

Negative Declaration & Notice Of Determination

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

ENVIRONMENTAL DETERMINATION NO. ED12-124

DATE: 10/10/13

PROJECT/ENTITLEMENT: John Kelley Minor Use Permit (DRC2005-00085)

APPLICANT NAME: John Kelley

ADDRESS: 35 19th St., Cayucos, CA 93430

CONTACT PERSON: John MacDonald

Telephone: (805)995-1398

PROPOSED USES/INTENT: Request to construct a 2,776 square foot single story single-family residence, a 772 square foot basement workshop, and a 600 square foot attached garage on a vacant lot in an existing residential subdivision in the community of Los Osos. The project will result in the disturbance of approximately 5,176 square foot parcel.

LOCATION: The proposed project is within the Residential Single Family land use category and is located approximately 70 feet from the corner of Bay Vista Lane and Bayview Heights Drive (2585 Bay Vista Lane) in the community of Los Osos. The site is in the Estero planning area.

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

STATE CLEARINGHOUSE REVIEW: YES NO

OTHER POTENTIAL PERMITTING AGENCIES: California Department of Fish and Wildlife

ADDITIONAL INFORMATION: Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805)781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT4:30 p.m. (2 wks from above DATE)

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

Notice of Determination

State Clearinghouse No. _____

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

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

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

Rob Fitzroy

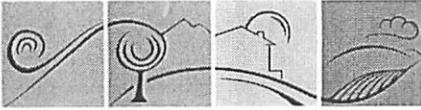
County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency



Initial Study Summary – Environmental Checklist

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

(ver 5.1) Using Form

Project Title & No. John Kelley Minor Use Permit / Coastal Development Permit; ED12- 124 (DRC2005-00085)

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

Rob Fitzroy
Prepared by (Print)

Signature

10/2/13
Date

Murry Wilson
Reviewed by (Print)

Signature

Ellen Carroll,
Environmental Coordinator
(for)

10/3/13
Date

Project Environmental Analysis

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

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Current Planning Division, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

Request by John Kelley for a Minor Use Permit / Coastal Development Permit to allow the construction of 2,776 square foot single story single-family residence, a 772 square foot basement workshop, and a 600 square foot attached garage on a vacant lot. The project will result in the disturbance of approximately 5,176 square feet on a 7,840 square foot parcel. The proposed project is within the Residential Single Family land use category and is located approximately 70 feet from the corner of Bay Vista Lane and Bayview Heights Drive (2585 Bay Vista Lane) in the community of Los Osos. The site is in the Estero planning area.

ASSESSOR PARCEL NUMBER(S): 074-471-002

Latitude: 35 degrees 18' 36" N Longitude: -120 degrees 49' 48" W **SUPERVISORIAL DISTRICT # 2**

B. EXISTING SETTING

PLANNING AREA: Estero, Los Osos

TOPOGRAPHY: Nearly level to gently sloping

LAND USE CATEGORY: Residential Single Family

VEGETATION: Grasses Urban-built up

COMBINING DESIGNATION(S): Archaeological Study Area, Coastal Appealable Zone, Local Coastal Plan/Program

PARCEL SIZE: Approx. 7,840 square feet

EXISTING USES: Undeveloped

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Residential Single Family; residential	<i>East:</i> Residential Single Family; residential
<i>South:</i> Residential Single Family; residential	<i>West:</i> Residential Single Family; residential

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 checked="" type="checkbox"/>

Setting. The project site is located in the southerly portion of Los Osos, in an existing residential subdivision located near Bayview Heights Road and Bay Vista Lane. The project site is currently undeveloped and contains ruderal vegetation. The site slopes gently to the northeast with an elevation loss of approximately five feet from the front to the rear of the property. The project site is located in close proximity to the open space parcels owned by the California Department of Fish and Wildlife. The site is designated for single family residential development and is surrounded on all sides by existing and occupied single family residences.

Impact. The project would result in the construction of a single family residential structure within an urban area intended for such uses, as the project site and all immediately surrounding properties are designated as Residential Single Family. As such, the project would be aesthetically compatible with existing surroundings and would not significantly alter the visual character of the area. The project would not create significant new sources of glare or night lighting with the inclusion of ordinance required shielded lighting (Section 23.04.320). There are no unique features or public scenic views on the project site that would be impacted by the project.

Mitigation/Conclusion. No mitigation measures are necessary beyond compliance with outdoor lighting requirements found in the Coastal Zone Land Use Ordinance (CZLUO). Outdoor lighting impacts will be mitigated through conditions of approval applied to the project therefore aesthetic impacts are considered less than significant.

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

In Agricultural Preserve? No

Under Williamson Act contract? No

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

Baywood fine sand (2 – 9% slope). This gently rolling sandy soil is considered well drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: poor filtering. The soil is considered Class VI (non-irrigated).

Impact. The project is located in a within an existing residential subdivision with a land use designation of Residential Single Family. There are no agricultural activities occurring on the property or immediate vicinity of the proposed single family residence. No impacts to agricultural resources would occur as a result of the proposed project.

Mitigation/Conclusion. No mitigation measures are necessary and impacts to agricultural resources are less than significant.

3. AIR QUALITY
Will the project:

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

3. AIR QUALITY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

GREENHOUSE GASES

f) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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. This project is a single family residence in the community of Los Osos. As proposed, the project will result in the disturbance of approximately 5,176 square feet, and all soils would be balanced on-site. 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.

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. The proposed project would not result in odorous emissions. No significant air quality impacts are expected to occur.

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

Mitigation/Conclusion. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No mitigation measures are necessary and impacts to air quality are less than significant.

4. BIOLOGICAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species* or their habitats?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input 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 & Wildlife 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 checked="" 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 project site is vacant and located within an existing subdivision. The property is surrounded on all sides by residential land uses. Due to annual mowing and fire hazard abatement activities, the current habitat is ruderal community predominately consisting of non-native perennial veldt grass, iceplant and conicosia (Low-Effect Habitat Conservation Plan, 2013). Small patches of native plants include deerweed, black sage, and a single coast live oak tree (Low-Effect Habitat Conservation Plan, 2013).

Impact. The biological surveys performed on the project site in 2004, 2006 and 2008 and the Low-Effect Habitat Conservation Plan (2013) indicate that the project site does not contain any sensitive plant species, riparian or wetland habitat, or wildlife corridors. No impacts to the above referenced biological / botanical resources would occur.

However, the project site is located within the 320-acre critical habitat unit for the federally endangered Morro shoulderband snail, as designated on February 7, 2001. The project site located at the westernmost edge of the habitat, and surrounded by residential development. It has been confirmed that the project site contains the Morro shoulderband snail. While several federally listed species occur within the Los Osos area, only the Morro shoulderband snail has the potential to be impacted by the project.

Implementation of the project is likely to result in an incidental take of the Morro shoulderband snail in all life stages. Due to the project's relatively small size and scale, location within a residential subdivision, and absence of suitable habitat, implementation of the project is not anticipated to significantly affect the survival and recovery of the Morro shoulderband snail population in the wild. Nonetheless, to address the incidental take impact of the snail, a 10-year term incidental take permit was requested from United States Fish and Wildlife Service (USFWS). A requirement of this request is the preparation of a habitat conservation plan. A Low-Effect Habitat Conservation Plan was prepared and approved by USFWS in January 2013. The conservation plan includes measures that will be implemented to monitor, minimize and mitigate impacts to the snail. These measures are

required to be implemented as a condition of take permit issued by USFWS. These measures include:

- Conduct preconstruction surveys in coordination with the USFWS the County of San Luis Obispo shall be performed by a qualified biologist so as to minimize the take of the shoulderband snail. The objective of the preconstruction surveys is to identify, collect and move as many snails out of harm's way to a predetermined, USFWS approved receiver site.
- Preconstruction environmental awareness training as provided by a USFWS-approved biologist knowledgeable about the Morro shoulderband snail.
- Construction monitoring by a USFWS-approved permitted biologist whose recovery permit includes authorization to capture and move the species. Any live snails or egg masses found during monitoring will be moved out harm's way by the biologist.
- Annual reporting submitted to the USFWS to summarize project activities during the year and impacts to the snail.
- The unavoidable take of the Morro shoulderband snail will be mitigated through funding of recovery task actions on conserved lands within the known range of the species. The applicant will be required to pay \$4,000 to fund the Morro shoulderband snail recovery plan. In the event that other listed species are discovered, the applicant will cease activities that are likely to result in a take of the species and work with USFWS to development a permit amendment.

Mitigation/Conclusion. Implementation of the Low-Effect Habitat Conservation Plan (as approved by USFWS) for the project site as described above would mitigate impacts to the Morro shoulderband snail to a less than significant level. No additional sensitive botanical or wildlife species have been identified on the project site and no additional mitigation measures are necessary. Please refer to Exhibit B – Mitigation Summary Table for a detailed list of mitigation measures associated with biological resources.

5. CULTURAL RESOURCES

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

Setting. The project is located in an area historically occupied by the Chumash and is within a designated Archeologically Sensitive Area. The project site does not contain any historic or potentially historic structures.

Impact. A Phase I cultural resource survey was prepared for the project site (Central Coast Archaeology, December 2005). The survey concluded that while the subject property is located within an archeologically sensitive area, there was no substantial evidence to the support the need for additional archeological investigations. No prehistoric cultural remains were noted or recovered from the project site. Impacts to archeological and paleontological resources would be less than significant. No impacts would occur to historic resources.

Mitigation/Conclusion. No mitigation measures are needed and impacts to cultural resources are less than significant.



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

* Per Division of Mines and Geology Special Publication #42

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

Topography: Nearly level to gently sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low

Liquefaction Potential: Low

Nearby potentially active faults?: Yes Distance? 0.03 miles from site

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

Shrink/Swell potential of soil: Low

Other notable geologic features? None

The topography of the project is nearly level to gently sloping. The area proposed for development is not within the Geologic Study Area designation. The landslide risk potential is low. The liquefaction potential during a ground-shaking event is high. Capable potentially active faulting is known to exist

within 0.03 miles of the subject property. The project is not a known area containing serpentine or ultramafic rock or soils.

The Los Osos fault zone is a west-northwest-trending reverse fault that extends predominantly along the northeastern margin of the San Luis Range in San Luis Obispo County. The fault zone, which has an overall length of about 35 miles, is divided into four segments. The most westerly segment of the fault is the Estero Bay segment, which lies mostly offshore. The Irish Hills segment, the only active fault segment, starts in the vicinity of Los Osos and extends to just past San Luis Obispo Creek. A two-mile length of the Irish Hills segment, west of Laguna Lake and near the westerly limit of the City of San Luis Obispo, is considered to be active (Treiman, 1989) and is designated as an Alquist-Priolo Earthquake Fault Zone (Hart, 1997, revised). The other two segments of the Los Osos fault are the Lopez Reservoir segment and the Newsome Ridge segment, both located southeast of the Irish Hills segment, east of San Luis Obispo Creek. According to the San Luis Obispo County General Plan Safety Element (the Safety Element), the Los Osos fault has the potential to generate an earthquake with a maximum moment magnitude (Mw) of 6.75.

Liquefaction is the sudden loss of soil strength due to a rapid increase in soil pore water pressures resulting from groundshaking during an earthquake. Seismic settlement is the reduction of volume within a saturated or unsaturated soil mass due to groundshaking. The areas most likely to be vulnerable to liquefaction are underlain by younger alluvium where groundwater and granular sediments are present. Areas potentially underlain by liquefiable alluvium are low lying lands adjacent to rivers, creeks, beaches, and estuary during a seismic event. When liquefaction of the soil does occur, buildings and other objects on the ground surface may tilt or sink, and lightweight buried structures (such as pipelines) may float toward the ground surface. Liquefied soil may be unable to support its own weight or that of structures, which could result in loss of foundation bearing or differential settlement. Liquefaction may also result in the development of cracks in the ground surface followed by the emergence of a sand/water mixture, typically referred to as a sand-boil.

Impact. The project site would be subject to groundshaking; however, this is not a particularly unusual impact as groundshaking occurs throughout the state. Compliance with standard Uniform Building Code requirements would ensure that groundshaking impacts are minimized. The project site has a high potential for liquefaction (based on the Safety Element maps); however, more detailed maps regarding liquefaction in the community of Los Osos were compiled as part of the Los Osos Wastewater Project; these maps show the subject parcel located within a low potential for liquefaction. Since these maps were compiled using borings throughout the community and not the broad brush approach utilized for the Safety Element maps, County Planning staff will use these maps as allowed by Section 23.04.084 of the CZLUO.

The project site is well drained and the soil has low erodibility, low shrink-swell characteristics and does not contain ultramafic rocks. A majority of the project site will be disturbed during construction activities which could result in erosion and sedimentation impacts without proper controls in place. Refer to Section 14 – Water & Hydrology for additional discussion and mitigation measures related to drainage and sedimentation impacts. Within the inclusion of the measures contained in Section 14, impacts related to these issues areas would be less than significant.

Mitigation/Conclusion. No additional mitigation measures beyond those discussed in Section 14 – Water & Hydrology are needed and impacts to geology and soils are considered less than significant.

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

Setting. The project is not located in an area of known hazardous material contamination. The project is within a 'very high' severity risk area for fire. The project is not within the Airport Review area.

Fire Hazard

For additional fire service provider information please refer to the 'Public Services / Utilities' section.

Project-related Elements. The proposed project is within a very high fire hazard severity area. However, the project site is surrounded by existing development. The fuel load of the existing vegetation within 100 feet of the proposed development consists of trees and chaparral and could be considered a moderate fuel load. Topography of the site can be described as level to gently sloping. The project site fronts an all-weather road that is connected to a through road (Bay View Heights Road within 100 feet). The average fire response time for this area is 5 minutes.

Responsibility Area. Regarding fire protection, the project is within the State Responsibility Area (SRA), which falls under the responsibility and jurisdiction of Cal Fire. Within San Luis Obispo County, Cal Fire is responsible for wildland fire protection of almost 1.5 million acres. The County has contracted with Cal Fire to provide protection of structures within the rural unincorporated areas. Recent state legislation (AB X1-29) has also established a property owner fee to help offset the costs of protecting structures within the wildland areas.

Other Aspects. For most areas, Interagency (Mutual Aid) Agreements exist, where nearby fire departments or districts from other jurisdictions will assist the fire agency who has primary responsibility for the subject property.

Urban fires are primarily those associated with structures and the activities in and around them. Most urban fires in the County are caused by human activity. Over the years, County development standards have become more stringent to reduce the frequency and severity of such events. Building codes now require firewalls for adjacent structures. Local ordinances often prohibit the use of fire-prone materials, such as shake-shingle roofs. Electrical standards have also changed to reduce fire risk inside structures. Smoke detectors are now commonly required.

Impact. The project would involve the construction of a single family residence within the community of Los Osos. The project would not involve the use, transport or emission of hazardous materials. The project is located in an existing residential subdivision and would not interfere with an adopted emergency response plan. The project is not located within the vicinity of an airport or private air strip. The project site is not listed on or adjacent to a Cortese Site (Department of Toxic Substance Control, 2013). Impacts related to these issue areas would be less than significant.

Because the project site is within a SRA and has a Fire Severity rating of "Very High", Cal Fire will require a Fire Safety Plan, which will reduce potential fire hazard impacts. The Fire Safety Plan will include requirements such as ignition resistant construction materials, smoke and carbon monoxide detectors, a 16-foot wide driveway. It should be noted that Golden State Water Company, the water purveyor that will serve the project site, has provided a "can and will serve" letter that states water for domestic use and fire protection will be available to the project site. Refer to Section 14 – Water & Hydrology for additional discussion on water resources.

Mitigation/Conclusion. The project is required by Ordinance to prepare a Fire Safety Plan to be reviewed and approved by Cal Fire that will include the noted measures above. A Fire Safety Plan will be required as a condition of approval for the proposed project. With incorporation of the standard requirements noted above (as required by the Fire Safety Plan), fire hazard impacts would be less than significant. No additional mitigation measures are needed beyond these requirements.

8. NOISE

Will the project:

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

Setting. The project site is located within an existing residential subdivision and is not within close proximity to significant noise sources, such as heavily traveled roadways, airports, or commercial or industrial land uses.

Impact. The project involves the construction of a single family residence and would not generate significant sources of noise. The project would not be exposed to existing noise levels, including roadway noise, in excess of applicable thresholds.

Mitigation/Conclusion. No mitigation measures are needed and impacts are less than significant.

9. POPULATION/HOUSING

Will the project:

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

9. POPULATION/HOUSING

Will the project:

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

d) *Other:* _____

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

Impact. The project involves the construction of a single family residence on a vacant lot. It would not generate significant new population, displace significant populations, or trigger the need for replacement housing elsewhere. Impacts would be less than significant.

Mitigation/Conclusion. No mitigation measures are needed and impacts are less than significant.

10. PUBLIC SERVICES/UTILITIES

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

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

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

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

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

Police: County Sheriff Location: Los Osos (Approximately 0.51 miles to the northwest)
Fire: Cal Fire (formerly CDF) Hazard Severity: Very High Response Time: Less Than 5 Minutes

Location: Approximately 0.29 miles to the northwest

School District: San Luis Coastal Unified School District.

For additional information regarding fire hazard impacts, go to the 'Hazards and Hazardous Materials' section above.

Impact. The project involves the construction of a single family residence within an existing residential subdivision that is adequately served by applicable public services. The project would not generate a population that would significantly impact applicable public services. This project, along with others in the area, will have a cumulative effect on police/sheriff and fire protection, schools, and roads. 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. Payment of fees would ensure that cumulative impacts are less than significant.

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

11. RECREATION

<i>Will the project:</i>	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 checked="" type="checkbox"/>

Setting. The County's Parks and Recreation Element (PRE) provides information and guidance on the County's recreational facilities. The purpose of the PRE is to (1) provide policy guidance regarding the provision of park and recreation services, (2) document the County's existing park and recreation resources, and (3) facilitate the evaluation of park and recreation needs including those resources that are outside of the County's management during the land use decision process. The PRE includes a 'Project Lists' chapter ("Chapter 8"), which contains a database of existing and proposed facilities in the County. It includes many of the facilities owned and maintained by the city, state and federal governments. Most of the proposed facilities have not been funded nor undergone a master planning process. Maps have been developed that show existing and proposed facilities. County parks and recreational facilities are managed by the County's General Services Department.

These maps and lists have been considered in relation to the proposed project as a part of the environmental initial study.

Impact. The proposed project will not create a significant need for additional parks, as it only involves construction of a single family residence. The project is located on a parcel intended for residential development and therefore would not affect access to trails, parks or other recreational opportunities.

Mitigation/Conclusion. No significant recreation impacts are anticipated, and no mitigation measures are needed. Impacts to recreation resources would be less than significant.

12. TRANSPORTATION/CIRCULATION

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 checked="" 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) (Bayview Heights and Bay Vista)} is operating at acceptable levels.

A referral was sent to County Public Works. The project is subject to the County Road Fee for San Luis Obispo County, which addresses cumulative impacts to County roads in the area.

Impact. The proposed project is estimated to generate approximately 10 trips per day, based on the Institute of Traffic Engineer's manual of 9.57 trips per day per single family residence. The 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. The project would provide adequate emergency access via Santa Barbara Avenue. The project would not impact air traffic patterns. No impacts would occur within these issue areas.

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

13. WASTEWATER

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

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

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

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

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

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

Impacts. The project would not connect to the wastewater treatment facility that is currently under construction within Los Osos; therefore, it would not adversely impact a wastewater service provider.

The project would include the construction of an on-site septic system. The main limitation of the project site soil for wastewater effluent is poor filtering characteristics due to the very permeable nature of the soil. Without special engineering will require larger separations between the leach lines and the groundwater basin to provide adequate filtering of the effluent. In this case, due to the (limited availability of) information relating to the poor filtering soil characteristic, the following additional information will be required prior to issuance of a building permit: soil borings at leach line location showing that there is adequate separation, or plans for an engineered wastewater system that shows how the basin plan criteria can be met. 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 project site soil constraints. Therefore, based on the project being able to comply with these regulations, potential groundwater quality impacts associated with wastewater disposal are considered less than significant. In addition to these requirements, and those identified in the setting, the on-site septic system would not impact groundwater quality, result in nitrogen loading or result in daylighting. Impacts would be less than significant.

Mitigation/Conclusion. No mitigation measures are needed and impacts associated with wastewater disposal are less than significant.

14. WATER & HYDROLOGY

Will the project:

QUALITY

	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"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

14. WATER & HYDROLOGY

Will the project:

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

Setting.

WATER SUPPLY

The project's water source is the Los Osos Valley Groundwater Basin. In 2007, a Level of Severity III was certified by the Board of Supervisors for the groundwater basin. Subsequently, the County established water conservation ordinances for new development and upon sale of existing buildings. Water purveyors continue to study and implement changes in pumping patterns to address seawater intrusion. Ongoing groundwater adjudication discussions will result in updated pumping estimates and other basin data. Total basin demand, including private wells and estimated agricultural use, is currently estimated at approximately 2,610AFY (Draft Basin Plan for the Los Osos Ground Water Basin, August 2013). Safe yield in the lower aquifer is currently being exceeded, causing seawater intrusion in the lower aquifer.

Two water conservation ordinances are in effect within the community of Los Osos. One in Title 8 of the County Code requires retrofitting of structures with water saving plumbing fixtures upon sale. Title 19 of the County Code requires new development to retrofit water fixtures in existing buildings in order to save twice the water that the new development will use.

DRAINAGE

The topography of the project is nearly level to gently sloping. The closest creek from the proposed development is approximately 0.55 miles away. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

The following relates to the project's drainage aspects:

Within the 100-year Flood Hazard designation? No

Closest creek? Los Osos Creek Distance? Approximately 0.55 miles to the southeast

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.

Impact – Water Quality/Hydrology

The project is not located within a 100-year flood hazard designation and the project is more than 100-feet from the closest surface water body. The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use, which would ensure that impacts to groundwater, groundwater quality, surface water quality, drainage patterns, and soil absorption would be less than significant. **Water Quantity**

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

Indoor:	0.16 acre feet/year (AFY);
Outdoor:	0.13 AFY
Total Use:	0.29 AFY
Water Conservation:	0.04 AFY
Total Use w/ Conservation:	0.25 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).

Per Title 19 of the County Code, the project would be required to retrofit water fixtures in existing buildings in order to save twice the water that the new development will use. The requirements found in Title 19 along with water conservation measures applied to the project would ensure that all impacts to water supply would be fully offset. Water conservation measures will include 1.28 gallon flush toilets, 1.5 gallons per minute shower heads, use of energy star washing machine, and 0.65 gallons per minute faucets. Impacts would be less than significant.

Mitigation/Conclusion. As specified above for water quality, existing regulations and/or required plans will adequately address water quality and water supply impacts of the project. No additional measures needed.

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

15. LAND USE

Will the project:

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
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 checked="" 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 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 measures will 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Exhibit A - Initial Study References and Agency Contacts

The County Planning 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>
☒	County Public Works Department	In File**
☐	County Environmental Health Division	Not Applicable
☐	County Agricultural Commissioner's Office	Not Applicable
☐	County Airport Manager	Not Applicable
☐	Airport Land Use Commission	Not Applicable
☐	Air Pollution Control District	Not Applicable
☐	County Sheriff's Department	Not Applicable
☐	Regional Water Quality Control Board	Not Applicable
☒	CA Coastal Commission	None
☐	CA Department of Fish and Wildlife	Not Applicable
☒	CA Department of Forestry (Cal Fire)	None
☐	CA Department of Transportation	Not Applicable
☐	Community Services District	In File**
☒	Other <u>Cayucos Fire, Sanitary District</u>	In File**
☒	Other <u>CSA 1A</u>	In File**

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

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

<ul style="list-style-type: none"> ☒ Project File for the Subject Application <u>County documents</u> ☒ Coastal Plan Policies ☒ Framework for Planning (Coastal/Inland) ☒ General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements: <ul style="list-style-type: none"> ☒ Agriculture Element ☒ Conservation & Open Space Element ☐ Economic Element ☒ Housing Element ☒ Noise Element ☐ Parks & Recreation Element/Project List ☒ Safety Element ☒ Land Use Ordinance (Inland/Coastal) ☒ Building and Construction Ordinance ☒ Public Facilities Fee Ordinance ☐ Real Property Division Ordinance ☒ Affordable Housing Fund ☐ Airport Land Use Plan ☒ Energy Wise Plan ☒ Estero Area Plan and Update EIR 	<ul style="list-style-type: none"> ☐ Design Plan ☐ Specific Plan ☒ Annual Resource Summary Report ☒ Los Osos Circulation Study <u>Other documents</u> ☒ Clean Air Plan/APCD Handbook ☒ Regional Transportation Plan ☒ Uniform Fire Code ☒ Water Quality Control Plan (Central Coast Basin – Region 3) ☒ Archaeological Resources Map ☒ Area of Critical Concerns Map ☒ Special Biological Importance Map ☒ CA Natural Species Diversity Database ☒ Fire Hazard Severity Map ☒ Flood Hazard Maps ☒ Natural Resources Conservation Service Soil Survey for SLO County ☒ GIS mapping layers (e.g., habitat, streams, contours, etc.) ☐ Other
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In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

United States Fish and Wildlife Service, January 2013. *Low-Effect Habitat Conservation Plan Morro Shoulderband Snail Kelley-McDonough Parcel (APN 074-471-002) 2285 Bay Vista Lane Los Osos, San Luis Obispo County, California.*

Tenera Environmental, June 27, 2005. *Morro Shoulderband Snail Habitat Assessment Report.*

Central Coast Archaeology, December 30, 2005. *Archaeological Resource Survey and Impact Assessment for 2585 Bay Vista Lane, (APN 074-471-002) 2285 Bay Vista Lane Los Osos, San Luis Obispo County, California.*

Cortese List. http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

Exhibit B - Mitigation Summary Table

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

Aesthetics

- AES-1** Prior to issuance of construction permit, the applicant shall demonstrate that the final project design complies with the outdoor lighting requirements set forth in Section 23.04.320 of the Coastal Zone Land Use Ordinance.

Biological Resources

The applicant shall comply with all of the mitigation measure identified in the *Final Low Effect Habitat Conservation Plan for the Morro Shoulderband Snail at the Kelley-McDonough Parcel (APN 074-471-002) 2285 Bay Vista Lane Los Osos San Luis Obispo County, January 2013*. The mitigation measures identified therein are listed below.

- BIO-1** Prior to site disturbance, the applicant shall retain a USFWS-approved biologist (a biologist with a valid recovery permit for Morro Shoulderband Snail) in coordination with the USFWS and the County of San Luis Obispo to perform a preconstruction survey for each phase of construction so as to minimize the take of the shoulderband snail. The objective of the preconstruction surveys is to identify, collect and move as many snails out of harm's way to a predetermined, USFWS approved receiver site.
- BIO-2** Prior to initiation of construction activities, the applicant shall retain a USFWS-approved biologist knowledgeable about the Morro shoulderband snail and its habitat to conduct preconstruction environmental awareness training session for all personnel who will work on-site during construction. This meeting shall be intended to inform construction crews, field supervisors, equipment operators, etc. about the status and presence of the species, grading and construction-activity restrictions, and the protection and minimization measures specified in the *Final Low Effect Habitat Conservation Plan for the Morro Shoulderband Snail at the Kelley-McDonough Parcel (APN 074-471-002) 2285 Bay Vista Lane Los Osos San Luis Obispo County, January 2013*.
- BIO-3** During all ground disturbing construction activities, the applicant shall retain a USFWS-approved biologist whose recovery permit includes authorization to capture and move the species to be present daily during the installation of construction fencing, demolition of existing structures, and initial ground disturbing activities. Any live Morro shoulderband snails or egg masses found during these monitoring events shall be moved out of harm's way by the authorized biologist. This biologist shall have the

authority to order any reasonable measure necessary to avoid the take of Morro shoulderband snail and to immediately stop any work or activity that is not in compliance with the conditions set forth in the incidental take permit. The Service office in Ventura shall be notified of any "stop work" order and the order shall remain in effect until the issue has been resolved. Upon completion of ground disturbing activities, the monitor shall periodically visit the project site throughout the construction period to ensure that impacts to the project site are consistent with the project description contained in *Final Low Effect Habitat Conservation Plan for the Morro Shoulderband Snail at the Kelley-McDonough Parcel (APN 074-471-002) 2285 Bay Vista Lane Los Osos San Luis Obispo County, January 2013*. During periods of rain or heavy fog/dew the monitor shall conduct pre-activity surveys to ensure no Morro shoulderband snails have migrated into the work area. No construction work shall be initiated until the monitor determines that the work area is clear of Morro shoulderband snails.

- BIO-4** Should project activities result in a take of the Morro shoulderband snail, the take of the Morro shoulderband snail shall be mitigated through the payment of an in-lieu fee of \$4000 to fund Morro shoulderband snail recovery task actions on conserved lands within the known range of the species, as specified in the *Final Low Effect Habitat Conservation Plan for the Morro Shoulderband Snail at the Kelley-McDonough Parcel (APN 074-471-002) 2285 Bay Vista Lane Los Osos San Luis Obispo County, January 2013*.
- BIO-5** The applicant shall submit an annual report to the USFWS and the Planning and Building Department by December 31 each year and include (as necessary): (1) a brief summary or list of project activities accomplished during the reporting year (e.g., inclusive of construction activities and other covered activities); (2) project impacts (e.g., quantification of the area graded.); (3) a description of any take that occurred for each covered species (inclusive of the cause, form, amount, location of take and deposition of dead or injured individuals); (4) a brief description of conservation strategy implemented; (5) results of monitoring results (compliance, effects and effectiveness monitoring) and survey information (if applicable); (6) a description of circumstances that made adaptive management necessary and how it was implemented; (7) a description of any changed or unforeseen circumstances that occurred and how they were addressed; (8) all funding expenditures, balance, and accrual; and (9) a description of any minor or major amendments.

Hazards

- HAZ-1** **Prior to issuance of construction permits**, the applicant shall prepare a Fire Safety Plan pursuant to the requirements of Cal Fire. The applicant shall obtain approval of the Fire Safety Plan by Cal Fire and provide the approved plan to the Planning and Building Department.

Water and Hydrology

- W-1** **Prior to occupancy clearance**, the applicant shall install 1.28 gallon flush toilets, 1.5 gallons per minute shower heads, an energy star washing machine, and 0.65 gallons per minute faucets. In addition, the applicant shall comply with all applicable provisions of Section 19.07.042 of the County Ordinance.



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

DEVELOPER'S STATEMENT FOR
KELLEY MINOR USE PERMIT / DRC2005-00085

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

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

The following mitigation measures address impacts that may occur as a result of the development of the project.

Aesthetics

- AES-1** Prior to issuance of construction permit, the applicant shall demonstrate that the final project design complies with the outdoor lighting requirements set forth in Section 23.04.320 of the Coastal Zone Land Use Ordinance.

Monitoring: Required prior to issuance of a construction permit. Compliance will be verified by the County Department of Planning and Building.

- BIO-1** Prior to site disturbance, the applicant shall retain a USFWS-approved biologist (a biologist with a valid recovery permit for Morro Shoulderband Snail) in coordination with the USFWS and the County of San Luis Obispo to perform a preconstruction survey for each phase of construction so as to minimize the take of the shoulderband snail. The objective of the preconstruction surveys is to identify, collect and move as many snails out of harm's way to a predetermined, USFWS approved receiver site.
- BIO-2** Prior to initiation of construction activities, the applicant shall retain a USFWS-approved biologist knowledgeable about the Morro shoulderband snail and its habitat to conduct preconstruction environmental awareness training session for all personnel who will work on-site during construction. This meeting shall be intended to inform construction crews, field supervisors, equipment operators, etc. about the status and presence of the species, grading and construction-activity restrictions, and the protection and minimization measures specified in the *Final Low Effect Habitat Conservation Plan for the Morro Shoulderband Snail at the Kelley-McDonough Parcel (APN 074-471-002) 2285 Bay Vista Lane Los Osos San Luis Obispo County, January 2013.*

- BIO-3** During all ground disturbing construction activities, the applicant shall retain a USFWS-approved biologist whose recovery permit includes authorization to capture and move the species to be present daily during the installation of construction fencing, demolition of existing structures, and initial ground disturbing activities. Any live Morro shoulderband snails or egg masses found during these monitoring events shall be moved out of harm's way by the authorized biologist. This biologist shall have the authority to order any reasonable measure necessary to avoid the take of Morro shoulderband snail and to immediately stop any work or activity that is not in compliance with the conditions set forth in the incidental take permit. The Service office in Ventura shall be notified of any "stop work" order and the order shall remain in effect until the issue has been resolved. Upon completion of ground disturbing activities, the monitor shall periodically visit the project site throughout the construction period to ensure that impacts to the project site are consistent with the project description contained in *Final Low Effect Habitat Conservation Plan for the Morro Shoulderband Snail at the Kelley-McDonough Parcel (APN 074-471-002) 2285 Bay Vista Lane Los Osos San Luis Obispo County, January 2013*. During periods of rain or heavy fog/dew the monitor shall conduct pre-activity surveys to ensure no Morro shoulderband snails have migrated into the work area. No construction work shall be initiated until the monitor determines that the work area is clear of Morro shoulderband snails.
- BIO-4** Should project activities result in a take of the Morro shoulderband snail, the take of the Morro shoulderband snail shall be mitigated through the payment of an in-lieu fee of \$4000 to fund Morro shoulderband snail recovery task actions on conserved lands within the known range of the species, as specified in the *Final Low Effect Habitat Conservation Plan for the Morro Shoulderband Snail at the Kelley-McDonough Parcel (APN 074-471-002) 2285 Bay Vista Lane Los Osos San Luis Obispo County, January 2013*.
- BIO-5** The applicant shall submit an annual report to the USFWS and the Planning and Building Department by December 31 each year and include (as necessary): (1) a brief summary or list of project activities accomplished during the reporting year (e.g., inclusive of construction activities and other covered activities); (2) project impacts (e.g., quantification of the area graded.); (3) a description of any take that occurred for each covered species (inclusive of the cause, form, amount, location of take and deposition of dead or injured individuals); (4) a brief description of conservation strategy implemented; (5) results of monitoring results (compliance, effects and effectiveness monitoring) and survey information (if applicable); (6) a description of circumstances that made adaptive management necessary and how it was implemented; (7) a description of any changed or unforeseen circumstances that occurred and how they were addressed; (8) all funding expenditures, balance, and accrual; and (9) a description of any minor or major amendments.

Monitoring: Mitigation measures BIO-1 required prior to site disturbance. Mitigation measures BIO-2 required prior to initiation of construction activities. Mitigation measures BIO-3 required during all ground disturbing construction activities. Mitigation measure BIO-5 required annually. Mitigation measure BIO-4 would be included in BIO-5 if a take occurs. Compliance will be verified by the County Department of Planning and Building.

- HAZ-1** Prior to issuance of construction permits, the applicant shall prepare a Fire Safety Plan pursuant to the requirements of Cal Fire. The applicant shall obtain approval of the Fire Safety Plan by Cal Fire and provide the approved plan to the Planning and Building Department.

Monitoring: Required prior to issuance of a construction permit. Compliance will be verified by the County Department of Planning and Building in consultation with Cal Fire.

W-1 Prior to occupancy clearance, the applicant shall install 1.28 gallon flush toilets, 1.5 gallons per minute shower heads, an energy star washing machine, and 0.65 gallons per minute faucets. In addition, the applicant shall comply will all applicable provisions of Section 19.07.042 of the County Ordinance.

Monitoring: Required prior to occupancy clearance. Compliance will be verified by the County Department of Planning and Building in consultation with the County Department of Public Works.

The applicant understands that any changes made to the project description 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.

John S. Kelley
Signature of Owner(s)

9/23/2013
Date

John S. Kelley
Name (Print)