



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. ED12-087

DATE: October 3, 2013

PROJECT/ENTITLEMENT: Wogu Minor Use Permit/Coastal Development Permit; DRC2011-00083

APPLICANT NAME: Cebulla Associates

ADDRESS: P.O. Box 42, Pismo Beach, CA 93448

CONTACT PERSON: Matt Cebulla

Telephone: 805-440-5016

PROPOSED USES/INTENT: Request by Elijah Wogu for a Minor Use Permit/Coastal Development Permit to allow construction of a two-story, 7,358 square foot single family residence with an 1,000 square foot detached garage and 627 square foot detached workshop. The project will result in the disturbance of approximately 15,000 square feet of a 1.37 acre parcel. The proposed project is within the Residential Single Family land use category.

LOCATION: The project is located at 660 Evelyn Court, within the community of Cambria. The site is 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: None

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. October 17, 2013

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

Notice of Determination

State Clearinghouse No. _____

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

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

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

Stephanie Fuhs

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
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(ver 5.0) Using Form

Project Title & No. Wogu Minor Use Permit/Coastal Development Permit; ED12-087
(DRC2011-00083)

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 checked="" 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 checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use

DETERMINATION: (To be completed by the Lead Agency)

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

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

Stephanie Fuhs
Prepared by (Print)

Stephanie Fuhs
Signature

9/16/13
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, Rm. 200, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Elijah Wogu for a Minor Use Permit/Coastal Development Permit to allow construction of a two-story, 7,358 square foot single family residence with a 1,000 square foot detached garage and 627 square foot detached workshop. The project will result in the disturbance of approximately 15,000 square feet of a 1.37 acre parcel. The proposed project is within the Residential Single Family land use category. The project is located at 660 Evelyn Court, within the community of Cambria. The site is in the North Coast planning area.

DISCUSSION:

A Minor Use Permit (D020008P – Dane Phillips) for a 7,225 square foot single family residence with 1,250 square foot detached garage was approved on this site in April 2003. The project was not constructed and expired in 2005.

ASSESSOR PARCEL NUMBER(S): 013-084-051

Latitude: 35° 34' 47.9994" N Longitude: -121° 5' 59.9994"

SUPERVISORIAL DISTRICT # 2

B. EXISTING SETTING

PLANNING AREA: North Coast, Cambria

TOPOGRAPHY: Gently sloping

LAND USE CATEGORY: Residential Single Family

VEGETATION: Grasses, pine forest, oaks

COMBINING DESIGNATION(S): Archaeologically Sensitive, Geologic Study, Terrestrial Habitat

PARCEL SIZE: 1.37 acres

EXISTING USES: Undeveloped

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Rural Lands; pine and oak forest	<i>East:</i> Residential Single Family; single-family residence(s)
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<i>South:</i> Residential Single Family; single-family residence(s)	<i>West:</i> Residential Single Family; Rural Lands single-family residence(s)/ pine and oak forest
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C. ENVIRONMENTAL ANALYSIS

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



COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1. AESTHETICS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project site is located on the northern edge of the community of Cambria within a residential single family subdivision (Tract 543, approved in 1985) containing primarily one acre parcels with higher density residential to the south. This subdivision is adjacent to properties in the Rural Lands land use category to the north with larger parcel sizes and large lot residential development.

The property is on a forested lot which includes a mixture of Monterey Pine Forest and oak woodland. Forested lots are included in the "Terrestrial Habitat" combining designation that provides for specific standards for tree removal and protection. The project is located within the least densely forested area of the site, but will require the removal of 17 pine trees and 11 oak trees (see the Biological Resources section below for impacts and mitigation measures).

Impact. The project will not be visible from any major public roadway or silhouette against any ridgelines as viewed from public roadways and is within a developed neighborhood in between existing developments. The proposed residence will consist of brown/grey concrete shingle roofing, darker grey concrete siding, and brick veneer accents. The project has the potential to result in visual impacts as seen from public areas by introducing night lighting to a somewhat rural area.

Mitigation/Conclusion. The project is considered compatible with the surrounding uses. Based on proposed darker, neutral colors and materials along with the incorporation of mitigation measures for night lighting so that it is directed down and into the development with no direct light visible from surrounding public roads, impacts will be reduced to a less than significant level. No additional mitigation measures are considered necessary.

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



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

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

Land Use Category: Residential Single Family

Historic/Existing Commercial Crops: None

State Classification: Not prime farmland, Farmland of Statewide Importance

In Agricultural Preserve? Yes – Cambria AG Preserve Area

Under Williamson Act contract? No

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

Conception loam (5 - 9 % slope). This gently sloping loamy claypan soil is considered very poorly drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class III without irrigation and Class III when irrigated.

San Simeon sandy loam (15 - 30% slope). This moderately sloping, coarse loamy claypan soil is considered very poorly drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: shallow depth to bedrock, slow percolation. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

The project is located in the Cambria Agricultural Preserve Area which is an overlay zone that has been adopted by the Board of Supervisors. Agricultural preserve areas are areas within the County that have been designated as regions that should be kept in agriculture and/or open space through the establishment of preserves. This allows property owners to enter into land conservation contracts if they qualify for such contracts based on various factors such as type of crops, soil type and the amount of land being used for agriculture. The project site is within the residential single family land use category with no agricultural operations occurring on, or adjacent to, the subject property.

Impact. The project is located in a predominantly non-agricultural area with no agricultural activities occurring on the property or immediate vicinity. While the project site is located within the Cambria Agricultural Preserve Area, based on the site characteristics, zoning, and lot configuration, no significant impacts to agricultural resources are anticipated.

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

GREENHOUSE GASES

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

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 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. The project proposes to disturb soils that have been given wind erodibility ratings of 3 and 5, which is considered "moderately low to moderate". As proposed, the project will result in the disturbance of approximately 15,000 square feet of a 1.37 acre parcel. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation. The project is also not in close proximity to sensitive receptors that might otherwise result in nuisance complaints and be subject to limited dust and/or emission control measures during construction.

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

This project is a single family residence with a detached garage and a detached workshop. 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. Although the individual project falls below the thresholds for construction and operational phase emissions, cumulatively, the project warrants standard dust control and developmental burning measures. These have been included in the Exhibit B Mitigation Summary Table below.

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

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

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

- On-site Vegetation: Monterey Pines and coast live oaks. See CNDDDB Vegetation section below.
- Name and distance from blue line creek(s): Leffingwell Creek - approximately 0.51 miles north of proposed project site; Santa Rosa Creek – located approximately 0.65 miles southwest of proposed project site

Habitat(s): Terrestrial Habitat

Proposed project site falls within critical habitat for California red-legged frog

Site's tree canopy coverage: Approximately 50%.

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

Vegetation

Cambria morning glory (Calystegia subacaulis ssp. episcopalis) List 4

Cambria morning glory (*Calystegia subacaulis ssp. episcopalis*) has been found about 0.22 miles to the southeast. This perennial herb is a California and a San Luis Obispo County endemic, which is found in chaparral and foothill woodland communities at elevations between 60 and 500 meters (200 to 1,640 feet). Cambria morning glory is listed as rare by the CNPS (List 4, RED 3-2-3).

Cone Peak bedstraw (Galium californicum ssp. luciense) List 1B

Cone Peak bedstraw (*Galium californicum ssp. luciense*) has been found about 0.50 miles to the south. This perennial herb is generally found in broadleaved upland forest, chaparral, cismontane woodland, and lower montane coniferous forest areas at elevations between 400 and 1525 meters (1,315 to 5,000 feet). It has a blooming period of March-September. Cone Peak bedstraw is considered a rare plant by the CNPS (List 1B, RED 3-1-3).

Kellogg's horkelia (Horkelia cuneata ssp. sericea) List 1B

Kellogg's horkelia (*Horkelia cuneata ssp. sericea*) has been found about 0.22 miles to the southeast. This perennial herb is found on sandy or gravelly soils in closed cone coniferous forest, chaparral and coastal scrub habitats (Tibor 2001) at elevations between 10 and 200 meters (30 ft to 660 ft). The typical blooming period is April-September. Kellogg's horkelia is considered extremely rare by CNPS (List 1B, 3-3-3).

Monterey pine (Pinus radiata) List 1B

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

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

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

Carmel Valley bush mallow (Malacothamnus palmeri var. involuocratus) List 1B

Santa Lucia bush mallow (*Malacothamnus palmeri var. palmeri*) has been found about 0.50 miles to the south. This perennial herb ranges from Santa Barbara to Monterey County. The Carmel Valley malacothrix is found on rocky soils in chaparral areas between the 25 to 335-meter elevations (82 to 1,099 feet). Santa Lucia bush mallow is considered rare by CNPS (List 1B, RED 2-2-3).

Wildlife

Monarch butterfly (Danaus plexippus)

The Monarch butterfly (*Danaus plexippus*) has been found about 0.24 miles to the northwest. This species is considered a “threatened phenomenon” by the State and “rare” under CEQA Guidelines Section 15380 because of declining availability of winter roosting habitat. Overwintering sites typically occur in dense, wind-protected tree groves with eucalyptus (*Eucalyptus* spp.), Monterey pine (*Pinus radiata*), and/or Monterey cypress (*Cupressus macrocarpa*) near the coast from northern Mendocino to Baja California (CNDDDB, 2004).

A preliminary biological assessment was prepared for the site (Bioresource Consultants, Inc., May 2013). This report found that the site is mixed coniferous/oaks coastal woodland with primarily non-native grasses and interspersed native shrubs. In addition, deer and bird species were observed on the property during field surveys. The site contains habitat suitable for over-wintering for monarch butterflies. The site also contained two raptor nests observed during the biological assessment.

Of the other plant species listed above, Monterey Pines and coast live oaks are the only species to be successfully established on the site because the other species require different habitats from those found on the property.

The Environmental Impact Report prepared for the Cambria Pines Tract describes vegetation on the site as predominately Monterey Pine Forest with some oak woodland and common shrubs such as poison oak, bush money flower, black sage and California Blackberry. Cambria Morning Glory is primarily found in grassland communities within the County, so impacts to this species is not anticipated given the forested nature of this site. Cone Peak Bedstraw and Most beautiful jewel-flower are not likely to occur on the site since it does not consist of broadleaf forest and is at an elevation less than 400 feet sea level (site is at the 80-90 feet elevation). Kellogg’s horkelia would not likely occur due to the clay soil on the site. Carmel Valley bush mallow is not likely to be present on the project site because the property does not contain chaparral vegetation or rocky soils.

Impact. The project proposes the removal of 17 Monterey pine trees and 11 coast live oak trees. This removal not only impacts forest/woodland habitat, but also impacts potential over-wintering areas for Monarch butterflies as well as migratory bird species. Based on the discussion above, impacts to other plant or animal species are not anticipated.

Mitigation/Conclusion. Monterey pine trees removed will be replaced at a 4:1 ratio, for a total of 68 pine trees to be replaced. Coast live oak trees removed will be replaced at a 6:1 ratio for a total of 66 oak trees to be replaced. If feasible, replacement trees will be planted on the subject property. If adequate area does not exist on the site, the revegetation may occur on another property in the Cambria area owned or managed by an appropriate government agency or non-profit organization. If tree removal is to occur during nesting season, a pre-construction survey will be required with appropriate mitigation if nests are found. If tree removal is to occur during Monarch butterfly over-wintering season, a pre-construction survey will be necessary. Implementation of the above referenced measures, listed in detail in Exhibit B – Mitigation Summary Table, will reduce potential impacts to a less than significant level.

5. CULTURAL RESOURCES

Will the project:

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

5. CULTURAL RESOURCES

Will the project:

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

Setting. The project is located in an area historically occupied by the Obispeno Chumash and Salinan. The project is located in the first Liemert Subdivision (Lot 51 of Tract 543) and, according to the cultural resources survey, is "completely free of historic refuse and shows no evidence of farming or ranching in the past."

Impact. A Phase I (surface) survey was conducted (Singer and Associates, August 2002). No evidence of cultural materials was noted on the property, however, a known site exists within ¼ mile of the property. Surface conditions (forest accumulations) and the presence of nearby site CA-SLO-1882 result in the potential for subsurface artifacts that could not be identified during the Phase I survey. No historic structures are present and no paleontological resources are known to exist in the area, and impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. Based on the site's proximity to known cultural resources, it is recommended that a monitor be present during initial site clearance (not during all construction activities). Conditions for the monitoring plan are detailed in Exhibit B – Mitigation Summary Table below. No further measures are considered necessary and impacts to cultural resources are considered less than significant with implementation of the monitoring requirement included in Exhibit B.

6. GEOLOGY AND SOILS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. GEOLOGY AND SOILS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 type="checkbox"/>	<input checked="" 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: Gently 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: Low

Concepcion loam (5 - 9 % slope). - Low

San Simeon sandy loam (15 - 30% slope). - Low

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 Land Use Ordinance [CZLUO section 23.07.084(c)] to evaluate the area's geological stability. A geological report was conducted for the project (Beacon Geotechnical, Inc., July 2012) and was reviewed by the County Geologist.

Impact. As proposed, the project will result in the disturbance of approximately 15,000 square feet. The two primary risks associated with geology and soils are landslide and groundshaking events from an earthquake. The geologic report indicated that because of the lack of evidence of prior landslide or slumping features observed, the following recommendations from the geotechnical report for grading and drainage will minimize potential landslide impacts of the proposed development. The site is not near an active fault, but is within a seismically active region.

Mitigation/Conclusion. Review of the geological report concluded that the site is suitable for the proposed project based on development following the recommendations included in the geological report and conforming to existing building codes and current code requirements for all foundations and structural elements. Following current building code requirements along with the recommendations contained in both the geologic and geotechnical reports will reduce impacts to a level of insignificance.

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

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

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

Setting. The project is not located in an area of known hazardous material contamination. The project is 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 High Fire Hazard Severity Zone. 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, however the project will need to provide fuel modification for vegetation a minimum of 30 feet from the proposed structures

(see the Biological Resources section above). This is an area where groundcover, shrubs generally need to be cleared and trees need to be trimmed in order to reduce the amount of flammable material in the event of a fire. The fuel modification zone is included on the "Tree Replacement Plan" submitted by the applicant. The project is not expected to conflict with any regional emergency response or evacuation plan.

Mitigation/Conclusion. The applicant will be required to comply with the fire safety plan (as required by Cambria Fire) as well as County ordinance standards pertaining to fire. These measures will be implemented as conditions of approval for the project. No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

8. NOISE	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate permanent increases in the ambient noise levels in the project vicinity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Cause a temporary or periodic increase in ambient noise in the project vicinity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>If located within the Airport Review designation or adjacent to a private airstrip, expose people residing or working in the project area to severe noise levels?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is located in Tract 543, also known as the Liemert subdivision. The site is within a residential subdivision surrounded by other residential parcels to the south, east and west and Rural Lands property to the north. The project is not within close proximity of loud noise sources, and will not conflict with any sensitive noise receptors (e.g., residences). Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area.

Impact. The project is not expected to generate loud noises, nor conflict with the surrounding uses because the proposed residence is an anticipated use within this developed residential neighborhood.

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

9. POPULATION/HOUSING

Will the project:

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

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

Impact. The project will result in the development of one single family residence. The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Conclusion. Because the project consists of only one single family residence, the project is exempt from the inclusionary housing ordinance. No significant population and housing impacts are anticipated and no mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES

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

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Fire protection?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Schools?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Roads?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: Los Osos 17 miles to the south

Fire: Cambria Community Services District

Hazard Severity: High

Response Time: 0-5 minutes

Location: Approximately 0.040 miles to the southwest

School District: Coast Unified School District.

Impact. No significant project-specific impacts to utilities or public services were identified. This project, along with others in the area, will have a cumulative effect on police/sheriff and fire protection, and schools. The site is located in North Coast Road Fee Area B which provides funding for road projects within the designated fee area to address cumulative impacts of development within the region. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. Regarding cumulative effects, public facility (County), school (State Government Code 65995 et seq.) and road area 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) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The County's Parks and Recreation Element does not show that a potential trail goes through the proposed project. The project is not proposed in a location that will affect any trail, park, 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) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Level of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



12. TRANSPORTATION/CIRCULATION

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) Provide for adequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with an applicable congestion management program?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in a change in air traffic patterns that may result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Other: _____	<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 urban area as "D" or better. The existing road network in the area, including the project's access street(s) (Evelyn Court) is operating at an acceptable level of service. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

Referrals were sent to County Public Works and Caltrans. No significant traffic-related concerns were identified.

Impact. The proposed project is estimated to generate about 9.57 trips per day, based on the Institute of Traffic Engineer's manual of 9.57 trips/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. The project is subject to the North Coast County Road Fee which addresses cumulative impacts to County roads in the area. 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) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

13. WASTEWATER

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Regulations and guidelines on proper wastewater system design and criteria are found within the County’s Plumbing Code (hereafter CPC; see Chapter 7 of the Building and Construction Ordinance [Title 19]), the “Water Quality Control Plan, Central Coast Basin” (Regional Water Quality Control Board [RWQCB] hereafter referred to as the “Basin Plan”), and the California Plumbing Code. These regulations include specific requirements for both on-site and community wastewater systems. These regulations are applied to all new wastewater systems.

The project site will be served by an on-site system. For on-site septic systems, there are several key factors to consider for a system to operate successfully, including the following:

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

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

- ✓ the ability of the soil to “filter” effluent is either too fast (percolation rate is faster or less than 30 minutes per inch and has “poor filtering” characteristics) or is too slow (slower or more than 120 minutes per inch);
- ✓ the topography on which a system is placed is steep enough to potentially allow “daylighting” of effluent downslope; or
- ✓ the separation between the bottom of the leach line to bedrock or high groundwater is inadequate.

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

--shallow depth to bedrock, which is an indication that there may not be sufficient soil depth to provide adequate soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, the chances increase for the effluent to infiltrate cracks that could lead directly to

groundwater source or surrounding wells without adequate filtering, or allow for daylighting of effluent where bedrock is exposed to the earth's surface. In this case, based on soil boring information, it is expected that there will be sufficient separation between leach line and bedrock to provide for adequate filtering of effluent, and no special requirements (e.g., engineered system) are anticipated to be able to meet Basin Plan/CPC requirements. If adequate distance cannot be shown, a County-approved plan for an engineered wastewater system showing how the basin plan criteria can be met will be required.

The percolation rate for the subject property is very fast, which requires greater soil depth to provide for adequate filtering. Therefore, prior to issuance of a building permit, provide the county evidence of adequate soil separation to groundwater per CPC, or plans prepared by a qualified individual for an engineered septic system that meets CPC/Basin Plan criteria.

The soil has been representatively-tested (Beacon Geotechnical, June 25, 2012) for the following criteria: percolation rates, soil borings of adequate depth to determine the presence/ absence of groundwater, and adequate separation from bedrock or impermeable layer. Based on this information, (there is adequate evidence showing that on-site systems can be designed to meet the CPC/Basin Plan.)

Impacts/Mitigation. Based on the following project conditions or design features, wastewater impacts are considered less than significant: The project has sufficient land area per the County's Land Use Ordinance to support an on-site system;

- ✓ 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%; and proposes an engineered system;]
- ✓ 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 soil's percolation rate is between 2 and 12 minutes per inch. Because of the quick percolation rates, the geotechnical report recommended an engineered system be prepared for the project. Based on the above discussion and information provided, the site appears to be able to design an on-site system that will meet CPC/Basin Plan requirements. Prior to building permit issuance and/or final inspection of the wastewater system, the applicant will need to show to the county compliance with the County Plumbing Code/ Central Coast Basin Plan, including any above-discussed information relating to potential constraints. Therefore, based on the project being able to comply with these regulations, potential groundwater quality impacts are considered less than significant.

14. WATER & HYDROLOGY

Will the project:

QUALITY

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

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

14. WATER & HYDROLOGY

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
QUANTITY				
h) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure, etc.), or inundation by seiche, tsunami or mudflow?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project proposes to obtain its water needs from a community system (Cambria Community Services District). The proposed water source is known to have significant availability problems although the proposed project has a "will serve" letter from the district.

The topography of the project is gently sloping. The closest creek from the proposed development is approximately 0.5 miles 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? Leffingwell Creek Distance? Approximately 0.50 miles

Soil drainage characteristics: Well drained

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

SEDIMENTATION AND EROSION – Soil type, 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. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

Impact – Water Quality/Hydrology

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

- ✓ Approximately 15,000 square feet of site disturbance is proposed;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project is not on highly erodible soils, nor on moderate to steep slopes;
- ✓ The project is not within a 100-year Flood Hazard designation;
- ✓ The project is 85 feet from the on-site drainage;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- ✓ Parking area drainage inlets will be fitted with hydrocarbon filters;
- ✓ Pipe to an above ground storage feature will be installed as a part of the drainage plan;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- ✓ The project is subject to the County's Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), and/or the "Water Quality Control Plan, Central Coast Basin" for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant;
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur;

Regarding surface water quality, as proposed, the project will result in the disturbance of approximately 15,000 square feet. The project will result in the creation of approximately 14,000 square feet of impervious area which has the potential to reduce the soil's ability to absorb rainfall by covering ground with impervious surfaces. Increased impervious areas have the potential to result in downstream flooding, higher peak flows, and carry polluted runoff.



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: 0.15 acre feet/year (AFY);
Outdoor: 0.45 AFY
Total Use: 0.6 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).

Outdoor water usage associated with landscaping irrigation will increase the water demand for the project. Water usage for outdoor irrigation purposes will be minimized because the project will be required to install native and / or drought tolerant (low water using) plant materials and smart irrigation controls, as well as be consistent with the Green Build Ordinance.

Mitigation/Conclusion. Pursuant to the Coastal Zone Land Use Ordinance (CZLUO), the applicant is required to prepare and implement a drainage plan, and erosion and sedimentation control plan. Based on compliance with existing CZLUO standards, and NPDES requirements, impacts resulting from drainage, erosion, and sedimentation would be less than significant. To mitigate impacts associated with increased impervious areas, the project will incorporate LID techniques including driveways and parking areas which use pervious paving materials with future development proposals. This measure will help to mimic the pre-development hydrology of the site and minimize downstream flooding impacts and peak flows to the on-site creek. Roof runoff should also be directed to landscape areas (rain gardens) and/or vegetated drainage swales. There is no evidence that measures above what will already be required by ordinance or codes are needed.

The following mitigation measures are required to address impacts to water supply:

The applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to 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 the attached mitigation measures. All plants utilized shall be drought tolerant. Drip-line irrigation shall be used for all landscaped areas (except turf areas) installed for new construction. The drip irrigation system must include an automatic rain shut-off device, soil moisture sensors, and an operating manual to instruct the building occupant on how to use and maintain the water conservation hardware. The maximum amount of turf (lawn) area may not exceed 400 square feet.

One of the following shall be installed as a part of the water supply system: 1) A "Point-of-use" supplemental water heater system in all bathrooms and kitchen, or 2) a circulating hot water system.

Implementation of these measures (see Exhibit B – Mitigation Summary Table) for the proposed project will reduce the impact to a level of insignificance.

15. LAND USE

Will the project:

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

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

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

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

16. MANDATORY FINDINGS OF SIGNIFICANCE

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project</i>				



are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)

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

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

Exhibit A - Initial Study References and Agency Contacts

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

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input 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 type="checkbox"/>	CA Department of Forestry (Cal Fire)	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Transportation	None
<input checked="" type="checkbox"/>	Cambria Community Service District	Attached
<input type="checkbox"/>	Other _____	Not Applicable
<input type="checkbox"/>	Other _____	Not Applicable

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

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Project File for the Subject Application | <input checked="" type="checkbox"/> North Coast Area Plan and Update EIR |
| <u>County documents</u> | <input type="checkbox"/> Circulation Study |
| <input type="checkbox"/> Airport Land Use Plans | <u>Other documents</u> |
| <input checked="" type="checkbox"/> Annual Resource Summary Report | <input checked="" type="checkbox"/> Archaeological Resources Map |
| <input 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 & Open Space Element | <input checked="" type="checkbox"/> Fire Hazard Severity Map |
| <input checked="" type="checkbox"/> Energy Element | <input checked="" type="checkbox"/> Flood Hazard Maps |
| <input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements) | <input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County |
| <input checked="" type="checkbox"/> Housing Element | <input checked="" type="checkbox"/> Regional Transportation Plan |
| <input checked="" type="checkbox"/> Noise Element | <input checked="" type="checkbox"/> Uniform Fire Code |
| <input type="checkbox"/> Parks & Recreation Element | <input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3) |
| <input checked="" type="checkbox"/> Safety Element | <input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.) |
| <input checked="" type="checkbox"/> Land Use Ordinance | <input type="checkbox"/> Other |
| <input type="checkbox"/> Real Property Division Ordinance | |
| <input checked="" 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:

Preliminary Biological Assessment and Monterey Pine Habitat Assessment, BioResource Consultants, Inc., May 2013

Engineering Geologic Report, Beacon Geotechnical, Inc., July 2012

Geotechnical Engineering Report, Beacon Geotechnical, Inc., June 2012

Review of Engineering Geology Report, Landset Engineers, Inc., December 2012

Cultural Resources Survey and Impact Assessment, C.A. Singer and Associates, August 2002

Previously prepared Mitigated Negative Declaration for Minor Use Permit D020008P, County of San Luis Obispo, issued March 7, 2003

Tree Removal/Replacement Plan, Al Tamirano, Biologist, March 2012

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. These measures shall be shown on applicable construction drawings **prior to issuance of construction permits** and permanent lighting shall be installed **prior to final inspection**.

Air Quality

- AQ-1. **During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.
- Reducing the amount of disturbed area when possible.
 - Using water trucks and sprinkler systems to prevent dust from leaving the site.
 - Dirt stockpiles sprayed daily and as needed.
 - Driveways and sidewalks paved as soon as possible.
- AQ-2. Developmental burning of vegetative material within San Luis Obispo County is prohibited. However, under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. Any such exception must complete the following prior to any burning: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD approval, the applicant shall furnish them with the study of technical feasibility (which includes costs and other constraints) at the time of application.
- AQ-3. Only the following types of wood burning devices shall be allowed (based on District Rule 504): a) EPA-Certified Phase II wood burning devices; b) catalytic wood burning devices emitting less than or equal to 4.1 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; c) non catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; d) pellet-fueled woodheaters; or e) dedicated gas-fired fireplaces. **Prior to construction permit issuance**, such devices shall be shown on all applicable plans, and installed as approved by the county.

Biological Resources

- BR-1. The applicant shall limit tree removal to no more than 17 pine trees having a six inch diameter or larger at 4.5 feet from the ground and no more than 11 coast live oak trees having a four inch diameter or larger at 4.5 feet from the ground. **At the time of application for construction permits**, construction plans shall clearly delineate all trees within 50 feet of the proposed project, and shall show which trees are to be removed or impacted, and which trees are to remain unharmed.



- BR-2. **Prior to any site disturbance**, the applicant shall fence the proposed area of disturbance and clearly tag which trees are to be removed or impacted. The trees tagged in the field shall be consistent with the trees delineated on the construction plans. Tree removal, grading, utility trenching, compaction of soil, or placement of fill shall not occur beyond the fenced disturbance area. The fencing shall remain installed until final inspection.
- BR-3. **Prior to final inspection**, the 17 Monterey pine trees and 11 Coast live oak trees removed as a result of the grading for the driveway and residence shall be replaced at a 4:1 ratio for the pine trees and at a 6:1 ratio for the oak trees. A total of 68 Monterey pine trees and 66 Coast live oak trees shall be planted. Monterey pine replacement trees shall be one gallon saplings grown from the Cambrian stand; *Pinus radiata macrocarpa*. Replacement Coast live oak trees shall also be at least one gallon container sizes.
- BR-4. These newly planted trees shall be maintained until successfully established. This shall include caging from animals (e.g., deer, rodents), periodic weeding and adequate watering (e.g., drip-irrigation system). If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used.
- Once the replacement trees have been planted, the applicant shall retain a qualified individual (e.g., landscape contractor, arborist, nurseryman, botanist) to prepare a letter stating the above planting and protection measures have been completed. This letter shall be submitted to the Department of Planning and Building.
- BR-5. To promote the success of the new trees, the applicant shall retain a qualified individual (e.g., arborist, landscape architect/ contractor, nurseryman) to monitor the new trees until successfully established, on an annual basis, for no less than three years. The first report shall be submitted to the County Environmental Coordinator one year after the initial planting and thereafter on an annual basis until the monitor, in consultation with the County, has determined that the newly planted vegetation is successfully established. The applicant and successors-in-interest agree to complete any necessary remedial measures identified in the report and approved by the Environmental Coordinator.
- BR-6. It is preferable that the replacement trees be planted on the subject property. However, if the revegetation cannot be implemented entirely on the subject property, the revegetation may occur on other property in the Cambria area owned or managed by the County of San Luis Obispo, Land Conservancy, Nature Conservancy, other government or appropriate non-profit agencies. If an off-site replanting is chosen, the replanting must occur with the review and approval of the Environmental Coordinator in an area chosen by the appropriate agency or organization (i.e. property owner or manager) and shall be verified by submittal of a letter from the appropriate agency or organization to the Environmental Coordinator. (The verification letter should indicate whether plantings occurred on and/or off site, or both). All replacement conditions and monitoring measures (e.g. number of trees, maintenance, etc.) shall apply.
- BR-7. Oak trees provide an essential component of wildlife habitat and visual benefits. The applicant recognizes this and agrees to minimize trimming of the remaining oaks. If trimming is necessary, the applicant agrees to either use a skilled arborist or apply accepted arborist's techniques when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species. Smaller trees (6 inches diameter and smaller) within the project area are considered to be of high importance, and when possible, shall be given similar consideration as larger trees.

- BR-8. **Prior to any site disturbance or tree removal**, to avoid potential impacts to nesting birds, tree removal associated with project activities shall be limited outside the bird nesting season, which is February 15th to September 15th. However, if tree removal is required during the bird nesting season, a survey for nesting birds shall be conducted within two weeks prior to ground disturbing activities by a qualified biologist, retained by the applicant, in and adjacent to the project area. If nesting birds are found to be located within or adjacent to the project area, an appropriate buffer area shall be established by a qualified biologist to ensure protection of the nesting birds. The biologist shall determine the appropriate buffer distance based on the bird species, topography, vegetation, and type of disturbance and in consultation with CDFW and/or USFWS. At a minimum, the buffer area shall be delineated with brightly colored construction fencing. No construction, grading, or equipment staging activities shall occur within the buffer area, which shall remain in place until the biologist has determined that the young have fledged from the nest.
- BR-9. **Prior to any site disturbance or tree removal**, to avoid potential impacts to Monarch butterflies, tree removal associated with project activities shall be limited outside the overwintering season, which is October to February. However, if tree removal is required during the overwintering season, a survey for Monarch butterflies shall be conducted within two weeks prior to ground disturbing activities by a qualified biologist, retained by the applicant, in and adjacent to the project area. If Monarch butterflies are found to be located within or adjacent to the project area, an appropriate buffer area shall be established by a qualified biologist to ensure protection of the Monarchs. The biologist shall determine the appropriate buffer distance based on topography, vegetation, and type of disturbance and in consultation with CDFW and/or USFWS. At a minimum, the buffer area shall be delineated with brightly colored construction fencing. No construction, grading, or equipment staging activities shall occur within the buffer area, which shall remain in place until the biologist has determined that the Monarch butterflies have migrated out of the project area.

Cultural Resources

- CR-1. **Prior to issuance of construction permits**, the Applicant shall submit a Monitoring Plan, prepared by a County-approved archaeologist, for review and approval by the County Department of Planning and Building. The intent of this Plan is to monitor initial site disturbance/vegetation clearance activities in areas identified as potentially sensitive for cultural resources, per the approved Plan. The Monitoring Plan shall include at a minimum:
- a. List of personnel involved in the monitoring activities;
 - b. Inclusion of involvement of the Native American community, as appropriate;
 - c. Description of how the monitoring shall occur;
 - d. Description of frequency of monitoring (e.g., full-time, part time, spot checking);
 - e. Description of what resources are expected to be encountered;
 - f. Description of circumstances that would result in the halting of work at the project site (e.g., What is considered "significant" archaeological resources?);
 - g. Description of procedures for halting work on the site and notification procedures; and
 - h. Description of monitoring reporting procedures.



Geology and Soils

GS-1. At the time of application for construction permits, all plans shall be consistent with the conclusions and recommendations of the Engineering Geologic Report and Geotechnical Engineering Report prepared by Beacon Geotechnical, Inc., dated July 3, 2012 and June 25, 2012 respectively.

Water

- W-1. At the time of application for construction permits, the applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to 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. All plants utilized shall be drought tolerant. Drip-line irrigation shall be used for all landscaped areas (except turf areas) installed for new construction. The drip irrigation system must include an automatic rain shut-off device, soil moisture sensors, and an operating manual to instruct the building occupant on how to use and maintain the water conservation hardware. The maximum amount of turf (lawn) area may not exceed 400 square feet.**
- W-2. Prior to final building inspection, landscaping shall be installed or bonded for to ensure the implementation of the landscaping consistent with the approved landscaping plan.**
- W-3. Prior to final inspection or occupancy, the following measures shall be applied to the proposed turf areas:**
- a. To maximize drought-tolerance and minimize water usage, warm season grasses (excludes bermuda grass) such as buffalo grass, shall be used;**
 - b. A computerized irrigation controller shall be installed that can estimate cumulative evapo-transpiration losses to establish the most efficient and effective watering regimes;**
 - c. To minimize establishment of shallow roots, the following shall be avoided on turf areas: close mowing, overwatering, excessive fertilization, soil compaction and accumulation of thatch; and**
 - d. Watering times shall be programmed for longer and less frequently rather than for short periods and more frequently.**
- W-4. Prior to final building inspection, one of the following shall be installed as a part of the water supply system: 1) A "Point-of-use" supplemental water heater system in all bathrooms and kitchen, or 2) a circulating hot water system.**
- W-5. At the time of application for grading and/or construction permits, the applicant shall show on the construction plans, project designs that will promote groundwater recharge by application of Low Impact Development (LID) design techniques. For example, roof runoff should be directed to drainage swales and not to impervious surfaces, rain barrels, stormwater ponds, bio-retention systems, or other methods as approved by the Public Works Department. At least two designer selected LID measures shall be applied to the project.**

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Date: September 10, 2013

**DEVELOPER'S STATEMENT FOR THE
WOGU MINOR USE PERMIT DRC2012-00083**

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

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

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. These measures shall be shown on applicable construction drawings **prior to issuance of construction permits** and permanent lighting shall be installed **prior to final inspection**.

Monitoring: The Planning and Building Department shall verify compliance.

Air Quality

AQ-1. **During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.

- a. Reducing the amount of disturbed area when possible.
- b. Using water trucks and sprinkler systems to prevent dust from leaving the site.
- c. Dirt stockpiles sprayed daily and as needed.
- d. Driveways and sidewalks paved as soon as possible.

Monitoring: The Planning and Building Department, in consultation with the APCD, shall verify compliance.

AQ-2. Developmental burning of vegetative material within San Luis Obispo County is prohibited. However, under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. Any such exception must complete the following prior to any burning: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD

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approval, the applicant shall furnish them with the study of technical feasibility (which includes costs and other constraints) at the time of application.

Monitoring: The Planning and Building Department, in consultation with the APCD, shall verify compliance.

- AQ-3. Only the following types of wood burning devices shall be allowed (based on District Rule 504): a) EPA-Certified Phase II wood burning devices; b) catalytic wood burning devices emitting less than or equal to 4.1 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; c) non catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; d) pellet-fueled woodheaters; or e) dedicated gas-fired fireplaces. **Prior to construction permit issuance**, such devices shall be shown on all applicable plans, and installed as approved by the county.

Monitoring: The Planning and Building Department shall verify compliance.

Biological Resources

- BR-1. The applicant shall limit tree removal to no more than 17 pine trees having a six inch diameter or larger at 4.5 feet from the ground and no more than 11 coast live oak trees having a four inch diameter or larger at 4.5 feet from the ground. **At the time of application for construction permits**, construction plans shall clearly delineate all trees within 50 feet of the proposed project, and shall show which trees are to be removed or impacted, and which trees are to remain unharmed.

Monitoring: The Planning and Building Department shall verify compliance.

- BR-2. **Prior to any site disturbance**, the applicant shall fence the proposed area of disturbance and clearly tag which trees are to be removed or impacted. The trees tagged in the field shall be consistent with the trees delineated on the construction plans. Tree removal, grading, utility trenching, compaction of soil, or placement of fill shall not occur beyond the fenced disturbance area. The fencing shall remain installed until final inspection.

Monitoring: The Planning and Building Department shall verify compliance.

- BR-3. **Prior to final inspection**, the 17 Monterey pine trees and 11 Coast live oak trees removed as a result of the grading for the driveway and residence shall be replaced at a 4:1 ratio for the pine trees and at a 6:1 ratio for the oak trees. A total of 68 Monterey pine trees and 66 Coast live oak trees shall be planted. Monterey pine replacement trees shall be one gallon saplings grown from the Cambrian stand; *Pinus radiata macrocarpa*. Replacement Coast live oak trees shall also be at least one gallon container sizes.

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Monitoring: The Planning and Building Department shall verify compliance.

BR-4. These newly planted trees shall be maintained until successfully established. This shall include caging from animals (e.g., deer, rodents), periodic weeding and adequate watering (e.g., drip-irrigation system). If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used.

Once the replacement trees have been planted, the applicant shall retain a qualified individual (e.g., landscape contractor, arborist, nurseryman, botanist) to prepare a letter stating the above planting and protection measures have been completed. This letter shall be submitted to the Department of Planning and Building.

Monitoring: The Planning and Building Department shall verify compliance.

BR-5. To promote the success of the new trees, the applicant shall retain a qualified individual (e.g., arborist, landscape architect/ contractor, nurseryman) to monitor the new trees until successfully established, on an annual basis, for no less than three years. The first report shall be submitted to the County Environmental Coordinator one year after the initial planting and thereafter on an annual basis until the monitor, in consultation with the County, has determined that the newly planted vegetation is successfully established. The applicant and successors-in-interest agree to complete any necessary remedial measures identified in the report and approved by the Environmental Coordinator.

Monitoring: The Planning and Building Department shall verify compliance.

BR-6. It is preferable that the replacement trees be planted on the subject property. However, if the revegetation cannot be implemented entirely on the subject property, the revegetation may occur on other property in the Cambria area owned or managed by the County of San Luis Obispo, Land Conservancy, Nature Conservancy, other government or appropriate non-profit agencies. If an off-site replanting is chosen, the replanting must occur with the review and approval of the Environmental Coordinator in an area chosen by the appropriate agency or organization (i.e. property owner or manager) and shall be verified by submittal of a letter from the appropriate agency or organization to the Environmental Coordinator. (The verification letter should indicate whether plantings occurred on and/or off site, or both). All replacement conditions and monitoring measures (e.g. number of trees, maintenance, etc.) shall apply.

Monitoring: The Planning and Building Department shall verify compliance.

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BR-7. Oak trees provide an essential component of wildlife habitat and visual benefits. The applicant recognizes this and agrees to minimize trimming of the remaining oaks. If trimming is necessary, the applicant agrees to either use a skilled arborist or apply accepted arborist's techniques when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species. Smaller trees (6 inches diameter and smaller) within the project area are considered to be of high importance, and when possible, shall be given similar consideration as larger trees.

Monitoring: The Planning and Building Department shall verify compliance.

BR-8. Prior to any site disturbance or tree removal, to avoid potential impacts to nesting birds, tree removal associated with project activities shall be limited outside the bird nesting season, which is February 15th to September 15th. However, if tree removal is required during the bird nesting season, a survey for nesting birds shall be conducted within two weeks prior to ground disturbing activities by a qualified biologist, retained by the applicant, in and adjacent to the project area. If nesting birds are found to be located within or adjacent to the project area, an appropriate buffer area shall be established by a qualified biologist to ensure protection of the nesting birds. The biologist shall determine the appropriate buffer distance based on the bird species, topography, vegetation, and type of disturbance and in consultation with CDFW and/or USFWS. At a minimum, the buffer area shall be delineated with brightly colored construction fencing. No construction, grading, or equipment staging activities shall occur within the buffer area, which shall remain in place until the biologist has determined that the young have fledged from the nest.

Monitoring: The Planning and Building Department shall verify compliance.

BR-9. Prior to any site disturbance or tree removal, to avoid potential impacts to Monarch butterflies, tree removal associated with project activities shall be limited outside the overwintering season, which is October to February. However, if tree removal is required during the overwintering season, a survey for Monarch butterflies shall be conducted within two weeks prior to ground disturbing activities by a qualified biologist, retained by the applicant, in and adjacent to the project area. If Monarch butterflies are found to be located within or adjacent to the project area, an appropriate buffer area shall be established by a qualified biologist to ensure protection of the Monarchs. The biologist shall determine the appropriate buffer distance based on topography, vegetation, and type of disturbance and in consultation with CDFW and/or USFWS. At a minimum, the buffer area shall be delineated with brightly colored construction fencing. No construction, grading, or equipment staging activities shall occur within the buffer area, which shall remain in place until the biologist has determined that the Monarch butterflies have migrated out of the project area.

Monitoring: The Planning and Building Department shall verify compliance.

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Date: September 10, 2013

Cultural Resources

CR-1. Prior to issuance of construction permits, the Applicant shall submit a Monitoring Plan, prepared by a County-approved archaeologist, for review and approval by the County Department of Planning and Building. The intent of this Plan is to monitor initial site disturbance/vegetation clearance activities in areas identified as potentially sensitive for cultural resources, per the approved Plan. The Monitoring Plan shall include at a minimum:

- a. List of personnel involved in the monitoring activities;
- b. Inclusion of involvement of the Native American community, as appropriate;
- c. Description of how the monitoring shall occur;
- d. Description of frequency of monitoring (e.g., full-time, part time, spot checking);
- e. Description of what resources are expected to be encountered;
- f. Description of circumstances that would result in the halting of work at the project site (e.g., What is considered "significant" archaeological resources?);
- g. Description of procedures for halting work on the site and notification procedures; and
- h. Description of monitoring reporting procedures.

Monitoring: The Planning and Building Department shall verify compliance.

Geology and Soils

GS-1. All plans shall be consistent with the conclusions and recommendations of the Engineering Geologic Report and Geotechnical Engineering Report prepared by Beacon Geotechnical, Inc., dated July 3, 2012 and June 25, 2012 respectively.

Monitoring: The Planning and Building Department in consultation with the Public Works Department shall verify compliance.

Water

W-1. Prior to issuance of construction permits, the applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to 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. All plants utilized shall be drought tolerant. Drip-line irrigation shall be used for all landscaped areas (except turf areas) installed for new construction. The drip irrigation system must include an automatic rain shut-off device, soil moisture sensors, and an operating manual to instruct the building occupant on how to use and maintain the water conservation hardware. The maximum amount of turf (lawn) area may not exceed 400 square feet.

Monitoring: The Planning and Building Department shall verify compliance.

*Environmental Determination ED12-087**Date: September 10, 2013*

- W-2. **Prior to final building inspection**, landscaping shall be installed or bonded for to ensure the implementation of the landscaping consistent with the approved landscaping plan.

Monitoring: The Planning and Building Department shall verify compliance.

- W-3. **Prior to final inspection or occupancy**, the following measures shall be applied to the proposed turf areas:

- a. To maximize drought-tolerance and minimize water usage, warm season grasses (excludes bermuda grass) such as buffalo grass, shall be used;
- b. A computerized irrigation controller shall be installed that can estimate cumulative evapo-transpiration losses to establish the most efficient and effective watering regimes;
- c. To minimize establishment of shallow roots, the following shall be avoided on turf areas: close mowing, overwatering, excessive fertilization, soil compaction and accumulation of thatch; and
- d. Watering times shall be programmed for longer and less frequently rather than for short periods and more frequently.

Monitoring: The Planning and Building Department shall verify compliance.

- W-4. **Prior to final building inspection**, one of the following shall be installed as a part of the water supply system: 1) A "Point-of-use" supplemental water heater system in all bathrooms and kitchen, or 2) a circulating hot water system.

Monitoring: The Planning and Building Department shall verify compliance.

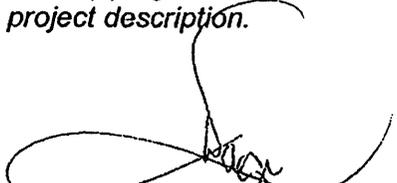
- W-5. **At the time of application for grading and/or construction permits**, the applicant shall show on the construction plans, project designs that will promote groundwater recharge by application of Low Impact Development (LID) design techniques. For example, roof runoff should be directed to drainage swales and not to impervious surfaces, rain barrels, stormwater ponds, bio-retention systems, or other methods as approved by the Public Works Department. At least two designer selected LID measures shall be applied to the project.

Monitoring: The Planning and Building Department, in consultation with the Public Works Department, shall verify compliance.

Environmental Determination ED12-087

Date: September 10, 2013

The applicant understands that any changes made to the project subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.



Signature of the Applicant

9/11/13

Date

ELIJAH WOGU

Name (Print)



Bhw 2

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED

pw

APR - 9 2012

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

DATE: 4/6/2012

FR TO:

pw

TO FROM: Ryan Hostetter, Coastal Team

PROJECT DESCRIPTION: DRC2011-00083 WOGU/ PHILLIPS- Minor Use Permit for a SFR located off Evelyn Court in Cambria. APN: 013-084-051.

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.

see attached

4.12.12
Date

Name

5271
Phone



SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

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

MEMORANDUM

Date: April 12, 2012
To: Ryan Hostetter, Coastal Team
From: Tim Tomlinson, Development Services
Subject: **DRC2011-00083 WOGU/PHILLIPS MUP for Single Family Residence**

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 proposed project is within the North Coast Road Improvement Area. Road Improvement Fees must be paid prior to building permit issuance.
- B. It is recommended that the proposed project be designed to promote groundwater recharge (22.52.140) by application of LID design. Techniques to mitigate the proposed impervious parking and building areas should be implemented.
- C. Drainage plan is required and it will be reviewed at the time of Building Permit submittal.
 - ✓ The applicant should review Chapter 23 of the Land Use Ordinance prior to plan submittal.

Recommended Project Conditions of Approval:

Access

1. **At the time of application for construction permits**, the applicant shall submit an application, fee 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 Standards.

Fees

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

Drainage

- 1. 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.**

CAMBRIA COMMUNITY SERVICES DISTRICT

DIRECTORS:

MICHAEL THOMPSON ,President
JIM BAHRINGER, Vice President
MURIL N. CLIFT
GAIL ROBINETTE
AMANDA RICE



OFFICERS:

JERRY GRUBER, General Manager
KATHY A. CHOATE, District Clerk
TIMOTHY J. CARMEL, District Counsel

1316 Tamsen Street, Suite 201 • P.O. Box 65 • Cambria CA 93428
Telephone (805) 927-6223 • Facsimile (805) 927-5584

June 3, 2013

Elijah Wogu
15935 Skyridge Dr.
Riverside, CA 92503

Subject: Time Extension, "Intent to Serve" Letter
Residential
APN: 013-084-051

Dear Mr. Wogu:

Enclosed is verification that your request for extension of your "Intent to Serve" letter for the above referenced project has been APPROVED.

Your "Intent to Serve" letter is now valid through June 1, 2014.

If you have any questions please contact Cortney Upthegrove at (805) 927-6222.

Sincerely,

A handwritten signature in cursive script that reads "Monique Madrid".

Monique Madrid
Administrative Services Officer

MM/cu

Enc: Application for Extension

Cc: Matt Cebulla, Architect
Xzandrea Fowler, SLO County Planning

APPLICATION FOR EXTENSION

INTENT TO SERVE LETTER
 CONNECTION PERMIT

RESIDENTIAL COMMERCIAL

Extension, if approved, is valid for 6 months on residential Intent to Serve Letters, and 12 months on Commercial Intent letters and all Connection Permits.

INSTRUCTIONS: Application for Extension shall be submitted at least thirty (30) days prior to expiration date of letter/permit. Applicant must provide proof that application(s) for a building construction permit and, if required for this project, a minor use permit, is/are actively being processed by the County Planning Dept. **Application must include payment of Extension Fee per District Fee Schedule.**

TODAY'S DATE: 5/15/13 EXPIRATION DATE of LETTER/PERMIT JUNE 1, 2013
OWNER'S NAME ELIJAH UZOMA WOGU PHONE # (951) 288-0061
OWNER'S MAIL ADDRESS 15935 SKYRIDGE DRIVE, RIVERSIDE CA 92503
AGENT'S NAME/PHONE NO. MATT CEBULLA (Cebulla Associates) (805) 473-1298 X104
ASSESSOR'S PARCEL NUMBER 013-084-051
INTENT TO SERVE LETTER FIRST ISSUED (DATE): 6/1/2012 # OF EXTENSIONS PREVIOUSLY REQUESTED 0

- (REQUIRED) • Attach **CURRENT** (no more than 30 days old) **COUNTY STATUS PRINT-OUT** showing RECENT activity on the project
- (REQUIRED) • Building Permit/ Project No. B
- (If applicable) • Minor Use Permit/ Project No. D
- Have you started the foundation or construction? Yes No

Reason for this request: MATT CEBULLA (171 North 13th St Suite B)
GROVER BEACH, CA 93433 will provide
ALL DOCUMENTS REQUIRED.

I AM VERY SORRY, I DON'T UNDERSTAND MOST OF THIS STUFF.
THIS IS FIRST HOME I AM TRYING TO BUILD.

I/We understand that the General Manager/Board of Directors (as applicable) shall have full discretion to approve or disapprove the requested extension, and if granted, the extension shall be subject to any conditions which may be imposed.

/s/ [Signature] 5/15/13
Signature of Applicant or Authorized Agent Date

----- for office use -----

Extension Fee Paid yes Extension DENIED _____
 All documentation received yes Reason for Denial _____
 Board Action Date (if applicable) N/A
 Extension APPROVED 6/1/13
 New Expiration Date 6/1/14 Courtney Upthegrove 6/1/13
 /s/Permits Specialist / for General Manager Date

CAMBRIA COMMUNITY SERVICES DISTRICT

DIRECTORS:

ALLAN S. MAC KINNON, President
MICHAEL THOMPSON, Vice President
JIM BAHRINGER
MURIL N. CLIFT
GAIL ROBINETTE



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TIMOTHY J. CARMEL, District Counsel

1316 Tamsen Street, Suite 201 • P.O. Box 65 • Cambria CA 93428
Telephone (805) 927-6223 • Facsimile (805) 927-5584

November 1, 2012

Elijah Wogu
15835 Sky Ridge Ct.
Riverside, CA 92503

RE: Water demand offset for proposed Wogu residential project, APN: 013.084.051, 660 Evelyn Ct.,
Cambria, CA (Water Conservation Retrofits Completed)

Dear Mr. Wogu,

This letter and its attachments condition and confirm water conservation measures that have been completed within our service area, which are required by the Local Coastal Program for our area to offset the future potable water demand from your proposed residential home project at APN 023.065.014.

Please contact us should you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Robert C. Gresens".

Robert C. Gresens
District Engineer

RCG/cu

Attachments (2): Demand offset approval conditions
Proof of demand offset summary

cc: Jerry Gruber, CCSD General Manager
Charles Cebulla, Cebulla Associates

DEMAND OFFSET APPROVAL CONDITIONS

1. The conditions contained in this potable water demand offset letter are in addition to any and all conditions imposed on the original Intent to Serve Letter for this parcel, and any previously issued Intent to Serve (ITS) extensions. In the event of any conflict between conditions in the ITS letter(s) and this demand offset approval letter, the provisions in this demand offset approval letter shall take precedence.
2. No water service lines may extend beyond the property line for this project. Any subsequent need to serve adjacent properties shall require a property merger. No secondary housing units shall be served potable water as the result of this project.
3. All fixtures and appliances shall comply with the most recent CCSD water efficiency standards and requirements.
4. The demand offset was estimated based on plan sheets 1 through 4 dated March 6, 2012, as Revised 7/-19-12, by Cebulla Associates for a new residence at 660 Evelyn Ct., Cambria CA. Any subsequent changes to this design, which may add fixture units, add square footage, or change the intended use, shall be resubmitted for additional review to further assess the accuracy of this estimate. The applicant shall bear the cost for any additional design review time and the subsequent need to purchase or complete any additional demand offsets.
5. The applicant shall reimburse the CCSD for the costs of plan checking, construction inspection, project administration and legal assistance of any CCSD related improvement associated with the project. For all services rendered by CCSD personnel, the applicant shall be charged and pay to the CCSD the actual cost. The CCSD will invoice the applicant, and any amounts unpaid 30 days from the date of the invoice shall bear interest at the rate of 1 ½ % per month beginning 30 days after the date of said invoice.
6. The applicant expressly grants the CCSD, or its authorized agent, permission to enter upon the land that is the subject of the project for the purpose of inspection of any and/or all work related to the water and sewer improvements.
7. The applicant must agree to grant any required utility or access easements that may be reasonably required by the CCSD.
8. The applicant shall defend, indemnify and hold harmless the CCSD, its officers, agents, representatives and employees from any and all claims, demands, damages, costs expenses or liabilities, including attorney fees, occasioned by the performance or attempted performance of the provisions contained in the this demand offset approval letter.
9. In granting this demand offset letter, the CCSD, makes no determination as to required environmental mitigations and land use entitlements required for the proposed project, and the issuance shall not be construed to be an expression of CCSD's position regarding the proposed project's environmental mitigations or use or intensity of use of the development property.
10. The applicant agrees to pay all CCSD connection fees prior to connecting to the water and sewer system, and .agrees to pay all monthly water and sewer service charges.

RETROFITS COMPLETED TO OFFSET NEW CONSTRUCTION:

PROJECT NAME: Wogu / 660 Evelyn Ct. / PARCEL #: 013.084.051

Project Description: 7,538 sf SFR on 61,855 sf lot.

Retrofit requirement: 325 points

310 Wedgewood	Toilets (4) 3.5 to 1.5 gpf	30.40
5021 Grove	Washer	6.65
2120 Wilcombe	Washer	6.65
1900 Cowper	Washer	6.65
787 Arlington	Washer	6.65
533 Worcester	Washer	6.65
1570 Berwick	Toilets (2) 1.6 to 1.0 gpf	4.60
5149 Pembroke	Washer	6.65
692 Randall	Washer	6.65
370 Ivar	Washer	6.65
689 Canterbury	Washer	6.65
2745 Patterson	Washer	6.65
2910 Burton	Washer	6.65
500 Ardath	Washer	6.65
320 Worcester	Washer	6.65
5050 Nottingham	Washer	6.65
1661 St. James	Washer	6.65
389 Fallbrook	Washer	6.65
1780 Benson	Washer	6.65
1695 Dreydon	Toilet 3.5 to 1.28 gpf	8.40
689 Canterbury	Toilets (3) 3.5 to 1.5 gpf	22.8
1541 Stuart	Toilet 3.5 to 1.6 gpf	5.40
2090 McCabe	Washer	6.65
1122 Hartford	Washer	6.65
1700 Benson	Washer	6.65
358 Drake	Washer	6.65
2159 Wilton	Washer	6.65
1401 Burton	Washer	6.65
1320 Pineridge	Washer	6.65
2263 Madison	Resale retrofits	2.44
2187 Avon	Resale retrofits	2.44
1905 Dreydon	Resale retrofits	1.22
450 Ardath	Resale retrofits	26.47
2190 McCabe	Resale retrofits	2.44
2391 Leona	Resale retrofits	32.60

311 Warwick	Resale retrofits	13.24
219 Castle	Resale retrofits	2.44
1976 Emmons	Resale retrofits	3.65
3020 Bradford	Resale retrofits	2.44
6432 Charing	Resale retrofits	3.65
1580 Richard	Resale retrofits	2.44
Total Points		326.67

1 point = .72 annual water unit or 1.47 gallons per day
1 water unit = 748 gallons

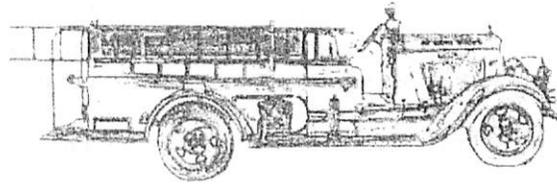
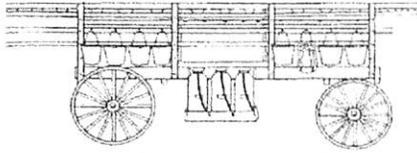
This Project's Points	Annual Water, Units	Retrofit Offset Points	Annual Water Saved, Units
325	234	326.67	235.2

Approved by: 

Robert C. Gresens, CCSD District Engineer

CAMBRIA FIRE DEPARTMENT

Established 1887



Mark Miller, Fire Chief

2850 Burton Drive • Cambria, CA. 93428

Phone: (805) 927-6240 • Fax: (805) 927-6242 • Email: mmiller@cambriacsd.org

FIRE PLAN REVIEW

Department of Planning & Building
County Government Center
San Luis Obispo, CA 93408

Date: **September 12, 2012**

Building owners Name: **Elijah Wogu**

Project Address: **660 Evelyn Court**

Project type: **New SFD – 2 Story**

Building Permit Number: **DRC2011 00083**
APN# **013-084-051**

Total Existing Square Footage: **N/A** Square Foot of Proposed Addition: **7358 SqFt**

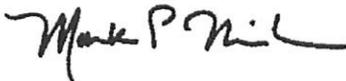
Sprinkler System required: **Yes**
24-hour supervised monitored system required: **No, if under 70 heads**

Nearest Fire Hydrant: **Kathryn and Evelyn Court – 1500+ GPM**

Driveway Access: **Yes** Turnarounds required: **Yes**

Comments: This structure is located in a High Cal-Fire Wildland Severity Zone and a High CCSD FD Wildland Fire Risk Zone.

Conditions of approval: See attached



Mark Miller
Fire Chief

"Automatic Fire Sprinklers Save Lives!"

SECTION 505 – CLASS-2 (HIGH Fire Risk) IGNITION-RESISTANT CONSTRUCTION

505.1 General. Class-2 ignition-resistant construction shall be in accordance with Section 505.

504.2 Roof Covering. Roofs shall have a Class-A roof covering or a Class-A roof assembly. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire stopped to preclude entry of flames or embers.

505.3 Protection of Eaves. Combustible eaves, fascias and soffits shall be enclosed with solid materials with a minimum thickness of ¾ inch. No exposed rafter tails shall be permitted unless constructed of heavy timber materials.

505.4 Gutters and Downspouts. Gutters and downspouts shall be constructed of noncombustible material.

505.5 Exterior Walls. Exterior walls of buildings or structures shall be constructed with materials approved for a minimum of one-hour-rated fire-resistive construction on the exterior side or constructed with approved noncombustible materials.

Exception: Heavy timber or log wall construction.

Such materials shall extend from the top of the foundation to the underside of the roof sheathing.

505.6 Unenclosed Under floor Protection. Buildings or structures shall have all under floor areas enclosed to the ground, with exterior walls in accordance with Section 505.5.

Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior one-hour-rated fire-resistive construction or heavy timber construction.

DECKING SURFACES AND UNDER FLOOR PROTECTION

1. Decking

Decking surfaces, stair treads, risers and landings of decks, porches, and balconies where any portion of such surface is within 10' of the primary structure shall comply with one of the following:

- a. Shall be constructed of ignition-resistant materials OR constructed with heavy timber, exterior fire-retardant-treated wood, approved noncombustible materials, OR of 2" nominal redwood construction grade common or better.
- b. The county will accept decks with non-combustible surfaces such as ceramic tile or other product listed as "one-hour" or Class A roof covering. The use of paints, coatings, stains, or other surface treatments are not an approved method of protection.

2. Floor Projections, under floor areas

The underside of floor projections, unenclosed under floor areas attached to, or within 10 feet of a structure, shall be constructed of, or covered with, ignition resistant materials, be of fire retardant or heavy timber construction or shall be enclosed to grade. Minimum Heavy Timber sizes are 6x6 columns, 6x8 beams, 4x8 joists.

505.8 Exterior Glazing. Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels with one tempered pane, glass block or have a fire-protection rating of not less than 20 minutes.

505.9 Exterior Doors. Exterior doors shall be approved noncombustible construction, solid core wood not less than 1 ¾ inches thick, or have a fire-protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 505.8.

Exception: Vehicle-access doors.

505.10 Vents. Attic ventilation openings, foundation or under floor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches each. Such vents shall be covered with non-combustible corrosion-resistant mesh with openings not to exceed 1/16 to 1/8 inch.

Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet from property lines. Under floor ventilation openings shall be located as close to grade as practical.

505.11 Detached Accessory Structures. Detached accessory structures located less than 50 feet from a building containing habitable space shall have exterior walls constructed with materials approved for a minimum of one-hour-rated fire-resistive construction, heavy timber, log wall construction, or constructed with approved non combustible material on the exterior side.

When the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all under floor areas enclosed to within 6 inches of the ground, with exterior wall construction in accordance with Section 505.5 or under floor protection in accordance with Section 505.6.

EXCEPTION: The enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior one-hour-rated fire-resistive construction or heavy-timber construction. See Section 505.2 for roof requirements.

Hazardous Fuel Abatement

Provide a hazardous fuel abatement program before, during and after construction. Maintain combustible vegetation clearance to a minimum of 100 feet from combustible construction materials.

Defensible Space

Persons owning, leasing controlling, operating, or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing non fire-restive vegetation on the property owned, leased or controlled by said person. All Irish/Scotch broom, and pampas grass must be removed to its' volatility.

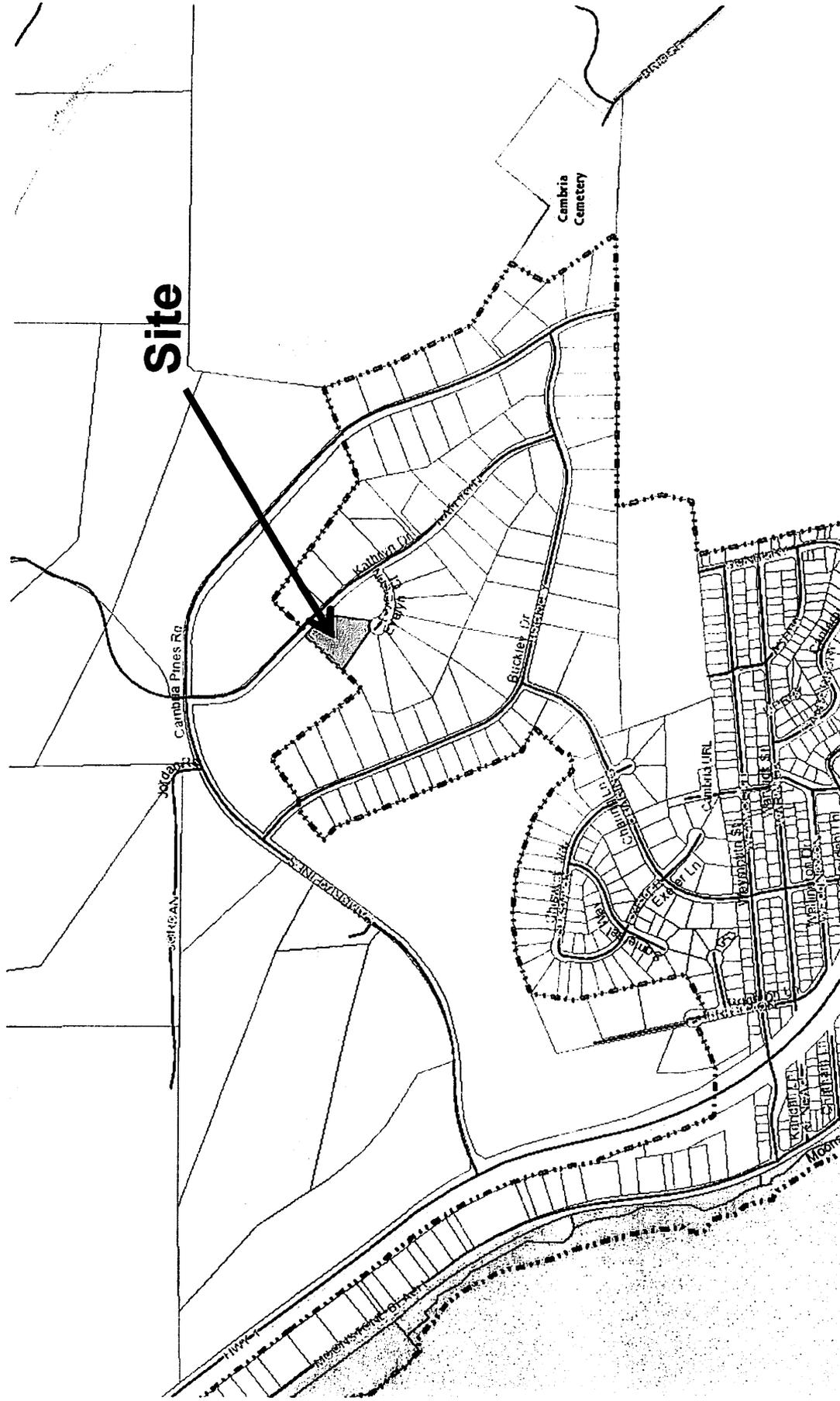
Ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants used as ground cover, are allowed to be within the designed defensible space provided they do not form a means of readily transmitting fire from the native growth to any structure.

Maintenance of Defensible Space

Non fire-resistive vegetation or growth shall be kept clear of buildings or structures, in accordance with Section 603, in such a manner as to provide a clear area for fire suppression operations. The entire parcel must be maintained in such a way to provide for and insure adequate defensible space. UWIC Sec. 604.2

Driveway Access

The driveway access must be minimum 16 feet wide, with a minimum 10-foot fuel modification on each side. The road must have a minimum 13 foot 6 inch vertical clearance the entire length of the access road. The road surface must be capable of supporting 40,000 pounds and constructed of an all-weather type surface. A turnaround must be provided to accommodate fire apparatus and may be required to pass an onsite acceptance test.



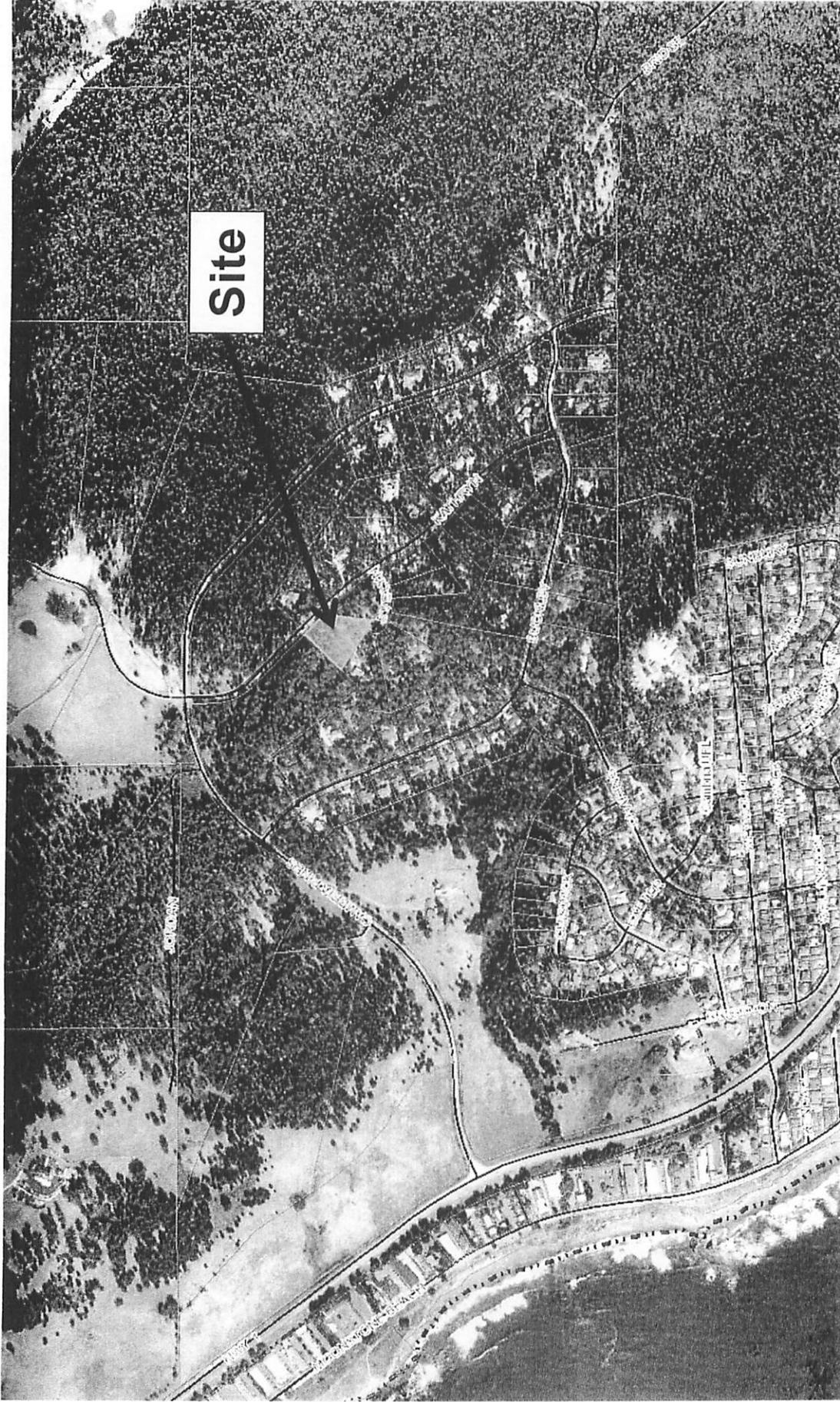
PROJECT

Wogu Minor Use Permit
DRC2011-00083

EXHIBIT

Vicinity Map

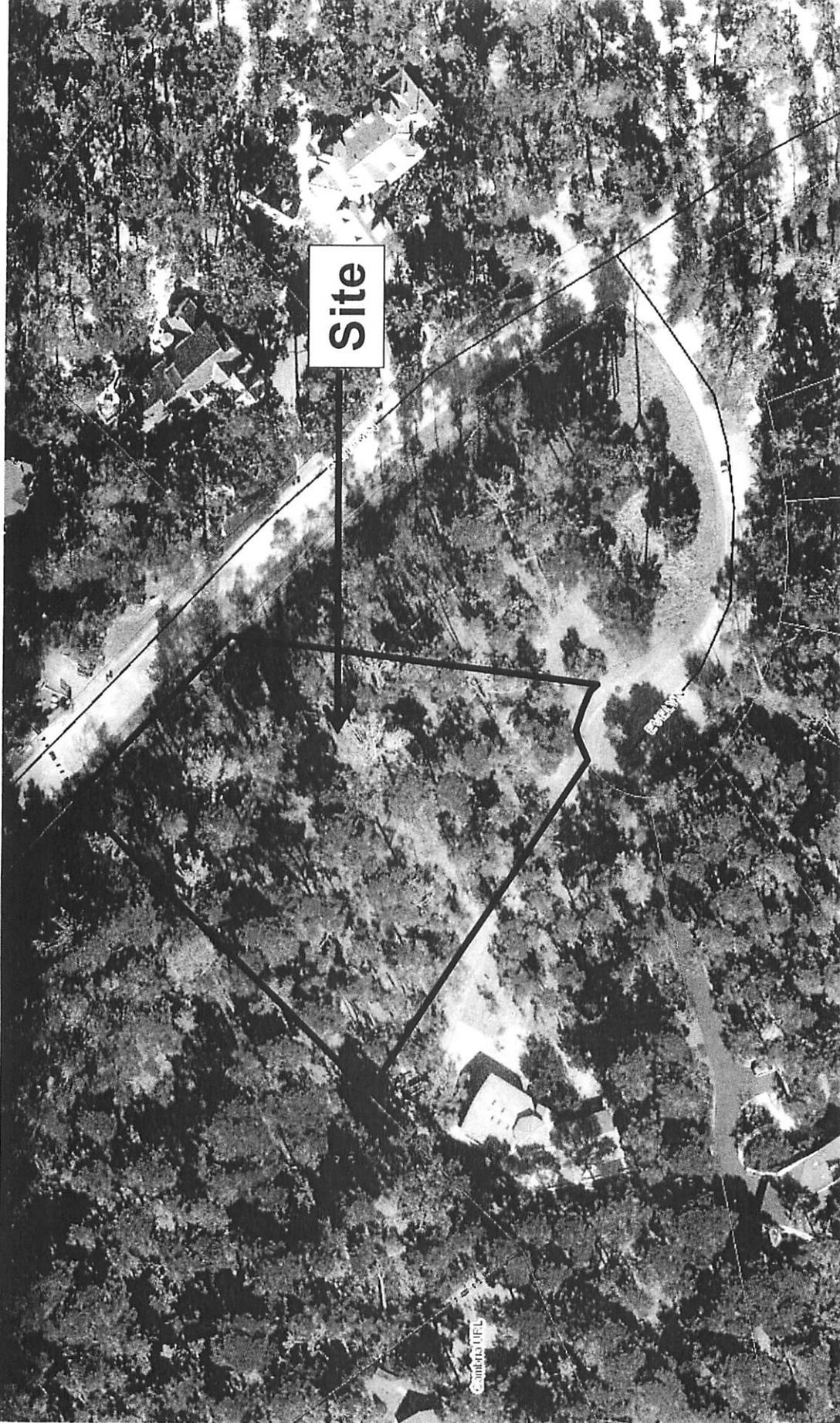




PROJECT
Wogu Minor Use Permit
DRC2011-00083



EXHIBIT
Aerial



PROJECT
Wogu Minor Use Permit
DRC2011-00083



EXHIBIT
Enlarged Aerial

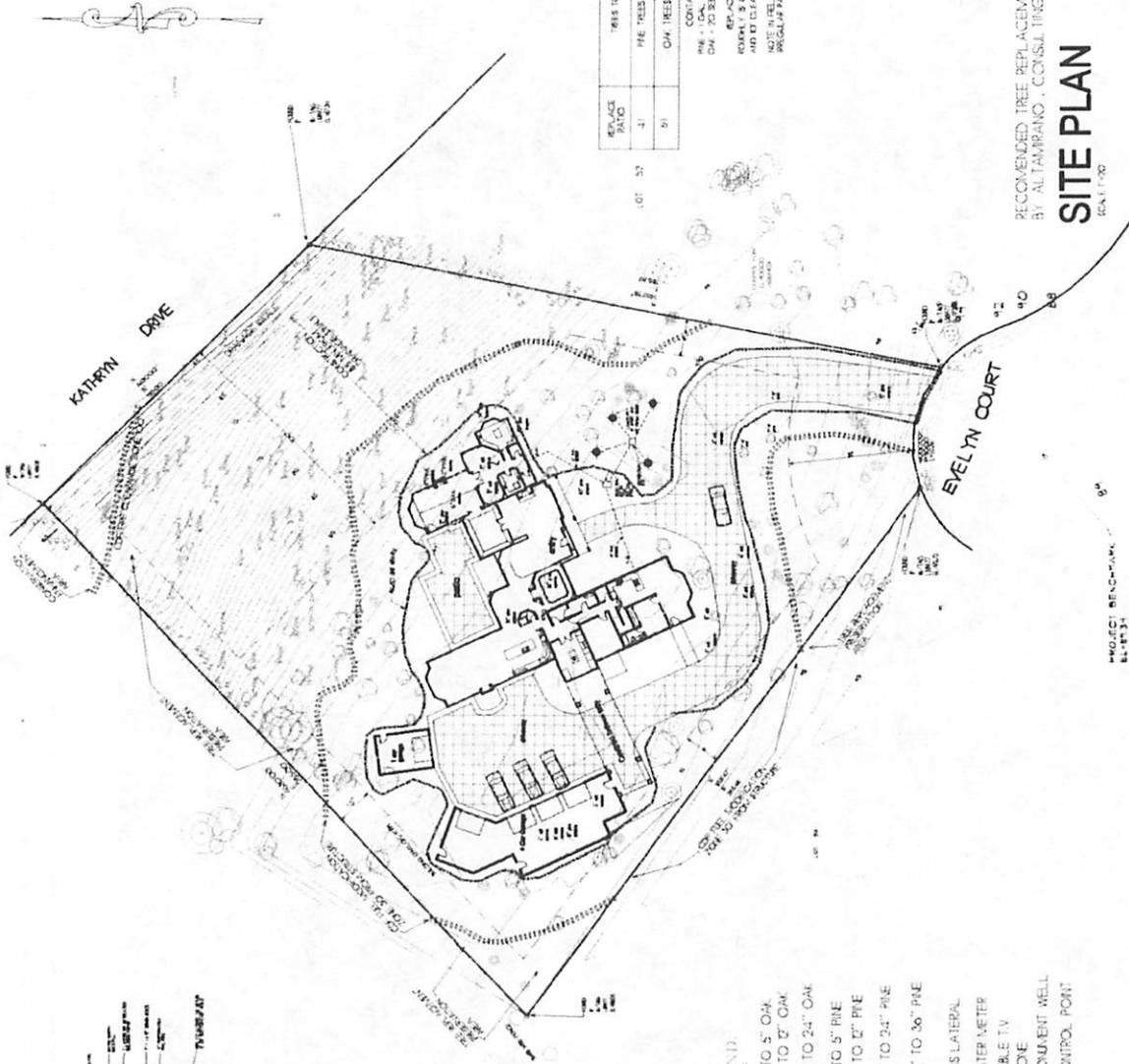
COUNTY # DRC-2011-00083
NEW RESIDENCE
 660 EVELYN CT. CARRERA, CA

PROJECT DATA

APN: 010-000-001
 TRACT: 100
 DISTRICT: 100
 ZONING: R-1
 PROJECT: 100

AREAS

LOT: 100
 TRACT: 100
 DISTRICT: 100
 ZONING: R-1
 PROJECT: 100
 APN: 010-000-001
 TRACT: 100
 DISTRICT: 100
 ZONING: R-1
 PROJECT: 100
 APN: 010-000-001
 TRACT: 100
 DISTRICT: 100
 ZONING: R-1
 PROJECT: 100



REPLACE RATIO	TREES TO BE REMOVED	REMOVED	REPLACED
1.0	57	41	57
1.0	91	91	91

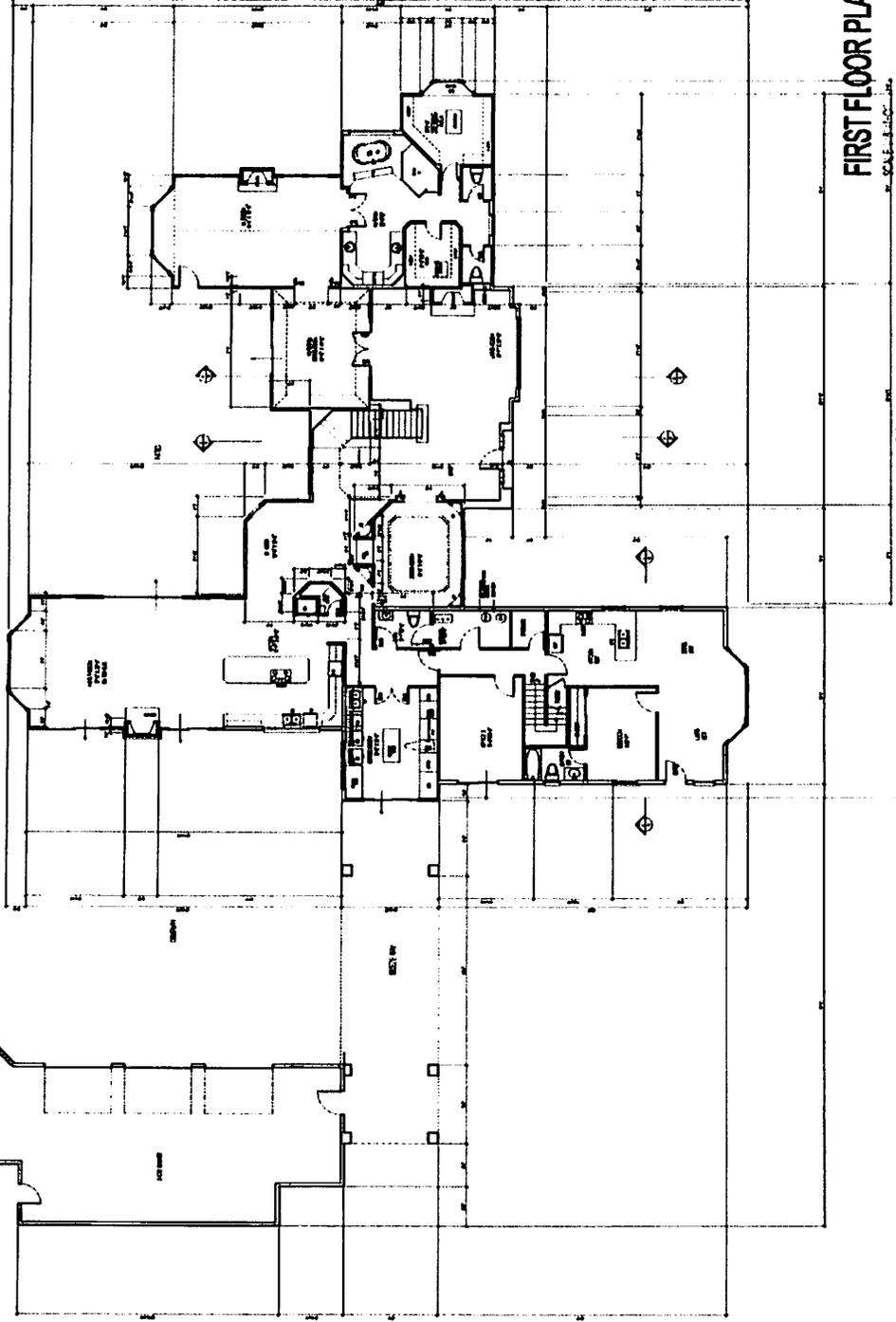
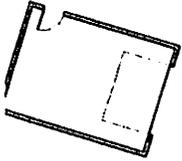
RECOMMENDED TREE REPLACEMENT PLAN BY ALTAMIRANO CONSULTING BIOLOGIST

SITE PLAN



EXHIBIT
Site Plan

PROJECT
 Wogu Minor Use Permit
 DRC2011-00083



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

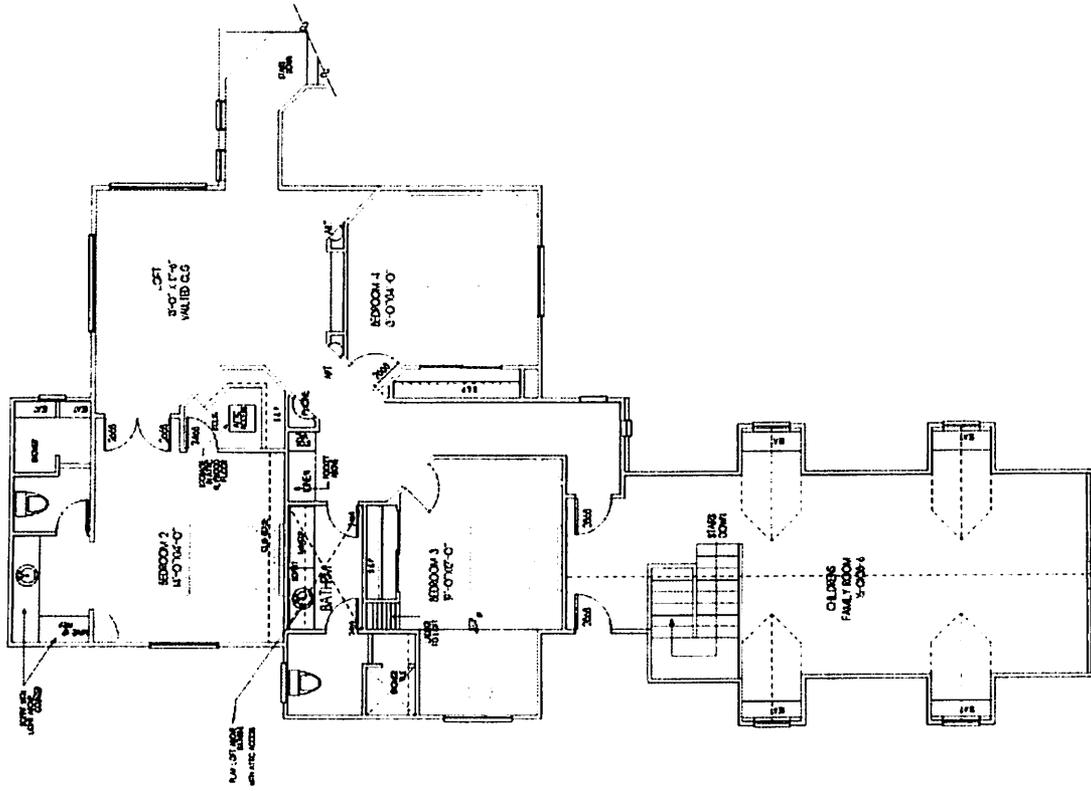
PROJECT

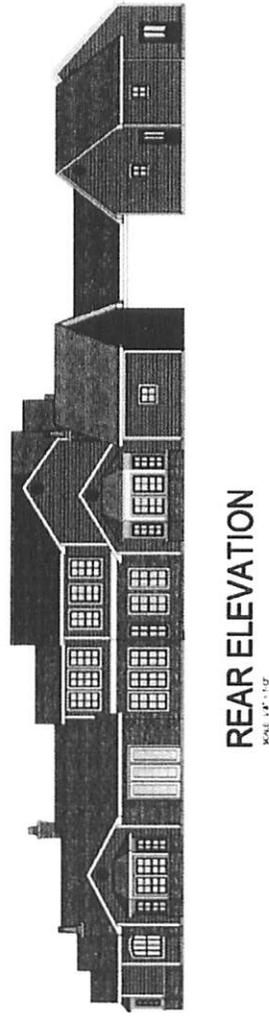
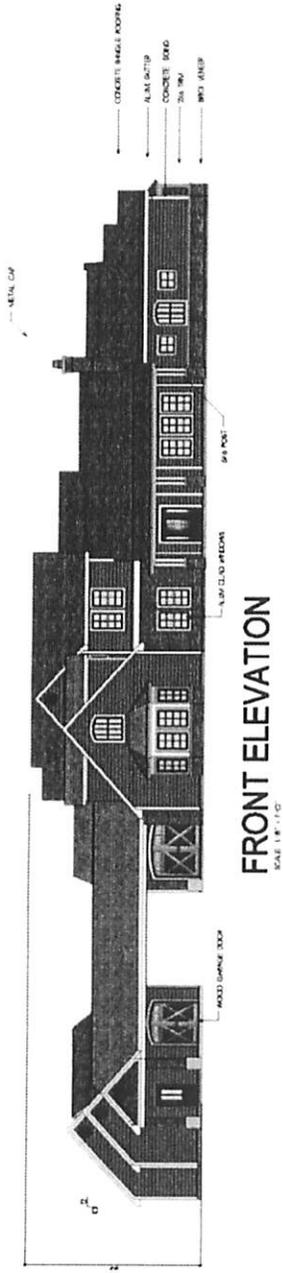
Wogu Minor Use Permit
DRC2011-00083



EXHIBIT

First Floor Plan





PROJECT

Wogu Minor Use Permit
DRC2011-00083

EXHIBIT

Elevations

