



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. ED12-059

DATE: December 27, 2012

PROJECT/ENTITLEMENT: Decker Minor Use Permit (DRC2011-00096)

APPLICANT NAME: Keith Decker

ADDRESS: 1595 Cardiff Drive. Cambria 93428

CONTACT PERSON: Orton Engineering, Inc

Telephone: 209-613-0201

PROPOSED USES/INTENT: Request by John Decker for a Minor Use Permit/ Coastal Development Permit to allow for new 4,389 square foot single family residence. The project will result in a disturbance of 33,000 square feet (within a previously disturbed area), of an approximate 340 acre parcel.

LOCATION: The project is located on the west side of Monte Cristo Place (which runs through the site (adjacent to the unnamed creek), approximately 0.35 miles west of Highway 1, approximately 1.80 miles south of the community of Cambria, in the North Coast planning

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 Coastal Commission

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)

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

Notice of Determination

State Clearinghouse No. _____

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

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

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

Kerry Brown

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency



Initial Study Summary – Environmental Checklist

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(ver 5.0) Using Form

Project Title & No. Decker Minor Use Permit /Coastal Development Permit EDC12-059
(DRC2011-00096)

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

Kerry Brown
Prepared by (Print)

Kerry Brown
Signature

12/20/12
Date

Steven Mc Masters
Reviewed by (Print)

Steve Mc Masters
Signature

Ellen Carroll,
Environmental Coordinator
(for)

12/20/12
Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The 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 Current Planning Division, Rm. 200, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by John Decker for a Minor Use Permit/ Coastal Development Permit to allow for new 4,389 square foot single family residence. The project will result in a disturbance of 33,000 square feet (within a previously disturbed area), of an approximate 340 acre parcel. The project is located on the west side of Monte Cristo Place (which runs through the site (adjacent to the unnamed creek), approximately 0.35 miles west of Highway 1, approximately 1.80 miles south of the community of Cambria, in the North Coast planning

The subject parcel is bound by Highway 1 (a nationally designated scenic byway) to the east and stretches westward to the Pacific Ocean. The interior of the property contains moderately to steeply sloping coastal hills. The project is within the North Coast Shoreline Sensitive Resource Area (SRA). The Land Use Element of the County General Plan describes this area as a "valuable scenic and natural resource which must be protected from excessive and unsightly development." As such, development in this area is subject to applicable visual resource standards in Chapter 4 of the Coastal Zone Land Use Ordinance (CZLUO). These standards require new development to be located in the least visible areas of the site and to be designed (e.g. height, bulk, style, materials, color) to be subordinate to, and blend with, the character of the area. Surrounding parcels contain single family homes and support cattle grazing operations. An unnamed creek traverses the property. The proposed residence would be located within a small valley at the base of a hill. This location is screened from public views by steep coastal hills that separate the coast from Highway 1.

area.

ASSESSOR PARCEL NUMBER(S): 013-181-020

Latitude: 35° 31' 53.1336" Longitude: -121° 3' 17.1972"

SUPERVISORIAL DISTRICT # 2

B. EXISTING SETTING

PLANNING AREA: North Coast, Rural

LAND USE CATEGORY: Agriculture

COMBINING DESIGNATION(S):
 Local Coastal Plan/Program
 , Sensitive Resource Area
 , Terrestrial Habitat, Streams Riparian Vegetation
 , Geologic Study, and Flood Hazard

VEGETATION: Grasses, coastal scrub,
 Monterey Pine
 woodland, oak
 woodland, and riparian
 areas (associated with
 the unnamed creek)

TOPOGRAPHY: Moderately sloping

PARCEL SIZE: 340+ square feet

EXISTING USES: Agricultural uses

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Agriculture; agricultural uses and residential	<i>East:</i> Agriculture; agricultural uses and residential
<i>South:</i> Agriculture; agricultural uses and residential	<i>West:</i> A portion is Recreation (Cambria Air Force Station) and a portion is Public Facilities (Radar station); Pacific Ocean meets western boundary of project; undeveloped

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 checked="" type="checkbox"/>	<input 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 subject parcel is bound by Highway 1 (a nationally designated scenic byway) to the east and stretches westward to the Pacific Ocean. The interior of the property contains moderately to steeply sloping coastal hills. The project is within the North Coast Shoreline Sensitive Resource Area (SRA). The Land Use Element of the County General Plan describes this area as a "valuable scenic and natural resource which must be protected from excessive and unsightly development." As such, development in this area is subject to applicable visual resource standards in Chapter 4 of the Coastal Zone Land Use Ordinance (CZLUO). These standards require new development to be located in the least visible areas of the site and to be designed (e.g. height, bulk, style, materials, color) to be subordinate to, and blend with, the character of the area. Surrounding parcels contain single family homes and support cattle grazing operations. An unnamed creek traverses the property. The proposed residence would be located within a small valley at the base of a hill. This location is screened from public views by steep coastal hills that separate the coast from Highway 1.

Impact. The proposed project would not be visible from Highway 1 or any other public road. This project is consistent with CZLUO standards that require new development in the rural North Coast to be sited where hills and slopes would shield development and where no portion of a structure would extend above the ridgeline. The proposed residence is consistent with the existing development pattern in the area which consists of large single family residences on large Agricultural parcels. The installation of outdoor lighting could create glare to neighboring parcels.

Mitigation/Conclusion. The applicant has agreed to provide an exterior lighting plan. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible past the property lines.

2. AGRICULTURAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land, per NRCS soil classification, to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Conflict with existing zoning for agricultural use, or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: None

State Classification: Not prime farmland, Prime Farmland if irrigated

In Agricultural Preserve? Yes, Cambria AG Preserve Area

Under Williamson Act contract? Yes

The subject property has been historically used for cattle grazing and continues to be used for cattle grazing. Surrounding parcels are also in the Agriculture land use category and support cattle grazing operations. The property currently contains a 5,400 square-foot barn located in the small valley at the base of the hill, on the southwest portion of the property. The applicant is requesting to establish a single family residence on the site, near the barn.

The soil types on the property vary with the topography. The most of the parcel consists of moderate to steeply sloping coastal hills. The entire site consists of prime soils or slopes over 20 percent, limiting locations for a new residence.

The residence is proposed within an approximately 35,000 square-foot building envelope within a small valley at the base of a hill. This area was once a home site that was previously abandoned. 2,000 square feet of this area is mapped prime soils, however the Agriculture Department does not consider the impacts to agricultural resources significant or in conflict with the Agriculture Element policies or LCP Agriculture policies because the soil profile has been changed by existing development.

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

Coastal Soils

Gaviota fine sandy loam (15 - 50 % slope). This moderately to steeply sloping, shallow coarse loamy soil is considered very poorly drained. The soil has high 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.

Gazos-Lodo clay loams (50 - 75% slope).

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

Lodo. This very steeply sloping 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 VII without irrigation and Class is not rated when irrigated.

Los Osos loam (15 - 30 % slope). This moderately sloping loamy claypan soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class IV without irrigation and Class is not rated when irrigated.

Still gravelly sandy clay loam (2 - 9% slope). This gently sloping gravelly fine loamy soil is considered moderately drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class III without irrigation and Class II when irrigated.

Impact. The subject parcel and surrounding parcels are within the Agriculture land use category and support cattle grazing. The proposed residence is consistent with the existing development pattern within the area, characterized by single family residences and agricultural accessory structures on large agricultural parcels.

The proposed residence would be located on Still gravelly sandy clay loam. This soil is considered Class III without irrigation and Class II when irrigated. Due to water availability limitations, erosion concerns, and other constraints, this area is not likely to be used for irrigated crops in the future. Although other potential building sites exist on the property that are not located on potentially prime soils, these sites would either be on steep (greater than 20 percent slopes) or would be visible from Highway 1. Therefore, the proposed project site balances potential soil impacts with other concerns such as visual and geologic impacts.

The County Agricultural Commissioner indicated that the project would have a less than significant impact on agricultural resources (Lynda Auchinachie; July 27, 2012).

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3. AIR QUALITY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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"/>
h) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Moderately low to moderately high (3-6) soil wind erodibility levels

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

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

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

In March 2012, the San Luis Obispo County Air Pollution Control District (APCD) approved thresholds for GHG emission impacts, and these thresholds have been incorporated the APCD's CEQA Air



Quality Handbook. APCD determined that a tiered process for residential / commercial land use projects was the most appropriate and effective approach for assessing the GHG emission impacts. The tiered approach includes three methods, any of which can be used for any given project:

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

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

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

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

Impact. As proposed, the project will result in the disturbance of approximately 33,000 square feet. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation. The project is also not in close proximity to sensitive receptors that might otherwise result in nuisance complaints and be subject to limited dust and/or emission control measures during construction.

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

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

Mitigation/Conclusion. No mitigation measures are necessary.

4. BIOLOGICAL RESOURCES

Will the project:

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

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

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

On-site Vegetation: Shrubs, trees, wooded riparian area

Name and distance from blue line creek(s): An unnamed creek runs through the property. The property is also located close to Perry Creek.

Habitat(s): Grassland, Monterey Pine Forest, Coastal scrub, oak woodland, and riparian.

Site's tree canopy coverage: Approximately 15%

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

Wildlife

California red-legged frog (*Rana aurora draytonii*) FT

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

Southwestern pond turtle (*Emys (or Clemmys) marmorata pallida*), CSC, FSC

Southwestern pond turtle (*Emys (or Clemmys) marmorata pallida*) has been found about 0.40 miles to the east. Southwestern pond turtle is a federal and California Species of Special Concern. This is an aquatic turtle that uses upland habitat seasonally. They occur in ponds, streams, lakes, ditches, and marshes. The species prefers slow-water aquatic habitat with



available basking sites nearby. Hatchlings require shallow water habitat with relatively dense submergent vegetation for foraging.

Plants

Monterey pine (*Pinus radiata*) List 1B

Monterey pine (*Pinus radiata*) has been found on site. This evergreen tree is found in the closed-cone coniferous forest and cismontane woodland habitats. There are only three native stands found in California (includes Cambria) and introduced in other areas between the 25 and 185-meter elevation (80 to 600 feet). It is threatened by development, genetic contamination, pine pitch canker disease and forest fragmentation. Monterey pine is considered rare by CNPS (List 1B, RED 3-3-2).

Most beautiful jewel-flower (*Streptanthus albidus* spp. *peramoenus*) List 1B

Most beautiful jewel-flower (*Streptanthus albidus* spp. *peramoenus*) has been found on site. This annual herb is found on serpentinite soils in chaparral, cismontane woodland, valley and foothill grassland habitats between the 120 and 1000-meter elevation (395 to 3,280 feet). The typical blooming period is April-June. Most beautiful jewel-flower is considered rare by CNPS (List 1B) and federally a species of concern.

Obispo indian paintbrush (*Castilleja densiflora* ssp. *obispoensis*) List 1B

Obispo Indian paintbrush (*Castilleja densiflora* ssp. *obispoensis*) has been found about 0.58 miles to the east. This annual herb is found in valley and foothill grasslands at elevations between 10 to 400 meters (30 to 1,315 feet). The blooming period is April. Obispo Indian paintbrush is considered rare by CNPS (List 1B, RED 2-2-3).

The project is within 0.25 miles of a serpentine outcrop area. Serpentine soils are known to support several rare and endangered plants.

Due to the potential of these species to exist within approximately one mile of the proposed project, the following reports were generated:

- Biological Assessment of a ranch near Cambria, CA (McGovern; May 2011).
- Addendum to the May 2011 Biological Assessment of a ranch near Cambria, CA (McGovern; October 2011).
- California Red-legged Frog Site Assessment Report for the Decker Property Home Site Ranch (BioResource Consultants; July 2012).

The following discussion is based on the findings of these reports:

The site contains suitable habitat for 5 special status plant species and 21 special status animal species. Three special status plant species (Monterey Pine, California morning glory and San Luis Obispo owl's clover) and no special status animal species were observed on the property. An unnamed "blue line" tributary to the Perry Creek courses through the subject property. Perry Creek, a tributary to Santa Rosa Creek, is approximately 2700 feet east of the proposed project. Numerous intermittent and ephemeral drainages carry run-off west to the Pacific Ocean and east to Perry Creek. Grasslands are the dominant habitat type on the property. The property also contains several other habitat types (coastal scrub, Monterey Pine woodland, oak woodland, and riparian areas).

Vegetation and Plants

The project site is predominately vegetated with native and non-native annual grasslands. The grassland community is overlain with a patchwork of other vegetation types; coastal scrub, Monterey Pine woodland, oak woodland, and riparian areas (associated with the unnamed creek). The Biological Assessment identified 5 special status species that could potentially occur on the property.

Three special status plants were observed on the property: Monterey Pine, Cambria morning glory and San Luis Obispo owl's clover. No special status plants were identified near the home site.

Wildlife

The annual grassland habitat and other habitat areas on the property potentially support more than 21 special status animal species. Due to the proximity of the new home site to the unnamed creek, a California Red-legged frog Survey was required. The survey (BioResource Consultants, July 2012) found suitable breeding, dispersal, and upland habitat for the California red-legged frog is found within 1 mile of the proposed home site. California red-legged frogs traveling between more suitable habitat upland and aquatic habitat (the unnamed drainage) may use the proposed home site and surrounding lands, but frogs are not expected to remain in this area given the low levels of vegetation cover. Direct impacts to the species can reasonably be expected to be avoided by implementation of measures such as; preconstruction surveys, exclusionary fencing, and monitoring.

Habitats

The project site contains five distinct habitat types: grassland, coastal scrub, Monterey Pine woodland, oak woodland, and riparian areas. Grasslands are the dominant habitat type on the property. Numerous intermittent and ephemeral drainages carry run-off west to the Pacific Ocean and east to Perry Creek, a tributary to Santa Rosa Creek. The riparian zone at the site is confined to the unnamed creek that bisects the property and runs adjacent to Monte Cristo Place. Typical plants species found in this area: include arroyo willow and coast live oak. Coastal scrub habitat is found on the property along the steep bluffs above the marine terraces. Coastal scrub is also found in patches in other areas of the ranch. Monterey pine and oak woodland communities are found in north facing sides or drainages. A few isolated live oaks and Monterey pines are found in other areas of the ranch; however these areas do not constitute a woodland.

California coastal prairie is a native vegetation community that is known to occur along this section of the coast. Historically all coastal grasslands on the bluffs in this area were likely coastal prairie, dominated by perennial native grasses and scattered small shrubs. The project site does support some areas of coastal prairie. Within the grassland community there are many locations where purple needle grass, a grass native to California is obvious and substantial as is Cambria morning glory.

The proposed home site is located in an area containing no native grasses or plants with special status. It's hypothesized that since this area was a former home site, this may have contributed to the absence of native grasses.

Impact.

Habitat Impacts

The proposed residence would be located within an approximately 33,000 square-foot envelope in an already disturbed location. This site does not contain native grasses or special status plants. Development of the proposed home site, leach field and septic system, and landscaping will not impact the native grassland habitat.

The project would not impact riparian areas. Riparian habitat is present in the unnamed drainage east of the proposed home site. The project includes a 150-foot setback from the riparian vegetation. Development of the proposed residence would not impact riparian habitat. The project would not impact the grassland, coastal scrub, Monterey Pine woodland, oak woodland, and riparian areas on the property.

Special Status Plant Impacts

No federally listed plants are expected to occur on the property. The project area for the home site is



mostly devoid of vegetation, with exception of the some trees. Three special status plants, Monterey Pine, Cambria morning glory and San Luis Obispo owl's clover, were observed on site; however these species are not located in close proximity to the proposed home site. Since these plants were not observed in the proposed project area; project-related impacts are not anticipated, and no mitigations are required.

Special Status Animal Impacts

Twenty-one special status animals could potentially occur on the property, including one federally listed threatened species, the California red-legged frog. Habitat at the proposed home site would be very unlikely to attract temporarily, or support resident individuals of any special status animal species. Thirteen of the twenty-one special status species are birds. The California red-legged frog may breed in the vicinity of the property. Mitigation measures are proposed to avoid potential impacts to red-legged frogs.

Impacts to nesting birds could occur if grading is conducted during nesting season (March 15 through August 15). Mitigation measures are proposed to avoid impacts to common nesting birds.

Mitigation/Conclusion.

Special Status Animal Species Mitigation

Because appropriate nesting habitat was identified on the property for seven special status birds, a pre-construction survey shall be conducted prior to all ground-breaking activities during the breeding season.

The applicant shall comply with various red-legged frog protection measures, which are summarized below:

- Work activities shall be completed in the dry season (April 15 to October 15) in order to minimize potential impacts to California red-legged frogs.
- No disturbance may occur within 100 feet of the creek banks.
- A qualified biologist will perform two surveys occurring 1) the night before and 2) morning of construction. If any life stage of California red-legged frog is observed within the proposed work area, the USFWS will be contacted for guidance as to how to proceed. No work shall occur until approved by the County and the USFWS.
- A qualified biologist shall be present during any clearing or grading work in the project area.
- Erosion and sedimentation controls shall be implemented in order to prevent impacts to suitable habitat for California red-legged frog.
- All refueling and maintenance shall occur at least 100 feet away from drainage and other aquatic features, including the creek.

The Biological Report was reviewed by the County Biologist, who recommended additional mitigation measures to ensure that the project would not result in significant impacts. The additional mitigation measures are summarized below:

- Applicant shall install adequate erosion and sedimentation controls to prevent any sediment-laden runoff from entering the creek or other aquatic features. All disturbed areas should be re-established with a native seed mix appropriate to the area or landscaping.
- Avoidance of flowing water protection measure. During construction the Applicant or their agents shall not drive through areas with flowing water in order to prevent impacts to potentially occurring sensitive species and to prevent erosion and sediment from entering water courses.

- Coast range newt, western spadefoot toad, and Pacific pond turtle protection measure: A qualified biologist will survey the project area (e.g., access road and riparian corridor) adjacent to the creek a minimum of 48 hours before the onset of construction activities.
- An environmental training shall be conducted by a qualified biologist prior to the start of construction.
- Sensitive plant species. In order to ensure inadvertent impacts to native plants occurring nearby, all work areas including parking and staging will be clearly flagged or roped off.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historical resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

This area is considered culturally sensitive due to the presence of physical features typically associated with prehistoric occupation. An unnamed "blue line" tributary to the Perry Creek courses through the subject property. Perry Creek, a tributary to Santa Rosa Creek, is approximately 2700 feet east of the proposed project. Potential for the presence or regular activities of the Native Americans increases in close proximity to water sources.

Impact. A Phase I surface survey was conducted (Conway, March 2011). No evidence of cultural materials was noted on the property, three previously recorded prehistoric sites occur some distance from the site at a lower elevation (then the proposed home site). Impacts to historical or paleontological resources are not expected.

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

6. GEOLOGY AND SOILS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input 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
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* Per Division of Mines and Geology Special Publication #42

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

Topography: Moderately sloping to steeply sloping

Within County's Geologic Study Area?: Yes, a portion of the site

Landslide Risk Potential: Low

Liquefaction Potential: Low

Nearby potentially active faults?: No Distance? Not applicable

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

Shrink/Swell potential of soil: Moderate -Soils are not well drained on the property

Other notable geologic features? None

A portion of the project site is within the Geologic Study area designation, and is subject to the preparation of a geological report per the County's Land Use Ordinance (CZLUO section 23.07.084(c)) to evaluate the area's geological stability. The proposed residence is not located within a Geologic Study Area, and therefore a Geologic Report was not required.

Impact. As proposed, the project will result in the disturbance of approximately 33,000 square feet, in a already disturbed area. The project proposes minimal disturbance of the site to establish a residence.

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

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Impair implementation or physically interfere with an adopted emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. With regards to potential fire hazards, the subject project is within moderate 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. Refer to the Public Services section for further discussion on Fire Safety impacts. The project is not located in an area of known hazardous material contamination and does not propose use of hazardous materials. No significant fire safety risk was identified. The project is not expected to conflict with any regional evacuation plan; nor is it located within an airport flight pattern area. No impacts as a result of hazards or hazardous materials are anticipated.

Impact. The project does not propose the use of hazardous materials, nor the generation of

hazardous wastes. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional emergency response or evacuation plan.

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

8. NOISE

<i>Will the project:</i>	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"/>
e) <i>If located within the Airport Review designation or adjacent to a private airstrip, expose people residing or working in the project area to severe noise levels?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.

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. The project is located in a secluded rural area. The nearest noise receptor to the project is a single family residence located more than 1,000 feet to the northwest. The project is located approximately 2600 feet southeast of Highway 1 on the opposite side of the Coastal Range.

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

9. POPULATION/HOUSING

Will the project:

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

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

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

Mitigation/Conclusion. No significant population and housing impacts are anticipated, and 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) <i>Fire protection?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Schools?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Roads?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Solid Wastes?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other public facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Police: County Sheriff

Location: Community of Cambria (Approximately 2 miles to the north

Fire: Cal Fire (formerly CDF)

Hazard Severity: Moderate

Response Time: 10-15 minutes



Location: Community of Cayucos - (Approximately 6 miles to the south)

School District: Coast 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

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Other _____</i>	<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 or other recreational resource. The project is located between Highway 1 and the ocean. There is currently limited coastal access in this area because Highway 1 is separated by more than 1 mile of steep, rugged terrain. The nearest coastal access is located about 2 miles north of the project site in Cambria. CZLUO Section 23.04.420 requires new development between the ocean and the first public road paralleling the ocean to provide offers of dedication for vertical (public road to ocean) and horizontal (dry sandy beach) public access. For this section of the coast, the California Coastal Trail is planned to follow Highway 1.

Impact. The proposed project will not create a significant need for additional park or recreational resources. Since the project site is separated from Highway 1 by steep coastal hills, it's not likely to affect access to the coast. The project will be required to comply with ordinance requirements to provide offers of dedication for vertical and lateral coastal access.

Mitigation/Conclusion. No significant recreation impacts are anticipated, and no mitigation measures are necessary. The project must comply with ordinance requirements to provide offers of dedication for vertical and lateral coastal access.

12. TRANSPORTATION/CIRCULATION

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

12. TRANSPORTATION/CIRCULATION

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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. The county has established the acceptable Level of Service (LOS) on roads for this rural area as "C" or better. The existing road network in the area, including Monte Cristo Place and Highway 1, is operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

A referral was sent to Public Works. No significant traffic-related concerns were identified. The project is within the NORTH COAST AREA E Circulation Fee area. This fee provides the means to collect "fair share" monies from new development to help fund certain regional road improvements that will be needed once the area reaches "buildout." The project will be subject to this fee.

Impact. The proposed project is estimated to generate about 10 trips per day, based on the Institute of Traffic Engineer's manual. This small amount of additional traffic will not result in a project specific significant change to the existing road service or traffic safety levels, but it will contribute to a cumulative areawide impact to North Coast roadways.

Mitigation/Conclusion. No significant traffic impacts were identified, and no mitigation measures are necessary beyond payment of the traffic fee to address cumulative areawide impacts.

13. WASTEWATER

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

For on-site septic systems, there are several key factors to consider for a system to operate successfully, including the following:

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

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

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

- ✓ the separation between the bottom of the leach line to bedrock or high groundwater is inadequate.

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:

--*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.

Impacts/Mitigation. Based on the following project conditions or design features, wastewater impacts are considered less than significant:

- ✓ The project has sufficient land area per the County's Land Use Ordinance to support an on-site system;
- ✓ The soil's percolation rate is between 30 to 120 minutes per inch;
- ✓ There is adequate soil separation between the bottom of the leach line to bedrock or high groundwater;
- ✓ The soil's slope is less than 20%;
- ✓ The leach lines are outside of the 100-year flood hazard area;
- ✓ There is adequate distance between proposed leach lines and existing or proposed wells;
- ✓ The leach lines are at least 100 feet from creeks and water bodies.

Based on the above discussion and information provided, the site appears to be able to design an on-site system that will meet CPC/Basin Plan requirements. Prior to building permit issuance and/or final inspection of the wastewater system, the applicant will need to show to the county compliance with the County Plumbing Code/ Central Coast Basin Plan, including any above-discussed information relating to potential constraints. 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:

QUALITY

a) *Violate any water quality standards?*

b) *Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?*

c) *Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?*

d) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?*



14. WATER & HYDROLOGY

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
e) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
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 obtain its water needs from an on-site well (previously permitted). The Environmental Health Division has reviewed the project for water availability and has determined that there is preliminary evidence that there will be sufficient water available to serve the proposed project. 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 moderately sloping to steeply sloping. The closest creek from the proposed development is approximately 150 feet away. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

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

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

Within the 100-year Flood Hazard designation? No

Closest creek? Unnamed Creek Distance? On Site

Soil drainage characteristics: Not well drained

Groundwater Basin: Santa Rosa Valley

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 the project's soil erodibility is as follows:

Soil erodibility: Low

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

Impact – Water Quality/Hydrology

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

- ✓ Approximately 33,000 square feet of site disturbance is proposed;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project is not on highly erodible soils, nor on moderate to steep slopes;
- ✓ The project is not within a 100-year Flood Hazard designation;
- ✓ The project is more than 100 feet from the closest creek or surface water body;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- ✓ The project is subject to the County's Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), and/or the "Water Quality Control Plan, Central Coast Basin" for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant;
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur;

Water Quantity

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

Indoor: 0.17554 acre feet/year (AFY);

Outdoor: 0.45 AFY

Total Use: 0.62554 AFY

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

Based on 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 used and the water source, no significant impacts from water use are anticipated.

15. LAND USE

Inconsistent Potentially Inconsistent Consistent Not Applicable

Will the project:

- a) *Be potentially inconsistent with land use, policy/regulation (e.g., general plan [County Land Use Element and Ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?*
- b) *Be potentially inconsistent with any habitat or community conservation plan?*
- c) *Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?*
- d) *Be potentially incompatible with surrounding land uses?*
- e) *Other:* _____

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

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

Will the project:

- a) *Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife*

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

b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)

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

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



Exhibit A - Initial Study References and Agency Contacts

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

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input checked="" type="checkbox"/>	County Environmental Health Division	Attached
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	Attached
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input type="checkbox"/>	Air Pollution Control District	Not Applicable
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input checked="" type="checkbox"/>	CA Coastal Commission	None
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Forestry (Cal Fire)	Attached
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input type="checkbox"/>	Community Service District	Not Applicable
<input checked="" type="checkbox"/>	Other _____	North Coast Advisory Council
<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 checked="" type="checkbox"/> North Coast Area Plan and Update EIR
<u>County documents</u>	<input checked="" type="checkbox"/> North Coast 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 checked="" 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 checked="" 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:

Biological Assessment of a ranch near Cambria, CA (McGovern; May 2011)

Addendum to the May 2011 Biological Assessment of a ranch near Cambria, CA (McGovern; October 2011)

California Red-legged Frog Site Assessment Report for the Decker Property Home Site Ranch (BioResource Consultants; July 2012)

An Archaeological Surface Survey of the Decker Ranch Project (Heritage Discoveries, March 2011)



Exhibit B - Mitigation Summary Table

Aesthetics

- VR-1 **At the time of application for construction permits**, the applicant shall provide an exterior lighting plan. The plan shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from neighboring properties. All lighting poles, fixtures, and hoods shall be dark colored. Security lighting shall be shielded so as not to create glare when viewed from neighboring properties.
- VR-2 **Prior to final inspection or occupancy**, whichever occurs first, the approved lighting plan shall be implemented.

Monitoring: Department of Planning and Building will verify inclusion of required elements on plans in consultation with the Environmental Coordinator. Project planner and building inspector will verify compliance with approved plans.

Biological Resources

- BR-1 To protect sensitive bird species and those species protected by the Migratory Bird Treaty Act and/or the Fish and Game Code, the Applicant should avoid vegetation clearing and earth disturbance during the typical nesting season (February 15 – August 31). If avoiding construction during this season is not feasible, a qualified biologist shall survey the area one week prior to activity beginning on the site. If nesting birds are located, they shall be avoided until they have successfully fledged. A buffer zone of 50 feet will be placed around all non-sensitive bird species, a 250-foot buffer zone for raptors, and all activity will remain outside of that buffer until the applicant's biologist has determined that the young have fledged. If special status bird species are located, no work will begin until an appropriate buffer is determined by consultation with the County, the local California Department of Fish and Game (CDFG) biologist, and/or the U. S. Fish and Wildlife Service (USFWS).
- BR-2 Construction shall be limited to the typical dry season (April 15 to October 15) in order to avoid indirect impacts (erosion, sedimentation) to nearby water resources. If work must occur during the rainy season, the Applicant shall install adequate erosion and sedimentation controls to prevent any sediment-laden runoff from entering the creek or other aquatic features. All disturbed areas should be re-established with a native seed mix appropriate to the area or landscaping.
- BR-3 Avoidance of flowing water protection measure. During construction the Applicant or their agents shall not drive through areas with flowing water in order to prevent impacts to potentially occurring sensitive species and to prevent erosion and sediment from entering water courses. If the Applicant improves or utilizes a creek crossing, they shall consult with the CDFG and the USFWS to receive any needed approvals prior to work beginning. The County will be provided a copy of the approvals or a copy of the correspondence noting no approvals are necessary, prior to any work in or immediately adjacent to the creek.
- BR-4 Coast range newt, western spadefoot toad, and Pacific pond turtle protection measure: A qualified biologist will survey the project area (e.g., access road and riparian corridor) adjacent to the creek a minimum of 48 hours before the onset of construction activities. If any life stages of turtles, toads, or newts are found within the proposed work area, the CDFG will be

contacted for guidance as to how to proceed. If Pacific pond turtles, toads, or newts are discovered, they shall be moved out of the way into appropriate habitat (i.e., ponded area.) by a permitted and/or qualified biologist.

- A. A qualified biologist shall be present during any clearing or grading work in the project area. In addition, the biologist shall relocate any newts or turtles, found during clearing and grading.

BR-5 California red-legged frog protection measure. The following measures shall be implemented in order to avoid and/or reduce the potential for impacts to California red-legged frogs.

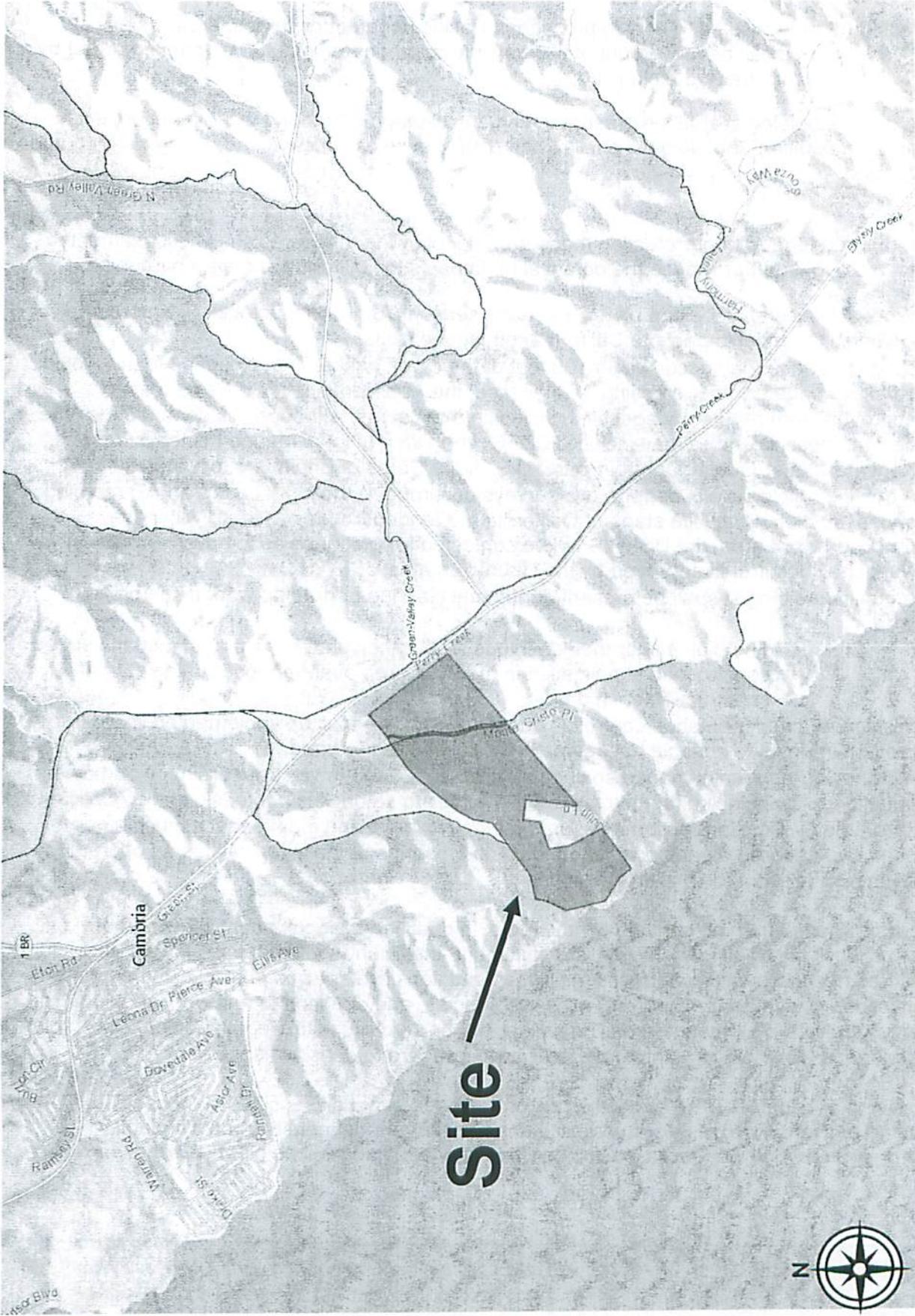
- Work activities shall be completed in the dry season (April 15 to October 15) in order to minimize potential impacts to California red-legged frogs.
- No disturbance may occur within 100 feet of the creek banks. The exception to this would be for a bridge or other crossing. In that case, the Applicant shall receive necessary approvals from regulatory agencies, including the County. Although it is dependent on the design, these agencies may include: CDFG, USFWS, National Marine Fisheries Service, Regional Water Quality Control Board, U.S. Army Corps of Engineers, or others.
- A qualified biologist will perform two surveys occurring 1) the night before and 2) morning of construction. If any life stage of California red-legged frog is observed within the proposed work area, the USFWS will be contacted for guidance as to how to proceed. No work shall occur until approved by the County and the USFWS.
- A qualified biologist shall be present during any clearing or grading work in the project area.
 - i. The biologist or their designee shall check under any equipment and stored construction supplies left in the work area overnight prior to the start of construction each day.
- Erosion and sedimentation controls as described above shall be implemented in order to prevent impacts to suitable habitat for California red-legged frog.
- All refueling and maintenance shall occur at least 100 feet away from drainage and other aquatic features, including the creek. If this refueling setback is not feasible, the Applicant shall employ extra protection measures during refueling and maintenance, such a drip pans and absorbent pads positioned to catch any drips or leaks, as well as an operator remaining present to control refueling levels.

BR-6 An environmental training shall be conducted by a qualified biologist prior to the start of construction. This training will cover, at a minimum, the boundaries of the work area, the measures needed to protect aquatic resources and sensitive species, a discussion on the identification of potentially occurring sensitive species, and direction to halt work should sensitive species be encountered. The biologist will also discuss the legal and financial consequences for violating state or federal laws in regard to sensitive species.

BR-7 Sensitive plant species. The Applicant has proposed to avoid all sensitive plant species, including native bunchgrasses. In order to ensure inadvertent impacts to native plants occurring nearby, all work areas including parking and staging will be clearly flagged or roped off.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator. Project planner and building inspector will verify compliance with approved plans.





PROJECT

Minor Use Permit
Decker DRC2011-00096



EXHIBIT

Vicinity Map



EXHIBIT

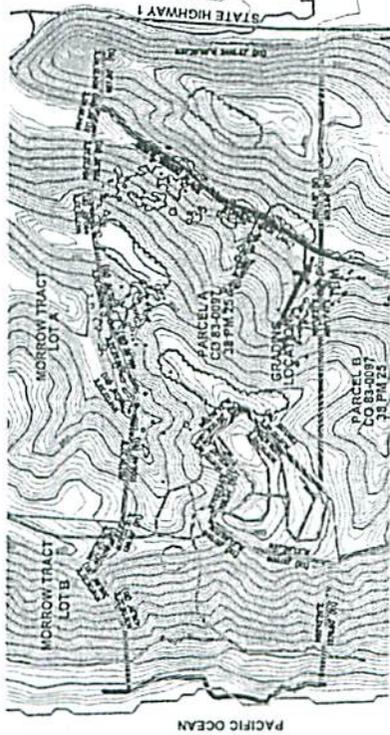
Land Use Category Map



PROJECT

Minor Use Permit
Decker DRC2011-00096

SITE PLAN PARCEL A CO 83-0097



NOTES: THE PROPERTY SHOWN IS BASED UPON THE PLAN AVAILABLE AND APPROVED FROM THE COUNTY OFFICE. THE PROPERTY SHOWN IS BASED UPON THE PLAN AVAILABLE AND APPROVED FROM THE COUNTY OFFICE. THE PROPERTY SHOWN IS BASED UPON THE PLAN AVAILABLE AND APPROVED FROM THE COUNTY OFFICE.

TABLE OF CONTENTS

- CE-1 SITE PLAN
- CE-2 GRADING PLAN
- CE-3 TILE SHEET

LEGEND

EXISTING CONTOUR

PROPOSED CONTOUR

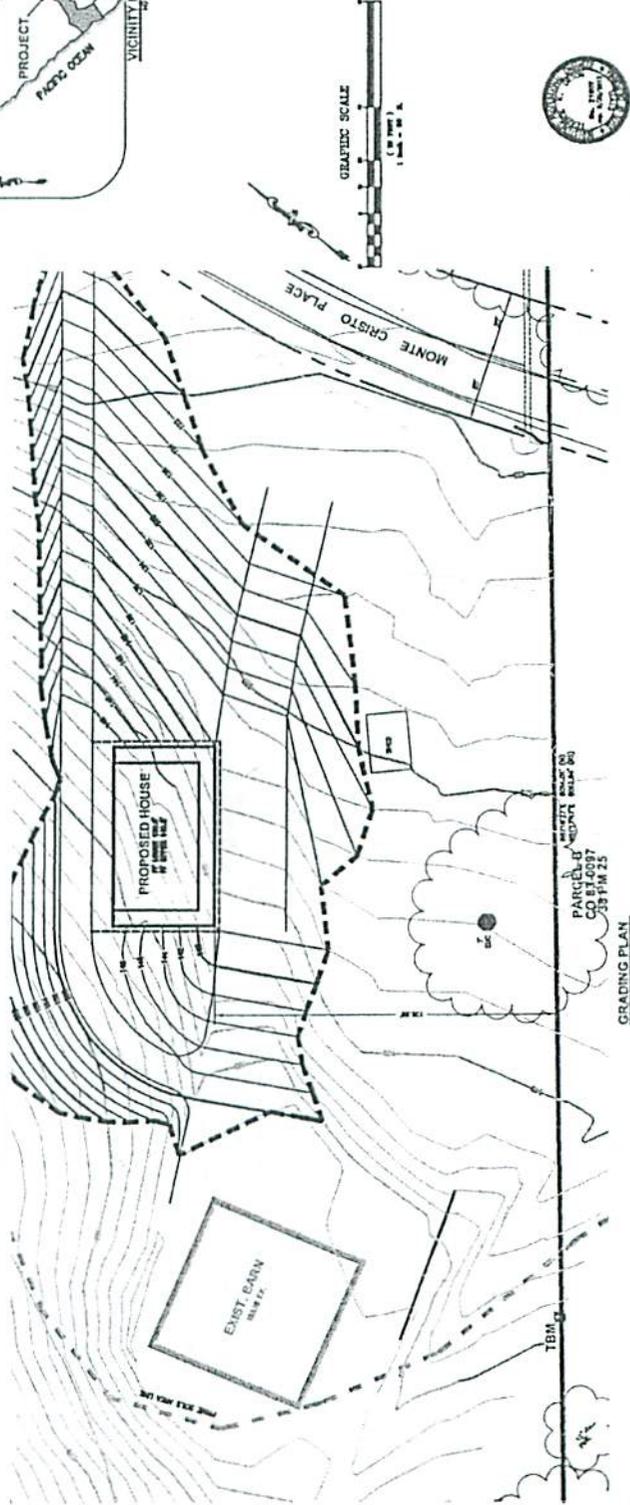
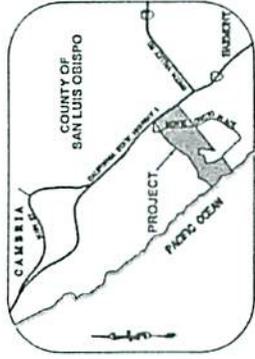
SPOT ELEVATION

WATER OF WAY

TEMPORARY BENCHMARK

SCOPE OF WORK

PROJECT INFORMATION



PROJECT: Minor Use Permit Decker DRC2011-00096

EXHIBIT: Site Plan

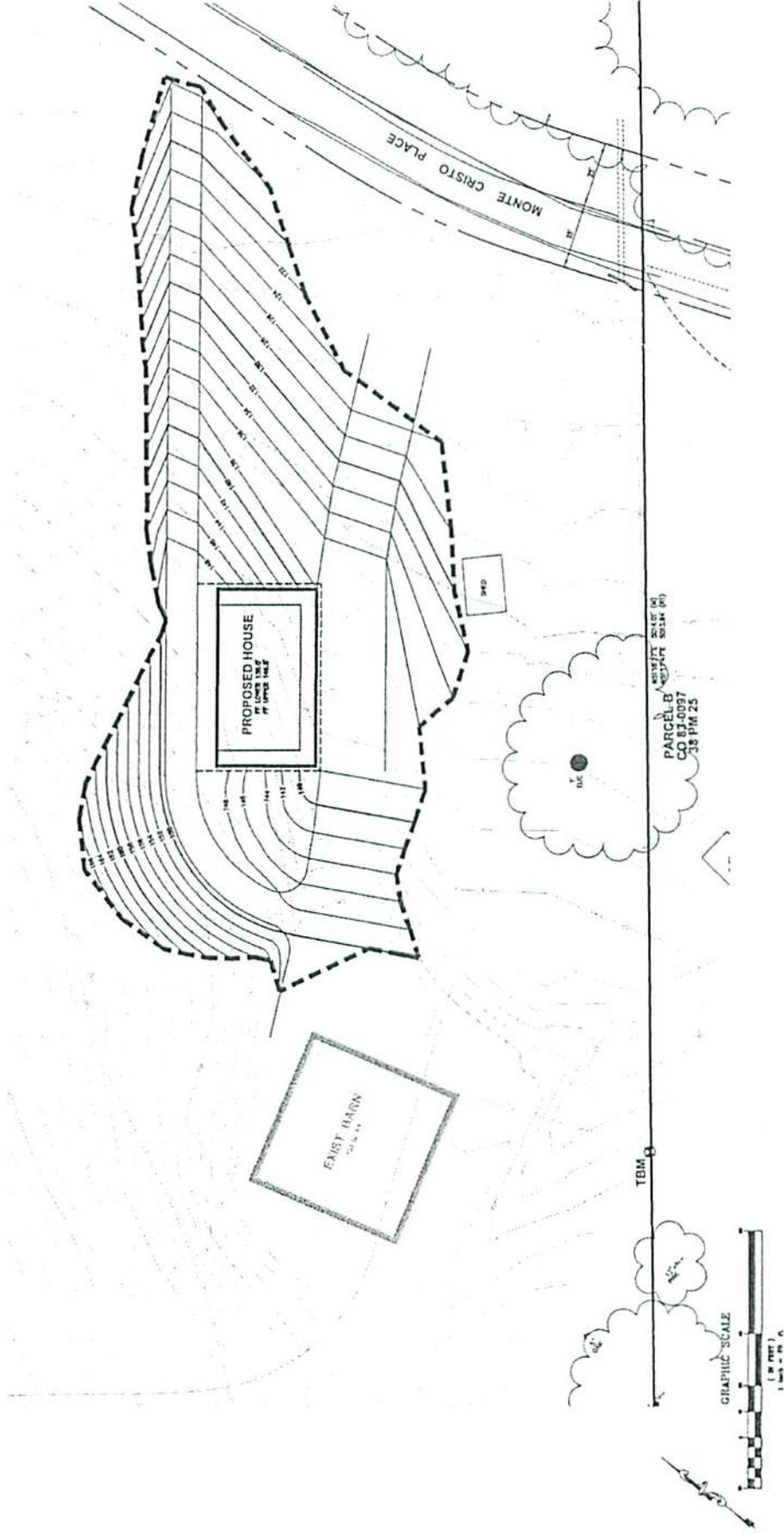
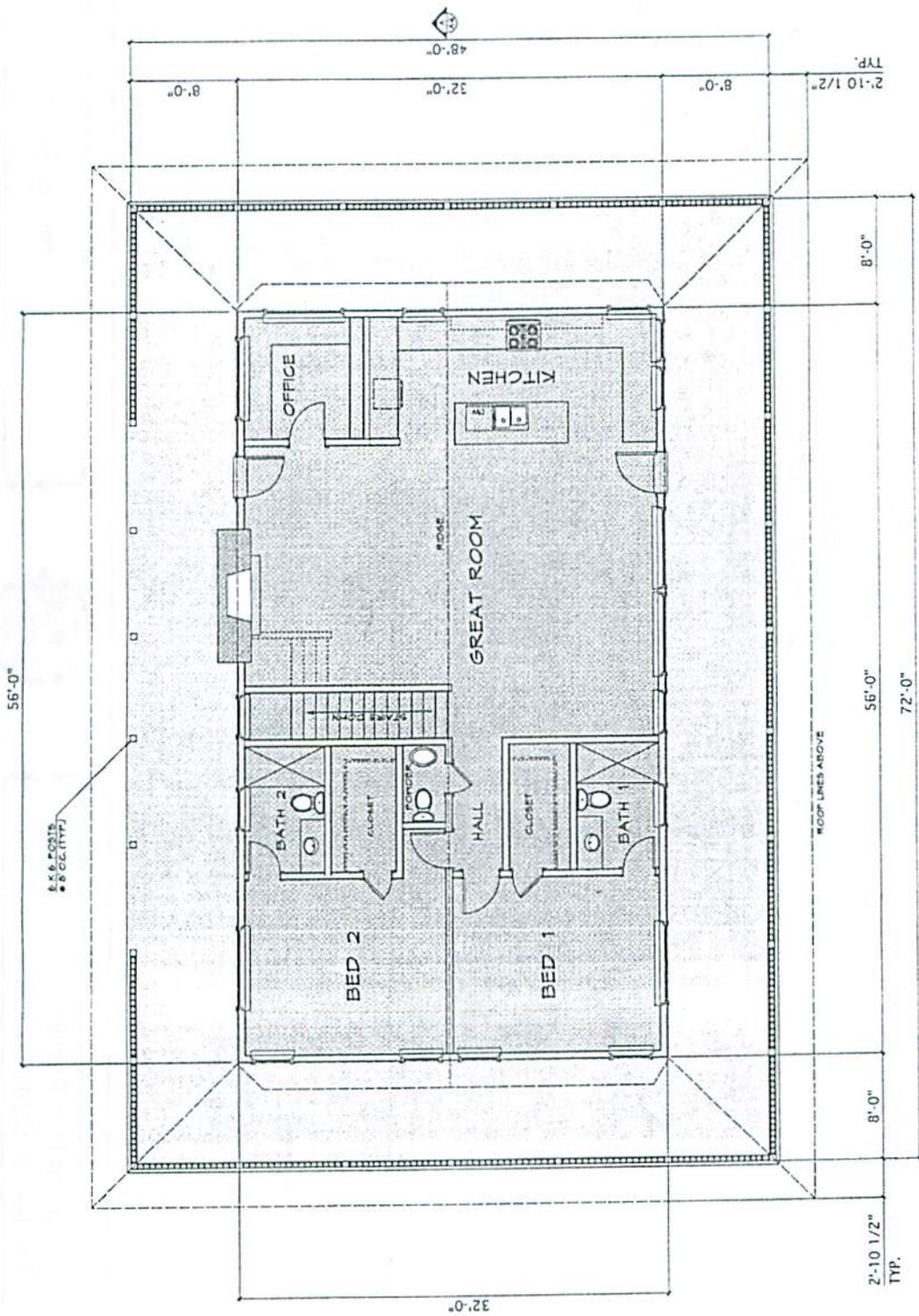


EXHIBIT Grading Erosion Plan

PROJECT Minor Use Permit
Decker DRC2011-00096

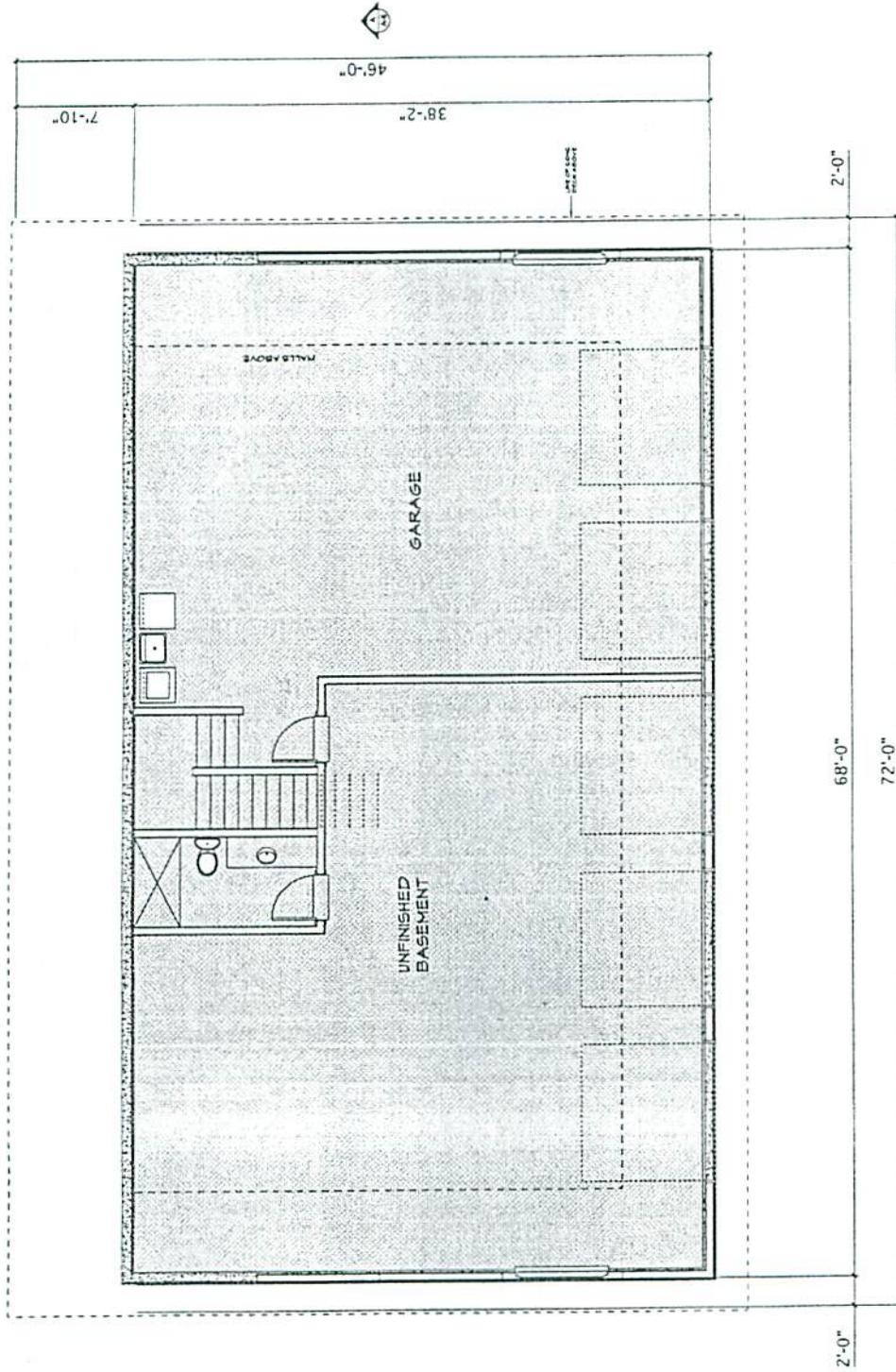


MAIN FLOOR PLAN
SCALE 1/4"

PROJECT **Minor Use Permit
Decker DRC2011-00096**



EXHIBIT **Main Floor Plan**



BASEMENT PLAN
SCALE: 1/4"

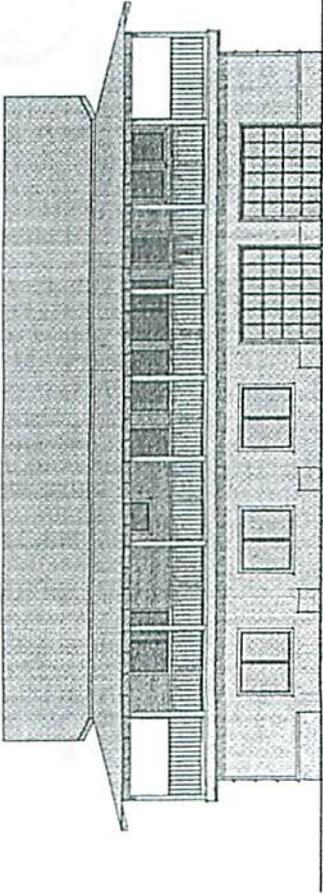
EXHIBIT

Basement Plan

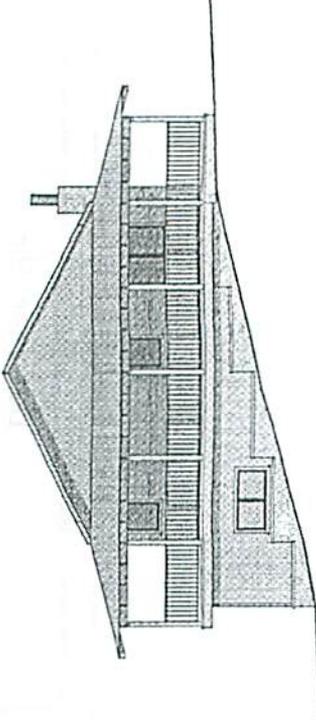


PROJECT

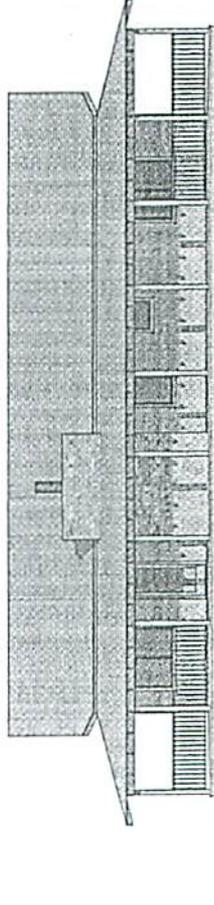
Minor Use Permit
Decker DRC2011-00096



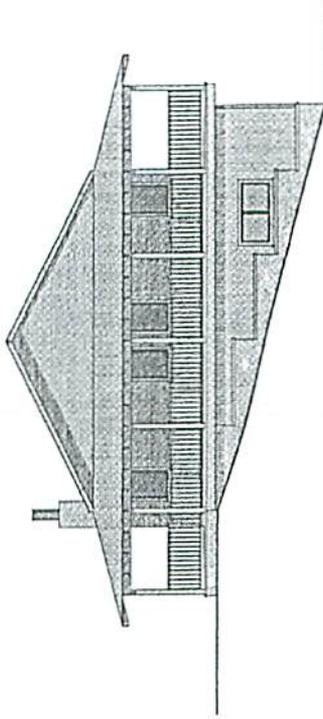
SOUTH ELEVATION - FRONT



WEST ELEVATION - RIGHT



NORTH ELEVATION - REAR



EAST ELEVATION - LEFT

ELEVATIONS

SCALE: 3/16"

PROJECT

Minor Use Permit
Decker DRC2011-00096

EXHIBIT

Elevations





COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Weights and Measures

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556

(805) 781-5910 • FAX (805) 781-1035

Martin Settevendemie
Agricultural Commissioner/Sealer

www.slocounty.ca.gov/agcomm
AgCommSLO@co.slo.ca.us

DATE: July 27, 2012

TO: Kerry Brown, Project Manager

FROM: Lynda L. Auchinachie, Agriculture Department *LA*

SUBJECT: Decker Minor Use Permit DRC2011-00096 (1655)

Thank you for the opportunity to review the proposed Decker Minor Use Permit for a 4,389 square foot residence on a 340-acre site. The project site is located at 295 Monte Cristo, just south of the community of Cambria. The site is bordered by the Pacific Ocean to the west, Highway 1 to the east, agricultural land and a former military base to the south, and agricultural land and a quarry to the north. The project site has a history of cattle grazing and had once been developed with a residence near the site of the current proposal. A barn was recently built near the location of the proposed residence and there are also agricultural accessory structures on the site. The entire site consists of prime soils or slopes over 20 percent.

The proposed residence would be located in an area that has been altered by the access road for the recently constructed barn. While approximately 2,000 square feet of this area is mapped prime soils, the Agriculture Department does not consider the impacts to agricultural resources to be significant or in conflict with Agriculture Element policies because the soil profile has been changed by existing development.

Comments and recommendations are based on policies in the San Luis Obispo County Agriculture Element, Conservation and Open Space Element, the Land Use Ordinance, the California Environmental Quality Act (CEQA), and on current departmental policy to conserve agricultural resources and to provide for public health, safety and welfare while mitigating negative impacts of development to agriculture.

If you have questions, please call 781-5914.



5

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 7/3/2012

JUL 16 2012

TO: Env. Health

SR 11874

FROM: Kerry Brown, Coastal Team

PROJECT DESCRIPTION: DRC2011-00096 DECKER- Minor Use Permit for a new 4,389 sf SFR with grading on slopes over 20%. 340 acre site located off Monte Cristo in Cambria. APN: 013-181-020.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

No comment at this time. Be advise that septic systems cannot be installed on natural slopes that exceed 30% & systems on 20% natural slopes must be engineered systems

7/31/12
Date

[Signature]
Name

x 5551
Phone



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

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

Fax (805) 781-1229

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

MEMORANDUM

Date: July 18, 2012
To: Kerry Brown, Project Manager
From: Glenn Marshall, Development Services Engineer
Subject: **Public Works Comments DRC2011-00096, Decker Minor Use Permit. Monte Cristo Place, Cambria APN 013-181-020**

*Revised Per
Glenn & TIM
[Signature]
9/10/12*

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

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

1. Provide evidence from Caltrans that the intersection of Monte Cristo Place with State Route 1 meets current standards for the additional development, or provide evidence of additional encroachment work that would be required.
2. Update plans to show extent of widening or other improvements to Monte Cristo Place between the project site and State Route 1 if required per Cal Fire.
3. In accordance with Land Use Ordinance the proposed project is considered a Priority Project and required to submit a Stormwater Quality Priority Project Application with the project application:
<http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/stormwaterapp.pdf>

*DP
KGM*

- a. The applicant shall submit a Stormwater Quality Plan Application for Priority Projects. The plan shall outline the runoff reduction measures used when developing the site plan.
- b. The applicant shall demonstrate the project has incorporated at least Two County approved LID structural practices into the project. Refer to the brochure Interim Low Impact Development Guidelines for further information and references for LID design.
- c. The applicant shall submit the following to the County for review and approval: Stormwater Quality Plan; Conservation of natural areas narrative; Stormwater pollutant of concerns narrative; Drainage Plan; Erosion and Sedimentation Control Plan; Mechanism in place for long-term maintenance of BMPs; and Calculations for treatment control BMPs

Recommended Project Conditions of Approval:

Access

- ~~1.~~ **At the time of application for construction permits**, the applicant shall submit plans to Caltrans to secure an Encroachment Permit to construct or reconstruct the site driveway in accordance with Caltrans Encroachment Permit Standards.
2. **At the time of application for construction permits**, the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire standards and specifications back to the nearest public maintained roadway.
3. **Prior to occupancy or final inspection**, all access road improvements have been constructed or reconstructed to the satisfaction of Cal Fire and/or Caltrans.

Fees

4. **On-going condition of approval (valid for the life of the project)**, and in accordance with Title 13.01 of the County Code the applicant shall be responsible for paying to the Department of Public Works the North Coast Area E Road Improvement Fee for each future building permit in the amount prevailing at the time of payment.

Coastal Well Permit

5. **Within 30-days of permit approval**, in accordance with Title 8, Section 8.40.065 (for Coastal Zones), and to the satisfaction of the Department of Public Works, the applicant shall establish ongoing water well monitoring and reporting requirements for incorporation into the resource management system.

Drainage

6. **At the time of application for construction permits**, the applicant shall submit complete drainage calculations for review and approval in accordance and commencing with Section 23.05.040 (Drainage) of the Coastal Zone Land Use Ordinance. ~~All drainage must be retained or detained on-site and the design of the basin shall be approved by the Department of Public Works.~~
7. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval.
8. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Stormwater Pollution Prevention

- ~~9.~~ **At the time of application for construction permits**, the applicant shall submit a draft "Private Stormwater Conveyance Management and Maintenance System" exhibit for review and approval by the County.

~~10~~ **Prior to issuance of construction permits**, the applicant shall record with the County Clerk the "Private Stormwater Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

V1_DEVSERV Forms\Applications\Other Stock COAfor MUP CUP.doc