Wise Plan
- ☒ North County Area Plan/Nacimiento Sub Area and Update EIR
- ☐ Design Plan
- ☐ Specific Plan
- ☒ Annual Resource Summary Report
- ☐ Circulation Study

Other documents

- ☒ Clean Air Plan/APCD Handbook
- ☒ Regional Transportation Plan
- ☒ Uniform Fire Code
- ☒ Water Quality Control Plan (Central Coast Basin – Region 3)
- ☒ Archaeological Resources Map
- ☒ Area of Critical Concerns Map
- ☒ Special Biological Importance Map
- ☒ CA Natural Species Diversity Database
- ☒ Fire Hazard Severity Map
- ☒ Flood Hazard Maps
- ☒ Natural Resources Conservation Service Soil Survey for SLO County
- ☒ GIS mapping layers (e.g., habitat, streams, contours, etc.)
- ☐ Other

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

1. California Department of Conservation (DOC). 2015. *San Luis Obispo County Important Farmland 2012.* Division of Land Resource Protection, Farmland Mapping and Monitoring Program. Map published May 2015.

2. Cultural Resource Services. 2018. *Phase 2 Archaeological Investigation*. June 2018

3. Geosolutions, Inc. 2017. *Soils Engineering Report 9969 Flyrod Drive.* September 15, 2017

4. Geosolutions Inc, 2017. *Engineering Geology Investigation 9969 Flyrod Drive.* October 20, 2017

5. Heritage Discoveries Inc. 2018. *An Archaeological Survey for the Mock-Chaply Residence at 9969 Flyrod Road, Paso Robles, San Luis Obispo County, California.* February 19, 2018

6. PAX Environmental Inc. 2018. *Biological Survey of Mock-Chaply Residence, 9969 Flyrod Drive, Paso Robles, CA (Assessor Parcel Numbers 012-374-027 and 012-374-028); County of San Luis Obispo Dept. of Planning and Building, MUP# DRC2017-00077.* February 21, 2018

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.

DEVELOPER'S STATEMENT FOR
MOCK MINOR USE PERMIT DRC2017-00077

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

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

The following mitigation measures address impacts that may occur as a result of the development of the project.

Air Quality

AQ-1 Proposed project construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. The following measures must be incorporated into the project to control dust:

a) Reduce the amount of the disturbed area where possible;
b) Use water trucks, APCD approved dust suppressants (see Section 4.3 in the CEQA Air Quality Handbook), or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the District's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. (Please note that since water use is a concern due to drought conditions, the contractor or builder shall consider the use of an APCD approved dust suppressant where feasible to reduce the amount of water used for dust control.) For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook;
c) All dirt stock-pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
d) All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding, soil binders or other dust controls are used;
e) All of these fugitive dust mitigation measures shall be shown on grading and building plans; and,
f) The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints and reduce visible emissions below

20% opacity. Their duties shall include holidays and weekend periods when work may not be in progress.

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

Biological Resources

BR-1 Native Trees (Oaks) –Minimizing Impacts. When trees are proposed for removal or to be impacted within their driplines/ canopies, the following measures shall be completed to minimize native tree (oak) impacts:

A. Grading and/or construction plans shall provide a 'Native Tree (Oak) Inventory' and show locations of all native trees within 25 feet of the proposed project limits (including ancillary elements, such as trenching); For each of the trees shown, they shall be marked with one of the following 1) to be removed, 2) to be impacted, or 3) to remain intact/protected. This should be noted as the "Native Tree Impact Plan".

B. For trees identified as 'impacted' or 'to remain protected' they shall be marked in the field as such and protected to the extent possible. Protective measures shall be visible to work crews and be able to remain in good working order for the duration of the construction work. Waterproof signage at protective edge is recommended (e.g., "TREE PROTECTION AREA – STAY OUT"). Grading, trenching, compaction of soil, construction material/equipment storage, or placement of fill shall not occur within these protected areas.

C. To minimize impacts from tree trimming, the following approach shall be used:

i. Removal of larger lower branches shall be minimized to 1) avoid making tree top heavy and more susceptible to "blow-overs" (due to wind), 2) reduce number of large limb cuts that take longer to heal and are much more susceptible to disease and infestation, 3) retain the wildlife that is found only in the lower branches, 4) retain shade to keep summer temperatures cooler (retains higher soil moisture, creates greater passive solar potential, provides better conditions for oak seedling volunteers) and 5) retain the natural shape of the tree.

ii. If trimming is unavoidable, no more than 10% of the oak canopy shall be removed.

iii. If trimming is done, either a skilled certified arborist will be used, or trimming techniques accepted by the International Society of Arboriculture will be used. Unless a hazardous or unsafe situation exists, trimming will be done only during the winter for deciduous species.

BR-2 Native Tree (Oaks) – Replacement/Planting. A "Tree Replacement Plan" (Plan) shall be prepared to address the following replacement elements.

A. Per the 'Native (oak) Tree Inventory' specified in the previous measure, the applicant will be replacing "in-kind" trees at the following ratios:

1. For each tree identified as impacted, one (1) container size (1, 5, or 15 gallon) will be planted.
2. For each tree identified for removal, two (2) container size (1, 5, or 15 gallon) will be planted.
3. For each tree which have grading within more than 25% of the canopy shall have same replacement ratio as if the trees were removed (2:1 ratio).

B. Existing volunteer in-kind seedlings on the subject property may be substituted for up to 25% of the required replacement trees when the following criteria can be met for each seedling. These would be clearly marked in the field and on the Plan:

1. It is considered in excellent health with evidence of vigorous growth;
2. It is less than two feet tall and can be easily caged or tubed;
3. It is not located within the construction boundaries;
4. It is outside remaining (oak) tree canopy dripline but within 20 feet;
5. It will be caged from browsing animals (caging securely staked to the ground); deer fencing would be installed in areas with known deer populations;
6. A three foot radius around the seedling is hand-weeded, and heavily mulched (no less than 3" deep) or a 6x6-foot weed mat is installed after initial weeding at the base of the seedling trunk;
7. It's future root zone is not near any area that will be receiving supplemental moisture during the summer;
8. It is no closer than 10 feet from any other seedling being protected/ planted (with an overall average of 20 foot spacing).

All of these measures should be completed prior to commencement of any grubbing or grading activities on the site and the area fenced for protection from construction equipment. Should the seedling die or be determined in poor health during follow-up monitoring, the Plan should note that a replacement seedling would be planted or protected, and the above measures would be applied.

C. Protection of newly planted trees is needed and shall include the following measures on the Plan,:

1. An above-ground shelter (e.g., tube, wire caging) will be provided for each tree, and will be of sturdy material that will provide protection from browsing animals;
2. Caging to protect roots from burrowing animals will be installed when the tree is planted;

Each shelter should include the following, unless manufacture instructions recommend a more successful approach:

3. Shelter will be secured with stake that will last at least (seven) years; metal stake will be used if grazing could occur on site;
4. Height of shelter will be no less than three (3) feet;
5. Base of shelter will be buried into the ground;
6. Top of shelter will be securely covered with plastic netting, or better;

7. If required planting is located in areas frequented by deer, tube/caging heights will be increased to at least four feet or planting(s) will be protected with deer fencing.

D. Replanting should be completed in the late fall or winter month's (October to January). If planting cannot occur during these optimal months, a 'landscape irrigation plan' shall be prepared and installed. It should show how plants will be watered on a regular basis. If planting occurs outside of optimal months, a thorough watering will be completed at the time of planting. Planting stock shall be from deep one-gallon containers. Replant areas will be either in native topsoil or areas where native topsoil has been reapplied. If the latter, topsoil will be carefully removed during initial grading and stockpiled for spreading over graded areas to be replanted (setting aside enough for 6-12" layer for entire tree replant area). Planting hole depths should exceed container depths sufficiently to avoid roots from turning upwards. Soil returned around containers will be compacted sufficiently to eliminate air pockets.

E. Location of newly planted trees will adhere to the following, whenever possible:

1. on the north side of and at the canopy/dripline edge of existing mature native trees;
2. on north-facing slopes;
3. close to drainage swales/gullies (except when riparian habitat present);
4. where topsoil is present;
5. at least 25 feet away from continuously wet areas (e.g. lawns, leach lines, seeps, etc.);
6. random and clustered planting patterns to create natural appearance;
7. planting locations away from known animal populations (e.g., squirrels, gophers).

G. The following planting and maintenance measures will be shown on the Plan and implemented to improve successful establishment:

1. Providing and maintaining protection (e.g. tree shelters, caging) from animals (e.g., deer, rodents, etc.);
2. Regular mulching and weeding (minimum of once early Fall and once early Spring) of at least a three-foot radius out from plant; herbicides should be avoided;
3. Adequate watering (e.g., drip-irrigation system). Watering should be controlled so only enough is used to initially establish the tree, and reducing to zero over a three-year period;
4. Supplemental watering shall occur regularly from October to April as dictated by natural seasonal precipitation. From May through September no more than four watering should occur, preferably only in May and September. Maintenance of think, wood chip mulch layer is essential to retain moisture.
6. When planting with, or near, other landscaping, all landscape vegetation within the eventual mature oak tree root zone (25-foot radius of planted oak) will need to have similar water requirements as the (oak) (including no summer watering once established).

H. The replacement planting shall be monitored as prescribed in the Tract Conditions, Mitigation Monitoring Plan, and Conditions of Approval for the tract by the Lot Owner.

BR-3 Prior to final occupancy and when all plant restoration work has been completed, the applicant shall notify Department of Planning and Building for a verification inspection.

BR-4 Prior to construction, the applicant shall schedule vegetation removal to occur outside of the nesting season (September 1 to February 14), to the extent possible. If vegetation removal occurs during the typical nesting season (February 15 to August 31), a nesting bird survey shall be conducted by a qualified biologist(s) immediately prior to commencement of work activities (but no more than two weeks prior to construction) to determine presence/absence of nesting birds within the project area. Periodic subsequent spot-check surveys shall be completed throughout the duration of construction activities in the nesting season to ensure no new nests are developed subsequent to commencement of construction activities, as determined appropriate by the County Environmental Monitor.

Work activities shall be avoided within 50 feet of active bird nests and 250 feet of active raptor nests until young birds have fledged and left the nest. Readily visible exclusion zones shall be established in areas where nests must be avoided. The U.S. Fish and Wildlife Service and California Department of Fish and Game shall be contacted if any nests associated with federally or state listed bird species are observed during surveys. Nests, eggs, or young of birds covered by the Migratory Bird Treaty Act and California Fish and Game Code may not be moved or disturbed until the end of the nesting season or until young fledge, whichever is later, nor can adult birds be killed, injured, or harassed at any time. In the event a variance to these avoidance buffers is necessary, the applicant shall make a request for variance to the County of San Luis Obispo Project Manager. Any variance shall require proof that no additional impact on nesting birds would occur and approval of the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife.

Monitoring (Biological Resource Measures BR-1 through BR-4) Compliance will be verified by the County Department of Planning and Building, in consultation with the Environmental Coordinator.

Cultural Resources (Archaeology)

CR-1 **Cultural Resources - Monitoring Plan.** The Applicant shall retain a County-approved archaeologist to prepare a Cultural Resource Monitoring Plan. The intent of this Plan is to monitor all earth-disturbing activities in areas identified as potentially sensitive for cultural resources, per the approved 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 and reporting shall occur, including the frequency of monitoring (e.g., full-time, part time, spot checking);

d. Description of what resources are expected to be encountered [and identifying areas of moderate to high potential for buried resources];

e. For construction work identified to occur in moderate to high sensitivity areas, define pre-construction testing or monitoring to be done and the process that will be followed should buried resources be encountered (the following priority should be included in process: try first to avoid resource, then minimize impact to resource, and lastly mitigate the impacted resource); This process shall identify triggers or thresholds for when work would stop and a Phase III (data recovery) program is needed before work proceeds.

f. Description of circumstances for halting work on the site and procedures to be followed for such events; this shall include county and applicant responsibilities and how remedial work is expected to be handled;

g. Inclusion of a construction worker crew education component. At a minimum, this component will address the following:

   i. establishing a worker protocol to address unanticipated finds.

   ii. providing cultural resources awareness training to all field crews and field supervisors to 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.

   iii. If not clearly shown on all applicable construction drawings (and marked in the field), generate a 'field supervisor' graphic that shows those areas sensitive to potential buried resources.

CR-2 **Cultural Resource – Construction Monitoring.** For all ground disturbing construction activities, the applicant shall retain a County-approved archaeologist and Native American to monitor these activities, per the approved monitoring plan. The applicant shall install any necessary protective field measures, as directed by the archaeologist, and shall keep them in good working order during construction. Upon discovery, the applicant shall take immediate remedial actions should corrective measures be needed. 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.

CR-3 In the event that archeological resources are unearthed or discovered during any construction activities, the following standards apply:

Construction activities shall cease, and the County of San Luis Obispo Project Manager shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.

In the event archeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the Coroner shall be notified in addition to the County of San Luis Obispo Project Manager so proper disposition may be accomplished.

Monitoring (Cultural Resource Measures CR-1) Compliance will be verified by the County Department of Planning and Building, in consultation with the Environmental Coordinator.

Wastewater

WW-1 Prior to issuance of grading or construction permit, the applicant shall obtain approval from the Central Coast Water Board for on-site septic system.

Monitoring (Wastewater Measures WW-1) Compliance will be verified by the County Department of Planning and Building prior to issuance of grading or construction permit.

Environmental Determination: *ED17-347* *Date:* *September 21, 2018*

DEVELOPER'S STATEMENT FOR
MOCK MINOR USE PERMIT DRC2017-00077

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

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

The following mitigation measures address impacts that may occur as a result of the development of the project.

Air Quality

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c) All dirt stock-pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
d) All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding, soil binders or other dust controls are used;
e) All of these fugitive dust mitigation measures shall be shown on grading and building plans; and,
f) The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints and reduce visible emissions below 20% opacity. Their duties shall include holidays and weekend periods when work may not be in progress.

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

Biological Resources

BR-1 Native Trees (Oaks) –Minimizing Impacts. When trees are proposed for removal or to be impacted within their driplines/ canopies, the following measures shall be completed to minimize native tree (oak) impacts:

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B. For trees identified as 'impacted' or 'to remain protected' they shall be marked in the field as such and protected to the extent possible. Protective measures shall be visible to work crews and be able to remain in good working order for the duration of the construction work. Waterproof signage at protective edge is recommended (e.g., "TREE PROTECTION AREA – STAY OUT"). Grading, trenching, compaction of soil, construction material/equipment storage, or placement of fill shall not occur within these protected areas.

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ii. If trimming is unavoidable, no more than 10% of the oak canopy shall be removed.

iii. If trimming is done, either a skilled certified arborist will be used, or trimming techniques accepted by the International Society of Arboriculture will be used. Unless a hazardous or unsafe situation exists, trimming will be done only during the winter for deciduous species.

BR-2 Native Tree (Oaks) – Replacement/Planting. A "Tree Replacement Plan" (Plan) shall be prepared to address the following replacement elements.

A. Per the 'Native (oak) Tree Inventory' specified in the previous measure, the applicant will be replacing "in-kind" trees at the following ratios:

1. For each tree identified as impacted, one (1) container size (1, 5, or 15 gallon) will be planted.
2. For each tree identified for removal, two (2) container size (1, 5, or 15 gallon) will be planted.
3. For each tree which have grading within more than 25% of the canopy shall have same replacement ratio as if the trees were removed (2:1 ratio).

B. Existing volunteer in-kind seedlings on the subject property may be substituted for up to 25% of the required replacement trees when the following criteria can be met for each seedling. These would be clearly marked in the field and on the Plan:

1. It is considered in excellent health with evidence of vigorous growth;
2. It is less than two feet tall and can be easily caged or tubed;
3. It is not located within the construction boundaries;
4. It is outside remaining (oak) tree canopy dripline but within 20 feet;
5. It will be caged from browsing animals (caging securely staked to the ground); deer fencing would be installed in areas with known deer populations;
6. A three foot radius around the seedling is hand-weeded, and heavily mulched (no less than 3" deep) or a 6x6-foot weed mat is installed after initial weeding at the base of the seedling trunk;
7. It's future root zone is not near any area that will be receiving supplemental moisture during the summer;
8. It is no closer than 10 feet from any other seedling being protected/ planted (with an overall average of 20 foot spacing).

All of these measures should be completed prior to commencement of any grubbing or grading activities on the site and the area fenced for protection from construction equipment. Should the seedling die or be determined in poor health during follow-up monitoring, the Plan should note that a replacement seedling would be planted or protected, and the above measures would be applied.

C. Protection of newly planted trees is needed and shall include the following measures on the Plan,:

1. An above-ground shelter (e.g., tube, wire caging) will be provided for each tree, and will be of sturdy material that will provide protection from browsing animals;
2. Caging to protect roots from burrowing animals will be installed when the tree is planted;

Each shelter should include the following, unless manufacture instructions recommend a more successful approach:

3. Shelter will be secured with stake that will last at least (seven) years; metal stake will be used if grazing could occur on site;
4. Height of shelter will be no less than three (3) feet;
5. Base of shelter will be buried into the ground;

6. Top of shelter will be securely covered with plastic netting, or better;
7. If required planting is located in areas frequented by deer, tube/caging heights will be increased to at least four feet or planting(s) will be protected with deer fencing.

D. Replanting should be completed in the late fall or winter month's (October to January). If planting cannot occur during these optimal months, a 'landscape irrigation plan' shall be prepared and installed. It should show how plants will be watered on a regular basis. If planting occurs outside of optimal months, a thorough watering will be completed at the time of planting. Planting stock shall be from deep one-gallon containers. Replant areas will be either in native topsoil or areas where native topsoil has been reapplied. If the latter, topsoil will be carefully removed during initial grading and stockpiled for spreading over graded areas to be replanted (setting aside enough for 6-12" layer for entire tree replant area). Planting hole depths should exceed container depths sufficiently to avoid roots from turning upwards. Soil returned around containers will be compacted sufficiently to eliminate air pockets.

E. Location of newly planted trees will adhere to the following, whenever possible:

1. on the north side of and at the canopy/dripline edge of existing mature native trees;
2. on north-facing slopes;
3. close to drainage swales/gullies (except when riparian habitat present);
4. where topsoil is present;
5. at least 25 feet away from continuously wet areas (e.g. lawns, leach lines, seeps, etc.);
6. random and clustered planting patterns to create natural appearance;
7. planting locations away from known animal populations (e.g., squirrels, gophers).

G. The following planting and maintenance measures will be shown on the Plan and implemented to improve successful establishment:

1. Providing and maintaining protection (e.g. tree shelters, caging) from animals (e.g., deer, rodents, etc.);
2. Regular mulching and weeding (minimum of once early Fall and once early Spring) of at least a three-foot radius out from plant; herbicides should be avoided;
3. Adequate watering (e.g., drip-irrigation system). Watering should be controlled so only enough is used to initially establish the tree, and reducing to zero over a three-year period;
4. Supplemental watering shall occur regularly from October to April as dictated by natural seasonal precipitation. From May through September no more than four watering should occur, preferably

only in May and September. Maintenance of think, wood chip mulch layer is essential to retain moisture.

6. When planting with, or near, other landscaping, all landscape vegetation within the eventual mature oak tree root zone (25-foot radius of planted oak) will need to have similar water requirements as the (oak) (including no summer watering once established).

H. The replacement planting shall be monitored as prescribed in the Tract Conditions, Mitigation Monitoring Plan, and Conditions of Approval for the tract by the Lot Owner.

BR-2 Prior to final occupancy and when all plant restoration work has been completed, the applicant shall notify Department of Planning and Building for a verification inspection.

BR-4 Prior to construction, the applicant shall schedule vegetation removal to occur outside of the nesting season (September 1 to February 14), to the extent possible. If vegetation removal occurs during the typical nesting season (February 15 to August 31), a nesting bird survey shall be conducted by a qualified biologist(s) immediately prior to commencement of work activities (but no more than two weeks prior to construction) to determine presence/absence of nesting birds within the project area. Periodic subsequent spot-check surveys shall be completed throughout the duration of construction activities in the nesting season to ensure no new nests are developed subsequent to commencement of construction activities, as determined appropriate by the County Environmental Monitor.

Work activities shall be avoided within 50 feet of active bird nests and 250 feet of active raptor nests until young birds have fledged and left the nest. Readily visible exclusion zones shall be established in areas where nests must be avoided. The U.S. Fish and Wildlife Service and California Department of Fish and Game shall be contacted if any nests associated with federally or state listed bird species are observed during surveys. Nests, eggs, or young of birds covered by the Migratory Bird Treaty Act and California Fish and Game Code may not be moved or disturbed until the end of the nesting season or until young fledge, whichever is later, nor can adult birds be killed, injured, or harassed at any time. In the event a variance to these avoidance buffers is necessary, the applicant shall make a request for variance to the County of San Luis Obispo Project Manager. Any variance shall require proof that no additional impact on nesting birds would occur and approval of the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife.

Monitoring (Biological Resource Measures BR-1 through BR-4) Compliance will be verified by the County Department of Planning and Building, in consultation with the Environmental Coordinator.

Cultural Resources (Archaeology)

CR-1 **Cultural Resources - Monitoring Plan.** The Applicant shall retain a County-approved archaeologist to prepare a Cultural Resource Monitoring Plan. The intent

of this Plan is to monitor all earth-disturbing activities in areas identified as potentially sensitive for cultural resources, per the approved 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 and reporting shall occur, including the frequency of monitoring (e.g., full-time, part time, spot checking);

d. Description of what resources are expected to be encountered [and identifying areas of moderate to high potential for buried resources];

e. For construction work identified to occur in moderate to high sensitivity areas, define pre-construction testing or monitoring to be done and the process that will be followed should buried resources be encountered (the following priority should be included in process: try first to avoid resource, then minimize impact to resource, and lastly mitigate the impacted resource); This process shall identify triggers or thresholds for when work would stop and a Phase III (data recovery) program is needed before work proceeds.

f. Description of circumstances for halting work on the site and procedures to be followed for such events; this shall include county and applicant responsibilities and how remedial work is expected to be handled;

g. Inclusion of a construction worker crew education component. At a minimum, this component will address the following:

   i. establishing a worker protocol to address unanticipated finds.

   ii. providing cultural resources awareness training to all field crews and field supervisors to 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.

   iii. If not clearly shown on all applicable construction drawings (and marked in the field), generate a 'field supervisor' graphic that shows those areas sensitive to potential buried resources.

CR-2 **Cultural Resource – Construction Monitoring.** For all ground disturbing construction activities, the applicant shall retain a County-approved archaeologist and Native American to monitor these activities, per the approved monitoring plan. The applicant shall install any necessary protective field measures, as directed by the archaeologist, and shall keep them in good working order during construction. Upon discovery, the applicant shall take immediate remedial actions should corrective measures be needed. 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.

CR-3 In the event that archeological resources are unearthed or discovered during any construction activities, the following standards apply:

Construction activities shall cease, and the County of San Luis Obispo Project Manager shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.

In the event archeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the Coroner shall be notified in addition to the County of San Luis Obispo Project Manager so proper disposition may be accomplished.

Monitoring (Cultural Resource Measures CR-1) Compliance will be verified by the County Department of Planning and Building, in consultation with the Environmental Coordinator.

Wastewater

WW-1 Prior to issuance of grading or construction permit, the applicant shall obtain approval from the Central Coast Water Board for on-site septic system.

Monitoring (Wastewater Measures WW-1) Compliance will be verified by the County Department of Planning and Building prior to issuance of grading or construction permit.

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

Randal C. Mock — Sept. 26, 2018

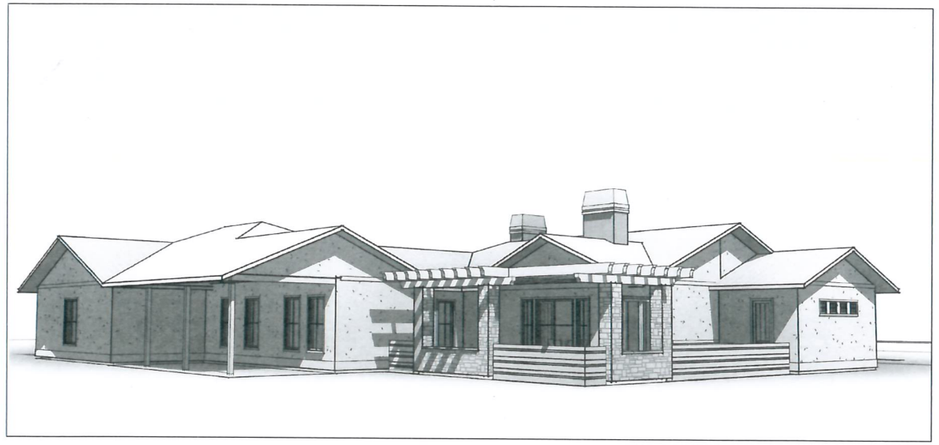
Signature of Agent(s) — Date

RANDAL C. MOCK

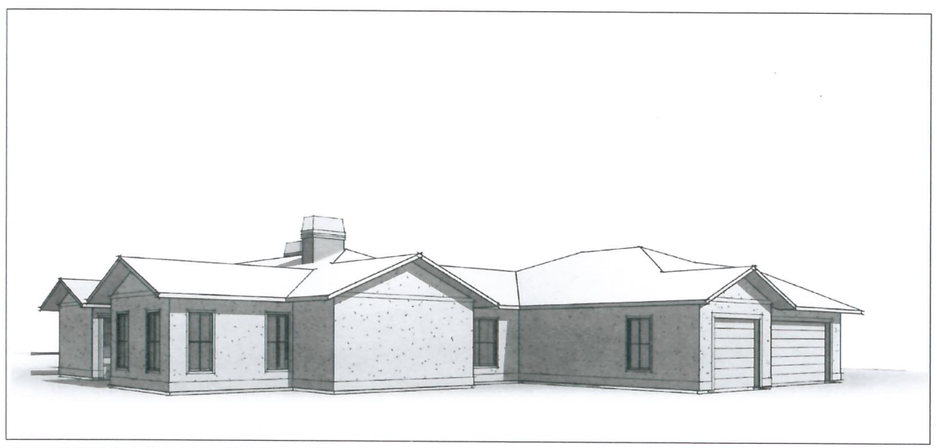
Name (Print)

Mock-Chaply Residence

9969 Flyrod Rd
Paso Robles, CA

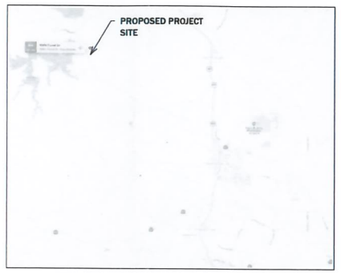


Front Prespective



Rear Prespective

Vicnity Map



Directory

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e STouchon@TwinCitiesSurvey.com
contact Skip Touchon

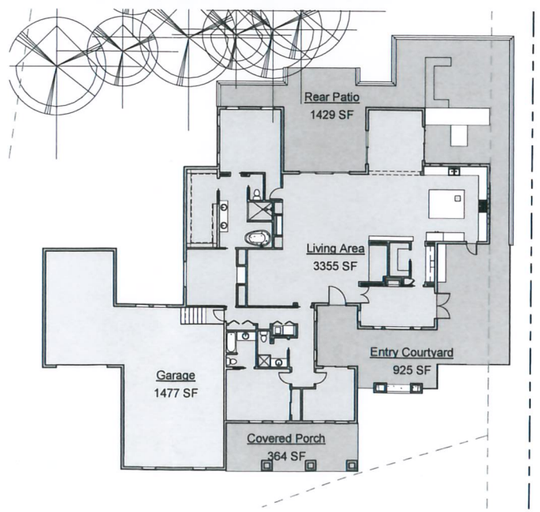
Drawing List

Architectural
- P1 Titlesheet
- P2 Site Plan
- P3 Main Level Floor Plan
- P4 Exterior Elevations
- P5 Exterior Elevations
- P6 Unnamed

Civil
- CS-1.0 Civil Title Sheet
- C-2.2 Driveway Profiles
- C-2.1 Grading Plan

Land Survey
- T1 TOPO MAP

Area Summaries



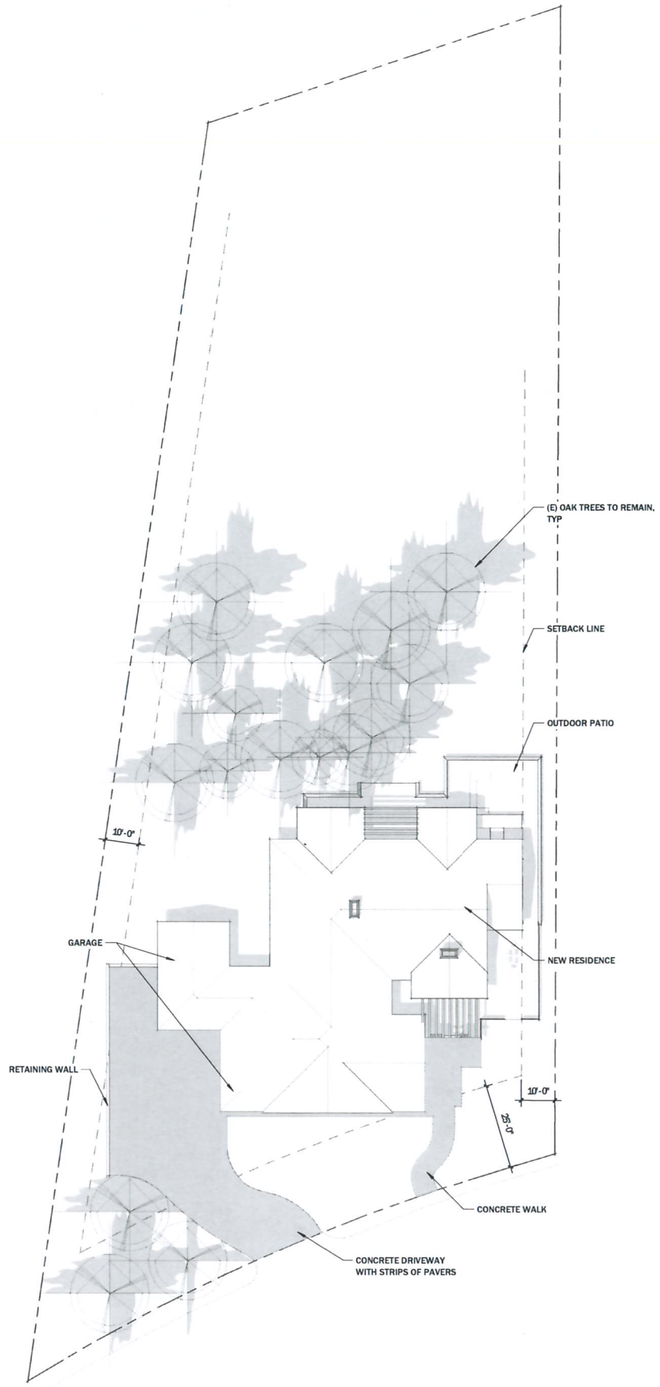
MAIN LEVEL AREA	
Name	Area
Building	
Garage	1477 SF
Living Area	3355 SF
Patio	
Covered Porch	364 SF
Entry Courtyard	925 SF
Rear Patio	1429 SF
	7550 SF

MICHAEL D SMITH
ARCHITECT

Titlesheet

P1

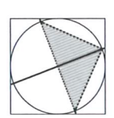
Schematic Design



Project Data

- JURISDICTION: San Luis Obispo County
- ZONING: RR
- Lot Coverage: 60% max
  a. Lot Area: 9,013sf (Max sf: 5,408sf)
  b. Main Level Area: 2,899sf 32% - ok
- HEIGHT RESTRICTIONS: 30FT ABOVE AVERAGE GRADE
- SETBACKS:
  a. 15'-0" FRONT SETBACK
  b. 5'-0" INTERIOR SIDE SETBACKS
  c. 10'-0" SIDE SETBACKS
  d. 5'-0" REAR SETBACK
- FOR CLIMATE ZONE 5 PER 2016 IRC

a.	MAXIMUM GLAZING U-FACTOR	.30
b.	CEILINGS	R-30
c.	WALLS	R-13
d.	FLOORS	R-19
e.	BASEMENT WALLS	N/A
f.	SLAB PERIMETER R-VALUE AND DEPTH	N/A
g.	CRAWL SPACE WALLS	N/A



Actual North

Site Plan

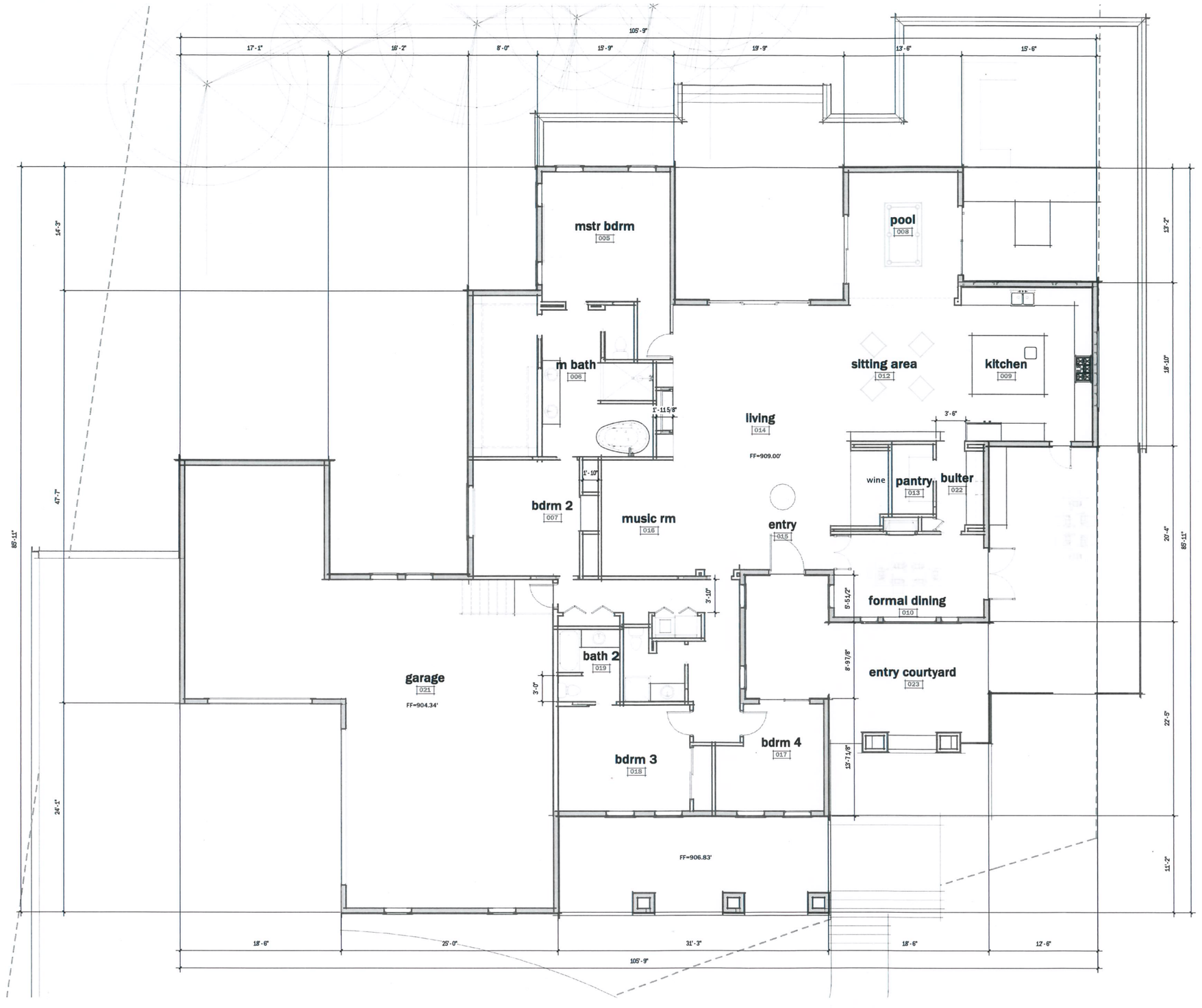
Scale: 1/4" = 1'-0"

MICHAEL D SMITH
ARCHITECT

Site Plan

P2

Schematic Design



Actual North

Main Level Floor Plan

Scale: 3/16" = 1'-0"

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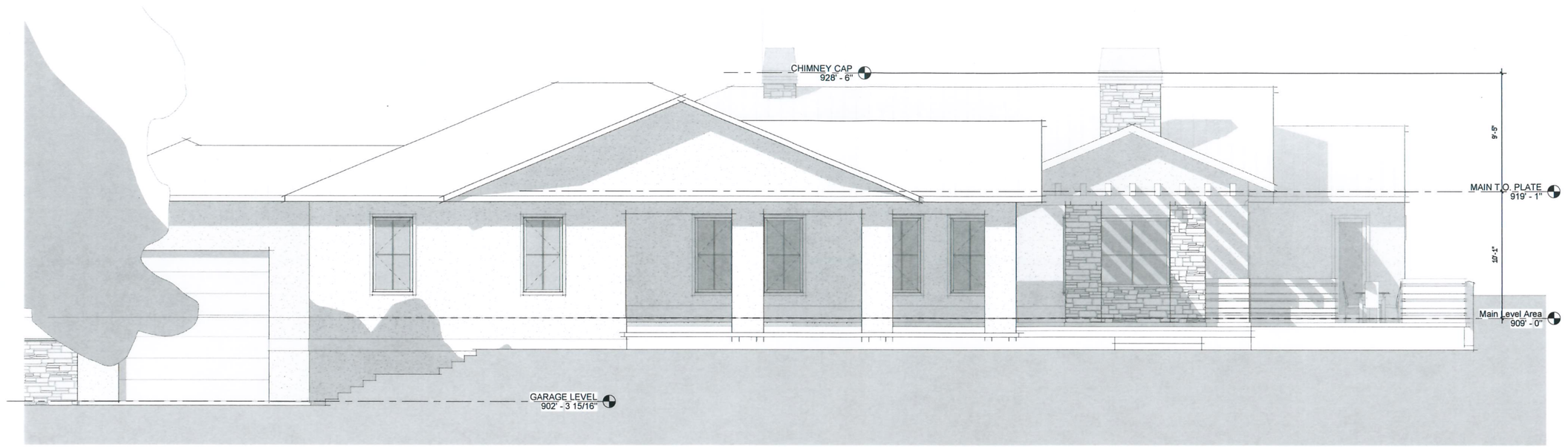
ARCHITECT

Main Level Floor Plan

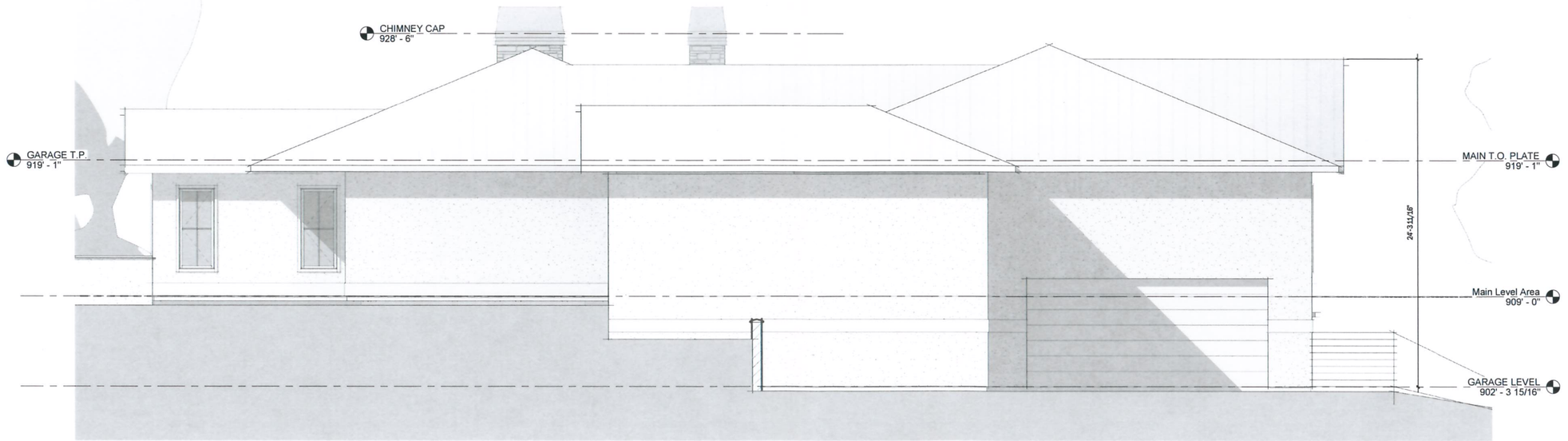
P3

Schematic Design



East Elevation

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



South Elevation

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

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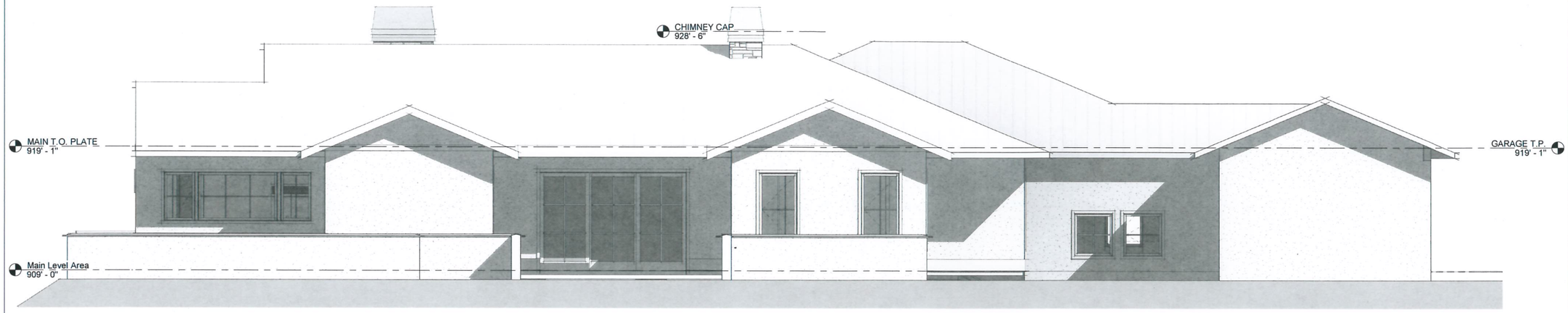
Exterior Elevations

P4

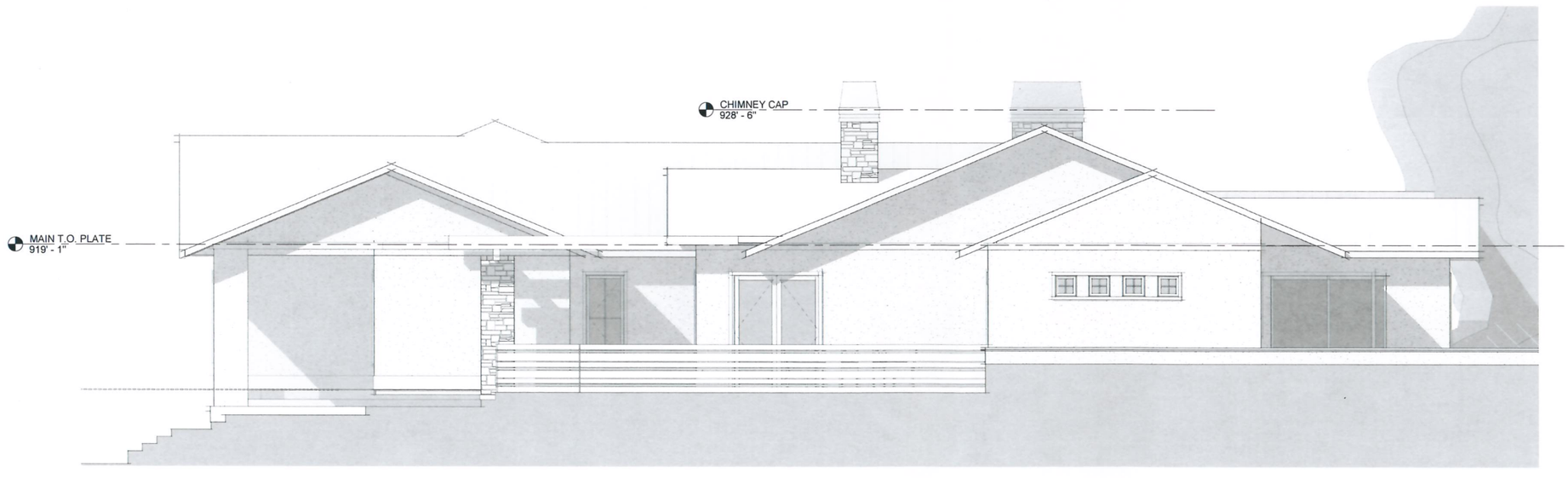
Schematic Design



West Elevation

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

EXTERIOR ELEVATION NOTES	
No	Description



North Elevation

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

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ARCHITECT

Exterior Elevations

P5

Schematic Design

CIVIL PLANS
FOR
MOCK-CHAPLY RESIDENCE

9969 FLYROD RD
HERRITAGE RANCH, CA

SHEET INDEX

PROJECT STATISTICS

AREA OF DISTURBANCE	13,183 SQ FT
MAX DEPTH FILL	2 FT
MAX DEPTH CUT	10.5 FT
OCCUPANCY (CBC 310.1)	R-3 (SFD)
CONSTRUCTION TYPE	VB
LENGTH OF RETAINING WALL	211 FT

EXCAVATION

EXCAVATION QUANTITIES SHOWN ON THIS PLAN ARE ESTIMATED FOR BUILDING DEPARTMENT FEE DETERMINATIONS. SHRINKAGE AND SCARIFICATION LOSSES CAN AND WILL VARY BASED UPON SOIL CONDITIONS AND VEGETATION TYPES. CONTRACTORS SHALL VERIFY ALL QUANTITIES PRIOR TO BID.

EXCLUDING BUILDING PAD:			INCLUDING BUILDING PAD:		
CUT:	1945	CU YDS	CUT:	3148	CU YDS
FILL:	13	CU YDS	FILL:	13	CU YDS
NET CUT:	1932	CU YDS	NET CUT:	3135	CU YDS

AIR QUALITY CONTROL

DURING CONSTRUCTION/GROUND DISTURBING ACTIVITIES, THE FOLLOWING PARTICULATE (DUST) CONTROL MEASURES SHALL BE IMPLEMENTED. THE CONTRACTOR OR BUILDER SHALL BE DESIGNATED TO MONITOR THE DUST CONTROL PROGRAM AND ORDER INCREASED WATERING, AS NECESSARY, TO PREVENT TRANSPORT OF DUST OFF SITE. THEIR DUTIES SHALL INCLUDE HOLIDAY AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS. THEIR CONTACT INFORMATION SHALL BE PRESENTED TO THE APCD PRIOR TO COMMENCEMENT OF CONSTRUCTION.

1. REDUCE THE AMOUNT OF DISTURBED AREA WHERE POSSIBLE
2. USE OR WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. INCREASED WATERING FREQUENCY WOULD BE REQUIRED WHENEVER WIND SPEEDS EXCEED 15 MPH. RECLAIMED (NONPOTABLE) WATER SHOULD BE USED WHENEVER POSSIBLE;
3. ALL DIRT STOCK-PILE AREAS SHOULD BE SPRAYED DAILY AS NEEDED;
4. ALL ROADWAYS, DRIVEWAYS, SIDEWALKS, ETC TO BE PAVED SHALL BE COMPLETED AS SOON AS POSSIBLE; AND
5. BUILDING PADS SHALL BE LAID AS SOON AS POSSIBLE AFTER GRADING UNLESS SEEDING OR SOIL BINDERS ARE USED.

DURING INITIAL GRADING/SCRAPING, BURNING SHALL NOT BE ALLOWED, OR IF NO ALTERNATIVE IS AVAILABLE, THE APPLICANT SHALL OBTAIN A BURN PERMIT FROM THE APCD AND COUNTY FIRE/CALIFORNIA DEPARTMENT OF FORESTRY, AND COMPLY WITH ALL CONDITIONS REQUIRED BY THESE AGENCIES.

EROSION CONTROL

1. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST BE IN PLACE AND FUNCTIONAL PRIOR TO THE FIRST INSPECTION. NO INSPECTIONS CAN BE PERFORMED IF THEY ARE NOT IN PLACE OR HAVE FAILED TO PROVIDE EROSION CONTROL. FAILURE TO MAINTAIN EROSION CONTROL WILL CAUSE INSPECTIONS TO BE DELAYED UNTIL EROSION CONTROL MEASURES ARE FUNCTIONAL.
2. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED TO THE SATISFACTION OF THE BUILDING OFFICIAL AND PUBLIC WORKS DIRECTOR DURING ALL DEMOLITIONS, CONSTRUCTION AND GROUND DISTURBING ACTIVITIES
3. THE ADJOINING STREET SHALL BE CLEANED BY SWEEPING TO REMOVE DIRT, DUST, MUD AND CONSTRUCTION DEBRIS AT THE END OF EACH DAY.
4. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN PERMANENT IMPROVEMENTS, PLANTINGS AND FACILITIES ARE IN PLACE. TEMPORARY MEASURES SHALL BE REMOVED PRIOR TO FINAL INSPECTION APPROVALS.
5. THE FOLLOWING PERSON SHALL BE RESPONSIBLE FOR IMPLEMENTING & MONITORING THE APPROVED EROSION & SEDIMENTATION CONTROL PLAN:

TBD

GENERAL GRADING NOTES

1. ANY AND ALL SITE WORK AND GRADING SHALL BE IN ACCORDANCE WITH CBC CHAPTER 18 AND CBC APPENDIX J AND ANY APPLICABLE LOCAL ORDINANCES.
2. A SOILS ENGINEER SHALL DETERMINE GRADING PERFORMED IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS AND IS SUITABLE TO SUPPORT THE INTENDED STRUCTURE(S).
3. THE BOTTOM OF ALL EXCAVATIONS SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCESSING OR PLACING FILL.
4. AN ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK DONE WITHIN A RIGHT OF WAY MAINTAINED BY THE PRESIDING JURISDICTION.
5. MAXIMUM CUT AND FILL SLOPE TO BE 2:1.
6. THE EXISTING GROUND SURFACE SHOULD BE PREPARED FOR GRADING BY REMOVING ALL VEGETATION, TREES, LARGE ROOTS, DEBRIS, NON-COMPLYING FILL, AND ALL OTHER ORGANIC MATERIAL. VOIDS CREATED BY REMOVAL OF SUCH MATERIALS SHOULD NOT BE BACKFILLED UNTIL THE UNDERLYING SOIL HAS BEEN OBSERVED BY A SOILS ENGINEER.
7. FILL AND BACKFILL SHOULD BE PLACED AT NEAR OPTIMUM MOISTURE IN LAYERS WITH LOOSE THICKNESS NOT GREATER THAN EIGHT (8) INCHES AND COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY OBTAINABLE BY TEST METHOD ASTM-D 1557, AND CERTIFIED BY A SOILS ENGINEER.
8. IMPORT SOILS USED TO RAISE SITE GRADE SHOULD BE EQUAL TO OR BETTER THAN ON-SITE SOILS IN STRENGTH, EXPANSION AND COMPRESSIBILITY CHARACTERISTICS. IMPORT SOIL CAN BE EVALUATED BUT WILL NOT BE PRE-QUALIFIED BY THE GEOTECHNICAL ENGINEER. FINAL COMMENTS ON THE CHARACTERISTICS OF THE IMPORT SOIL WILL BE PROVIDED AFTER THE MATERIAL IS STOCKPILED AT THE PROJECT SITE.
9. FINAL SITE GRADE SHOULD BE SUCH THAT ALL WATER IS DIVERTED AWAY FROM THE STRUCTURE(S) A MINIMUM OF 5% FOR 10 FEET. WATER SHALL NOT POND. ALL SURFACE WATER SHOULD BE DIRECTED INTO APPROVED DISCHARGE STRUCTURES.
10. ACCESS ROAD/DRIVEWAYS: ANY ROAD GRADE IN EXCESS OF 12% SHALL BE PAVED WITH A NON-SKID MATERIAL. GRADE FOR FIRE ACCESS SHALL NOT EXCEED 20%.
11. ALL NON-PERMITTED FILL SHALL BE REMOVED BY CONTRACTOR.
12. ELECTRICAL, TELECOMMUNICATIONS, AND OTHER UTILITIES SHALL BE INSTALLED UNDERGROUND IN AN APPROVED METHOD OF CONSTRUCTION. THIS REGULATION APPLIES TO UTILITIES ON SITES THAT ARE 5 ACRES OR LESS AND SERVING NEW STRUCTURES AND/OR NEW UTILITY DISTRIBUTIONS.
13. UTILITY TRENCH BACKFILL SHOULD BE GOVERNED BY THE PROVISIONS OF THIS REPORT RELATING TO MINIMUM COMPACTION STANDARDS. IN GENERAL, SERVICE LINES INSIDE THE PROPERTY LINES MAY BE BACKFILLED WITH NATIVE SOILS COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY. BACKFILL OF OFF SITE SERVICE LINES WILL BE SUBJECT TO THE SPECIFICATIONS OF THE JURISDICTIONAL AGENCY OR THE GEOTECHNICAL REPORT, WHICHEVER IS GREATER.
14. LINED DRAINAGE SWALES AND DOWN DRAINS SHOULD BE PROVIDED AT THE TOPS OF CUT AND FILL SLOPES TO DIVERT DRAINAGE AWAY FROM SLOPE FACES.
15. FILL SLOPES SHOULD BE KEYED AND BENCHED INTO FIRM NATURAL GROUND WHEN THE EXISTING SLOPE TO RECEIVE FILL IS 5:1 OR STEEPER, HORIZONTAL TO VERTICAL. THE KEYS SHOULD BE TILTED INTO THE SLOPE A MINIMUM OF 2%, SHOULD BE A MINIMUM OF ONE EQUIPMENT WIDTH AND SHOULD BE A MINIMUM OF THREE (3) FEET DEEP ON THE OUTSIDE EDGE. ALL KEYS AND BENCHES SHOULD BE OBSERVED AND VERIFIED BY THE GEOTECHNICAL ENGINEER.

GENERAL CONSTRUCTION NOTES

1. ALL WORK SHALL CONFORM WITH THE:
   2016 CBC (2015 IBC AND CALIFORNIA AMENDMENTS)
   2016 CEC (2014 NEC AND CALIFORNIA AMENDMENTS)
   2016 CMC (2015 IAPMO UMC AND CALIFORNIA AMENDMENTS)
   2016 CPC (2015 IAPMO UPC AND CALIFORNIA AMENDMENTS)
   2016 CENC AND T-24
   2016 CALIFORNIA GREEN BUILDING CODE
   2016 CFC (2015 IFC AND CALIFORNIA AMENDMENTS)
2. THESE NOTES SHALL APPLY TO ALL DRAWINGS UNLESS OTHERWISE NOTED OR SHOWN. FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND THEY SHALL APPLY GENERALLY THROUGHOUT SIMILAR CONDITIONS. ALL OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE ARHCITECT/ ENGINEER BY THE GENERAL CONTRACTOR BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
3. ALL WORK AND CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE BUILDING CODES AND OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE CONSTRUCTION SITE. BUILDING CODE REQUIREMENTS IN ALL CASES TAKE PRECEDENCE OVER THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR AND/OR MATERIALS TO BRING TO THE ATTENTION OF THE ARCHITECT/ENGINEER ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.
4. DO NOT SCALE THE DRAWINGS. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
5. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE METHOD OF CONSTRUCTION. CONTRACTOR SHALL SUPERVISE AND DIRECT WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT/ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED FOR SAME, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY SUPPORT SERVICES PERFORMED BY THE ARCHITECT/ENGINEER DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, AND THEREFORE THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
6. CONTRACTOR HEREBY GUARANTEES TO THE OWNER AND THE ARCHITECT/ENGINEER THAT ALL MATERIALS, FIXTURES, AND EQUIPMENT FURNISHED TO THE PROJECT ARE NEW UNLESS OTHERWISE SPECIFIED. CONTRACTOR ALSO WARRANTS THAT ALL WORK WILL BE OF GOOD QUALITY AND FREE FROM ANY FAULTS AND DEFECTS FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION, UNLESS A GREATER WARRANTY OR GUARANTEE IS REQUIRED BY THE PROJECT SPECIFICATIONS.
7. ANYONE SUPPLYING LABOR AND/OR MATERIALS TO THE PROJECT SHALL CAREFULLY EXAMINE ALL SUBSURFACES TO RECEIVE WORK. ANY CONDITIONS DETRIMENTAL TO WORK SHALL BE REPORTED IN WRITING TO THE CONTRACTOR PRIOR TO BEGINNING WORK. COMMENCEMENT OF WORK SHALL IMPLY ACCEPTANCE OF ALL SUBSURFACES.
8. REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWNGS FOR DEPRESSED SLABS CURB, FINISHES, TEXTURES, CLIPS, GROUNDS, ETC., NOT SHOWN ON STRUCTURAL DRAWINGS.
9. ANY MATERIALS STORED AT THE SITE SHALL BE COMPLETELY SUPPORTED FREE OF THE GROUND, COVERED AND OTHERWISE PROTECTED TO AVOID DAMAGE FROM THE ELEMENTS.
10. MORE DETAILED INFORMATION SHALL TAKE PRECEDENCE OVER LESSER DETAILED INFORMATION. SPECIFICATIONS SHALL TAKE PRECEDENCE OVER DRAWINGS.
11. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE OR DISBURSE ANY EXCESS MATERIAL FROM PROJECT SITE.
13. THIS SET OF PLANS TO BE ON JOB SITE AT ALL TIMES DURING CONSTRUCTION. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPROVED PLANS. NO CHANGES OR REVISIONS TO THE APPROVED PLANS OR SPECIFICATIONS SHALL BE PERMITTED UNLESS SUBMITTED TO AND APPROVED BY THE BUILDING OFFICIAL. THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS OR OMISSIONS FROM THE APPROVED PLANS AND SPECIFICATIONS. [CBC 108]
14. ALL CONTRACTORS AND SUB-CONTRACTORS MUST HAVE ON FILE WITH THE BUILDING DEPARTMENT, A LIST OF ALL SUCH CONTRACTORS AND SUB-CONTRACTORS WITH APPROPRIATE CURRENT BUSINESS LICENSE NUMBERS.
15. UNLESS NOTED OTHERWISE, ALL VESTIBULES, CLOSETS, COLUMNS, PROJECTIONS, RECESSES, OR OTHER ADJACENT AREAS WITHIN SCHEDULED AREA SHALL HAVE FINISHES AS SCHEDULED FOR THE RESPECTIVE SPACES IN WHICH THEY OCCUR.
16. CONTRACTOR SHALL VERIFY ALL SETBACKS, EASEMENTS, CONTOURS, AND BUILDING PAD PRIOR TO CONSTRUCTION.
17. TRUSS CALCULATIONS FOR APPROVED PROJECTS ARE REQUIRED TO BE ON THE JOB SITE AT TIME OF FRAMING INSPECTION WITH THE APPROPRIATE REQUIRED SIGNATURES AND STATEMENT AS FOLLOWS: TRUSS CALCULATIONS SHALL INCLUDE THE WET-STAMP AND SIGNATURE OF THE TRUSS DESIGN ENGINEER. IN ADDITION, THEY SHALL INCLUDE ON THE COVER SHEET A WET- SIGNED STATEMENT FROM THE PROJECT'S DESIGN ENGINEER THAT TRUSS CALCULATIONS AND LAYOUTS ARE IN SUBSTANTIAL CONFORMANCE WITH THE STRUCTURAL DESIGN AND INTENT OF THE STRUCTURE. FAILURE TO PROVIDE THEM AS STATED WILL RESULT IN A CORRECTION AND A FAILURE TO PASS FRAMING INSPECTION. [BSP]
18. VERIFY LOCATION OF ALL UTILITY TIE-INS AT STREET AND POINT OF CONNECTIONS AT BUILDING PRIOR TO CONSTRUCTION.
19. A COPY OF SOILS REPORT SHALL BE ON SITE DURING FOUNDATION INSPECTION.
20. ALL PROPERTY CORNERS SHOULD BE ESTABLISHED AT THE TIME OF FOUNDATION INSPECTION WITH THE MARK OF A LICENSED SURVEYOR.

M.E. Designs
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Drafting & Design

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PRELIMINARY

REGISTERED PROFESSIONAL ENGINEER
MICHAEL TODD SHICK
C 70724
Exp 06-30-19
CIVIL
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

PLAN PREPARED FOR:

MOCK-CHAPLY RESIDENCE
9969 FLYROD RD
HERRITAGE RANCH, CA

REVISION LOG

REV.	DESCRIPTION	DATE

PROJECT NO. —
FILE NAME TITLE SHEET - ARCHITECTURAL.DWG
DRAWN BY MTS
DATE 11/20/2017 4:34 PM

SHEET TITLE:
CIVIL TITLE SHEET

SHEET NUMBER:
CS-1.0

P:\Shick, Mike\2016 - 9969 Flyrod Road\Drafting\Architectural\TITLE SHEET - Architectural.dwg Mike Shick 11/20/2017 4:34:50 PM

PRELIMINARY NOT FOR CONSTRUCTION

LID FEATURES

1. IRRIGATION SYSTEM MINIMIZING WATER USAGE AND ELIMINATING DRY-WEATHER RUN-OFF SHALL BE IMPLEMENTED. SEE 31/CD-2.2
2. PROVIDE SOIL AMENDMENTS, BARK MULCH, OR LANDSCAPE TO PROMOTE WATER INFILTRATION
3. VEGETATED SWALE
4. ROUTED ROOF DRAINAGE TO VEGETATED SWALES
5. DRAINAGE ON LOT SHALL SHEET FLOW OVER VEGETATED SLOPES

PAD CERTIFICATION

A SOIL OR CIVIL ENGINEER TO DETERMINE GRADING PERFORMED IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS AND IS SUITABLE TO SUPPORT THE INTENDED STRUCTURE(S).

LEGEND

EX. CONTOURS — NEW CONTOURS

CONCRETE PAVERS — RIP RAP PER REFERENCE NOTES

FLOW LINE OF FINISH GRADE AS REQUIRED FOR POSITIVE DRAINAGE TO DRAINAGE DEVICE OR AWAY FROM STRUCTURE

SITE RET. WALL — BASEMENT WALL

TRACT DRAINAGE

THE DRAINAGE SHOWN HAS BEEN VERIFIED TO MEET THE APPROVED DRAINAGE FOR THE TRACT

REFERENCE NOTES

1. DRIVEWAY (FINAL SURFACE PER ARCHITECT). 3" THICK AC OR PAVERS OR 4" CONCRETE WITH #4 BARS @ 18" O/C EACH WAY OVER 6" OS ASTM NO 2 STONE SUBBASE.
   1.1. FOR CONCRETE PAVERS, 2" BEDDING COURSE OVER 8" OF ASTM N057 STONE BASE OVER 6" OF ASTM NO 2 STONE SUBBASE. SEE DETAIL 12/CD-1.1
2. FOR EROSION PROTECTION, PROVIDE APPROXIMATELY 2 CY RIP RAP WITH D50= 8" OVER NORTH AMERICAN GREEN P300 MAT (OR EQUAL). RIP RAP SHALL LAYOUT APPROXIMATELY 3.5' WIDE x 21' LONG x 8" DEEP OR AS NECESSARY. SEE 11/CD-1.1
3. SLOPE FINISH GRADE AWAY FROM RESIDENCE 5% FOR 10 FEET AT EARTH AND 2% FOR 5' AT HARDSCAPE
4. FOR FINAL LANDSCAPE DESIGN, EFFICIENT IRRIGATION METHODS SHOULD BE IMPLEMENTED PER 31/CD-2.2
6. CUT AND FILL SURFACES SHALL BE NO STEEPER THAN 2:1 (HORIZONTAL:VERTICAL). ALL FILL SURFACES SHALL BE CONSTRUCTED TO 90% COMPACTION.
7. REMOVE VEGETATION AT AREA TO RECEIVE FILL
8. REMOVE NON-COMPLYING FILL AT AREA TO RECEIVE FILL
9. REMOVE UNSTABLE SOIL AT AREA TO RECEIVE FILL
10. KEY AND BENCH WITH BACKDRAIN ALL FILL SLOPES PER 11/CD-1.2
11. FILL MATERIAL SHOULD NOT CONTAIN ROCKS LARGER THAN 3 INCHES IN GREATEST DIMENSION, AND SHOULD HAVE NO MORE THAN 15 PERCENT LARGER THAN 2.5 INCHES IN GREATEST DIMENSION. IMPORTED FILL SHOULD BE FREE OF ORGANIC AND OTHER DELETERIOUS MATERIAL AND SHOULD HAVE VERY LOW EXPANSION POTENTIAL, WITH A PLASTICITY INDEX OF 12 OR LESS. BEFORE DELIVERY TO THE SITE, A SAMPLE OF THE PROPOSED IMPORT SHOULD BE TESTED IN THE LAB OF THE SOILS ENGINEER TO DETERMINE ITS SUITABILITY AS STRUCTURAL FILL
12. SWALE. DEPTH = 4 INCHES MINIMUM. SWALE SLOPES OVER 5% SHALL BE GRAVEL OR ROCK LINED WITH PERMANENT EROSION CONTROL MAT
    12.1. 4' WIDE SWALE
    12.2. 3' WIDE SWALE
13. 12" SQUARE NDS DROP INLETS OR EQUAL

(N) RESIDENCE
FF = 909.00

(N) COVERED PORCH
FF = 906.83

(N) GARGE
FF = 904.34

STA: 2+23.82

STA: 1+95.81

STA: 1+71.71

PT: 1+40.06

PC: 1+30.06

PC: 1+07.71

FLYROD

OPEN SPACE
LOT 52
TRACT 1910-PHASE 1
22-MB-1-11
NACIMIENTO LAKE DRIVE
APN: 012-371-003
HERITAGE RANCH OWNERS ASSOC

GRADING PLAN
1" = 10'

0 10' 20'

M.E. Designs
Civil & Structural Engineering
Drafting & Design
610 10th Street, Suite D
Paso Robles, CA 93446
805.610.9545 (office)
805.237.0480 (fax)
www.medesigns.us

PRELIMINARY
REGISTERED PROFESSIONAL ENGINEER MICHAEL T. SHICK C 70724 Exp 06-30-19 CIVIL STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

PLAN PREPARED FOR:
MOCK-CHAPLY RESIDENCE
9969 FLYROD RD
HERRITAGE RANCH, CA

REVISION LOG

REV.	DESCRIPTION	DATE

PROJECT NO. —
FILE NAME SMITH 018 - GP DWG
DRAWN BY MTS
DATE 11/20/2017 4:30 PM

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C-2.1

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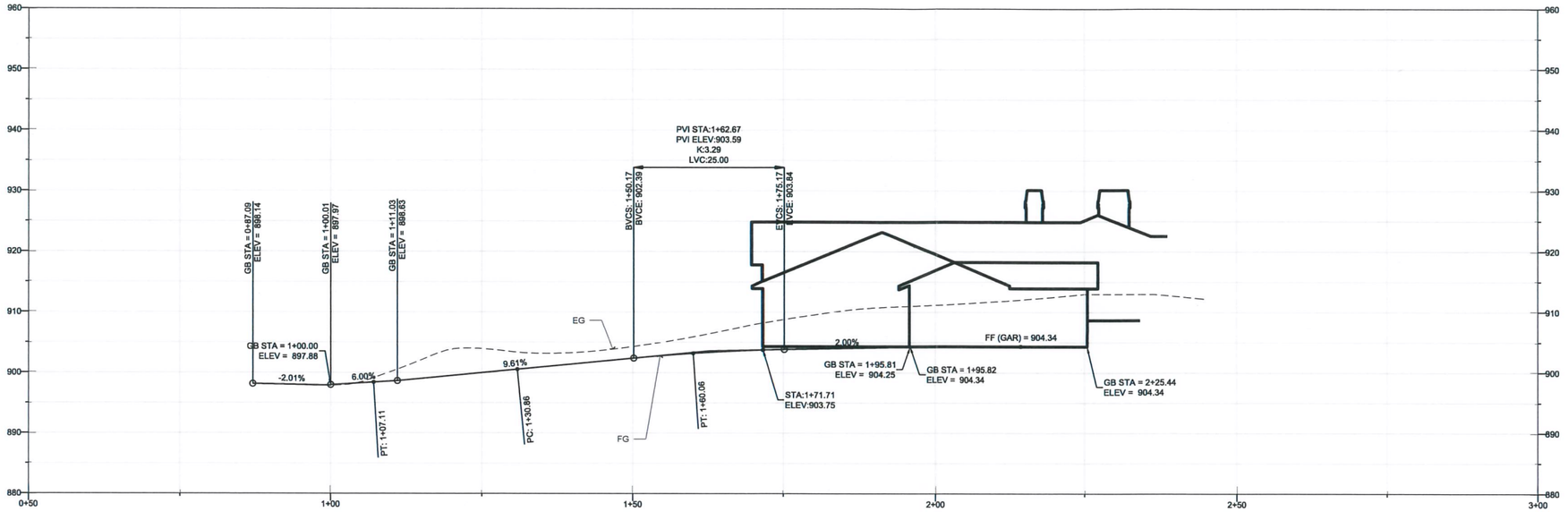
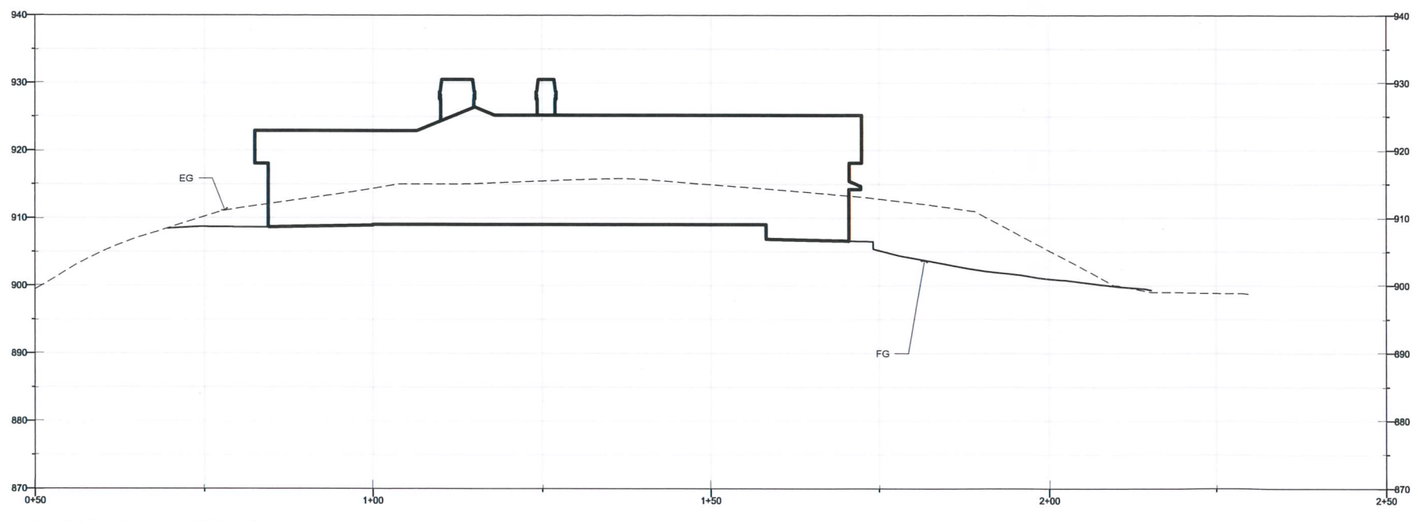


DW-NORTH @ BOAT GARAGE PROFILE



SECTION A PROFILE

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C 70724
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PLAN PREPARED FOR:

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9969 FLYROD RD
HERRITAGE RANCH, CA

REVISION LOG

REV.	DESCRIPTION	DATE

PROJECT NO. —
FILE NAME SMITH 018 - GP.DWG
DRAWN BY MTS
DATE 11/20/2017 4:30 PM

SHEET TITLE:
DRIVEWAY PROFILES

SHEET NUMBER:
C-2.2

P:\Smith, Mike\018 - 9969 Flyrod Road\Driveway\Smith 018 - GP.dwg Mikeshick 11/20/2017 4:32:54 PM

LINE TABLE

No.	MEASURED BEARING	MEASURED LENGTH	RECORD PER RI BEARING	RECORD PER RI LENGTH
L1	N 01°44'05" W	14.93'	N 01°44'06" W	14.79'

LOT 61
TRACT 1910-PHASE 2
22-MB-35~42
9957 FLYROD DRIVE
APN: 012-375-029 & 030
ROBERT W. SNYDER

LOT 60
TRACT 1910-PHASE 2
22-MB-35~42
9969 FLYROD DRIVE
APN: 012-374-027 & 028
RANDAL C. MOCK
GROSS AREA = 44,246 SQ. FT.
NET AREA = 40,895 SQ. FT.

LOT 59
TRACT 1910-PHASE 2
22-MB-35~42
9967 FLYROD DRIVE
APN: 012-375-040 & 041
JOHN WELCH

LOT 85
TRACT 1910-PHASE 2
22-MB-35~42
NACIMIENTO LAKE DRIVE
APN: 012-374-025
ERIC V. & BRIDGETTE NEBLETT

OPEN SPACE
LOT 52
TRACT 1910-PHASE 1
22-MB-1~11
NACIMIENTO LAKE DRIVE
APN: 012-371-003
HERITAGE RANCH OWNERS ASSOC.

OPEN SPACE
LOT 52
TRACT 1910-PHASE 1
22-MB-1~11
NACIMIENTO LAKE DRIVE
APN: 012-371-004
HERITAGE RANCH OWNERS ASSOC.

FLYROD DRIVE

BLUEGILL DRIVE

FOUND 5/8" REBAR WITH CAP "RCE 29743" PER RI TCS#99 ELEV.=825.25'

FOUND 5/8" REBAR WITH CAP "RCE 29743" PER RI OFFSET: 2.87' S63°52'12"E TCS#98 ELEV.=863.70'

FOUND 1" IRON PIPE WITH TAG "RCE 29743" PER RI TCS#205 ELEV.=897.92'

FOUND 5/8" REBAR WITH CAP "RCE 29743" PER RI OFFSET: 0.13' S64°56'16"W TCS#96 ELEV.=909.37'

FOUND 5/8" REBAR WITH CAP "RCE 29743" PER RI OFFSET: 0.26' N80°44'02"W TCS#95 ELEV.=908.80'

FOUND 5/8" REBAR WITH CAP "RCE 29743" PER RI OFFSET: 0.15' N63°53'47"W TCS#201 ELEV.=888.80'

FOUND 2" IRON PIPE WITH BRASS TAG "RCE 29743" IN WELL MONUMENT PER RI TCS#195 ELEV.=915.72'

TBM: FOUND 2" IRON PIPE WITH BRASS TAG "RCE 29743" IN WELL MONUMENT PER RI TCS#196 ELEV.=903.06'

FOUND 2" IRON PIPE WITH BRASS TAG "RCE 29743" IN WELL MONUMENT PER RI TCS#194 ELEV.=884.26'

FOUND 2" IRON PIPE WITH BRASS TAG "RCE 29743" IN WELL MONUMENT PER RI TCS#105 ELEV.=903.62'

SET 60D NAIL FOR CONTROL TCS#97 ELEV.=910.56'

SET 60D NAIL FOR CONTROL TCS#94 ELEV.=909.91'

EXISTING SHED

GATEPOST

DATE

PILLAR GATEPOST

BASE

PG&E VAULT

PG&E TRANSFORMER

TELCO PEDESTAL

PG&E PEDESTAL

CATV VAULT

10' PUBLIC SLOPE & DRAINAGE EASEMENT PER RI

25' PUBLIC SLOPE & DRAINAGE EASEMENT PER RI

6' P.U.E. PER RI

10' SETBACK

20' SETBACK

SCALE: 1" = 20' FT.
CONTOUR INTERVAL = 1 FOOT

LEGAL DESCRIPTION

LOT 60, OF TRACT 1910-PHASE 2 AS FILED IN BOOK 22, PAGE 35~42, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

BASIS OF BEARINGS

THE "BASIS OF BEARINGS" FOR THIS MAP AND SURVEY IS GRID NORTH PER CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS 83-ZONE 5). THE MEAN CONVERGENCE ANGLE FOR THIS SITE IS -01°38'12".

MEASURED DISTANCES SHOWN HEREON ARE GRID DISTANCES IN U.S. FEET. TO OBTAIN GROUND DISTANCES, MULTIPLY GRID DISTANCES BY 1.000015783.

BENCH MARK

TBM = TOP OF A FOUND 2" IRON PIPE WITH BRASS TAG "RCE 29743" IN WELL MONUMENT IN THE CENTER OF FLYROD DRIVE PER RI (TCS#196) AS SHOWN

ELEVATION = 903.06 FEET (WGS84 - GEOID 03 ORTHOMETRIC HEIGHT PER GPS OBSERVATIONS)

NOTES

1. TOPOGRAPHIC AND BOUNDARY SURVEYS WERE PERFORMED.
2. ANY POSSIBLE EASEMENTS AFFECTING PROPERTY ARE UNKNOWN EXCEPT AS SHOWN. NO TITLE REPORT WAS PROVIDED.
3. UNDERGROUND UTILITIES SHOWN HEREON (IF ANY) ARE BASED ON ABOVE-GROUND STRUCTURES, USA MARKINGS, AND RECORD DRAWINGS ONLY. ACTUAL LOCATION MAY VARY.
4. ADDITIONAL UNDERGROUND UTILITY SERVICE LINES TO THE PROPERTY MAY EXIST. FOR INFORMATION REGARDING UTILITY LOCATIONS, SIZE, DEPTH, CONDITION, AND CAPACITY, CONTACT UTILITY OWNERS.
5. FIELD SURVEY PERFORMED: 08/02/2017
6. PROPERTY OWNERS: RANDAL C. MOCK
7. SITE ADDRESS: 9969 FLYROD DRIVE PASO ROBLES, CA 93446 APN: 012-375-027 & 028
8. BOUNDARY INFORMATION SHOWN IS RECORD PER:

R = RECORD DATA PER 22-MB-35~42
M = MEASURED DATA

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT, AT THE REQUEST OF RANDY MOCK ON AUGUST 7, 2017.

Wm E. Touchon 08-07-2017
WM. E. TOUCHON P.L.S. 4845 DATE

LICENSED LAND SURVEYOR
WM. EDWARD TOUCHON
EXP. 9/30/2018
L.S. 4845
STATE OF CALIFORNIA

TREE LEGEND

○ = SINGLE TRUNK
◌ = MULTIPLE TRUNK
12" = TRUNK SIZE LABEL
2P = 2 PRONG
3P = 3 PRONG
BO = BLUE OAK
LO = LIVE OAK
SO = SCRUB OAK
TREE = UNIDENTIFIED TYPE
VO = VALLEY OAK

NOTE:
ALL TREES SHOWN ARE LIVE OAKS UNLESS NOTED OTHERWISE. SIZE LABEL REPRESENTS TRUNK DIAMETER AT CHEST HEIGHT. DRIP LINE LOCATIONS ARE APPROXIMATE.

TWIN CITIES SURVEYING INC.
615-C MAIN STREET / TEMPLETON, CALIFORNIA (805) 434-1834
P.O. BOX 777 / 93465-0777 FAX (805) 434-3684

DRAWING: MOCK - FLYROD DRIVE - TOPO
DRAWN BY: DTK JN 17139
FIELD SURVEY: 08/02/2017 SHEET 1 OF 1