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. ED13-109 **DATE:** 4/24/14

PROJECT/ENTITLEMENT: Dubbink Family Trust Minor Use Permit/ Coastal Development Permit; and Lot Line Adjustment; DRC2011-00100 /SUB 2011-00054/ COAL 12-0038

APPLICANT NAME: Dubbink Family Trust
ADDRESS: 1161 9th Street, Los Osos, CA 93402
CONTACT PERSON: Bob Semonsen **Telephone:** 528-7289

PROPOSED USES/INTENT: Request by the Dubbink Family Trust for a Minor Use Permit/ Coastal Development Permit and Lot Line Adjustment to: allow for a 2,336 square foot addition to an existing single family residence (a studio/gallery of 946 square feet, an office/bedroom of 595 square feet, a 93 square foot addition to the living room, a garage of 306 square feet, and a 396 square foot deck), and adjust the lot lines between two parcels of 27,138 square feet and 23,216 square feet each. The adjustment will result in two parcels of 35,414 square feet and 14,940 square feet each. The project will not result in the creation of any additional parcels. The project will result in a disturbance of 4,000 square feet.

LOCATION: The project is located at 1161 and 1147 9th Street, in the community of Los Osos, in the Estero planning area.

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

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

OTHER POTENTIAL PERMITTING AGENCIES: California 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. **Dubbink Family Trust Minor Use Permit /Coastal Development Permit and Lot Line Adjustment ED13-109 (DRC2011-00100**; COAL12-0038**)**

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

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

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

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

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

Kerry Brown	Kerry Brown	4/16/14
Prepared by (Print)	Signature	Date
Steven McMasters	Steven McMasters	Ellen Carroll, Environmental Coordinator (for) 4/16/14
Reviewed by (Print)	Signature	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 the Dubbink Family Trust for a Minor Use Permit/ Coastal Development Permit and Lot Line Adjustment to: allow for a 2,336 square foot addition to an existing single family residence (a studio/gallery of 946 square feet, an office/bedroom of 595 square feet, a 93 square foot addition to the living room, a garage of 306 square feet, and a 396 square foot deck), and adjust the lot lines between two parcels of 27,138 square feet and 23,216 square feet each. The adjustment will result in two parcels of 35,414 square feet and 14,940 square feet each. The project will not result in the creation of any additional parcels. The project will result in a disturbance of 4,000 square feet. The project is located on 1147 9th Street, in the community of Los Osos, in the Estero planning area.

The existing residence is currently being remodeled under a building permit; the remodel includes relocation of the existing kitchen and two bathrooms and removal of an existing bedroom (this project includes adding a bedroom, resulting in the same number of bedrooms)_.

This project also includes a Lot Line Adjustment (COAL12-0038). Both parcels are owned by the Dubbink Family Trust. The lot line adjustment is necessary to allow the addition to the single family residence. Both parcels are developed with single family residences.

ASSESSOR PARCEL NUMBER(S): 038-051-019 and 038-051-016

Latitude: 35 degrees 19' 51.492" N Longitude: 120 degrees 50 ' .0312" W **SUPERVISORIAL DISTRICT #** 2

B. EXISTING SETTING

PLANNING AREA: Estero, Los Osos

LAND USE CATEGORY: Residential Single Family

COMBINING DESIGNATION(S):
Archaeolgically Sensitive Sensitive Resource Area
Flood Hazard

TOPOGRAPHY: Gently sloping

VEGETATION: Grasses, Ornamental landscaping, Oak woodland

PARCEL SIZE: 50,377 square feet

EXISTING USES: Single-family residence(s)

SURROUNDING LAND USE CATEGORIES AND USES:

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

C. ENVIRONMENTAL ANALYSIS

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

1. AESTHETICS

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

Setting. The proposed project is an addition to a single family residence and a lot line adjustment in a residential neighborhood. The topography of the project site is gently sloping toward the bay. The existing vegetation on the project site consists of lawn areas, ornamental landscaping, oak woodland, and wetland vegetation (associated with the Estero Bay). The project will not be visible from any major public roadway or silhouette above any ridgelines as viewed from public roadways.

Impact. The proposed project will be visible from 11th street and the bay. The lot line adjustment will not affect aesthetics, however the lot line adjustment will allow for the addition to the single family residence. The proposed addition would not significantly change the visual character of the area however exterior lighting may create lighting and glare when viewed from surrounding public / natural areas. The applicant will be required to shield exterior lighting to minimize glare.

Mitigation/Conclusion. The project is considered compatible with the surrounding uses. The applicant shall submit an exterior lighting plan showing the location, height, and intensity of proposed exterior lighting. Lighting shall be shielded and downward facing to reduce the glare. No significant visual impacts are expected to occur with the inclusion of measures contained in Exhibit B – Mitigation Summary Table.

2. AGRICULTURAL RESOURCES

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

2. AGRICULTURAL RESOURCES
Will the project:

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

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

Land Use Category: Residential Single Family

State Classification: Not prime farmland

Historic/Existing Commercial Crops: None

In Agricultural Preserve? No

Under Williamson Act contract? No

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

Baywood fine sand (9 - 15% slope). This gently to moderately sloping sandy soil is considered well drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: poor filtering. The soil is considered Class VI (non-irrigated) and Class IV (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.

3. AIR QUALITY
Will the project:

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

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

Setting. The Air Pollution Control District (APCD) has developed and updated their CEQA Air Quality Handbook (2012) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

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

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

In March 2012, the San Luis Obispo County Air Pollution Control District (APCD) approved thresholds for GHG emission impacts, and these thresholds have been incorporated the APCD's CEQA Air

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

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

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

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

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

Impact. As proposed, the project will result in the disturbance of approximately 4,000 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 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 an addition to a single family residence and a lot line adjustment of two developed parcels. 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.

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

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

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

On-site Vegetation: The project site supports lawn areas, ornamental landscaping, and oak woodland. Approximately 50 feet from the proposed addition to and the existing residence vegetation supports wetland vegetation – willows, dogwood, and rushes

Name and distance from blue line creek(s): The project site is located adjacent to the Estero bay.

Habitat(s): Coastal Brackish Marsh, Northern Coastal Salt Marsh, and Oak woodland

Habitat List
Site's tree canopy coverage: Approximately 50%.

The project is within the following combining designation(s), which identifies this general area as biologically sensitive: Sensitive Resource Area (SRA) and Wetland.

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

Vegetation

Arroyo de la Cruz manzanita (Arctostaphylos cruzensis) List 1B

California seablite (Suaeda californica) FE, List 1B

Coulter's goldfields (Lasthenia glabrata ssp. coulteri) List 1B

Firm cup lichen

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

Marsh (swamp) sandwort (Arenaria paludicola) FE, SE, List 1B

Morro manzanita (Arctostaphylos morroensis) FT, List 1B

Obispo indian paintbrush (Castilleja densiflora ssp. obispoensis) List 1B

Oso manzantia

Salt marsh bird's-beak (Cordylanthus maritimus ssp. maritimus) FE, SE, List 1B

Splitting yarn lichen (Sulcaria isidiifera) FSC

Wildlife

California black rail *(Laterallus jamaicensis coturniculus)* ST

California clapper rail *(Rallus longirostris obsoletus)* FE, SE

Coast horned lizard *(Phrynosoma coronatum {frontale population}) [*

Cooper's hawk

Mimic tryonia (California brackishwater snail) *(Tryonia imitator)*

Monarch butterfly *(Danaus plexippus)*

Morro Bay blue butterfly

Morro Bay kangaroo rat *(Dipodomys heermanni morroensis)* FE, SE Morro shoulderband snail *(Helminthoglypta walkeriana)* FE

Silvery legless lizard *(Anniella pulchra pulchra)*CSC, FSC

South/Central Coast Steelhead Trout *(Oncorhynchus mykiss)* FT, CSC

Tidewater goby *(Eucyclogobius newberryi)* FE, CSC

The biological surveys performed on the project site in 2002, 2012, and 2013 did not indicate any of the above listed species on site. The project site does support wetland habitat, however the proposed additions to the single family residence will be located 50 feet away from wetland habitat. No impacts to the above referenced biological / botanical resources would occur as a result of this project

The subject site is in the range of the Morro shoulderband snail, a federally listed species. A Morro shoulderband snail Habitat Assessment was performed on the site in 2002 and in 2012 (SWCA, January 4, 2002 and February 20, 2013). No snail shells or snails were found in the survey. The US Fish and Wildlife Service reviewed the surveys and concurred that suitable habitat is not present on site and that the proposed project (additions to the single family residence and proposed lot line adjustment) will likely not result in take of Morro shoulderband snail.

The subject site is located adjacent to the Estero bay; the Estero Area Plan requires a 50 setback from the edge of wetland vegetation. A wetland boundary survey was conducted at the site (SWCA, February 21, 2013) and the survey found that a portion of the proposed development was located within 50 feet from wetland vegetation. The applicant revised their plans to fully comply with the 50 foot setback.

The proposed project includes removal of two Coast live oak trees.

Impact. The applicant has received concurrence from the US Fish and Wildlife Service (Cooper, August 22, 2013) based on the results of the Morro shoulderband snail survey. The Service

concluded that since no live Morro shoulderband snails or empty shells of Morro shoulderband snails were found on the subject site, that the development of the site will not likely result in take of the Morro shoulderband snail.

The applicant redesigned the addition to locate all new improvements 50 feet from the edge of wetland vegetation.

The project includes removal of two Coast live oaks, removal of oak trees may have adverse impacts related to nesting birds. Mitigation is recommended to address this impact.

No other impacts to special status species are anticipated from the project.

Mitigation/Conclusion. Implementation of the following mitigation measures (as described in detail in Exhibit – B) will reduce potential biological impacts to less than significant levels:

The applicant shall replace the two removed Coast live oak trees with eight Coast live oaks.

The applicant shall submit a nesting bird survey one week before construction activities are to take place.

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

Setting. The project is located in an area historically occupied by the Obispeno Chumash. No historic structures are present and no paleontological resources are known to exist in the area. The project is adjacent to Estero Bay. Potential for the presence or regular activities of the Native American increases in close proximity to reliable water sources.

The entire parcel is located within the previously unrecorded portion of the previously identified archaeological site CA-SLO-458. Due to its location and content, CA-SLO-458 meets the state criteria to be considered a significant cultural resource. The site was disturbed by the construction of the existing residence and driveway.

Impact. A Phase I (surface) survey was conducted (Bertrando and Bertrando, 2002). Based on the results of the investigation, it was determined that portions of CA-SLO-458 exist of the subject property. The applicant recently consulted with another archaeologist, Leroy Laurie with SWCA. Mr Laurie reviewed the existing Archaeological Report prepared by Ethan Bertrando and extracted a single auger bore to determine the presence and/or absence of subsurface deposits. According to Mr. Laurie:

"The auger (4 inches diameter) was extracted within the western portion of the proposed improvements to a depth of 110 centimeters below ground surface. Materials were screened through 1/8-inch mesh in 20-centimeter levels. All recovered materials and soils were backfilled in the auger hole upon completion.

Faunal remains, including several types of estuarine and open coast shellfish species, and dark greasy midden soils were observed from ground surface to 110 centimeters bgs. The auger, although an extremely small sample, did not reveal any vertical gradation or reduction of cultural material density and no sterile soils were observed.

Given the close proximity to previously identified prehistoric archaeological site CA-SLO-458, surface observations within the subject property, and the results of the single auger bore, SWCA concludes that intact portions of the site are within the subject property. As such, SWCA recommends Phase III Data Recovery be implemented."

Proposed construction activities associated with the garage and driveway have the potential to impact the resources associated with CA-SLO-23.

Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. The archaeologist recommended data recovery and monitoring to mitigate the projects impacts to archaeological resources. Implementation of the following mitigation measures will reduce potential archaeological impacts to less than significant levels:

- The applicant shall have revised the project foundation design to minimize site disturbance. "Side-by side" comparisons of disturbance and calculations of volume of cultural materials affected shall be submitted for the review and approval by the Planning Director, to support the foundation design that results in the least disturbance.
- The applicant shall submit to the Environmental Coordinator (and possibly subject to peer review) for the review and approval, a detailed research design for a Phase III (data recovery) archaeological investigation.
- The applicant shall submit to the Environmental Coordinator, a letter from the consulting archaeologist indicating that all necessary field work, as identified in the Phase III program, has been completed
- The applicant shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the Environmental Coordinator.
- The applicant shall retain a qualified archaeologist (approved by the Environmental Coordinator) and Native American to monitor all earth disturbing activities, per the approved monitoring plan.
- The consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

6. GEOLOGY AND SOILS *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?	☐	☐	☒	☐
b) Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?	☐	☐	☒	☐

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

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

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

Topography: Project Manager complete

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? None

The project is 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. The project proposes 688 square feet of habitable areas (living areas) and 1,278 square feet of garage and studio space. There is an exemption for the preparation of a Geologic Report in Section 23.07.082b, which states: alterations or additions to any structure, the value of which does not exceed 50% of the assessed value of the structure in any 12-month period. The County Planning and Building Department does not require the preparation of a Geologic Report for construction of unconditioned spaces such as or garage, studios, and workshops. The 688 square feet of living spaces is less than 50% of the assessed value of the residence. A Geologic Report was not required for this project

Impact. As proposed, the project will result in the disturbance of approximately 4,000 square feet.

Mitigation/Conclusion. There is no evidence that measures above what will already be required by ordinance or codes are needed.

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

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

A portion of the project site is within the 100-year Flood Hazard Combining designation (FH). The existing residence and proposed additions are located outside the Flood Hazard Combining Designation.

With regards to potential fire hazards, the subject project is not within a high Fire Hazard Severity Zone(s). Based on the County's fire response time map, it will take approximately 0-5 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

Impact. The project does not propose the use of hazardous materials, nor the generation of hazardous wastes. The proposed project is not found on the 'Cortese List' (which is a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5). The project does not present a significant fire safety risk. The project is not expected to conflict with any regional emergency response or evacuation plan.

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

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

Setting. The project is not within close proximity of loud noise sources, and will not conflict with any sensitive noise receptors (e.g., residences). Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area.

Impact. The project is not expected to generate loud noises, nor conflict with the surrounding uses.

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

9. POPULATION/HOUSING

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Induce substantial growth in an area either directly (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?	☐	☐	☒	☐
b) Displace existing housing or people, requiring construction of replacement housing elsewhere?	☐	☐	☒	☐
c) Create the need for substantial new housing in the area?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

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

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

Mitigation/Conclusion. No significant population and housing impacts are anticipated. The project will mitigate its cumulative impact to the shortage of affordable housing stock by providing affordable housing unit(s) either on-site and/or by payment of the in-lieu fee (residential projects), or housing impact fee (commercial projects). No mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES

Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	☐	☒	☒	☐
b) Police protection (e.g., Sheriff, CHP)?	☐	☒	☒	☐
c) Schools?	☐	☒	☒	☐
d) Roads?	☐	☒	☐	☐
e) Solid Wastes?	☐	☐	☒	☐
f) Other public facilities?	☐	☐	☒	☐
g) Other: _____	☐	☐	☐	☐

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

Police: County Sheriff Location: Los Osos (Approximately 1.21 miles to the south)

Fire: Cal Fire (formerly CDF) Hazard Severity: Not Applicable Response Time: 5-10 minutes

Location: Approximately 1.5 miles to the south

School District: San Luis Coastal 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. Both parcles are already developed and are currently served by the County Sheriff, CalFire, and the San Luis Coastal School District. This project, along with others in the area, will have a cumulative effect on police/sheriff and fire protection, and schools. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

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

11. RECREATION

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

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

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

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

12. TRANSPORTATION/CIRCULATION

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Increase vehicle trips to local or areawide circulation system?*	☐	☐	☒	☐

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

Setting. The County has established the acceptable Level of Service (LOS) on roads for this area as "D" or better. The existing road network in the area, including the project's access street Ninth Street, is operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

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

Impact. The proposed project is an addition to a single family residence and is not expected to generate any additional trips as a result of the project. The project does not conflict with adopted policies, plans and programs on transportation.

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

13. WASTEWATER

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

Setting. The project site is located in the community of Los Osos. In 1988, the California Regional Water Quality Control Board imposed a moratorium on new sources of sewage discharge in the community of Los Osos.

As described in the NRCS Soil Survey (see Agriculture section for soil types and descriptions), the main limitations for on-site wastewater systems relates to: poor filtering characteristics. These limitations are summarized as follows:

Poor Filtering Characteristics – due to the very permeable soil; without special engineering, larger separations will be required between the leach lines and the groundwater basin to provide adequate filtering of the effluent; to achieve compliance with the Central Coast Basin Plan, depth to groundwater information will need to be provided at the building permit stage.

Impact. The proposed project is an addition to an existing residence. The existing residence has an on-site system as its means to dispose of wastewater. No new bedrooms or bathrooms are proposed, and the project will not result in an increase in sewage discharge.

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

14. WATER & HYDROLOGY

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY				
a) *Violate any water quality standards?*	☐	☐	☒	☐
b) *Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?*	☐	☐	☒	☐
c) *Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?*	☐	☐	☒	☐

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

Setting. The project is within the Los Osos Valley (LOV) Groundwater Basin. The County's Annual Resource Summary Report (2005) discussion of this basin is summarized in the following paragraphs, which is recommending the Basin be considered for a level of severity III. The Estero Area Plan has identified that water consumption for the South Bay area was approaching the estimated safe yield for the LOV Groundwater Basin. More recently, studies by The State Department of Water Resources (DWR) and the U.S. Geological Survey (USGS) have suggested that excessive pumping from portions of the basin adjacent to Morro Bay could be causing seawater intrusion.

Ground water production from the basin overall increased steadily from 1978 to 1988 when the Regional Water Quality Control Board imposed a prohibition on new septic system discharges. Since 1988, growth of new residential units in Los Osos has been only about a quarter of a percent per year. Water production has remained stable since then, varying from year to year primarily in response to weather conditions rather than to urban growth.

The Los Osos Community Services District (LOCSD) Water Management Plan, completed in July 2005, provides an estimate of safe yield for the lower and upper aquifers - 1300 afy for the lower aquifer and 1150 afy for the upper aquifer. An additional 800 afy is available from the Los Osos Creek Valley, for a total basin safe yield of 3250 afy. Total basin demand is currently estimated at approximately 3,400 afy. Therefore, the demand exceeds safe yield with a current deficit of

approximately 150 afy. Safe Yield in the lower aquifer is currently being exceeded by 650 afy, causing seawater intrusion in the lower aquifer.

The Management Plan also estimates the water demand at buildout for the combined service areas of the community's three principal water purveyors, compared to the estimated safe yield of the groundwater basin. Buildout demand is estimated to be 3,000 afy for the three purveyors compared to a safe yield of only 2250 afy without a wastewater system or 2630 afy with a wastewater system. Thus, assuming construction of a wastewater system, buildout demand would exceed the safe yield by 370 afy. This deficit would have to be made up by a combination of water conservation, wastewater reclamation and supplemental water.

The Uniform Building Code for the State of California contains recommended measures for water conservation for low flow showerheads, faucets, toilets, provisions for grey water recycling systems, etc. These are required in certain communities and in some areas of the County depending on the availability of water.

The topography of the project is nearly level The closest water body from the proposed development is Estero bay and is located approximately 50 feet away. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County's Land Use Ordinance requires that temporary erosion and sedimentation measures to be installed.

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

Within the 100-year Flood Hazard designation? A portion of the site is within the Flood Hazard designation, no development is proposed in this area

Closest creek? Estero bay Distance? Approximately 50 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 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. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

Impact – Water Quality/Hydrology

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

- ✓ Approximately 4,000 square feet of site disturbance is proposed;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and

erosion control for construction and permanent use;

- ✓ The project is not on highly erodible soils, nor on moderate to steep slopes;
- ✓ The project is not within a 100-year Flood Hazard designation;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;

Water Quantity

The proposed project is an addition to an existing single family residence. The proposed project will not result in additional water demand.

Mitigation/Conclusion. 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. No additional measures above what are required or proposed are needed to protect water quality.

Additionally, no significant impacts from water use are anticipated.

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

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

The project is within a Habitat Conservation Plan area, however the project incorporates measures to ensure take of the listed species (Morro shoulderband snail) will not occur. The project is consistent

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

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

16. MANDATORY FINDINGS OF SIGNIFICANCE *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) ***Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?***	☐	☒	☐	☐
b) ***Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)***	☐	☒	☐	☐
c) ***Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?***	☐	☐	☒	☐

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

Exhibit A - Initial Study References and Agency Contacts

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

Contacted	Agency	Response
☒	County Public Works Department	**Attached**
☐	County Environmental Health Division	**Not Applicable**
☐	County Agricultural Commissioner's Office	**Not Applicable**
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☐	Air Pollution Control District	**Not Applicable**
☐	County Sheriff's Department	**Not Applicable**
☐	Regional Water Quality Control Board	**Not Applicable**
☒	CA Coastal Commission	**None**
☐	CA Department of Fish and Wildlife	**Not Applicable**
☒	CA Department of Forestry (Cal Fire)	**Attached**
☐	CA Department of Transportation	**Not Applicable**
☐	Community Services District	**Not Applicable**
☐	Other _____	**Not Applicable**
☐	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.

☒ Project File for the Subject Application

County documents

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

Other documents

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

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

Biological Assessment Report prepared by SWCA dated January 2002

Letter of Concurrence (US Fish and Wildlife Service, Orton-Palmer dated February 18, 2003

Dubbink Property 2012 Morro Shoulderband Snail Habitat Assessment prepared by SWCA dated February 20, 2013

Dubbink Property 2012 Wetland Boundary Survey prepared by SWCA dated February 21, 2013

Letter of Concurrence (US Fish and Wildlife Service, Cooper dated August 22, 2013

Cultural Resource Inventory of the Dubbink property APN: 038-051-008 11479th Street Los Osos CA (Bertrando and Bertrando, 2002)

Cultural Resources Recommendations for Proposed Improvements to an Existing Residence at 1147 9th Street. Los Osos, San Luis Obispo County, California dated November 4, 2013

Update to the Cultural Resources Recommendations Memorandum (November 3, 2013) for Proposed Improvements to an Existing Residence at 1147 9th Street, Los Osos, San Luis Obispo County, California dated January 17, 2014

Exhibit B - Mitigation Summary Table

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

Aesthetics

VS-1 **At the time of application for construction permit(s),** the applicant shall provide an exterior lighting plan. The plan shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent residences. All lighting poles, fixtures, and hoods shall be dark colored. This plan shall be implemented prior to final inspection or occupancy, whichever occurs first.

Biological Resources

BR-1. All impacted or removed trees shall be replaced at a 4:1 ratio (up to 2 trees for a total replacement of 8 trees). **Prior to construction permit issuance**, construction plans shall clearly delineate all trees within 50 feet of the proposed project, and shall show which trees are to be removed or impacted, and which trees are to remain unharmed. **Prior to any ground disturbing activities**, adequate protection measures (e.g., sturdy fencing) per the approved construction plans, shall be installed to protect those trees identified to remain unharmed as well as to minimize impacts for those trees identified as being impacted.

BR-2. **Prior to occupancy or final inspection, whichever occurs first**, the applicant shall replace, in kind at a 4:1 ratio all Coast live oak trees removed or impacted as a result of the development of the project. No more than 2 Coast live oak trees shall be removed as a result of the development of the project with 8 trees replaced. Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, topsoil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer). Replacement trees shall be planted on-site or at an approved off-site location within the community of Los Osos.

These newly planted trees shall be maintained until successfully established. This shall include protection (e.g. tree shelters, caging) from animals (e.g., deer, rodents), regular weeding (minimum of once early Fall and once early Spring) of at least a three-foot radius out from plant and adequate watering (e.g., drip-irrigation system). Watering should be controlled so only enough is used to initially establish the tree, and reducing to zero over a three-year period. If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used.

Once trees have been planted and **prior to final inspection**, the applicant shall retain a qualified individual (e.g., landscape contractor, arborist, nurseryman, botanist) to prepare a letter stating when the above planting occurred, what was planted and all measures installed to improve the long-term success of these trees. This letter shall be submitted to the Department of Planning and Building.

BR-3. **Prior to commencement of any tree removal**, to avoid conflicts with nesting raptors, construction activities shall not be allowed during to the nesting season (March to July), unless a county-approved, qualified biologist has surveyed the impact zone and determined that no nesting activities will be adversely impacted. At such time, if any evidence of nesting activities are found, the biologist will determine if any construction activities can occur during the nesting period and to what extent. The results of the surveys will be passed immediately to the County, possibly with recommendations for variable buffer zones, as needed, around individual nests. The applicant agrees to incorporate those recommendations approved by the county.

Cultural Resources

CR-1 **Prior to issuance of construction permit**, the applicant shall submit to the Environmental Coordinator (and possibly subject to peer review) for the review and approval, a detailed research design for a Phase III (data recovery) archaeological investigation. The Phase III program shall be prepared by a subsurface qualified archaeologist approved by the Environmental Coordinator. The consulting archaeologist responsible for the Phase III program shall be provided with a copy of the previous archaeological investigations (Bertrando and Bertrando, 2002 and SWCA, 2014). The Phase III program shall include at least the following:

A. standard archaeological data recovery practices;

B. recommendation of sample size adequate to mitigate for impacts to archaeological site, including basis and justification of the recommended sample size. Sample size should be 2% of the volume of disturbed area. If a lesser sample size is recommended, supporting information shall be presented that justifies the smaller sample size.

C. identification of location of sample sites/test units;

D. detailed description of sampling techniques and material recovery procedures (e.g. how sample is to be excavated, how the material will be screened, screen size, how material will be collected);

E. disposition of collected materials;

F. proposed analysis of results of data recovery and collected materials, including timeline of final analysis results;

G. list of personnel involved in sampling and analysis.

Once approved, these measures shall be shown on all applicable plans and implemented during construction.

CR-2 **Prior to final inspection**, the applicant shall submit to the Environmental Coordinator, a letter from the consulting archaeologist indicating that all necessary field work, as identified in the Phase III program, has been completed.

CR-3 **Prior to issuance of construction permit**, the applicant shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the Environmental Coordinator. The monitoring plan shall include at a minimum:

A. List of personnel involved in the monitoring activities;

B. Description of how the monitoring shall occur;

C. Description of frequency of monitoring (e.g. full-time, part time, spot checking);

D. Description of what resources are expected to be encountered;

E. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);

F. Description of procedures for halting work on the site and notification procedures; and

G. Description of monitoring reporting procedures.

CR-4 **During all ground disturbing construction activities**, the applicant shall retain a qualified archaeologist (approved by the Environmental Coordinator) to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.

CR-5 **Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection (whichever occurs first)**, the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met. If the Phase III program is not complete by the time final inspection or occupancy will occur, the applicant shall provide to the Environmental Coordinator, proof of obligation to complete the required analysis.

CR-6 **Prior to ground disturbing activities,** all labor crews shall be trained on the identification of archaeological remains and instructed in the proper steps to take in the event archaeological remains are exposed. The training shall be conducted by a qualified archaeologist.

Revised: April 1, 2014

DEVELOPER'S STATEMENT FOR THE DUBBINK MINOR USE PERMIT AND LOT LINE ADJUSTMENT ED13-109; (DRC2011-00100 and SUB2011-00054 /COAL12-00038)

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

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

Aesthetics

1. (AES-1) **At the time of application for construction permit(s),** the applicant shall provide an exterior lighting plan. The plan shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent residences. All lighting poles, fixtures, and hoods shall be dark colored. This plan shall be implemented prior to final inspection or occupancy, whichever occurs first.

Monitoring: Compliance will be verified by the Planning and Building Department.

Biological Resources

2. (BR-1) All impacted or removed trees shall be replaced at a 4:1 ratio (up to 2 trees for a total replacement of 8 trees). **Prior to construction permit issuance**, construction plans shall clearly delineate all trees within 50 feet of the proposed project, and shall show which trees are to be removed or impacted, and which trees are to remain unharmed. **Prior to any ground disturbing activities**, adequate protection measures (e.g., sturdy fencing) per the approved construction plans, shall be installed to protect those trees identified to remain unharmed as well as to minimize impacts for those trees identified as being impacted.

Monitoring: Compliance will be verified by the Planning and Building Department .

3. (BR-2) **Prior to occupancy or final inspection, whichever occurs first**, the applicant shall replace, in kind at a 4:1 ratio all Coast live oak trees removed or impacted as a

result of the development of the project. No more than 2 Coast live oak trees shall be removed as a result of the development of the project with 8 trees replaced. Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, topsoil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer). Replacement trees shall be planted on-site or at an approved off-site location within the community of Los Osos.

These newly planted trees shall be maintained until successfully established. This shall include protection (e.g. tree shelters, caging) from animals (e.g., deer, rodents), regular weeding (minimum of once early Fall and once early Spring) of at least a three-foot radius out from plant and adequate watering (e.g., drip-irrigation system). Watering should be controlled so only enough is used to initially establish the tree, and reducing to zero over a three-year period. If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used.

Once trees have been planted and **prior to final inspection**, the applicant shall retain a qualified individual (e.g., landscape contractor, arborist, nurseryman, botanist) to prepare a letter stating when the above planting occurred, what was planted and all measures installed to improve the long-term success of these trees. This letter shall be submitted to the Department of Planning and Building.

Monitoring: Compliance will be verified by the Planning and Building Department.

4. (BR-3) **Prior to commencement of any tree removal**, to avoid conflicts with nesting raptors, construction activities shall not be allowed during to the nesting season (March to July), unless a county-approved, qualified biologist has surveyed the impact zone and determined that no nesting activities will be adversely impacted. At such time, if any evidence of nesting activities are found, the biologist will determine if any construction activities can occur during the nesting period and to what extent. The results of the surveys will be passed immediately to the County, possibly with recommendations for variable buffer zones, as needed, around individual nests. The applicant agrees to incorporate those recommendations approved by the county.

Monitoring: Compliance will be verified by the Planning and Building Department.

Cultural Resources

5. (CR-1) **Prior to issuance of construction permit**, the applicant shall submit to the Environmental Coordinator (and possibly subject to peer review) for the review and approval, a detailed research design for a Phase III (data recovery) archaeological

investigation. The Phase III program shall be prepared by a subsurface qualified archaeologist approved by the Environmental Coordinator. The consulting archaeologist responsible for the Phase III program shall be provided with a copy of the previous archaeological investigations (Bertrando and Bertrando, 2002 and SWCA, 2014). The Phase III program shall include at least the following:

A. standard archaeological data recovery practices;

B. recommendation of sample size adequate to mitigate for impacts to archaeological site, including basis and justification of the recommended sample size. Sample size should be 2% of the volume of disturbed area. If a lesser sample size is recommended, supporting information shall be presented that justifies the smaller sample size.

C. identification of location of sample sites/test units;

D. detailed description of sampling techniques and material recovery procedures (e.g. how sample is to be excavated, how the material will be screened, screen size, how material will be collected);

E. disposition of collected materials;

F. proposed analysis of results of data recovery and collected materials, including timeline of final analysis results;

G. list of personnel involved in sampling and analysis.

Once approved, these measures shall be shown on all applicable plans and implemented during construction.

Monitoring: Compliance will be verified by the Department of Planning and Building.

6. (CR-2) **Prior to final inspection,** the applicant shall submit to the Environmental Coordinator, a letter from the consulting archaeologist indicating that all necessary field work, as identified in the Phase III program, has been completed.

Monitoring: Compliance will be verified by the Department of Planning and Building.

7. (CR-3) **Prior to issuance of construction permit,** the applicant shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the Environmental Coordinator. The monitoring plan shall include at a minimum:

A. List of personnel involved in the monitoring activities;

B. Description of how the monitoring shall occur;

C. Description of frequency of monitoring (e.g. full-time, part time, spot checking);

D. Description of what resources are expected to be encountered;

E. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);

F. Description of procedures for halting work on the site and notification procedures; and

G. Description of monitoring reporting procedures.

Monitoring: Compliance will be verified by the Planning and Building Department.

8. (CR-4) **During all ground disturbing construction activities**, the applicant shall retain a qualified archaeologist (approved by the Environmental Coordinator) to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.

Monitoring: Compliance will be verified by the Planning and Building Department.

9. (CR-5) **Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection (whichever occurs first)**, the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met. If the Phase III program is not complete by the time final inspection or occupancy will occur, the applicant shall provide to the Environmental Coordinator, proof of obligation to complete the required analysis.

Monitoring: Compliance will be verified by the Planning and Building Department.

10. (CR-6) **Prior to ground disturbing activities,** all labor crews shall be trained on the identification of archaeological remains and instructed in the proper steps to take in the event archaeological remains are exposed. The training shall be conducted by a qualified archaeologist.

Monitoring: Compliance will be verified by the Planning and Building Department..

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)

April 2, 2014
Date

David Dubbink
Name (Print)

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

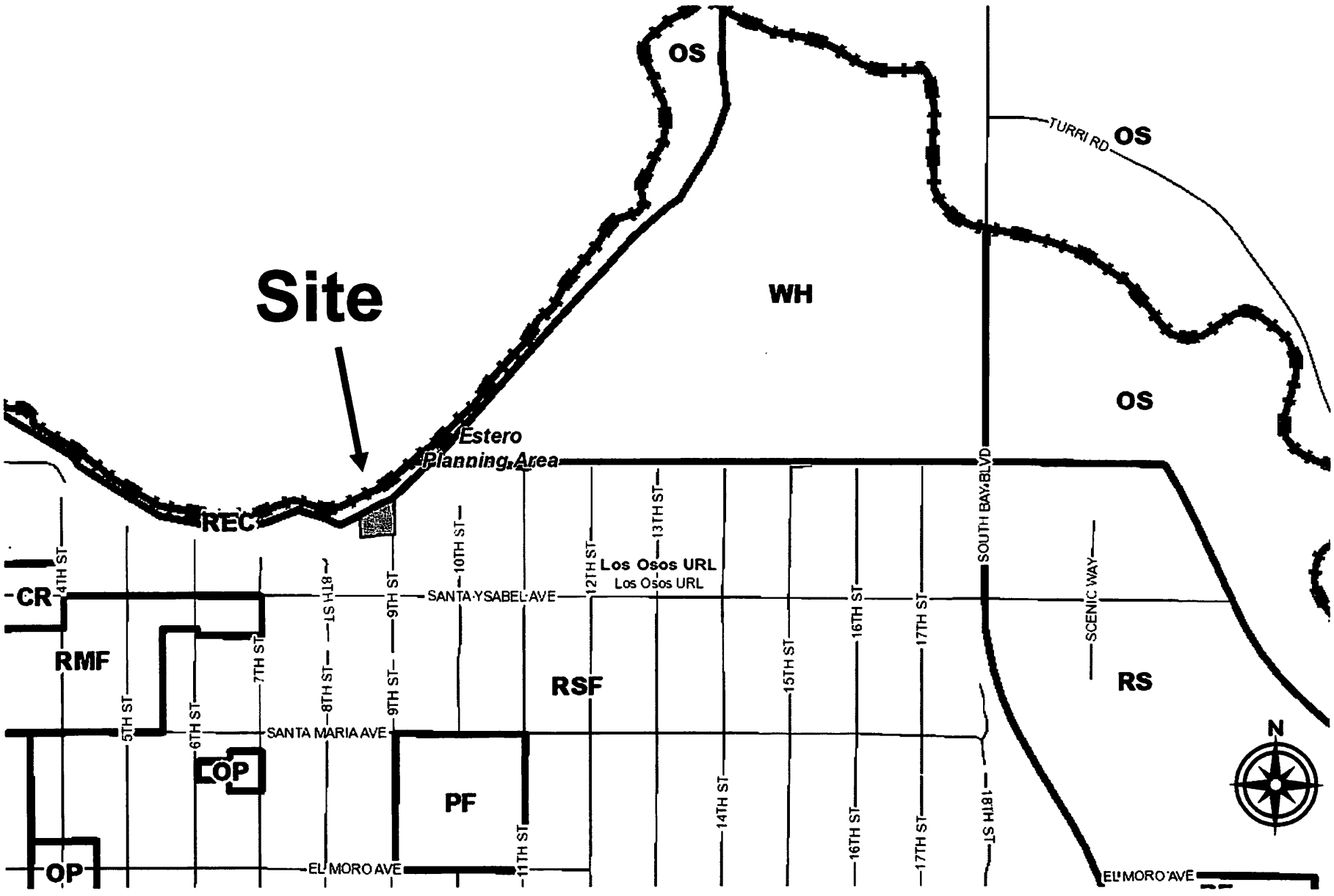
PROJECT

Minor Use Permit and Lot Line Adjustment
Dubbink / DRC2011-00100 / SUB2011-00054

EXHIBIT

Vicinity Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

Minor Use Permit and Lot Line Adjustment
Dubbink / DRC2011-00100 / SUB2011-00054

EXHIBIT

Land Use Category Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

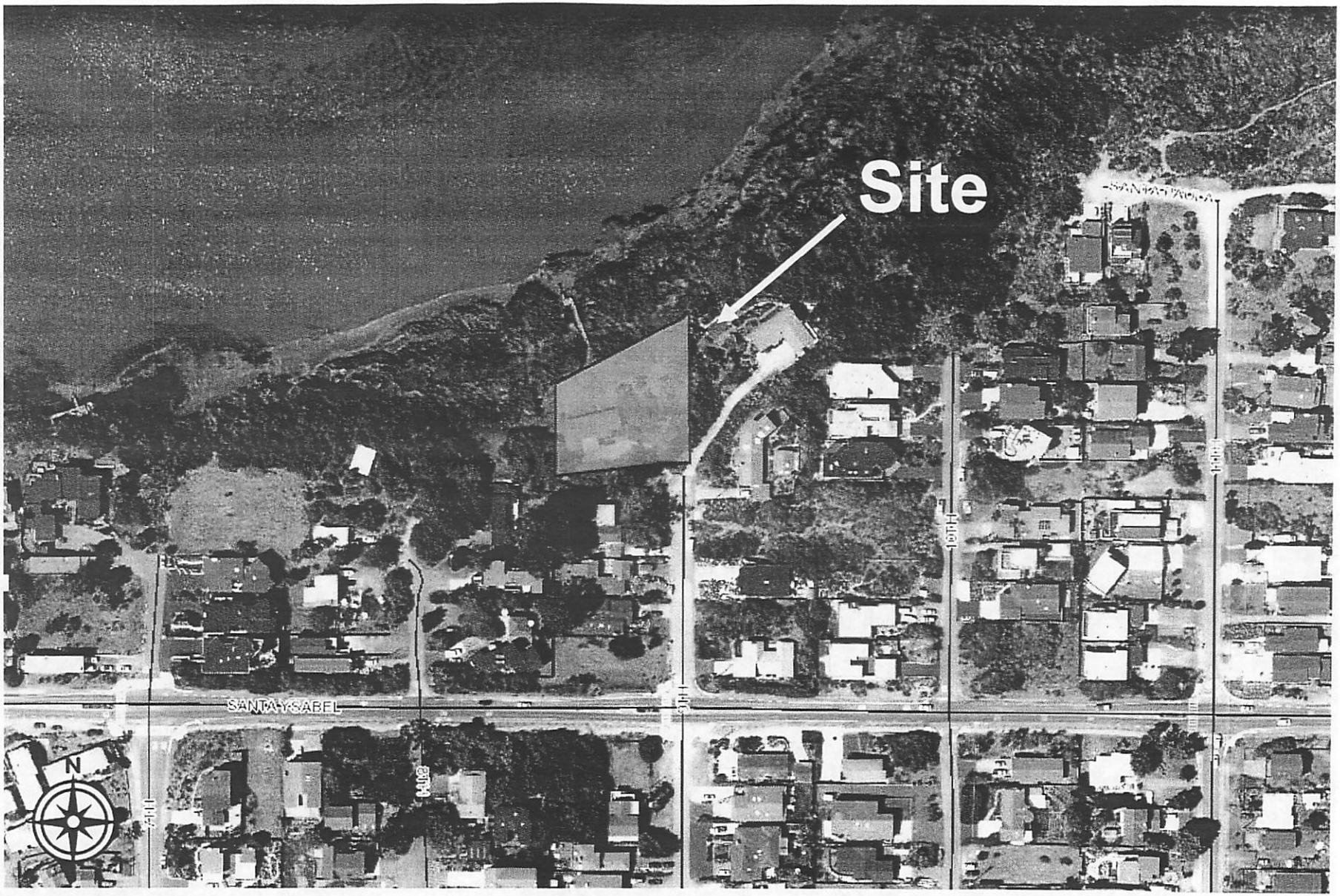
PROJECT

Minor Use Permit and Lot Line Adjustment
Dubbink / DRC2011-00100 / SUB2011-00054

EXHIBIT

Aerial Photograph

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

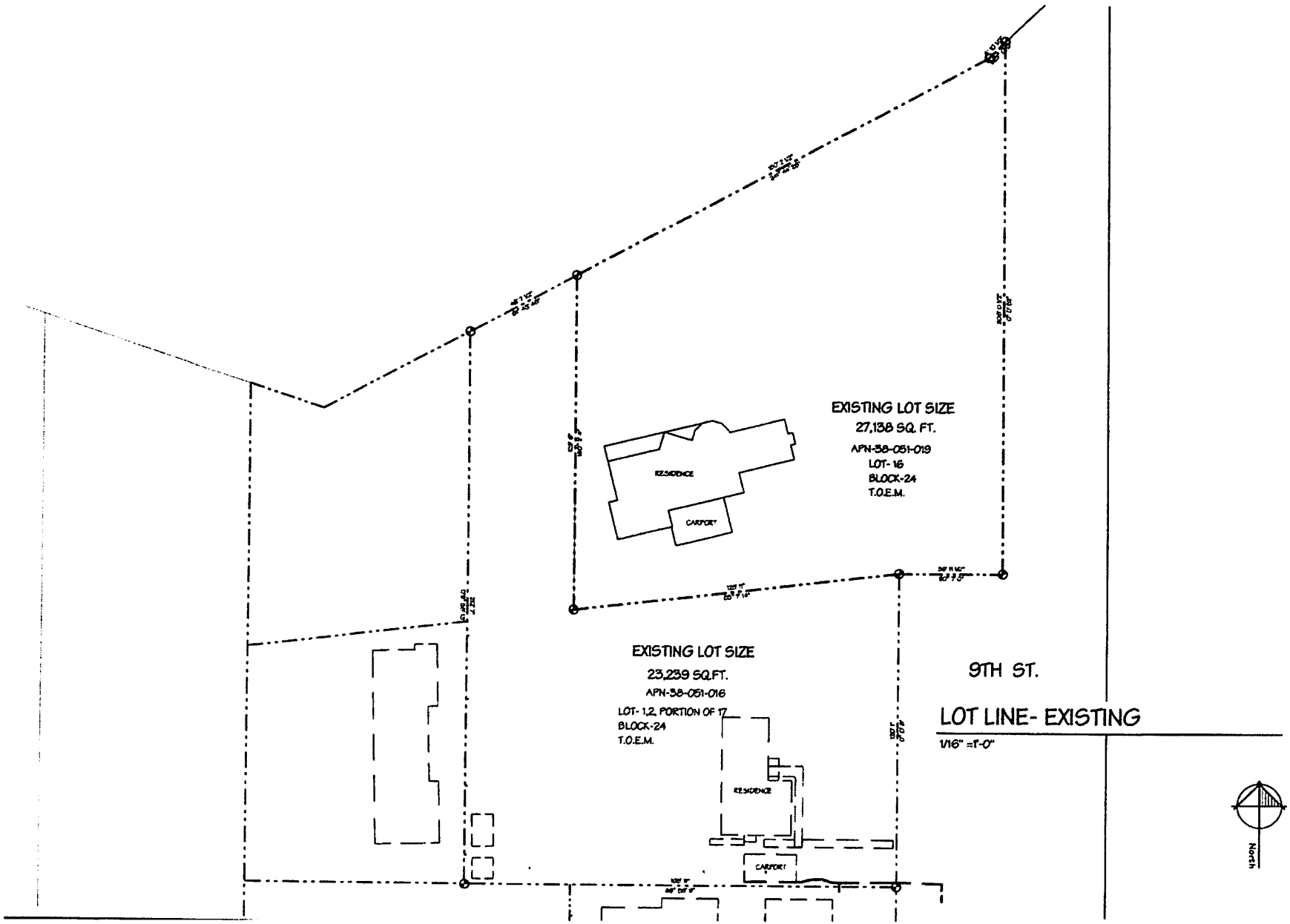


PROJECT

Minor Use Permit and Lot Line Adjustment
Dubbink / DRC2011-00100 / SUB2011-00054

EXHIBIT

Aerial Close-Up



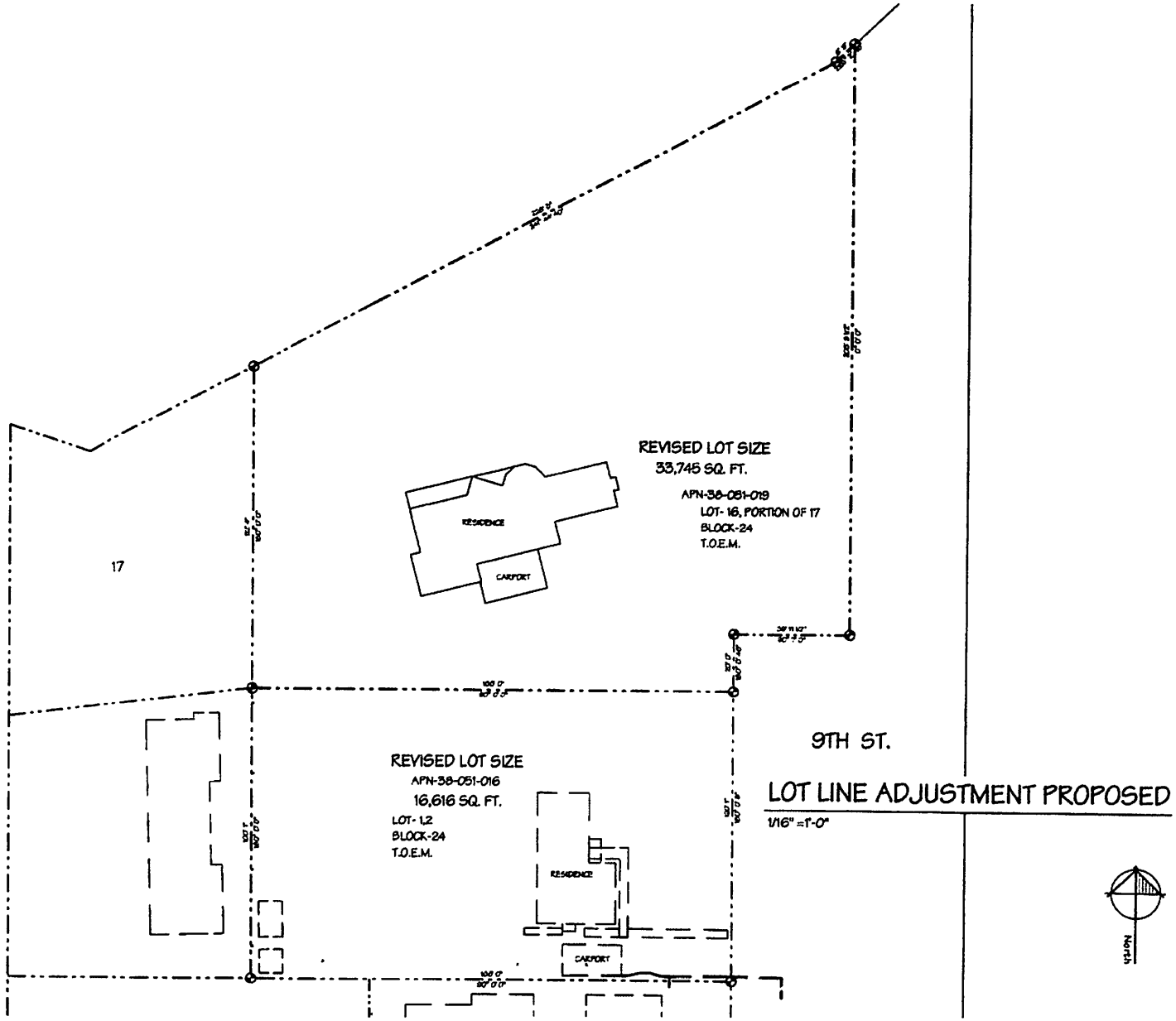
PROJECT

Minor Use Permit and Lot Line Adjustment
Dubbink / DRC2011-00100 / SUB2011-00054

EXHIBIT

Lot Line- Existing

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

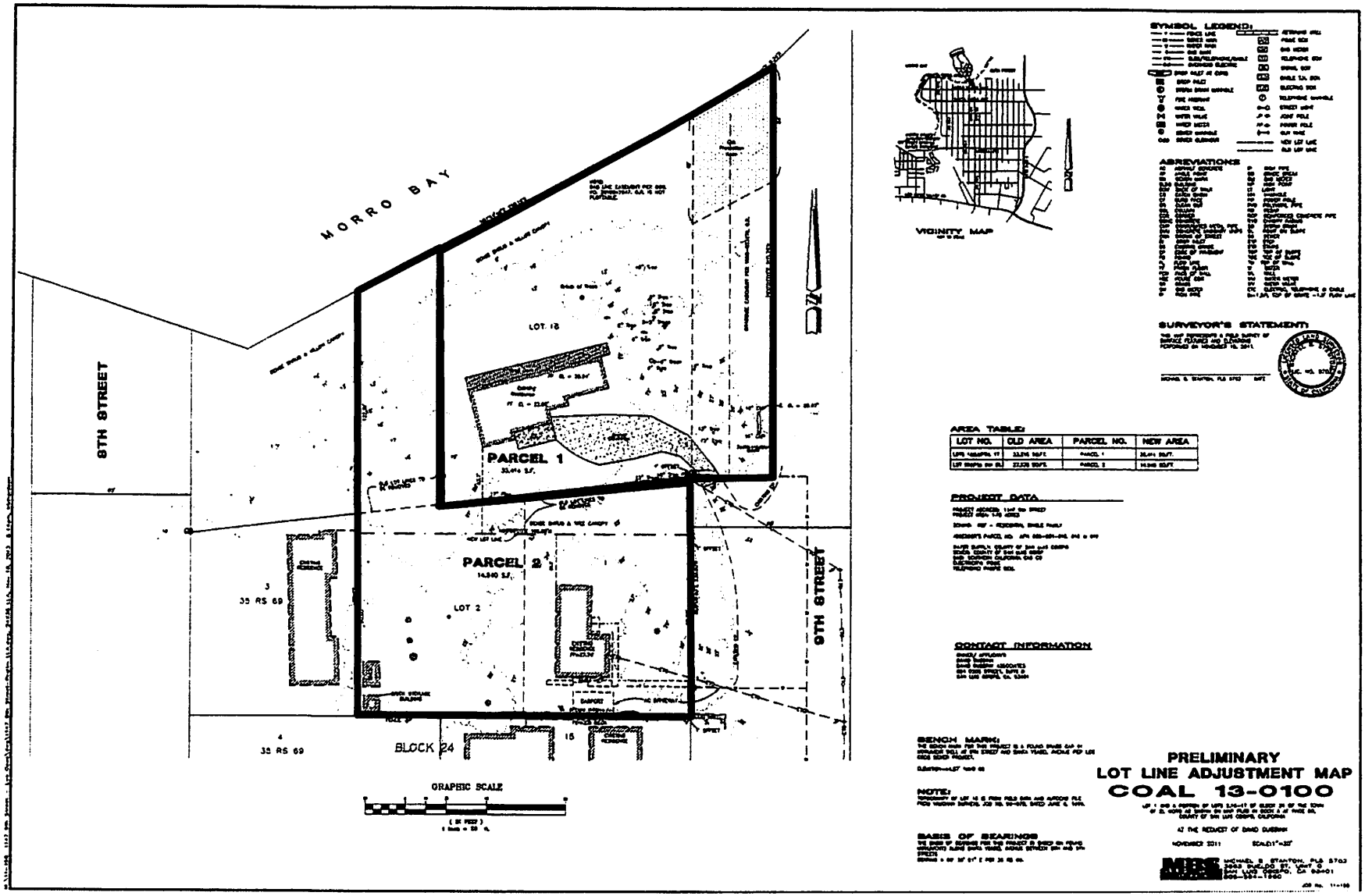


PROJECT

Minor Use Permit and Lot Line Adjustment
Dubbink / DRC2011-00100 / SUB2011-00054

EXHIBIT

Lot Line- Adjustment Proposed

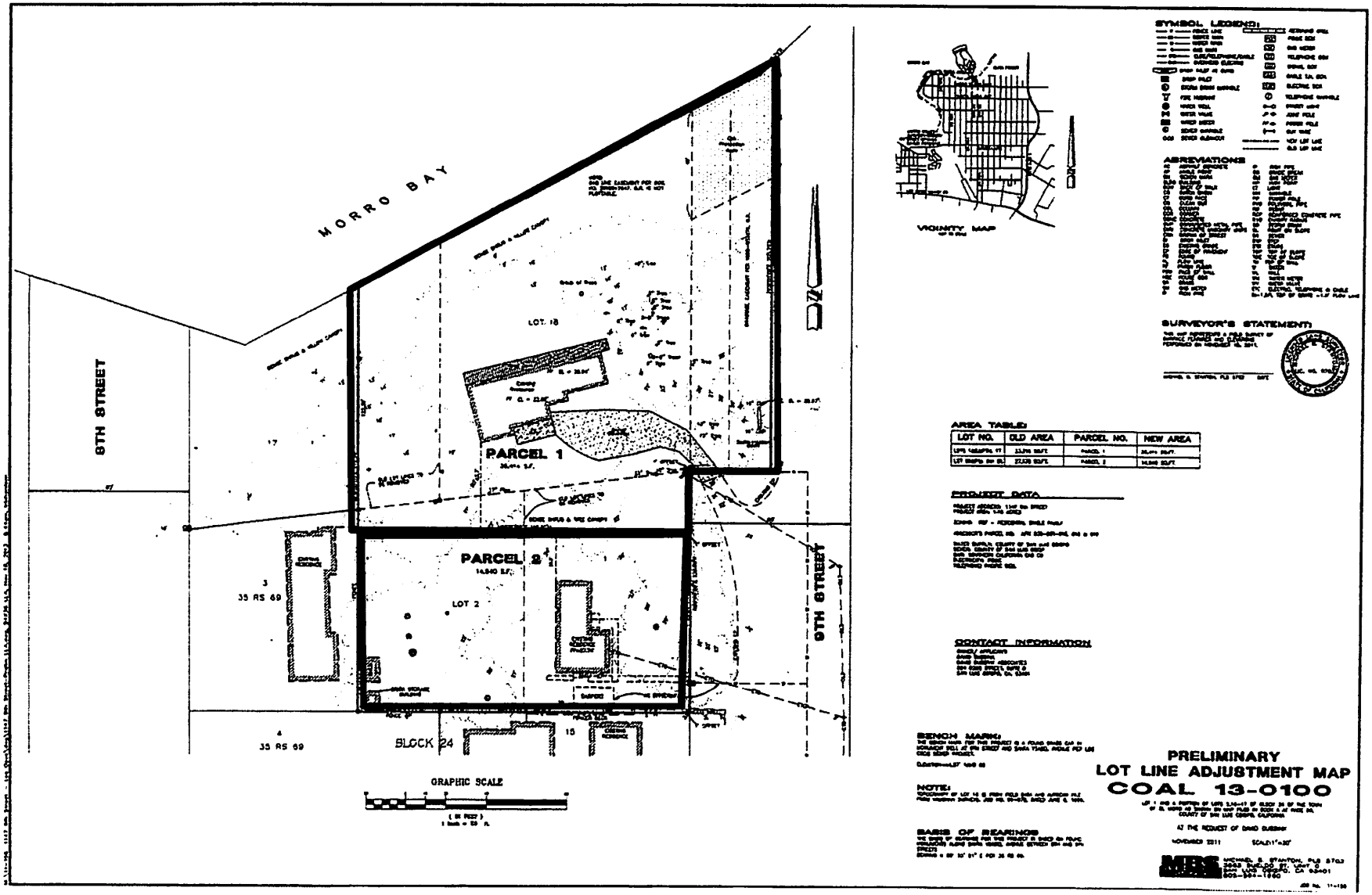


PROJECT

Minor Use Permit and Lot Line Adjustment
Dubbink / DRC2011-00100 / SUB2011-00054

EXHIBIT

Lot Line- Existing Parcels



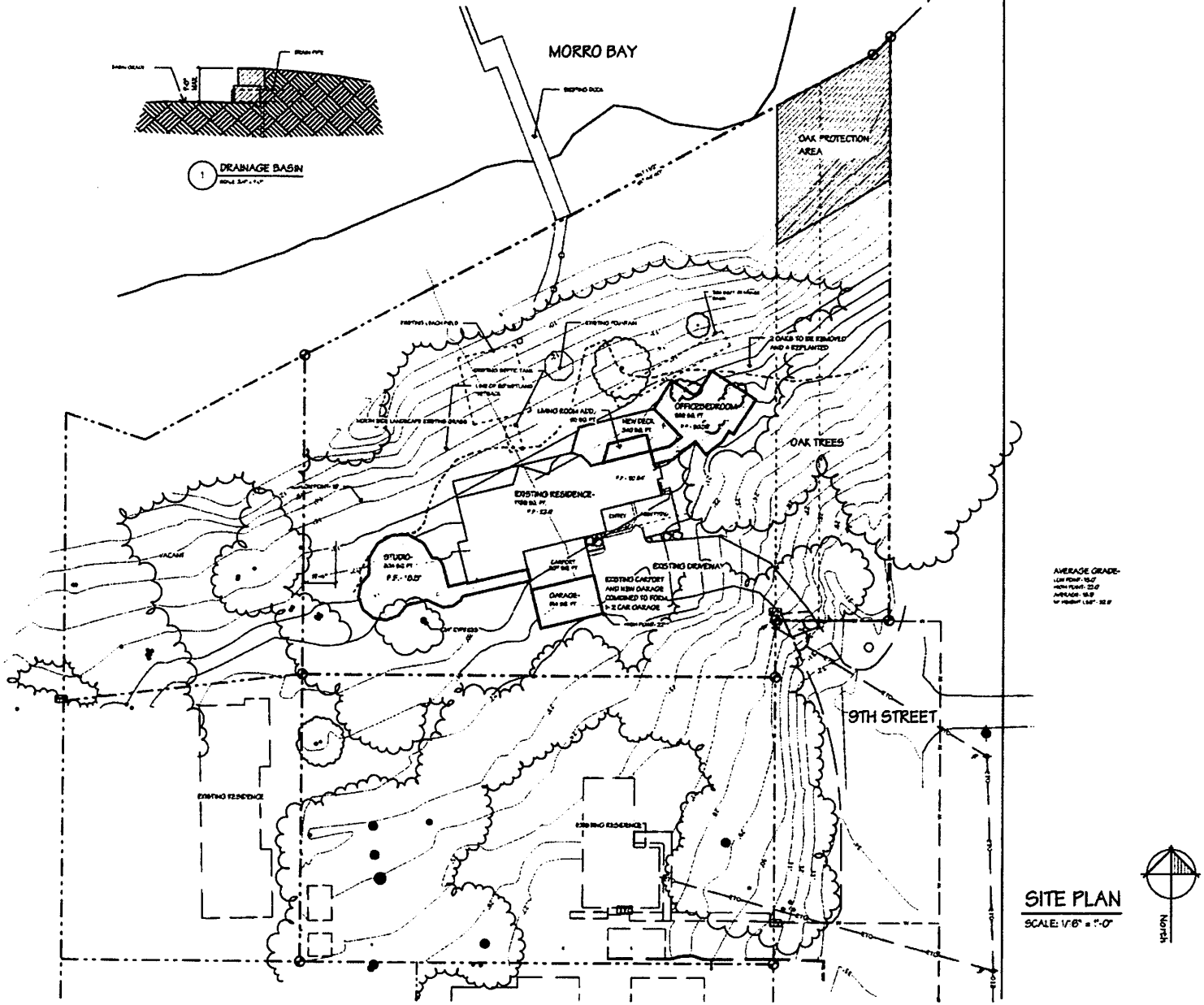
PROJECT

Minor Use Permit and Lot Line Adjustment
Dubbink / DRC2011-00100 / SUB2011-00054

EXHIBIT

Lot Line- Adjustment Proposed Parcels

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

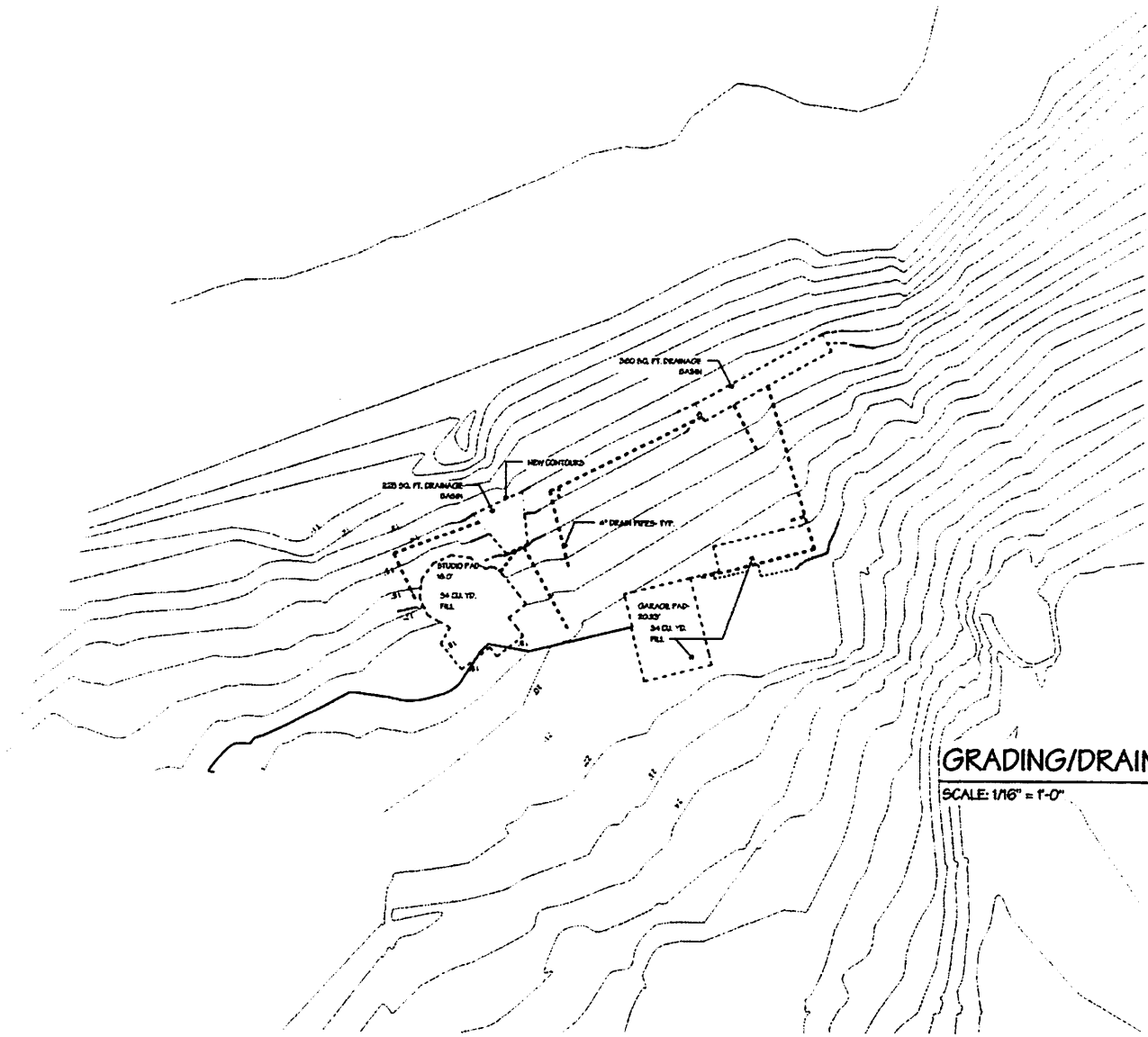


PROJECT

Minor Use Permit and Lot Line Adjustment
Dubbink / DRC2011-00100 / SUB2011-00054

EXHIBIT

Site Plan



GRADING/DRAINAGE PLAN

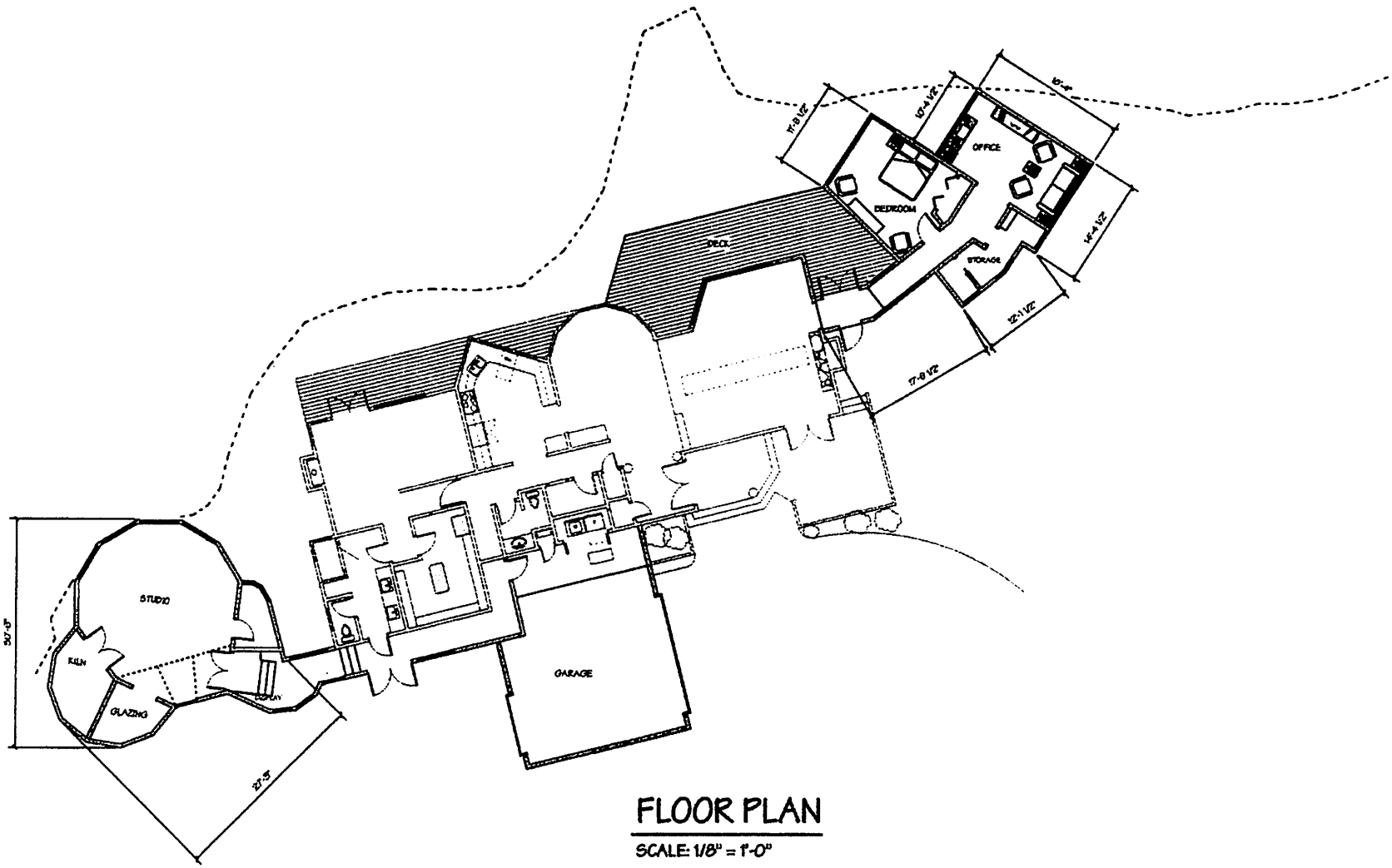
SCALE: 1/16" = 1'-0"

PROJECT

Minor Use Permit and Lot Line Adjustment
Dubbink / DRC2011-00100 / SUB2011-00054

EXHIBIT

Topographic Map



FLOOR PLAN

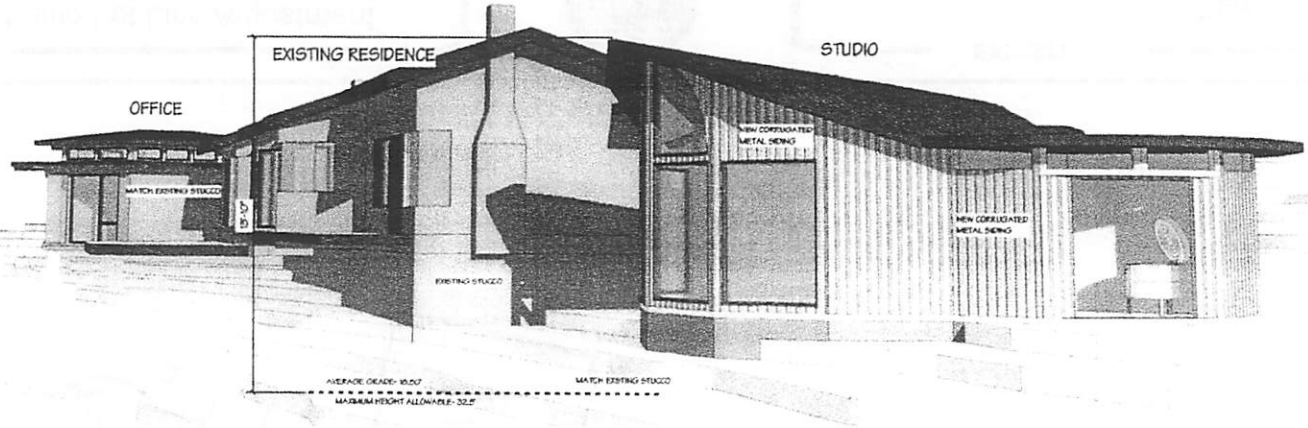
SCALE: 1/8" = 1'-0"

PROJECT

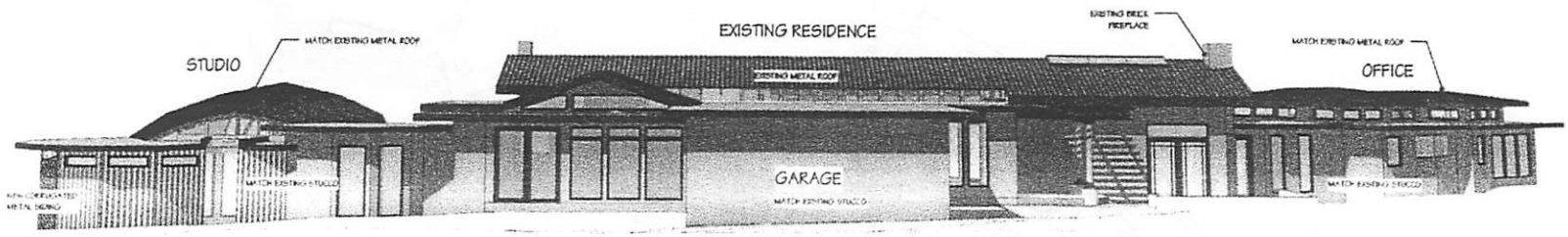
Minor Use Permit and Lot Line Adjustment
Dubbink / DRC2011-00100 / SUB2011-00054

EXHIBIT

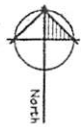
Floor Plan



WEST ELEVATION



SOUTH ELEVATION

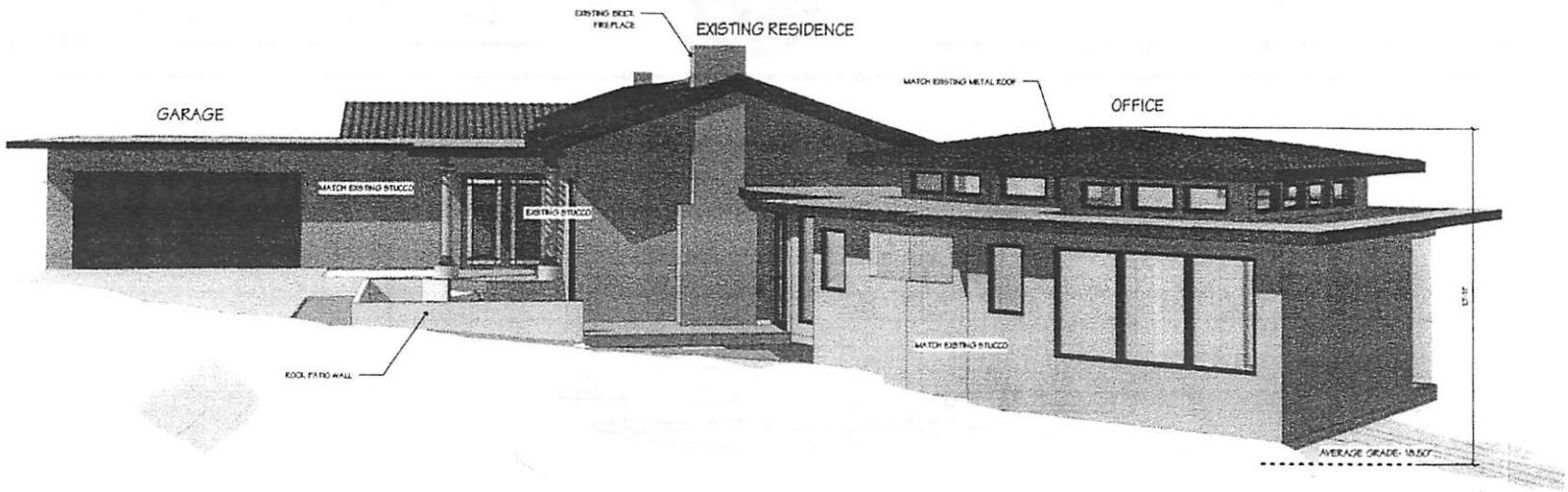


PROJECT

Minor Use Permit and Lot Line Adjustment
Dubbink / DRC2011-00100 / SUB2011-00054

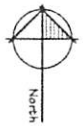
EXHIBIT

Exterior Elevations – West and South



EAST ELEVATION

NORTH ELEVATION

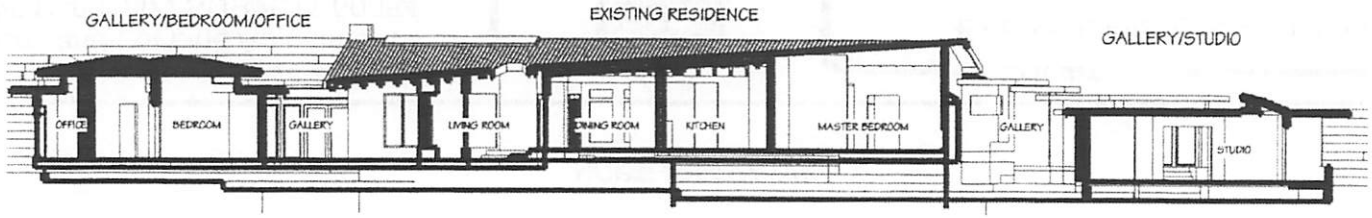


PROJECT

Minor Use Permit and Lot Line Adjustment
Dubbink / DRC2011-00100 / SUB2011-00054

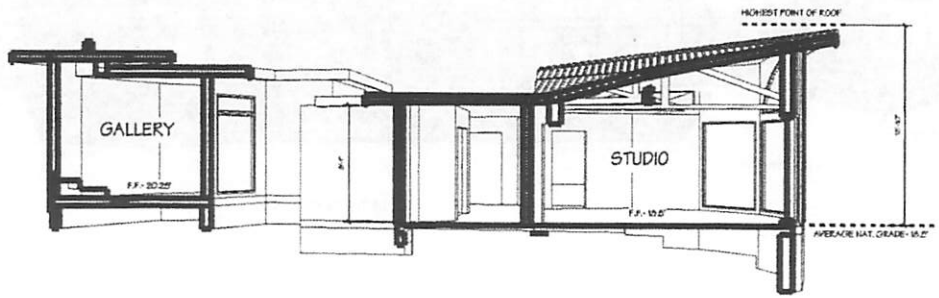
EXHIBIT

Exterior Elevations – East and North



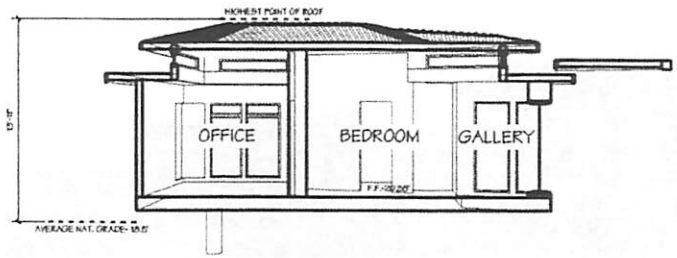
SECTION A-A

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



SECTION B-B

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



SECTION C-C

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

PROJECT

Minor Use Permit and Lot Line Adjustment
Dubbink / DRC2011-00100 / SUB2011-00054

EXHIBIT

Site Sections

GDM 3

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED

JUN 21 2012

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

DATE: 6/19/2012

FR ~~TO~~: PW

TO ~~FROM~~: Kerry Brown, Coastal Team

PROJECT DESCRIPTION: DRC2011-00100 DUBBINK- Minor Use Permit for an addition including a 964 sf studio, gallery, and 595 sf office, bedroom, gallery and 306 sf garage. Site located off 9th Street in Los Osos. APN: 038-051-019.

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

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

we need to determine if these will be commercial (customer serving) facilities. Road fees may be required. Drainage plan will be required.

Date	Name	Phone
7.3.12	[signature]	5271

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600
EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: http://www.sloplanning.org

3

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/19/2012

TO: Cal Fire

RECEIVED JUN 25 2012

FROM: Kerry Brown, Coastal Team

BY:

PROJECT DESCRIPTION: DRC2011-00100 DUBBINK- Minor Use Permit for an addition including a 964 sf studio, gallery, and 595 sf office, bedroom, gallery and 306 sf garage. Site located off 9th Street in Los Osos. APN: 038-051-019.

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

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

Sprinklers required - standard FSP requirements will apply. See attached.

7/1/12 — Date

Laurie B — Name

543-4244 — Phone

CAL FIRE

5min
LRA
moderate

CAL FIRE – SAN LUIS OBISPO
FIRE SAFETY PLAN

Date: **July 1, 2012**

Project Numbers: DRC 2011-00100 DUBBINK	**Project Location: 1161 9th street**
Project City: Los Osos	**Cross Street: Santa Ysabel /South Bay Blvd**
Owner Name: David Dubbink Family trust	**Owner Address: SAME**
City, State, Zip:	**Owner Phone(s):**
Agent Name: Bob Semonsen	**Agent Address: 1120 4th st**
City, State, Zip: Los Osos, CA 93402	**Agent Phone(s): 805-528-7289**
Project Notes: MUP for addition including 964 sf studio, gallery, and595 sf office, bedroom, gallery, and 306 sf garage APN 038-051-019	

The following **checked** items are required to be completed prior to final inspection of this project. When you have completed each item checked, initial and date that they are completed. When all items checked are completed please call for a fire department final inspection, **(805) 543-4244, extension #3429**. Inspections will be completed on Tuesday for South County areas and Thursday for North County areas. Please have your County issued permit card on site and visible.

This project is located approximately 5 minutes from the closest Cal Fire/San Luis Obispo County Fire Station. The project **is not** located in State Responsibility Area for wildland fires. It is designated as a **Moderate** Fire Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following standards are required:	**Done**
☐ 30-foot building setback from property line required for parcels 1 acre in size or larger **Note: All setbacks are subject to County Planning Department approval.	
☒ A fire sprinkler system is required for this project per local Fire Code.	
☒ Fire alarm bell must be installed and working at final inspection.	
☒ Spare sprinkler heads (1 of each type) & a sprinkler wrench shall be included in red box mounted in garage or near riser.	
☐ A water storage tank is required that gravity feeds a residential fire connection	
☐ gallons of **minimum** water storage is required for fire protection **Tanks must be steel in High and Very High Fire Hazard Severity zones ** **Note**: If a residential sprinkler system is installed, the water storage capacity shall be calculated by an approved Fire Protection Engineer (FPE).	
☐ Automatic Fill, Sight Gauge & Venting System required	
☐ Minimum 4-inch plumbing: Schedule 40 PVC or Iron Pipe	
☐ System gravity drain required	
☐ Fire connection shall be located on the approach to the structure(s)	
☐ Fire connection must be located not less than 50 feet & no more than 150 feet from the structure	
☐ Fire connection must be located 10-12 feet from the edge of the driveway/road & 24-36" above finished grade	
☐ Fire connection outlet valve must be a 2-1/2" brass National Standard male thread with brass or plastic cap. The outlet must face toward the driveway at a 90° angle.	
☐ If fire connection has less than 20 psi, then the word "DRAFT" will be clearly and permanently marked on the fire connection	
☐ Must maintain a 3 foot clear space around the circumference of the connection at all times	
☐ Blue dot reflector must be located near fire connection, visible to approaching vehicles	
☒ A fire hydrant is required that can deliver 750 gallons per minute for 2 hours.	
☒ Must submit a completed CDF Community Water System Verification Form	
☒ Must have two 2 1/2" outlets and one 4" outlet with National Standard threads	
☒ Must be located within 8 feet of the roadway	
☒ Place a blue dot road reflector on roadway, just off center, on the side of the hydrant	
☒ Hydrant must be located within 250 feet of the residence.	
☒ Must maintain a 3 foot clear space around the circumference of the hydrant at all times	
☐ A 20-foot wide access road is required	

☐ All weather surface capable of supporting 20 tons	
☐ 10 feet of fuel modification is required on both sides of road	
☐ Must provide an unobstructed vertical clearance of not less than 13'6"	
☐ Where road exceeds a 12% grade, it must be a nonskid surface	
☐ If road exceeds a 16% grade, it must be certified by an engineer	
☐ Road must be named & posted using the County standard signage	
☒ Driveway must be **10** feet wide	
☒ All weather surface capable of supporting 20 tons	
☐ Where driveway exceeds a 12% grade, it must be a nonskid surface	
☐ If driveway exceeds a 16% grade, it must be certified by an engineer	
☐ 10 feet of fuel modification is required on both sides of the driveway	
☒ Must provide an unobstructed vertical clearance of not less than 13'6"	
☐ Driveways exceeding 300 feet require a fire engine turnaround within 50 feet of the residence/structure	
☐ Driveways exceeding 800 feet require a turnout(s) at midpoint and no more than 400 feet apart (**Exception**: 16' wide driveways)	
☐ Bridge is required to support a fire engine load weight of 20 tons	
☐ Bridge must have a sign indicating load & vertical clearance limits at entrances	
☐ One-lane bridge: minimum 10', turnouts at both ends, one-way signs, clear visibility	
☐ Gate entrance shall be 2 feet wider than width of traffic lane & located 30 feet from roadway.	
☐ Center line of lane turning radius must be at least 25 feet	
☐ Electric gates shall be maintained operational at all times and shall provide Fire Department emergency access via a "Knox" switch. A Knox application must be requested from the Prevention Bureau. Manual gates may be secured by a padlock.	
☒ **100** feet of vegetation clearance is required for defensible space	
☒ Maintain a fire clearance of 30 feet around all buildings & structures	
☒ Within the area of 30'-100' from structures, additional fire reduction measures shall be required.	
☒ Remove limbs located within 10 feet of chimney & trim dead/dying limbs that overhang the roof. Leaves, needles, or dead growth shall be removed from the roof	
☐ Minimum separation from buildings & property lines for LPG above ground tanks is: 10 feet for 125-500 gallon container; 25 feet for 501-2,000 gallon container	
☐ Maintain a minimum vegetation clearance of 10 feet around LPG tanks or containers	
☐ A Class **A** non-combustible roof is required that meets all requirements of Chapter 7A of the 2010 California Building Code.	
☐ This project must meet all requirements of Chapter 7A of the 2010 California Building Code for Fire-Resistance-Rated Construction. Please contact the SLO County Planning & Building Dept. for more information at (805) 781-5600.	
☒ Each residence requires separate address numbers, assigned by the SLO County Planning Dept. Please contact (805) 781-5157 for more information.	
☒ Highly visible permanent address numbers shall be placed at the driveway entrance and on directional signs at each T or Y intersection (minimum 6" letter/number height, 1/2 inch stroke). Reflectorized numbers are highly recommended!	
☒ Highly visible address numbers shall be placed on the residence(s). (Minimum 6" letter/number height with 1/2 inch stroke).	
☒ Smoke detectors are required in all sleeping areas & in hallways leading to sleeping areas.	
Comments: Must provide will serve letter from water purveyor prior to final.	

When all of the fire safety requirements have been completed, please call the Fire Prevention Bureau at (805) 543-4244, extension #3429 to arrange for your final inspection. Visit our website at www.calfireslo.org for more information.

Please note: Any changes made to this project shall cancel the Fire Safety Plan and require new plans to be submitted to CAL FIRE for review and the issuance of a new fire plan. If this project is not completed within the time allotted by the Building Permit, it will be required to meet all applicable fire codes in effect at the time a new permit is issued and before final inspection of the structure. Any future change of occupancy will also require compliance with all codes in effect at that time.

Laurie D

Laurie Donnelly
Fire Captain

3

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/19/2012

TO: LOCAC

FROM: Kerry Brown, Coastal Team

PROJECT DESCRIPTION: DRC2011-00100 DUBBINK- Minor Use Permit for an addition including a 964 sf studio, gallery, and 595 sf office, bedroom, gallery and 306 sf garage. Site located off 9th Street in Los Osos. APN: 038-051-019.

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

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

We understand some issues and studies are still underway. We would like to be informed of outcome.

7-27-12	Deborah Grisanti	534-1658
Date	Name	Phone

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED

JUN 21 2012

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

DATE: 6/20/2012

FR ~~TO~~: PW

TO ~~FROM~~: Kerry Brown, Coastal Team

PROJECT DESCRIPTION: SUB2011-00054 COAL 12-0038 DUBBINK- Lot line adjustment between 2 residential parcels. Site located off 9th Street in Los Osos. APN: 038-051-016 and 019.

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

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

- ☐ YES (Please go on to PART II.)
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need Title report. LOT LINE ADJUSTMENT MAP DOES NOT MEET ALL REQUIREMENTS OF 21.02.03 b.(3). REDRAW AND RESUBMIT

7.3.12	P. Tomlinson	5271
Date	Name	Phone

CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
Phone: 805-543-4244 • Fax: 805-543-4248
www.calfireslo.org

Robert Lewin, Fire Chief

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

Subject: Project # SUB 2011-00054 COAL 12-0038 DUBBINK lot line adjustment between 2 residential parcels. APN 038-051-016 and 019.

Dear Kerry Brown, Coastal team,

I have reviewed the referral for the parcel map plans for the proposed Lot line adjustment between 2 residential parcels project located at1161 9th Street in Los Osos, CA. This project is located approximately 5 minutes from the closest CDF/San Luis Obispo County Fire Station. The project **is not** located in State Responsibility Area for wildland fires. It is designated a Moderate Fire Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following conditions shall apply to this project:

Access Road
An access road must be constructed to CAL FIRE/County Fire standards when it serves more than one parcel; access to any industrial or commercial occupancy, or vehicular access to a single parcel with more than two buildings or four or more dwelling units.

- The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:
  - Parcels less than 1 acres 800 feet
- The road must be 20 feet in width and an all weather surface.
- All roads must be able to support a 20 ton fire engine.
- Road must be named and addressed including existing buildings.
- A turnaround must be provided if the road exceeds 150 feet.
- Vertical clearance of 13'6" is required.

Driveway
A driveway is permitted when it serves no more than two buildings, with no more than 3 dwelling units or a single parcel, and any number of accessory buildings.

- The driveway must be an all weather surface.
- All access driveways must be able to support a 20 ton fire engine.
- Vertical clearance of 13'6" is required.

Water Supply
The checked water supply is required:

☒This project will require a community water system which meets the minimum requirements of the Appendix IIIA and IIIB of the California Fire Code.

Building Set Back
All parcels over 1 acre in size requires a 30 foot set back.

Fuel Modification

- Vegetation must be cleared 10 feet on each side of the driveways and access road.
- Maintain around all structures a 30 feet firebreak. An additional 70 feet of fuel reduction is required. This will provide a total of 100 feet of defensible space. This does not include fire resistive landscaping.
- Remove any part of a tree that is within 10 feet of a chimney.
- Maintain any tree adjacent to or overhanging any building free of deadwood.
- Maintain the roof of any structure free of leaves, needles or other flammable material.

☒ The project application as prepared appears to meet the conditions above. Any changes to the project should be resubmitted for review. Additional conditions may be added to the project in the future.

Final Inspection
This project shall require a final inspection by CAL FIRE/San Luis Obispo County Fire to ensure conditions are met. When the conditions have been met contact fire prevention at **543-4244 ext. 3429** and ask for a final inspection.

Sincerely,

Laurie Donnelly
Fire Captain

cc:
David Dubbink family Trust
Bob Semonsen

SLC

RECEIVED
JUL 2012

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

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No comment

7-27-12 Date

Deborah Grisanti Name

534-1658 Phone