



# 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. ED12-211**

**DATE: June 27, 2013**

**PROJECT/ENTITLEMENT:** Manders McCauley; Minor Use Permit; Coastal Development Permit; DRC2011-00036; 011-021-016

**APPLICANT NAME:** Mike McCauley and Dana Manders  
**ADDRESS:** 5939 Madison Road, La Canada, CA 91011  
**CONTACT PERSON:** Steve Puglisi **Telephone:** 805-595-1962

**PROPOSED USES/INTENT:** Request by Dana Manders and Mike McCauley for a Minor Use Permit to allow for a 3,423 square-foot single-story residence, 1,545 square-foot detached/attached garage, a 600 square-foot guesthouse. The project includes expansion of an existing driveway, extension of utilities and installation of a new private water well, storage tanks and a septic system. The project will result in the disturbance of approximately 0.96 acre of the 4.24-acre parcel, including approximately 1,210 cubic yards of cut and fill.

**LOCATION:** The project site is located at 18690 Cabrillo Highway, on the east side of Highway 1, approximately 0.8 mile south of the Ragged Point Inn, and 0.5 mile north of San Carpoforo Creek in the North Coast planning area.

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

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

**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**

<b>Notice of Determination</b>		State Clearinghouse No. _____	
This is to advise that the San Luis Obispo County _____ as <input type="checkbox"/> <i>Lead Agency</i>			
<input type="checkbox"/> <i>Responsible Agency</i> approved/denied the above described project on _____, and has made the following determinations regarding the above described project:			
The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures and monitoring were made a condition of approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.			
This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.			
Signature	Kerry Brown	Date	County of San Luis Obispo
	Project Manager Name		Public Agency



# Initial Study Summary – Environmental Checklist

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING  
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600  
*Promoting the Wise Use of Land • Helping to Build Great Communities*

(ver 5.0) 2012

**Project Title & No. McCauley Manders Minor Use Permit ED12- (DRC2011-00036)**

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

**DETERMINATION:** (To be completed by the Lead Agency)

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

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

Kerry Brown  
Prepared by (Print)
Kerry Brown  
Signature
6/21/13  
Date

Steven McMaster  
Reviewed by (Print)
Steven McMaster  
Signature
Ellen Carroll,  
Environmental Coordinator  
(for)
6/21/13  
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, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

## **A. PROJECT**

**DESCRIPTION:** Request by Dana Manders and Mike McCauley for a Minor Use Permit to allow for a 3,423 square-foot single-story residence, 1,545 square-foot detached garage, a 600 square-foot guesthouse. The project includes expansion of an existing driveway, extension of utilities and installation of a new private water well, storage tanks and a septic system. Building height for the main residence is estimated at 23.71 feet above natural grade; heights for the guesthouse and garage are 13.6 and 17.5 feet, respectively. The project will result in the disturbance of approximately 0.96 acre of the 4.24-acre parcel, including approximately 1,210 cubic yards of cut and fill. The disturbance area includes a building footprint of 5,635 square feet, a 2,534 square-foot patio, 10,113 square-foot driveway, and 2,020 square feet of miscellaneous flatwork. The project analyzed herein includes work within the Caltrans right of way associated with Highway 1 (grading improvements to existing access). The project site is located at 18690 Cabrillo Highway, on the east side of Highway 1, approximately 0.8 mile south of the Ragged Point Inn, and 0.5 mile north of San Carpoforo Creek in the North Coast planning area.

### **BACKGROUND**

The subject property is an undeveloped 4.24-acre parcel. The parcel is irregularly shaped, and slopes upwards from Highway 1 at an average grade of 19%. Drainage on site is sheet flow towards Highway 1, with some concentration of flow in an ephemeral wetland on the northern portion of the site. Water from the site eventually enters drainage inlets located within the Caltrans right of way along Highway 1. A spring box is located on the northern portion of the property, which serves as domestic supply to an existing offsite residence on the west side of Highway 1.

Site vegetation is dominated by non-native kikuyu grassland, which is regularly mowed. Other vegetation includes grassland with scattered native species, coastal scrub, an ephemeral wetland, and individual Monterey cypress. The project has been designed to avoid direct impacts to coastal scrub and the wetland feature on site through setback of buildings and flatwork. The applicant proposes to retain all trees on site.

Buildings are set back at least 100 feet from the mapped wetland, pursuant to County standards. Grading associated with the driveway will occur within 10 feet of the wetland. The project includes two potential well sites. Only one well site will be developed; however, both sites are analyzed in this Initial Study. An additional well site was identified by the project

engineer within the wetland; this well site is not being pursued by the applicant. The preferred well site is located east of the proposed residence outside of the mapped wetland feature. The second site is an existing well offsite; connection to the existing well would require approximately 400 linear feet of trenching, including approximately 30 linear feet in the wetland area.

The site is bordered by existing residences to the north and west, and vacant land to the south and east. The existing residence to the north is owned by the applicant. Properties in the area are used for grazing, and productive pasture/dry farm. The subject property is not currently used for agricultural purposes.

The site is accessed from Highway 1 by an existing dirt driveway. The applicant proposes to perform minor grading at the southern extent of the driveway approach to improve sight distance. The driveway will be widened to 20 feet, paved, and extended to the proposed building site, with grading on either side to establish 2:1 or flatter slopes. Sufficient turnaround space will be provided at the driveway terminus for emergency vehicles.

As stated previously, water supply on site may be provided via an existing well, which would be shared with the property to the north, or through a new on-site well to be developed as part of the project in one of two potential locations. Connections to the wells will be via trenched piping. The water system will be supplemented with two storage tanks, proposed at the rear of the main residence. Sprinklers will be installed in habitable structures. Wastewater will be directed to a new septic tank and leach field system, proposed to the southwest of the main residence.

Power will be provided via a connection to existing overhead lines located on the eastern portion of the site. The project includes active and passive solar systems. Active solar energy collection will occur via roof mounted panels. The building has been designed such that its orientation will increase solar heating opportunities.

**ASSESSOR PARCEL NUMBER(S):** 011-021-016

Latitude: 35.770429' N Longitude: -121.322851' W

**SUPERVISORIAL DISTRICT # 2**

**B. EXISTING SETTING**

**PLANNING AREA:** North Coast, Rural

**TOPOGRAPHY:** Moderately sloping

**LAND USE CATEGORY:** Agriculture

**VEGETATION:** Grasses, Coastal scrub, cypress trees

**COMBINING DESIGNATION(S):** Geologic Study

**PARCEL SIZE:** 4.24 acres

**EXISTING USES:** Undeveloped

**SURROUNDING LAND USE CATEGORIES AND USES:**

<i>North:</i> Agriculture; undeveloped single-family residence(s)	<i>East:</i> Agriculture; single-family residence(s)
<i>South:</i> Agriculture; undeveloped	<i>West:</i> Agriculture; 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The proposed project site is located approximately 0.8 mile south of the unincorporated area of Ragged Point, adjacent to Highway 1. Existing development on the project site is limited to fencing, and an unpaved access driveway. Vegetation consists of maintained vegetation (mowed kikuyu grass) and cypress trees. The project site is otherwise undeveloped. An existing residence is visible north of the project site, and evidence of an existing residence (fencing, gate, access roads) is visible west of the site across Highway 1.

Highway 1 in the project area is considered a Scenic Highway under the California Scenic Highway Program. This program is intended for the protection and enhancement of California's natural scenic beauty by identifying those portions of the State highway system which require special aesthetic conservation treatment. Existing legislation places the Scenic Highway Program under the stewardship of Caltrans, and state routes are evaluated by Caltrans for official designation upon nomination by a local agency.

In addition, this segment of Highway 1 is considered a Scenic Corridor in the County Conservation and Open Space Element. These designations indicate that areas surrounding the Highway are considered highly scenic. From Highway 1, views consist primarily of open ocean, beaches, open coastal bluff landscape, including grasslands and coastal scrub, established farm houses and outbuildings, steep cliffs, and riparian canyons. The visual character of the region is predominantly rural and natural.

**Impact.** The applicant submitted simulations of proposed development from viewing points along Highway 1 (Firma Landscape Architects, December 2012). Additional field work was completed in April 2013 by SWCA staff. The existing quality of the visual environment and impacts of the project were assessed using methodology outlined by the Federal Highway Administration (FHWA). FHWA methodology includes the evaluation of visual character and quality, the project's impact or change in visual character and quality and the response of the viewing public. The following terms are used in the assessment:

*Viewshed.* A viewshed consists of all areas visible from a particular publicly-accessible viewing point.

**Visual Character.** Visual character can be defined by factors such as landscape, landform, features such as shorelines and rivers. Changes in visual character are gauged as positive or adverse in part based on the public preference for the established visual environment.

**Visual Quality.** Factors in the determination of the visual quality of a site or viewshed include vividness, intactness and unity. Vividness is the "visual power or memorability of landscape components as they combine in distinctive visual patterns." Intactness refers to the integrity of the natural and developed components of a view. Intactness is compromised when features encroach into, compete for attention in, and detract from the overall integrity of the view. Unity refers to the coherence of features within a view. Unity is often of more importance in man-made landscape where urban design comprises the visual resource.

The response of the public to changes in character or quality is determined based on the sensitivity of the viewing public and the exposure of the public to the resource. Primary travel routes provide more exposure than secondary travel routes, and sensitivity is considered higher among those traveling for recreation or pleasure than commuting for work.

**Project Viewshed.** The viewshed is defined from publicly accessible areas; near the subject property, public views are afforded from Highway 1. Along the North Coast, sharp curves in the roadway and steep slopes limit the viewshed accessible from any one point. In the immediate vicinity of the project, however, the viewshed from Highway 1 is relatively wide, encompassing a section of Highway 1 and associated infrastructure in the foreground, much of the subject property in the fore and midground, and more steeply sloping hillsides in the background. Views from this area encompass the open ocean, steep slopes, a relatively level terrace (including the subject property), the roadway and rural residential development.

**Visual Character.** The visual character of the project area is defined by its landform or topography, vegetation, drainage patterns, and coastal proximity. The extent to which each factor is more or less distinctive comprises the value of the existing visual environment. The following paragraphs describe each factor. Descriptions are given from the point of view of travelers on Highway 1.

**Landform.** The topography in the vicinity of the project site is highly varied. As one approaches the project site from the south, the road slopes upward from sea level at San Carpoforo via sharp switchbacks. Visible landform at the project site consists of an elevated bench, situated approximately midway up a wide, moderately sloped terrace, which gives way to steep hills to the east. The project site marks the southern entrance to the terrace, which is developed with scattered rural residences. Rock outcrops form the southern boundary of the property. The landform in the vicinity of the project is common to the area.

**Vegetation.** Vegetation in the viewing area consists of stands of mature cypress trees in the background, with coastal scrub and grassland visible in the foreground. The landscape is moderately varied; existing mature cypress trees are distinctive features. However, the plant communities present are common in the area.

**Drainage.** Drainage features on site are limited to the ephemeral wetland on the northern portion of the site. The wetland is not generally visible from Highway 1, nor is it highly distinguished visually from other landscape on site. The nearest major drainage feature is San Carpoforo Creek, which is located approximately 0.5 miles from the property. The project area does not lie between the shoreline and Carpoforo Creek and would not affect views of this feature from the beach.

**Shoreline/rivers/beaches.** San Carpoforo beach in this location is a sandbar which dams a wide rivermouth, creating a lagoon much of the year. The project site is not located between the roadway and the ocean, therefore, the property does not impact views of the ocean or shoreline from Highway 1.

**Regional Landscape.** The project site is a subset and is typical of the North Coast area north

of San Simeon. Urban development in this area is diminished, and rural residential, agricultural and natural characteristics dominate. Highway 1 winds alternately through wide terraces of coastal scrub and grazing land, and then through areas of steep bluffs and hillsides, where the roadway comprises the only level feature. Vegetation consists of coastal scrub, with sporadic areas of pastureland and trees. Major components of views in the region include the coastline, with views of scattered beaches, and the steep hillsides and bluffs.

Considering the factors in the preceding paragraphs, the overall visual character of the project site is considered common to the area. The project is located in an area of existing rural residences and generally lacks significant distinctive features such as creeks. The existing mature trees on the property and the rock outcrops south of the proposed development area are more distinctive but are common in the area.

*Visual Quality.* The site is undeveloped; components which currently affect the existing view include the highway and associated infrastructure, existing residential development and access, and maintained areas of grassland or landscaping. The existing quality of the visual environment as viewed from Highway 1 is assessed in the following paragraphs:

*Vividness.* Landscape components are generally common to the region. The site comprises a knoll elevated above the roadway; features highly visible to the public include rock outcrops, coastal scrub, and a stand of trees in the midground. The overall impression of the site is of a landscape and landform common to the area.

*Intactness.* Encroaching elements in the existing view include the roadway and associated infrastructure, existing power poles, and existing areas of maintained grassland, in addition to sporadic views of existing residences in the area. These more uncharacteristic features compete for attention in, but do not subdue the impression of a natural visual environment.

*Unity.* As stated above, the unity of the view is marred somewhat by existing infrastructure; features such as rock outcrops, maintained grassland, and planted trees provide variation. The general impression, however, is of a fairly unified natural landscape with a moderate level of detracting features.

Based on the discussion above, the existing visual quality of the site is considered moderate.

*Viewer Sensitivity.* Highway 1 is a primary travel route. Travelers along Highway 1 are predominantly recreational. Highway 1 also provides the sole means of access for local traffic. Viewers are considered highly sensitive to changes in the aesthetic environment for the purposes of this assessment. The relatively large proportion of recreational users and the scenic value of the region contribute to a relatively high sensitivity to changes in the environment.

The project, including access, landscaping, and structures (the garage, guesthouse and main residence) will be visible to the public traveling north or south along Highway 1, including portions of the roadway at some distance from the site (the bluff top south of San Carpoforo Creek). The following is a summary of the impact of the project from each of the viewing locations selected for the visual simulations.

*Viewing Position 1.* Viewing position 1 is a blufftop south of San Carpoforo Creek. The project would be clearly visible from this location, though the dominance of the structures in the landscape is reduced by the distance from the project site to the viewing location (approximately 0.75 mile). This existing view is characterized by moderately to steeply sloping hillsides dominated by coastal scrub and stands of trees. A small portion of an existing residence to the northeast is currently visible. The project would introduce new structures into this predominantly natural landscape; however, the proposed structures are visually subordinate to the natural view.

*Viewing Position 2.* Viewing position 2 is just south of the project site at Highway 1. Existing features in the view include the highway, roadway-associated signage and powerlines, and a steeply sloping rock face with coastal scrub vegetation in the foreground and mature Monterey cypress in the

background. The dominant view is natural, with infrastructure-related features subordinate. Features of the project visible from this location would consist primarily of rooftops of the three structures (garage, main house, and guesthouse). The proposed structures will occupy a natural terrace on the property, which is elevated from the roadway. This topography limits visual access to the site by passing motorists and serves to screen much of the development from view. The project would alter the view from this location by introducing visible rooflines. However, the major existing features of the view, including rock faces, coastal scrub, and existing mature trees would remain dominant.

*Viewing Position 3.* Viewing position 3 is located just north of the project site, looking east from Highway 1. Existing views from this location are dominated by grassland vegetation, a more moderate slope, and mature trees in the background. An existing barbed wire fence is visible from this location. Approximately 50% of the built structures proposed would be visible from this location. The view of the structures includes siding and roof angles.

Access improvements (i.e., the driveway) will not generally be visible except in the immediate vicinity, based on the submitted simulations.

*Overall Impact to Visual Character and Quality.* The existing visual character and quality of the site is considered common or moderate relative to the surrounding landscape; the sensitivity of the viewing public is considered high. The project would introduce additional built elements into the viewshed. The project would retain dominant landscape features, and much of the existing landscape and landform would be undisturbed.

The project has been designed so that the majority of project elements are screened by topography. The project would avoid rock outcrops, trees, and coastal scrub, and is set back on the property to avoid alteration of the foreground view. However, the project, as viewed from Highway 1, would introduce built features which would affect the visual character and components of visual quality in a viewshed with a highly sensitive public. Alteration of the existing visual character and quality would be greatest for drivers traveling south along Highway 1. The features of the project which most dominate post-project views from this location are walls and rooflines. The visual impact of rooflines and walls can be addressed by more closely matching paint or finish colors to the natural palette in the surrounding area, and screening development with vegetation. Overall impacts are considered moderate and potentially significant; mitigation is recommended to reduce the project's impact.

*Impacts to Trees.* The project has been designed to avoid existing trees on site. However, CalFire has recommended 100 feet of defensible space for the proposed structures. Accommodating this recommendation would require substantial trimming or selective removal of cypress trees. Tree trimming or removal could adversely affect the screening function of the trees at the ridgeline, and could otherwise have an adverse aesthetic effect. Tree removal in the coastal zone is currently regulated by Section 23.05.060 of the CZLUO. Current regulations require permits for the removal of trees, replacement on site at a 1:1 ratio, with species common to the area. Mitigation is recommended to ensure tree trimming or removal does not result in substantial adverse impacts related to aesthetics.

*Other Aesthetic Considerations.* The project does not daylight above the foreground ridge due to the existing mature trees, which are to remain. Mitigation is recommended to address potential impacts associated with tree trimming or removal for fire protection. Temporary impacts associated with the presence of construction equipment, temporary construction fencing, and other safety equipment such as temporary signs and lighting will not result in a permanent change in the visual environment and are therefore insignificant.

*Light/Glare.* Current plans identify at least one security light, with ancillary lighting for outdoor areas. Rural residences in the area are currently lit and the overall lighting level is generally low. Generation of light and glare visible from public areas would result in a potentially significant impact; therefore, mitigation is recommended to shield and reduce lighting.

The project will include roof-mounted solar panels. Modern solar panels are constructed of dark, light-

absorbing materials and covered with an anti-reflective coating, which minimizes the potential for glint (direct reflection of a sunbeam on the surface of the panel) and glare (reflection of the bright sky around the sun). Reflectivity is measured by albedo (the ratio of solar radiation across the visible and invisible light spectrum reflected by a surface), on a scale of 0 (surface reflects to light) to 100 (mirror-like surface that reflects all light). Solar panels with a single anti-reflective coating have a reflectivity of 10. For comparison, the panels would be slightly more reflective than asphalt, but less reflective than grass. Therefore, the panels would not create a new source of glint or glare.

Windows and reflective finishes such as metal casings for windows or metal roofing can produce glare. Mitigation is recommended to ensure finish materials will not be a significant source of glare.

**Mitigation/Conclusion.** The applicant will comply with standards set forth in Section 23.04.210 and 23.05.060 of the CZLUO. Recommended mitigation measures include altering the color palette for the building siding and roof materials to more closely resemble surrounding natural vegetation and features, and screening proposed structures, so long as sight distance is not adversely affected. Permits and on-site 1:1 replacement are required for the removal of cypress trees. Additional mitigation is recommended to address lighting impacts.

The project is in an area of existing rural residences which are visible from the Highway and the coastline. Based on compliance with the CZLUO and the mitigation measures included in Exhibit B, potential impacts related to visual character, condition, and features would be mitigated to a less than significant level.

**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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Conflict with existing zoning for agricultural use, or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project site is zoned for Agriculture. The project is not used for agricultural purposes; activity on site is limited to mowing to maintain the grassy portions of the site.

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

- Still gravelly sandy clay loam, 2-9% slopes
- Xerorthents (or escarpments)

Still gravelly sandy clay loam is generally characterized as an alluvium from sedimentary rocks

located on marine terraces. Xerorthents refer to the steep and relatively smooth slope at the edge of terraces, in this case, the steep slopes descending from the building site to Highway 1.

The Xerorthents are not considered suitable for agriculture. The Still gravelly sandy clay loam is considered Class III, and is considered prime if irrigated. The site has not been used for agricultural purposes in recent years, although land in the area in agricultural use, in this classification, is typically used for livestock grazing or productive pasture. The site is not under a Williamson Act Contract or in an agricultural preserve.

**Impact.** The project is located in an area of rural residences and grazing/pasture operations. The project site has not been used for agricultural purposes in recent years. There is no evidence of its past use as prime, irrigated farmland; farmland in the area is typically used for grazing or pasture. The property is 4.24 acres; the acreage is insufficient to support grazing or pasture operations. The conversion of a portion of the site to residential use will not result in a conversion of prime or important farmland, nor affect agricultural operations, including other operations in the area. The project site is not under a Williamson Act Contract, or agricultural preserve, or conservation agreement. No significant adverse impacts are identified.

**Mitigation/Conclusion.** No mitigation measures are necessary. Impacts are considered less than significant.

**3. AIR QUALITY**

*Will the project:*

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

**GREENHOUSE GASES**

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

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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"/>

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

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

For most projects the Bright-Line Threshold of 1,150 Metric Tons CO<sub>2</sub>/year (MT CO<sub>2</sub>e/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 CO<sub>2</sub>e/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 less than one acre. This will result in the creation of construction dust, as well as short-term vehicle and equipment 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 proximity to sensitive receptors that might otherwise result in nuisance complaints and be subject to limited dust and/or emission control measures during construction. Potential impacts associated with naturally occurring asbestos are addressed in Section 7, Hazards and Hazardous Materials.

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 single residence with a guesthouse. 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. Impacts are considered less than significant based on the discussion above.

**4. BIOLOGICAL RESOURCES**

*Will the project:*

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

#### 4. BIOLOGICAL RESOURCES

*Will the project:*

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

\* 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 applicant has submitted several documents which provide assessments of biological resources on site. These include:

- Kevin Merk Associates, January 21, 2013, Wildlife Resources Assessment for 18690 Cabrillo Highway Project, Ragged Point Area, San Luis Obispo County, California
- Kevin Merk Associates, August 2012, 18690 Cabrillo Highway, Delineation of Waters of the United States and State of California
- Holland and Keil, October 6, 2011, Botanical Report
- Holland and Keil, February 7, 2012, Addendum to Botanical Report

The following paragraphs are based largely on information presented in these documents; content may have been paraphrased or excerpted where necessary.

**Regional Setting.** The southern Big Sur area is comprised of a relatively narrow terrace elevated averaging 200 feet above the Pacific Ocean. The landscape is defined by moderate to steep slopes and shear drop-offs, incised by steep canyons containing numerous streams. The vegetation in this area can be sparse, consisting mainly of coastal scrub or introduced species designed to stabilize slopes. In certain locations, the terrace extends or the creeks form wider alluvial plains. In these locations, vegetation diversifies to include stands of trees, and grasslands, in addition to the scrub species found elsewhere. The natural landscape has been modified by ranches and rural residences in certain locations. Animal species found in this area are diverse; several sensitive plant and animal species are located in the region.

**On Site Vegetation.** The subject property is situated on a terrace approximately 0.5 miles north of San Carpoforo Creek and a wide alluvial plain associated with the creek, which terminates at a beach. The terrace in this location extends some distance inland at a relatively moderate slope (approximately 19%). Vegetation on site can be classified into five plant communities:

- Monterey cypress – This tree species is native to the California coast, but has been planted on this property. A stand of mature cypress encompasses approximately 25% of the parcel's eastern edge. The applicants have indicated that no tree removal is proposed as part of the project. However, CalFire has identified a defensible space requirement of 100 feet from structures, which may result in trimming or removal of cypress trees, and fuel modification in the understory.
- Kikuyu grass (*Pennisetum clandestinum*) – Kikuyu grass is an aggressive non-native turf

grass. This species dominates approximately 25% of the site in the vicinity of the cypress trees.

- Seasonal freshwater marsh – An ephemeral wetland is located on the northern portion of the site. This area is wet for extended periods and supports a mixture of wetland species in addition to kikuyu grass.
- Ruderal coastal valley grasslands – in this region, coastal valley grasslands are dominated by non-native species with individuals of native species intermixed. Approximately 35% of the site can be characterized as ruderal coastal valley grassland.
- Northern coastal scrub – This plant community occurs along the western and southern boundaries of the parcel. On the property, coastal scrub consists of small shrubs with a relatively dense herbaceous understory. Coyote bush and California sagebrush dominate the scrub on site, with poison oak and blackberry making up a significant portion of the understory.

*Sensitive Plant Species.* Floristic surveys were completed on site in 2011. Although several rare plants species are known to occur in the area, potential on site was considered low due to the lack of specific habitat conditions required for many of the species. Site surveys did not identify any sensitive species on site.

*Potential Wildlife and Habitat.* A Wildlife Resources Assessment was completed for the project in 2013. Field work, including a survey of the entire property, was completed in 2012. Based on site visits and a review of available data sources, including the CNDDDB, the project site is not expected to provide habitat or otherwise adversely directly affect sensitive wildlife species. Site conditions, in general, do not meet the habitat requirements of local special status species; however, there is a potential for coast buckwheat plants to establish onsite, which would attract Smith's blue butterfly.

Smith's blue butterfly (*Euphilotes enoptes smithi*). Smith's blue butterfly is listed as an endangered species. The butterfly is collocated with the coast buckwheat plant (*Eriogonum latifolium*), upon which its entire life cycle depends. Smith's blue butterflies are known primarily from coastal dune habitats along Monterey Bay and a few locations along the Big Sur coast.

The Assessment noted that although no nesting birds were observed, nesting or foraging birds could be adversely affected by the construction of the project. Suitability for nesting or foraging birds is somewhat reduced by the regular maintenance of grassland areas which occurs on site, and the dominance of kikuyu grass.

*Trees, Wetlands, and Special Features.* As mentioned previously, site vegetation includes a stand of Monterey cypress, an ephemeral wetland, rock outcrops, and ruderal coastal scrub. The project has been designed to avoid direct impacts to these communities. No trees are proposed for removal as part of the project. A minimum 100-foot' setback is provided between structures and the wetland feature on site, however, project components, such as the water supply well, piping, and grading associated with the driveway, would occur within the wetland or in close proximity (within 10 feet). The project has been designed to avoid rock outcrops on the southern portion of the site, and to avoid areas of intact coastal scrub. The project also includes a drainage ditch upslope of the residences which would capture runoff from areas to the east of the development and would direct runoff to the wetland.

**Impact.** The project would have the following impacts to biological resources:

*Sensitive Species and Habitat.* No sensitive species have been identified on the site to date. Suitable habitat is limited to potential nesting habitat for birds or roosting habitat for bats in the stand of Monterey cypress. Although the applicant proposes to retain the trees, both development activity and tree trimming, if deemed necessary, would adversely impact nesting birds or roosting bats. Mitigation, in the form of timing and pre-construction surveys, is recommended and would reduce impacts to a less than significant level.

The Wildlife Assessment identified potential impacts related to the federally endangered Smith's blue butterfly should coast buckwheat establish on site. No coast buckwheat plants have been identified on site to date, however, sufficient time may elapse prior to site development for plants to establish on site. As a result, potential for the blue butterfly to occur on site would increase. Mitigation is recommended in the form of preconstruction surveys to ensure unauthorized take does not occur.

*Native and Important Vegetation.* Development of the proposed project would temporarily disturb ruderal grassland and ruderal coastal scrub. Grassland on site is dominated by kikuyu grass and both habitats are common in the region. Impacts are considered less than significant and no mitigation is required.

CalFire has reviewed the proposed project and notes the following standards which pertain to biological resources:

- 100 feet of defensible space
- 10 feet of fuel modification along driveway

Although the applicant proposes no tree removal, providing 100 feet of defensible space in the vicinity of the structures may require the removal or trimming of 3-5 individual cypress trees. Fuel modification along the driveway will not have significant impacts as the area is bordered by grassland and significant fuel modification is not anticipated in these areas. Trimming or removal of cypress trees may also have adverse impacts related to nesting bird and roosting bat habitat. Mitigation is recommended to address this impact.

*Wetland Habitat.* The proposed development is designed to avoid direct impacts to the onsite wetland. However, construction activities, including grading associated with the driveway, and construction of the new drainage swale connecting to the wetland, would result in soil disturbance near the wetland which may pose temporary risks to wetland habitat. Connection to the existing well, if required, would result in temporary disturbance to approximately 30 linear feet (15 square feet) of the wetland. Mitigation is recommended to ensure impacts are reduced to a less than significant level.

**Mitigation/Conclusion.** The project has been designed to avoid sensitive habitats onsite, and will have no long-term, significant impact on special status species or habitat. Recommended tree replacement measures would improve areas of the site currently dominated by non-native grassland. The applicant will comply with applicable permit programs, including Section 401 and 404 of the Clean Water Act, and Section 1610 requiring Streambed Alteration Agreements with the CDFW. The applicant will likewise be required to comply with standards for activities in and near sensitive habitat, including wetlands, outlined in the CZLUO. Additional mitigation is outlined in Exhibit B, which includes measures to address impacts to nesting birds and bats, and activities near the wetland. Based compliance within existing regulations and implementation of identified mitigation measures, impacts associated with project construction and operation are considered less than significant.

**5. CULTURAL RESOURCES**

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb archaeological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historical resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**5. CULTURAL RESOURCES**

*Will the project:*

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

d) *Other:* \_\_\_\_\_

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

**Impact.** The project is located in a region where significant archaeological resources have been documented. The project site itself does not include any unique physical features typically associated with prehistoric occupation. A Phase I (surface) survey was conducted by C.A. Singer & Associates in 2011. Records search originally indicated a site within close proximity. Upon review of the specific report it was determined that the site in question was actually located a significant distance from the subject property. The survey and (updated) accompanying records search were negative for cultural resources; therefore, there is no evidence that significant resources are present within the project site. Impacts to historical or paleontological resources are not expected.

**Mitigation/Conclusion.** Section 23.05.140 of the CZLUO contains policies, standards, and processing requirements pertaining to archaeological resources. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:

1. Construction activities shall be temporarily halted or redirected and the County Environmental Coordinator shall be notified. The extent and location of discovered materials will be recorded by a qualified archaeologist and disposition of artifacts will be accomplished in accordance with state and federal law.
2. In the event archaeological resources are found to include human remains or in any other case when human remains are discovered during construction, the County Coroner shall be notified in addition to the Environmental Coordinator so proper disposition may be accomplished. If the remains are determined to be Native American, then the County Coroner must notify the Native American Heritage Commission within 24 hours of the discovery.

No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary beyond compliance with the CZLUO.

**6. GEOLOGY AND SOILS**

*Will the project:*

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

a) *Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?*

b) *Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones\*?*

## 6. GEOLOGY AND SOILS

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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

Within County's Geologic Study Area?: Yes

Landslide Risk Potential: Low

Liquefaction Potential: Low

Nearby potentially active faults?: Yes Distance? Potentially On site

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

Shrink/Swell potential of soil: Low

Other notable geologic features? None

The project is within the Geologic Study Area (GSA) 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. Geological reports were prepared for the project by Geosolutions in 2011 and 2012. Much of the following information is based on the geological report.

The site is located on an elevated marine terrace approximately 300 feet above mean sea level. The property is irregularly shaped and slopes upward from the highway at an average slope of 19%. The topography is marked by a steep rocky slope on the southern end of the property, sloping grassland, and a relatively level bench towards the eastern boundary. The proposed development site is located within a relatively level portion of the terrace.

**General Conditions.** The site soil profile consists of Marine Terrace Deposits overlying Franciscan Complex rock. Soil deposition over the rock varies in depth, from one to 15 feet, with rock outcrops visible in the southern portion of the site. No landslides are known to exist in the area, and no landslide deposits were identified in site soil investigations. Slopes are considered stable and the potential for expansion is considered low.

**Faulting and Seismicity.** The San Simeon Fault Zone (GSA) traverses the north-coastal area from

San Simeon Point to the north side of the mouth of San Carpoforo Creek. In 1986, the State geologist determined this fault zone to be active and designated it as a special studies zone subject to the provisions of the Public Resources Code (North Coast Area Plan, 2002). Site investigations and literature review performed by Geosolutions indicates that the mapping of the fault trace on site may be an error. There is evidence that the actual fault trace is located east or west of the property; no evidence of an existing fault was discovered during site soil investigations. The San Simeon fault is considered the most likely fault to cause groundshaking at the subject property; the geotechnical investigation states that the potential for ground rupture is low. The potential for liquefaction is also considered low.

The potential for tsunami-related impacts is considered low due to the significant elevation of the property above the ocean. Seismic-related flooding from other sources is considered low due to the absence of a proximate water body.

*Drainage, Erosion.* Precipitation on the site sheet flows generally to the west, where a drainage and spring box are located. Subsurface investigations did not encounter groundwater. Site disturbance, including initial ground clearing, excavation and grading, will expose site soils to wind and water, increasing the potential for erosion. Drainage and erosion are addressed by the CZLUO, which requires grading and drainage plans.

The County Safety Element includes goals and policies related to geologic and seismic hazards. Pertinent policies include maintaining current information regarding seismicity, locating new development away from areas at risk of rupture, enforcing applicable building codes, reduction of risks associated with new or expanded structures in area of known conditions such as landslide, liquefaction and settlement.

**Impact.** The proposed project includes construction of residential structures within the GSA combining designation. Section 23.07.084 of the CZLUO (GSA) includes the following special standards:

- Engineered grading, except as exempted under 23.05.020 et seq.
- 50-foot setback for structures for human occupancy
- New development shall insure structural stability, while not contributing to erosion, sedimentation or geologic instability

The project sets all occupied structures outside the 50-foot buffer area from the suspected fault trace on site. The potential for the project to affect stability on or off-site is addressed below.

*Instability or Special Conditions.* The project would not be exposed to, nor would it create instability on or near the subject site. Potential for other special conditions, such as liquefaction, landslide, subsidence or ground failure is considered low to negligible based on site soil profiles. Impacts are considered less than significant.

*Seismicity.* The project would comply with existing building code standards designed to alleviate the adverse effects of groundshaking on structures. The project is set back in excess of the required distance from the mapped GSA on site, although the actual location of the suspected fault trace in relationship to the site is in dispute, and the fault may be offsite. Impacts related to seismic events, including rupture and groundshaking, are considered less than significant.

*Erosion.* The project will disturb less than one acre of the site. The project will alter drainage patterns through the installation of a drainage cut-off ditch which will direct upland flow to the existing wetland to the west of the proposed development area. The project may also require trenching for water utilities, and road grading near the wetland which may result in erosion in or near the wetland feature. Impacts are considered potentially significant.

*Expansion.* The expansion or shrink-swell potential of site soils is considered low based on the submitted geotechnical reports. No impacts to proposed structures will occur.

*Policy Consistency.* The project is consistent with applicable policies and standards contained in the Safety Element and the CZLUO. The applicant has prepared geotechnical studies of the property and proposed development, and has maintained required setbacks from known or suspected hazards. Impacts are considered less than significant.

*Mitigation/Conclusion.* The project will have less than significant impacts related to geology and geologic hazards. Mitigation for potential impacts to the wetland is provided in Exhibit B under Biology. No additional mitigation is required beyond compliance with existing standards, regulatory programs, and codes.

**7. HAZARDS & HAZARDOUS MATERIALS - Will the project:**

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

**Setting.** The project is not located in an area of known hazardous material contamination. The DTSC Envirostor website was queried for the project address by SWCA staff on March 20, 2013 [<http://www.envirostor.dtsc.ca.gov/public/>]. There are no identified waste sites, cleanup site, or other known hazardous materials sites listed near the project area.

The project is located within a high severity risk area for fire. Based on the County's fire response time map, it would take more than 20 minutes to respond to a call regarding fire or life safety. The applicant is proposing a 20-foot driveway width in excess of Calfire requirements for a 16-foot access. The applicant is proposing two storage tanks for fire suppression, and a sprinkler system will be installed in the building to further reduce fire risk. Refer to the Public Services section for further discussion of Fire Safety impacts.

The project is not within the Airport Review area.

The project site is underlain by Franciscan formation soils, which may contain naturally-occurring asbestos.

**Impact.** Construction equipment will use oils, fuels, and lubricants. In the event of a leak or spill, persons, soil, residences, and vegetation down-slope from the site may be adversely affected. Implementation of best management practices would reduce this impact to a less than significant level by reducing the risk of release to the extent practicable, and ensuring response plans are in place prior to the start of construction (refer to Section 13, Water/Hydrology). Once constructed, the project will not involve regular use or storage of hazardous materials, nor the generation of hazardous wastes.

The site is underlain by soils derived from the Franciscan formation. These soils and rock formations can include naturally-occurring asbestos. Site preparation, grading and excavation can release naturally-occurring asbestos into the environment, posing a risk for construction workers and nearby residents. The San Luis Obispo Air Pollution Control District (SLOAPCD) requires verification of presence/absence of naturally-occurring asbestos prior to the start of construction. The project involves disturbance over an area less than one acre in size; therefore, a formal Asbestos Dust Mitigation Plan and Asbestos Health and Safety Program is not required. However, the project geologist has recommended the implementation of several dust control measures during construction of the project which have been incorporated herein.

The project, as designed, does not present a significant fire safety risk. The project is required to comply with the California Building Code, Public Resources Code, and applicable fire laws. The applicant has included adequate access, an on-site water source and storage system, and a sprinkler system to comply with these requirements. The plans were reviewed by Calfire and with the previous modifications, were found acceptable.

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

**Mitigation/Conclusion.** Based on compliance with existing regulations and identified mitigation measures (refer to Exhibit B), potential hazards and hazardous materials impacts would be less than significant.

**8. NOISE**

*Will the project:*

a) *Expose people to noise levels that exceed the County Noise Element thresholds?*

<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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## 8. NOISE

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
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.** Noise sources in the project area are limited to vehicular noise along Highway 1. The 60 and 65 dBA noise contours for the north coast section of Highway 1 are typically within the right of way, or at the road edge, respectively. Sensitive noise receptors in the area are limited to neighboring residences. Noise audible at nearby residences will be temporary, occurring only during construction activities.

**Impact.** During the construction of the project, equipment would generate noise potentially affecting nearby sensitive receptors, including residences approximately 100 feet to the west, a residence 350 feet to the north, and a residence 585 feet to the northeast. These noise impacts would be temporary, with construction limited to daytime hours (7:00 a.m. to 9:00 p.m. weekdays and 8:00 a.m. to 5:00 p.m. Saturday and Sunday), as required by CZLUO Section 23.06.042 (d). In the long term, the project would not generate significant levels of noise, and would not substantially increase the ambient noise level in the area.

The project is considered a noise-sensitive use. The project site is subject to noise emanating from vehicle traffic along Highway 1. In this location, Highway 1 is not a significant noise source; traffic is generally light, with periods of higher traffic volumes associated with tourist travel (weekends, particularly in the summer). Based on the County's Noise Element, the project is within an area with noise levels acceptable for residential land uses.

**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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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. 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: Templeton (Approximately 49.5 miles to the east)

**Fire:** Cal Fire (formerly CDF)

**Hazard Severity:** Very High

**Response**  
More than 20 minutes

**Time:**

**Location:** Approximately 27 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. As discussed in Section 7, Hazards and Hazardous Materials, the project would incorporate required fire safety measures, in compliance with existing regulations. The inclusion of adequate access, storage tanks for fire suppression, and installation of a sprinkler system in the residence, would reduce the potential for a significant fire, and response from fire personnel. 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 currently 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
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*Will the project:*

- a) **Increase the use or demand for parks or other recreation opportunities?**
- b) **Affect the access to trails, parks or other recreation opportunities?**
- c) **Other \_\_\_\_\_**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

### 12. TRANSPORTATION/CIRCULATION

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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*Will the project:*

- a) **Increase vehicle trips to local or areawide circulation system?**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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## 12. TRANSPORTATION/CIRCULATION

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>b) Reduce existing "Level of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>c) 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"/>
<i>d) Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>e) Conflict with an established measure of effectiveness for the performance of the circulation system considering all modes of transportation (e.g. LOS, mass transit, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>f) Conflict with an applicable congestion management program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>h) Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>i) Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The County has established the acceptable Level of Service (LOS) on roads for this rural area as "C" or better. Caltrans likewise aims for a level of service of C-D or better for rural highway segments. The existing road network in the area including Highway 1 is operating at acceptable levels. The proposed project will add minimal traffic to the existing roadway system.

The project includes the improvement of an existing access, with minor grading and landscaping to stabilize nearby slopes. Caltrans requires adequate sight distance for all new access points along the Highway. The applicant has submitted a Sight Distance Analysis prepared December 2012. The following information is excerpted or paraphrased from that document.

Highway 1 as it fronts the property is a 24-foot wide two lane roadway with no shoulders. Just north and south of the subject property, Highway 1 curves sharply; reduced speed limits are posted. The road slopes generally downward to the south. The study identifies the average speed southbound at 35 mph, and the northbound speed at 30 mph. Sight distance was measured at 290 feet to the north and 300 feet to the south looking from the driveway.

The study utilizes the Caltrans Highway Design Manual (Manual) to gauge the adequacy of existing sight distance. Based on prevailing speeds, sight distances for the proposed access point are 200 feet to the south and 250 feet to the north. The available sight distance exceeds required minimums; therefore impacts related to sight distance and safety are considered less than significant. The study finds that proposed grading and landscaping at the project entry will not adversely affect sight distance. Any additional screening vegetation which may be installed as part of the project is conditioned by Section 23.04.190 of the CZLUO to have no adverse impact on sight distance.

The project will require an encroachment permit from Caltrans for improvements to access along Highway 1. Caltrans has reviewed the project and indicated drainage and sight distance as a primary concerns. As stated previously, sight distance to the project access has been determined to be adequate.

**Impact.** Construction of the project would include a minimal increase in traffic associated with construction vehicles accessing the site. The project will generate approximately 9.6 trips per day, based on standard rates for a single-family residence. Based on the remote location of the residence, it is likely the actual daily trip rate will be less, including the guesthouse. This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels. The project does not conflict with adopted policies, plans and programs on transportation.

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

### 13. WASTEWATER

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

**Setting.** The project will be served by a new on site wastewater system (septic system and leach field). 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, although 0 to 120 minutes per inch is acceptable);
- ✓ 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.

The applicant has submitted the following documents which address feasibility of development of an on-site wastewater system:

- Geosolutions, Inc. August 29, 2011. Percolation Testing Report.
- KVC. December 18, 2012. Drainage Analysis.

**Impact.** The site has sufficient land area, 4.24 acres, for an individual wastewater system. Site soils, as identified in the Percolation Testing Report, as somewhat excessively well drained, meaning that percolation is somewhat rapid (average of 3.5 minutes per inch). This indicates soils which will not filter effluent as effectively as somewhat slower rates of drainage. No groundwater was encountered in the 20 feet below site borings, and potential for daylighting is considered low to negligible. Due to site soil conditions and topography, as well as presence of a suspected fault trace on site, the proposed wastewater system will require additional engineering to ensure proper function. Compliance with existing standards will be sufficient to ensure no adverse impacts related to the septic system occur.

**Mitigation/Conclusion.** 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;
- ✓ 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.

The percolation rate is somewhat fast, however, it is within acceptable parameters and the separation to groundwater is adequate for the use of leach lines. Based on the above discussion and information provided, the site appears to be able to support 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?*
- e) *Change rates of soil absorption, or amount or direction of surface runoff?*
- f) *Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?*
- g) *Involve activities within the 100-year flood zone?*

### QUANTITY

- h) *Change the quantity or movement of available surface or ground water?*
- i) *Adversely affect community water service provider?*
- j) *Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure, etc.), or inundation by seiche, tsunami or mudflow?*
- k) *Other: \_\_\_\_\_*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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 either an on-site well or a shared well (the well would be shared with the parcel to the north). Based on materials submitted by the applicant, 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. The closest creek from the proposed development is approximately 0.5 mile away. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

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

Within the 100-year Flood Hazard designation? No

Closest creek? San Carpofofo Distance? Approximately 0.5 mile

Soil drainage characteristics: Well drained

The project site includes an ephemeral wetland feature. Disturbance of surface soils near the wetland may contribute to erosion or otherwise adversely affect the wetland.

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

Soil erodibility: Low

A sedimentation and erosion control plan is required for all construction and grading projects (CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts.

### **Impact – Water Quality/Hydrology**

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

- ✓ Up to 1 acre of site disturbance is proposed; approximately 1,200 cubic yards of material will be moved;
- ✓ 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, but is on moderate 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;

Potential impacts to the wetland feature on site are addressed by measures recommended in the Biology section, as well as additional measures contained in Exhibit B.

### **Water Quantity**

Based on available water information, there are no known constraints to prevent the project from obtaining its water demands. The project will obtain water from an existing or proposed well, which has been documented to provide sufficient quantity for the proposed project.

**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. Measures to reduce potential impacts to water quality have been included in Exhibit B. Based on compliance with standard measures and water quality mitigation, potential impacts would be less than significant.

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

**15. LAND USE**

*Will the project:*

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

**Setting/Impact.** Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Coastal Zone 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, Caltrans for access and sight distance). The reviewing agencies identified standards for compliance with applicable regulations (refer also to Exhibit A on reference documents used).

The project site is currently designated "Agriculture" and is located in the rural portion of the North Coast Planning area, within the Coastal Zone. A primary residence is allowed in the Agriculture zone pursuant to Coastal Table O.

The Initial Study addresses local policy consistency in topical discussion sections (e.g., consistency with the Clean Air Plan is discussed in Air Quality). Other applicable planning documents include the County's Coastal LCP – Policy/Standards, the CZLUO and the Coastal Act.

**Aesthetics.** Visual resources are addressed by County Coastal Plan Policies

**Policy 1: Protection of Visual and Scenic Resources:** Unique and attractive features of the landscape, including but not limited to unusual landforms, scenic vistas and sensitive habitats are to be preserved protected, and in visually degraded areas restored where feasible.

**Policy 2: Site Selection for New Development:** Permitted development shall be sited so as to protect views to and along the ocean and scenic coastal areas. Wherever possible, site selection for new development is to emphasize locations not visible from major public view corridors. In particular, new development should utilize slope created "pockets" to shield development and minimize visual intrusion.

**Policy 4: New Development in Rural Areas:** New development shall be sited to minimize its visibility from public view corridors. Structures shall be designed (height, bulk, style) to be subordinate to, and blend with, the rural character of the area. New development which cannot be sited outside of public view corridors is to be screened utilizing native vegetation; however, such vegetation, when mature, must also be selected and sited in such a manner as to not obstruct major public views. New land divisions whose only building site would be on a highly visible slope or ridgetop shall be prohibited.

As outlined in Section I of this Initial Study, Aesthetics, the project, as mitigated, will be visually compatible with the visual environment, and will not dominate or substantially detract from public views along Highway 1. Proposed mitigation, including screening and color palette modifications, will ensure the project is subordinate to the natural character of the area. The project would not result in conflict with policies of state and local coastal plans adopted to avoid adverse impacts to the visual environment.

**Agriculture.** Agricultural resources are addressed by County Coastal Plan Policies

**Policy 1: Maintaining Agricultural Lands:** Prime agricultural land shall be maintained, in or available for, agricultural production unless: 1) agricultural use is already severely limited by conflicts with urban uses; or 2) adequate public services are available to serve the expanded urban uses, and the conversion would preserve prime agricultural land or would complete a logical and viable neighborhood, thus contributing to the establishment of a stable urban/rural boundary; and 3) development on converted agricultural land will not diminish the productivity of adjacent prime agricultural land. Other lands (non-prime) suitable for agriculture shall be maintained in or available for agricultural production unless: 1) continued or renewed agricultural use is not feasible; or 2) conversion would preserve prime agricultural land or concentrate urban development within or contiguous to existing urban areas which have adequate public services to serve additional development; and 3) the permitted conversion will not adversely affect surrounding agricultural uses. All prime agricultural lands and other (non-prime) lands suitable for agriculture are designated in the land use element as Agriculture unless agricultural use is already limited by conflicts with urban uses.

Soils on site are considered prime if irrigated, Class III. Soils have not been in irrigated agricultural production; the site was historically used as part of a larger grazing operation. The subject parcel is 4.24 acres, well under minimum parcel sizes (recommended for new parcels) established for Class III soils (40 acres, irrigated; 160 acres non-irrigated) in the County Agriculture Element (2010). The development of a residential structure and guesthouse on the property is allowed in the Agriculture zone through the Minor Use Permit process. The project would therefore not conflict with agricultural policies in coastal planning documents.

**Wetlands.** Section 23.07.172 of the Coastal Zone Land Use Ordinance establishes standards for development within or adjacent to a wetland area. The project is designed to conform to established standards, in that proposed development is located at least 100 feet from the on-site wetland.

The proposed project includes the following activities within the 100-foot setback:

- Grading, widening and paving of an existing section of dirt access road
- Construction of drainage features to capture upslope runoff
- Potential trenching for water line installation

The above activities may be approved through the Minor Use Permit process and adoption of specific findings, subject to the application of mitigation and permitting by other regulatory agencies.

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?*

The project would be consistent with the CZLUO and surrounding uses and conditions. Potential impacts to sensitive species and potential risks to human beings are mitigated by measures recommended in this document. No substantial cumulative impacts were identified during the analysis.

For further information on CEQA or the county's environmental review process, please visit the County's web site at "[www.sloplanning.org](http://www.sloplanning.org)" under "Environmental Information", or the California Environmental Resources Evaluation System at: [http://www.ceres.ca.gov/topic/env\\_law/ceqa/guidelines](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:

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

**\*\* "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
<b><u>County documents</u></b>	<input checked="" type="checkbox"/> Circulation Study
<input type="checkbox"/> Airport Land Use Plans	<b><u>Other documents</u></b>
<input checked="" type="checkbox"/> Annual Resource Summary Report	<input checked="" type="checkbox"/> Archaeological Resources Map
<input checked="" 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 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"/> Conservation and Open Space Element	<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:

Cleath and Harris Geologists. September 27, 2011. Memorandum. Adequacy of Water Supply Wells for Residences, APN 011-021-015 and 011-021-016, 18690 Cabrillo Highway, Ragged Point area, San Luis Obispo County, California

Email from Brian Dugas, January 29, 2013: "McCauley and Manders Property – Peer Review of Delineation of Waters of the US and State of California dates August 2012."

Firma Landscape Architects. December 4, 2012. Visual Simulations

Geosolutions, Inc. September 1, 2011. Soils Engineering Report, 18690 Cabrillo Highway.

Keil and Holland. February 7, 2012. Addendum to Botanical Report: Clarification of Wetlands.

Keil and Holland. October 6, 2011. Botanical Report: McCauley Manders Residence.

Keith V. Crowe. December 18, 2012. Drainage Analysis for the McCauley Manders Residence.

Kevin Merk Associates. August 2012. 18690 Cabrillo Highway, Ragged Point, San Luis Obispo County, California: Delineation of Waters of the United States and State of California.

Kevin Merk Associates. January 21, 2013. Wildlife Resources Assessment for 18690 Cabrillo Highway Project, Ragged Point Area, San Luis Obispo County, California

Landset Engineers, Inc. April 13, 2012. Review of Preliminary Engineering Feasibility Study

Landset Engineers, Inc. March 6, 2013. Review of Engineering Geology Investigation

Orosz Engineering Group, Inc. December 21, 2012 Memorandum.

U.S. Department of Transportation, Federal Highway Administration (FHWA), Office of Environmental Policy, Washington, D.C., Visual Impact Assessment for Highway Projects, (Publication No. FHWA-HI-88-054) and *FHWA Standard Environmental Reference Volume 1, Section 3, Chapter 27: Visual and Aesthetics Review*, including VIA Outline provided at

<http://www.dot.ca.gov/ser/vol1/sec3/community/ch27via/chap27via.htm>

USFWS. September 2006. Smith's blue butterfly, 5-Year Review: Summary and Evaluation.



## **Exhibit B - Mitigation Summary Table**

### **Aesthetics**

**AES-1.**At the time of application for construction permits, the applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 23.04.186 of the San Luis Obispo County Coastal Zone Land Use Ordinance, and shall provide vegetation that will adequately screen a minimum of 50 percent of new development upon installation when viewed from southbound Highway 1. The landscape plan shall utilize only native, drought-tolerant plant material. Landscaping shall not detract from minimum sight distance requirements along Highway 1 (200 feet to the south and 250 feet to the north). Prior to final inspection, the applicant shall provide verification to the satisfaction of the county that these measures have been met. Vegetation shall be maintained for the life of the project.

**AES-2** Prior to final inspection, the applicant shall ensure that all solar panels were prepared with anti-reflective coating.

**AES-3.**The applicant shall include exterior lighting in final plans for review and approval by the County. The lighting plan shall be prepared using guidance and best practices endorsed by the International Dark Sky Association and shall address all aspects of exterior lighting, including all buildings, outdoor use areas, and security lighting. The plan shall, at minimum, include measures to shield exterior lighting from off-site views, and direct light downward to protect the dark night sky and prevent light trespass.

**AES-4.**At the time of application for construction permits, the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator.

a. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys etc. and darker green, grey, slate blue, or brown colors for the roof structures.

b. Windows will be finished with low-reflective coatings to minimize potential for glare. Exterior finish will be matte or otherwise low-reflective to further minimize glare.

Prior to final inspection or occupancy, whichever occurs first, the applicant shall provide verification to the satisfaction of the county that these measures have been met.

**AES-5** For the life of the project, the applicant (and any subsequent landowner) shall work with CAL FIRE to ensure that vegetation management to reduce fire hazards, including tree trimming and removal, will not result in daylighting of structures against the ridgeline. Removal and replacement of trees, if necessary, shall consider staging or other methods to minimize potential for daylighting.

### **Biological Resources**

**BIO-1** Prior to issuance of construction permits, the applicant shall submit grading and construction plans identifying the limits of the wetland, a 100-foot buffer zone measured from the edge of the wetland, and limits of the Monterey cypress stand. The following notes shall be included on the plans, and implemented prior to and during construction:

Prior to construction, the southern boundary of the wetland shall be marked with highly-visible

stakes and orange fencing, to be placed five feet outside the wetland boundary. Fencing shall remain in place until final inspection by the County Building Department. The wetland area shall be protected from temporary construction impacts through the use of biodegradable fiber rolls or similar technology to be approved by the County, as well as best management practices (BMPs) for stormwater runoff, including, but not limited to:

- a. Equipment and materials staging and storage shall not occur within 100 feet of the wetland.
- b. During construction, to avoid erosion and downslope sedimentation, and to reduce impacts to the wetland, no work shall occur during the rainy season (October 15 through April 15) within 100-feet of the wetland feature.
- c. All project-related spills of hazardous materials within or adjacent to project sites shall be cleaned up immediately. Spill prevention and cleanup materials shall be on-site at all times during construction. Cleaning and refueling of equipment and vehicles shall occur only within designated staging areas. The staging areas shall conform to standard BMPs applicable to attaining zero discharge of storm water runoff.
- d. No maintenance, cleaning or fueling of equipment shall occur within wetland areas, or within 100 feet of such areas. At a minimum, all equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills.

**BIO-2.** At the time of application for construction permits, final plans shall specify energy dissipators, rip-rap, or other similar measures at the outfall of the cutoff drainage ditch to eliminate the potential for erosion downslope of the drainage outfall.

**BIO-3** Prior to issuance of construction permits, the applicant shall obtain all necessary permits, approvals, and authorizations from jurisdictional agencies, or documentation that such permits are not required.

**BIO-4** Prior to commencement of construction, if construction activities are scheduled to occur during the typical bird nesting season (from March 1 to August 31) a qualified biologist shall be retained to conduct a pre-construction survey (approximately one week prior to construction) to determine presence/absence for tree and ground nesting birds. If no nesting activities are detected within the proposed work area, noise-producing construction activities may proceed and no further mitigation is required. If nesting activity is confirmed during pre-construction nesting surveys or at any time during the monitoring of construction activities, work activities shall be delayed within 300 feet (500 feet if raptors) of active nests until the young birds have fledged and left the nest. In addition, the results of the surveys shall be passed immediately to the California Department of Fish and Game (CDFG) and the County, possibly with recommendations for buffer zone changes, as needed, around individual nests.

**BIO-5** The applicant shall limit initial ground-disturbing activities to September 1 – November 1. If work occurs outside of this time period, pre-construction surveys for roosting bats within 250 feet of the project site (as private property access allows) shall be conducted by a County-approved biologist. Visual surveys for bats shall be conducted in the vicinity of all trees that have cavities, broken limbs resulting in hanging woody debris, and large patches of loose bark that are within 100 feet of proposed grading. Surveys shall be conducted a minimum of two weeks prior to any construction activities. If no active roosts are located, ground disturbing/construction activities can proceed. If active roosts are located, then all construction work shall be conducted outside a non-disturbance buffer zone to be developed by the qualified biologist based on the species, slope aspect and surrounding vegetation. No direct disturbance within this buffer shall occur until the young are no longer reliant on the nest site or the bat(s) has left the area as determined by the County-approved biologist. The County-approved biologist shall conduct monitoring of the nest until all young have fledged or



all construction in the area of the nest is complete.

If bat roosts are found in tree that require trimming or removal, bat exclusionary measures such as netting shall be used to prevent bats from returning to the roost until the tree can be trimmed or removed. A qualified biologist shall monitor any tree trimming or removal activities. Trees shall be trimmed gradually to allow bats time to leave roosting sites. Qualified veterinary response shall be identified prior to any such activity in case of injury.

**BIO-5.** A County-approved biologist shall survey the development footprint within two weeks prior to construction activities to confirm that coast buckwheat plants are not present. If any coast buckwheat plant is identified onsite, it shall be flagged and fenced for avoidance, and the entire work area and a 50-foot buffer area shall be surveyed for Smith's blue butterflies. Prior to construction, the applicant shall submit a letter to the County documenting the results of the survey. If Smith's blue butterflies are indicated within the development and/or grading footprint, the applicant shall consult with the USFWS and obtain necessary take permits prior to construction.

**BIO-6** Prior to issuance of construction permits, the applicant shall submit a plan identifying all cypress trees requiring trimming to meet CalFire standards. The inventory shall identify the location of each cypress tree and note areas where trimming is to occur. If removal is required by CalFire, the applicant shall provide a tree replacement plan pursuant to County standards, which require 1:1 in kind, on site replacement, in addition to the following:

- a. The applicant shall minimize trimming. Removal of larger lower branches should be minimized to 1) avoid making tree top heavy and more susceptible to "blow-overs", 2) reduce having larger limb cuts that take longer to heal and are much more susceptible to disease and infestation, 3) retain wildlife habitat values associated with the lower branches, 4) retain shade to keep summer temperatures cooler (retains higher soil moisture, greater passive solar potential, provides better conditions for volunteers) and 5) retain the natural shape of the tree. The amount of trimming (roots or canopy) done in any one season shall be limited as much as possible to reduce tree stress/shock (ten percent or less is best, 25 percent maximum). If trimming is necessary, the applicant shall use a certified arborist when removing limbs. Unless a hazardous or unsafe situation exists, major trimming shall be done only during the summer months.
- b. Replacement trees shall be from regionally or locally collected stock grown in vertical tubes or deep one-gallon tree pots. Four-foot diameter shelters shall be placed over each tree to protect it from deer and other herbivores, and shall consist of 54-inch tall welded wire cattle panels (or equivalent material) and be staked using T-posts. Wire mesh baskets, at least two feet in diameter and two feet deep, shall be use below ground. Planting during the warmest, driest months (June through September) shall be avoided. The plan shall provide a species-specific planting schedule. If planting occurs outside this time period, a landscape and irrigation plan shall be submitted prior to permit issuance and implemented upon approval by the county.

Replacement trees shall be planted no closer than 20 feet on center and shall average no more than four planted per 2,000 square feet. Trees shall be planted in random and clustered patterns to create a natural appearance. Replacement trees shall be planted in natural appearance. As feasible, replacement trees shall be planted in a natural setting on the north side of and at the canopy/dripline edge of existing mature and away from continuously wet areas (e.g., lawns, irrigated areas, etc). Replanting areas shall be either in native topsoil or areas where native topsoil has been reapplied. A seasonally timed maintenance program, which includes regular weeding (hand removal at a minimum of once early fall and once early spring within at least a three-foot radius from the tree or installation of a staked "weed mat" or weed-free mulch) and a temporary watering program, shall be developed for all tree planting areas. A qualified arborist/botanist shall be retained to monitor the acquisition, installation,

and maintenance of all trees to be replaced. Replacement trees shall be monitored and maintained by a qualified arborist/botanist for at least seven years or until the trees have successfully established as determined by the County Environmental Coordinator. Annual monitoring reports will be prepared by a qualified arborist/botanist and submitted to the County by October 15 each year. Annual monitoring reports will address survival, site conditions, and remedies to address any identified deficiencies in the plan's implementation.

### **Hazards and Hazardous Materials**

**HAZ-1** The following dust mitigation measures are recommended at the start and during the entirety of construction or grading activity to address potential for naturally-occurring asbestos

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

**HAZ-2** "Naturally-occurring asbestos" has been identified by the State Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common in the state and may contain naturally occurring asbestos. Under the State Air Resources Board Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to construction permit issuance**, a geologic investigation will be prepared and then submitted to the county to determine the presence of naturally-occurring asbestos. If naturally occurring asbestos is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM before grading begins. These requirements may include, but are not limited to, 1) preparation of an "Asbestos Dust Mitigation Plan", which must be approved by APCD before grading begins; 2) an "Asbestos Health and Safety Program", as determined necessary by APCD. If NOA is not present, an exemption request shall be filed with the APCD. (For any questions regarding these requirements, contact the APCD at (805) 781-5912 or go to <http://www.slcleanair.org/business/asbestos.php>). **Prior to final inspection or occupancy**, whichever occurs first, when naturally-occurring asbestos is encountered, the applicant shall provide verification from APCD that the above measures have been incorporated into the project.

### **Hydrology and Water Quality**

**HYD-1** All new drainage infrastructure shall incorporate measures to reduce long-term water quality degradation.

**HYD-2** Prior to approval of grading permits or all project components, grading and drainage plans shall incorporate Best Management Practices for erosion control and stormwater pollutant discharge control. These plans shall be reviewed and approved by the County of San Luis Obispo.





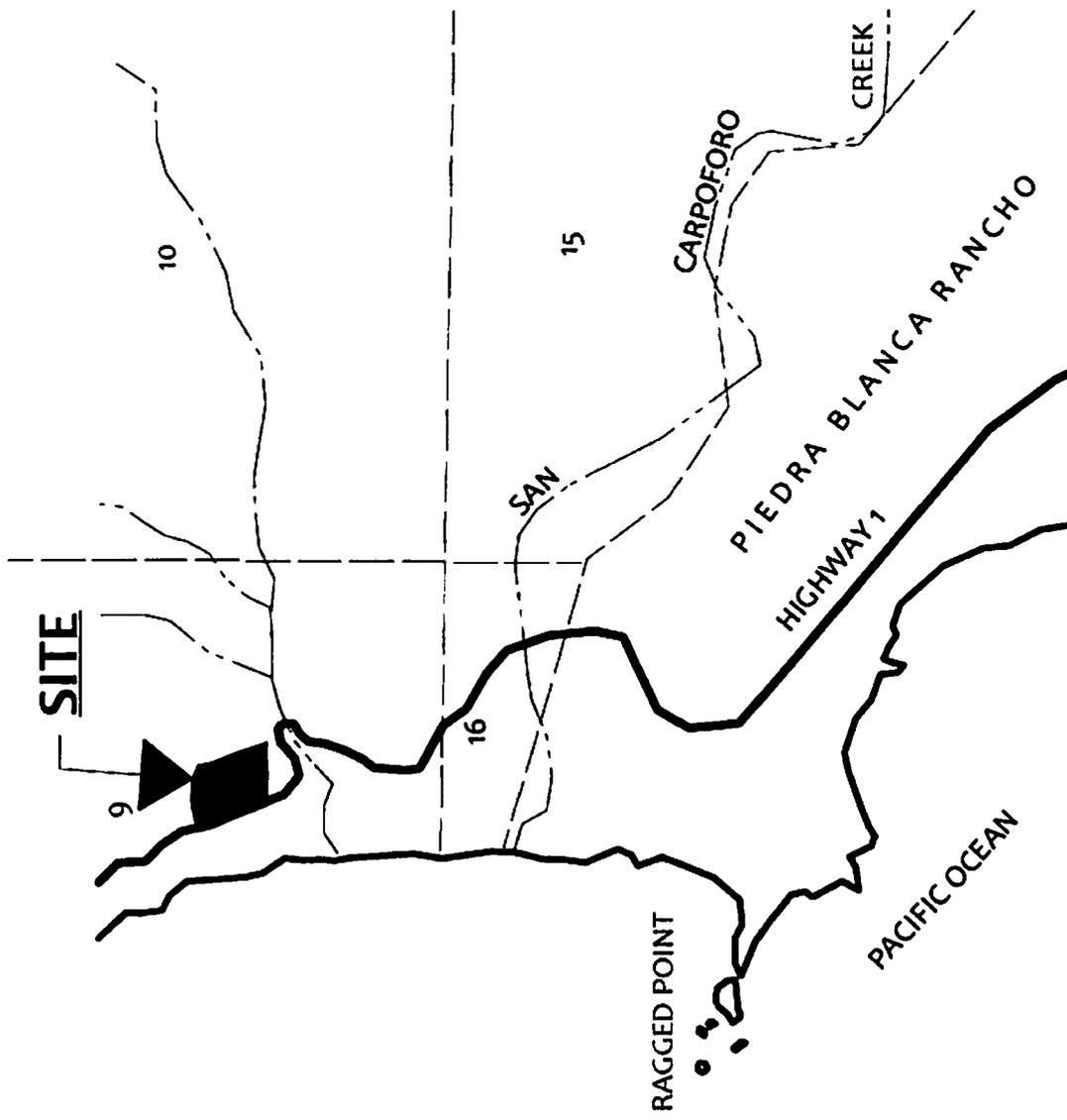
PROJECT

Manders, Dana  
DRC2011-00036



EXHIBIT

Vicinity Map



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EXHIBIT

Vicinity Map





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EXHIBIT

Land Use Category Map



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EXHIBIT

Aerial Map



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**EXHIBIT**

Aerial Map – Close Up





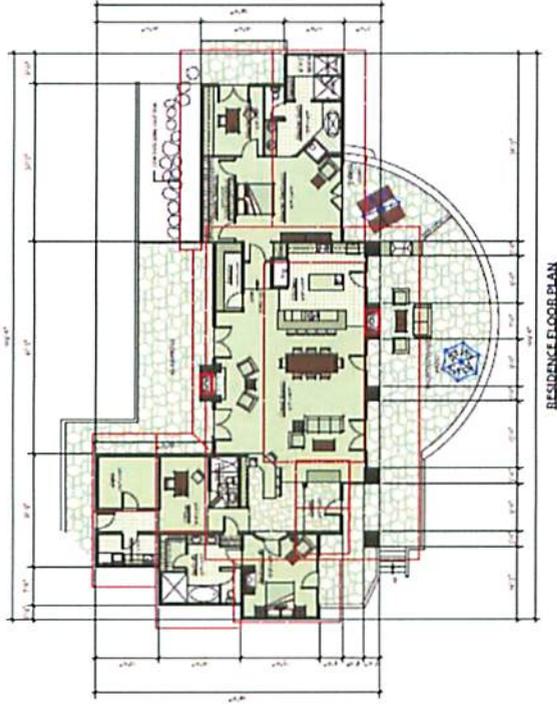
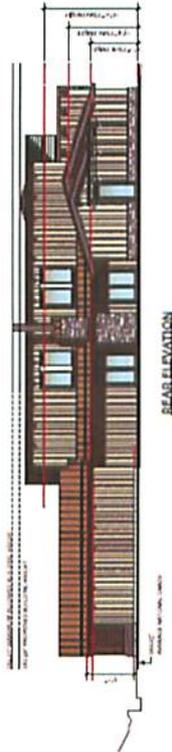
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EXHIBIT

Site Plan and Sections



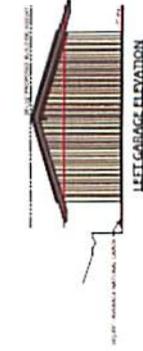
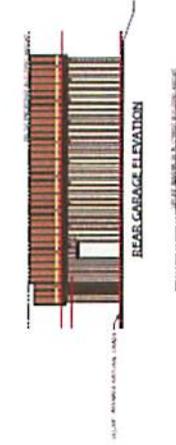
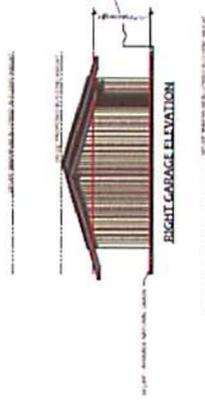
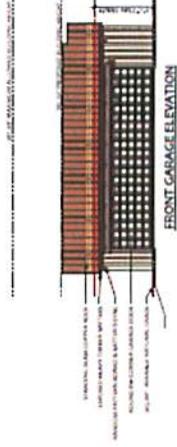
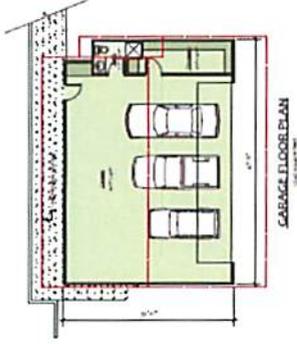
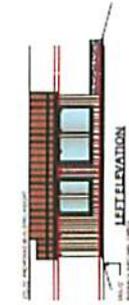
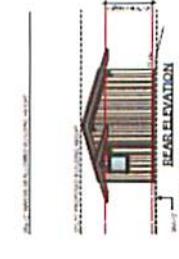
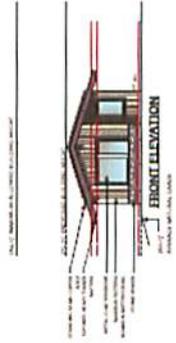
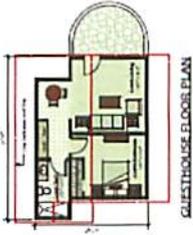
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EXHIBIT

Residential Floor Plan and Elevations





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**EXHIBIT**

Garage and Guesthouse Floor Plans and Elevations



PROJECT

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EXHIBIT

Visual Analysis – Viewing Position Location Map



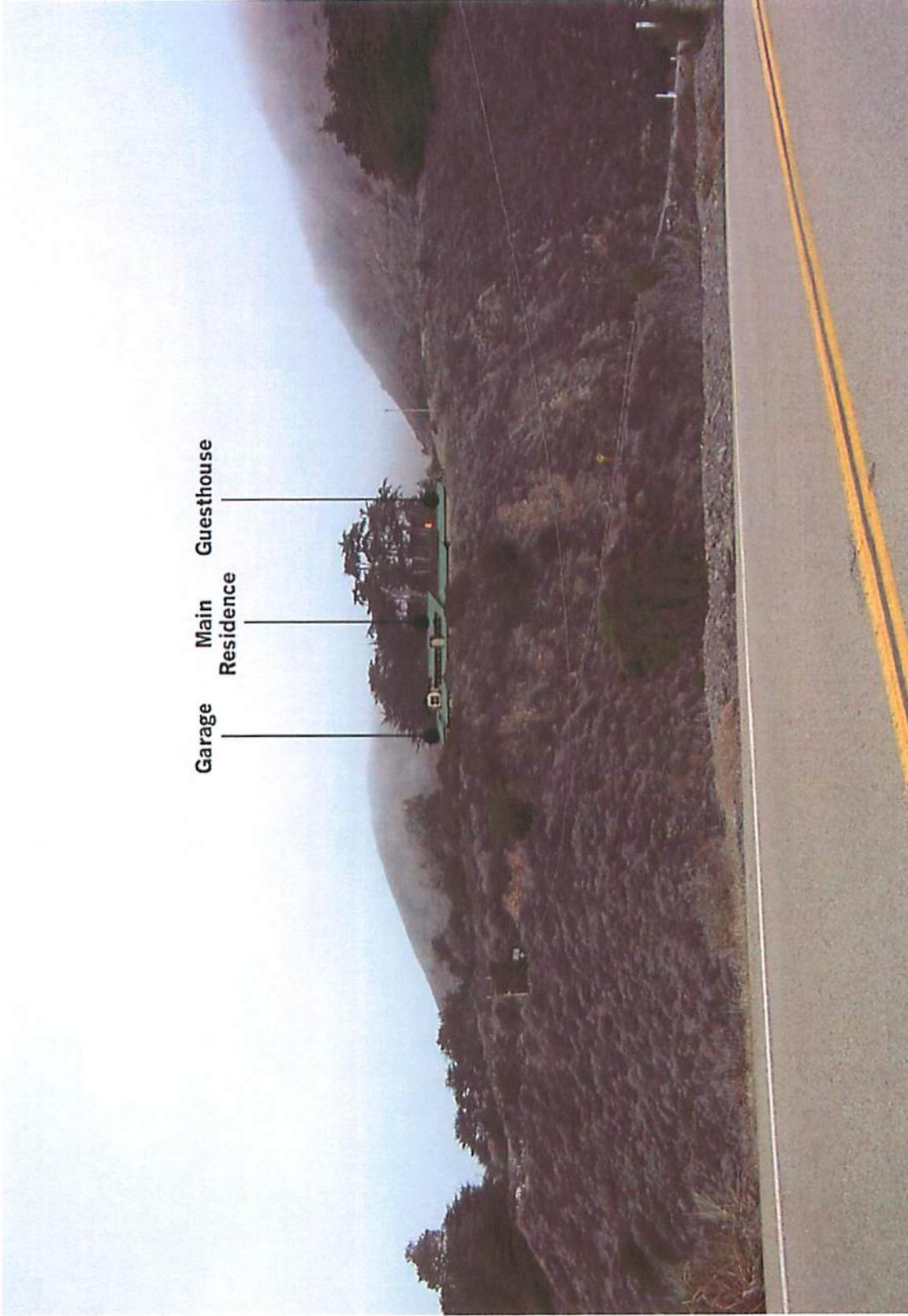
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**EXHIBIT**

Visual Analysis – Viewing Position 1  
Looking North from Highway 1



Garage

Main Residence

Guesthouse

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**EXHIBIT**

Visual Analysis – Viewing Position 2  
Looking North from Highway 1



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**EXHIBIT**

Visual Analysis – Viewing Position 3  
Looking East from Highway 1