Negative Declaration & Notice Of Determination

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

ENVIRONMENTAL DETERMINATION NO. ED12-160 **DATE:** 9/26/2013

PROJECT/ENTITLEMENT: Johnson Minor Use Permit; DRC2012-00019

APPLICANT NAME: Frank Johnson
ADDRESS: 1215 Hillmar Drive, Diamond Bar, CA 91765
CONTACT PERSON: Steven Gaffney **Telephone:** 714 571 0500

PROPOSED USES/INTENT: Request by Frank Johnson for a Minor Use Permit/ Coastal Development Permit to allow a 2-story single family 2,142.5 square foot residence with an attached 537 square foot 2 car garage. The project will result in the disturbance of approximately 2,900 square feet of the 3490.5 square foot lot.

LOCATION: The site is within the Residential Single Family land use category and is located on the western side of Kentucky Avenue, one parcel to the north of Bakersfield Avenue in the community of Cayucos. The site is in the Estero planning area.

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

STATE CLEARINGHOUSE REVIEW: YES ☐ **NO** ☒

OTHER POTENTIAL PERMITTING AGENCIES:

ADDITIONAL INFORMATION: Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805)781-5600.
COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT ..... 4:30 p.m. (2 wks from above DATE)

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

Notice of Determination

State Clearinghouse No. _____

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

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

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

County of San Luis Obispo

Signature	**Project Manager Name**	**Date**	**Public Agency**

Initial Study Summary – Environmental Checklist

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

Project Title & No. Johnson Minor Use Permit / Coastal Development Permit; ED12- 160 (DRC2012-00019)

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Terry Wahler — Prepared by (Print)
Terry Wahler — Signature
9/17/13 — Date

Murry Wilson — Reviewed by (Print)
Murry Wilson — Signature
Ellen Carroll, Environmental Coordinator (for)
9/17/13 — 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 Frank Johnson for a Minor Use Permit/ Coastal Development Permit to allow a 2-story single family 2,142.5 square foot residence with an attached 537 square foot 2 car garage. The project will result in the disturbance of approximately 2,900 square feet of the 3490.5 square foot lot. The site is within the Residential Single Family land use category and is located on the western side of Kentucky Avenue, one parcel to the north of Bakersfield Avenue in the community of Cayucos. The site is in the Estero planning area.

ASSESSOR PARCEL NUMBER(S): 064-042-049

Latitude: 35 degrees 26' 59" N Longitude: -120 degrees 54' 0" W **SUPERVISORIAL DISTRICT #** 2

B. EXISTING SETTING

PLANNING AREA: Estero, Cayucos

LAND USE CATEGORY: Residential Single Family

COMBINING DESIGNATION(S): Geologic Study

EXISTING USES: Vacant

TOPOGRAPHY: Moderately sloping

VEGETATION: Grasses

PARCEL SIZE: 3490.5 square feet

SURROUNDING LAND USE CATEGORIES AND USES:

North: Residential Single Family; single-family residence(s)	*East:* Residential Single Family; single-family residence(s)
South: Residential Single Family; single-family residence(s)	*West:* Residential Single Family; single-family residence(s)

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST

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

Setting. The project site is located on a steeply sloping lot on the western (downslope) side of Kentucky Avenue, in the community of Cayucos. The project is located one tier below the uppermost tier of lots in this hillside area of the Cayucos urban area. Highway 1, a designated scenic highway, is located east of the project site approximately 225 feet. The project site is not visible from the highway because existing residences block views of travelers along this portion of the highway and the project site is located below the elevation of the highway and outside of the viewer's primary cone of vision. The site is located in a neighborhood of similarly designed residences on similarly sloping lots, within a designated urban area.

Impact. The project site is not visible from Highway 1 due to the existing residences that block the view from Highway 1 and the elevation difference between the highway and lot where development is proposed. The project will not affect views along the designated scenic highway. The project will generally be obscured from public viewing locations and will not be visible from any major public roadway or silhouette against any ridgelines as viewed from public roadways. With regard to night lighting, the project will be required (as a condition of approval) to comply with ordinance standards associated with shielding of light fixtures which will reduce potential night lighting impacts to less than significant levels. The project is considered compatible with the surrounding uses.

Mitigation/Conclusion. No significant visual impacts are expected to occur and no mitigation measures are necessary beyond applicable ordinance requirements for night lighting. This measure has been included in Exhibit B – Mitigation Summary Table for reference.

2. AGRICULTURAL RESOURCES *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Convert prime agricultural land, per NRCS soil classification, to non-agricultural use?	☐	☐	☐	☒

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

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

Land Use Category: Residential Single Family

State Classification: Not prime farmland

Historic/Existing Commercial Crops: None

In Agricultural Preserve? No

Under Williamson Act contract? No

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

Diablo and Cibo clays (30 - 50 % slope).

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

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

Impact. The project is located within the community of Cayucos in a predominantly non-agricultural area with no agricultural activities occurring on the property or immediate vicinity. **Mitigation/Conclusion.** No significant impacts to agricultural resources are anticipated and no mitigation measures are necessary.

3. AIR QUALITY *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	☐	☐	☒	☐
b) Expose any sensitive receptor to substantial air pollutant concentrations?	☐	☐	☒	☐

3. AIR QUALITY *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Create or subject individuals to objectionable odors?	☐	☐	☒	☐
d) Be inconsistent with the District's Clean Air Plan?	☐	☐	☒	☐
e) Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?	☐	☐	☒	☐
GREENHOUSE GASES				
f) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*	☐	☐	☒	☐
g) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐
h) Other: construction dust	☐	☒	☐	☐

Setting. The Air Pollution Control District (APCD) has developed and updated their CEQA Air Quality Handbook (2012) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD). The project proposes to disturb soils that have been given a wind erodibility rating of 4, which is considered "moderate".

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

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

In March 2012, the San Luis Obispo County Air Pollution Control District (APCD) approved thresholds

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

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

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

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

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

Impact. As proposed, the project will result in the disturbance of approximately 2,900 square feet. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation However the project is in close proximity to sensitive receptors that might otherwise result in nuisance complaints and warrant limited dust and/or emission control measures during construction.

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

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

Mitigation/Conclusion. The following dust mitigation measures are to be performed during construction and grading activity.

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

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

*** Species – as defined in Section15380 of the CEQA Guidelines, which includes all plant and wildlife species that fall under the category of rare, threatened or endangered, as described in this section.**

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

On-site Vegetation: Urban Built up

Name and distance from blue line creek(s): the project site is 0.10 miles south east of Little Cayucos Creek

Habitat(s): Urban lot

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

Vegetation

Blochman's dudleya (Dudleya blochmaniae ssp. blochmaniae) List 1B

Blochman's dudleya *(Dudleya blochmaniae ssp. blochmaniae)* has been found about 0.4 miles to the south east. This California endemic perennial herb is found in valley grassland, coastal sage scrub and rocky areas often with clay or serpentinite substrates. It blooms from April to June. Blochman's dudleya is considered rare by the CNPS (List 1B, RED 2-3-3). The Cal Flora Occurrence Database catalogs 7 historical occurrences of this species within the county, with the majority located in the Chorro Valley.

Jones's layia (Layia jonesii) FSC, List 1B

Jones's layia *(Layia jonesii)* has been found about 0.6 miles to the west. This annual herb is found on serpentine or clay soils in chaparral and valley grassland habitats at elevations between 5 and 400 meters (15 to 1,315 feet). Within San Luis Obispo County, this species is known to range primarily from the Cayucos area south to San Luis Obispo. It is a California endemic, with blooming generally occurring in March to May. Jones's layia is federally listed as a Species of Concern, and CNPS considers this species rare (List 1B, RED 3-2-3). The Cal Flora Occurrence Database catalogs 31 historical occurrences of this species within San Luis Obispo County.

Miles's milk-vetch (Astragalus didymocarpus var. milesianus) List 1B

Miles's milk-vetch *(Astragalus didymocarpus* var. *milesianus)* has been found about 1 mile to the west. This annual herb is found on clay soils in coastal scrub habitat between the 20 and 90-meter elevation (65 to 300 feet). The typical blooming period is March-June. Miles's milk-vetch is considered rare by CNPS (List 1B, RED 2-2-3).

Impact. The project site is small infill lot located within an urban area. The site vegetation is limited to annual grasses and does not support sensitive native vegetation, significant wildlife habitats, or special status species.

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

5. CULTURAL RESOURCES *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Disturb archaeological resources?	☐	☐	☒	☐
b) Disturb historical resources?	☐	☐	☒	☐
c) Disturb paleontological resources?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

Setting. The project is located in an area historically occupied by the Obispeno Chumash. No historic structures are present and no paleontological resources are known to exist in the area. No specific archaeological reports have been prepared within ¼ mile of the subject property. The project site is not located within a designated archaeologically sensitive area.

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

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

6. GEOLOGY AND SOILS *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) 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?*	☐	☐	☐	☒
c) Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?	☐	☒	☐	☐
d) Include structures located on expansive soils?	☐	☒	☐	☐
e) Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?	☐	☒	☐	☐
f) Preclude the future extraction of valuable mineral resources?	☐	☐	☒	☐
g) Other: _____	☐	☐	☐	☐

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

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

Topography: Moderately sloping

Within County's Geologic Study Area?: Yes

Landslide Risk Potential: High

Liquefaction Potential: Low

Nearby potentially active faults?: No Distance? Not applicable

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

Shrink/Swell potential of soil: High

Other notable geologic features? None

The project is within the Geologic Study area designation and is subject to the preparation of a geological report per the County's Coastal Zone Land Use Ordinance [CZLUO section 23.07.084(c)] to evaluate the area's geological stability. A geological report was conducted for the project

(Engineering Geologic Investigation, Kentucky Avenue, APN: 064-042-049, Cayucos Area, San Luis Obispo County, California, August 23, 2012; Prepared by: GeoSolutions, Inc.).

Impact. As proposed, the project will result in the disturbance of approximately 2,900 square feet of surface area and involve approximately 70 cubic yards of cut and fill for foundations, utilities and drainage improvements.

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

- Geologic and geotechnical recommendations for site preparation, grading (including subslab and floor drainage systems), trenching, foundations (including footings that bear sufficiently into sandstone bedrock), slabs and flatwork, retaining walls and shoring, drainage, observation and testing.
- Active involvement of a certified engineering geologist and a geotechnical engineer throughout design and construction of the project.
- Evaluation of exposed rock for fracturing at the beginning of site grading; if fracturing poses a safety risk, stoppage of construction and reevaluation of the stability of temporary slopes prior to resuming construction.
- Compliance with California Civil Code Section 832 regarding the rights of the adjoining property owner with regard to proposed high cuts next to the existing house.

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

7. HAZARDS & HAZARDOUS MATERIALS - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?	☐	☐	☒	☐

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?	☐	☐	☒	☐
e) Impair implementation or physically interfere with an adopted emergency response or evacuation plan?	☐	☐	☒	☐
f) If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?	☐	☐	☒	☐
h) Other: _____	☐	☐	☐	☐

Setting. The project is not located in an area of known hazardous material contamination. The project is not within a high severity risk area for fire. The project is not within the Airport Review area. With regards to potential fire hazards, the subject project is within the unclassified Fire Hazard Severity Zone(s). Based on the County's fire response time map, it will take approximately 0-5 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

Impact. The project does not propose the use of hazardous materials, nor the generation of hazardous wastes. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional emergency response or evacuation plan.

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

8. NOISE *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels that exceed the County Noise Element thresholds?	☐	☐	☒	☐
b) Generate permanent increases in the ambient noise levels in the project vicinity?	☐	☐	☒	☐

8. NOISE *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Cause a temporary or periodic increase in ambient noise in the project vicinity?	☐	☐	☒	☐
d) Expose people to severe noise or vibration?	☐	☐	☒	☐
e) If located within the Airport Review designation or adjacent to a private airstrip, expose people residing or working in the project area to severe noise levels?	☐	☐	☐	☒
f) Other: _____	☐	☐	☐	☐

Setting. The project is located within 250 feet of Highway 1 however it lies approximately 35 feet outside of the 60 dB noise contour. Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area.

Impact. The project is not expected to generate loud noises, nor conflict with the surrounding uses. The future residence is located approximately 35 feet outside of the 60 dB noise contour. 60dB is the maximum noise level for outdoor activity areas in the Noise Element and the level that would trigger an accoutical analysis. Noise from Highway 1 will therefore be below the level that would require special mitigation measures. Standard construction methods required by the Uniform Building Code will mitigate the interior noise to an acceptable level.

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) Induce substantial growth in an area either directly (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?	☐	☐	☒	☐
b) Displace existing housing or people, requiring construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Create the need for substantial new housing in the area?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

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

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

Police: County Sheriff Location: Los Osos

Fire: Cayucos Fire Department Hazard Severity: Moderate Response Time: 0-5 minutes

Location: 201 Cayucos Dr, Cayucos, 1,500 feet west of the project site

School District: Cayucos Elementary School District.

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

Mitigation/Conclusion. The project has been reviewed by Cayucos Fire for consistency with the Uniform Fire Code and will be required to prepare a fire safety plan. Regarding cumulative effects, public facility (county) and school (State Government Code 65995 et seq.) fee programs have been adopted to address this impact, and will reduce the cumulative impacts to less than significant levels.

11. RECREATION *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Increase the use or demand for parks or other recreation opportunities?	☐	☐	☒	☐

11. RECREATION

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) Affect the access to trails, parks or other recreation opportunities?	☐	☐	☒	☐
c) Other _____	☐	☐	☐	☐

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

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

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

12. TRANSPORTATION/CIRCULATION

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

Setting. The County has established the acceptable Level of Service (LOS) on roads for this [urban area as "D" or better. The existing road network in the area including the project's access street(s) (Kentucky Avenue and Bakersfield Avenue) are operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable. Referrals were sent to County Public Works/Caltrans.

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

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

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

Setting. The project will be served by Cayucos Sanitary District for wastewater disposal, the effluent from which is treated at the Morro Bay treatment plant. This system is currently operating at acceptable levels and the system has the capacity to support existing commitments in addition to the proposed project.

Sewage from Cayucos is collected and transported through pipes to the City of Morro Bay sewage treatment plant. Cayucos Sanitary District has an agreement with the City of Morro Bay, and is entitled to the use of 40 percent of the Morro Bay treatment plant's capacity. Current plant capacity is 2.36 million gallons per day (mgd) average dry-weather flow, of which 1.416 mgd is reserved for Morro Bay and 0.944 mgd for Cayucos.

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

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

14. WATER & HYDROLOGY

Will the project:

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

Setting. The project will connect to a community water system (Morro Rock Mutual Water Company). 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 0.10 miles away. As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility.

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

Within the 100-year Flood Hazard designation? No

Closest creek? Little Cayucos Creek Distance? Approximately 550 feet

Soil drainage characteristics: Very poorly drained

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

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

Soil erodibility: Moderate

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

- ✓ Approximately 2,900 square feet of site surface disturbance is proposed and the movement of approximately 70 cubic yards of material;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project is not on highly erodible soils, 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; and
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion.

Water Quantity

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

Indoor: 0.015 acre feet/year (AFY);
Outdoor: 0.006 AFY
Total Use: 0.021 AFY

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

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

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

measures above standard requirements have been determined necessary. With regards to surface water quality, implementation of standard ordinance drainage and erosion control measures will be required for the proposed project and are considered adequate protection measures. These standards include, but are not limited to, improvement plans to be prepared in accordance with San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works and the County Health Department for approval.

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

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

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

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required were determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife				

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

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

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

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

Exhibit A - Initial Study References and Agency Contacts

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

Contacted	Agency	Response
☒	County Public Works Department	**In File****
☐	County Environmental Health Division	**Not Applicable**
☐	County Agricultural Commissioner's Office	**Not Applicable**
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☐	Air Pollution Control District	**Not Applicable**
☐	County Sheriff's Department	**Not Applicable**
☒	Regional Water Quality Control Board	**None**
☒	CA Coastal Commission	**None**
☐	CA Department of Fish and Wildlife	**Not Applicable**
☐	CA Department of Forestry (Cal Fire)	**Not Applicable**
☒	CA Department of Transportation	**None**
☐	Community Service District	**Not Applicable**
☒	Other Cayucos Fire, Sanitary District	**In File****
☒	Other Morro Rock Mutual Water Co., CSA 10A	**In File****

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

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

☒ Project File for the Subject Application

County documents

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

Other documents

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

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

Engineering Geologic Investigation, Kentucky Avenue, APN: 064-042-049, Cayucos Area San Luis Obispo County, California, August 23, 2012; Prepared by: GeoSolutions, Inc.

Review of Engineering Geology Investigation: Proposed Johnson Residence (APN 064-042-049) prepared by Landset Engineers, Inc., dated February 6, 2013

Exhibit B - Mitigation Summary Table

Aesthetics

V-1. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Air Quality

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

a. Construction vehicle speed at the work site must be limited to fifteen (15) miles per hour or less;

b. Prior to any ground disturbance, sufficient water must be applied to the areas to be disturbed to prevent visible emissions from crossing the property line;

c. Areas to be graded or excavated must be kept adequately wetted to prevent visible emissions from crossing the property line;

d. Storage piles must be kept adequately wetted, treated with a chemical dust suppressant, or covered when material is not being added to or removed from the pile;

e. Equipment must be washed down before moving from the property onto a paved public road; and

f. Visible track-out on the paved public road must be cleaned using wet sweeping or a HEPA filter equipped vacuum device within twenty-four (24) hours.

Geology (Site-specific and Cumulative)

GEO-1 **Prior to any ground-disturbing construction activities or issuance of construction or grading permits,** the following conditions shall be included on all construction and grading plans:

a. A certified engineering geologist shall review, approve and stamp construction plans, including all plans for building foundations and excavations.

b. The certified engineering geologist and the soils and/or civil engineer shall inspect work on-site and verify, as applicable, that building construction, including all foundation work, has been performed in a manner consistent with the intent of the plan review, geology reports and information, and the soils engineering reports (including the following:

Engineering Geologic Investigation, Kentucky Avenue, APN: 064-042-049, Cayucos Area, San Luis Obispo County, California, August 23, 2012; Prepared by: GeoSolutions, Inc.

Review of Engineering Geology Investigation: Proposed Johnson Residence (APN 064-042-049) prepared by Landset Engineers, Inc., dated February 6, 2013

c. The certified engineering geologist shall issue a final engineering geology compliance report as required by the Uniform Building Code that identifies changes observed during construction, recommendations offered for mitigation, and confirmation that construction was completed in compliance with the intent of the geology reports and information (see list in preceding item).

d. Should the services of the certified engineering geologist be terminated prior to final inspection and/or occupancy, the applicant shall submit a transfer of responsibility statement to the County Planning and Building Department from the new certified engineering geologist per the Uniform Building Code.

e. A final report prepared by a soils and/or civil engineer shall be submitted to the County Planning and Building Department's field inspector stating that all work performed is suitable to support the intended structure. Such report shall include any field reports, compaction data, etc.

f. The applicant shall implement all recommendations in the Observation and Testing Program prepared by the project civil engineer(s), geotechnical engineer(s), and/or certified engineering geologist(s). The Observation and Testing Program may include, but not be limited to review of the following: project plans, including grading, drainage, foundation, and retaining wall plans; stripping and clearing of vegetation; cut and fill slopes; benching and keying; preparation of paved areas; preparation of soil to receive fill; fill placement and compaction; subsurface drainage control; footing excavations; premoistening of subslab soils; surface and subsurface drainage structures; erosion control measures.

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

GEO-3 Prior to occupancy or final inspection, whichever occurs first, the soils engineer and certified engineering geologist of record, shall verify, as applicable, that construction is in compliance with the intent of the plan review, geologic reports and information, and the soils engineering reports including the following:

Engineering Geologic Investigation, Kentucky Avenue, APN: 064-042-049, Cayucos Area, San Luis Obispo County, California, August 23, 2012; Prepared by: GeoSolutions, Inc.

Review of Engineering Geology Investigation: Proposed Johnson Residence (APN 064-042-049) prepared by Landset Engineers, Inc., dated February 6, 2013

The soils engineer and certified engineering geologist of record shall provide written verification that the recommendations of the preceding geologic reports and information have been incorporated into the final design and construction, and such verification shall be submitted to the Department of Planning and Building for review and approval.

Drainage (site-specific and cumulative)

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

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

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

DATE: September 12, 2013

DEVELOPER'S STATEMENT FOR JOHNSON MINOR USE PERMIT/COASTAL DEVELOPMENT PERMIT DRC2012-00019 (ED12-160)

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

Per Public Resources Code Section 21081.6, the following measures also constitute the mitigation monitoring and/or reporting program that will reduce potentially significant impacts to less than significant levels. These measures will become conditions of approval (COAs) should the project be approved. The Lead Agency (County) or other Responsible Agencies, as specified in the following measures, are responsible to verify compliance with these COAs.

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

Project Description: Request by Frank Johnson for a Minor Use Permit/ Coastal Development Permit to allow a 2-story single family 2,142.5 square foot residence with an attached 537 square foot 2 car garage. The project will result in the disturbance of approximately 2,900 square feet of the 3490.5 square foot lot. The site is within the Residential Single Family land use category and is located on the western side of Kentucky Avenue, one parcel to the north of Bakersfield Avenue in the community of Cayucos. The site is in the Estero planning area.

Aesthetics

V-1. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

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

Air Quality

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

a. Construction vehicle speed at the work site must be limited to fifteen (15) miles per hour or less;

b. Prior to any ground disturbance, sufficient water must be applied to the areas to be disturbed to prevent visible emissions from crossing the property line;

c. Areas to be graded or excavated must be kept adequately wetted to prevent visible emissions from crossing the property line;

d. Storage piles must be kept adequately wetted, treated with a chemical dust suppressant, or covered when material is not being added to or removed from the pile;

e. Equipment must be washed down before moving from the property onto a paved public road; and

f. Visible track-out on the paved public road must be cleaned using wet sweeping or a HEPA filter equipped vacuum device within twenty-four (24) hours.

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

Geology (Site-specific and Cumulative)

GEO-1 **Prior to any ground-disturbing construction activities or issuance of construction or grading permits,** the following conditions shall be included on all construction and grading plans:

a. A certified engineering geologist shall review, approve and stamp construction plans, including all plans for building foundations and excavations.

b. The certified engineering geologist and the soils and/or civil engineer shall inspect work on-site and verify, as applicable, that building construction, including all foundation work, has been performed in a manner consistent with the intent of the plan review, geology reports and information, and the soils engineering reports (including the following:

Engineering Geologic Investigation, Kentucky Avenue, APN: 064-042-049, Cayucos Area, San Luis Obispo County, California, August 23, 2012; Prepared by: GeoSolutions, Inc.

Review of Engineering Geology Investigation: Proposed Johnson Residence (APN 064-042-049) prepared by Landset Engineers, Inc., dated February 6, 2013

c. The certified engineering geologist shall issue a final engineering geology compliance report as required by the Uniform Building Code that identifies changes observed during construction, recommendations offered for mitigation, and confirmation that construction was completed in compliance with the intent of the geology reports and information (see list in preceding item).

d. Should the services of the certified engineering geologist be terminated prior to final inspection and/or occupancy, the applicant shall submit a transfer of responsibility statement to the County Planning and Building Department from the new certified engineering geologist per the Uniform Building Code.

e. A final report prepared by a soils and/or civil engineer shall be submitted to the County Planning and Building Department's field inspector stating that all work performed is suitable to support the intended structure. Such report shall include any field reports, compaction data, etc.

f. The applicant shall implement all recommendations in the Observation and Testing Program prepared by the project civil engineer(s), geotechnical engineer(s), and/or certified engineering geologist(s). The Observation and Testing Program may include, but not be limited to review of the following: project plans, including grading, drainage, foundation, and retaining wall plans; stripping and clearing of vegetation; cut and fill slopes; benching and keying; preparation of paved areas; preparation of soil to receive fill; fill placement and compaction; subsurface drainage control; footing excavations; premoistening of subslab soils; surface and subsurface drainage structures; erosion control measures.

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

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

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

GEO-3 Prior to occupancy or final inspection, whichever occurs first, the soils engineer and certified engineering geologist of record, shall verify, as applicable, that construction is in compliance with the intent of the plan review, geologic reports and information, and the soils engineering reports including the following:

Engineering Geologic Investigation, Kentucky Avenue, APN: 064-042-049, Cayucos Area, San Luis Obispo County, California, August 23, 2012; Prepared by: GeoSolutions, Inc.

Review of Engineering Geology Investigation: Proposed Johnson Residence (APN 064-042-049) prepared by Landset Engineers, Inc., dated February 6, 2013

The soils engineer and certified engineering geologist of record shall provide written verification that the recommendations of the preceding geologic reports and information have been incorporated into the final design and construction, and such verification shall be submitted to the Department of Planning and Building for review and approval.

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

Drainage (site-specific and cumulative)

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

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

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

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

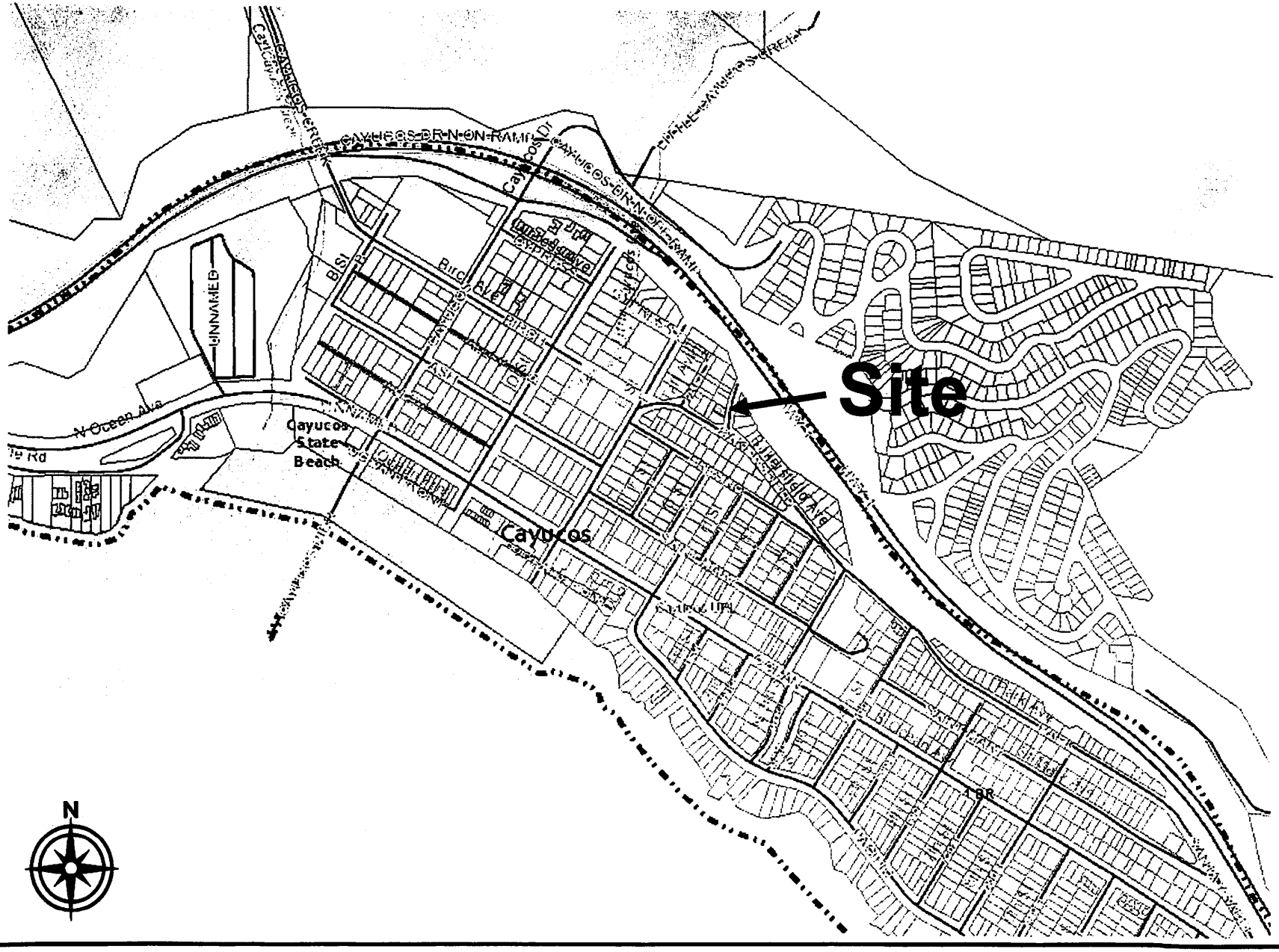
GEO-6 **Prior to occupancy of final inspection,** whichever occurs first, the registered civil engineer shall verify that the recommendations of the approved Drainage Plan and the Sedimentation and Erosion Control Plan have been implemented. This verification shall be submitted in writing to the Department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

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

Frank T. Johnson — Frank T. Johnson — 9/16/13

Signature of Owner(s) | **Name (Print)** | **Date**

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



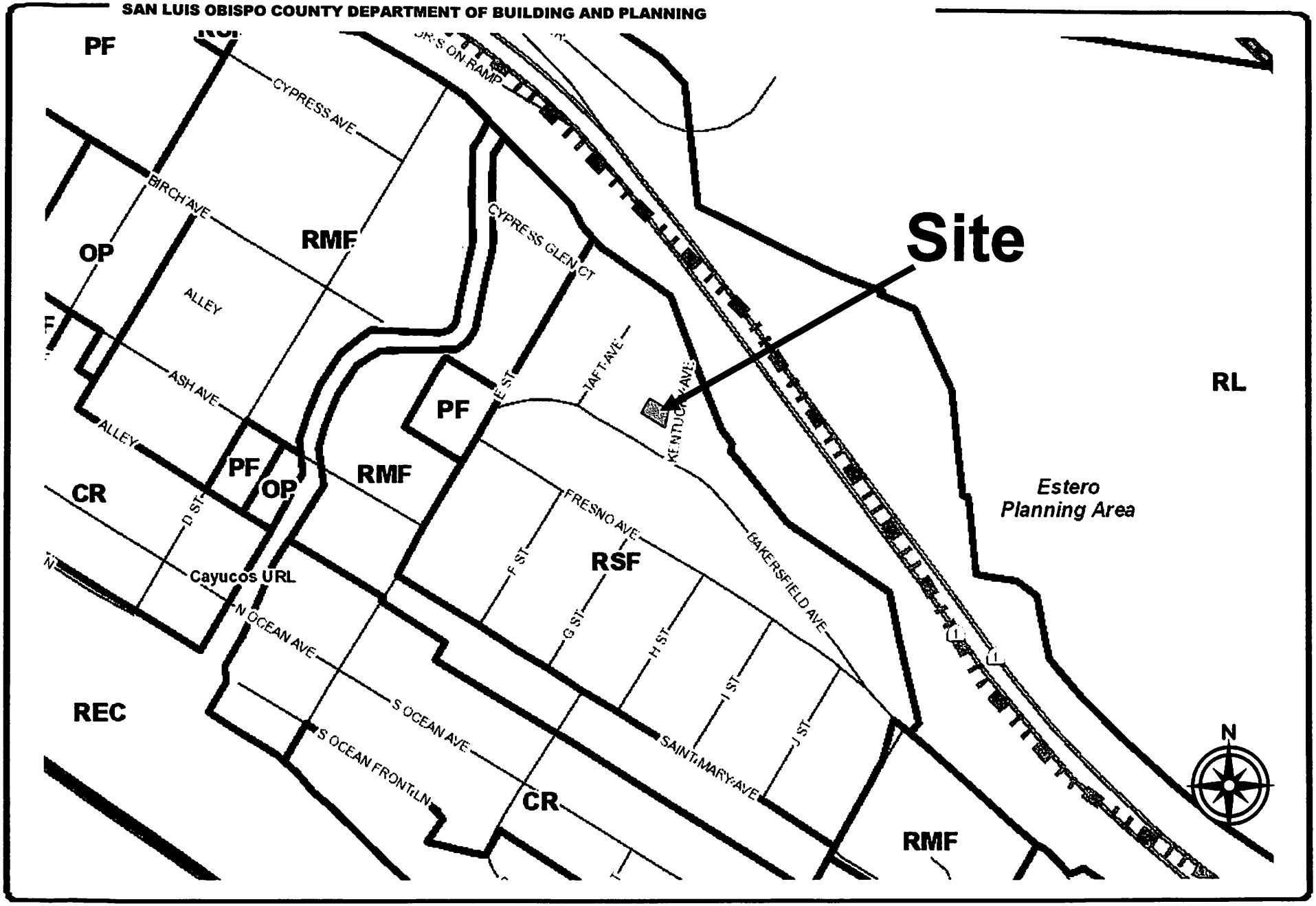
PROJECT

Minor Use Permit
Johnson / DRC2012-00019

EXHIBIT

Vicinity Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



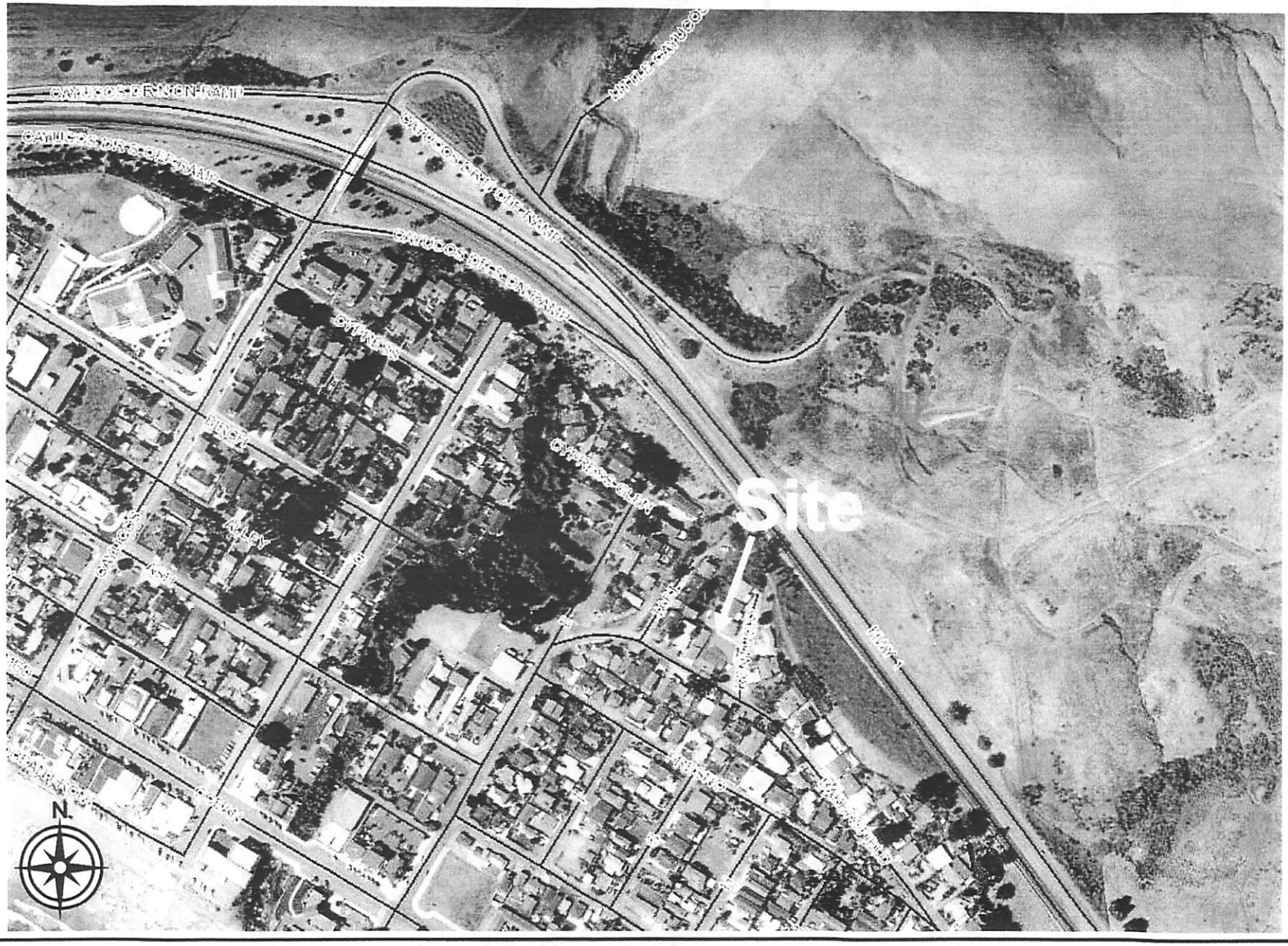
PROJECT

Minor Use Permit
Johnson / DRC2012-00019

EXHIBIT

Land Use Category Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



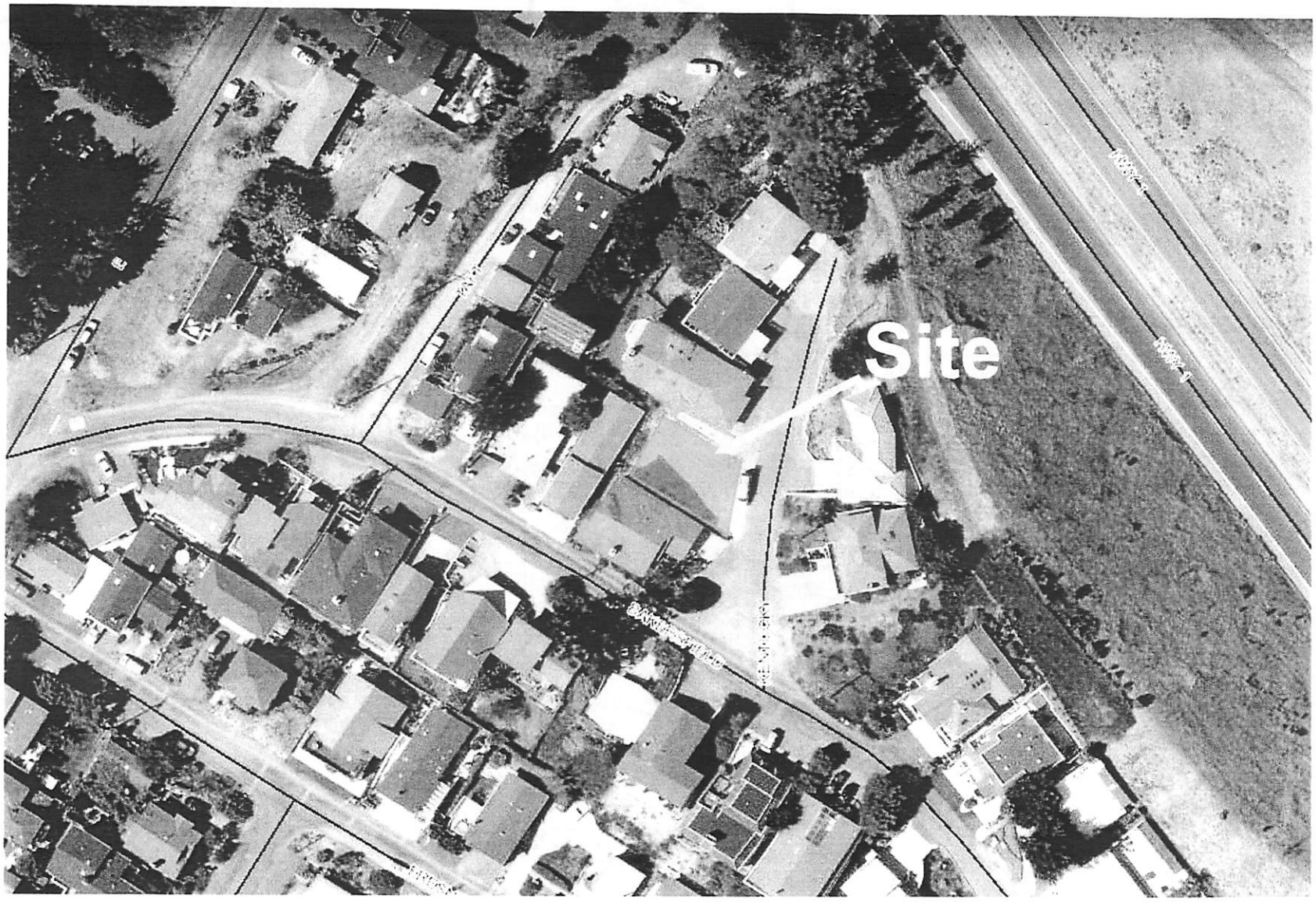
PROJECT

Minor Use Permit
Johnson / DRC2012-00019

EXHIBIT

Aerial Photograph

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



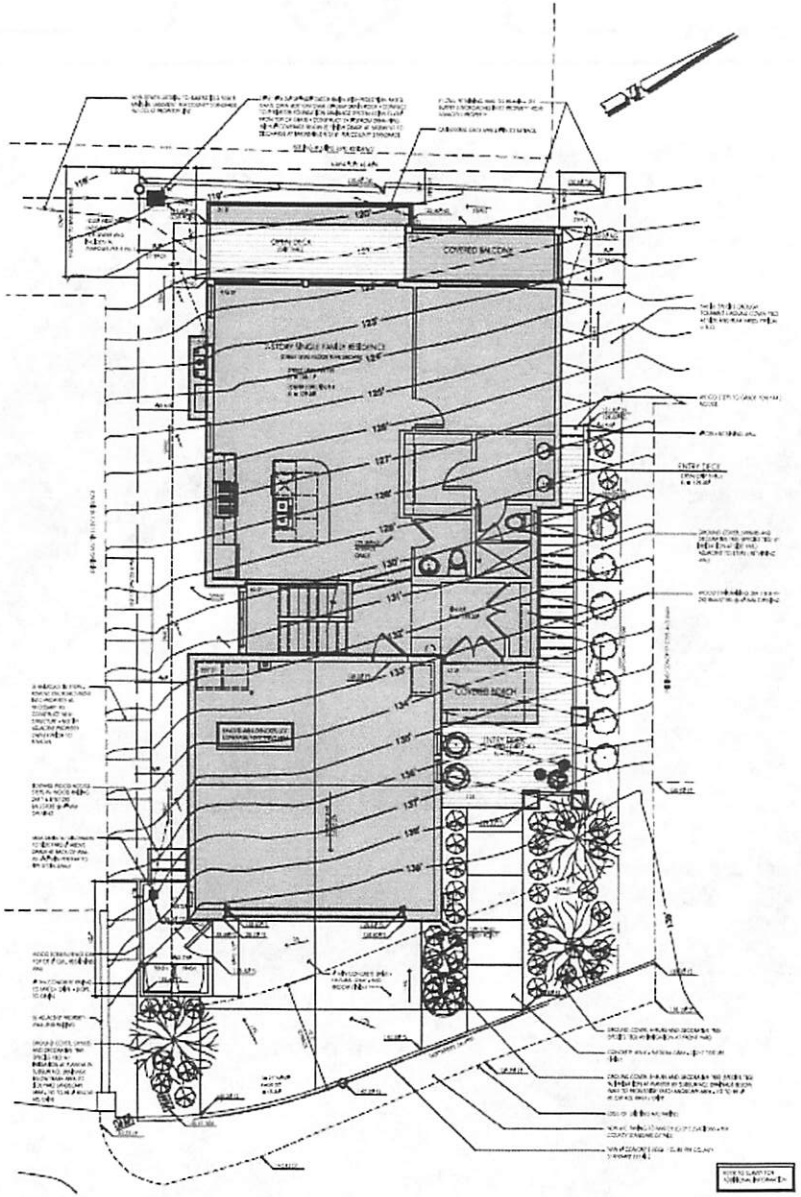
PROJECT

Minor Use Permit
Johnson / DRC2012-00019

EXHIBIT

Aerial Close-Up

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



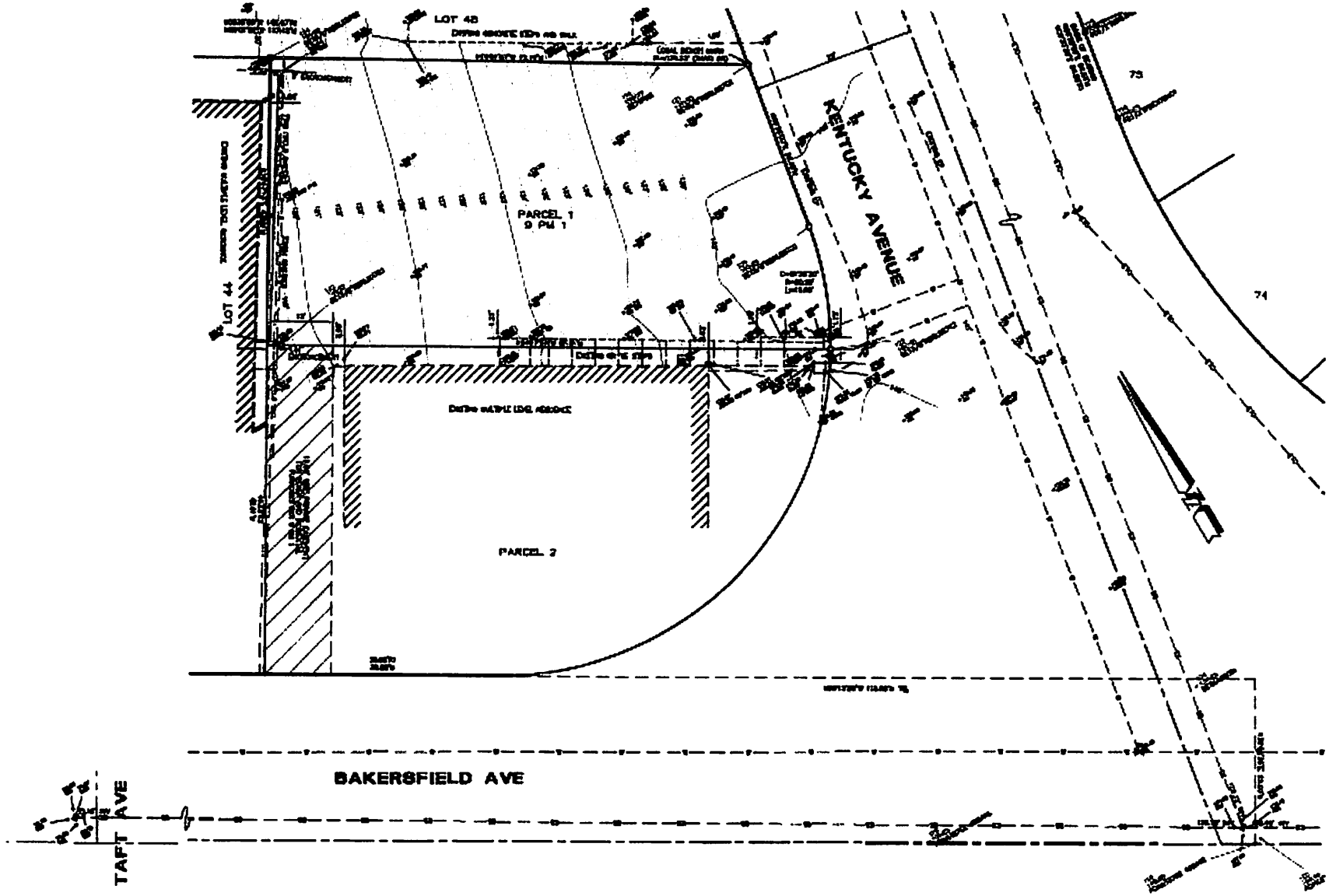
PROJECT

Minor Use Permit
Johnson / DRC2012-00019

EXHIBIT

Site Plan

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



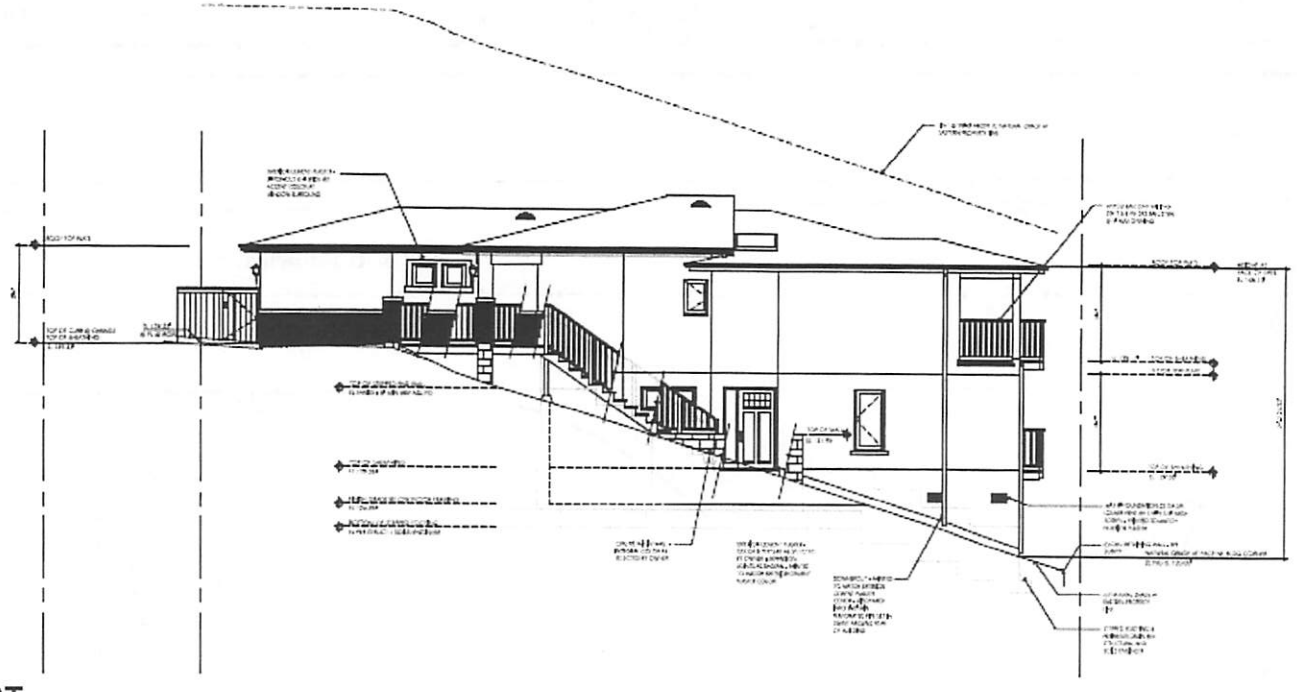
PROJECT

Minor Use Permit
Johnson / DRC2012-00019

EXHIBIT

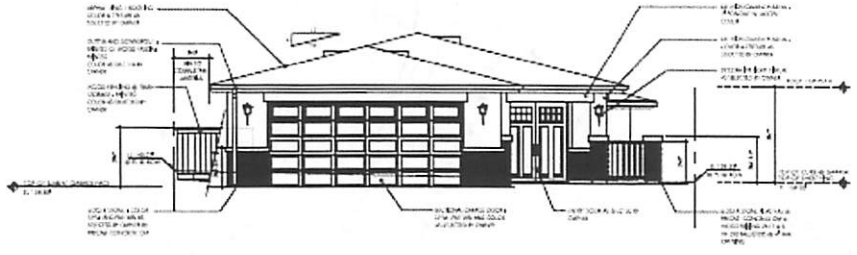
Topographic Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



EAST

2 EAST EXTERIOR ELEVATION



SOUTH

1 FRONT (SOUTH) EXTERIOR ELEVATION

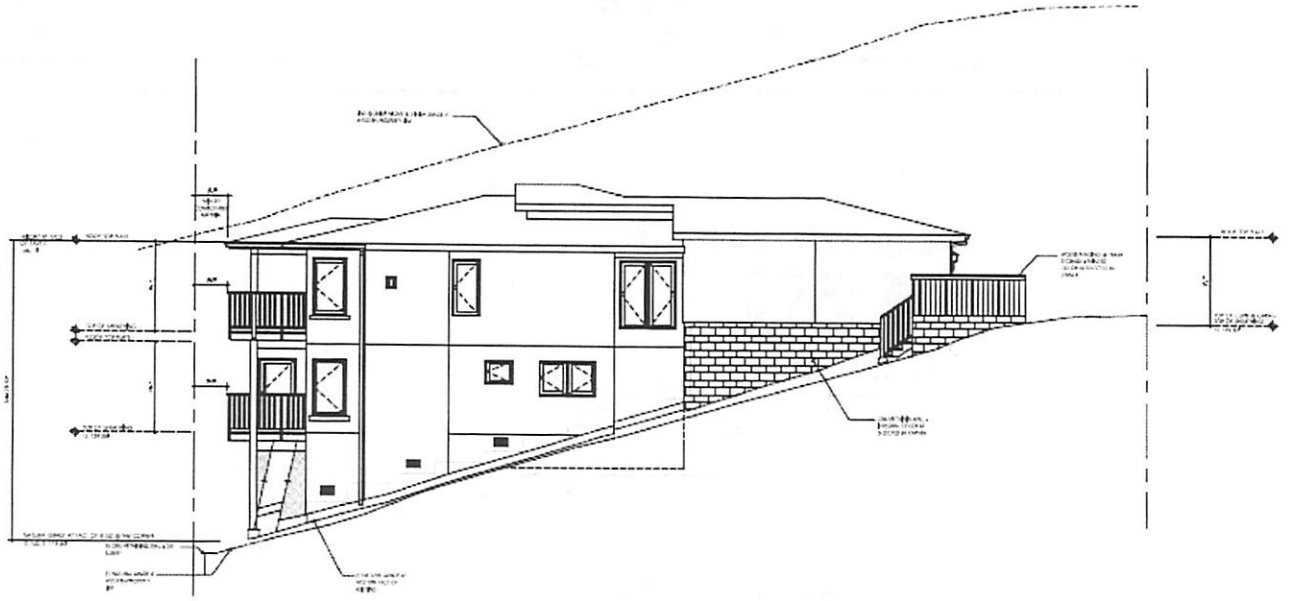
PROJECT

Minor Use Permit
Johnson / DRC2012-00019

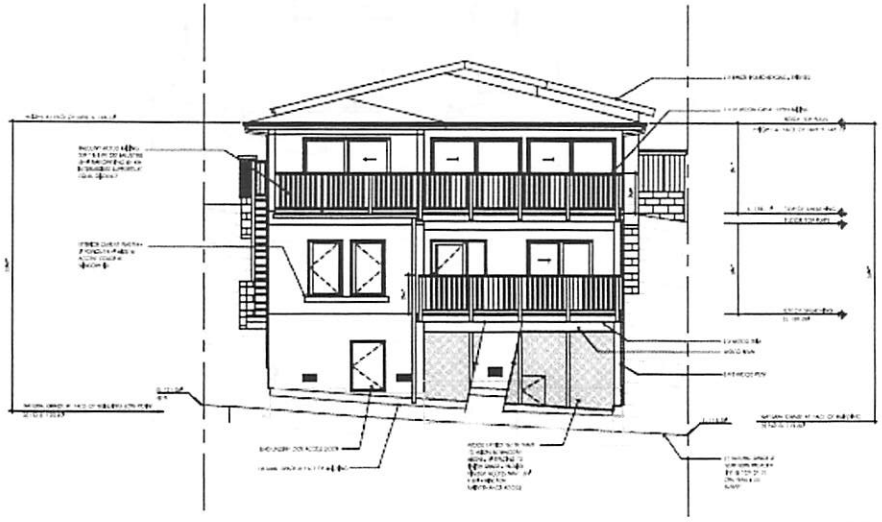
EXHIBIT

Exterior Elevations – East and South

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



WEST



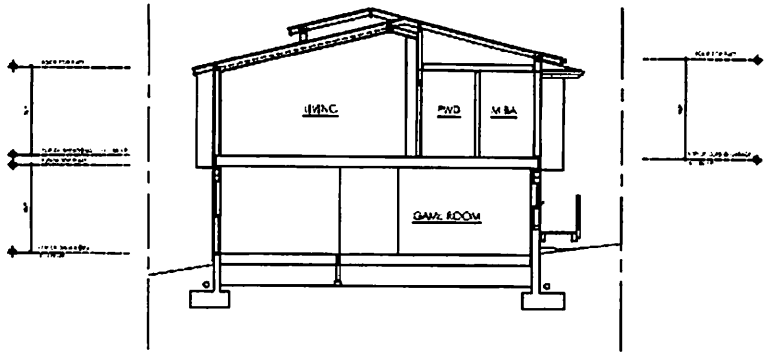
NORTH

PROJECT

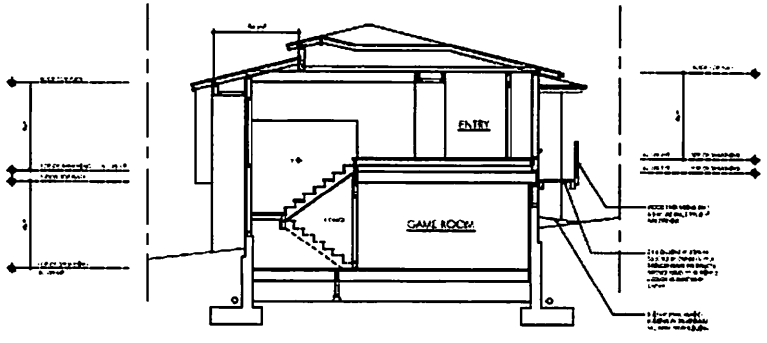
Minor Use Permit
Johnson / DRC2012-00019

EXHIBIT

Exterior Elevations – West and North



SECTION 3



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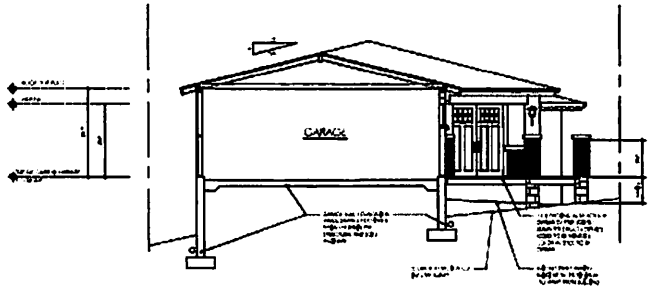


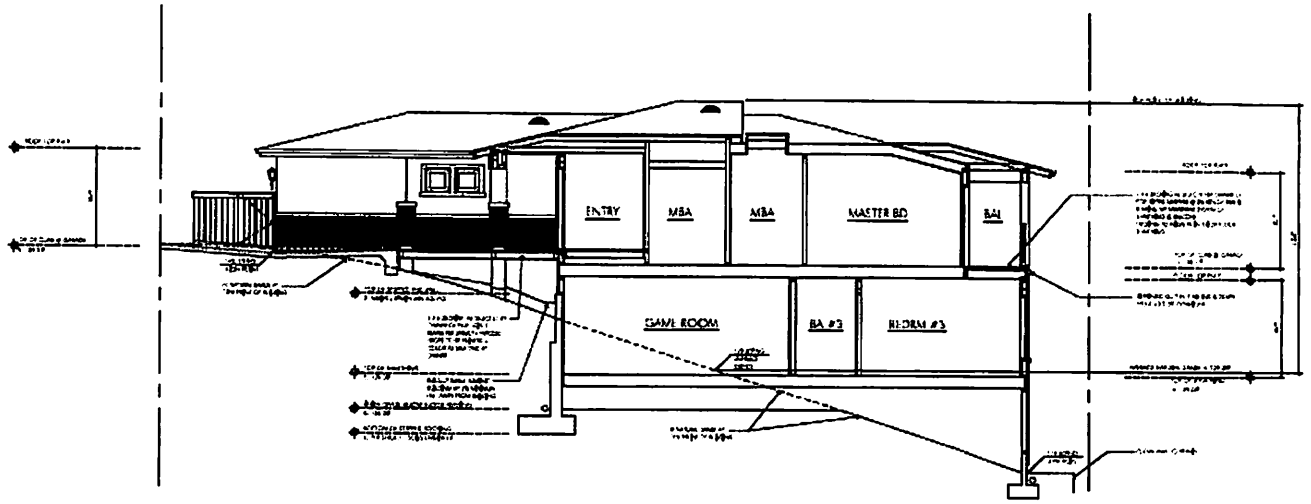
SECTION 1

PROJECT

Minor Use Permit
Johnson / DRC2012-00019

EXHIBIT

Site Sections – Page 1 of 2



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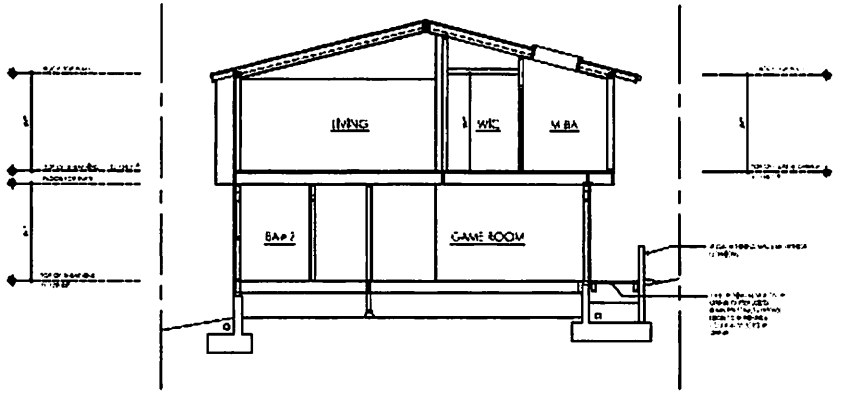


SECTION

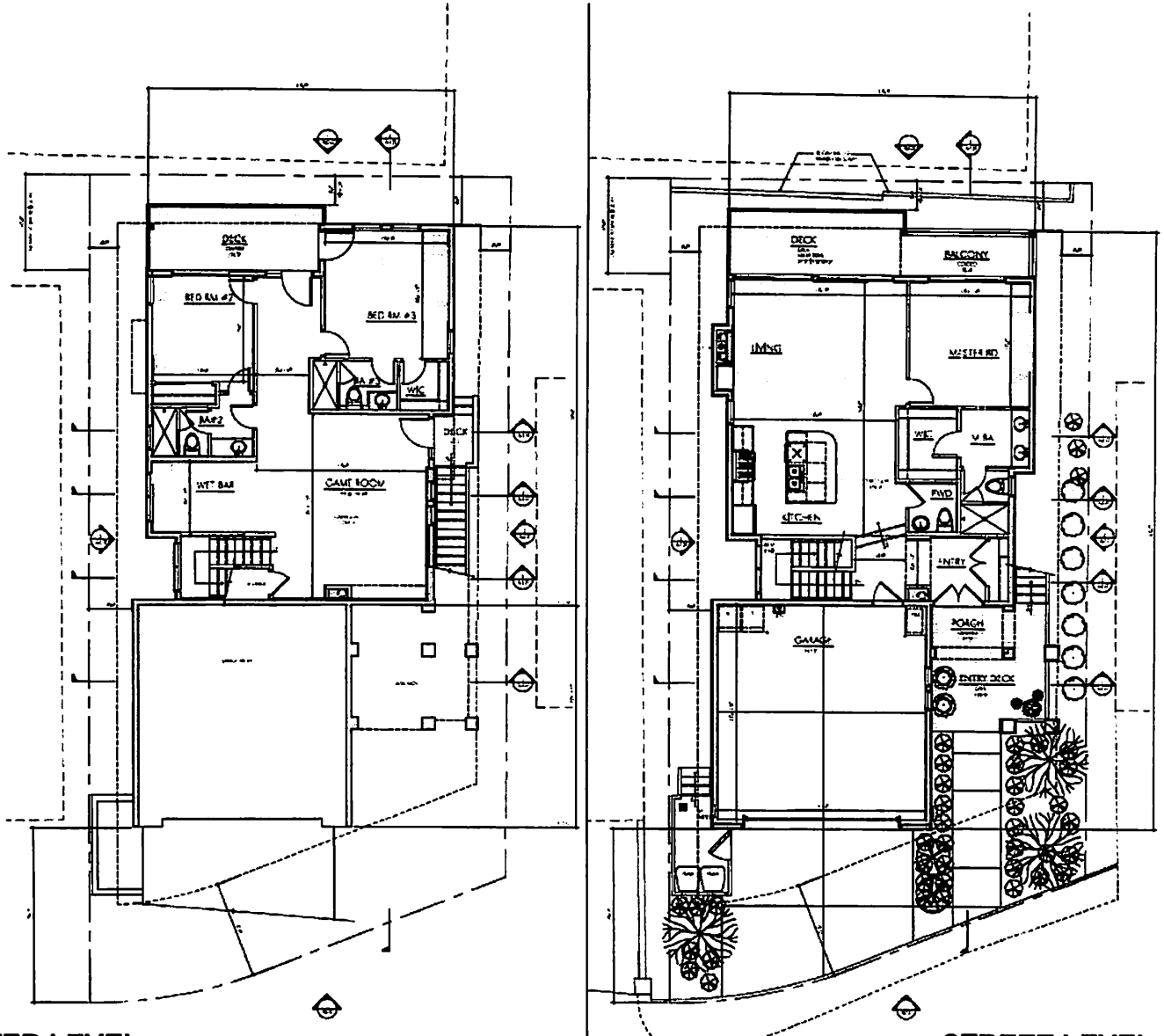
PROJECT

Minor Use Permit
Johnson / DRC2012-00019

EXHIBIT

Site Sections – Page 2 of 2

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



LOWER LEVEL

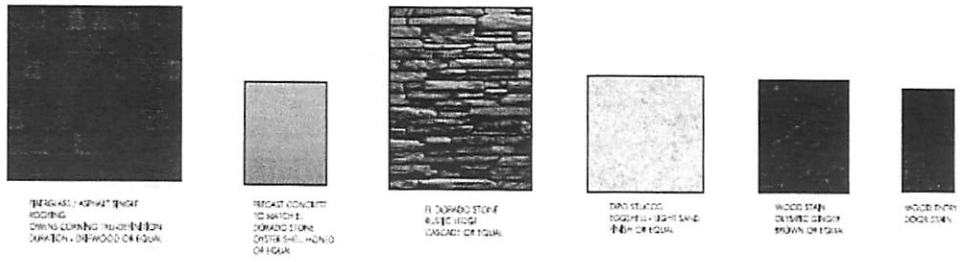
STREET LEVEL

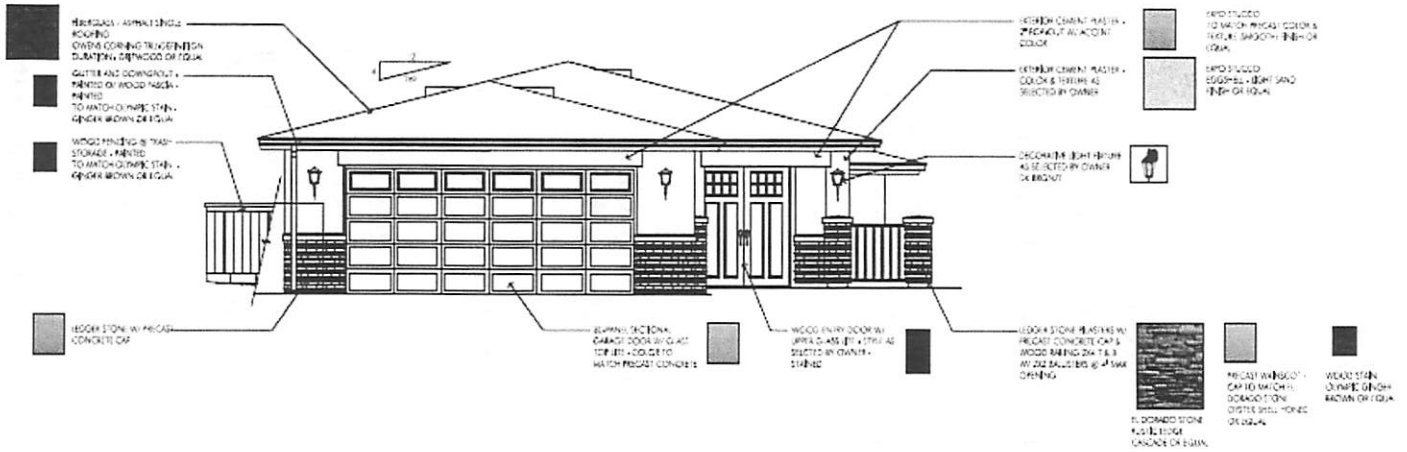
PROJECT

Minor Use Permit
Johnson / DRC2012-00019

EXHIBIT

Floor Plans – Street and Lower Level





FRONT (SOUTH) EXTERIOR ELEVATION | 1

PROJECT

Minor Use Permit
Johnson / DRC2012-00019

EXHIBIT

Exterior Materials and Colors

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: June 25, 2013

To: Terry Wahler, Project Planner

From: Tim Tomlinson, Development Services

Subject: Public Works Comments DRC2012-00019 Johnson MUP, Kentucky Ave, Cayucos APN 064-042-049

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

Public Works Comments:

A. The project meets the applicability criteria for Stormwater Management (residential on 10% hillsides); therefore, the project is subject to the NPDES General Permit Attachment 4 Design Standards.

   a. The proposed project must be designed to promote groundwater recharge by application of LID design.

   b. A Drainage Plan and an Erosion and Sedimentation plan are required and will be reviewed at the time of construction permit submittal.

   c. Since drainage may pose a significant impact to adjacent properties we will require that the plan and report be prepared by a registered civil engineer.

Recommended Project Conditions of Approval:

Access

1. **At the time of application for construction permits,** the applicant shall submit an application, fee, damage bond and plans to the Department of Public Works to secure an Encroachment Permit to construct the project access driveway in accordance with County Public Improvement Standard B-1a, rural driveway approach, and county sight distance standards.

2. **Prior to occupancy or final inspection,** all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.

3. **On-going condition of approval (valid for the life of the project),** the property owner shall be responsible for operation and maintenance of public road landscaping in a viable condition and on a continuing basis into perpetuity or until specifically accepted for maintenance by a public agency.

Drainage

4. **At the time of application for construction permits,** the applicant shall submit complete drainage calculations prepared by a licensed civil engineer for review and approval by Public Works.

5. **At the time of application for construction permits,** the applicant shall submit complete erosion and sedimentation control plan for review and approval.

6. **At the time of application for construction permits,** the applicant shall demonstrate that the project construction plans are in conformance with the Source Control BMP's as identified for project incorporation in the applicant's *Stormwater Quality Plan Application for Priority Projects.*

7. **On-going condition of approval (valid for the life of the project),** the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 9/20/2012

TO: _____

FROM: Terry Wahler, Inland Team

PROJECT DESCRIPTION: DRC2012-00019 JOHNSON- Minor Use Permit for a 2,069 sf 2 story SFD with 537 sf attached 2 car garage. Site located off Kentucky Ave. in Cayucos. APN: 064-042-049.

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

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

Conditions (fire sprinklers, etc) required of neighboring projects are now required by County. No additional requirements at this time

→ 4-23-13 — Date

Bill Radke (BR) — Name

Cayucos Fire Prot. Dist.

995-3372 — Phone

MORRO ROCK MUTUAL WATER COMPANY
P.O. BOX 757, CAYUCOS, CA 93430
PH: (805) 995-3766 FAX: (805) 995-0953

WATER WILL SERVE NOTIFICATION

September 11, 2012

Assessor Parcel Number: 064-042-049
TYPE OF PROJECT: Single Family Residence
WATER ALLOCATED: 1.00 (water allocated 2012)

Dear Sir or Madam:

This is notification of your eligibility to receive a Will Serve Letter in 2012. A Retrofit Rebate Fee is included in charges for new connections.

A Conditional Will Serve Letter will be issued if the following conditions are met by September 2013.

1. Payment of a $200 non-refundable application fee.
2. Proof of an application for a Building Permit or Developmental Use Permit.

When the following conditions are met, no later than September 2013, a Final Will Serve Letter will be issued which will entitle the property owner to request installation of a water service and a water meter.

1. Payment of $1500 Connection Fee
2. Payment of $1200 Retrofit Rebate Fee
3. Payment of $332 One Inch Meter Fee
4. Payment of $2500 Membership Fee
5. Plus any other fees due the water company.

Failure to meet any of these deadlines will result in forfeiture of your notification for a Will Serve Letter as well as your priority on the Will Serve eligibility list.

Sincerely,

George Brett, President
Morro Rock Mutual Water Company

Sep. 11. 2012 8:32AM 805 995 0953 No. 3937 P. 1

CAYUCOS SANITARY DISTRICT

200 Ash Avenue
P.O. Box 333, Cayucos, California 93430-0333
805-995-3290 Fax 805-995-3673

R. Enns, President
H. Fones, Vice-President
S. Lyon, Director
M. Foster, Director
D. Chivens, Director

Conditional Will-Serve Letter

To: San Luis Obispo County Planning Department
From: Cayucos Sanitary District
Date: 9/18/2012 Project Number: **DRC2012-00019**

Applicant Name: **FRANK JOHNSON**
Address: **1215 HILLMAR DR**
City, State. Zip **DIAMOND BAR, CA. 91765-2414**

Project Address: **KENTUCKY AVE**
Assessors Parcel Number: **064-042-049** LOT: **1** BLK:**3** TRACT:**MR1**
Project Description: **SFR**
Date of Issue: **9/18/2012** Expiration Date: **9/18/2013** Extension:

We have reviewed the proposed project development and are aware of its potential effect upon the facilities and property (including easements) controlled by the District.

We have reviewed the plans and have determined there are conditions placed on the development as follows:

* WILL SERVE PERTAINS TO PLANS RECEIVED BY THE DISTRICT 9/17/12 AND NO OTHERS. BACKFLOW AND CLEANOUT ARE TO BE LOCATED IN EASEMENT AT BAKERSFIELD AVE. BACKFLOW AND CLEANOUT ARE REQUIRED TO HAVE ENCLOSURES. DISTRICT TO INSPECT WYE INSTALLATION ON MAIN LINE. COUNTY ENCROACHMENT PERMIT REQUIRED.

* Installation of sewer backflow prevention device per District standards

* Other: _____

_____

_____

* All District conditions shall be reflected on the plans.

* A Final Will-Serve Letter shall be issued when all conditions (above) have been met; final will-serve fees have been paid; and physical connection (at owners expense) has been made and inspected by the District. The County shall not allow final occupancy until they have received a Final Will-Serve Letter issued by the District.

We will serve this proposed development with our community sewer system facilities and solid waste disposal services so long as the applicant complies with our conditions (above) and connection requirements, including payment of all applicable sewer will-serve fees in effect at the time of connection. A 48 hour notice requesting sewer inspection by the District is required.

Approved By: Rick Koon Date: 09-20-12

District Manager