



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. ED12-021

DATE: September 27, 2012

PROJECT/ENTITLEMENT: Caron Grading Permit (PMT2009-00874)

APPLICANT NAME: Terry and Nancy Caron
ADDRESS: 777 Grade Mountain Road, Nipomo, CA 93444
CONTACT PERSON: Dennis Schmidt, Granite Ridge Engineering Group **Telephone:** 835-3582

PROPOSED USES/INTENT: Request by Terry and Nancy Caron for a Major Grading Permit for a building pad for a manufactured modular home and improvements to the access roadway.

LOCATION: 777 Grade Mountain Road. Nipomo, CA

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: California Department of Fish and Game

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 AT 4:30 p.m. (2 wks from above DATE)

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

Notice of Determination

State Clearinghouse No. N/A

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

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

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

Xzandrea Fowler

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency



Initial Study Summary – Environmental Checklist

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
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(ver 5.0)Using Form

Project Title & No. Caron Grading Permit ED12-021 (PMT2009-00874)

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 type="checkbox"/> Transportation/Circulation
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input checked="" type="checkbox"/> Wastewater
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Water /Hydrology
<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use

DETERMINATION: (To be completed by the Lead Agency)

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

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

Xzandrea Fowler
Prepared by (Print)

Xzandrea Fowler
Signature

September 5, 2012
Date

Bill Robeson
Reviewed by (Print)

Bill Robeson
Signature

Ellen Carroll,
Environmental Coordinator
(for) Sept. 11, 2012
Date

Project Environmental Analysis

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

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

A. PROJECT

DESCRIPTION: Request by Terry and Nancy Caron for a Major Grading Permit to allow a building site for a manufactured modular home and improvements to the access road/driveway. The building site will accommodate an approximately 2,300 square foot modular home. The proposed access road /driveway improvements include construction to widen the existing hairpin turn to improve fire truck access, and construction of a Cal Fire turnaround near the entrance to the proposed building site. Additional site improvements, including a septic system and extension of utility lines are also proposed. The proposed grading would result in the disturbance of approximately 38,600 square feet of a 249 acre parcel, including approximately 2,600 cubic yards of cut and fill. The project is within the Agriculture land use category and is located at 777 Grade Mountain Road, approximately 2 miles northeast of the community of Nipomo. The site is in the South County planning area.

ASSESSOR PARCEL NUMBER(S): 090-031-022

Latitude: 35 degrees 4' 10.1778 " N Longitude: -120 degrees 27' 22.3194" W **SUPERVISORIAL DISTRICT # 4**

B. EXISTING SETTING

PLANNING AREA: South County (Coastal), Nipomo

LAND USE CATEGORY: Agriculture

VEGETATION: Grasses , scattered oaks

COMBINING DESIGNATION(S): None

, ornamental landscaping, and avocado crops

TOPOGRAPHY: Gently sloping to steeply sloping

PARCEL SIZE: 249 acres

EXISTING USES: Agricultural uses

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Agriculture; undeveloped agricultural uses	<i>East:</i> Agriculture; undeveloped
<i>South:</i> Agriculture; agricultural uses and single family residence(s)	<i>West:</i> Agriculture; agricultural uses and single-family residence(s)

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 large parcel situated on a hillside in the Santa Lucia Mountains. The parcel is located approximately 3 miles east of Highway 101 and approximately 2 miles northeast of the community of Nipomo. The driveway and proposed building site is accessed via Grande Mountain Way, which ends at a gate just west of the existing farmhouse. From the farm house an unpaved road winds along the base of the hillside just east of an avocado orchard and then up the hillside to the flattened building pad for the proposed manufactured home. The building site is situated near the base of a steep west-facing hillside at an elevation of approximately 780 feet.

It is unlikely that the proposed building would be visible from public roads or Highway 101. The project is considered compatible with the surrounding uses.

Impact. Based on site visits and analyses utilizing mapping software and modeling, it appears that the residential development at the proposed location would not be highly visible from public roads or Highway 101. The existing large rock outcrops, scattered oak trees and topography all provide screening.

Mitigation/Conclusion. No mitigation measures are necessary based on the above information, the proposed project is expected to have a less-than-significant aesthetic impact.

2. AGRICULTURAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land, per NRCS soil classification, to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. AGRICULTURAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Conflict with existing zoning for agricultural use, or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Land Use Category: Agriculture

Historic/Existing Commercial Crops: The property has historically been used for cattle grazing. There is an existing avocado orchard in the southwest portion of the site, that will not be impacted as a result of the proposed project.

State Classification: Not prime farmland, Farmland of Statewide Importance, or Prime Farmland if irrigated,

In Agricultural Preserve? Nipomo Valley

Under Williamson Act contract? No

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

Diablo clay (5 - 9 % slope). This gently sloping clayey soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, slow percolation. The soil is considered Class III without irrigation and Class II when irrigated.

Diablo and Cibo clays (9 - 15 % slope).

Diablo. This gently to moderately sloping clayey soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class III without irrigation and Class III when irrigated.

Cibo. This gently to moderately sloping clayey soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: shallow depth to bedrock, slow percolation. The soil is considered Class III without irrigation and Class III when irrigated.

Lodo clay loam (15 - 30 % slope). This moderately 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.

Lopez very shaly clay loam (30 - 75% slope). This steeply to very steeply sloping, shallow gravelly fine loamy soil is considered very poorly drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Santa Lucia shaly clay loam (50 - 75% slope). This very steeply sloping, north-slope gravelly fine loamy soil is considered not well drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Impact. The project site is located in an area that has predominantly been used for grazing. There is a small portion of the parcel to the southwest that has a mature avocado orchard. A portion of the avocado orchard is adjacent to the unpaved access road and approximately 750 feet down slope from the proposed residential building pad. No significant impacts to agricultural resources are anticipated.

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

GREENHOUSE GASES

f) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3. AIR QUALITY
Will the project:

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

h) 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).

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

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

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

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

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

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

will be subject to emission reductions.

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

Impact. As proposed, the project will result in the disturbance of approximately 38,600 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.

Wind Erodibility - The Natural Resource Conservation Service has rated most soils for potential loss due to wind erosion. Major factors affecting this erodibility potential include vegetation cover, climate, soil erodibility and certain soil characteristics (e.g., particle roughness). The rating system used by NRCS ranges between 1 and 8, where 1 is the most erosive and 8 is the least erosive. In some cases the soil is given an "unclassified" rating.

The soil(s) wind erodibility rating(s) within the project boundaries is 6-8, or moderate to high. Due to the soil's wind erodibility rating, combined with the amount of disturbance anticipated during construction, substantial dust is expected during this period of development if no mitigation measures are applied to the project.

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

Mitigation/Conclusion. The applicant shall be required to implement the mitigation measures, as specified in Exhibit B-Mitigation Summary Table (please refer to the end of this document for details).

4. BIOLOGICAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species* or their habitats?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. BIOLOGICAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) <i>Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Conflict with any regional plans or policies to protect sensitive species, or regulations of the California Department of Fish & Game or U.S. Fish & Wildlife Service?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

On-site Vegetation: A Biological Resources Assessment was prepared by a County-approved biologist, retained by the applicant. The study found a total of 112 plant species on the site consisting of trees, shrubs, grasses and forbs. Coastal valley grasslands cover most of the slopes immediately along the driveway and around the building site. The proposed building site and driveway are largely barren except for a few scattered invasive grasses and forbs. There are a few small patches of coastal scrub present on some of the rocky slopes near the driveway and building pad. Scattered coast live oaks also occur on those rocky slopes in association with the small patches of coastal scrub. Riparian communities (consisting mostly of coast live oak, sycamore, and arroyo willow) occur along two drainages that traverse the property. There are some open areas along the creeks where no trees are present. A mixture of wetland and upland grasses dominate the understory and open areas of the riparian zone.

Disturbances will be restricted to the proposed building site and two small sections of the existing driveway. The report concludes that no impacts to native vegetation or native plants will occur as a result of this project. The proposed building site is mostly barren except for a few invasive herbs that have colonized the site. The proposed construction in the access road will widen the hairpin turn to improve access for fire trucks.

Habitat: The project is within an area considered suitable for Pismo clarkia, however the biologist did not find the rare plant on the site and concluded that it is highly unlikely that habitat exist for any of the potential rare plants.

Name and distance from blue line creek(s): An unnamed tributary to the Deleissigues Creek courses through the subject property and crosses the access roadway.

Impact. Several invasive species of grasses and forbs have colonized disturbed portions of the site. Very few native plants were found on or around the proposed building site except for the rocky slope. The rocky slope west of the proposed building site area has scattered coast live oaks, native shrubs typical of the coastal scrub, and several native herbs along with some introduced herbaceous species. The biologist examined the proposed building site area to verify that no sensitive plants were present.

Grading activities to improve the hairpin turn off the access road/driveway, required by CDF/County Fire, would extend onto coastal valley grassland covered slope just above the existing driveway. A



small section of driveway between the proposed building site and the riparian crossing would also need to be improved per CDF/County Fire request. This section of the driveway traverses an area of highly disturbed coastal valley grassland composed of several invasive weedy species.

The biologist examined that area to verify that no sensitive plants were present. The biologist also searched the site for any evidence of sensitive habitats or of the target species of concern found during a search of nine quadrangles on and around the subject site. *Clarkia speciosa* ssp. *Immaculate* (Pismo *Clarkia*) is of special concern because it is California Rare, Federally Endangered, and Globally Threatened subspecies and is known to occur in the general vicinity of the site; however, no habitat for the species was found on the subject site.

Approximately 100 feet northwest of the hairpin turn is a small drainage that traverse the site, passes under an agricultural road, and continues down through the orchards on the property. Near the agricultural road, there are no trees but an expanded area of the drainage that supports a dense growth of wetland herbs.

In addition, the proposed improvements to the driveway, which crosses an unnamed tributary to the Deleissigues Creek could potentially trigger permit requirements from outside agencies, including California Department of Fish and Game (CDFG), the US Army Corps of Engineers and the Regional Water Quality Control Board (RWQCB).

Mitigation/Conclusion. The applicant shall be required to implement the mitigation measures, as specified in Exhibit B-Mitigation Summary Table (please refer to the end of this document for details).

The applicant shall also be required to contact agencies to determine if the project requires additional permitting with respect to the improvements to the driveway where the tributary crosses. Mitigation measures are outlined in further detail in the mitigation measures summary table at the end of this report. With the incorporation of these measures, impacts upon biological resources will be reduced to a less than significant level.

5. CULTURAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb archaeological resources?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historical resources?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 the Nipomo Valley and falls within the region historically occupied by Obispeno and Purismeno Chumash people. An existing residence, a mobile home, and several storage trailers also exist on the project site.

A Phase 1 cultural resources survey and impact assessment was conducted for the subject property (Singer; 1999). As a result of the Phase 1 survey, archeological resources were identified on the subject property. Three locations on the site have been identified as having prehistoric deposits, roughly mapped and surfaced sampled, and officially recorded as archaeological sites CA-SLO-1907, CA-SLO-1908, and CA-SLO-1909. The two larger sites, CA-SLO-1909 and CA-SLO-1908, are habitation areas characterized by prominent rock outcrops with numerous bedrock mortars and nearby midden deposits. The report prepared by Clay Singer in July 1999, states significant finds include prehistoric deposits of bedrock mortars and midden deposits containing stone tools and tool

manufacturing debris, burned rocks and carbonized materials, fragmented animal bones and, marine shellfish.

Historic resources have been identified within the boundaries of the proposed project. All three sites on the property exhibit some degree of damage, primarily from earlier agricultural activities. Roadways have been cut through all three sites; part of the rock outcrop at CA-SLO-1909 has served as a rock quarry. All of the sites have been altered by grazing cattle, excavation for building pads, road grading and tree planting. However, the sites are in relatively good condition and additional impacts should be avoided. Therefore, the proposed modification of this resource is considered potentially significant and warrants mitigation measures to reduce these impacts to less than significant levels

Impact. Historic resources have been identified within the boundaries of the proposed project. All three sites on the property exhibit some degree of damage, primarily from earlier agricultural activities. Roadways have been cut through all three sites; part of the rock outcrop at CA-SLO-1909 has served as a rock quarry. All of the sites have been altered by grazing cattle, excavation for building pads, road grading and tree planting. However, the sites are in relatively good condition and additional impacts should be avoided. Therefore, the proposed modification of this resource is considered potentially significant and warrants mitigation measures to reduce these impacts to less than significant levels (see Mitigation Measures section).

Mitigation/Conclusion. The applicant shall be required to implement the mitigation measures, as specified in Exhibit B-Mitigation Summary Table (please refer to the end of this document for details).

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", or other known fault zones*?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



6. GEOLOGY AND SOILS

Will the project:

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

g) *Other:* _____

* Per Division of Mines and Geology Special Publication #42

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

Topography: Gently sloping to steeply sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: High

Liquefaction Potential: Low

Nearby potentially active faults?: No Distance? Not applicable

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

Shrink/Swell potential of soil: Negligible

Other notable geologic features? None

Landslide Hazards - Slope instability may result from natural processes, such as the erosion of the toe of a slope by a stream, or by ground shaking caused by an earthquake. Slopes can also be modified artificially by grading, or by the addition of water or structures to a slope. Development on a slope can substantially increase the frequency and extent of potential slope failures. Steep, unstable slopes in weak soil/bedrock units that have a record of previous slope failure typically characterize areas susceptible to landslides. There are numerous factors that effect the stability of a slope, including: slope height and steepness, material composition, material strength, structural geologic relationships, ground water level, and level of seismic shaking.

Landslides occur when a portion of a hillside becomes too weak to support its own weight. Some landslides move slowly and cause damage gradually, whereas others move so rapidly that they can destroy property and take lives suddenly and unexpectedly. Gravity is the force driving landslide movement. Factors that allow the force of gravity to overcome the resistance of earth material to landslide movement include: saturation by water, steepening of slopes caused by erosion or construction, freeze/thaw cycles, earthquake shaking, and volcanic eruptions.

Landslides are generally classified into slides, falls and flows. Slides move as large bodies by slipping along one or more failure surfaces. Falls of rock or soil originate on cliff faces or steep slopes. Flows are landslides that behave like fluids. Mudflows involve wet mud and debris, and earthflows involve wet, claylike material.

Areas that are generally prone to landslide hazards include: previous landslide locations, the bases of steep slopes, the bases of drainage channels, and developed hillsides where leach-field septic systems are used. Areas that are typically considered safe from landslides include areas that have not moved in the past; relatively flat-lying areas away from sudden changes in slope; and areas at the top or along ridges, set back from the tops of slopes.

Drainage – The area proposed for development is outside the 100-year Flood Hazard designation. The closest creek from the proposed development (an unnamed tributary of Deleissigues Creek) crosses the driveway proposed for improvement. As described in the Natural Resource Conservation Service Soil Survey, the soil is considered very poorly to well drained. For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.080) 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 – The soil types and descriptions are listed in the previous Agriculture section under “Setting”. As described in the NRCS Soil Survey, the soil surface is considered to have high erodibility and low shrink-swell characteristics.

When highly erosive conditions exist, a sedimentation and erosion control plan is required (LUO Sec. 22.52.090, CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

Impact. As proposed, the project will result in the disturbance of approximately 38,600 square feet. The proposed grading and site disturbance may be adversely affected by the potentially “high” landslide risk which could result in altered erosion, sedimentation and drainage conditions on the site. Impacts are considered significant but mitigatable.

Mitigation/Conclusion. Existing ordinances including provisions for approval of drainage plans and erosion and sedimentation control plans shall be incorporated into the project design. The applicant shall be required to implement the mitigation measures, as specified in Exhibit B-Mitigation Summary Table (please refer to the end of this document for details).

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

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

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) <i>Impair implementation or physically interfere with an adopted emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) <i>Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not located in an area of known hazardous material contamination. The project is located in the Moderate and High Fire Hazard Severity Zone(s). Based on the County's fire response time map, it will take approximately 10-15 minutes to respond to a call regarding fire or life safety.

Impact. The project does not propose the use of hazardous materials. The project is not expected to conflict with any regional evacuation plan. With the project being within the "high" fire Severity zone, Cal Fire requires a 30 foot clearance of all high fuel potential or flammable vegetation around the proposed structure(s). In addition, an additional 70 feet beyond the 30-foot clearance are will require potentially substantial fuel modification of the remaining vegetation. Substantial fuel modification is also required for 10 feet on each side of the proposed driveway. No sensitive vegetation is known to occur within these vegetation removal/modification setbacks. The project presents a significant but mitigable fire hazard.

Mitigation/Conclusion. The applicant shall be required to implement the mitigation measures, as specified in Exhibit B-Mitigation Summary Table (please refer to the end of this document for details).

8. NOISE

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate permanent increases in the ambient noise levels in the project vicinity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Cause a temporary or periodic increase in ambient noise in the project vicinity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

8. NOISE

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) <i>If located within the Airport Review designation or adjacent to a private airstrip, expose people residing or working in the project area to severe noise levels?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is 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. Impacts are considered less than significant.

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 (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county.

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. No mitigation

measures are necessary.

10. PUBLIC SERVICES/UTILITIES

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

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

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

Police: County Sheriff

Location: Oceano (Approximately 9 miles to the west)

Fire: Cal Fire (formerly CDF)

Hazard Severity: Moderate to very high
Response Time: 10-15 minutes

Location: Approximately 2.5 miles to the east

School District: Lucia Mar Unified School District.

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

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

11. RECREATION

Will the project:

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

Setting. Future development will access onto the following public road(s): Grade Mountain Road, a public local road. The identified roadway is operating at acceptable levels. As conditioned, the project will provide adequate emergency access. No significant traffic-related concerns were identified.

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

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

13. WASTEWATER

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 (hereafter CPC; see Chapter 7 of the Building and Construction Ordinance [Title 19]), the “Water Quality Control Plan, Central Coast Basin” (Regional Water Quality Control Board [RWQCB] hereafter referred to as the “Basin Plan”), and the California Plumbing Code. These regulations include specific requirements for both on-site and community wastewater systems. These regulations are applied to all new wastewater systems.

Based on Natural Resource Conservation Service (NRCS) Soil Survey map, the soil type(s) for the project is provided in the listed in the previous Agricultural Resource section. The main limitation(s) of this soil for wastewater effluent include:

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

- **Slow percolation**, where fluids will percolate too slowly through the soil for the natural processes to effectively break down the effluent into harmless components. The Basin Plan identifies the percolation rate should be greater than 30 and less than 120 minutes per inch. In this case, the compaction testings identified soils with slow percolation rates. Without proper engineering, effluent will have a tendency to pond or stagnate, and not filter adequately through the soil to properly break down the effluent into harmless components. Therefore, plans will need to be submitted to the county for approval of an engineered septic system or an acceptable design to the Regional Water Quality Control Board, and which meets the CPC/Basin Plan criteria.

Impacts. The project proposes to use an on-site system as its means to dispose of wastewater. Based on the proposed project, adequate area appears available for an on-site system. Based on the above setting discussion, the following limitations exist for the proposed development: slow percolation. The project's design has (not) fully accounted for these constraints.

Mitigation. The leach lines shall be located at least 100 feet from any private well and at least 200 feet from any community/public well. Prior to building permit issuance, the septic system will be evaluated in greater detail to insure compliance with the Central Coast basin Plan for any constraints listed above, and will not be approved if Basin Plan criteria cannot be met. Therefore, based on the project being able to comply with these regulations, potential groundwater quality impacts are considered less than significant.

14. WATER & HYDROLOGY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY				
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <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"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
QUANTITY				
h) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

14. WATER & HYDROLOGY

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
j) <i>Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure, etc.), or inundation by seiche, tsunami or mudflow?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project proposes to use an on-site well as its water source. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is gently sloping to moderately sloping. The closest creek from the proposed development (an unnamed tributary of Deleissigues Creek) crosses the driveway on the southeast portion of the site. As described in the NRCS Soil Survey, the soil surface is considered to have high erodibility.

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

Within the 100-year Flood Hazard designation? No

Closest creek? Deleissigues Distance? on site tributaries

Soil drainage characteristics: Moderately drained

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.110 or CZLUO Sec. 23.05.042) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION – Soil type, area of disturbance, and slopes are key aspects to analyzing potential sedimentation and erosion issues. The project's soil types and descriptions are listed in the previous Agriculture section under "Setting". As described in the NRCS Soil Survey, the project's soil erodibility is as follows:

Soil erodibility: Low to high

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

Impact – Water Quality/Hydrology

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

- Approximately 38,600 square feet of site disturbance is proposed and the movement of approximately 2,600 cubic yards of material;
- The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;

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

Water Quantity

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

Indoor: 0.4087 acre feet/year (AFY);
 Outdoor: 0.51 AFY
 Total Use: 0.9187 AFY
 Water Conservation: 0.18 AFY
 Total Use w/ Conservation: 0.7387AFY

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).

The project proposes the following measures to reduce consumptive water use:

- Turf will not be used to landscape the site.
- Only low-water using and drought tolerant plants will be planted.

Based on available water information, there are no known constraints to prevent the project from obtaining its water demands.

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

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

15. LAND USE

Will the project:

Inconsistent Potentially Inconsistent Consistent Not Applicable

a) *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?*

15. LAND USE

Will the project:

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

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	In File**
<input checked="" type="checkbox"/>	County Environmental Health Division	None
<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	In File**
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input checked="" type="checkbox"/>	Regional Water Quality Control Board	None
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Fish and Game	None
<input checked="" type="checkbox"/>	CA Department of Forestry (Cal Fire)	In File**
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input type="checkbox"/>	Community Service District	Not Applicable
<input type="checkbox"/>	Other _____	Not Applicable
<input type="checkbox"/>	Other _____	Not Applicable

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

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

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

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

Cultural Resources Survey and Impact Assessment (APN: 090-031-022), C.A. Singer & Associates, Inc., July 1999.

Botanical Study: 777 Grade Mountain Way (APN: 090-031-022), V.L. Holland, Ph.D., June 2012.

Interim Compaction Report: 777 Grade Mountain Way, GSI Soils, Inc., October 2007.

APCD- 2004 Annual Air Quality Report

South County Air Quality Report (2005-2006)

CEQA Air Quality Handbook (2009)

California Natural Diversity Data Base, California Department of Fish & Game (2009)

Nipomo Design and Circulation Plan (1999)

USDA Natural Resource Conservation Service- Soil Surveys of San Luis Obispo County

Applicable Habitat Conservation Plans and Natural Community Conservation Plans

Annual Resources Summary Report (2010)

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

County Land Use Ordinance- Inland (Title 22)

County Handout on Archeological Resources

County of San Luis Obispo Safety Element (1999)

Guidelines for Analyzing and Mitigating Landslide Hazards (2002)

South County Area Plan-Nipomo

2000 Census data



Exhibit B - Mitigation Summary Table

Air Quality

AQ-1 The following measures shall be incorporated into the construction phase of the project and shown on all applicable plans **prior to issuance of construction permits**:

- a. Reduce the amount of the disturbed area where possible;
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible;
- c. All dirt stock-pile areas should be sprayed daily as needed;
- d. Permanent dust control measures identified in the approved project revegetation and landscape plans shall be implemented as soon as possible following completion of any soil disturbing activities;
- e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown with a fast germinating native grass seed and watered until vegetation is established;
- f. All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or shall maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
- j. All PM10 mitigation measures required should be shown on grading and building plans; and,

Prior to commencement of construction activities, the applicant shall notify the APCD, by letter, that the above air quality mitigation measures have been applied.

Biological Resources

BR-1 The following measures shall be incorporated into the construction phase of the project and shown on all applicable plans **prior to issuance of construction permits**:

- a. The edge of the rocky outcrop along the west side of the proposed building site should be marked off with a temporary fence during construction of the new home. Appropriate erosion control procedures should be followed immediately after construction.
- b. The edge of the freshwater marsh should be marked off with stakes or a temporary fence during construction of the new road. Appropriate erosion control procedures should be followed immediately after construction of the new driveway section.

- c. The edge of the riparian woodland should be marked off with stakes or a temporary fence during improvements to the driveway. Appropriate erosion control procedures should be followed immediately after improvements are completed

BR-2 Erosion Control – Avoid Rainy Season. If possible, construction activities shall be limited to the dry season (April 15 through October 15). If construction activities cannot take place only during the dry season, a qualified biologist, retained by the applicant and approved by the County Department of Planning and Building, shall determine what additional erosion and sedimentation control measures are required to protect the identified wetland and riparian resources.

BR-3 Soil Stabilization Program. Prior to work beginning, a program shall be established which identifies how disturbed surface soils will be stabilized during and after construction (e.g. use of mulch, soil stabilizers, etc. that are compatible with riparian habitat/ sensitive species) to result in minimal erosion.

BR-4 Soil Restoration. Any disturbed areas shall be restored as soon as possible, **and prior to final inspection or occupancy.** If the area is within close proximity of the riparian habitat, as identified in the Botanical Study prepared for this site, a compatible native seed mix shall be used to revegetate the restored area (see Botanical Study). The same revegetation treatment shall apply for any areas to be left undisturbed for more than 30 days.

BR-5 Obtaining Non-County Permits. Prior to any work beginning, should the project need to span the riparian corridor, or disturb any riparian habitat, the applicant understands that they will need to contact the following agencies to determine the need for other state or federal permits: California Department of Fish and Game, U.S. Fish & Wildlife Service, National Marine Fisheries Service, Army Corps of Engineers. When such permits are required, any applicable requirement shall be shown on applicable construction drawings and adhered to during construction. Copies of such Agency-approved permits shall be provided to the County prior to issuance of construction permits.

Cultural Resources

CR-1 The following measures shall be incorporated to reduce potentially significant impacts on cultural (and paleontological) resources to less than significant levels:

- a. A qualified archaeologist shall be retained to examine the site areas, and discuss the constraints and options for development, and then formulate project plans that reduce or eliminate adverse impacts to the cultural resources;
- b. The identified archaeological site(s) shall be delineated as Environmentally Sensitive Area(s) on the project plans. All new development (e.g. access roads, driveways, residences, detached garages, guesthouses, sheds, and utility trenches, etc.) will be located outside of the delineated area(s). Environmentally sensitive areas that are within fifty feet of construction or grading activities will be marked for protection (e.g. temporary fence, flagging) and the limits of the sensitive area fenced prior to any grading;
- c. A qualified archaeologist shall be retained to observe the area of the proposed development. Should any resources be found, the applicant will implement the recommendations of the archeologist;



- d. Where the project must encroach within Environmentally Sensitive Area(s), clean, sterile fill, consisting of a layer of other conspicuous material (e.g. fill of a noticeable different color and texture than native soil) will be placed over the native soil prior to placement of any other clean fill material, and be deep enough to avoid disturbance of the native soil;
- e. The applicant will revise, if deemed necessary, the project foundation design to minimize site disturbance. "Side-by-side" comparisons of disturbance and calculations of volume of cultural materials affected will be submitted to show the revised foundation design will result in the least disturbance.

In addition, per Section 22.10.040 [23.05.140] of the County's Land Use Ordinance:

In the event archeological resources are unearthed or discovered during ant construction activities, the following standards apply:

1. *Construction activities shall cease, and the Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.*
2. *In the event archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner shall be notified in addition to the Department so proper disposition may be accomplished.*

Geology and Soils

GS-1 At the time of application for construction permits, the applicant shall submit a drainage plans, erosion and sedimentation control plans for review and approval.

Hazards

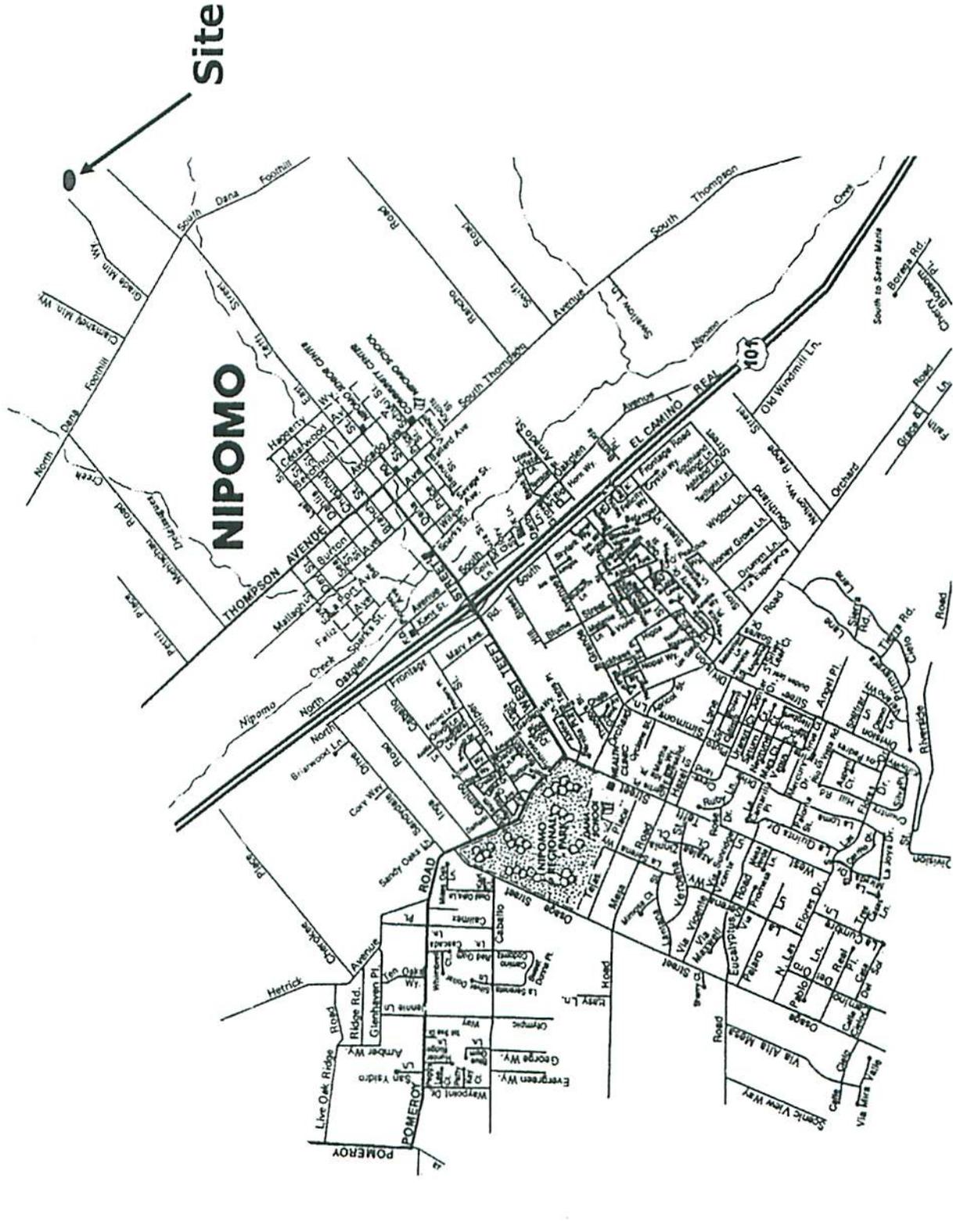
HAZ-1 The following measures shall be incorporated into the construction phase of the project and shown on all applicable plans **prior to issuance of construction permits**:

- a. A minimum 30' vegetation modification buffer area shall be will be incorporated into the project design to reduce fire hazards;
- b. The access road/driveway shall be improved in accordance with Cal Fire requirements.

Wastewater

WW-1 The following measures shall be incorporated into the construction phase of the project and shown on all applicable plans **prior to issuance of construction permits**:

- a. The leach lines shall be located at least 100 feet from any private well and at least 200 feet from any community/public well;
- b. Prior to building permit issuance, the septic system will be evaluated in greater detail to insure compliance with the Central Coast Basin Plan for any constraints listed above, and will not be approved if Basin Plan criteria cannot be met.



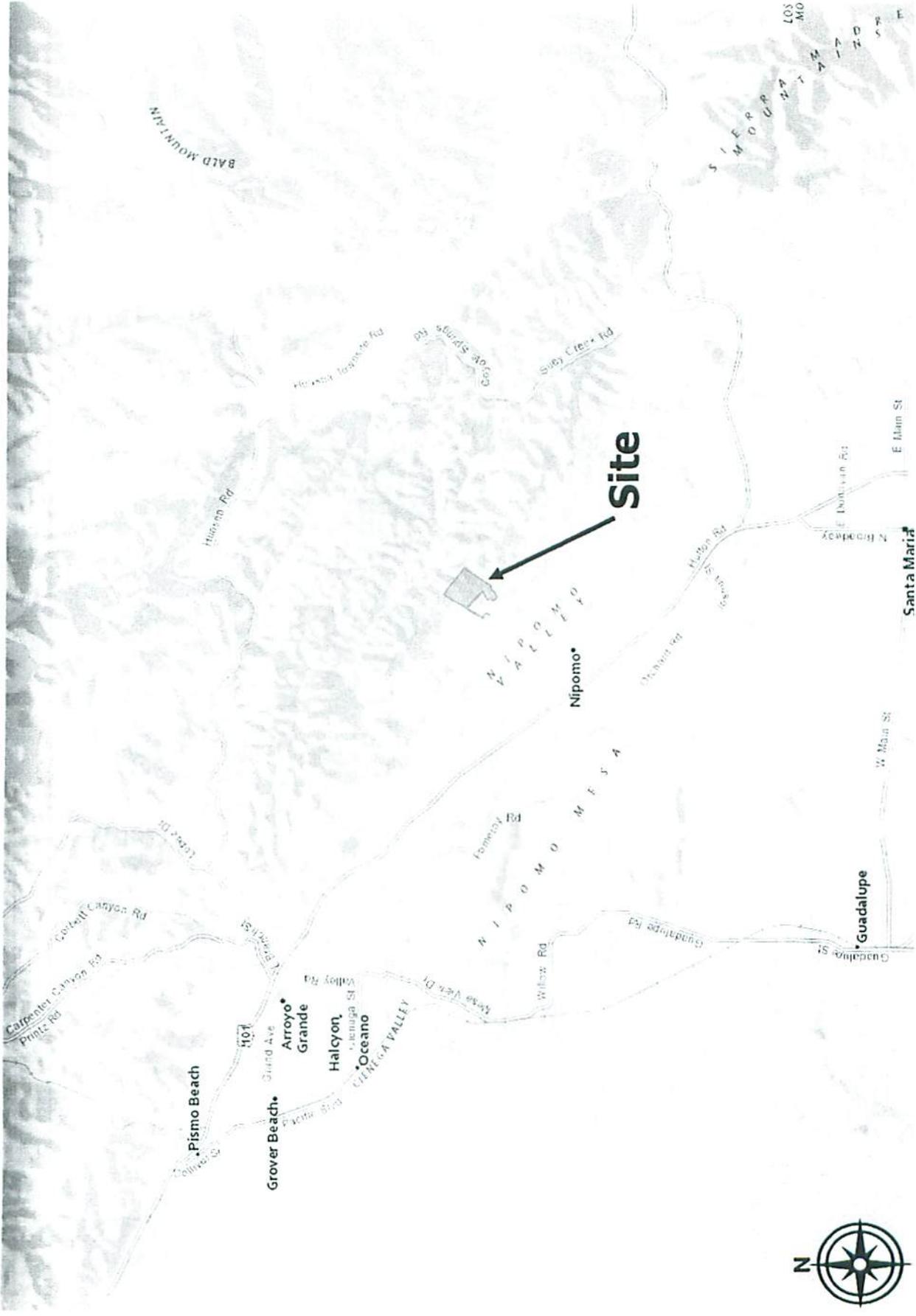
Project

Caron Major Grading Permit
PMT2009-00874/ED12-021



Exhibit A

Vicinity Map



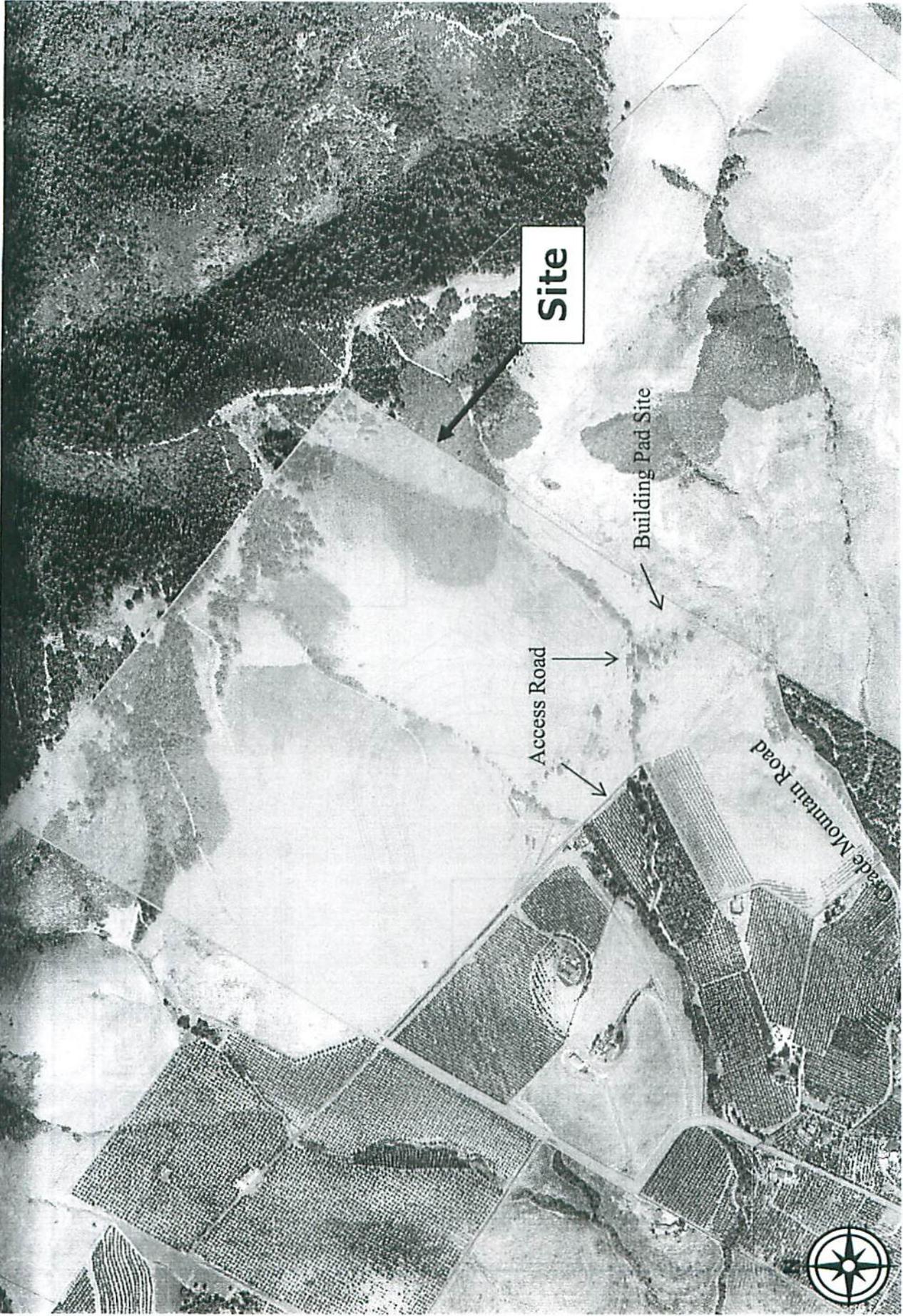
Project

Caron Major Grading Permit
PMT2009-00874/ED12-021



Exhibit B

Project Site



Project

Caron Major Grading Permit
PMT2009-00874/ ED12-021



Exhibit C
Aerial Photograph

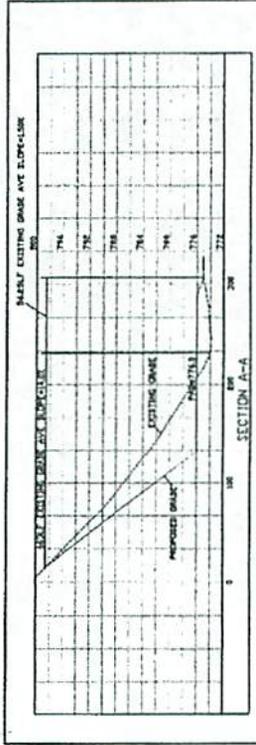
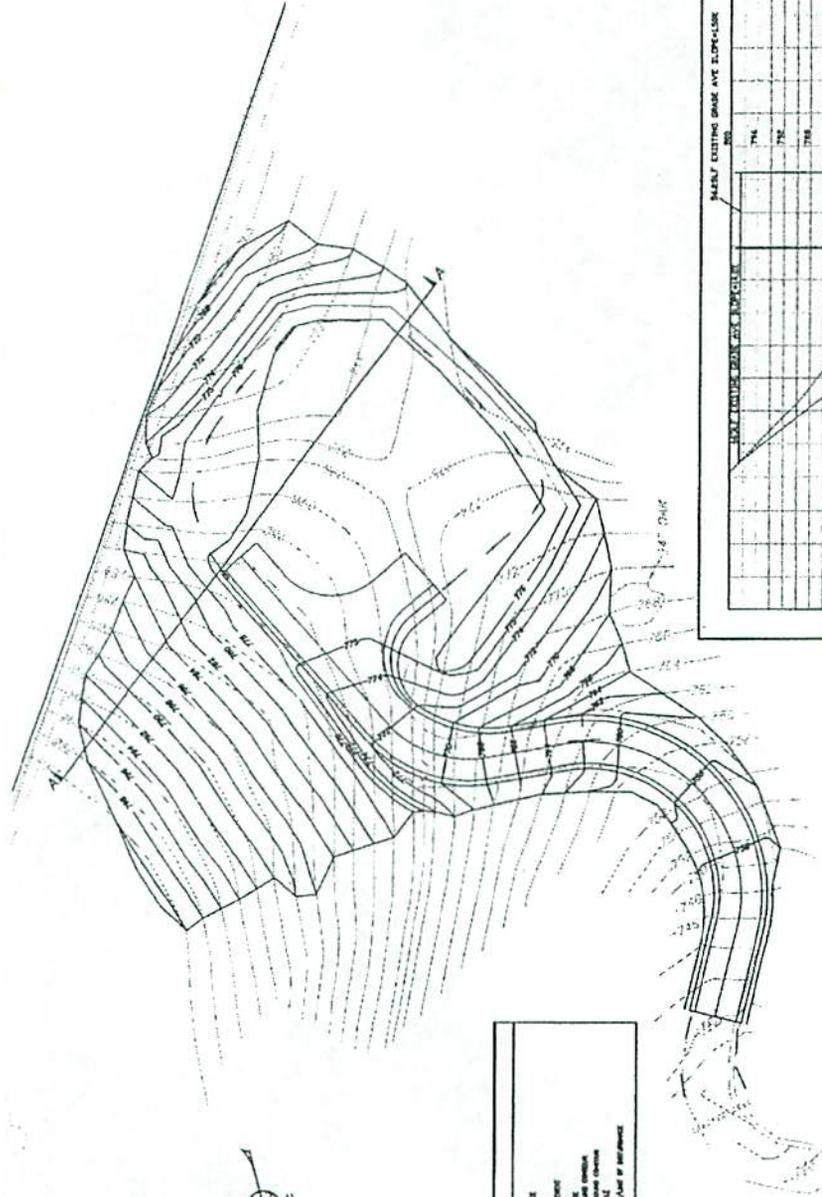
GRADING NOTES:
 1. ALL EXISTING GRADES AND PROPOSED GRADES ARE SHOWN ON THIS PLAN.
 2. ALL EXISTING GRADES ARE BASED ON THE DATUM OF MEAN SEA LEVEL.
 3. ALL PROPOSED GRADES ARE BASED ON THE DATUM OF MEAN SEA LEVEL.
 4. ALL EXISTING GRADES ARE SHOWN WITH DASHED LINES AND PROPOSED GRADES ARE SHOWN WITH SOLID LINES.
 5. ALL EXISTING GRADES ARE SHOWN WITH SPACED NUMBERS AND PROPOSED GRADES ARE SHOWN WITH SOLID NUMBERS.
 6. ALL EXISTING GRADES ARE SHOWN WITH SPACED NUMBERS AND PROPOSED GRADES ARE SHOWN WITH SOLID NUMBERS.
 7. ALL EXISTING GRADES ARE SHOWN WITH SPACED NUMBERS AND PROPOSED GRADES ARE SHOWN WITH SOLID NUMBERS.
 8. ALL EXISTING GRADES ARE SHOWN WITH SPACED NUMBERS AND PROPOSED GRADES ARE SHOWN WITH SOLID NUMBERS.
 9. ALL EXISTING GRADES ARE SHOWN WITH SPACED NUMBERS AND PROPOSED GRADES ARE SHOWN WITH SOLID NUMBERS.
 10. ALL EXISTING GRADES ARE SHOWN WITH SPACED NUMBERS AND PROPOSED GRADES ARE SHOWN WITH SOLID NUMBERS.



LEGEND

- 1. EXISTING GRADE
- 2. PROPOSED GRADE
- 3. EXISTING DRAINAGE
- 4. PROPOSED DRAINAGE
- 5. EXISTING EROSION CONTROL
- 6. PROPOSED EROSION CONTROL
- 7. EXISTING FENCE
- 8. PROPOSED FENCE
- 9. EXISTING UTILITY
- 10. PROPOSED UTILITY

BOUNDARY NOTE:
 PROPERTY AS SHOWN HAS BEEN RECORDED WITH COUNTY RECORDS AND IS APPROXIMATE.
GENERAL NOTES:
 1. SEE DRAWINGS



AS BUILT GRADING PLAN
 1"=40'

PROPERTY OWNER INFORMATION

NAME: _____
 ADDRESS: _____
 CITY: _____
 STATE: _____
 ZIP: _____

TELEPHONE NUMBERS

SEE MAP NUMBER: _____
 SEE MAP NUMBER: _____
 SEE MAP NUMBER: _____

EARTHWORK QUANTITIES:
 CUT: _____ SQ. YD.
 FILL: _____ SQ. YD.
 TOTAL: _____ SQ. YD.
 REMOVAL QUANTITIES ARE FOR GRADING AND EROSION CONTROL ONLY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING QUANTITIES FOR CONSTRUCTION PURPOSES.

COUNTY OF SAN LUIS OBISPO
 PUBLIC WORKS DEPARTMENT

GRADE MOUNTAIN ROAD
 SAN LUIS OBISPO, CA

AS BUILT GRADING

ENGINEER OF WORK:
 NAME: _____
 DATE: _____

DATE: _____

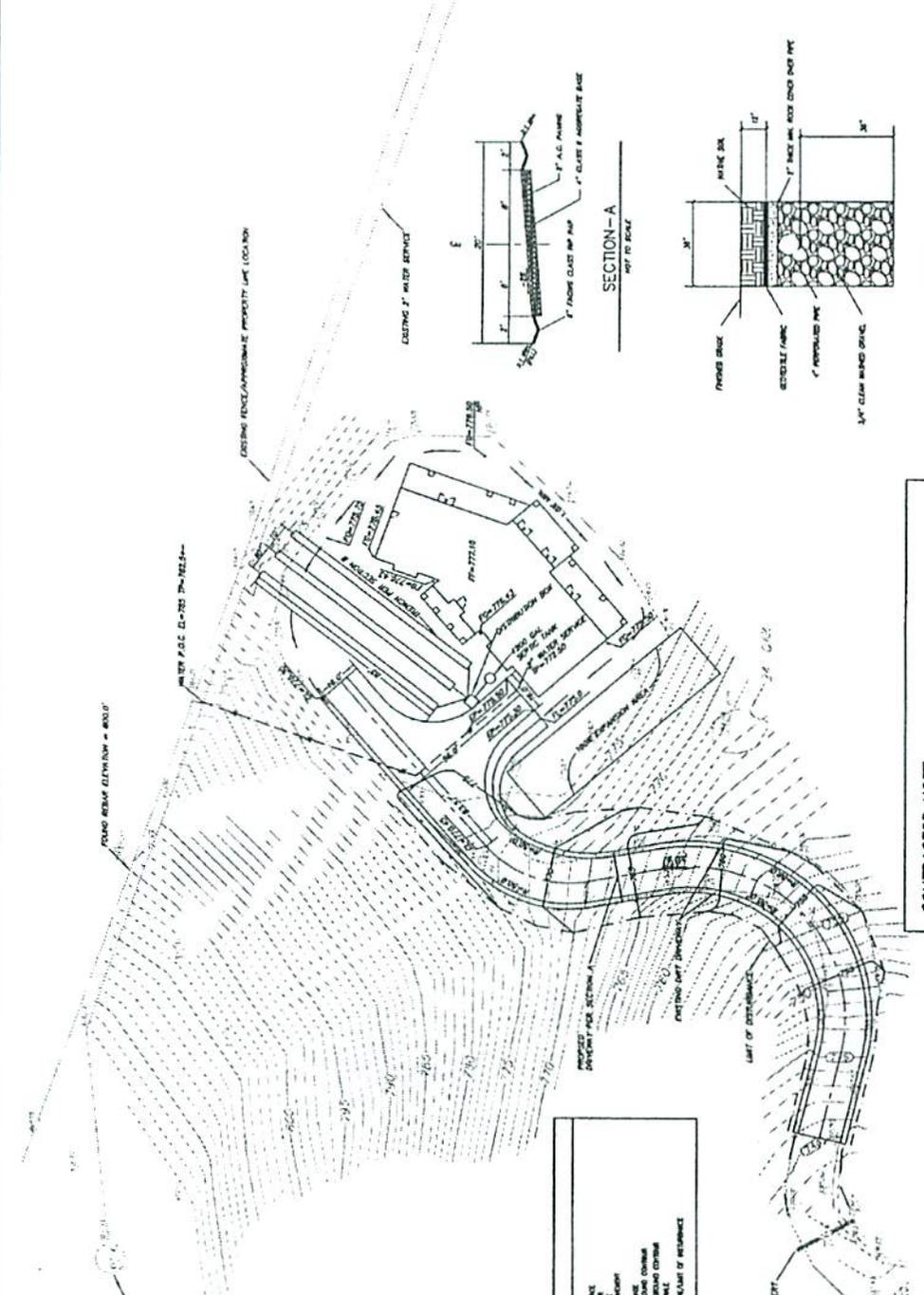
SCALE: _____

OF _____



Exhibit D
As Built Grading Plan

Project
Caron Major Grading Permit
PMT2009-00874/ED12-021



GRADING NOTES:

1. ALL EXISTING GRADES ARE SHOWN AS DOTTED LINES.
2. ALL PROPOSED GRADES ARE SHOWN AS SOLID LINES.
3. ALL EXISTING STRUCTURES ARE SHOWN AS THICK SOLID LINES.
4. ALL EXISTING DRIVEWAYS ARE SHOWN AS THICK SOLID LINES.
5. ALL EXISTING UTILITY LINES ARE SHOWN AS THIN SOLID LINES.
6. ALL EXISTING PROPERTY LINES ARE SHOWN AS DASHED LINES.
7. ALL EXISTING EASEMENTS ARE SHOWN AS DASHED LINES.
8. ALL EXISTING SETBACKS ARE SHOWN AS DASHED LINES.
9. ALL EXISTING ZONING AREAS ARE SHOWN AS DASHED LINES.
10. ALL EXISTING DISTRICTS ARE SHOWN AS DASHED LINES.
11. ALL EXISTING UTILITIES ARE SHOWN AS THIN SOLID LINES.
12. ALL EXISTING STRUCTURES ARE SHOWN AS THICK SOLID LINES.
13. ALL EXISTING DRIVEWAYS ARE SHOWN AS THICK SOLID LINES.
14. ALL EXISTING UTILITY LINES ARE SHOWN AS THIN SOLID LINES.
15. ALL EXISTING PROPERTY LINES ARE SHOWN AS DASHED LINES.
16. ALL EXISTING EASEMENTS ARE SHOWN AS DASHED LINES.
17. ALL EXISTING SETBACKS ARE SHOWN AS DASHED LINES.
18. ALL EXISTING ZONING AREAS ARE SHOWN AS DASHED LINES.
19. ALL EXISTING DISTRICTS ARE SHOWN AS DASHED LINES.
20. ALL EXISTING UTILITIES ARE SHOWN AS THIN SOLID LINES.

LEGEND

- 1. EXISTING GRADE
- 2. PROPOSED GRADE
- 3. EXISTING STRUCTURE
- 4. EXISTING DRIVEWAY
- 5. EXISTING UTILITY
- 6. EXISTING PROPERTY LINE
- 7. EXISTING EASEMENT
- 8. EXISTING SETBACK
- 9. EXISTING ZONING
- 10. EXISTING DISTRICT
- 11. EXISTING UTILITY
- 12. EXISTING STRUCTURE
- 13. EXISTING DRIVEWAY
- 14. EXISTING UTILITY
- 15. EXISTING PROPERTY LINE
- 16. EXISTING EASEMENT
- 17. EXISTING SETBACK
- 18. EXISTING ZONING
- 19. EXISTING DISTRICT
- 20. EXISTING UTILITY

CONTRACTOR NOTE:
 PAID QUANTITIES DETERMINED FROM STRUCTURAL PLANS. CONTRACTOR TO VERIFY DIFFERENCE BETWEEN IT AND PAID BEFORE CONSTRUCTION.

PROPERTY OWNER INFORMATION NAME: _____ ADDRESS: _____ TELEPHONE NUMBER: _____ CITY AND COUNTY (NUMBER): _____ SEE S.F.A. NUMBER: _____ SEE ADJACENT: _____		COUNTY OF SAN LUIS OBISPO PUBLIC WORKS DEPARTMENT		GRADE MOUNTAIN ROAD SAN LUIS OBISPO, CA		DATE: _____ REV: _____
EARTHWORK QUANTITIES: CUT: 375 CY FILL: 375 CY TOTAL: 750 CY		PROPOSED GRADING		ENGINEER OF WORK I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT AND I AM RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. NAME: ROBERT A. JOHNSON PID: _____ REG. NO. 44131 EXPIRES: _____		C2 OF 2
PRELIMINARY NOT FOR CONSTRUCTION		COUNTY OF SAN LUIS OBISPO		GRADE MOUNTAIN ROAD		DATE: _____
PRELIMINARY NOT FOR CONSTRUCTION		PUBLIC WORKS DEPARTMENT		SAN LUIS OBISPO, CA		REV: _____
PRELIMINARY NOT FOR CONSTRUCTION		COUNTY OF SAN LUIS OBISPO		PROPOSED GRADING		ENGINEER OF WORK
PRELIMINARY NOT FOR CONSTRUCTION		PUBLIC WORKS DEPARTMENT		SAN LUIS OBISPO, CA		I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT AND I AM RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. NAME: ROBERT A. JOHNSON PID: _____ REG. NO. 44131 EXPIRES: _____

Exhibit E
Proposed Grading Plan



Project
Caron Major Grading Permit
PMT2009-00874/ED12-021

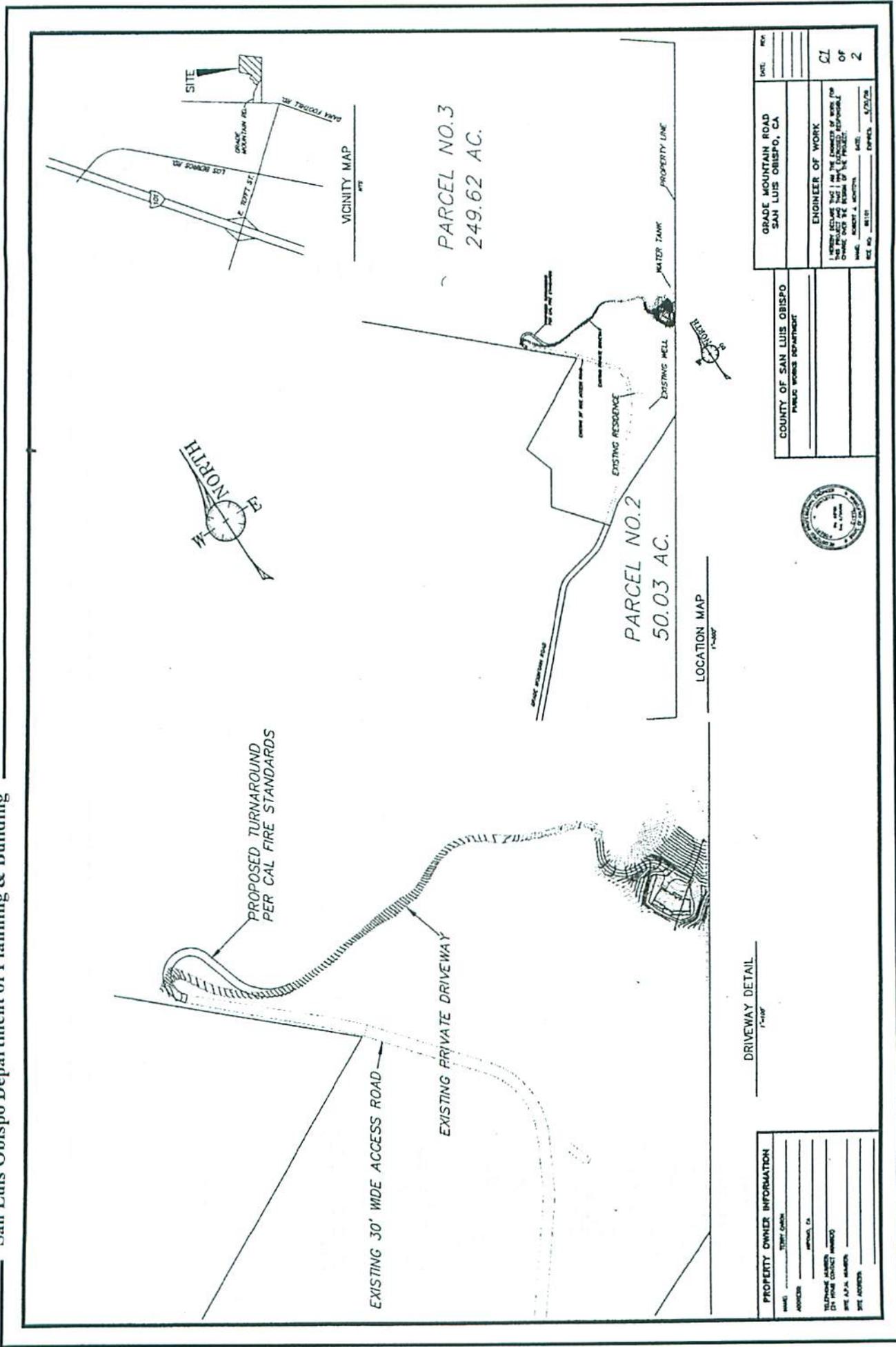
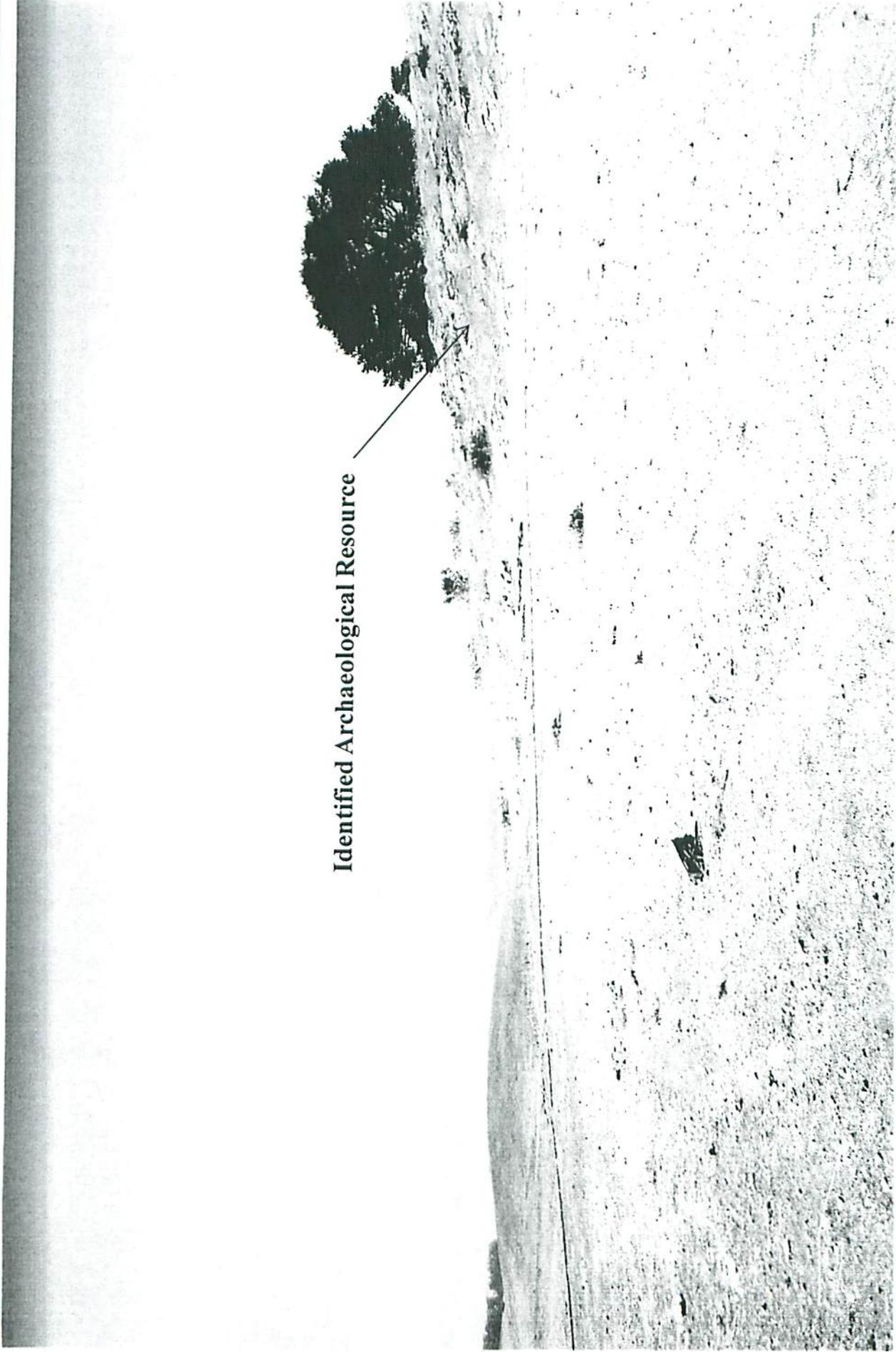


Exhibit F
Details of Proposed Access
Road/Driveway Improvements

Project
Caron Major Grading Permit
PMT2009-00874/ED12-021



Identified Archaeological Resource

Project

Caron Major Grading Permit
PMT2009-00874/ED12-021



Exhibit G

View of Building Site for Modular Home



Project

Caron Major Grading Permit
PMT2009-00874/ ED12-021



Exhibit H

View from Building Site looking South



Project

Caron Major Grading Permit
PMT2009-00874/ED12-021



Exhibit I

View of Biological and Cultural
Resources adjacent to the Building Site

DATE: September 5, 2012

**DEVELOPER'S STATEMENT FOR CARON MAJOR GRADING PERMIT
ED12-021 (PMT2009-00874)**

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.

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

Project Description: Request by Terry and Nancy Caron for a Major Grading Permit to allow a building site for a manufactured modular home and improvements to the access road/driveway. The building site will accommodate an approximately 2,300 square foot modular home. The proposed access road /driveway improvements include construction to widen the existing hairpin turn to improve fire truck access, and construction of a Cal Fire turn around near the entrance to the proposed building site will be improved. Additional site improvements, including a septic system and extension of utility lines are also proposed. The proposed grading would result in the disturbance of approximately 38,600 square feet of a 249 acre parcel, including approximately 2,600 cubic yards of cut and fill. The project is within the Agriculture land use category and is located at 777 Grade Mountain Road, approximately 2 miles northeast of the community of Nipomo. The site is in the South County planning area.

Air Quality

AQ-1 The following measures shall be incorporated into the construction phase of the project and shown on all applicable plans **prior to issuance of construction permits:**

- a. Reduce the amount of the disturbed area where possible;
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible;
- c. All dirt stock-pile areas should be sprayed daily as needed;
- d. Permanent dust control measures identified in the approved project revegetation and landscape plans shall be implemented as soon as possible following completion of any soil disturbing activities;
- e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown with a fast germinating native grass seed and watered until vegetation is established;
- f. All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;

- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or shall maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
- j. All PM10 mitigation measures required should be shown on grading and building plans; and,

Prior to commencement of construction activities, the applicant shall notify the APCD, by letter, that the above air quality mitigation measures have been applied.

Monitoring: All applicable mitigation measures will be shown on the grading and building plans. Compliance will be verified by the Department of Planning and Building.

Biological Resources

BR-1 The following measures shall be incorporated into the construction phase of the project and shown on all applicable plans **prior to issuance of construction permits:**

- a. The edge of the rocky outcrop along the west side of the proposed building site should be marked off with a temporary fence during construction of the new home. Appropriate erosion control procedures should be followed immediately after construction.
- b. The edge of the freshwater marsh should be marked off with stakes or a temporary fence during construction of the new road. Appropriate erosion control procedures should be followed immediately after construction of the new driveway section.
- c. The edge of the riparian woodland should be marked off with stakes or a temporary fence during improvements to the driveway. Appropriate erosion control procedures should be followed immediately after improvements are completed

Monitoring: All applicable mitigation measures will be shown on the grading and building plans. Compliance will be verified by the Department of Planning and Building.

BR-2 Erosion Control – Avoid Rainy Season. If possible, construction activities shall be limited to the dry season (April 15 through October 15). If construction activities cannot take place only during the dry season, a qualified biologist, retained by the applicant and approved by the County Department of Planning and Building, shall determine what additional erosion and sedimentation control measures are required to protect the identified wetland and riparian resources.

Monitoring: Compliance will be verified by the Department of Planning and Building.

BR-3 Soil Stabilization Program. Prior to work beginning, a program shall be established

which identifies how disturbed surface soils will be stabilized during and after construction (e.g. use of mulch, soil stabilizers, etc. that are compatible with riparian habitat/ sensitive species) to result in minimal erosion.

Monitoring: Compliance will be verified by the Department of Planning and Building.

BR-4 Soil Restoration. Any disturbed areas shall be restored as soon as possible, **and prior to final inspection or occupancy.** If the area is within close proximity of the riparian habitat, as identified in the Botanical Study prepared for this site, a compatible native seed mix shall be used to revegetate the restored area (see Botanical Study). The same revegetation treatment shall apply for any areas to be left undisturbed for more than 30 days.

Monitoring: An invoice of the native seed/plants used shall be provided to the County prior to final inspection. Compliance will be verified by the Department of Planning and Building.

BR-5 Obtaining Non-County Permits. Prior to any work beginning, should the project need to span the riparian corridor, or disturb any riparian habitat, the applicant understands that they will need to contact the following agencies to determine the need for other state or federal permits: California Department of Fish and Game, U.S. Fish & Wildlife Service, National Marine Fisheries Service, Army Corps of Engineers. When such permits are required, any applicable requirement shall be shown on applicable construction drawings and adhered to during construction. Copies of such Agency-approved permits shall be provided to the County prior to issuance of construction permits.

Monitoring: Compliance will be verified by the Department of Planning and Building.

Cultural Resources

CR-1 The following measures shall be incorporated to reduce potentially significant impacts on cultural (and paleontological) resources to less than significant levels:

- a. A qualified archaeologist shall be retained to examine the site areas, and discuss the constraints and options for development, and then formulate project plans that reduce or eliminate adverse impacts to the cultural resources;
- b. The identified archaeological site(s) shall be delineated as Environmentally Sensitive Area(s) on the project plans. All new development (e.g. access roads, driveways, residences, detached garages, guesthouses, sheds, and utility trenches, etc.) will be located outside of the delineated area(s). Environmentally sensitive areas that are within fifty feet of construction or grading activities will be marked for protection (e.g. temporary fence, flagging) and the limits of the sensitive area fenced prior to any grading;

- c. A qualified archaeologist shall be retained to observe the area of the proposed development. Should any resources be found, the applicant will implement the recommendations of the archeologist;
- d. Where the project must encroach within Environmentally Sensitive Area(s), clean, sterile fill, consisting of a layer of other conspicuous material (e.g. fill of a noticeable different color and texture than native soil) will be placed over the native soil prior to placement of any other clean fill material, and be deep enough to avoid disturbance of the native soil;
- e. The applicant will revise, if deemed necessary, the project foundation design to minimize site disturbance. "Side-by-side" comparisons of disturbance and calculations of volume of cultural materials affected will be submitted to show the revised foundation design will result in the least disturbance.

In addition, per Section 22.10.040 [23.05.140] of the County's Land Use Ordinance:

In the event archeological resources are unearthed or discovered during ant construction activities, the following standards apply:

1. *Construction activities shall cease, and the Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.*
2. *In the event archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner shall be notified in addition to the Department so proper disposition may be accomplished.*

Monitoring: Compliance will be verified by the Environmental Coordinator in consultation with the Department of Planning and Building.

Geology and Soils

GS-1 At the time of application for construction permits, the applicant shall submit a drainage plans, erosion and sedimentation control plans for review and approval.

Monitoring: Compliance will be verified by the Department of Planning and Building and the Department of Public Works, in consultation with the Environmental Coordinator.

Hazards

HAZ-1 The following measures shall be incorporated into the construction phase of the project and shown on all applicable plans **prior to issuance of construction permits:**

- a. A minimum 30' vegetation modification buffer area shall be will be incorporated into the project design to reduce fire hazards;
- b. The access road/driveway shall be improved in accordance with Cal Fire requirements.

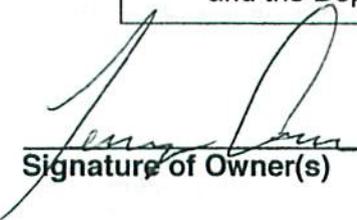
Monitoring: Compliance will be verified by the Department of Planning and Building and Cal Fire.

Wastewater

WW-1 The following measures shall be incorporated into the construction phase of the project and shown on all applicable plans **prior to issuance of construction permits:**

- a. The leach lines shall be located at least 100 feet from any private well and at least 200 feet from any community/public well;
- b. Prior to building permit issuance, the septic system will be evaluated in greater detail to insure compliance with the Central Coast Basin Plan for any constraints listed above, and will not be approved if Basin Plan criteria cannot be met.

Monitoring: Compliance will be verified by the Department of Planning and Building and the Department of Public Works.

	TERRY CARON	9/17/2012
Signature of Owner(s)	Name (Print)	Date