



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

Promoting the Wise Use of Land • Helping to Build Great Communities

ENVIRONMENTAL DETERMINATION NO. ED11-039

DATE: 3/22/2012

PROJECT/ENTITLEMENT: Yuhas Minor Use Permit and Coastal Development Permit (DRC2010-00078)

APPLICANT NAME: Jeff and Kristy Yuhas

ADDRESS: 17744 NE 101 Court, Redmond, WA 98052

CONTACT PERSON: Garth Kornreich

Telephone: (805) 543-6680

PROPOSED USES/INTENT: Minor Use Permit/Coastal Development Permit to construct a new two-story 2,897 square foot single family residence with an attached 419 square foot garage on slopes greater than twenty percent. The project will result in the disturbance of the entire 4,476 square foot parcel, as well as approximately 7,600 square feet associated with off-site improvements to Richard Avenue (to meet County standards), for approximately 12,000 square feet of disturbance.

LOCATION: West side of Richard Avenue at 2672 Richard Ave., approximately 500 feet east of Obispo Avenue, within the community of Cayucos, in the Estero planning area.

LEAD AGENCY: County of San Luis Obispo
Dept of Planning & Building
976 Osos Street, Rm. 200
San Luis Obispo, CA 93408-2040

Website: <http://www.sloplanning.org>

OTHER POTENTIAL PERMITTING AGENCIES:

STATE CLEARINGHOUSE REVIEW: YES NO

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

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT4:30 p.m. 4/5/12

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

Notice of Determination		State Clearinghouse No. _____	
This is to advise that the San Luis Obispo County _____ as <input checked="" type="checkbox"/> <i>Lead Agency</i>			
<input type="checkbox"/> <i>Responsible Agency</i> 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.			
Signature	Paul Sittig	Date	County of San Luis Obispo
	Project Manager Name		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

Promoting the Wise Use of Land • Helping to Build Great Communities

(ver 3.4) Using Form

Project Title & No. **Yuhas Minor Use Permit/ Coastal Development Permit**
ED11-039 (DRC2010-00078)

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

Paul Sittig
Prepared by (Print)

Signature

3/14/2012
Date

Murry Wilson
Reviewed by (Print)

Signature

Ellen Carroll,
Environmental Coordinator
(for)

3/14/12
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 Environmental Division 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 Environmental Division, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Jeff & Kristy Yuhuas for a Minor Use Permit/Coastal Development Permit to construct a new two-story 2,897 square foot single family residence with an attached 419 square foot garage on slopes greater than twenty percent. The project will result in the disturbance of the entire 4,476 square foot parcel, as well as approximately 7,600 square feet associated with off-site improvements to Richard Avenue (to meet County standards), for approximately 12,000 square feet of disturbance. The project is located on the west side of Richard Avenue at 2672 Richard Ave., approximately 500 feet east of Obispo Avenue, within the community of Cayucos, in the Estero planning area.

ASSESSOR PARCEL NUMBER(S): 064-203-049

Latitude: 35° 25' 59.30" **Longitude:** -120° 52' 58.41"

SUPERVISORIAL DISTRICT # 2

B. EXISTING SETTING

PLANNING AREA: Estero, Cayucos

LAND USE CATEGORY: Residential Single Family

COMBINING DESIGNATION(S): Geologic Study , Local Coastal Plan/Program

EXISTING USES: Undeveloped

TOPOGRAPHY: Moderately sloping

VEGETATION: Grasses, forbs

PARCEL SIZE: 4,476 square feet

SURROUNDING LAND USE CATEGORIES AND USES:

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

C. ENVIRONMENTAL ANALYSIS

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

Setting. The project site is located on a moderately sloping lot on the western (downslope) side of Richard Avenue, in the community of Cayucos. Richard Avenue is the uppermost road in this hillside area of Cayucos, and the proposed residence would be located approximately 450 feet below the ridgeline. The project site is visible from Highway 1, but the site is located in a neighborhood of similarly designed residences on similarly sloping lots, within a designated urban area.

Impact. No significant visual impacts are expected to occur because the project is situated where it will not silhouette against ridgelines from public views or block public views of the ocean, and it is situated amongst similar residences.

Mitigation/Conclusion. No aesthetics impacts are expected to occur and no mitigation measures are necessary.

2. AGRICULTURAL RESOURCES - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Conflict with existing zoning or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2. AGRICULTURAL RESOURCES
- Will the project:

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

d) *Other:* _____

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

Land Use Category: Residential Single Family Historic/Existing Commercial Crops: None
State Classification: Not prime farmland In Agricultural Preserve? No
Under Williamson Act contract? No

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

Lodo clay loam (30 - 50 % slope). This steeply to very steeply sloping, shallow fine loamy soil is considered very poorly 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. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

Impact. The project is located in a non-agricultural area with no agricultural activities occurring on the property or immediate vicinity.

Mitigation/Conclusion. No significant impacts to agricultural resources are anticipated and no mitigation measures are necessary.

3. AIR QUALITY - Will the project:

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

- a) *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) *Other:* _____

Setting. The Air Pollution Control District (APCD) has developed the 2009 CEQA Air Quality Handbook 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).

Impact. As proposed, the project will result in the disturbance of approximately 12,000 square feet. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of pollutants, which is below thresholds warranting any 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, but dust-related nuisances could result. Additionally, the Engineering Geology Investigation that was prepared for the project (*GeoSolutions, Inc., 2011*) states that there is a potential for naturally occurring asbestos to be present at the site.

The California Air Resources Board (CARB), the California Environmental Protection Agency, and other governmental agencies with jurisdiction are in the process of developing guidelines and thresholds to address a project's cumulative contribution to greenhouse gas (GHG). Over the last few years, a series of related legislative acts have been made relating to this issue.

There are seven greenhouse gases, as follows, and are in order of their global warming potential: Carbon dioxide, Methane, Nitrous oxide, Chlorofluorocarbons, Hydrofluorocarbons, Perfluorocarbons, and Sulfur hexafluoride.

Project GHG Impacts/Conclusion - As an interim effort until such time CARB formalizes a process for development to follow, the following is a qualitative discussion of the project's impacts, as well as measures to reduce the project's GHG production. The proposed development will result in an increase of human activity, including increased use of vehicles and electricity, which will generate small increased amounts of carbon dioxide, nitrous oxides, and hydrofluorocarbons.

Although not originally intended to reduce greenhouse gas emissions, California Code of Regulations Title 24 (Energy Efficiency Standards for Residential and Nonresidential Buildings) were first established in 1978 to reduce California's energy consumption. The standards are updated periodically with the latest amendments in October 2005. The current standards require homes to use half the energy they used only a decade ago. Energy efficient buildings require less electricity; electricity production by fossil fuels results in greenhouse gas emissions (namely CO₂, methane, nitrous oxide). The project is subject to these Title 24 energy efficiency requirements resulting in decreased greenhouse gas emissions.

In addition, the project is subject to a number of standard and post-1990 measures that will reduce GHG emissions as follows:

- Per the county's CZLUO landscape requirements, the project includes high water efficiency measures (which reduce electricity needs to pump water);
- The Uniform Plumbing Code (UPC) requires low-flow fixtures, such as the 1.6 gpf toilet (which reduce electricity needs to pump water);
- The project is within a garbage service area which includes a recycling program (recycling results in reduced energy needs from materials that use recycled products); and
- At least 50% of construction wastes are required to be recycled.

Mitigation/Conclusion. Based on initial APCD thresholds of 7,000 metric tons of GHG air pollutants, the project's cumulative contribution to GHG emissions is below this amount, and therefore considered insignificant. At such time that more detailed GHG guidelines and/or thresholds are established by the ongoing CARB statewide process for GHG, additional mitigation may be appropriate. The State Air Resources Board considers asbestos a toxic air contaminant. If naturally occurring asbestos (NOA) is present within the soil underlying the project site, future grading and site disturbance activities would release the asbestos into the air, resulting in a potentially significant air quality impact. Though site-specific testing has not been performed for NOA, the geologic report assumed the potential for NOA, and has provided conditions to mitigate dust associated with the development (*GeoSolutions, Inc., 2011*).

To offset potential dust and/or asbestos disturbance, the following mitigation measures are to be performed during construction and grading activity.

- a. Construction vehicle speed at the work site must be limited to fifteen (15) miles per hour or less;
- b. Prior to any ground disturbance, sufficient water must be applied to the areas to be disturbed to prevent visible emissions from crossing the property line;
- c. Areas to be graded or excavated must be kept adequately wetted to prevent visible emissions from crossing the property line;
- d. Storage piles must be kept adequately wetted, treated with a chemical dust suppressant, or covered when material is not being added to or removed from the pile;
- e. Equipment must be washed down before moving from the property onto a paved public road; and
- f. Visible track-out on the paved public road must be cleaned using wet sweeping or a HEPA filter equipped vacuum device within twenty-four (24) hours.

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

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

- On-site Vegetation: non-native annual grassland, forbs, and occasional coastal scrub species.
- Name and distance from blue line creek(s): Willow Creek is approximately 0.25 mile to the south-east, and Old Creek is 0.30 mile to the north-west.
- Habitat(s): California red-legged frog habitat has been found about 0.1 mile to the northeast.

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

Plants- San Luis serpentine dudleya (*Dudleya abramsii ssp. bettinae*) has been found about 0.45 and 0.55 mile to the northwest. This species is found on serpentine soils in chaparral; coastal scrub; valley and foothill grassland habitats. The typical blooming period is May-July. San Luis serpentine dudleya (*Dudleya abramsii ssp. bettinae*) is considered rare by CNPS (List 1B).

California seablite (*Suaeda californica*) has been found about 0.25 mile to the northwest. This species is generally found growing along margins of marsh and swamp (coastal salt)

areas. It is a California endemic which has a blooming period of July-October. California seablite is considered federally endangered and rare by the CNPS (List 1B).

Jones's layia (*Layia jonesii*) has been found about 0.8 mile to the south. This species is an annual herb that is found on serpentine or clay-based soils in chaparral and valley grassland habitats. Within San Luis Obispo County, this species is known to range primarily from the Cayucos area south to San Luis Obispo. It is a California endemic, with blooming generally occurring in March to May. Jones's layia is federally listed as a Species of Concern, and CNPS considers this species extremely rare (List 1B, 3-2-3 R-E-D). The Cal Flora Occurrence Database catalogs 31 historical occurrences of this species within San Luis Obispo County.

Wildlife- Tidewater goby (*Eucyclogobius newberryi*) has been found about 0.2 mile to the northwest and 0.3 mile to the south. This species is found in brackish water habitats along the California coast. Microhabitats include shallow lagoons and lower stream reaches. The goby needs fairly still but not stagnant water with high oxygen levels. Suitable habitats range from the stream mouths to approximately 1.5 to 2.0 miles upstream. Tidewater goby is threatened by various factors including water quality degradation and low instream flows caused by water diversions and periodic drought. They are considered federally endangered and a California species of Special Concern.

Southwestern pond turtle (*Emys (or Clemmys) marmorata pallida*) has been found about 0.2 mile to the northwest and about 0.25 mile to the south. The species prefers slow-water aquatic habitat with available basking sites nearby. Hatchlings require shallow water habitat with relatively dense submergent vegetation for foraging. Southwestern pond turtle is a federal and California Species of Special Concern.

Sandy beach tiger beetle (*Cincindela hirticollis gravida*) has been found about 0.2 mile to the south.

California red-legged frog (*Rana aurora draytonii*) has been found about 0.6 mile to the northeast. This species typically inhabits shorelines with extensive vegetation. The frog requires 11 to 20 weeks of permanent water for larval development. California red-legged frog is considered federally threatened.

Impact. The site consists of lodo clay loam soils, and the vegetation community on the property consists of non-native annual grasslands. The site is located approximately 900 feet from beach sand and 1,300 feet from the nearest fresh and brackish water source. Based on the soil characteristics at the site, and distance to water sources, the species that have the potential to occur in the vicinity of the project site are not expected to occur at the project site. The site does not currently support special status species nor is it expected to support special status species in the future. The dominance of non-native grasses, the distance to suitable water sources, and the surrounding human disturbances offer low-quality habitat for plants and wildlife that may occur at this location.

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

5. CULTURAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. CULTURAL RESOURCES -
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Impact. The project is not located in an area that would be considered culturally sensitive due to steep slopes and lack of physical features typically associated with prehistoric occupation. Impacts to historical or paleontological resources are not expected.

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

6. GEOLOGY AND SOILS -
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone"?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. GEOLOGY AND SOILS -
Will the project:

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

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| i) Preclude the future extraction of valuable mineral resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j) Other: _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Setting

GEOLOGY - The following relates to the project's geologic aspects or conditions:

Topography: Moderately sloping

Within County's Geologic Study Area?: Yes

Landslide Risk Potential: Moderate

Liquefaction Potential: Low

Nearby potentially active faults?: Yes Distance? 7 miles south; 9 miles southwest to the closest known active fault

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

Shrink/Swell potential of soil: Moderate

Other notable geologic features? None

The project is within the Geologic Study area designation, and is subject to the preparation of a geological report per the County's Coastal Zone Land Use Ordinance [CZLUO section 23.07.084(c)] to evaluate the area's geological stability. A geological report was conducted for the project (*Engineering Geology Investigation, GeoSolutions, Inc., April 8, 2011*). This report has been reviewed and found to be complete in its evaluation of the site for compatibility with the proposed single family residence, (*Review of Engineering Geology Investigation, LandSet Engineers, Inc., June 28, 2011*). The geological report provides recommendations for the proposed development, including but not limited to foundation design, dust mitigation, and surface drainage.

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

Within the 100-year Flood Hazard designation? No

Closest creek? Willow Creek Distance? Approximately 0.25 mile southwest

Soil drainage characteristics: Very poorly drained

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

SEDIMENTATION AND EROSION – Soil type, amount 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 the project's soil erodibility is as follows:

Soil erodibility: Low

Impact. As proposed, the project will result in the disturbance of approximately 12,000 square feet.

An Engineering Geology Investigation was prepared for the proposed project. That investigation was peer-reviewed, and found to adequately address the site conditions as they relate to the proposed project, concluding that the site is geologically suitable for the proposed single family residence, provided that the recommendations are implemented. Due to the steep slopes on the project site, a sedimentation and erosion control plan is required (CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. A drainage plan will also be required to address increased runoff associated with the proposed project. Hydrology analysis and drainage calculations have been prepared for the proposed project, by Roberts Engineering, as presented in a report dated May 17, 2011. In this report, the peak flow was calculated to increase by 29 percent during a 100 year storm event. The report provides compensation measures, as described below.

Mitigation/Conclusion. Roof drains will be piped to rock filled sumps retained by short gravity block walls along the west (rear) property line. The majority of storm flows will be dissipated through percolation. During prolonged rainfall events, flow will be released at the point of historic discharge at non erosive velocities. These measures will help to mimic the pre-development hydrology of the site and minimize peak flow rates and reduced impacts of polluted runoff.

Soils engineering and geology recommendations of the applicant's consultant, and the County Geologist, include the following (see attached Developer's Statement):

- Geologic and geotechnical recommendations for site preparation, grading (including subslab and floor drainage systems), trenching, foundations (including footings that bear sufficiently into sandstone bedrock), slabs and flatwork, retaining walls and shoring, drainage, observation and testing.
- Active involvement of a certified engineering geologist and a geotechnical engineer throughout design and construction of the project.
- Evaluation of exposed rock for fracturing at the beginning of site grading; if fracturing poses a safety risk, stoppage of construction and reevaluation of the stability of temporary slopes prior to resuming construction.
- Compliance with California Civil Code Section 832 regarding the rights of the adjoining property owner with regard to proposed high cuts next to the existing house.
- Potential for presence of asbestos to be addressed through dust mitigation measures at the start and maintained throughout the duration of construction and grading activities, as prescribed by The California Air Resources Board Section 93105 (California Code of Regulations, Title 17), Asbestos Airborne Toxic Control Measures for Construction, Grading, Quarrying and Surface Mining Operations (e)(1), Requirements for Construction and Grading Operations.

In order to address potential site-specific and cumulative drainage impacts, preparation of a drainage plan and sedimentation and erosion control plan will be required, with the former plan to include "best management practices," and the latter plan to include both temporary and long-term measures. The preceding recommendations to address geologic, geotechnical, and drainage concerns will be incorporated into the project design and conditions. In addition, the project will comply with standard measures required by ordinance or codes. Incorporation of the preceding measures will reduce potential site-specific and cumulative geology, geotechnical, drainage, and sedimentation and erosion impacts to a level of insignificance.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Interfere with an emergency response or evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people to safety risk associated with airport flight pattern?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Increase fire hazard risk or expose people or structures to high fire hazard conditions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create any other health hazard or potential hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not located in an area of known hazardous material contamination. The project is not within a high severity risk area for fire. The project is not within the Airport Review area. Sections of Richard Avenue are not built to County Standards, including the section in front of the project site, limiting access by emergency vehicles to the project site. Additionally, there is potential for naturally occurring asbestos to be present at the site, as discussed in the Air Quality section of this document.

Impact. The project does not propose the use of hazardous materials. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan. The project includes the improvement of the road fronting the property and to the nearest County Maintained Road (approximately 300 linear feet), the planning and developing of which shall be reviewed and approved by the County Department of Public Works. Site disturbance could disturb naturally occurring asbestos, per the Engineering Geology Investigation (*GeoSolutions, Inc., 2011*).

Mitigation/Conclusion. The project is conditioned to improve the road to the nearest County maintained road (see attached Developer's Statement), which will mitigate concerns regarding access limitations. Dust minimization measures, as addressed in the Air Quality portion of this report, will be sufficient to address the potential for naturally occurring asbestos. No further 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generate increases in the ambient noise levels for adjoining areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

8. NOISE - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not within close proximity of loud noise sources, and will not conflict with any sensitive noise receptors (e.g., residences). Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area.

Impact. The project is not expected to generate loud noises, nor conflict with the surrounding uses.

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

9. POPULATION/HOUSING - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The site is undeveloped land, and the proposed project is a single family residence.

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.

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, and no mitigation measures are necessary.

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

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

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

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

12. TRANSPORTATION/ CIRCULATION - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project would access onto Richard Avenue, a local street. Sections of Richard Avenue are not built to County Standards, including the section in front of the project site, limiting access by emergency vehicles to the project site. Otherwise, the existing road network in the area, including the project's access street (Richard Avenue), is operating at acceptable levels, with reference to the County's established acceptable Level of Service (LOS) on roads for this urban area being "D" or better. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

Impact. The proposed project is estimated to generate about 10 trips per day, based on the Institute of Traffic Engineer's manual of 10 trips per day/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 shall include the improvement of the road fronting the property and to the nearest County Maintained Road (approximately 300 linear feet), the planning and developing of which shall be reviewed and approved by the County Department of Public Works.

Mitigation/Conclusion. Richard Avenue shall be constructed to an A-1 (rural) section fronting the property and to the nearest County Maintained Road (minimum paved width to be 20 feet). The applicant shall enter into an agreement with the County and post a bond for the cost of the required road improvements. The project does not conflict with the closest airport and associated Airport Land Use Plan. The project does not conflict with the County's Bike Plan.

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

Setting. Regulations and guidelines on proper wastewater system design and criteria are found within the County's Plumbing Code (see Chapter 7 of the Building and Construction Ordinance [Title 19]), the "Water Quality Control Plan, Central Coast Basin" (Regional Water Quality Control Board), and the California Plumbing Code. These regulations include specific requirements for both on-site and community wastewater systems. These regulations are applied to all new wastewater systems. The project will be served by Cayucos Sanitary District for wastewater disposal, the effluent from which is treated at the Morro Bay treatment plant. This system is currently operating at acceptable levels and has the capacity to support existing commitments in addition to the proposed project.

Impact. The Cayucos Sanitary District has indicated their intent to serve the property. However, a final will-serve letter from the Cayucos Sanitary District will be required prior to issuance of a construction permit. According to the certified Final EIR for the Estero Area Plan update, there is sufficient wastewater treatment plant capacity at the Morro Bay treatment plant, both today and at build-out under the Estero Area Plan, considering wastewater flow from both Cayucos and Morro Bay.

Sewage from Cayucos is collected and transported through pipes to the City of Morro Bay sewage treatment plant. Cayucos Sanitary District has an agreement with the City of Morro Bay, and is entitled to the use of 40 percent of the Morro Bay treatment plant's capacity. Current plant capacity is

2.36 million gallons per day (mgd) average dry-weather flow, of which 1.416 mgd is reserved for Morro Bay and 0.944 mgd for Cayucos.

Mitigation/Conclusion. Given that the system is currently operating at acceptable levels and that it has the capacity to support existing commitments in addition to the proposed project, no mitigation measures are necessary.

14. WATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project proposes to use Community Service Area 10A (local CSD) as its water source.

The topography of the project is moderately sloping. The closest creek from the proposed development is approximately 0.25 mile away. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

When work is done in the rainy season, the County Ordinance requires that temporary sedimentation and erosion control measures be installed during the rainy season.

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

- Indoor: 0.139 acre feet/year (AFY);
- Outdoor: 0.242 AFY
- Total Use: 0.381 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).

Regarding surface water quality, as proposed, the project will result in the disturbance of approximately 12,000 square feet. The project is not within close proximity to surface water sources.

Mitigation/Conclusion. The project will be subject to the landscape provision under the County's CZLUO, which include provisions for water efficient irrigation and the use of drought tolerant plants. Since no potentially significant drinking water quantity or quality impacts were identified, no specific measures above standard requirements have been determined necessary. With regards to surface

water quality, standard drainage and erosion control measures will be required for the proposed project and are considered adequate protection measures. The applicant will also be required to address polluted runoff and increased runoff associated with the project as discussed in the geology section. These standards include, but are not limited to, improvement plans to be prepared in accordance with San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works and the County Health Department for approval.

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

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., Local Coastal Plan (CZLUO), etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., Cayucos Fire Department 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.

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) <i>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</i>				

to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

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://www.ceres.ca.gov/topic/env_law/ceqa/guidelines for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

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

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input type="checkbox"/>	County Environmental Health Division	Not Applicable
<input type="checkbox"/>	County Agricultural Commissioner's Office	Not Applicable
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input checked="" type="checkbox"/>	Air Pollution Control District	Attached
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input type="checkbox"/>	CA Department of Forestry (Cal Fire)	Not Applicable
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input type="checkbox"/>	Community Service District	Not Applicable
<input checked="" type="checkbox"/>	Other <u>Community Services Area No. 10-A</u>	In File**
<input checked="" type="checkbox"/>	Other <u>Cayucos Sanitary Dist</u>	In File**

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

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

<input checked="" type="checkbox"/>	Project File for the Subject Application	<input checked="" type="checkbox"/>	Estero Area Plan and Update EIR
<u>County documents</u>		<u>Other documents</u>	
<input type="checkbox"/>	Airport Land Use Plans	<input checked="" type="checkbox"/>	Archaeological Resources Map
<input checked="" type="checkbox"/>	Annual Resource Summary Report	<input checked="" type="checkbox"/>	Area of Critical Concerns Map
<input checked="" type="checkbox"/>	Building and Construction Ordinance	<input checked="" type="checkbox"/>	Areas of Special Biological Importance Map
<input checked="" type="checkbox"/>	Coastal Policies	<input checked="" type="checkbox"/>	California Natural Species Diversity Database
<input checked="" type="checkbox"/>	Framework for Planning (Coastal/Inland)	<input checked="" type="checkbox"/>	Clean Air Plan
<input checked="" type="checkbox"/>	General Plan (Inland/Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/>	Fire Hazard Severity Map
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Agriculture Element	<input checked="" type="checkbox"/>	Flood Hazard Maps
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Conservation & Open Space Element (includes Energy, Conservation)	<input checked="" type="checkbox"/>	Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/>	Regional Transportation Plan
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/>	Uniform Fire Code
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/>	Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/>	GIS mapping layers (e.g., Biology, geology, streams, slope, fire, hazards, transportation, water, etc.)
<input checked="" type="checkbox"/>	Land Use Ordinance	<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Real Property Division Ordinance		
<input type="checkbox"/>	Solid Waste Management Plan		
<input type="checkbox"/>	Circulation Study		

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

Engineering Geology Investigation, 2672 Richard Avenue, APN: 064-203-072, Cayucos Area, San Luis Obispo County, California; Project SL07676-1, prepared by GeoSolutions, Inc., dated April 8, 2011.

Review of Engineering Geology Investigation, Yuhas Residence, 2672 Richard Avenue (APN 064-203-072), File No. 916-01, prepared by LandSet Engineers, Inc., dated June 28, 2011.

Hydrology Analysis and Drainage Calculations, Yuhas Residence, 2672 Richard Avenue, Cayucos, CA (APN: 064-203-049), prepared by Roberts Engineering Inc., dated May 17, 2011.

APCD - 2004 Annual Air Quality Report

CEQA Air Quality Handbook (2009)

County Landslide Risk Map, Coastal and Inland (Envicom, 1974)

County Liquefaction Potential Map, Coastal and Inland (Envicom, 1974)

2000 Census data

Pacific Institute studies (2003)

City of Santa Barbara Water Demand Factor & Conservation Study 'User Guide' (Aug., 1989)

Exhibit B - Mitigation Summary Table

Air Quality

- AQ-1 **From the initiation and throughout the duration of construction or grading activities,** the following dust mitigation measures shall be implemented:
- a. Construction vehicle speed at the work site must be limited to fifteen (15) miles per hour or less;
 - b. Prior to any ground disturbance, sufficient water must be applied to the areas to be disturbed to prevent visible emissions from crossing the property line;
 - c. Areas to be graded or excavated must be kept adequately wetted to prevent visible emissions from crossing the property line;
 - d. Storage piles must be kept adequately wetted, treated with a chemical dust suppressant, or covered when material is not being added to or removed from the pile;
 - e. Equipment must be washed down before moving from the property onto a paved public road; and
 - f. Visible track-out on the paved public road must be cleaned using wet sweeping or a HEPA filter equipped vacuum device within twenty-four (24) hours.
- AQ-2 "Naturally-occurring asbestos" has been identified by the State Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common in the state and may contain naturally occurring asbestos. Under the State Air Resources Board Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to construction permit issuance**; the applicant must comply with all requirements outlined in the Asbestos ATCM before grading begins. These requirements may include, but are not limited to, 1) preparation of an "Asbestos Dust Mitigation Plan", which must be approved by APCD before grading begins; 2) an "Asbestos Health and Safety Program", as determined necessary by APCD. (For any questions regarding these requirements, contact Karen Brooks (APCD) at (805) 781-5912 or go to <http://www.slocleanair.org/business/asbestos.asp>). **Prior to final inspection or occupancy**, whichever occurs first, the applicant shall provide verification from APCD that the above measures have been incorporated into the project.

Geology (Site-specific and Cumulative)

- GEO-1 **Prior to any ground-disturbing construction activities or issuance of construction or grading permits,** the following conditions shall be included on all construction and grading plans:
- a. A certified engineering geologist shall review, approve and stamp construction plans, including all plans for building foundations and excavations.
 - b. The certified engineering geologist and the soils and/or civil engineer shall inspect work on-site and verify, as applicable, that building construction, including all foundation work, has been performed in a manner consistent with the intent of the plan review, geology reports and information, and the soils engineering reports (including the following: *Engineering Geology Investigation, 2672 Richard Avenue, APN: 064-203-072, Cayucos Area, San Luis Obispo County, California; Project SL07676-1, prepared by GeoSolutions, Inc., dated April 8, 2011; and Review of Engineering Geology Investigation, Yuhas Residence, 2672 Richard Avenue (APN 064-203-072),*

File No. 916-01, prepared by LandSet Engineers, Inc., dated June 28, 2011.)

- c. The certified engineering geologist shall issue a final engineering geology compliance report as required by the Uniform Building Code that identifies changes observed during construction, recommendations offered for mitigation, and confirmation that construction was completed in compliance with the intent of the geology reports and information (see list in preceding item).
- e. Should the services of the certified engineering geologist be terminated prior to final inspection and/or occupancy, the applicant shall submit a transfer of responsibility statement to the County Planning and Building Department from the new certified engineering geologist per the Uniform Building Code.
- f. A final report prepared by a soils and/or civil engineer shall be submitted to the County Planning and Building Department's field inspector stating that all work performed is suitable to support the intended structure. Such report shall include any field reports, compaction data, etc.
- g. The applicant shall implement all recommendations in the Observation and Testing Program prepared by the project civil engineer(s), geotechnical engineer(s), and/or certified engineering geologist(s). The Observation and Testing Program may include, but not be limited to review of the following: project plans, including grading, drainage, foundation, and retaining wall plans; stripping and clearing of vegetation; cut and fill slopes; benching and keying; preparation of paved areas; preparation of soil to receive fill; fill placement and compaction; subsurface drainage control; footing excavations; premoistening of subslab soils; surface and subsurface drainage structures; erosion control measures.

GEO-2 **During project construction/ground disturbing activities**, the applicant shall retain a certified engineering geologist of record and shall provide the engineering geologist's Written Certification of Adequacy of the Proposed Site Development for its Intended Use to the Department of Planning and Building.

GEO-3 **Prior to occupancy or final inspection**, whichever occurs first, the soils engineer and certified engineering geologist of record, shall verify, as applicable, that construction is in compliance with the intent of the plan review, geologic reports and information, and the soils engineering reports (including the following: *Engineering Geology Investigation, 2672 Richard Avenue, APN: 064-203-072, Cayucos Area, San Luis Obispo County, California; Project SL07676-1*, prepared by GeoSolutions, Inc., dated April 8, 2011; and *Review of Engineering Geology Investigation, Yuhas Residence, 2672 Richard Avenue (APN 064-203-072), File No. 916-01*, prepared by LandSet Engineers, Inc., dated June 28, 2011.) The soils engineer and certified engineering geologist of record shall provide written verification that the recommendations of the preceding geologic reports and information have been incorporated into the final design and construction, and such verification shall be submitted to the Department of Planning and Building for review and approval.

Drainage (site-specific and cumulative)

GEO-4 **At the time of application for construction permits**, the applicant shall submit a drainage plan prepared by a Registered Civil Engineer for review and approval by the County Public Works Department. The plan shall, at a minimum evaluate: 1) the effects of the project's projected runoff on adjacent properties and existing drainage facilities and systems, and 2) estimates of existing and increased runoff resulting from the proposed improvement. The plan shall include Best Management Practices (BMPs) to address polluted runoff, including, but not limited to minimizing the use of impervious surfaces (e.g.,

installing pervious driveways and walkways) and directing runoff from roofs and drives to vegetative strips before it leaves the site.

- GEO-5 **Prior to issuance of any construction or grading permits**, a sedimentation and erosion control plan shall be prepared per County Coastal Zone Land Use Ordinance Section 23.05.036 for review and approval by the County Public Works Department, and it shall be incorporated into the project to minimize sedimentation and erosion. The plan will need to be prepared by a registered civil engineer and address the following to minimize temporary and long-term sedimentation and erosion: slope surface stabilization, erosion and sedimentation control devices, final erosion control measures, and control of off-site effects.
- GEO-6 **Prior to occupancy or final inspection**, whichever occurs first, the registered civil engineer shall verify that the recommendations of the approved Drainage Plan and the Sedimentation and Erosion Control Plan have been implemented. This verification shall be submitted in writing to the Department of Planning and Building for review and approval. If required by the County Public Works Department, the applicant shall execute a plan check and inspection agreement with the county, so that the drainage, sedimentation and erosion control facilities can be inspected and approved before final occupancy or final inspection, whichever occurs first.
- GEO-7 **Prior to occupancy or final inspection**, whichever occurs first, roof drains shall be piped to rock filled sumps retained by short gravity block walls along the west (rear) property line, to mitigate increased runoff from the project.

Improvement Plans

- PS-1 **Prior to issuance of any construction or grading permits**, improvement plans shall be prepared in accordance with the San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer, and submitted to the Department of Public Works and the County Health Department for approval. Improvement plans shall show Richard Avenue constructed to an A-1 (rural) section fronting the property and to the nearest County Maintained Road (minimum paved width to be 20 feet). The plans are to include:
- a. Street plan and profile;
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require);
 - c. Water plan (County Health);
 - d. Sewer plan (County Health);
 - e. Grading and erosion control plan for all related improvement locations;
 - f. Public utility plan, showing all existing utilities and installation of all utilities to serve the development.
- PS-2 **Prior to issuance of any construction or grading permits**, the applicant shall enter into an agreement with the County and post bond for the cost of the required road improvements.
- PS-3 **Prior to issuance of any construction or grading permits**, the applicant shall enter into an agreement with the County for the cost of checking the improvement plans if any, and the cost of inspection of any such improvements by the County or its designated representative. The applicant shall also provide the County with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

- PS-4 If environmental permits from the Army Corps of Engineers or the California Department of Fish and Game are required for any public improvements that are to be maintained by the County, the applicant or project engineer, **prior to the approval of plans** by the Department of Public Works, shall:
- a. Submit a copy of all such permits to the Department of Public Works, OR;
 - b. Document that the regulatory agencies have determined that said permit is no longer required.
- PS-5 The Registered Civil Engineer, upon completion of the improvements, must certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. **All public improvements shall be completed prior to occupancy of any new structure.**



SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252

Fax (805) 781-1229

email address: pwd@co.slo.ca.us

MEMORANDUM

Date: June 3, 2011

To: Paul Sittig, Coastal Team Planner

From: Tim Tomlinson, Development Services

Subject: Public Works New Project Referral for DRC2010-00078 by YUHAS MUP for a residence and road construction on Richard Avenue in Cayucos. APN 064-203-049

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

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

1. A more complete drainage plan including whether a drainage easement is available from the neighbors below

Public Works Comments:

This project is required to construct a portion of Richard Avenue to County Standards and bond for the completion of those improvements. Plans for this portion of the road were designed and approved with other Building Permits and we recommend that this applicant acquire those plans so that their project may be coordinated with their neighbor's. These plans may be required for the environmental review of this project.

We recommend that the applicant attempt to acquire a drainage easement through the property below and route all stormwater run-off non-erosively to the street below.

The improvements shown within the sewer easement (which would include a drainage line running through to an easement below) will require Cayucos Community Services District approval and an encroachment permit from them.

Some of the improvements shown in the road right of way for Richard Ave. (such as the detached planter), will not be allowed.

Recommended Project Conditions of Approval:

Access and Improvements

- 1 Richard Avenue constructed to an A-1 (rural) section fronting the property and to the County Maintained Road (minimum paved width to be 20 feet).
- 2 All driveways shall be constructed in accordance with County Standard Improvement Specification and Drawings.

Improvement Plans

- 1 Improvement plans shall be prepared in accordance with San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plan is to include:
 - a. Street plan and profile.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - c. Water plan (County Health).
 - d. Sewer plan (County Health).
 - e. Grading and erosion control plan for improvement locations.
 - f. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.
 - g. Tree removal/retention plan for trees to be removed and retained associated with the required improvement for the land division to be approved jointly with the Department of Planning and Building.
 - h. Trail plan, to be approved jointly with the Park Division.
- 2 The applicant shall enter into an agreement with the county and post a bond for the cost of the required road improvements.
- 3 **At the time of application for construction permits**, the applicant shall enter into an agreement with the county for the cost of checking the improvement plans and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
- 4 **Prior to occupancy or final inspection**, a Registered Civil Engineer must certify to the Department of Public Works that the road improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.
- 5 If environmental permits from the Army Corps of Engineers or the California Department of Fish and Game are required for any public improvements that are to be maintained by the County, the applicant or his engineer, prior to the approval of the plans by the Department of Public Works shall:
 - a. Submit a copy of all such permits to the Department of Public Works OR
 - b. Document that the regulatory agencies have determined that said permit is not longer required.

Drainage

- 1 Submit complete drainage calculations to the Department of Public Works for review and approval. These calculations will show the difference between the pre and post development 100 year storm run-off.
- 2 **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.
- 3 **On-going condition of approval (valid for the life of the project)**: In accordance with 8.68.130 (Article III), non-stormwater discharges into the county storm drain system shall require an encroachment permit as described in Chapter 13.08 of the County Code. Permits shall only be issued when applicant successfully demonstrates compliance with all requirements of Article III.



noa atcm requirements

Tim Fuhs to: Paul Sittig

02/23/2012 10:41 AM

From: Tim Fuhs/APCD/COSLO
To: Paul Sittig/Planning/COSLO@Wings

History: This message has been replied to.

Hi Paul - Just wanted to give you a heads up that the noa atcm requirement for a written asbestos dust control plan and asbestos health and safety plan kick in on projects greater than 1 acre of grading. So for instance this project in Cayucos would not require a District approved health and safety plan . Hope this helps, and again thanks for passing these projects by us for review .

PS - The applicant will still need to come through our office for review , and I have informed Mr. Kornreich of this.

Tim Fuhs
San Luis Obispo County
Air Pollution Control District
3433 Roberto Court SLO, CA 93401
805-781-5912 o
805.235.3398 c
805.781.1002 f
web: slocleanair.org

"I only went out for a walk, and finally concluded to stay out 'till sundown, for going out, I found, was really going in." ~ John Muir

DATE: February 22, 2012

**DEVELOPER'S STATEMENT FOR YUHAS MINOR USE PERMIT/
COASTAL DEVELOPMENT PERMIT
ED11-039 (DRC2010-00078)**

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.

Project Description: Request by Jeff & Kristy Yuhas for a Minor Use Permit/Coastal Development Permit to construct a new two-story 2,897 square foot single family residence with an attached 419 square foot garage on slopes greater than twenty percent. The project will result in the disturbance of the entire 4,476 square foot parcel, as well as approximately 7,600 square feet associated with off-site improvements to Richard Avenue (to meet County standards), for approximately 12,000 square feet of disturbance. The project is located on the west side of Richard Avenue at 2672 Richard Ave., approximately 500 feet east of Obispo Avenue, within the community of Cayucos, in the Estero planning area.

Air Quality

AQ-1 From the initiation and throughout the duration of construction or grading activities, the following dust mitigation measures shall be implemented:

- a. Construction vehicle speed at the work site must be limited to fifteen (15) miles per hour or less;
- b. Prior to any ground disturbance, sufficient water must be applied to the areas to be disturbed to prevent visible emissions from crossing the property line;
- c. Areas to be graded or excavated must be kept adequately wetted to prevent visible emissions from crossing the property line;
- d. Storage piles must be kept adequately wetted, treated with a chemical dust suppressant, or covered when material is not being added to or removed from the pile;
- e. Equipment must be washed down before moving from the property onto a paved public road; and
- f. Visible track-out on the paved public road must be cleaned using wet sweeping or a HEPA filter equipped vacuum device within twenty-four (24) hours.

Monitoring AQ-1: All applicable mitigation measures will be shown on the grading and building plans prior to issuance of permits. Compliance will be verified by the County of San Luis Obispo.

AQ-2 "Naturally-occurring asbestos" has been identified by the State Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common in the state and may contain naturally occurring asbestos. Under the State Air Resources Board Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to construction permit issuance**; the applicant must comply with all requirements outlined in the Asbestos ATCM before grading begins. These requirements may include, but are not limited to, 1) preparation of an "Asbestos Dust Mitigation Plan", which must be approved by APCD before grading begins; 2) an "Asbestos Health and Safety Program", as determined necessary by APCD. (For any questions regarding these requirements, contact Karen Brooks at (805) 781-5912 or go to <http://www.slocleanair.org/business/asbestos.asp>).

Prior to final inspection or occupancy, whichever occurs first, the applicant shall provide verification from APCD that the above measures have been incorporated into the project.

Monitoring AQ-2: Prior to construction permit issuance, the applicant shall comply with the applicable Asbestos ATCM requirements, to be verified by APCD. Prior to final inspection or occupancy, a summary report will be submitted to the Department of Planning and Building for review and approval, as may be necessary.

Geology (Site-specific and Cumulative)

- GEO-1 **Prior to any ground-disturbing construction activities or issuance of construction or grading permits**, the following conditions shall be included on all construction and grading plans:
- a. A certified engineering geologist shall review, approve and stamp construction plans, including all plans for building foundations and excavations.
 - b. The certified engineering geologist and the soils and/or civil engineer shall inspect work on-site and verify, as applicable, that building construction, including all foundation work, has been performed in a manner consistent with the intent of the plan review, geology reports and information, and the soils engineering reports (including the following: *Engineering Geology Investigation, 2672 Richard Avenue, APN: 064-203-072, Cayucos Area, San Luis Obispo County, California; Project SL07676-1*, prepared by GeoSolutions, Inc., dated April 8, 2011; and *Review of Engineering Geology Investigation, Yuhas Residence, 2672 Richard Avenue (APN 064-203-072), File No. 916-01*, prepared by LandSet Engineers, Inc., dated June 28, 2011).
 - c. The certified engineering geologist shall issue a final engineering geology compliance report as required by the Uniform Building Code that identifies changes observed during construction, recommendations offered for mitigation, and confirmation that construction was completed in compliance with the intent of the geology reports and information (see list in preceding item).
 - e. Should the services of the certified engineering geologist be terminated prior to final inspection and/or occupancy, the applicant shall submit a transfer of

responsibility statement to the County Planning and Building Department from the new certified engineering geologist per the Uniform Building Code.

- f. A final report prepared by a soils and/or civil engineer shall be submitted to the County Planning and Building Department's field inspector stating that all work performed is suitable to support the intended structure. Such report shall include any field reports, compaction data, etc.
- g. The applicant shall implement all recommendations in the Observation and Testing Program prepared by the project civil engineer(s), geotechnical engineer(s), and/or certified engineering geologist(s). The Observation and Testing Program may include, but not be limited to review of the following: project plans, including grading, drainage, foundation, and retaining wall plans; stripping and clearing of vegetation; cut and fill slopes; benching and keying; preparation of paved areas; preparation of soil to receive fill; fill placement and compaction; subsurface drainage control; footing excavations; premoistening of subslab soils; surface and subsurface drainage structures; erosion control measures.

Monitoring GEO-1: Prior to issuance of any construction and/or grading permit, the above-listed conditions shall be included on all applicable plans, to be verified by County staff.

- GEO-2 **During project construction/ground disturbing activities**, the applicant shall retain a certified engineering geologist of record and shall provide the engineering geologist's Written Certification of Adequacy of the Proposed Site Development for its Intended Use to the Department of Planning and Building.

Monitoring GEO-2: Prior to final inspection, a summary report will be submitted to the Department of Planning and Building for review and approval.

- GEO-3 **Prior to occupancy or final inspection**, whichever occurs first, the soils engineer and certified engineering geologist of record, shall verify, as applicable, that construction is in compliance with the intent of the plan review, geologic reports and information, and the soils engineering reports (including the following: *Engineering Geology Investigation, 2672 Richard Avenue, APN: 064-203-072, Cayucos Area, San Luis Obispo County, California; Project SL07676-1*, prepared by GeoSolutions, Inc., dated April 8, 2011; and *Review of Engineering Geology Investigation, Yuhas Residence, 2672 Richard Avenue (APN 064-203-072), File No. 916-01*, prepared by LandSet Engineers, Inc., dated June 28, 2011). The soils engineer and certified engineering geologist of record shall provide written verification that the recommendations of the preceding geologic reports and information have been incorporated into the final design and construction, and such verification shall be submitted to the Department of Planning and Building for review and approval.

Monitoring GEO-3: Prior to final inspection, written verification will be submitted to the Department of Planning and Building for review and approval.

Drainage (site-specific and cumulative)

- GEO-4 **At the time of application for construction permits**, the applicant shall submit a drainage plan prepared by a Registered Civil Engineer for review and approval by the County Public Works Department. The plan shall, at a minimum evaluate: 1) the effects of the project's projected runoff on adjacent properties and existing drainage facilities and systems, and 2) estimates of existing and increased runoff resulting from the proposed improvement. The plan shall include Best Management Practices (BMPs) to address polluted runoff, including, but not limited to minimizing the use of impervious surfaces (e.g., installing pervious driveways and walkways) and directing runoff from roofs and drives to vegetative strips before it leaves the site.

Monitoring GEO-4: Prior to issuance, a drainage plan shall be submitted to the County Public Works Department for review and approval.

- GEO-5 **Prior to issuance of any construction or grading permits**, a sedimentation and erosion control plan shall be prepared per County Coastal Zone Land Use Ordinance Section 23.05.036 for review and approval by the County Public Works Department, and it shall be incorporated into the project to minimize sedimentation and erosion. The plan will need to be prepared by a registered civil engineer and address the following to minimize temporary and long-term sedimentation and erosion: slope surface stabilization, erosion and sedimentation control devices, final erosion control measures, and control of off-site effects.

Monitoring GEO-5: Prior to issuance, a sedimentation and Erosion Control Plan shall be submitted to the County Public Works Department for review and approval.

- GEO-6 **Prior to occupancy of final inspection**, whichever occurs first, the registered civil engineer shall verify that the recommendations of the approved Drainage Plan and the Sedimentation and Erosion Control Plan have been implemented. This verification shall be submitted in writing to the Department of Planning and Building for review and approval. If required by the County Public Works Department, the applicant shall execute a plan check and inspection agreement with the county, so that the drainage, sedimentation and erosion control facilities can be inspected and approved before final occupancy or final inspection, whichever occurs first.

Monitoring GEO-6: Prior to final inspection, a report will be submitted to the Department of Planning and Building for review and approval.

- GEO-7 **Prior to occupancy of final inspection**, whichever occurs first, roof drains shall be piped to rock filled sumps retained by short gravity block walls along the west (rear) property line, to mitigate increased runoff from the project.

Monitoring GEO-7: Prior to final inspection, the applicant shall install the above-mentioned improvements, and County staff shall inspect the improvements.

Improvement Plans

- PS-1 **Prior to issuance of any construction or grading permits**, improvement plans shall prepared in accordance with the San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer, and submitted to the Department of Public Works and the County Health Department for approval. Improvement plans shall show Richard Avenue constructed to an A-1 (rural) section fronting the property and to the nearest County Maintained Road (minimum paved width to be 20 feet). The plans are to include:
- a. Street plan and profile;
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require);
 - c. Water plan (County Health);
 - d. Sewer plan (County Health);
 - e. Grading and erosion control plan for all related improvement locations;
 - f. Public utility plan, showing all existing utilities and installation of all utilities to serve the development.

Monitoring PS-1: Prior to issuance of any construction or grading permits, plans shall be submitted to the Department of Public Works and the County Health Department for review and approval.

- PS-2 **Prior to issuance of any construction or grading permits**, the applicant shall enter into an agreement with the County and post bond for the cost of the required road improvements.
- PS-3 **Prior to issuance of any construction or grading permits**, the applicant shall enter into an agreement with the County for the cost of checking the improvement plans if any, and the cost of inspection of any such improvements by the County or its designated representative. The applicant shall also provide the County with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

Monitoring PS-2 and PS-3: Prior to issuance of any construction or grading permits, applicant shall enter into the abovementioned agreements with the County.

- PS-4 If environmental permits from the Army Corps of Engineers or the California Department of Fish and Game are required for any public improvements that are to be maintained by the County, the applicant or project engineer, **prior to the approval of plans** by the Department of Public Works, shall:
- a. Submit a copy of all such permits to the Department of Public Works, OR;

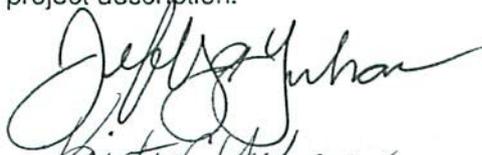
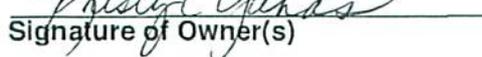
- b. Document that the regulatory agencies have determined that said permit is no longer required.

Monitoring PS-4: Prior to issuance, a report will be submitted to the Department of Planning and Building for review and approval.

- PS-5 The Registered Civil Engineer, upon completion of the improvements, must certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. **All public improvements shall be completed prior to occupancy of any new structure.**

Monitoring PS-5: Prior to occupancy of any new structure, a report summarizing the improvements made will be submitted to the Department of Public Works for review and approval.

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.

JEFFREY A. YUHAS 3-3-2012

Kristy C. Yuhas 3-3-12

Signature of Owner(s)

Name (Print)

Date