

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. ED13-070

DATE: 10/31/13

PROJECT/ENTITLEMENT: Michael Garabedian Minor Use Permit/ Coast Development Permit/
DRC2013-00002

APPLICANT NAME: Michael Garabedian

ADDRESS: 2183 W. Beechwood Ave. Fresno CA 93711

CONTACT PERSON: Robby Antoyan

Telephone: (559) 908-0418

PROPOSED USES/INTENT: Request by Michael Garabedian for a Minor Use Permit/ Coastal Development Permit to allow a 3-level single family 2,134 square foot residence with the first floor containing a garage, and the second and third floors containing living areas. The project will result in the disturbance of approximately 2,700 square feet of the 3,500 square foot lot.

LOCATION: The site vacant and is within the Residential Single Family land use category and is located at 2739 Santa Barbara Avenue in the community of Cayucos. The site is in the Estero planning area.

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

STATE CLEARINGHOUSE REVIEW: YES NO

OTHER POTENTIAL PERMITTING AGENCIES: N/A

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

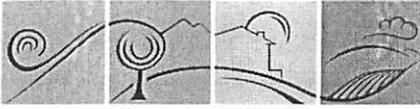
County of San Luis Obispo

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. Garabedian (DRC2013-0002) Minor Use Permit /Coastal Development Permit ED13-070,

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

Rob Fitzroy
Prepared by (Print)

Signature

10/22/13
Date

Ryan Hostetter
Reviewed by (Print)

Signature

Ellen Carroll,
Environmental Coordinator
(for)

10/24/13
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 Michael Garabedian for a Minor Use Permit/ Coastal Development Permittto allow a 3-level single family 2,134 square foot residence with the first floor containing a garage, and the second and third floors containing living areas. The project will result in the disturbance of approximately 2,700 square feet of the 3,500 square foot lot. The site is within the Residential Single Family land use category and is located at 2739 Santa Barbara Avenue in the community of Cayucos. The site is in the Estero planning area.

ASSESSOR PARCEL NUMBER(S): 064-204-064

Latitude: 35°25'56.81"N Longitude: -120°52'58.31"W

SUPERVISORIAL DISTRICT # 2

B. EXISTING SETTING

PLANNING AREA: Estero, Cayucos

TOPOGRAPHY: Steeply Sloping

LAND USE CATEGORY: Residential Single Family

VEGETATION: Grasses

COMBINING DESIGNATION(S): Geologic Study

PARCEL SIZE: 3,500 square feet

EXISTING USES: Vacant

SURROUNDING LAND USE CATEGORIES AND USES:

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

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project site is located on a vacant, steeply sloping lot on the eastern side of Santa Barbara Avenue within an existing residential subdivision. The project site is not visible from Highway 1 due to intervening existing residences that block line of sight. The site is located in a neighborhood of similarly designed residences on similarly sloping lots, within an area designated for single family residences.

Impact. The project site and all immediately surrounding properties are designated as Residential Single Family and meets applicable height and setback requirements of the Coastal Zone Land Use Ordinance (CZLUO). 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:

Diablo and Lodo clays (29% slope).

Los Osos Diablo. This steeply sloping clayey soil is considered excessively drained. The soil has moderate erodibility and shrink-swell characteristics. The soil is considered Class VI with and without irrigation (Class VI soils have severe limitations that make them generally unsuitable for cultivation).

Lodo Clay Loam. This steeply sloping clayey soil is considered excessively drained. The soil has moderate erodibility and shrink-swell characteristics. The soil is considered Class VI with and without irrigation (Class VI soils have severe limitations that make them generally unsuitable for cultivation).

Impact. The project is located within the community of Cayucos in a predominantly non-agricultural area with no agricultural activities occurring on the property or immediate vicinity. On-site soils are not considered suitable for agricultural purposes. 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 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
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

GREENHOUSE GASES

f) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: <u>Construction dust and exhaust</u></i>	<input type="checkbox"/>	<input checked="" 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. As proposed, the project will result in the disturbance of approximately 2,700 square feet. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project would result in 403 cubic yards of cut and 38 cubic yards of fill. 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 established thresholds. However, because construction activities would occur in close proximity to existing sensitive receptors (surrounding residences), the project will be required to implement standard dust control measures.

From an operational standpoint, based on Table 1-1 Operational Screening Criteria for Project Air Quality Analysis of the CEQA Air Quality Handbook (2012), the project will not exceed operational thresholds. 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 and no mitigation is required.

This project is a single family residence. Based on Table 1-1 Operational Screening Criteria for Project Air Quality Analysis of the CEQA Air Quality Handbook (2012), 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 GHG emissions are found to be less significant. Section 15064(h)(2) of the

CEQA Guidelines provide guidance the evaluation of cumulative impacts. If it is shown that an incremental contribution to a cumulative impact is not 'cumulatively considerable', no mitigation is required. Because emissions fall under the significance threshold for criteria pollutants and GHG emissions, it's incremental contribution would not be cumulatively considerable; therefore, no mitigation is required.

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

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

4. BIOLOGICAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species* or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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: Limited vegetation, annual grasses, highly disturbed

Name and distance from blue line creek(s): The project site is 0.23 miles south east of Willow Creek

Habitat(s): No suitable habitat, highly disturbed

The Natural Diversity Database (or other biological references) identified the following species

potentially existing within approximately one mile of the proposed project:

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

California red-legged frog (*Rana aurora draytonii*) has been documented 0.68 miles from the project site. The species occurs in various habitats during its life cycle, and breeding areas include lagoons, streams, and ponds. California red-legged frogs prefer aquatic habitats with little or no flow, the presence of surface water to at least early June, and surface water depths to at least 0.7 meters. The species is considered threatened.

Betty's dudleya (*Dudleya abramsii* ssp. *bettinae*)

Betty's dudleya (*Dudleya abramsii* ssp. *bettinae*) have been documented 0.46 miles from the project site. This plant is found in valley grassland, coastal sage scrub and rocky areas often with clay or serpentinite substrates. The plant is considered rare (List 1B.2).

Western pond turtle (*Clemmys marmorata*)

Western pond turtle (*Clemmys marmorata*) has been documented 0.25 miles from the project site. Western pond turtles occur in a variety of aquatic habitats from sea level to elevations of 1,980 meters (6,500 feet). They are found in rivers, streams, lakes, ponds, wetlands, reservoirs, and brackish estuarine waters. (Holland 1994; Jennings and Hayes 1994.) Western pond turtles use aquatic habitats primarily for foraging, thermoregulation, and avoidance of predators.

Tidewater goby (*Eucyclogobius newberryi*)

Tidewater goby (*Eucyclogobius newberryi*) occurrences has been documented 0.24 miles from the project site. The tidewater goby is generally located in brackish water habitats along the California coast. The goby is considered federally endangered.

California seablite (*Suaeda californica*)

California seablite (*Suaeda californica*) has been identified 0.25 miles from the project site. The plant is a succulent-leaved perennial shrub of the goosefoot family (*Chenopodiaceae*) endemic to the coastal zone of California. The plant is considered endangered.

Impact. The project site is small infill lot located within an urban area, surrounded by existing development. While sensitive plant and animal species are known to occur within one mile of the project site those species are associated with the creek habitat which is 0.24 miles south of the project site (Willow Creek). On-site vegetation is limited to ornamental grasses and is highly disturbed. The site does not support sensitive native vegetation, significant wildlife habitats, or special status species.

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

5. CULTURAL RESOURCES

Will the project:

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

5. CULTURAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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. No historic structures are present and no paleontological resources are known to exist in the area. No specific archaeological reports have been prepared within ¼ mile of the subject property.

Impact. The project is not located in an archeological sensitive area due to lack of physical features typically associated with prehistoric occupation. The site is vacant and therefore no impacts to historic structures would occur. Impacts paleontological resources are not expected.

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

6. GEOLOGY AND SOILS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* Per Division of Mines and Geology Special Publication #42

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

Topography: Steeply sloping
 Within County's Geologic Study Area?: Yes
 Landslide Risk Potential: Low
 Liquefaction Potential: Low
 Nearby potentially active faults?: No Distance? Not applicable
 Area known to contain serpentine or ultramafic rock or soils?: No
 Shrink/Swell potential of soil: High
 Other notable geologic features? None

The project is within the Geologic Study Area designation and is subject to the preparation of a geological report per the County's Land Use Ordinance [CZLUO section 23.07.084(c)] to evaluate the area's geological stability. The following geological report was prepared for the project: *Engineering Geologic Investigation, 2739 Santa Barbara Avenue APN 064-204-064, Cayucos Area, San Luis Obispo County, California* (GeoSolutions, Inc., February 5, 2013). The County geologist peer reviewed the report prepared by GeoSolutions and affirmed the findings and recommendations contained therein.

Impact. As proposed, the project will result in the disturbance of approximately 2,700 square feet of surface area and involve approximately 403 cubic yards of cut and 38 cubic yards fill for foundations, utilities and drainage improvements. The project site contains expansive soils and is subject to groundwater seepage due to the steeply sloping characteristics of the site. The engineering geology report concluded the site is suitable for the proposed structure provided that certain recommendations are implemented to minimize impacts associated with groundwater seepage and expansive soils. The project site is not located on or near an Alquist-Priolo fault. The project would not impact known mineral resources.

Mitigation/Conclusion. All recommendations contained in *Engineering Geologic Investigation, 2739 Santa Barbara Avenue APN 064-204-064, Cayucos Area, San Luis Obispo County, California* (GeoSolutions, Inc., February 5, 2013) shall be implemented. The recommendations will be incorporated into the project design and conditions of approval. Upon implementation of all recommendations, impacts related to groundwater seepage and expansive soils would be less than significant.

The project will be required to prepare a drainage plan and sedimentation and erosion control plan per Section 22.52 of the Land Use Ordinance. In addition, the project will comply with standard measures required by ordinance or codes. Incorporation of these requirements will reduce potential site-specific and cumulative drainage, and sedimentation and erosion impacts to a less than significant level.

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"/>

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be within a 'very high' fire hazard severity zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) <i>Be within an area classified as a 'state responsibility' area as defined by CalFire?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) <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 pursuant to Government Code Section 65962.5. The project is not within a high severity risk area for fire. Based on the County's fire response time map, it will take less than five minutes to respond to a call regarding fire or life safety. The project is not within the Airport Review area. The project site is not within an area classified as State Responsibility area as defined by CalFire. 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 would the project generate hazardous materials. The project does not present a significant fire safety risk as it is located within an urbanized area with an emergency response time of less than five minutes. The project would not conflict with any regional emergency response or evacuation plan.

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

8. NOISE

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <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 type="checkbox"/>

Setting. The project site is located within an existing residential subdivision and is not located adjacent to any 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, which would not generate significant sources of noise such that surrounding land uses would be adversely impacted. The project would not be exposed to existing noise sources, including roadway noise, in excess of applicable thresholds. Construction activities associated with the project would result in temporary increases in noise levels; however, such noise would be intermittent and temporary would not represent a significant impact.

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

9. POPULATION/HOUSING

Will the project:

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

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

Impact. The project will not result in a need for a significant amount of new housing, displace existing housing or induce growth elsewhere, as the project only involves the construction of one single family residential unit.

Mitigation/Conclusion. No significant population and housing impacts are anticipated. No mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES

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

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Fire protection?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Schools?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Roads?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Solid Wastes?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) <i>Other public facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: N/A

Fire: Cayucos Fire Department

Hazard Severity: Low

Response Time: 0-5 minutes

Location: Approximately 1.5 miles to the east

School District: Cayucos Elementary School District.

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

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

11. RECREATION

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The County's Parks and Recreation Element (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 type="checkbox"/>	<input checked="" 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"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Conflict with an established measure of effectiveness for the performance of the circulation system considering all modes of transportation (e.g. LOS, mass transit, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Conflict with an applicable congestion management program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The County has established the acceptable Level of Service (LOS) on roads for this urban area as "D" or better. The existing road network in the area (including the project's access street) is operating at acceptable levels. A referral was sent to County Public Works and no concerns were expressed.

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, day-lighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

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

14. WATER & HYDROLOGY

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

Setting. The project will connect to a community water system (CSA 10A). Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is steeply sloping. The closest creek from the proposed development is approximately 0.24 miles to the south (Willow Creek). As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility.

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

Within the 100-year Flood Hazard designation? No

Closest creek? Willow Creek Distance? Approximately 0.24 miles

Soil drainage characteristics: Not well drained

For areas where drainage is identified as a potential issue, the Land Use Ordinance (CZLUO Sec. 23.05.042) includes a provision to prepare a drainage plan to minimize potential drainage impacts.

When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

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

Soil erodibility: Moderate

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

Impact – Water Quality/Hydrology

- ✓ Approximately 2,700 square feet of site surface disturbance is proposed and the movement of approximately 403 cubic yards of cut and 38 cubic yards of fill;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project is not on highly erodible soils, but is on steep slopes;
- ✓ The project is not within a 100-year Flood Hazard designation;
- ✓ The project is more than 100 feet from the closest creek or surface water body;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur;

Water Quantity

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

Indoor: 0.13 acre feet/year (AFY);
Outdoor: 0.13 AFY
Total Use: 0.26 AFY

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

Based on the latest Annual Resource Summary Report (2012), adequate water supplies are available for the project. In addition, the CSA 10A has provided a "will serve" letter for the project.

Mitigation/Conclusion. The project will be subject to the landscape provision under the County's CZLUO, which include provisions for water efficient irrigation and the use of drought tolerant plants. Since no potentially significant drinking water quantity or quality impacts were identified, no specific measures above standard requirements have been determined necessary. With regards to surface water quality, standard drainage and erosion control measures will be required for the proposed project and are considered adequate protection measures. These standards include, but are not limited to, improvement plans to be prepared in accordance with San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works and the County Health Department for approval.

15. LAND USE

Inconsistent Potentially Inconsistent Consistent Not Applicable

Will the project:

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

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

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

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

16. MANDATORY FINDINGS OF SIGNIFICANCE

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

Will the project:

- a) *Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*
- b) *Have impacts that are individually limited, but cumulatively considerable?*

("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)

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

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

Exhibit A - Initial Study References and Agency Contacts

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

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
☒	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	Not Applicable
☒	Other <u>Cayucos Fire, Sanitary District</u>	In File**
☒	Other <u>CSA 10A</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 County documents ☒ 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 Other documents ☒ Clean Air Plan/APCD Handbook ☒ Regional Transportation Plan ☒ Uniform Fire Code ☒ Water Quality Control Plan (Central Coast Basin – Region 3) ☒ Archaeological Resources Map ☒ Area of Critical Concerns Map ☒ Special Biological Importance Map ☒ CA Natural Species Diversity Database ☒ Fire Hazard Severity Map ☒ Flood Hazard Maps ☒ Natural Resources Conservation Service Soil Survey for SLO County ☒ GIS mapping layers (e.g., habitat, streams, contours, etc.) ☐ Other
---	---

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

Engineering Geologic Investigation, 2739 Santa Barbara Avenue APN 064-204-064, Cayucos Area, San Luis Obispo County, California (GeoSolutions, Inc., February 5, 2013)

Review of Engineering Geology Investigation: 2739 Santa Barbara Avenue APN 064-204-064, Cayucos Area, San Luis Obispo County, California prepared by Landset Engineers, Inc., dated July 19, 2013.

Engineering Geologic Investigation, 2739 Santa Barbara Avenue APN 064-204-064, Cayucos Area, San Luis Obispo County, California (GeoSolutions, Inc., February 5, 2013)

Review of Engineering Geology Investigation: 2739 Santa Barbara Avenue APN 064-204-064, Cayucos Area, San Luis Obispo County, California prepared by Landset Engineers, Inc., dated July 19, 2013.

- c. The certified engineering geologist shall issue a final engineering geology compliance report as required by the Uniform Building Code that identifies changes observed during construction, recommendations offered for mitigation, and confirmation that construction was completed in compliance with the intent of the geology reports and information (see list in preceding item).
- e. Should the services of the certified engineering geologist be terminated prior to final inspection and/or occupancy, the applicant shall submit a transfer of responsibility statement to the County Planning and Building Department from the new certified engineering geologist per the Uniform Building Code.
- f. A final report prepared by a soils and/or civil engineer shall be submitted to the County Planning and Building Department's field inspector stating that all work performed is suitable to support the intended structure. Such report shall include any field reports, compaction data, etc.
- g. The applicant shall implement all recommendations in the Observation and Testing Program prepared by the project civil engineer(s), geotechnical engineer(s), and/or certified engineering geologist(s). The Observation and Testing Program may include, but not be limited to review of the following: project plans, including grading, drainage, foundation, and retaining wall plans; stripping and clearing of vegetation; cut and fill slopes; benching and keying; preparation of paved areas; preparation of soil to receive fill; fill placement and compaction; subsurface drainage control; footing excavations; premoistening of subslab soils; surface and subsurface drainage structures; erosion control measures.

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

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

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

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

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.

Air Quality

- AQ-1** From the initiation and throughout the duration of construction or grading activities, the following dust mitigation measures shall be implemented:
- a. Construction vehicle speed at the work site must be limited to fifteen (15) miles per hour or less;
 - b. Prior to any ground disturbance, sufficient water must be applied to the areas to be disturbed to prevent visible emissions from crossing the property line;
 - c. Areas to be graded or excavated must be kept adequately wetted to prevent visible emissions from crossing the property line;
 - d. Storage piles must be kept adequately wetted, treated with a chemical dust suppressant, or covered when material is not being added to or removed from the pile;
 - e. Equipment must be washed down before moving from the property onto a paved public road; and
 - f. Visible track-out on the paved public road must be cleaned using wet sweeping or a HEPA filter equipped vacuum device within twenty-four (24) hours.

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

Geology (Site-specific and Cumulative)

- GEO-1** Prior to any ground-disturbing construction activities or issuance of construction or grading permits, the following conditions shall be included on all construction and grading plans:
- a. A certified engineering geologist shall review, approve and stamp construction plans, including all plans for building foundations and excavations.
 - b. The certified engineering geologist and the soils and/or civil engineer shall inspect work on-site and verify, as applicable, that building construction, including all foundation work, has been performed in a manner consistent with the intent of the plan review, geology reports and information, and the soils engineering reports including the following:

Engineering Geologic Investigation, 2739 Santa Barbara Avenue APN 064-204-064, Cayucos Area, San Luis Obispo County, California (GeoSolutions, Inc., February 5, 2013) Review of Engineering Geology Investigation: 2739 Santa Barbara Avenue APN 064-204-064, Cayucos Area, San Luis Obispo County, California prepared by Landset Engineers, Inc., dated July 19, 2013.

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

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

Drainage (site-specific and cumulative)

GEO-4 At the time of application for construction permits, the applicant shall secure an encroachment permit for drainage improvements proposed in the County right-of-way along Santa Barbara Avenue. Any improvements proposed by the property owner within the County right-of-way shall be maintained by the property owner.

Monitoring GEO-4: Prior to issuance, the County Public Works Department will review the request and provide encroachment permit provided all requirements are satisfied.

GEO-5 At the time of application for construction permits, the applicant shall submit a drainage plan prepared by a Registered Civil Engineer for review and approval by the County Public Works Department. The plan shall, at a minimum evaluate: 1) the effects of the project's projected runoff on adjacent properties and existing drainage facilities and systems, and 2) estimates of existing and increased runoff resulting from the proposed improvement. The plan shall include Best Management Practices (BMPs) to address polluted runoff, including, but not limited to minimizing the use of impervious surfaces (e.g., installing pervious driveways and walkways) and directing runoff from roofs and drives to vegetative strips before it leaves the site.

Monitoring GEO-5: Prior to issuance, a drainage plan shall be submitted to the County Public Works Department for review and approval.

GEO-6 Prior to issuance of any construction or grading permits, a sedimentation and erosion control plan shall be prepared per County Coastal Zone Land Use Ordinance Section 23.05.036 for review and approval by the County Public Works Department, and it shall be incorporated into the project to minimize sedimentation and erosion. The plan will need to be prepared by a registered civil engineer and address the following to minimize temporary and long-term sedimentation and erosion: slope surface stabilization, erosion and sedimentation control devices, final erosion control measures, and control of off-site

effects.

Monitoring GEO-6: Prior to issuance, a sedimentation and Erosion Control Plan shall be submitted to the County Public Works Department for review and approval.

GEO-7 **Prior to occupancy of final inspection**, whichever occurs first, the registered civil engineer shall verify that the recommendations of the approved Drainage Plan and the Sedimentation and Erosion Control Plan have been implemented. This verification shall be submitted in writing to the Department of Planning and Building for review and approval. If required by the County Public Works Department, the applicant shall execute a plan check and inspection agreement with the county, so that the drainage, sedimentation and erosion control facilities can be inspected and approved before final occupancy or final inspection, whichever occurs first.

Monitoring GEO-7: Prior to final inspection, a report will be submitted to the Department of Planning and Building for review and approval.

GEO-8 **On-going condition of approval valid for life of project**, in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including but not limited to project signage, tree planting, or fences, without obtaining a valid encroachment permit.

GEO-9 **On-going condition of approval valid for life of project**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68.

GEO-10 **On-going condition of approval valid for life of project**, in accordance with Section 8.68.130, non-stormwater discharges into the County storm drain system shall require an encroachment permit as described in Section 13.08.



DEPARTMENT OF PLANNING AND BUILDING

DEVELOPER'S STATEMENT FOR
GARABEDIAN MINOR USE PERMIT DRC2013-00002

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.

Air Quality

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

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

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

Geology (Site-specific and Cumulative)

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

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

Engineering Geologic Investigation, 2739 Santa Barbara Avenue APN 064-204-064, Cayucos Area, San Luis Obispo County, California (GeoSolutions, Inc., February 5, 2013)

Review of Engineering Geology Investigation: 2739 Santa Barbara Avenue APN 064-204-064, Cayucos Area, San Luis Obispo County, California prepared by Landset Engineers, Inc., dated July 19, 2013.

- c. The certified engineering geologist shall issue a final engineering geology compliance report as required by the Uniform Building Code that identifies changes observed during construction, recommendations offered for mitigation, and confirmation that construction was completed in compliance with the intent of the geology reports and information (see list in preceding item).
- e. Should the services of the certified engineering geologist be terminated prior to final inspection and/or occupancy, the applicant shall submit a transfer of responsibility statement to the County Planning and Building Department from the new certified engineering geologist per the Uniform Building Code.
- f. A final report prepared by a soils and/or civil engineer shall be submitted to the County Planning and Building Department's field inspector stating that all work performed is suitable to support the intended structure. Such report shall include any field reports, compaction data, etc.
- g. The applicant shall implement all recommendations in the Observation and Testing Program prepared by the project civil engineer(s), geotechnical engineer(s), and/or certified engineering geologist(s). The Observation and Testing Program may include, but not be limited to review of the following: project plans, including grading, drainage, foundation, and retaining wall plans; stripping and clearing of vegetation; cut and fill slopes; benching and keying; preparation of paved areas; preparation of soil to receive fill; fill placement and compaction; subsurface drainage control; footing excavations; premoistening of subslab soils; surface and subsurface drainage structures; erosion control measures.

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

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

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

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

Engineering Geologic Investigation, 2739 Santa Barbara Avenue APN 064-204-064, Cayucos Area, San Luis Obispo County, California (GeoSolutions, Inc., February 5, 2013) Review of Engineering Geology Investigation: 2739 Santa Barbara Avenue APN 064-204-064, Cayucos Area, San Luis Obispo County, California prepared by Landset Engineers, Inc., dated July 19, 2013.

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

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

Drainage (site-specific and cumulative)

GEO-4 At the time of application for construction permits, the applicant shall secure an encroachment permit for drainage improvements proposed in the County right-of-way along Santa Barbara Avenue. Any improvements proposed by the property owner within the County right-of-way shall be maintained by the property owner.

Monitoring GEO-4: Prior to issuance, the County Public Works Department will review the request and provide encroachment permit provided all requirements are satisfied.

GEO-5 At the time of application for construction permits, the applicant shall submit a drainage plan prepared by a Registered Civil Engineer for review and approval by the County Public Works Department. The plan shall, at a minimum evaluate: 1) the effects of the project's projected runoff on adjacent properties and existing drainage facilities and systems, and 2) estimates of existing and increased runoff resulting from the proposed improvement. The plan shall include Best Management Practices (BMPs) to address polluted runoff, including, but not limited to minimizing the use of impervious surfaces (e.g., installing pervious driveways and walkways) and directing runoff from roofs and drives to vegetative strips before it leaves the site.

Monitoring GEO-5: Prior to issuance, a drainage plan shall be submitted to the County Public Works Department for review and approval.

GEO-6 Prior to issuance of any construction or grading permits, a sedimentation and erosion control plan shall be prepared per County Coastal Zone Land Use Ordinance Section 23.05.036 for review and approval by the County Public Works Department, and it shall be

incorporated into the project to minimize sedimentation and erosion. The plan will need to be prepared by a registered civil engineer and address the following to minimize temporary and long-term sedimentation and erosion: slope surface stabilization, erosion and sedimentation control devices, final erosion control measures, and control of off-site effects.

Monitoring GEO-6: Prior to issuance, a sedimentation and Erosion Control Plan shall be submitted to the County Public Works Department for review and approval.

GEO-7 Prior to occupancy of final inspection, whichever occurs first, the registered civil engineer shall verify that the recommendations of the approved Drainage Plan and the Sedimentation and Erosion Control Plan have been implemented. This verification shall be submitted in writing to the Department of Planning and Building for review and approval. If required by the County Public Works Department, the applicant shall execute a plan check and inspection agreement with the county, so that the drainage, sedimentation and erosion control facilities can be inspected and approved before final occupancy or final inspection, whichever occurs first.

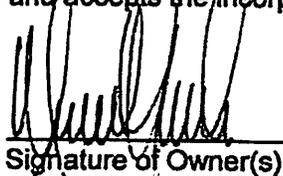
Monitoring GEO-7: Prior to final inspection, a report will be submitted to the Department of Planning and Building for review and approval.

GEO-8 On-going condition of approval valid for life of project, in accordance with County Code Section 13.08, no activities associated with this permit shall be allow to occur within the public right-of-way including but not limited to project signage, tree planting, or fences, without obtaining a valid encroachment permit.

GEO-9 On-going condition of approval valid for life of project, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68.

GEO-10 On-going condition of approval valid for life of project, in accordance with Section 8.68.130, non-stormwater discharges into the County storm drain system shall require an encroachment permit as described in Section 13.08.

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.


Signature of Owner(s)

10-22-13
Date

Mike GARABEDIAN
Name (Print)