

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. ED13-017

DATE: 12/12/13

PROJECT/ENTITLEMENT: Madrid: Minor Use Permit; (DRC2012-00041)

APPLICANT NAME: John Two Hearts Madrid
ADDRESS: P.O. Box 3039, Shell Beach CA 93448
CONTACT PERSON: Clayton A. Madrid (Agent)
Applicant: 760-533-6364 Agent: 805-448-7632

Telephone:

PROPOSED USES/INTENT: Minor Use Permit/ Coastal Development Permit to allow for a three (3) unit hotel of 5,670 square feet. The site is composed of two parcels of 3,220 square feet and 2,760 square feet respectively totaling 5,980 square feet. The proposed project will be built across both parcels and result in the disturbance of the entire site area

LOCATION: Located at 1111 Strand Way, approximately 100 feet north of the intersection of Pier and Strand Avenues, located in the community of Oceano. The site is in the San Luis Bay Coastal 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 Coastal Commission

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

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT 4:30 p.m. (2 wks from above DATE)

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.

Kerry Brown

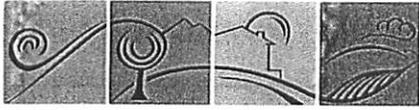
County of San Luis Obispo

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. Madrid Minor Use Permit / Coastal Development Permit; ED13-017 (DRC2012-00041)

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 type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input checked="" 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 checked="" type="checkbox"/> Land Use

DETERMINATION: (To be completed by the Lead Agency)

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

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

Megan Martin
Prepared by (Print)

Megan Martin
Signature

12.5.2013
Date

Steven McMasters
Reviewed by (Print)

Steve McMasters
Signature

Ellen Carroll,
Environmental Coordinator
(for)

12/5/2013
Date

Project Environmental Analysis

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

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

A. PROJECT

DESCRIPTION: Request by John Two Hearts Madrid for a Minor Use Permit/ Coastal Development Permit to allow for a three (3) unit hotel of 5,670 square feet. The site is composed of two parcels of 3,220 square feet and 2,760 square feet respectively totaling 5,980 square feet. The proposed project will be built across both parcels and result in the disturbance of the entire site area. The proposed project is within the Commercial Retail land use category and is located at 1111 Strand Way, approximately 100 feet north of the intersection of Pier and Strand Avenues, located in the community of Oceano. The site is in the San Luis Bay Coastal planning area.

ASSESSOR PARCEL NUMBER(S): 061-011-005 & 061-011-006

Latitude: 35° 6' 22.2876" N Longitude: -120° 37' 47.3694" W

SUPERVISORIAL DISTRICT # 4

B. EXISTING SETTING

PLANNING AREA: San Luis Bay(Coastal),

TOPOGRAPHY: Nearly level

LAND USE CATEGORY: Commercial Retail

VEGETATION: Mostly barren

COMBINING DESIGNATION(S): Airport Review
Archaeologically Sensitive

PARCEL SIZE: Two parcels totaling 5,980 square feet

EXISTING USES: Vacant; undeveloped

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Recreation; undeveloped	<i>East:</i> Commercial Retail; undeveloped
<i>South:</i> Commercial Retail; retail commercial	<i>West:</i> Commercial Retail; retail commercial undeveloped

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with

the proposed uses can be minimized to less than significant levels.





COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1. AESTHETICS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>

Setting. The project is located in the community of Oceano. The project site is undeveloped and vacant with scattered vegetation along the northwestern property boundary. Directly north and the backdrop of the two parcels are the Oceano dunes consisting of gently sloping to moderately sloping landscapes. The project will not be visible from any major public roadway or silhouette against any ridgelines as viewed from public roadways. The project is considered compatible with the surrounding uses.

Impact. For a visual impact to be considered significant, two conditions generally exist: the existing landscape is of reasonably high quality and is relatively valued by viewers; and the perceived incompatibility of one or more proposed project elements or characteristics tends toward the high extreme, leading to a substantial reduction in visual quality. The project is considered compatible with the surrounding uses and no significant visual impacts are expected to occur.

Mitigation/Conclusion. The project will not change existing features of the physical environment. Project construction and the long-term presence of project components would not cause a substantial effect on a scenic vista, scenic resources, or the surrounding landscape. No mitigation measures are necessary.

2. AGRICULTURAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land, per NRCS soil classification, to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2. AGRICULTURAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Conflict with existing zoning for agricultural use, or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Land Use Category: Commercial Retail

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:

Duneland. This gently rolling soil has unrated drainage characteristics. The soil has unrated erodibility and unrated shrink-swell characteristics, as well as having unrated septic system constraints. The soil is considered Class VIII without irrigation and Class is not rated when irrigated.

Impact. The project is located in a predominantly non-agricultural area with no agricultural activities occurring on the property or immediate vicinity. No significant impacts to agricultural resources are anticipated.

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

3. AIR QUALITY

Will the project:

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

3. AIR QUALITY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 the CEQA Air Quality Handbook 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.

The Natural Resource Conservation Service (NRCS) has rated most soils for potential loss due to wind erosion. Major factors affecting this erodibility potential include vegetation cover, climate, soil erodibility and certain soil characteristics. The rating system used by NRCS ranges between 1 and 8, where 1 is the most erosive and 8 is the least erosive. The soil wind erodibility rating within the project boundaries is 1, which is considered "low".

Impact. As proposed, the project will result in the disturbance of approximately 5,980 square feet. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation. The project is also not in close proximity to sensitive receptors that might otherwise result in nuisance complaints and be subject to limited dust and/or emission control measures during construction.

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

This project is a three (3) unit hotel. Using the GHG threshold information described in the Setting section, the project is expected to generate less than the Bright-Line Threshold of 1,150 metric tons of GHG emissions. Therefore, the project's potential direct and cumulative GHG emissions are found to be less significant and less than a cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts. If it is shown that an incremental contribution to a cumulative impact, such as global climate change, is not 'cumulatively considerable', no mitigation is required. Because this project's emissions fall under the threshold, no mitigation is required.

Mitigation/Conclusion. No mitigation measures are necessary. Impacts are considered less than significant based on the discussion above.

4. BIOLOGICAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species* or their habitats?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Conflict with any regional plans or policies to protect sensitive species, or regulations of the California Department of Fish & 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 applicant has submitted a Biological Resources Assessment detailing biological resources on site:

- Kevin Merk Associates (KMA), July 2013, Biological Resources Assessment for Assessor's Parcel Numbers 061-011-005 and 061-011-006, Oceano, San Luis Obispo County, California

The following paragraphs are based largely on information presented in the assessment provided by KMA, content may have been paraphrased or excerpted where necessary.

On-Site Vegetation. The subject property is located approximately 800 feet east of Meadow Creek. Little to no vegetation is present on the highly disturbed property. Based on aerial photograph review the site was graded and maintained relatively free of vegetation since 1994. No special status plants or plant communities such as central dune scrub or foredune habitat were present onsite. Three small occurrences of a special status plant, Blochman's leafy daisy were observed on surrounding properties to the north, east and west. The occurrences will not be directly impacted by the project. Vegetation on site can be classified as scattered non-native iceplant and shrubs; habitat characteristic of the surrounding area is generally Central Dune Scrub.

- Central Dune Scrub (considered sensitive habitat by state CNDDDB)
Central dune scrub is restricted to the coast between Bodega Bay and Point Conception (Holland, 1986). Coastal dune scrub lies adjacent to and directly inland from dune vegetation. This community consists primarily of subshrubs (low-growing woody species such as *Artemisia pycnocephala* and *Ericameria ericoides*). The distribution of plants is fairly dense,

since this community is subject to wind and full sun exposure. Salt-spray deposition and sand blowouts are thus reduced by dense vegetation. Dominant species observed include dune sagebrush, mock heather, coyote brush (*Baccharis pilularis*), yellow lupine (*Lupinus arboreus*) and seaside woolly sunflower (*Eriophyllum staechadifolium*). Associated species include bush monkeyflower (*Mimulus aurantiacus*), California coffee berry (*Rhamnus californica*), and western poison oak (*Toxicodendron diversilobum*). CDFG defines this community as threatened, with 1,000-3,000 individuals or 2,000-10,000 acres remaining (S2.2).

Sensitive Plant Species. Field work and survey was conducted on February 13, April 14, and May 24, 2013. Although several sensitive plant species are known to occur in the area, potential on site was considered low due to the lack of specific habitat conditions required for many of the species (listed below). Site surveys did not identify any sensitive species on the project site.

Vegetation:

La Graciosa thistle (*Cirsium loncholepis*) FE, ST, List 1B

La Graciosa thistle (*Cirsium loncholepis*) has been found in the immediate vicinity around the site. This perennial herb is generally found on mesic soils in coastal dunes, coastal scrub, and marshes and swamp areas up to the 220-meter (725 foot) elevation. It has a blooming period of May-August. La Graciosa thistle is considered federally endangered, state threatened and extremely rare by CNPS (List 1B, RED 3-3-3).

Site Investigation: *La Graciosa thistle was not observed during the rare plant surveys nor was it present onsite. Furthermore, there is no suitable wetland habitat located onsite (KMA, Appendix B-4.)*

Potential Wildlife and Habitat. Based on site visits and a review of available data sources, including CNDDDB, the project site is not expected to provide habitat or otherwise adversely directly affect sensitive wildlife species. Site conditions, in general, do not meet the habitat requirements of local special status species. Site surveys did not identify any sensitive species on the project site; however, there is a potential for the sensitive species listed below:

Wildlife:

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

California red-legged frog (*Rana aurora draytonii*) has been found about .5 miles to the south east. California red-legged frog is considered federally threatened. This species typically inhabits shorelines with extensive vegetation. The frog requires 11 to 20 weeks of permanent water for larval development.

Site Investigation: *No suitable habitat was found onsite during assessment, and is not expected to occur onsite.*

Monarch butterfly (*Danaus plexippus*)

The Monarch butterfly (*Danaus plexippus*) has been found about .5 mile to the north and .3 miles to the north. This species is considered a "threatened phenomenon" by the State and "rare" under CEQA Guidelines Section 15380 because of declining availability of winter roosting habitat. Monarchs from west of the Rocky Mountains spend the winter along the California coast. Overwintering sites typically occur in dense, wind-protected tree groves with eucalyptus (*Eucalyptus* spp.), Monterey pine (*Pinus radiata*), and/or Monterey cypress (*Cupressus macrocarpa*) near the coast from northern Mendocino to Baja California (CNDDDB, 2004).

Site Investigation: *Though known from the general area, the Monarch butterfly requires specific autumnal and over-wintering habitat attributes not present onsite. Where no suitable habitat is present it is not expected to occur.*

Western snowy plover (*Charadrius alexandrinus nivosus*) FT, CSC



Western snowy plover (*Charadrius alexandrinus nivosus*) has been found in an area about thirty feet north and west to the site. Western snowy plover is considered federally threatened and a California Species of Special Concern. The species inhabits sand beaches, salt pond levees, and shores of large alkali lakes. The plover needs sandy, gravelly, or friable soils for nesting.

Site Investigation: The Dune habitat onsite is highly disturbed, and far away from foredunes along the Pacific Ocean. This species was not observed during the assessment and is not expected to nest onsite.

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

Sensitive Species and Habitat. No sensitive species have been identified on the site to date. Suitable habitat is limited due to the existing highly disturbed conditions, however, development activity has the potential to impact neighboring habitats and species. Mitigation in the form of a masonry wall (three to four feet in height) constructed on the north, east and west perimeters is proposed by the applicant. The wall would function to maintain the offsite topography post construction and provide a defined edge to avoid indirect impacts on offsite vegetation by keeping visitors from directly accessing properties to the north, east and west. The applicant is working with the County to set aside the undeveloped portion of Strand Way west of the site in order to provide an area for dune habitat restoration (approximately 1,200 square feet of dune restoration area.) Project related impacts to bare sand and gravel and the non-native iceplant are not considered significant.

Indirect impacts to surrounding vegetation, including Blochman's leafy daisy (special status plant) could result from future development onsite; this is a significant but mitigable impact. Future development of the site could indirectly reduce the populations and available habitat for wildlife such as the special-status legless lizard; this is a significant but mitigable impact (KMA, p. 12.)

Mitigation/Conclusion. To avoid, minimize and mitigate impacts to special status species including Blochman's leafy daisy and legless lizard, as well as nesting birds on adjacent properties, the following mitigation measures are required:

- Avoid the one Blochman's leafy daisy plant to the north of the property by implementing construction methods that keep the sand in place during construction of the perimeter wall;
- Prepare, implement and monitor a coastal dune habitat restoration plan that includes sand stabilization techniques and a diverse palette of native plants including Blochman's leafy daisy;
- Conduct preconstruction surveys for nesting birds and monitor initial grading and construction activities in and around the iceplant mats to capture and relocate legless lizards should they be present;
- Avoid introduction of non-native plants through landscaping;
- Implement construction best management practices to avoid impacts to offsite resources;
- Implement Low Impact Development principles and ensure exterior and interior lighting do not spill over onto State Parks property to the north and east;
- Develop an education program and provide environmental awareness training to construction personnel prior to their working on site, and inform visitors of the important coastal resources in the area and what they can do during their stay to protect them.

Implementation of the proposed avoidance, minimization and mitigation measures will reduce potentially significant impacts to biological resources associated with construction and occupation of the proposed project to a less than significant level pursuant to the California Environmental Quality Act.

5. CULTURAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb archaeological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historical resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 Obispeno Chumash and Salinan. No historic structures are present and no paleontological resources are known to exist in the area.

Impact. The project is not located in an area that would be considered culturally sensitive due to lack of physical features typically associated with prehistoric occupation. A Phase I (surface) survey was conducted by Terry L. Joslin, Ph.D., RPA in December 2012. The records search included information on all surveys within a hundred foot radius and sites within a 0.25-mile radius of the current project area. No cultural resources were identified within or in the immediate vicinity of the current survey area. Impacts to historical or paleontological resources are not expected.

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

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

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

6. GEOLOGY AND SOILS

Will the project:

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

6. GEOLOGY AND SOILS

Will the project:

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

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low

Liquefaction Potential: High

Nearby potentially active faults?: No Distance? Not applicable

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

Shrink/Swell potential of soil: Low

Other notable geologic features? Well Drained soil

The site is located within a high liquefaction area, 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. An Engineering and Soils Geological report were conducted for the project by GeoSolutions, Inc. in April and March, 2013, respectively. A review of the reports was issued on May 1, 2013 by certified geologist Brian Papurello of LandSet Engineers, Inc. Much of the following information is based on the geological report.

General Conditions. The project location consists of unconsolidated and semi-consolidated Quaternary alluvium deposits. These eolian deposits (wind deposited/eroded), along with more recent dunes extend southwards along the coast and in the Cienega and Arroyo Grande valleys. Soil on the project parcel is classified as Oceano soil, comprised predominately of sand (Chipping 1987). It is deep, excessively drained, and nearly level to moderately sloping soil on old stabilized sand dunes near the coast (Cultural Resources Survey, p. 3.)

Faulting and Seismicity. Due to the distance of any known active fault (Los Osos fault six (6) miles northeast of the site) or serpentine rock outcrop (at least one mile away), it is unlikely that any naturally occurring asbestos would be encountered during any earthmoving activities. No landslides were observed on or adjacent to the area proposed for development (GeoSolutions, Inc., April 2013).

Liquefaction. The potential for liquefaction susceptibility at the project site has been characterized as "high". On-site investigation showed poor sub-surface soil conditions and shallow groundwater located at approximately 12 feet below ground surface (bgs) with several layers of soil identified as potentially liquefiable. Seismically induced settlements were estimated to be on the order of one (1) to two (2) inches.

Impact. As proposed, the project will result in the disturbance of approximately 5,980 square feet. The project is consistent with applicable policies and standards contained in the Safety Element and the CZLUO. The applicant has prepared geotechnical studies of the property and proposed development. Impacts from liquefaction is considered potentially significant, however, GeoSolutions Inc., stated the planned development is geologically suitable and should not affect the geologic stability of the site provided the recommendations provided in the report dated April 15, 2012 are implemented.

Mitigation/Conclusion. The following are recommended and outlined in Exhibit B for implementation at the site to mitigate the potential impacts caused by liquefaction and expansive soils.

- An Engineering Geologist and Soil Engineer shall review the final grading and drainage plan prior to construction. In addition, at the time of site development, the Engineering Geologist shall periodically observe grading operations and/or foundation excavations to confirm assumptions of this Site.
- The recommendations within the Soils Engineering Report (GeoSolutions, Inc., March, 2013) shall be implemented with the project. Due to the existing subsurface conditions, a mat slab or post tension type foundation system shall be considered for the proposed three unit structure.
- Surface drainage shall be controlled to prevent concentrated water-flow on either natural or constructed slopes. Surface drainage gradients shall be planned to prevent ponding and promote drainage of surface water away from the building edges of pavements and sidewalks or natural or man-made slopes. For soil areas a minimum of five (5) percent gradient be maintained.
- Excavation, fill, and construction activities to be in accordance with appropriate codes and ordinances of the County of San Luis Obispo. In addition, unusual subsurface conditions encountered during grading such as springs or fill material shall be brought to the attention of the Engineering Geologist.
- Gutters shall be installed along all sloped rooflines. Gutter downspouts shall not allow concentrated drainage to discharge near the residence foundations but rather shall convey the water in solid piping away from the structures and toward drainage facilities.

For further discussion refer to the Engineering Geologist and Soil Engineer Report prepared by GeoSolutions Inc.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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) Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4-mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Impair implementation or physically interfere with an adopted emergency response or evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Be within a 'very high' fire hazard severity zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Be within an area classified as a 'state responsibility' area as defined by Cal Fire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Other: _____	<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 DTSC Envirostor website was queried for the project address by County staff on August 27, 2013 [<http://www.envirostor.dtsc.ca.gov/public/>]. There are no identified waste sites, cleanup site, or other known hazardous materials sites listed near the project area.

The project is within the County's Airport Review combining designation (AR). The AR is used to recognize and minimize the potential conflict between new development around the Oceano County Airport and the ability of aircraft to safely and efficiently maneuver to and from this airport. This includes additional standards relating to limiting structure/vegetation heights as well as avoiding

airport operation conflicts (exterior lighting, radio/electronic interference). The Airport Land Use Plan (ALUP) provides guidance for and limitations to the type of development allowed within the AR designation. Per the ALUP, the proposed use is considered conditionally approvable. The project was reviewed by the Airport Land Use Commission on September 18, 2013 and November 20, 2013. Although hotels are not allowed in the area C, the ALUC found that the proposed hotel (three units) was a 'unique situation' and recommended that the noise generated by the airport especially the sleeping areas of the hotel be reduced to a level of 50 dB or less.: All projects within the AR designation are required to obtain an aviation easement to secure avigable airspace. Refer to the Land Use section of this initial study for further discussion on Airport Review impacts.

With regards to potential fire hazards, the project site is within the Moderate Fire Hazard Severity Zone(s). Based on the County's fire response time map, it will take approximately 5 - 10 minutes to respond to a call regarding fire or life safety.

The project is within the Lopez Lake "dam inundation" area, and is approximately 10.5 miles below the dam. The boundary of the dam inundation area is intended to show the maximum water limit line should there be a catastrophic release/failure of the upstream dam.

Impact. The project does not propose the use of hazardous materials, or the generation of hazardous wastes. Construction equipment will use oils, fuels, and lubricants. In the event of a leak or spill, persons, soil, residences, and vegetation down-slope from the site may be adversely affected. Implementation of best management practices would reduce this impact to a less than significant level by reducing the risk of release to the extent practicable, and ensuring response plans are in place prior to the start of construction.

The project does not present a significant fire safety risk. The project is not expected to conflict with any regional emergency response or evacuation plan. A portion of Strand Way will be improved per Cal Fires request to allow the turnaround of emergency vehicles requiring access to the site.

Though the project is located within the AR, the design of the structure and specific use will not significantly impact flights entering or exiting Oceano County Airport.

Mitigation/Conclusion. No significant impacts as a result of hazards or hazardous materials are anticipated. Based on compliance with existing regulations and identified mitigation measures, potential hazards and hazardous materials impacts would be less than significant.

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

8. NOISE

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. A noise source in the project area are limited to vehicular noise along Pier Avenue and because the project is within the Airport Review designation, is subject to noise from relatively low aircraft flyovers. Sensitive noise receptors in the area are limited to neighboring commercial retail and residences. Noise audible at nearby residences will be temporary, occurring only during construction activities.

Impact. During the construction of the project, equipment would generate noise potentially affecting nearby sensitive receptors, including residences approximately 300 feet to the south. These noise impacts would be temporary, with construction limited to daytime hours (7:00 a.m. to 9:00 p.m. weekdays and 8:00 a.m. to 5:00 p.m. Saturday and Sunday), as required by CZLUO Section 23.06.042(d)

The project itself is not expected to generate loud noises, nor conflict with the surrounding uses. Due to the proximity of the site to the Oceano County Airport, noise impacts caused by aircraft flyovers has the potential to impact those residing in the project area. Table 2-2 Determining Noise Mitigation for New Development of Noise-Sensitive Uses from the County of San Luis Obispo Noise Element states that if the proposed development is residential, noise exposure if nearby any transportation noise sources (vehicle or aircraft) must be below 60 dB LDN/CNEL. Noise Contour Map A-46 shows the project site in an area outside of the 60 dB LDN/CNEL. Table 2-2 states no mitigation is required when the noise-sensitive use is below the 60 dB LDN/CNEL threshold. However, the project site is located within a single event noise contour of 85 dB. Within this contour, sleeping areas within the hotel are required to mitigate to less than 50 dB level. The applicant has provided a letter by a licensed architect stating that these levels can be achieved through construction practices.

Mitigation/Conclusion. The project proposes to include adequate noise attenuation measures to insure acceptable interior noise levels. Implementation of these measures will reduce noise impacts to 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"/>

9. POPULATION/HOUSING

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) Displace existing housing or people, requiring construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create the need for substantial new housing in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Impact. The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

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

10. PUBLIC SERVICES/UTILITIES

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

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

<u>Police:</u> County Sheriff	Location: Oceano (Approximately .1 miles to the west)
<u>Fire:</u> Five Cities Fire Authority	Hazard Severity: Moderate
Location: Approximately 3 miles to the north	Response Time: 5-10 minutes
<u>School District:</u> Lucia Mar Unified School District.	

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

section

Impact. No significant project-specific impacts to utilities or public services were identified. This project, along with others in the area, will have a cumulative effect on police/sheriff and fire protection, and schools. As discussed in Section 7, Hazards and Hazardous Materials, the project would incorporate required fire safety measures, in compliance with existing regulations. The 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.

The project is within a County "Airport Review" combining designation (County CZLUO Section 23.07.020). To minimize conflicts with nearby aircraft, projects within this designation are subject to: use limitations, height standards, operational standards, and providing an aviation easement. Section 23.07.020 of the CZLUO includes the following specific standards that apply to the subject property:

- 23.07.026: No structure shall be erected, altered, replaced, repaired or rebuilt, or tree be allowed to grow higher or be replanted, in any airport approach area, airport turning area, or airport transition area to a height that would project above the approach surface, the horizontal surface, the conical surface, or the transitional surfaces as defined by title 23.07.020.
- 23.07.028: No use may be made of land within any airport approach area, airport turning area, or airport transition area, in a manner to create electrical interference with radio communications between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, impair visibility in the vicinity of the airport, or otherwise endanger the landing, taking off, or maneuvering of aircraft.
- 23.07.030: Approval of a land use permit is subject to the property owner providing the county an aviation easement for all projects in areas identified in the applicable airport land use plan as needing an aviation easement.

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
Will the project:				
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 project is within 300 feet of Oceano Dunes State Vehicular Recreational Area. The County's Parks and Recreation Element does not show potential trails on the subject property. The project is not proposed in a location that will affect any trail, park, recreational resource, coastal access, and/or Natural Area.

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

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

measures are necessary.

12. TRANSPORTATION/CIRCULATION

<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Other: _____</i>	<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) (Pier Street and Strand Avenue)} is operating at acceptable levels. Based on the most recent County traffic counts, the following information is provided:

Road	Cross St.	Date	ADT	AM peak time	AM peak volume	PM Peak time	PM peak volume	Peak Day	Peak Day volume
Pier Avenue	W of Norswing Dr	8/2009	5037	1100	587	1700	470	FRI	6,132
Strand Avenue	S of Pier Avenue	6/2011	622	1100	79	1800	93	SAT	1,076

Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

Airport Review Combining Designation. The project is within the County's Airport Review combining designation (AR). The AR is used to recognize and minimize the potential conflict between new

development around the Oceano airport and the ability of aircraft to safely and efficiently maneuver to and from this airport. This includes additional standards relating to limiting structure/vegetation heights as well as avoiding airport operation conflicts (e.g., exterior lighting, radio/electronic interference, etc.). The Airport Land Use Plan (ALUP) provides guidance for and limitations to the type of development allowed within the AR designation. Per the ALUP, the proposed use is considered conditionally approvable" [The project was reviewed by the Airport Land Use Commission (ALUC) on September 18, and November 20, 2013. The ALUC included the following recommendations for this development: inclusion of the construction practices outlined in the October 10, 2013 letter by Heidi Gibson shall be incorporated into the project. All projects within the AR designation are required to obtain an aviation easement to secure avigable airspace.

A referral was sent to County Public Works. No significant traffic-related concerns were identified.

Impact. Construction of the project would include a minimal increase in traffic associated with construction vehicles accessing the site. The project is estimated to generate about 2 peak trips per day, based on standard rates for a hotel/motel use (60 peak trips times 3 units). This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels. The project does not conflict with adopted policies, plans and programs on transportation.

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

13. WASTEWATER

Will the project:

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

Setting. Oceano is part of the South San Luis Obispo County Sanitation District. The sewer treatment facility is located in the community of Oceano, and services Pismo Beach and Grover Beach. The project will be served by the South San Luis Obispo County Sanitation District for wastewater disposal. This system is currently operating at acceptable levels and the system has the capacity to support existing commitments in addition to the proposed project.

Impact. The project proposes to use a community system as its means to dispose of wastewater. Based on the proposed project, the proposed community system has the capacity to handle the project's additional effluent.

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

14. WATER & HYDROLOGY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY				
a) <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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
QUANTITY				
h) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>

Setting. Water service in Oceano is provided by the Oceano Community Services District (CSD). The project proposes to obtain its water needs from the Oceano CSD.

The topography of the project is nearly level. The closest creek from the proposed development is approximately 800 feet away. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

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

Within the 100-year Flood Hazard designation? No

Closest creek? Meadow Creek Distance? Approximately 800 feet

Soil drainage characteristics: 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: Low

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts.

Impact – Water Quality/Hydrology

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

- ✓ Approximately 5,980 square feet of site disturbance is proposed.
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project is not 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;
- ✓ Parking area drainage inlets will be fitted with hydrocarbon filters;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- ✓ The project is subject to the County's Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), and/or the "Water Quality Control Plan, Central Coast Basin" for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant;
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur;

The project has the potential to reduce the soil's ability to absorb rainfall by covering ground with impervious surfaces. Increased impervious areas have the potential to result in downstream flooding, higher peak flows, and carry polluted runoff.

Water Quantity

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

Mitigation/Conclusion. To mitigate impacts associated with increased impervious areas, the project

will incorporate LID techniques including driveways and parking areas which use pervious paving materials with future development proposals. This measure will help to mimic the pre-development hydrology of the site and minimize downstream flooding impacts and peak flows to the on-site wetland. Roof runoff should also be directed to landscape areas (rain gardens) and/or vegetated drainage swales and should not be allowed to cross surfaces that have the potential to contain pollutants such as parking areas. Standard drainage and erosion control measures will also be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

As specified above for water quality, existing regulations and/or required plans will adequately address surface water quality impacts during construction and permanent use of the project. Based on compliance with standard measures and water quality mitigation, potential impacts would be less than significant.

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

15. LAND USE

Will the project:

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

Setting/Impact. The project site is within the Coastal zone and Airport Review Area. 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 (County Land Use Ordinance, Local Coastal Plan, Oceano Specific Plan, and Airport Land Use Plan for the Oceano County Airport). Referrals were sent to outside agencies to review for policy consistencies.

Coastal Zone Land Use Ordinance: The project site is located in the Commercial Retail land use designation area of the County. The proposed project (hotel/motel) is an allowable use with a minor use permit as set forth in Section 23.08.262 b(1).

Oceano Specific Plan: Properties along Pier Avenue, from the Lagoon to the beach, are designated for commercial retail use. Commercial retail uses are generally tourist servicing. The Oceano Specific Plan states "...Pier Avenue should be developed with visitor serving uses and provide accommodations for tourists to the area...It should [Pier Avenue] provide an opportunity for the area north of Pier Avenue by the beach to be developed into a coherent commercial area with shops, restaurants and perhaps a hotel" (Oceano Specific Plan 2001, p. 31).

Airport Land Use Plan: The project site is located in "Area C" of the Oceano Airport Land Use Planning Areas (Airport Land Use Plan for the Oceano County Airport, Figure 3). The Airport Land Use Commission has elected to consider all of Area C under the less restrictive State guidelines for the Inner Approach/Departure Zone. Activities within the Inner Approach/Departure Zone are to be limited to "activities, which attract few people", with a maximum intensity of no greater than 25 to 40 persons per acre. The ALUP, however, allows review of small-scale individual projects and categorizes them as a unique circumstance when otherwise they fail to meet policies consistent with the ALUP.

The proposed project area is approximately 5,980 square feet and would accommodate fewer than 40 persons per acre (three (3) unit hotel; Unit 1 built at 1,500 square feet, Unit 2 built at 2,520 square feet, and Unit 3 built at 550 square feet). With the addition of the hotel, the area, when taken as a whole, would remain in compliance with state standards (refer to Exhibit A for a list of reference documents used).

The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

Mitigation/Conclusion. The project upon initial review appeared potentially inconsistent with the Airport Land Use Plan for the Oceano County Airport, however, the project in the area, due to its scale and when taken as a whole, would remain in compliance with state standards (no greater than 25 to 40 persons per acre within the Inner Approach/Departure Zone). No other 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:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>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></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>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></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

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

Exhibit A - Initial Study References and Agency Contacts

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

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

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

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

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

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

Biological Resources Assessment. Kevin Merk Associates, LLC. July 2013.

Coastal Zone Land Use Ordinance (Title 23). County of San Luis Obispo. Revised November 2011.

Cultural Resources Survey. Terry L. Joslin, Ph.D., RPA. Central Coast Archaeological Research Consultants. December 2012.

Engineering Geology Investigation. GeoSolutions, Inc. April 15, 2013.

Oceano Draft Airport Land Use Plan. Airport Land Use Commission of County of San Luis Obispo. January 17, 2006.

Oceano Specific Plan. County of San Luis Obispo. April 14, 2004.

San Luis Bay Area Plan – Coastal. The California Coastal Commission. February 25, 1988.

San Luis Obispo County General Plan – Noise Element – Technical Reference Document. Brown-Buntin Associates, Inc. May 5, 1992.

San Luis Obispo County General Plan – Noise Element – Policy Document / Acoustical Design Manual. Brown-Buntin Associates, Inc. May 5, 1992.

Soils Engineering Report. GeoSolutions, Inc. March 14, 2013.

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.

Biological Resources

BIO-1 At the time of application for construction permits, the applicant shall submit a coastal dune habitat restoration plan that includes sand stabilization techniques and a diverse palette of native plants including: Blochman's leafy daisy in the undeveloped portion of Strand Way adjacent to the site. The coastal dune habitat restoration plan would at a minimum include the following components:

- The overall goal and measurable objectives of the restoration and monitoring plan;
- Specific area(s) proposed for restoration and their size;
- Specific habitat management and protection concepts to be used to ensure long-term maintenance and protection of the restored dune scrub habitat; fencing or signage may be required to identify the habitat restoration area; a seasonally-timed weed abatement program; and seasonally-timed see application/container plant installation of native species into the specified receiver site(s);
- Success criteria based on the goals and measurable objectives to ensure a self-sustaining plant community in perpetuity;
- An education program to inform the visitors and the public of the presence of special-status plant species and environmentally sensitive habitat areas in the vicinity, and to provide methods that residents and visitors can employ to reduce impacts to these species/resources in protected open space areas;
- Reporting requirements to ensure consistent data collection and reporting methods used by monitoring personnel; and
- Funding mechanism.

BIO-2 At the time of application for construction permits, the applicant shall submit a final landscaping plan for the project utilizing non-invasive drought tolerant species that would further enhance and restore native habitat. The final plan shall be reviewed by a qualified botanist/biologist prior to implementation to ensure that landscaping does not introduce invasive, non-native plant species to the site. All invasive plant species shall be removed from the landscaping plan and replaced with appropriate, non-invasive drought tolerant species. Further, new residents shall be educated to the importance of not using invasive horticultural species that may become naturalized in open space areas in the region. For appropriate plant material, refer to the following sources:

- The California Invasive Plant Council website at www.cal-ipc.org;
- County of San Luis Obispo's approved landscape plant list at <http://www.slocounty.ca.gov/Assets/PL/environmental/Local+Landscape+Plants.pdf>

BIO-3 At the time of application for construction permits, a sediment and erosion control plan shall be submitted that specifically seeks to protect native habitat adjacent to the construction site. Erosion control measures shall be implemented to prevent runoff from the site. The plan shall specify locations and types of erosion and sediment control structures and materials that would be used on-site during construction activities. Biotechnical approaches using native vegetation such as straw plugging and crimping shall be used to stabilize sand. The plan shall also describe how any and all pollutants originating from construction equipment would be

collected and disposed.

- BIO-4** At the time of application for construction permits, the applicant shall submit plans identifying the height, type, location and intensity of all exterior lighting. Exterior lighting shall be limited to that which is necessary to illuminate driveways, pathways, and entrances to structures. All lighting shall be low-level light sources and shall be downward directed and designed so that it does not produce any light or glares off-site. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible offsite.
- BIO-5** At the time of application for construction permits, Low Impact Development (LID) measures shall be identified and included on construction plans. LID principles shall be utilized during the site specific planning for the project to avoid water quality impacts.
- BIO-6** At the time of application for construction permits, up to date Best Management Practices (BMP's) shall be included on construction plans to minimize impacts to habitats and rare species near the site. The plan shall identify and detail the construction methods to be used to avoid impacts to offsite topography and vegetation. The plan shall be reviewed and approved by a qualified biologist.
- BIO-7** At the time of application for construction permits, initial site grading shall be limited to outside the nesting season and focused during the time period between September 1 and February 1 as feasible. If initial site disturbance and grading cannot be conducted during this time period, a pre-construction survey for active bird nests in nearby shrubs shall be conducted by a qualified biologist.
- Surveys shall be conducted within two weeks prior to any construction activities. If no active nests are located, ground disturbing/construction activities may proceed.
 - If active nests are located, then all construction work shall be conducted outside a non-disturbance buffer zone to be developed by the qualified biologist based on the species (i.e., 50 feet for common species and upwards of 250 feet for special status species), slope aspect and surrounding vegetation.
- BIO-8** Prior to any construction activities, the property line shall be demarcated with highly visible construction fencing or staking for the benefit of contractors and equipment operators. Temporary disturbances related to implementing the restoration/enhancement plan such as removing iceplant mats shall be allowed. Restoration of surface contours through grading and seeding native vegetation may be required to reduce the erosion potential and provide temporary cover during construction.
- Post-site grading, permanent structures and other types of disturbance shall be prohibited outside of the approved development area.
- BIO-9** Prior to commencement of construction/ground disturbing activities, a qualified biologist shall prepare an educational handout and provide education training to all personnel involved with construction of the project. An information handout geared at future visitors of the motel shall also be prepared. The handout shall be provided to visitors upon check in and shall at a minimum include the following:
- Description of the native dune habitats in the area;
 - A list of the special status and common plants and animals (including photographs) known to occur in the vicinity of the site;
 - A list of measures that can be easily implemented during their stay to avoid impacts to these resources;
 - List of references and websites to provide visitors more information if desired.

BIO-10 Prior to commencement of grading activities, a capture and relocation effort shall be conducted of the Legless Lizard within the limits of grading to avoid and minimize impacts to the species. A qualified biologist shall be onsite during initial grading activities within the northwest and southeast corners of the site during iceplant removal. Legless Lizards that are unearthed during excavation, if in good health, shall be immediately relocated to suitable habitat to the east of the site on State Parks property. If injured, the animals shall be turned over to a CDFW-approved specialist until they are in a condition to be released onto State Parks property to the east. Any dead Legless Lizards shall be deposited to an approved vertebrate museum such as the Santa Barbara Museum of Natural History or the California Academy of Sciences.

BIO-11 During construction/ground disturbing activities, ashing of concrete, paint, or equipment shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Washing of equipment, tools, roads, etc. shall not be allowed in any location where the tainted water could affect the adjacent sensitive biological resources.

BIO-12 During construction/ground disturbing activities, dust control requirements shall be carefully implemented to avoid water sprayed onto the site for dust abatement covering native vegetation. Dust control is an important component to minimize impacting native vegetation growing adjacent to the site. BMP's for dust abatement shall be a component of the projects construction documents.

BIO-13 During construction and/or ground disturbing activities, the applicant shall avoid the Blochman's leafy daisy plant to the west and east of the property by implementing construction methods that keep the sand in place during construction of the perimeter wall. The one Blochman's leafy daisy plant may require salvage and relocation to avoid adverse impacts during construction. If salvaged and if feasible, the plant shall be immediately planted on State Parks property to the east near the other occurrence. Seed may also be collected and distributed to open areas near existing plants.

CULTURAL RESOURCES

CR-1 During construction and/or ground disturbing activities, in the event archaeological resources are unearthed or discovered during any construction activities, construction activities shall be temporarily halted or redirected and the County Environmental Coordinator shall be notified. The extent and location of discovered materials will be recorded by a qualified archaeologist and disposition of artifacts will be accomplished in accordance with state and federal law.

CR-2 During construction and/or ground disturbing activities, in the event archaeological resources are found to include human remains or in any other case when human remains are discovered during construction, the County Coroner shall be notified in addition to the Environmental Coordinator so proper disposition may be accomplished. If the remains are determined to be Native American, then the County Coroner must notify the Native American Heritage Commission within 24 hours of the discovery.

GEOLOGY AND SOILS

GEO-1 At the time of application for construction permits, submit a drainage plan which shall include surface drainage controlled to prevent concentrated water-flow on either natural or constructed slopes. Surface drainage gradients shall be planned to prevent ponding and promote drainage of surface water away from the building edges of pavements and sidewalks or natural or man-made slopes. For soil areas a minimum of five (5) percent gradient shall be

maintained.

GEO-2 At the time of application for construction permits, excavation, fill, and construction activities shall be in accordance with appropriate codes and ordinances of the County of San Luis Obispo. In addition, unusual subsurface conditions encountered during grading such as springs or fill material should be brought to the attention of the Engineering Geologist.

GEO-3 At the time of application for construction permits, gutters shall be installed along all sloped rooflines. Gutter downspouts should not allow concentrated drainage to discharge near the residence foundations but rather should convey the water in solid piping away from the structures and toward drainage facilities.

GEO-4 Prior to construction/ground disturbance, the Engineering Geologist and Soil Engineer shall review the final grading and drainage plan. In addition, at the time of Site development, the Engineering Geologist shall periodically observe grading operations and/or foundation excavations to confirm assumptions of this Site.

GEO-5 The recommendations within the Soils Engineering Report (GeoSolutions, Inc., March, 2013) shall be implemented with the project. Due to the existing subsurface conditions, a mat slab or post tension type foundation system shall be considered for the proposed three unit structure.

NOISE

N-1 At the time of application for construction permits, the applicant shall demonstrate that the proposed hotel sleeping areas achieve less than 50 dB (for a single airplane noise event) as described in the October 10, 2014 letter by Heidi Gibson. The plans shall at a minimum show the following (or the equivalent):

- 2 x 6 wood studs at 16" o.c.
- 5/8" gypboard at the interior
- 5 ½" batt insulation
- Foil faced foam sheathing
- Exterior hardwood siding

WATER AND HYDROLOGY

W-1 At the time of application for grading and/or construction permits, the applicant shall show on construction plans, all driveways that are less than 12% slope shall be constructed using permeable paving materials and shall be designed to drain to vegetated depressions, rain gardens, or open areas to allow for stormwater infiltration.

W-2 At the time of application for grading and/or construction permits, the applicant shall show on construction plans, all roof runoff shall be directed to landscaped areas (rain gardens) and / or vegetated drainage swales and shall not be directed to impervious surfaces that have the potential to contain pollutants.

W-3 At the time of application for grading and/or construction permits, the applicant shall show on construction plans vegetated drainage swales which shall be constructed along the access driveway and discharge to an approved location in a non-erosive manner.

November 21, 2013

**DEVELOPER'S STATEMENT FOR THE
MADRID MINOR USE PERMIT ED13-017 (DRC2012-00041)**

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

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

Biological Resources

BIO-1 At the time of application for construction permits, the applicant shall submit a coastal dune habitat restoration plan that includes sand stabilization techniques and a diverse palette of native plants including: Blochman's leafy daisy in the undeveloped portion of Strand Way adjacent to the site. The coastal dune habitat restoration plan would at a minimum include the following components:

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- Specific area(s) proposed for restoration and their size;
- Specific habitat management and protection concepts to be used to ensure long-term maintenance and protection of the restored dune scrub habitat; fencing or signage may be required to identify the habitat restoration area; a seasonally-timed weed abatement program; and seasonally-timed see application/container plant installation of native species into the specified receiver site(s);
- Success criteria based on the goals and measurable objectives to ensure a self-sustaining plant community in perpetuity;
- An education program to inform the visitors and the public of the presence of special-status plant species and environmentally sensitive habitat areas in the vicinity, and to provide methods that residents and visitors can employ to reduce impacts to these species/resources in protected open space areas;
- Reporting requirements to ensure consistent data collection and reporting methods used by monitoring personnel; and
- Funding mechanism.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

BIO-2. At the time of application for construction permits, the applicant shall submit a final landscaping plan for the project utilizing non-invasive drought tolerant species that would further enhance and restore native habitat. The final plan shall be reviewed by a qualified botanist/biologist prior to implementation to ensure that landscaping does not introduce invasive, non-native plant species to the site. All invasive plant species shall be removed from the landscaping plan and replaced with appropriate, non-invasive drought tolerant species. Further, new residents shall be educated to the importance of not using invasive horticultural

species that may become naturalized in open space areas in the region. For appropriate plant material, refer to the following sources:

- The California Invasive Plant Council website at www.cal-ipc.org;
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Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

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Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

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by a qualified biologist.

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Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

BIO-8 **Prior to any construction activities**, the property line shall be demarcated with highly visible construction fencing or staking for the benefit of contractors and equipment operators. Temporary disturbances related to implementing the restoration/enhancement plan such as removing iceplant mats shall be allowed. Restoration of surface contours through grading and seeding native vegetation may be required to reduce the erosion potential and provide temporary cover during construction.

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Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

BIO-11 **During construction/ground disturbing activities**, ashing of concrete, paint, or equipment shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Washing of equipment, tools, roads, etc. shall not be allowed in any location where the tainted water could affect the adjacent sensitive biological resources.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

BIO-12 **During construction/ground disturbing activities**, dust control requirements shall be carefully implemented to avoid water sprayed onto the site for dust abatement covering native vegetation. Dust control is an important component to minimize impacting native vegetation growing adjacent to the site. BMP's for dust abatement shall be a component of the projects construction documents.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

BIO-13 **During construction and/or ground disturbing activities**, the applicant shall avoid the Blochman's leafy daisy plant to the west and east of the property by implementing construction methods that keep the sand in place during construction of the perimeter wall. The one Blochman's leafy daisy plant may require salvage and relocation to avoid adverse impacts during construction. If salvaged and if feasible, the plant shall be immediately planted on State Parks property to the east near the other occurrence. Seed may also be collected and distributed to open areas near existing plants.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

CULTURAL RESOURCES

CR-1 **During construction and/or ground disturbing activities**, in the event archaeological resources are unearthed or discovered during any construction activities, construction activities shall be temporarily halted or redirected and the County Environmental Coordinator shall be notified. The extent and location of discovered materials will be recorded by a qualified archaeologist and disposition of artifacts will be accomplished in accordance with state and federal law.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

CR-2 **During construction and/or ground disturbing activities**, in the event archaeological resources are found to include human remains or in any other case when human remains are discovered during construction, the County Coroner shall be notified in addition to the Environmental Coordinator so proper disposition may be accomplished. If the remains are determined to be Native American, then the County Coroner must notify the Native American Heritage Commission within 24 hours of the discovery.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

GEOLOGY AND SOILS

GEO-1 **At the time of application for construction permits**, submit a drainage plan which shall include surface drainage controlled to prevent concentrated water-flow on either natural or constructed slopes. Surface drainage gradients shall be planned to prevent ponding and promote drainage of surface water away from the building edges of pavements and sidewalks or natural or man-made slopes. For soil areas a minimum of five (5) percent gradient shall be maintained.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

GEO-2 **At the time of application for construction permits**, excavation, fill, and construction activities shall be in accordance with appropriate codes and ordinances of the County of San Luis Obispo. In addition, unusual subsurface conditions encountered during grading such as springs or fill material should be brought to the attention of the Engineering Geologist.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

GEO-3 At the time of application for construction permits, gutters shall be installed along all sloped rooflines. Gutter downspouts should not allow concentrated drainage to discharge near the residence foundations but rather should convey the water in solid piping away from the structures and toward drainage facilities.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

GEO-4 Prior to construction/ground disturbance, the Engineering Geologist and Soil Engineer shall review the final grading and drainage plan. In addition, at the time of Site development, the Engineering Geologist shall periodically observe grading operations and/or foundation excavations to confirm assumptions of this Site.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

GEO-5 The recommendations within the Soils Engineering Report (GeoSolutions, Inc., March, 2013) shall be implemented with the project. Due to the existing subsurface conditions, a mat slab or post tension type foundation system shall be considered for the proposed three unit structure.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

NOISE

N-1 At the time of application for construction permits, the applicant shall demonstrate that the proposed hotel sleeping areas achieve less than 50 dB (for a single airplane noise event) as described in the October 10, 2014 letter by Heidi Gibson. The plans shall at a minimum show the following (or the equivalent):

- 2 x 6 wood studs at 16" o.c.
- 5/8" gypboard at the interior
- 5 1/2" batt insulation
- Foil faced foam sheathing
- Exterior hardwood siding

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

WATER AND HYDROLOGY

W-1 At the time of application for grading and/or construction permits, the applicant shall show on construction plans, all driveways that are less than 12% slope shall be constructed using permeable paving materials and shall be designed to drain to vegetated depressions, rain gardens, or open areas to allow for stormwater infiltration.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

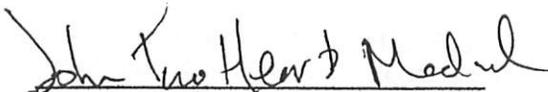
W-2 **At the time of application for grading and/or construction permits**, the applicant shall show on construction plans, all roof runoff shall be directed to landscaped areas (rain gardens) and / or vegetated drainage swales and shall not be directed to impervious surfaces that have the potential to contain pollutants.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

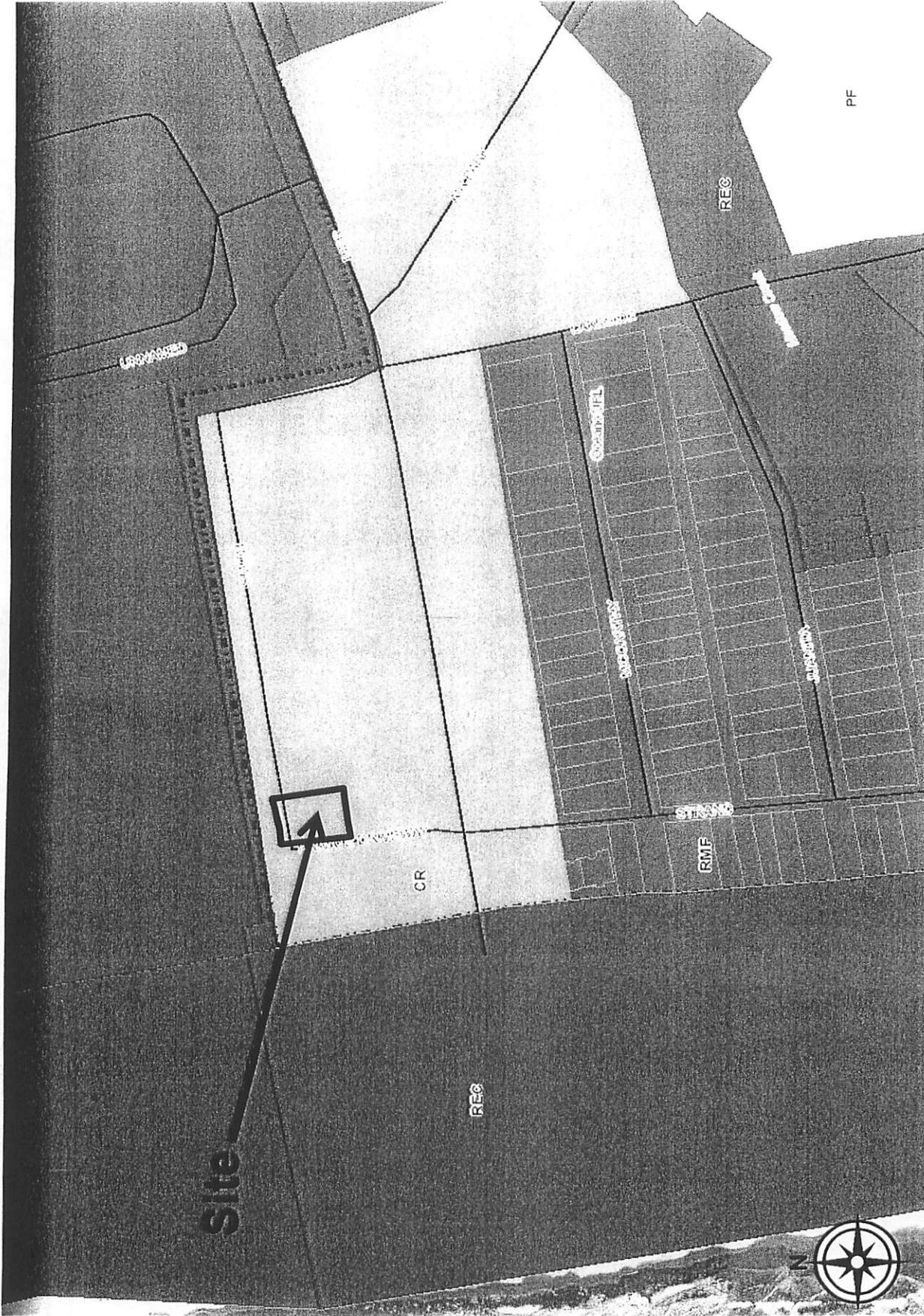
W-3 **At the time of application for grading and/or construction permits**, the applicant shall show on construction plans vegetated drainage swales which shall be constructed along the access driveway and discharge to an approved location in a non-erosive manner.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

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


Signature of Owner(s)
John Two Hearts Madrid

11-25-2013
Date



PROJECT

Minor Use Permit
Madrid DRC2012-00041

EXHIBIT

Land Use Category Map





Site

PROJECT

Minor Use Permit
Madrid DRC2012-00041

EXHIBIT

Aerial Photograph



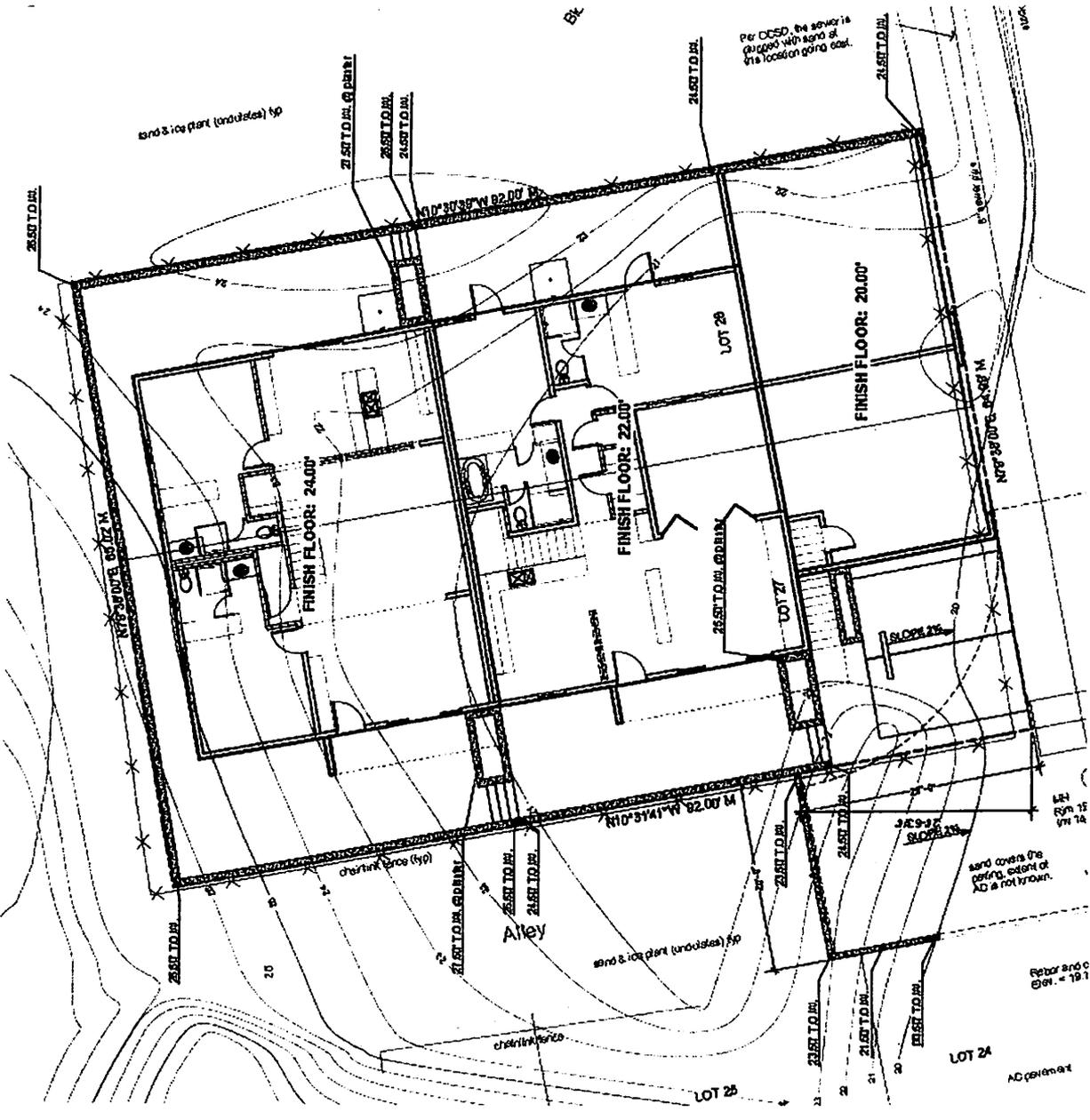
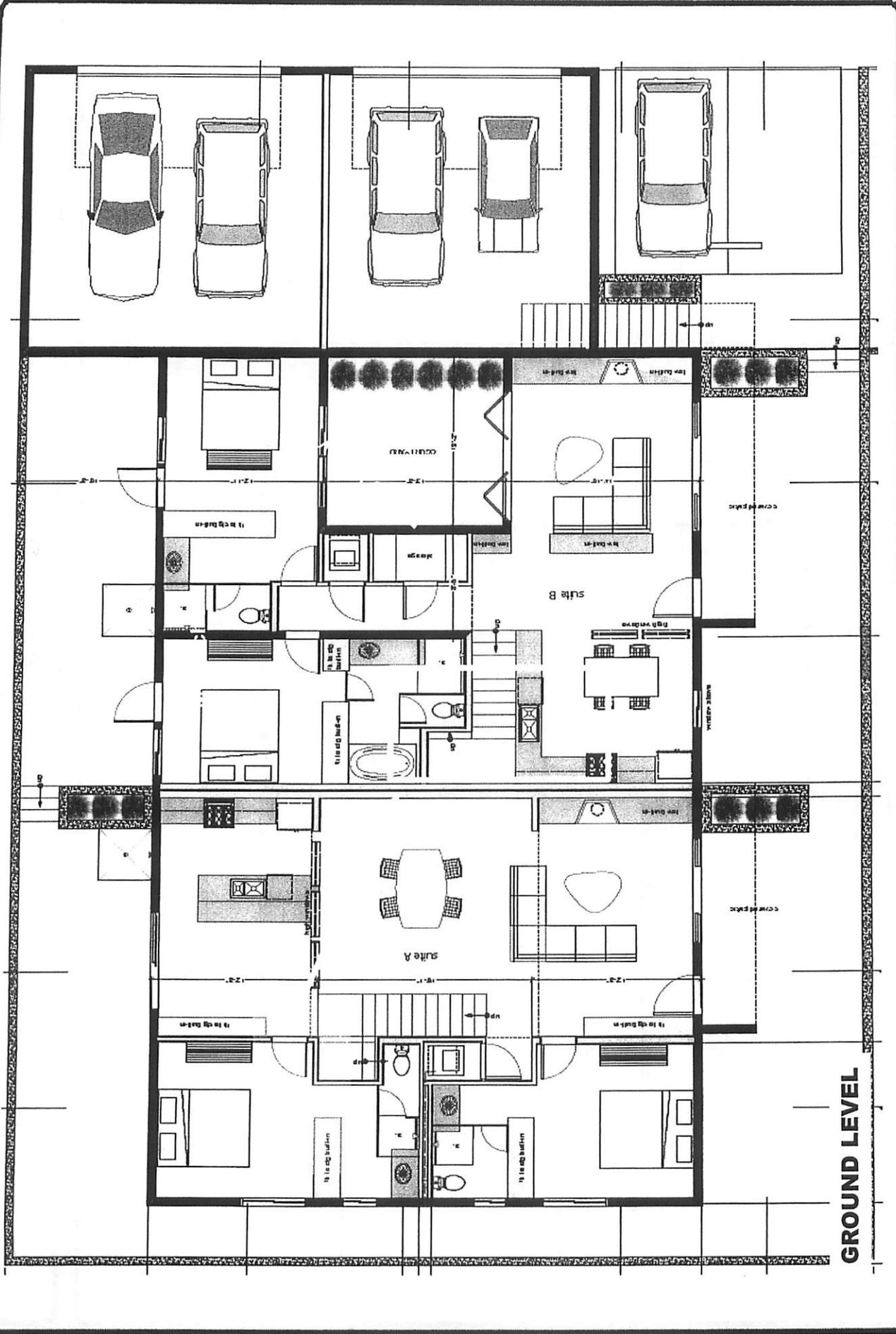


EXHIBIT Site Plan



PROJECT Minor Use Permit
Madrid DRC2012-00041



GROUND LEVEL

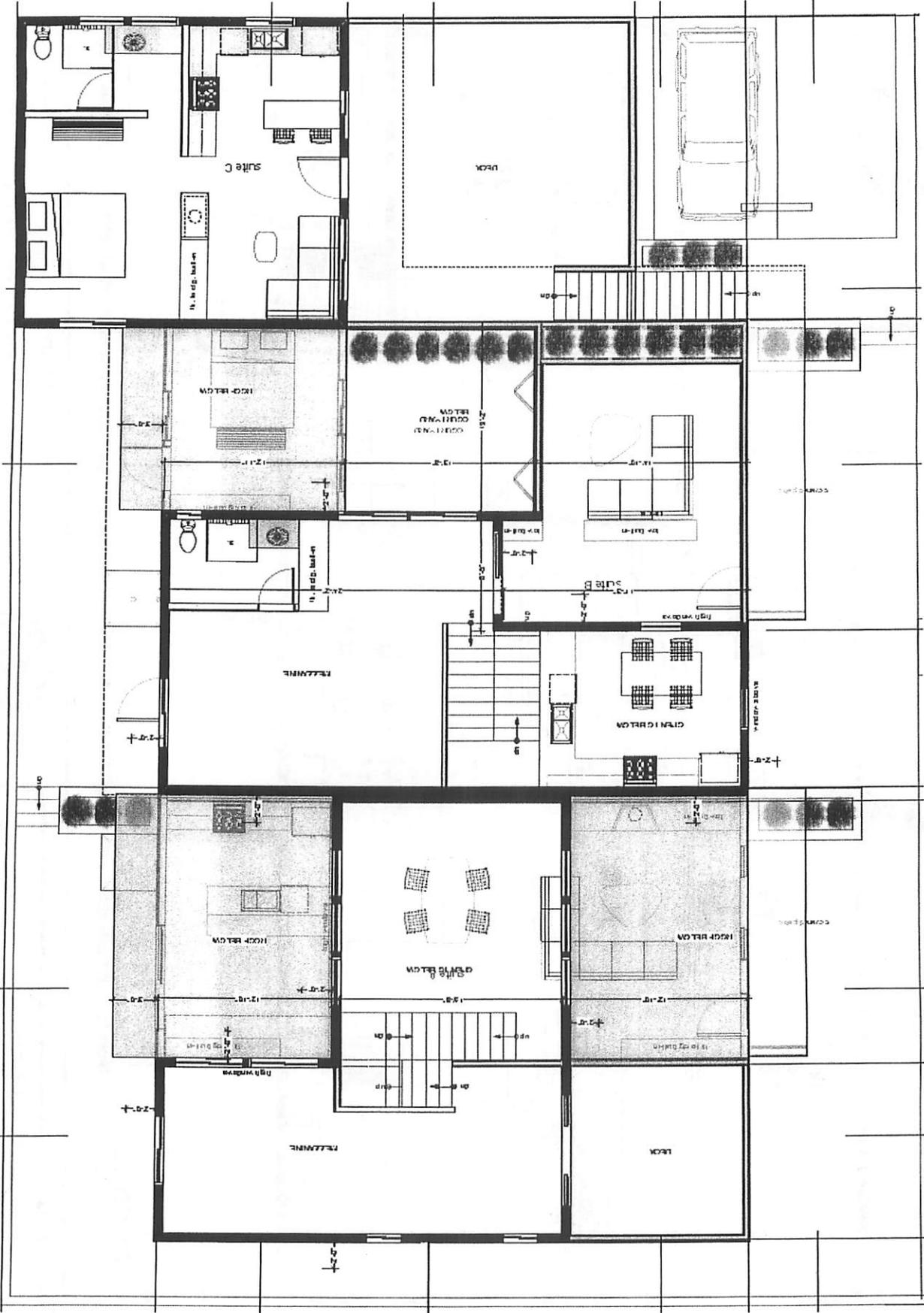
EXHIBIT

Floor Plans-Ground Level



PROJECT

Minor Use Permit
Madrid DRC2012-00041



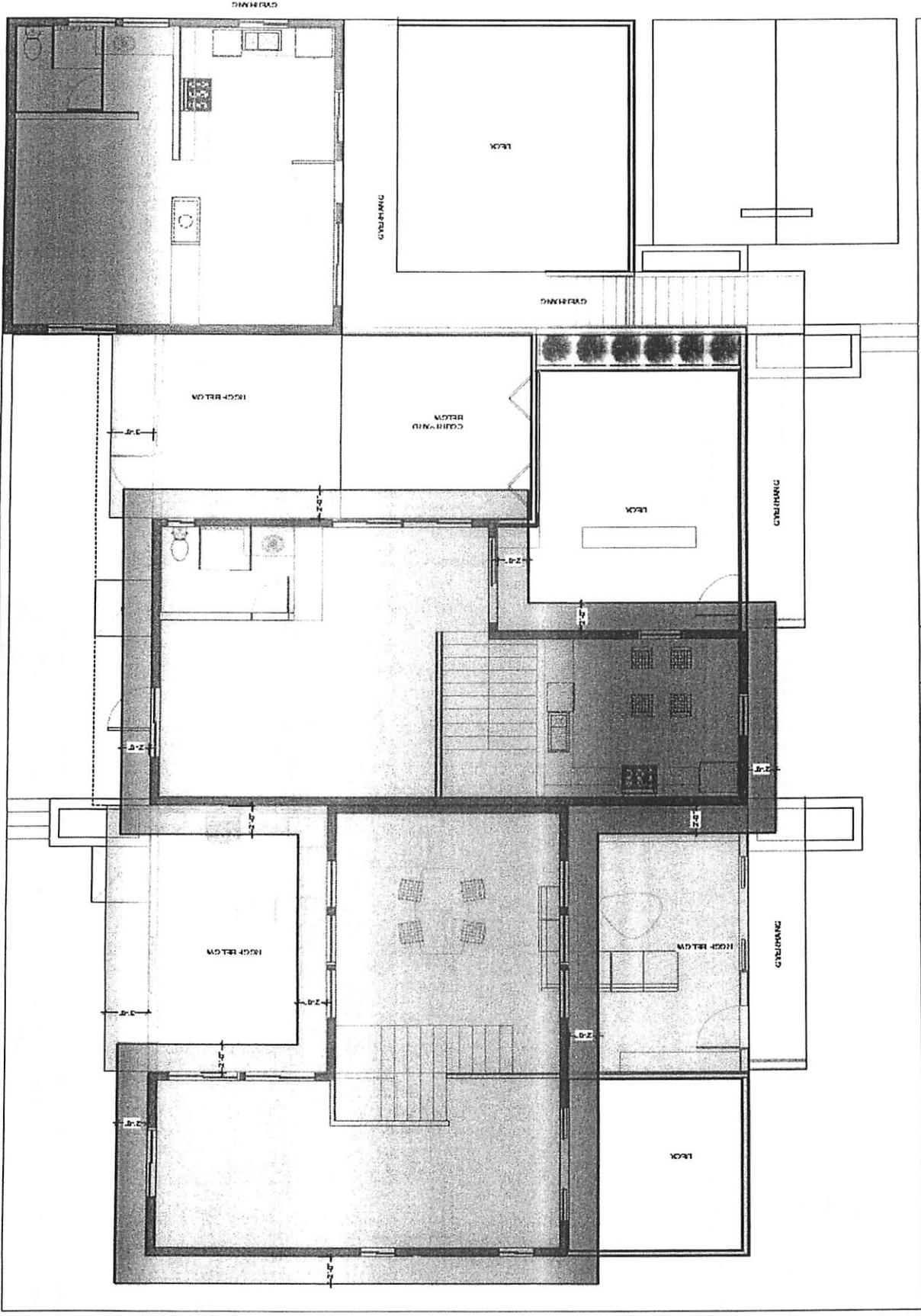
EXHIBIT

Floor Plans- Second Level



PROJECT

Minor Use Permit
Madrid DRC2012-00041



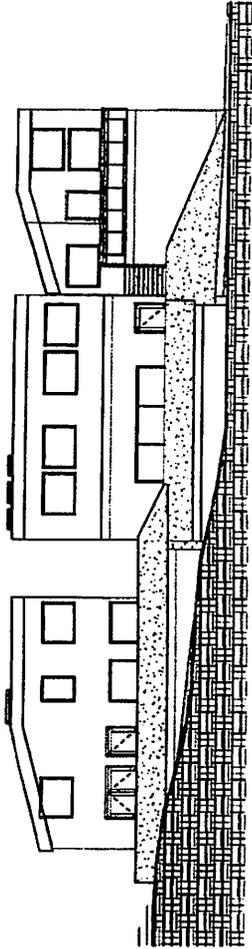
PROJECT

Minor Use Permit
Madrid DRC2012-00041

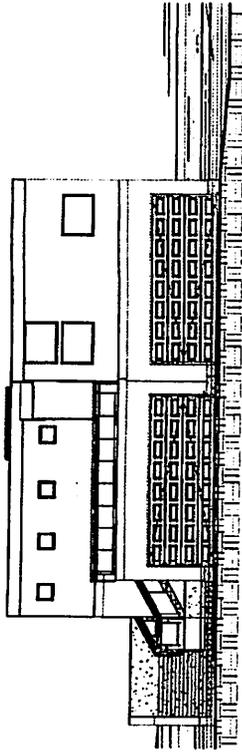
EXHIBIT

Roof Plan

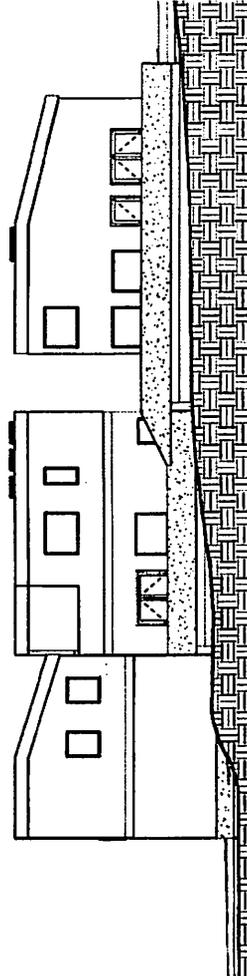




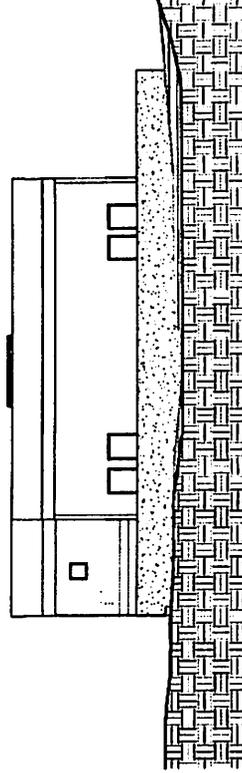
WEST VIEW



SOUTH VIEW



EAST VIEW



NORTH VIEW

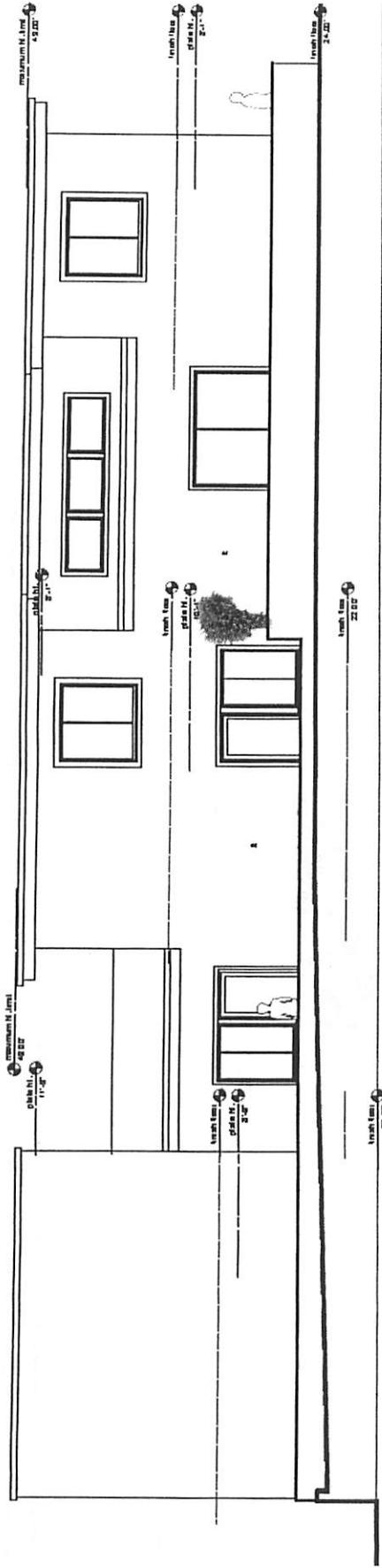
PROJECT

Minor Use Permit
Madrid DRC2012-00041

EXHIBIT

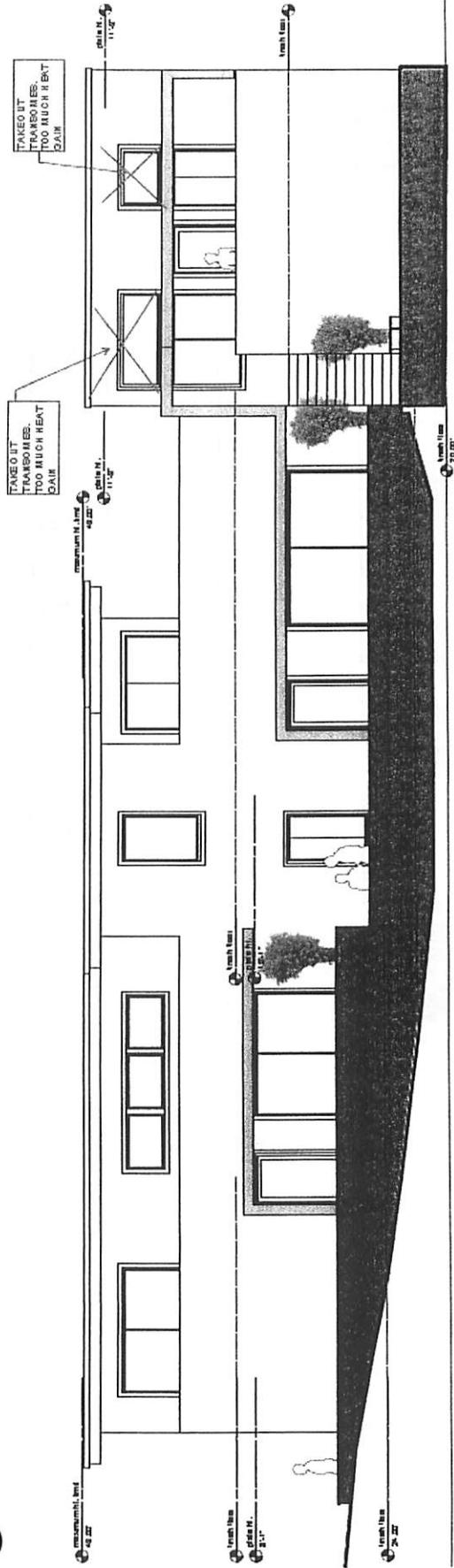
Elevation Plans





EAST ELEVATION

Scale: 1/4" = 1'-0"



WEST ELEVATION

Scale: 1/4" = 1'-0"

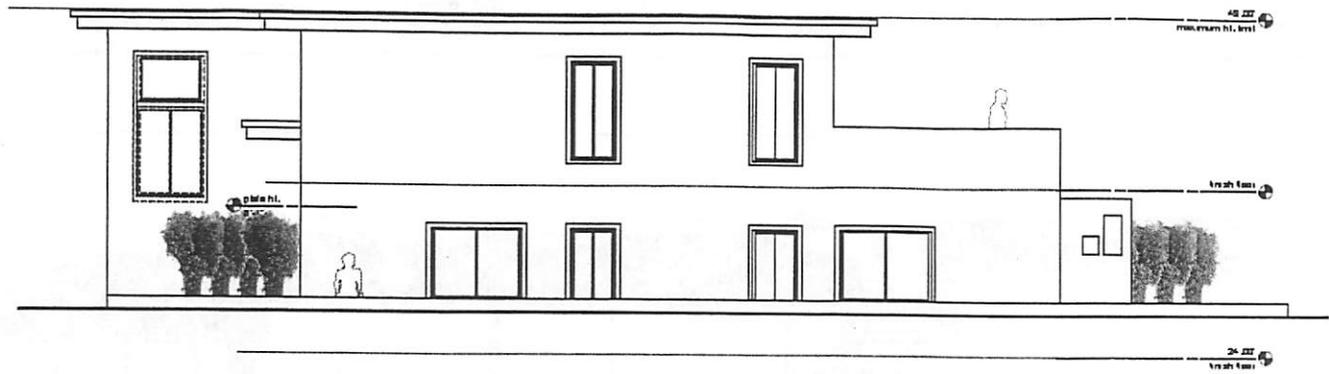
PROJECT

Minor Use Permit
Madrid DRC2012-00041

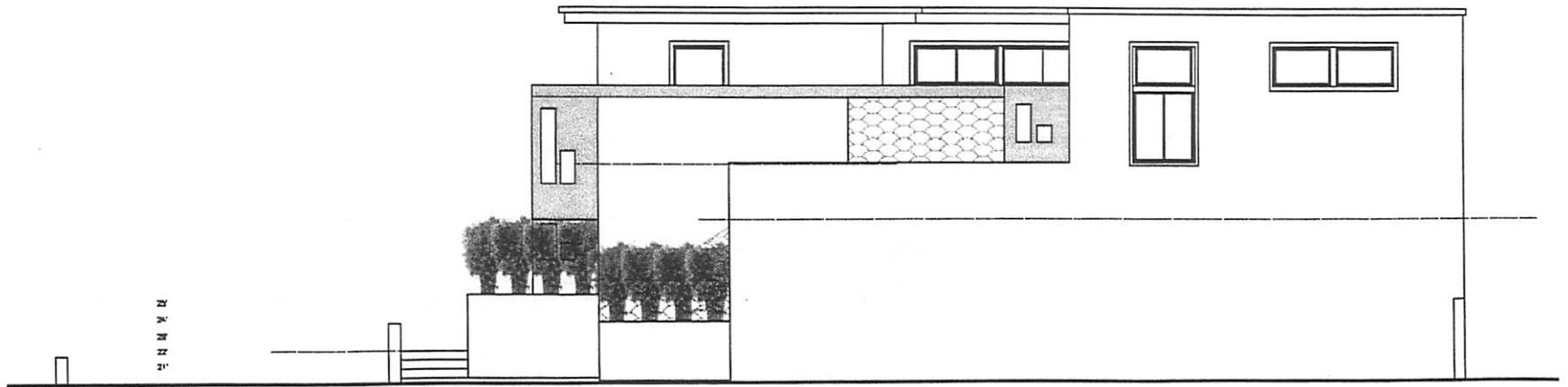
EXHIBIT

Elevation Plans





 NORTH ELEVATION
Scale: 1/4" = 1'-0"



 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

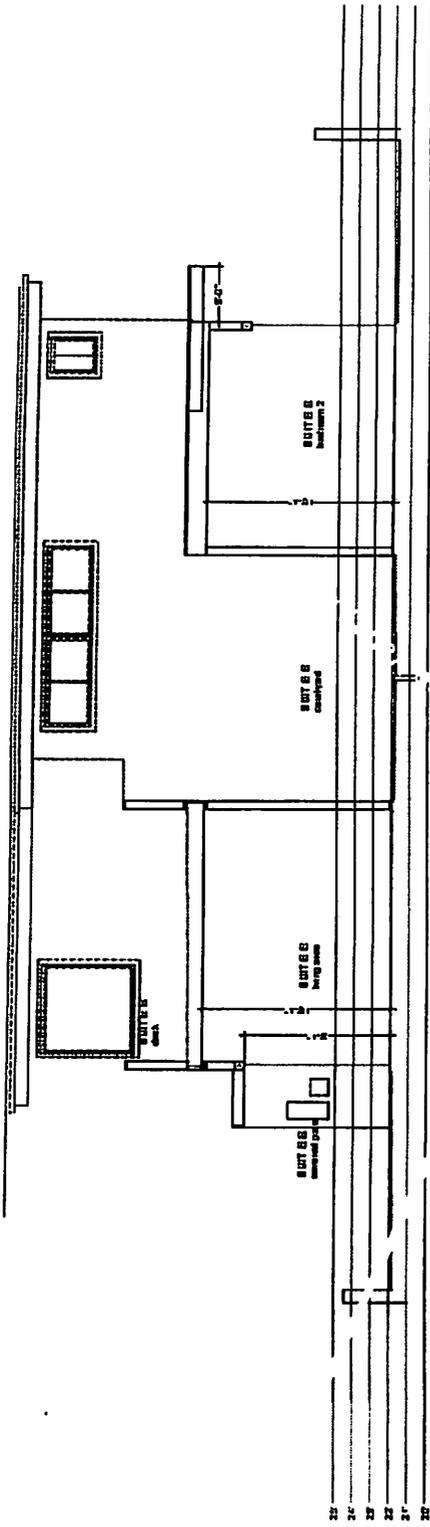
PROJECT

Minor Use Permit
Madrid DRC2012-00041

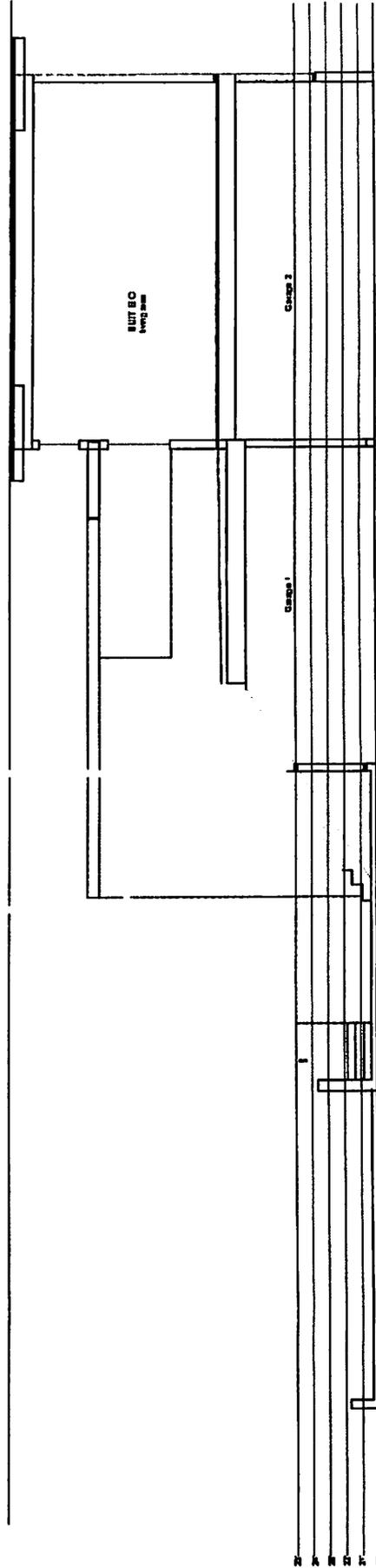


EXHIBIT

Elevation Plans



NORTH SECTION



SOUTH SECTION

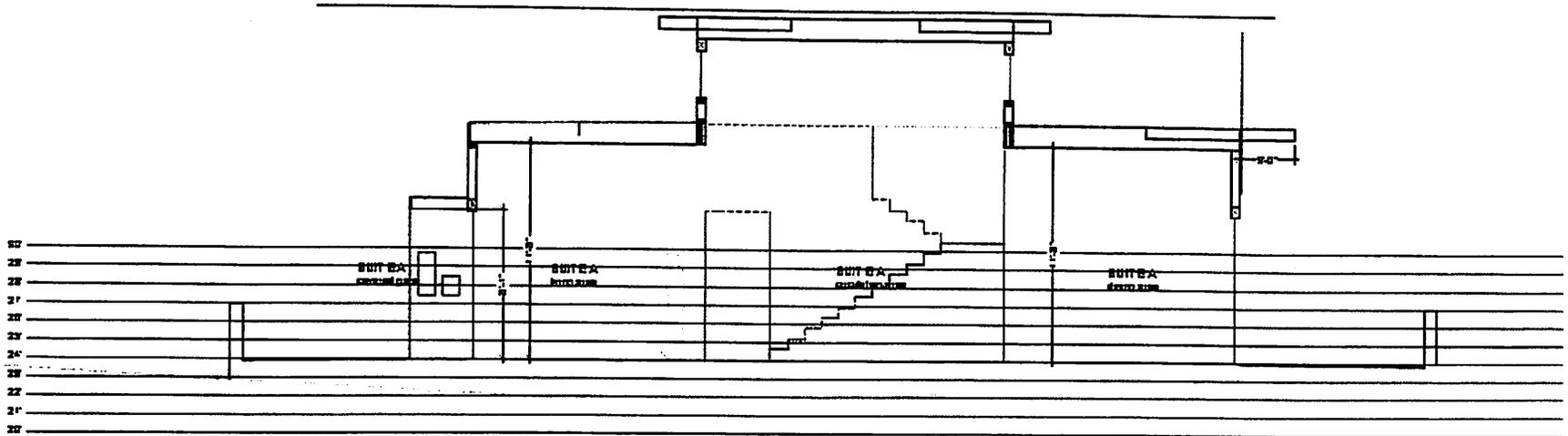
PROJECT

Minor Use Permit
Madrid DRC2012-00041

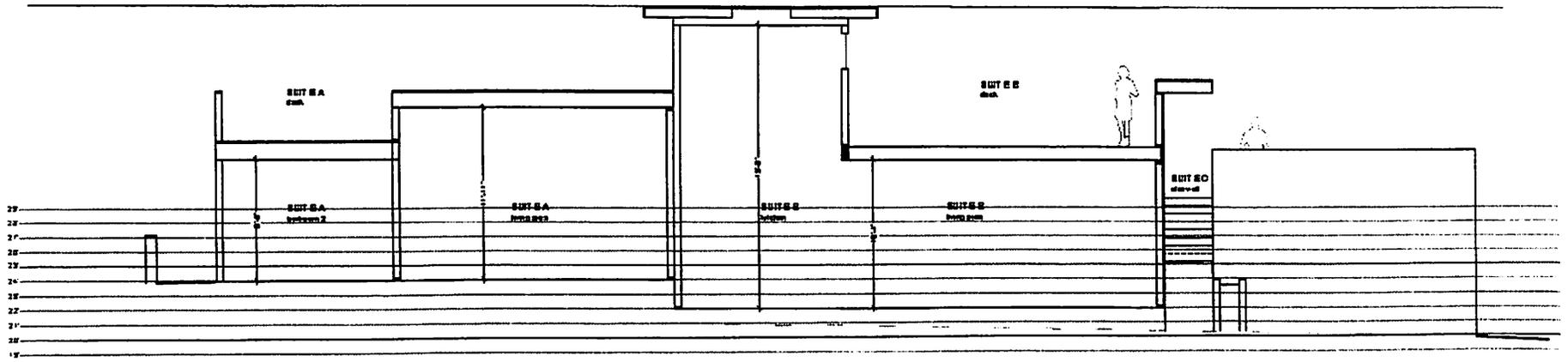


EXHIBIT

Elevation Plans



EAST SECTION



WEST SECTION

PROJECT
Minor Use Permit
Madrid DRC2012-00041



EXHIBIT
Elevation Plans



SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252

Fax (805) 781-1229

email address: pwd@co.slo.ca.us

MEMORANDUM

Date: December 13, 2012
To: Kerry Brown, Coastal Team Planner
From: Tim Tomlinson, Development Services
Subject: **Public Works Comments on DRC2012-00041, Madrid MUP, Strand Way, Oceano, APN 061-011-005,006**

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

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

1. The applicant shows two parking spaces blocking Strand way (alley). This design would require the vacation of Strand Way (alley) for that parking configuration to be acceptable. We recommend that the applicant propose tandem parking along Strand Way (alley).
2. Curb, Gutter and Sidewalk would be required fronting three sides of this property per County Ordinance. We will be recommending the granting of a waiver of that requirement along Smith Avenue, and modifications of that requirement along Strand Way (alley) and the east-west alley.

Public Works Comments:

The proposed project triggers Curb Gutter and Sidewalk requirements per Section 23.05.106 of the Land Use Ordinance. A cross gutter will need to be completed across the east-west alley. Improvement plans must be submitted to Public Works for review and approval. Prior to building permit issuance the owner must post a performance bond in accordance with the Ordinance and provide a drainage plan routing site drainage to the cross gutter.

Recommended Project Conditions of Approval:

Access

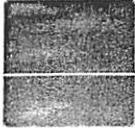
1. **At the time of application for construction permits**, public improvement plans shall be prepared in compliance with Section 23.05.106 (Curbs, Gutters and Sidewalks) of the Land Use Ordinance and San Luis Obispo County Improvement Standards and Specifications by a Registered Civil

Engineer and submitted to the Department of Public Works. The plan/s is/are to include, as applicable:

- a. Street plan and profile for Strand Way (alley) and the east-west alley to complete the project side of a modified A-2 urban street section.
 - b. Street plan and profile for the east-west alley to complete a modified A-2 urban street section (with 20 feet minimum width).
 - c. Drainage ditches, culverts, and other structures (if drainage plans require).
 - d. Public utility plan, showing all existing utilities and installation of all new utilities to serve the site.
2. **At the time of application for construction permits**, the applicant shall enter into an agreement and post a deposit with the county for the cost of checking the improvement plans and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
 3. **Prior to occupancy or final inspection**, a Registered Civil Engineer must certify to the Department of Public Works that the road improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.
 4. **Prior to occupancy or final inspection**, all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.

Drainage

5. **At the time of application for construction permits**, the applicant shall submit complete drainage and erosion and sedimentation control plans for review and approval in accordance with Section 23.05.040 (Drainage) of the Land Use Ordinance. All drainage must be retained or detained on-site and the design of the basin shall be approved by the Department of Public Works.
6. **Prior to issuance of construction permits**, the applicant shall provide evidence satisfactory to the Department of Planning and Building that the Army Corps of Engineers and the California Department of Fish and Game environmental permits have either been secured or that the regulatory agency has determined that their permit is not required.
7. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.
8. **On-going condition of approval (valid for the life of the project)**: In accordance with 8.68.130 (Article III), non-stormwater discharges into the county storm drain system shall require an encroachment permit as described in Chapter 13.08 of the County Code. Permits shall only be issued when applicant successfully demonstrates compliance with all requirements of Article III.



Re: DRC2012-00041 and DRC2012-00045 MADRID / Coastal E-Referral,
(MUP and Waiver, Oceano)

Richard Howell to: Taryn Jamison, Kerry Brown

12/03/2012 07:22 AM

From: Richard Howell/GenSrvcs/COSLO

To: Taryn Jamison/Planning/COSLO@Wings, Kerry Brown/Planning/COSLO@Wings

Given the proximity to the Airport, the applicant will be required to file and FAA Form 7460-1 to get the project reviewed by FAA.

Thank you.

Richard C. Howell, A.A.E.
General Manager
San Luis Obispo Regional/Oceano Airports
903 Airport Drive, Suite 5
San Luis Obispo, CA 93401
www.sloairport.com
Join our Air Service Development Initiative visit us at:
iFlySLO.com

Mail for PL_Referrals Group

The attached application was recently...

11/30/2012 04:39:56 PM

From: Mail for PL_Referrals Group

To: Tim Tomlinson/PubWorks/COSLO@Wings, Glenn D Marshall/PubWorks/COSLO@Wings, Mark Davis/PubWorks/COSLO@Wings, Leslie Terry/PH/COSLO@Wings, Aeron Arlin Genet/APCD/COSLO@Wings, Alyssa Roslan/APCD/COSLO@Wings, Cheryl Journey/Planning/COSLO@Wings, Charles Riha/Planning/COSLO@Wings, Stephen Hicks/Planning/COSLO@Wings, Carolyn Huber/GenSrvcs/COSLO@Wings, Richard Howell/GenSrvcs/COSLO@Wings, Adam Fukushima <adam_fukushima@dot.ca.gov>, tpresser@waterboards.ca.gov, PHammer@waterboards.ca.gov, Julia Dyer <JDyer@waterboards.ca.gov>, Stephanie Fuhs/Planning/COSLO@Wings, Bill Robeson/Planning/COSLO@Wings, bjm8923@hotmail.com, "Robinson, Daniel@Coastal" <Daniel.Robinson@coastal.ca.gov>, oceano@oceanocsd.org, Kerry Brown/Planning/COSLO@Wings, tjamison@co.slo.ca.us, bpearson@fivecitiesfire.org

Cc: Kerry Brown/Planning/COSLO@Wings

Date: 11/30/2012 04:39 PM

Subject: DRC2012-00041 and DRC2012-00045 MADRID / Coastal E-Referral, (MUP and Waiver, Oceano)

Sent by: Taryn Jamison

San Luis Obispo County

Planning and Building Department

***DRC2012-00041 and DRC2012-00045 MADRID / Coastal
E-Referral, (MUP and Waiver, Oceano)***

The attached application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 2601 Meacham Boulevard
 Fort Worth, TX 76137

Aeronautical Study No.
 2013-AWP-1859-OE

Issued Date: 06/10/2013

John Two Hearts Madrid
 John Two Hearts Madrid
 PO Box 3039
 Shell Beach, CA 93448

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Oceano Beach Front Vacation Rentals
 Location: Oceano, CA
 Latitude: 35-06-21.00N NAD 83
 Longitude: 120-37-47.00W
 Heights: 11 feet site elevation (SE)
 20 feet above ground level (AGL)
 31 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part I)
- Within 5 days after the construction reaches its greatest height (7460-2, Part II)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 12/10/2014 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (817) 321-7760. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2013-AWP-1859-OE.

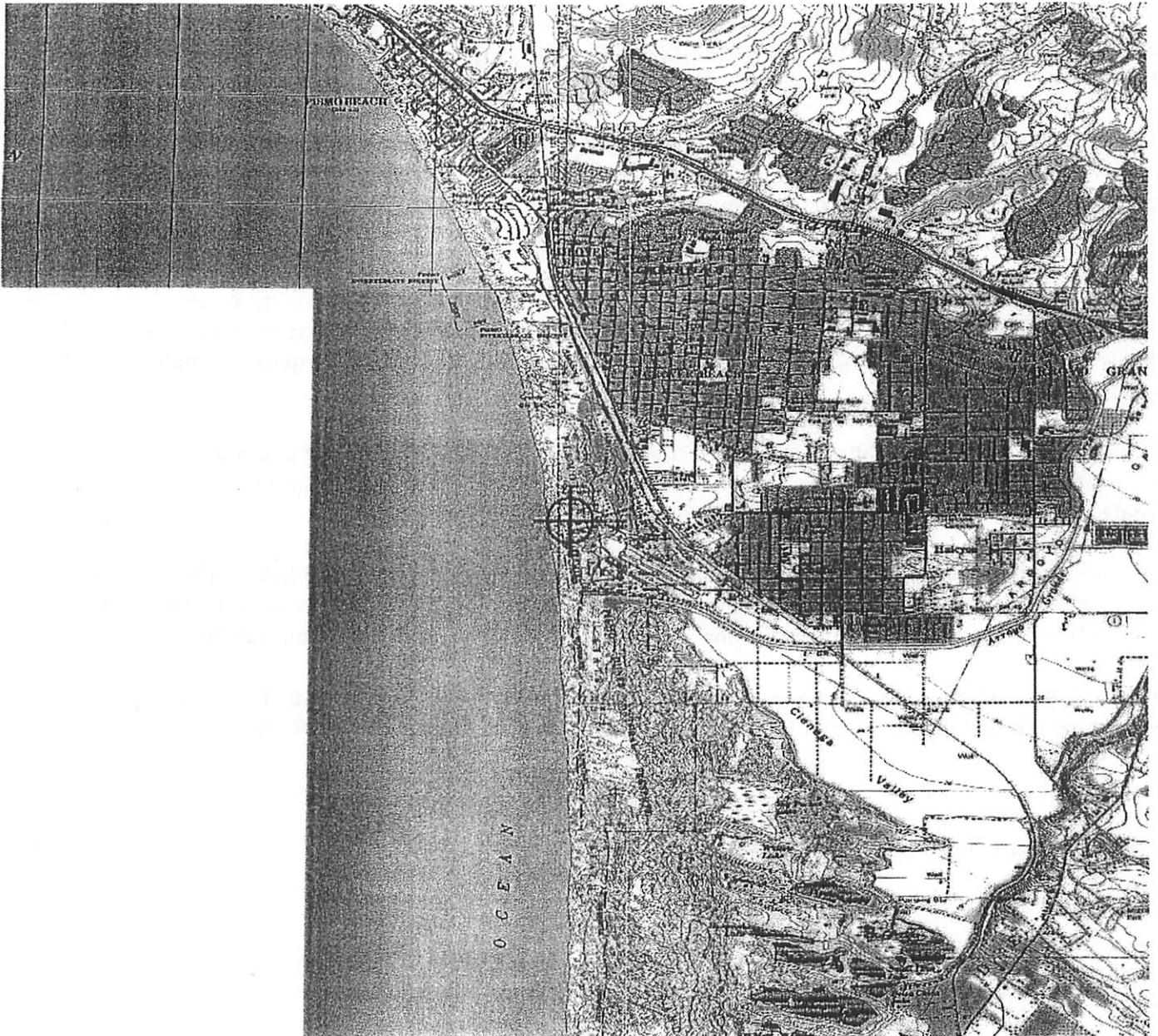
Signature Control No: 186159695-191423581

(DNE)

**Joan Tengowski
Technician**

**Attachment(s)
Map(s)**

TOPO Map for ASN 2013-AWP-1859-OE





SAN LUIS OBISPO COUNTY
AIRPORT LAND USE COMMISSION

Chairman: Roger Oxborrow
Commissioners: Larry Cooper
Dustin Leno
Terry Orton
Allen Settle
Robert Tefft
Gerrit Vanderziel

NOTICE OF AIRPORT LAND USE COMMISSION ACTION

ALUC 2013-004

HEARING DATE: NOVEMBER 20, 2013

RECOMMENDATION TO: COUNTY OF SAN LUIS OBISPO

SUBJECT: Minor Use Permit / Coastal Development Permit to allow for the construction of a three unit hotel. Project Applicant: John Madrid; Co File No. DRC2012-00041

On November 20, 2013 the Airport Land Use Commission determined the above referenced project consistent with the Oceano County Airport Land Use Plan, and referred it back to the County of San Luis Obispo, Kerry Brown, Project Manager.

If you have any questions regarding this matter, please contact me at (805) 781-5708.

Sincerely,

Chris Macek, Secretary
Airport Land Use Commission

Mailed: 11/25/13
John Two Hearts Madrid
PO Box 3039
Shell Beach, CA 93448
Emailed: 11/25/13 jthmadrid@gmail.com