NEGATIVE DECLARATION & NOTICE OF DETERMINATION

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

Promoting the Wise Use of Land • Helping to Build Great Communities

ENVIRONMENTAL DETERMINATION NO. ED13-072 **DATE:** June 12, 2014

PROJECT/ENTITLEMENT: Phil & Julie Fox Minor Use Permit / Coastal Development Permit; DRC2012-00091

APPLICANT NAME: Phil & Julie Fox
ADDRESS: PO Box 941, Rogers, AR 72757
CONTACT PERSON: David Brown **Telephone:** 805-927-3376

PROPOSED USES/INTENT: A request by Phil and Julie Fox for a Minor Use Permit / Coastal Development Permit to allow for the construction of a new 3,451 square-foot single family residence with a 624 square-foot attached garage, 852 square feet of decking, and a height of 28 feet from average natural grade. The project will result in the disturbance of approximately 5,000 square feet of a 13,068 square-foot lot. The proposed project is within the Residential Single Family land use category and is located on the east side of Burton Drive, approximately 850 feet southeast of the intersection with Kay Street, within the community of Cambria. The site is in the North Coast planning area.

LOCATION: The project is located on the east side of Burton Drive, approximately 850 feet southeast of the intersection of Burton Drive and Kay Street, within the community of Cambria. The site is in the North Coast planning.

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

Website: http://www.sloplanning.org

OTHER POTENTIAL PERMITTING AGENCIES: California Coastal Commission

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

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

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT .....4:30 p.m. (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 Planning Department Hearing Officer as ☒ *Lead Agency*
☐ *Responsible Agency* approved/denied the above described project on July 18, 2014, 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.

Signature	Cody Scheel Project Manager Name	Date	County of San Luis Obispo Public Agency

Initial Study Summary – Environmental Checklist

PLANNING & BUILDING DEPARTMENT • COUNTY OF SAN LUIS OBISPO
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(ver 5.1) Using Form

Project Title & No. Fox Minor Use Permit (DRC2012-00091) ED13-072

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.

Cody Scheel — Prepared by (Print)
Cody Scheel — Signature
6/4/14 — Date

Airlin M. Singewald — Reviewed by (Print)
Q. M. S. — Signature
Ellen Carroll, Environmental Coordinator (for)
6/4/14 — 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: A request by Phil and Julie Fox for a Minor Use Permit / Coastal Development Permit to allow for the construction of a new 3,451 square-foot single family residence with a 624 square-foot attached garage, 852 square feet of decking, and a height of 28 feet from average natural grade. The project will result in the disturbance of approximately 5,000 square feet of a 13,068 square-foot lot. The proposed project is within the Residential Single Family land use category and is located on the east side of Burton Drive, approximately 850 feet southeast of the intersection with Kay Street, within the community of Cambria. The site is in the North Coast planning area.

ASSESSOR PARCEL NUMBER(S): 024-331-009, 025 & 026

Latitude: 35 degrees 32' 36" N Longitude: -121 degrees 4' 32" W **SUPERVISORIAL DISTRICT #** 2

B. EXISTING SETTING

PLANNING AREA: North Coast, Cambria

LAND USE CATEGORY: Residential Single Family

COMBINING DESIGNATION(S): Geologic Study
Terrestrial Habitat

EXISTING USES: Undeveloped

TOPOGRAPHY: Moderately sloping

VEGETATION: Grasses, Monterey pines, Scattered Oaks

PARCEL SIZE: 13,068 square feet

SURROUNDING LAND USE CATEGORIES AND USES:

North: Residential Single Family; undeveloped	*East:* Residential Single Family; single-family residence(s)
South: Residential Single Family; undeveloped	*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.

PLANNING & BUILDING
COUNTY OF SAN LUIS OBISPO

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST

1. AESTHETICS *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) 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 project site is located in the West Lodge Hill neighborhood. This is an extensive residential area located on the south and west side of Highway One. Topography is varied with numerous ridges and gullies, steep slopes, and nearly flat areas along the marine terrace. It is heavily forested with Monterey pines and Coast live oaks and, in the 1920s, was subdivided into numerous 25-foot wide lots. Many of these lots have been merged together and developed with single family homes.

The approximately 13,000 square-foot vacant property is located on the southwest edge of West Lodge Hill. It consists of six underlying lots and is one of the larger properties in the area. The subject property contains 10 Monterey pine trees (and 2 dead Monterey pines), 3 Redwood trees and 5 ornamental tree types, totaling about 45 percent canopy coverage. Although the property is vacant, it has been developed with landscape features, including decorative wooden retaining walls, deck, rock walls and fencing. There is evidence of some vegetation and tree removal for landscaping purposes. An existing dirt access road leads to the site.

Surrounding development consists of single family homes to the west (across Burton Drive) with vacant parcels located immediately to the north and south. Parcels to the east front on Ellis Road and are developed with single family homes.

The proposed project is subject to specific residential design requirements set forth in the North Coast Area Plan which include ordinance requirements related to style, materials, massing, and neighborhood compatibility.

Impact. No significant visual impacts are expected to occur. The proposed residence is located in an established residential neighborhood, is similar to adjacent residences in terms of size and scale, and is compatible with the character of the surrounding residential neighborhood.

The project is sited in a location to minimize tree removal and is within the least densely forested area of the site, but will require the removal of 3 pine trees and 1 oak tree (see the Biological Resources section below for impacts and mitigation measures). A majority of the area where the residence is to be sited has been pre-disturbed due to various landscape features such as an existing at grade deck

constructed of railroad ties, stone and concrete.

The project will not be visible from any major public roadway or silhouette against any ridgelines as viewed from public roadways. The project is considered compatible with the surrounding uses as it includes a single family residence within a developed residential neighborhood.

Mitigation/Conclusion. No mitigation measures are necessary. The project complies with the design requirements and guidelines outlined in the North Coast Area Plan.

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?	☐	☐	☒	☐
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:

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

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?	☐	☐	☒	☐
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: Fugitive dust	☐	☒	☐	☐

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. The project proposes to disturb soils that have been given wind erodibility rating of 3, which is considered "moderately low". As proposed, the project will result in the disturbance of approximately 5,000 square feet of the 13,068 square foot lot. 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. Due to the location of numerous residences in the area, fugitive dust from the construction area, or burning of vegetation or construction materials could generate localized complaints; therefore the project is subject to limited dust and/or emission control measures during construction.

From an operational standpoint, based on Table 1-1 of the CEQA Air Quality Handbook (2012), the project will not exceed operational thresholds triggering mitigation. The project is consistent with the

general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

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

Mitigation/Conclusion. Although the individual project falls below the thresholds for construction and operational phase emissions, cumulatively, the project warrants standard dust control and developmental burning measures. These have been included in the Exhibit B Mitigation Summary Table below.

4. BIOLOGICAL RESOURCES *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: 10 Monterey pine trees, 2 redwoods, 1 coast live oak, 5 ornamental tree types, and grasses. See CNDDB Vegetation section below.

Name and distance from blue line creek(s): Strawberry Canyon Creek – approximately 1,000 feet west of the proposed project site

Habitat(s): Monterey Pine Forest

The project is within the following combining designation, which identifies this general area as biologically sensitive: Terrestrial Habitat (TH).

Site's tree canopy coverage: Approximately 45%.

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

Arroyo de la Cruz manzanita *(Arctostaphylos cruzensis)* has been found about .92 mile to the north. This evergreen shrub is generally found growing on sandy soils in broadleaved upland forests, coastal bluff scrub, closed-cone coniferous forests, chaparral, coastal scrub, valley and foothill grassland areas at elevations between 60 and 310 meters (200 to 1,020 feet). It is a California endemic which has a blooming period of December-March. Arroyo de la Cruz manzanita is considered a rare plant by the CNPS (List 1B, RED 2-2-3).

Cambria morning glory (Calystegia subacaulis ssp. episcopalis) List 1B

Cambria morning glory *(Calystegia subacaulis* ssp. *episcopalis)* has been found about .92 mile to the north. This perennial herb is a California and a San Luis Obispo County endemic, which is found in chaparral and foothill woodland communities at elevations between 60 and 500 meters (200 to 1,640 feet). This species blooms from April to May. Cambria morning glory is listed as rare by the CNPS (List 1B, RED 3-2-3).

Compact cobwebby thistle (Cirsium occidentale var. compactum) List 1B

Compact cobwebby thistle *(Cirsium occidentale var. compactum)* has been found about .42 mile to the northwest. This perennial herb is generally found in chaparral, coastal dune coastal prairie, and coastal scrub areas at elevations between 5 and 150 meters (15 to 495 feet). It has a blooming period of April-June. Compact cobwebby thistle is considered a rare plant by the CNPS (List 1B, RED 2-2-3).

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

Cone Peak bedstraw (*Galium californicum* ssp. *luciense*) has been found about .42 mile to the northwest. This perennial herb is generally found in broadleaved upland forest, chaparral, cismontane woodland, and lower montane coniferous forest areas at elevations between 400 and 1525 meters (1,315 to 5,000 feet). It has a blooming period of March-September. Cone Peak bedstraw is considered a rare plant by the CNPS (List 1B, RED 3-1-3).

Hoover's button-celery (Eryngium aristulatum var. hooveri) List 1B

Hoover's button-celery (*Eryngium aristulatum* var. *hooveri*) has been found about .42 mile to the northwest. This annual/perennial herb is found generally in vernal pool areas at elevations between 3 and 45 meters (10 to 150 feet). It has a blooming period of July. The CNPS considers this plant extremely rare (List 1b, RED 3-3-3).

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

Kellogg's horkelia *(Horkelia cuneata* ssp. *sericea)* has been found about .92 mile to the north. This perennial herb is found on sandy or gravelly soils in closed cone coniferous forest, chaparral and coastal scrub habitats (Tibor 2001) at elevations between 10 and 200 meters (30 ft to 660 ft). The typical blooming period is April-September. Kellogg's horkelia is considered extremely rare by CNPS (List 1B, 3-3-3).

Monterey pine (Pinus radiata) List 1B

Monterey pine (*Pinus radiata*) has been found about .92 mile to the north. This evergreen tree is found in the closed-cone coniferous forest and cismontane woodland habitats. There are only three native stands found in California (includes Cambria) and introduced in other areas between the 25 and 185-meter elevation (80 to 600 feet). It is threatened by development,

genetic contamination, pine pitch canker disease and forest fragmentation. Monterey pine is considered rare by CNPS (List 1B, RED 3-3-2).

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

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

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

Obispo Indian paintbrush *(Castilleja densiflora ssp. obispoensis)* has been found about .55 mile to the east. This annual herb is found in valley and foothill grasslands at elevations between 10 to 400 meters (30 to 1,315 feet). The blooming period is April. Obispo Indian paintbrush is considered rare by CNPS (List 1B, RED 2-2-3).

Santa Lucia bush mallow (Malacothamnus palmeri palmeri) List 1B

Santa Lucia bush mallow (*Malacothamnus palmeri* var. *palmeri*) has been found about .42 mile to the northwest. This deciduous shrub is found on rocky soils in chaparral areas between the 60 and 360-meter elevations (195 to 1,185 feet). The typical blooming period is May-July. Santa Lucia bush mallow is considered rare by CNPS (List 1B, RED 2-2-3).

Wildlife

Western pond turtle (Emys (or Clemmys) marmorata pallida)

The Western pond turtle *(Emys (or Clemmys) marmorata pallida)* has been found about .13 mile to the east. Western pond turtle is a federal and California Species of Special Concern. This is an aquatic turtle that uses upland habitat seasonally. They occur in ponds, streams, lakes, ditches, and marshes. The species prefers slow-water aquatic habitat with available basking sites nearby. Hatchlings require shallow water habitat with relatively dense submergent vegetation for foraging.

Habitat

Monterey Pine Forest

The Monterey Pine (*Pinus radiata*) is the dominant tree of this habitat. A common understory tree is the coast live oak. Native to California and Baja California, its historic range has been substantially reduced, with native populations occurring now in only five small areas, including the Cambria area. Mature Monterey pines can reach 38 meters (125 feet) in height with trunks up to 2 meters (6.5 feet) in diameter. The remaining stands of Monterey pine are threatened by numerous factors including urbanization, recreational development, fire suppression, pests and diseases. Fire suppression has resulted in very old stands of forest, which are more susceptible to attacks from pests and diseases. In the Monterey area, the trees are seriously threatened by an epidemic of "pine pitch canker", a fungal disease caused by *Fusarium subglutans pini.* This fungus was recently introduced to California from the southeastern United States and is carried from tree to tree by several native insects including the Monterey pine cone beetle (*Conophthorus radiatae*), twig beetles (*Pitophthorus* spp.) and engraver beetles (*Ips* spp.). Indigenous stands of Monterey pine are also threatened by genetic contamination, which results from crossbreeding with planted trees that were brought in from other areas. These very fast-growing evergreen trees require deep, well drained, medium to course textured soils of medium fertility to thrive.

Impact. The project proposes the removal of 3 Monterey pine trees (and 2 dead Monterey pines) and 1 (4-inch diameter trunk) coast live oak tree. The removal of the Monterey pine trees will impact

forest/woodland habitat. A majority of the area where the residence is to be sited has been pre-disturbed due to various landscape features and existing grading activities. Based on a site visit conducted by project manager Cody Scheel, the subject parcel is substantially denuded of understory vegetation. The nearest stream is located 1,000 feet to the west and the site does not contain aquatic habitat that could potentially support the Western pond turtle.

Mitigation/Conclusion. The North Coast Area Plan outlines mitigation measures for removed Monterey pines. The Monterey pine trees removed will be replaced at a 4:1 ratio, for a total of 12 pine trees to be replaced. If feasible, replacement trees will be planted on the subject property. If adequate area does not exist on the site, the revegetation may occur on another property in the Cambria area owned or managed by an appropriate government agency or non-profit organization. Implementation of the above referenced measures, listed in detail in Exhibit B – Mitigation Summary Table, will reduce potential impacts to a less than significant level.

5. CULTURAL RESOURCES *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) 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 and Salinan. No historic structures are present and no paleontological resources are known to exist in the area.

The project is not within 300 feet of a blue line creek. Potential for the presence or regular activities of the Native American increases in close proximity to reliable water sources. The project is not located in a designated Archaeologically Sensitive Area (ASA).

No previous cultural surveys were found for the subject property. A search of ¼ mile around the subject property identified the following previous survey work: 9 reports where no resources were encountered; 0 reports where resources were identified.

Impact. The project is not located in an area that would be considered culturally sensitive due to lack of physical features typically associated with prehistoric occupation. No evidence of cultural materials was noted on the property. Impacts to historical or paleontological resources are not expected.

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

6. GEOLOGY AND SOILS *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) 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?*	☐	☐	☐	☒
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: Moderately sloping

Within County's Geologic Study Area?: Yes

Landslide Risk Potential: High

Liquefaction Potential: Low

Nearby potentially active faults?: No Distance? Not applicable

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

Shrink/Swell potential of soil: Low

Other notable geologic features? None

The project is within the Geologic Study area designation and is subject to the preparation of a geological report per the County's Land Use Ordinance [CZLUO section 23.07.084(c)] to evaluate the area's geological stability. A geological report was conducted for the project (GeoSolutions, Inc.; August 21, 2013) which evaluated the proposed project, site characteristics and provided recommendations for construction. The County Geologist has reviewed and concurred with the recommendations in the report, and has determined that the site is suitable for the proposed residence (letter from County Geologist, dated October 4, 2013, attached).

Impact. As proposed, the project will result in the disturbance of approximately 5,000 square feet on a 13,068 square-foot parcel. An Engineering Geology Investigation and Soils Engineering Report has been prepared and reviewed. The two primary risks associated with geology and soils are landslide and ground shaking events from an earthquake. The site is not near an active fault, but is within a seismically active region. The Engineering Geology Investigation and Soils Engineering Report concluded that the site is geologically suitable for the proposed single-family residence provided that the recommendations from GeoSolutions, Inc. are implemented.

Mitigation/Conclusion. Pursuant to County Ordinances, the applicant will be required to prepare, prior to issuance of construction permits, an Erosion and Sedimentation Control Plan and Drainage Plan. All Erosion and Sedimentation Control Plans shall be accompanied with a complete Stormwater Quality Plan and Best Management Practices shall be in compliance with the Low Impact Development Handbook. The project is conditioned to comply with all recommendations of the Engineering Geology Investigation and Soils Engineering Report prepared by GeoSolutions, Inc. dated August 21, 2013 and September 10, 2013 respectively. In addition, the project will comply with standard measures required by building codes and current code requirements for all foundations and structural elements. Implementation of these requirements will reduce impacts to a level of insignificance.

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

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 is not located in an area of known hazardous material contamination. The project is not within the Airport Review area. Pursuant to Government Code 65962.5 ("Cortese List"), the site is not on a list of "Other Cleanup Sites" identified by CalEPA.

With regards to potential fire hazards, the subject project is within the High Fire Hazard Severity Zone(s). Based on the County's fire response time map, it will take approximately 5-10 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

Impact. The project does not propose the use of hazardous materials, nor the generation of hazardous wastes. The project has been reviewed by the Cambria Fire department with regards to fire/life safety requirements specific to this site. Specific measures which are required by code are being incorporated into the project which will mitigate the fire hazard severity. These requirements are outlined in a letter dated November 13, 2013 and include but are not limited to fire sprinklers, access to fire hydrant, fuel modification for vegetation and materials. The project is not expected to conflict with any regional emergency response or evacuation plan.

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

8. NOISE *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?	☐	☐	☒	☐

8. NOISE

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 because the proposed residence is an anticipated use within this developed residential neighborhood.

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

9. POPULATION/HOUSING

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) 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 result in the development of one single family residence. The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

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

10. PUBLIC SERVICES/UTILITIES

	Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a)	***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 served by the following public services/facilities:

Police: County Sheriff Location: Los Osos (Approximately 24 miles to the south)

Fire: Cambria Community Services District Hazard Severity: High Response Time: 5-10 minutes

Location: Approximately 1.2 miles to the northwest

School District: Coast Unified School District.

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

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

The project is within a high fire hazard area. The Cambria Fire Department reviews all projects and provides recommendations for construction and design due to fire hazards. The North Coast Area

Plan provides ordinance requirements as to the necessity of a fire plan review which is required prior to issuance of building permits as an ordinance requirement.

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

11. RECREATION

	Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	*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?*	☐	☒	☐	☐
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?*	☐	☐	☐	☒

12. TRANSPORTATION/CIRCULATION *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 urban area as "D" or better. The existing road network in the area including the project's access street, Burton Drive, is operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

Referrals were sent to County Public Works for the proposed project. No significant traffic-related concerns were identified.

Circulation Study Area. The project is within the North Coast Area D Circulation Fee area. This fee provides the means to collect "fair share" monies from new development to help fund certain regional road improvements that will be needed once the area reaches "buildout." The project will be subject to this fee.

Impact. The proposed project is estimated to generate about 10 trips per day, based on the Institute of Traffic Engineer's manual of one unit. This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels. The project does not conflict with adopted policies, plans and programs on transportation.

Mitigation/Conclusion. 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 will be served by Cambria Community Services District for wastewater disposal. This system is currently operating at acceptable levels and the system has the capacity to support existing commitments in addition to the proposed project.

Impact. The project proposes to use a community system as its means to dispose of wastewater. Based on the proposed project, the proposed community system has the capacity to handle the project's additional effluent. The applicant has submitted a letter from the Cambria Community Services District stating that they are willing and able to serve the proposed project for both water and sewer service.

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

14. WATER & HYDROLOGY *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY				
a) 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.)?	☐	☐	☒	☐
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?	☐	☒	☐	☐

14. WATER & HYDROLOGY *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 proposes to obtain its water needs from a community system operated by the Cambria Community Services District (CCSD). The CCSD supplies water to the community of Cambria from its wells overlying the San Simeon and Santa Rosa Creek aquifers. On January 30, 2014, the CCSD declared a Stage 3 Water Shortage Emergency due to severe drought conditions. This declaration enacted stringent water conservation measures, including surcharges for excessive water use and a prohibition on outdoor watering or irrigation of landscaping with potable water.

As a condition to all "Intent to Serve" letters, the District requires applicants to pay retrofit fees, which the District uses to completely offset the increased water demands that would result from the project.

The topography of the project is moderately sloping. The closest creek from the proposed development is approximately 1,000 feet away. As described in the NRCS Soil Survey, the soil surface is considered to have moderate 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? No

Closest creek? Strawberry Canyon Distance? Approximately 1,000 feet

Soil drainage characteristics: Very poorly drained

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

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

Soil erodibility: Moderate

A sedimentation and erosion control plan is required for all construction and grading projects (CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. 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 5,000 square feet of site disturbance is proposed and the movement of approximately 350 cubic yards of material;
- ✓ 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
- ✓ The project is not within a 100-year Flood Hazard designation;
- ✓ The project is more than 100 feet from the closest creek or surface water body;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- ✓ Parking area drainage inlets will be fitted with hydrocarbon filters;
- ✓ Pipe to an above ground storage feature will be installed as a part of the drainage plan;
- ✓ Bioswales will be installed as a part of the drainage plan;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- ✓ The project is subject to the County's Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), and/or the "Water Quality Control Plan, Central Coast Basin" for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant; and
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur.

Regarding surface water quality, as proposed, the project will result in the disturbance of approximately 5,000 square feet. The project will result in the creation of approximately 4,500 square feet of impervious area which has the potential to reduce the soil's ability to absorb rainfall by covering ground with impervious surfaces. Increased impervious areas have the potential to result in downstream flooding, higher peak flows, and carry polluted runoff.

Water Quantity

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

Indoor:	0.15 acre feet/year (AFY);
Outdoor:	0.25 AFY
Total Use:	0.40 AFY

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

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

The applicant submitted a memo from the CCSD, dated November 5, 2012, stating that an "Intent to Serve" letter has been transferred to the subject parcel from another parcel in Cambria (013-141-022). As a condition of this "Intent to Serve" letter, the applicant was required to pay retrofit fees to completely offset the project's estimated water demand. Therefore, with transfer of water service from an existing site, and the payment of retrofit fees, the proposed project will not increase water demands on Cambria's water supply.

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

To address water supply impacts, the applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 23.04.186 of the San Luis Obispo County Coastal Zone Land Use Ordinance and the attached mitigation measures. All plants utilized shall be drought tolerant. Drip-line irrigation shall be used for all landscaped areas installed for new construction. The drip irrigation system must include an automatic rain shut-off device, soil moisture sensors, and an operating manual to instruct the building occupant on how to use and maintain the water conservation hardware.

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

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

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

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

1. LUO Section 23.070.176 – Terrestrial Habitat Protection:

   The provisions of this section are intended to preserve and protect rare and endangered species of terrestrial plants and animals by preserving their habitats. Emphasis for protection is on the entire ecological community rather than only the identified plant or animal.

   For additional information regarding terrestrial habitat protection, go to the 'Biological Resources' section. The North Coast Area Plan outlines mitigation measures for removed Monterey pines. The Monterey pine trees removed will be replaced at a 4:1 ratio, for a total of 12 pine trees to be replaced.

2. LUO Section 22.014.070 – Geologic Study Area (GSA)

   The Geologic Study Area (GSA) combining designation is applied to areas where geologic and soil conditions could present new developments and their users with potential hazards to life and property.

   For additional information regarding the Geologic Study Area, go to the 'Geology and Soils' section. As described in that section, the project complies with the GSA requirements because the applicant submitted a geologic evaluation showing that the project site is geologically suitable for the proposed use.

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	**None**
☐	County Sheriff's Department	**Not Applicable**
☒	Regional Water Quality Control Board	**None**
☒	CA Coastal Commission	**None**
☐	CA Department of Fish and Wildlife	**Not Applicable**
☐	CA Department of Forestry (Cal Fire)	**Not Applicable**
☐	CA Department of Transportation	**Not Applicable**
☐	Cambria Community Services District	**Attached**
☐	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
- ☒ North Coast Area Plan and Update EIR
- ☐ Design Plan
- ☐ Specific Plan
- ☒ Annual Resource Summary Report
- ☐ Circulation Study

Other documents

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

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

Engineering Geology Investigation, GeoSolutions, Inc., August 21, 2013

Soils Engineering Report, GeoSolutions, Inc., September 10, 2013

Review of Engineering Geology Investigation, Landset Engineers, Inc., October 2013

Exhibit B - Mitigation Summary Table

Air Quality

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

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

AQ-2. Developmental burning of vegetative material within San Luis Obispo County is prohibited. However, under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. Any such exception must complete the following prior to any burning: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD approval, the applicant shall furnish them with the study of technical feasibility (which includes costs and other constraints) at the time of application.

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

Biological Resources

BR-1 The applicant shall limit tree removal to no more than 3 pine trees (and 2 dead pines) having a six inch diameter or larger at 4.5 feet from the ground. **At the time of application for construction permits,** construction plans shall clearly delineate all trees within 50 feet of the proposed project, and shall show which trees are to be removed or impacted, and which trees are to remain unharmed.

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

BR-3. **Prior to final inspection**, the 3 Monterey pine trees removed as a result of the grading for the residence shall be replaced at a 4:1 ratio. A total of 12 Monterey pine trees shall be planted. Monterey pine replacement trees shall be one gallon saplings grown from the Cambrian stand; Pinus radiata macrocarpa.

BR-4. These newly planted trees shall be maintained until successfully established. This shall include caging from animals (e.g., deer, rodents), periodic weeding and adequate watering (e.g., drip-irrigation system). If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used. Once the replacement trees have been planted, the applicant shall retain a qualified individual (e.g., landscape contractor, arborist, nurseryman, botanist) to prepare a letter stating the above planting and protection measures have been completed. This letter shall be submitted to the Department of Planning and Building.

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

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

Geology and Soils

GS-1 **At the time of application for construction permits,** all plans shall be consistent with the conclusions and recommendations of the Engineering Geology Investigation and Soils Engineering Report for Cambria Pines Manor Unit Number 5, Block 115, Lots 1 through 6, Burton Drive, Cambria, San Luis Obispo County, California, prepared by GeoSolutions, Inc., dated August 21, 2013 and September 10, 2013 respectively.

Water

W-1. **At the time of application for construction permits,** the applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 23.04.186 of the San Luis Obispo County Coastal Zone Land Use Ordinance. All plants utilized shall be drought tolerant. Drip-line irrigation shall be used for all landscaped areas installed for new construction. The drip irrigation system must include an automatic rain shut-off device, soil moisture sensors, and an operating manual to instruct the building occupant on how to use and maintain the water conservation hardware.

W-2. **At the time of application for grading and/or construction permits,** the applicant shall show on the construction plans, project designs that will promote groundwater recharge by application of Low Impact Development (LID) design techniques. For example, roof runoff

should be directed to drainage swales and not to impervious surfaces, rain barrels, stormwater ponds, bio-retention systems, or other methods as approved by the Public Works Department. At least two designer selected LID measures shall be applied to the project.

DEVELOPER'S STATEMENT FOR THE
FOX MINOR USE PERMIT / COASTAL DEVELOPMENT PERMIT
DRC2012-00091

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.

Air Quality

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

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

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

AQ-2. Developmental burning of vegetative material within San Luis Obispo County is prohibited. However, under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. Any such exception must complete the following prior to any burning: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD approval, the applicant shall furnish them with the study of technical feasibility (which includes costs and other constraints) at the time of application.

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

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

fireplaces. **Prior to construction permit issuance**, such devices shall be shown on all applicable plans, and installed as approved by the county.

Monitoring: The Planning and Building Department, shall verify compliance.

Biological Resources

BR-1. The applicant shall limit tree removal to no more than 3 pine trees (and 2 dead pines) having a six inch diameter or larger at 4.5 feet from the ground. **At the time of application for construction permits,** construction plans shall clearly delineate all trees within 50 feet of the proposed project, and shall show which trees are to be removed or impacted, and which trees are to remain unharmed.

Monitoring: The Planning and Building Department, shall verify compliance.

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

Monitoring: The Planning and Building Department shall verify compliance.

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Monitoring: The Planning and Building Department shall verify compliance.

BR-5. To promote the success of the new trees, the applicant shall retain a qualified individual (e.g., arborist, landscape architect/ contractor, nurseryman) to monitor the new trees until successfully established, on an annual basis, for no less than three years. The first report shall be submitted to the County Environmental Coordinator one year after the

initial planting and thereafter on an annual basis until the monitor, in consultation with the County, has determined that the newly planted vegetation is successfully established. The applicant and successors-in-interest agree to complete any necessary remedial measures identified in the report and approved by the Environmental Coordinator.

Monitoring: The Planning and Building Department shall verify compliance.

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Monitoring: The Planning and Building Department shall verify compliance.

Geology and Soils

GS-1. **At the time of application for construction permits,** all plans shall be consistent with the conclusions and recommendations of the Engineering Geology Investigation and Soils Engineering Report for Cambria Pines Manor Unit Number 5, Block 115, Lots 1 through 6, Burton Drive, Cambria, San Luis Obispo County, California, prepared by GeoSolutions, Inc., dated August 21, 2013 and September 10, 2013 respectively.

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

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W-1. **Prior to issuance of construction permits,** the applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 23.04.186 of the San Luis Obispo County Coastal Zone Land Use Ordinance. All plants utilized shall be drought tolerant. Drip-line irrigation shall be used for all landscaped areas (except turf areas) installed for new construction. The drip irrigation system must include an automatic rain shut-off device, soil moisture sensors, and an operating manual to instruct the building occupant on how to use and maintain the water conservation hardware.

Monitoring: The Planning and Building Department shall verify compliance.

W-2. **At the time of application for grading and/or construction permits**, the applicant shall show on the construction plans, project designs that will promote groundwater

recharge by application of Low Impact Development (LID) design techniques. For example, roof runoff should be directed to drainage swales and not to impervious surfaces, rain barrels, stormwater ponds, bio-retention systems, or other methods as approved by the Public Works Department. At least two designer selected LID measures shall be applied to the project.

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

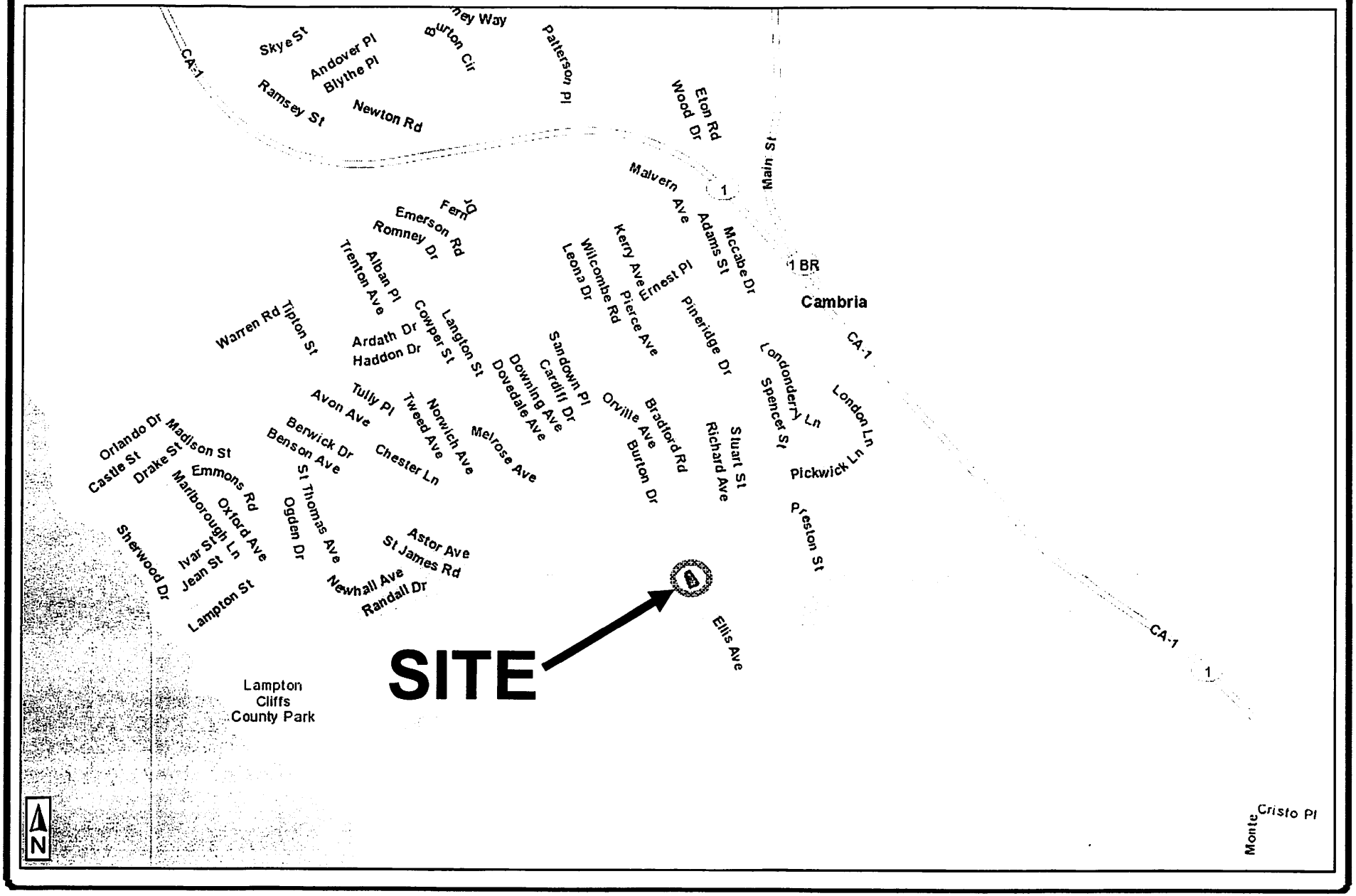
The applicant understands that any changes made to the project subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation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

Julie Fox
Signature of the Applicant

6-2-14
Date

Julie Fox
Name (Print)

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



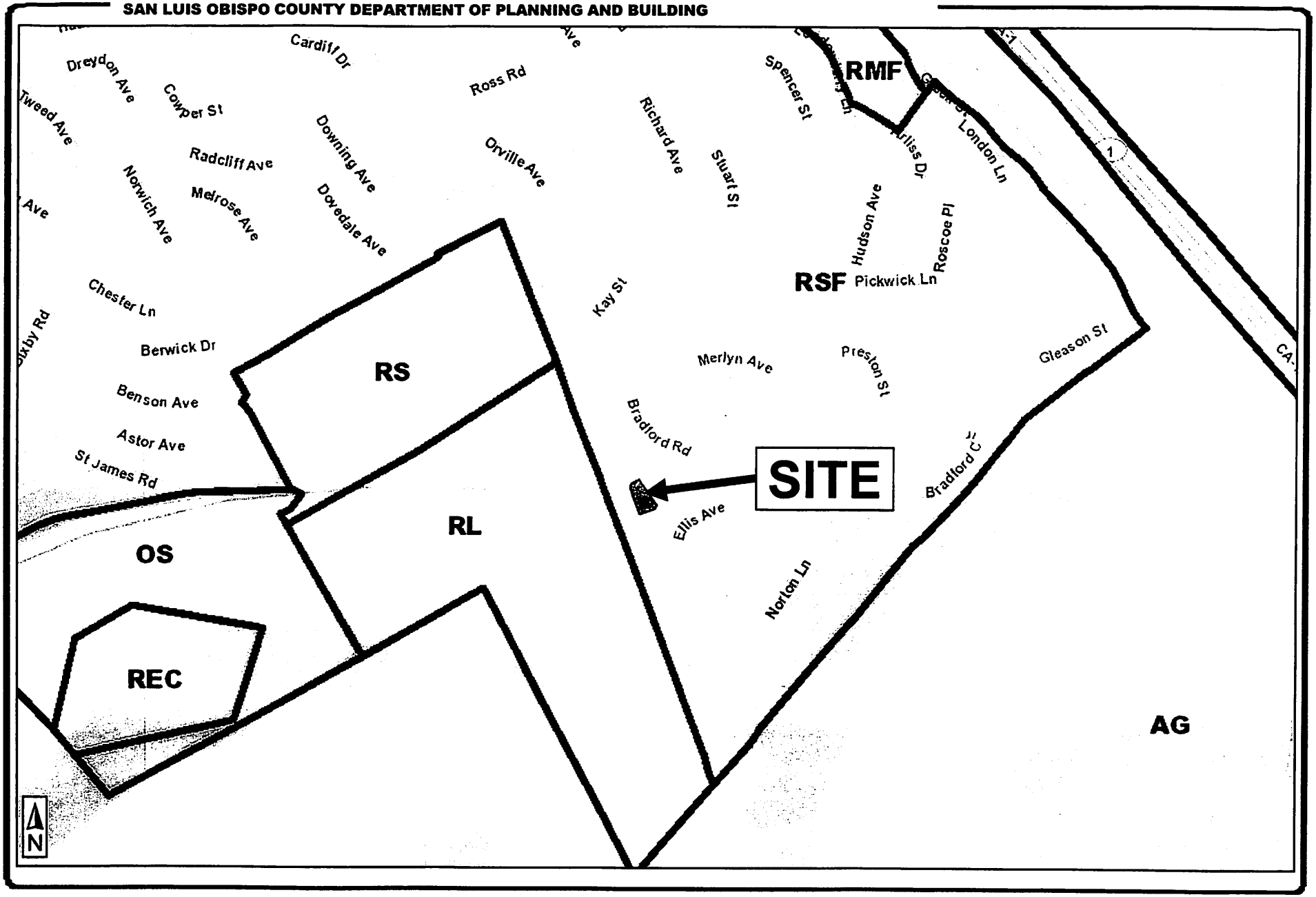
PROJECT

Fox Minor Use Permit / Coastal Development Permit
DRC2012-00091

EXHIBIT

Vicinity Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



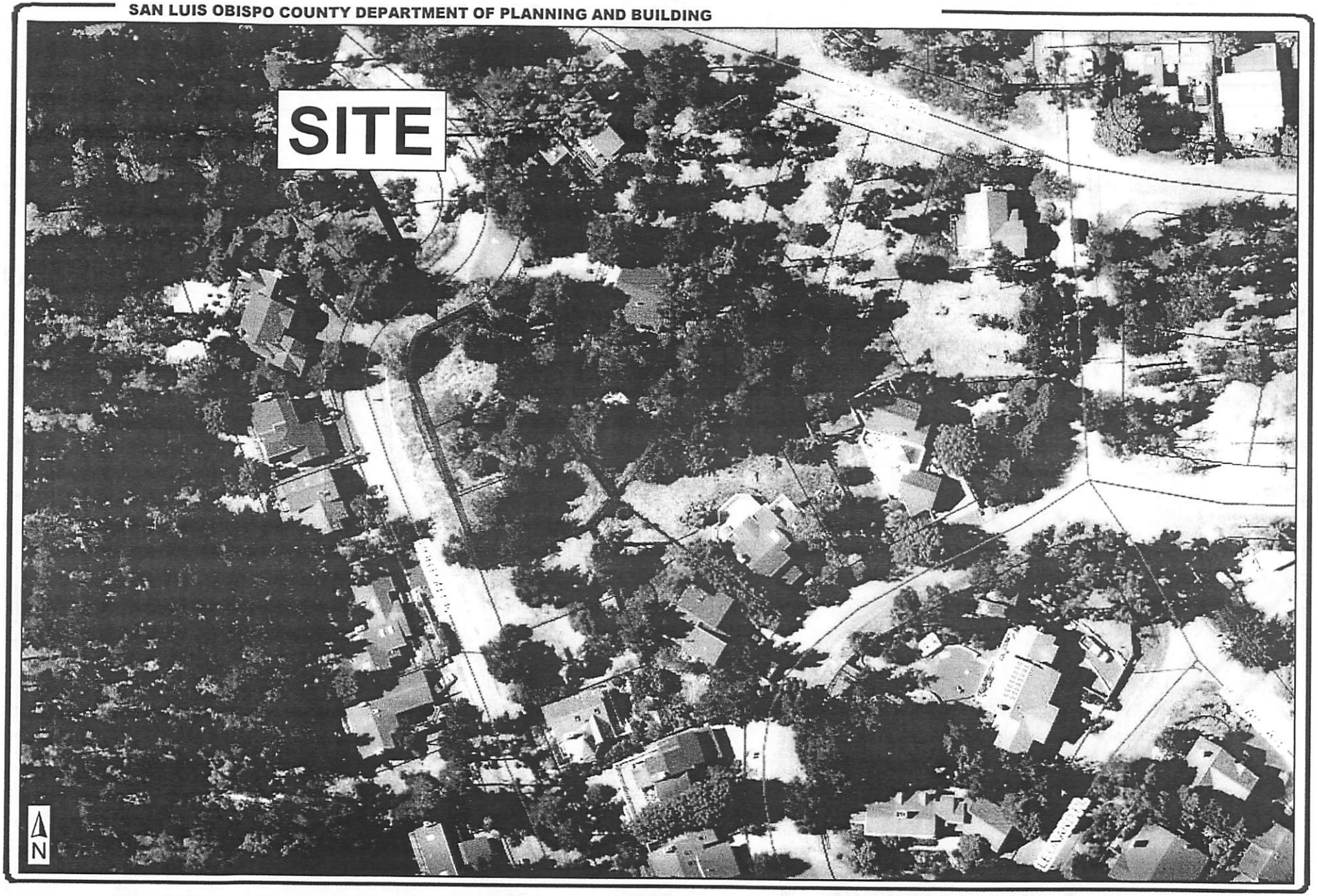
PROJECT

Fox Minor Use Permit / Coastal Development Permit
DRC2012-00091

EXHIBIT

Land Use Category Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



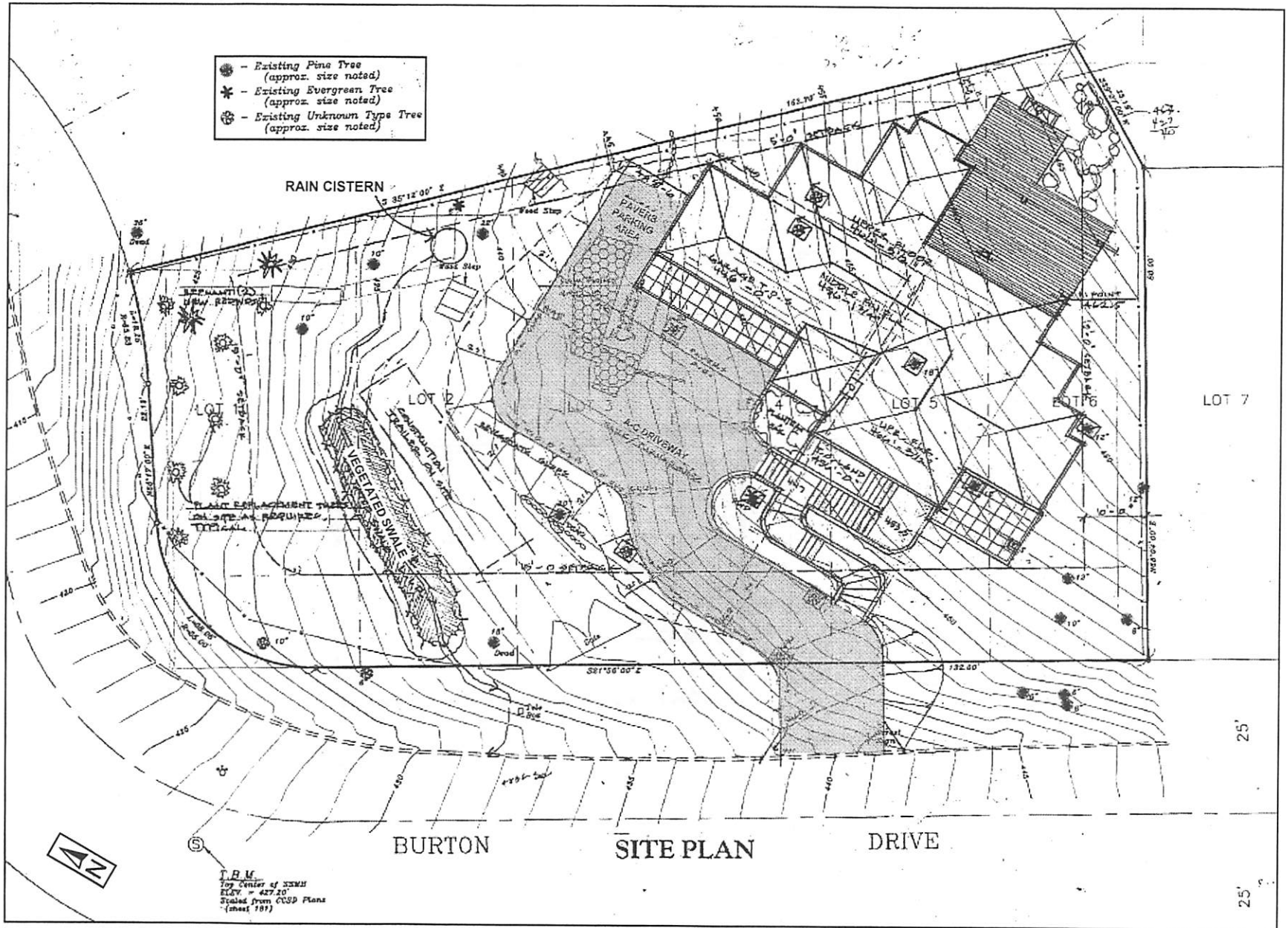
PROJECT

Fox Minor Use Permit / Coastal Development Permit
DRC2012-00091

EXHIBIT

Aerial Photo

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND PLANNING



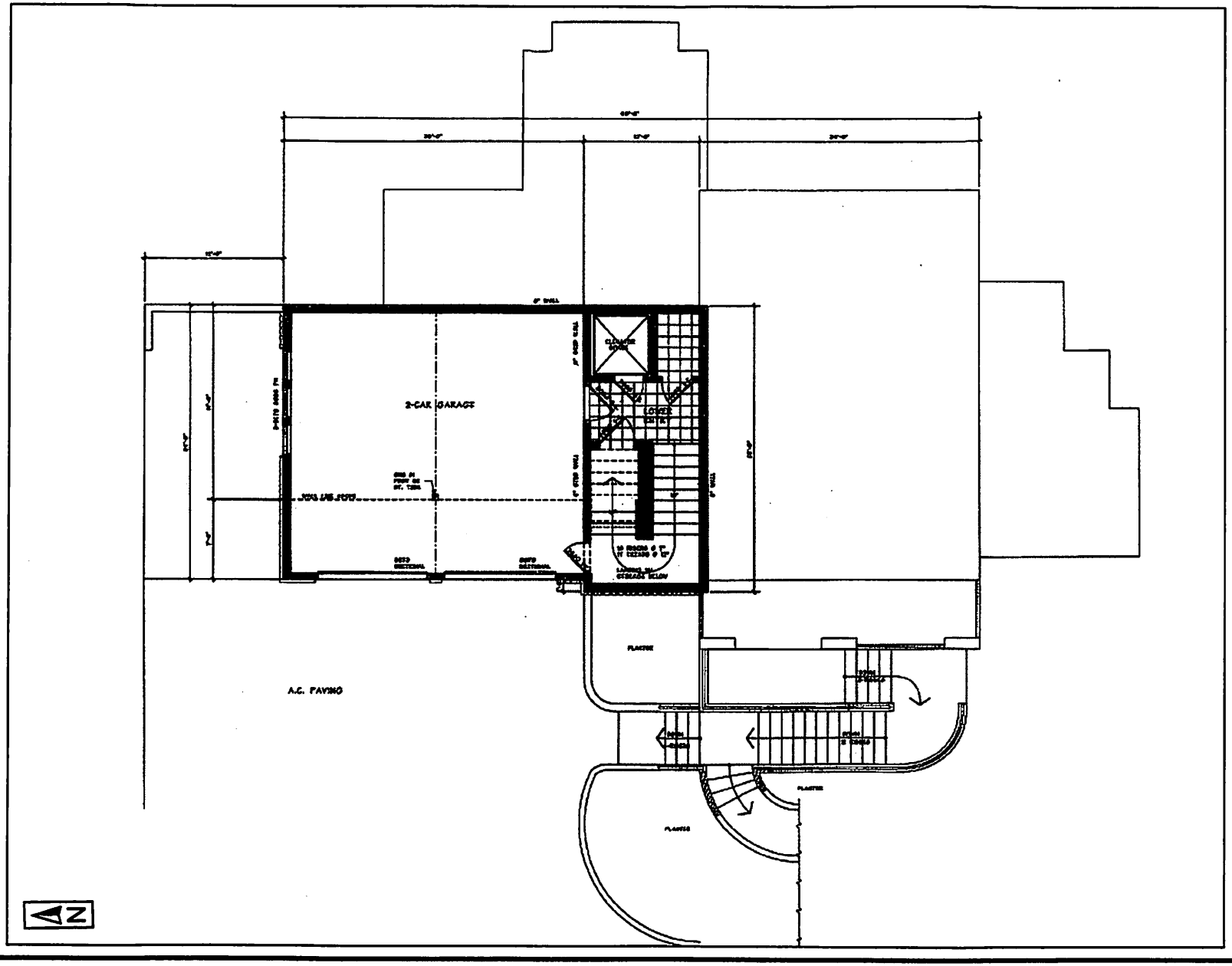
PROJECT

Fox Minor Use Permit / Coastal Development Permit
DRC2012-00091

EXHIBIT

Site Plan

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND PLANNING



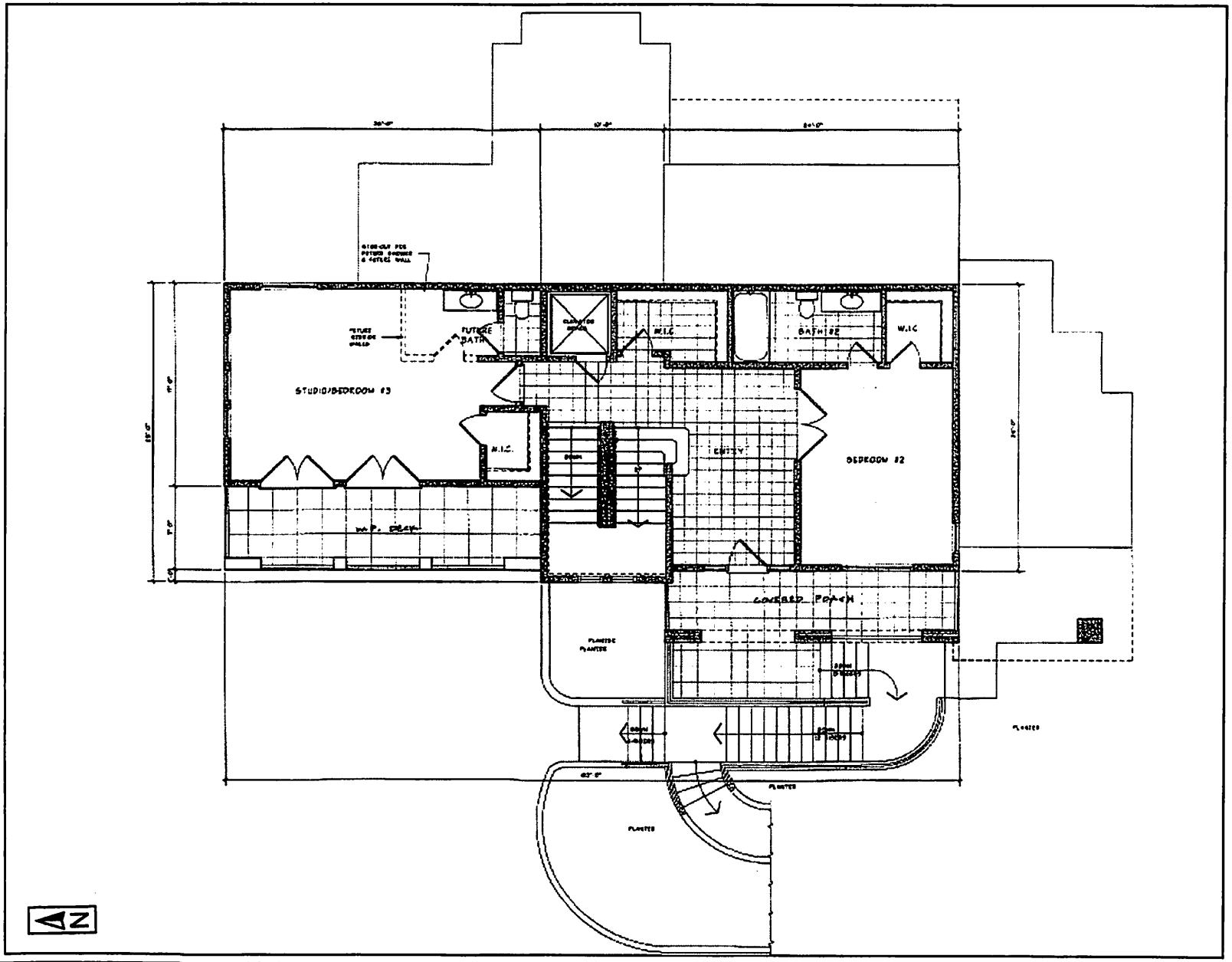
PROJECT

Fox Minor Use Permit / Coastal Development Permit
DRC2012-00091

EXHIBIT

Basement Floor Plan

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND PLANNING



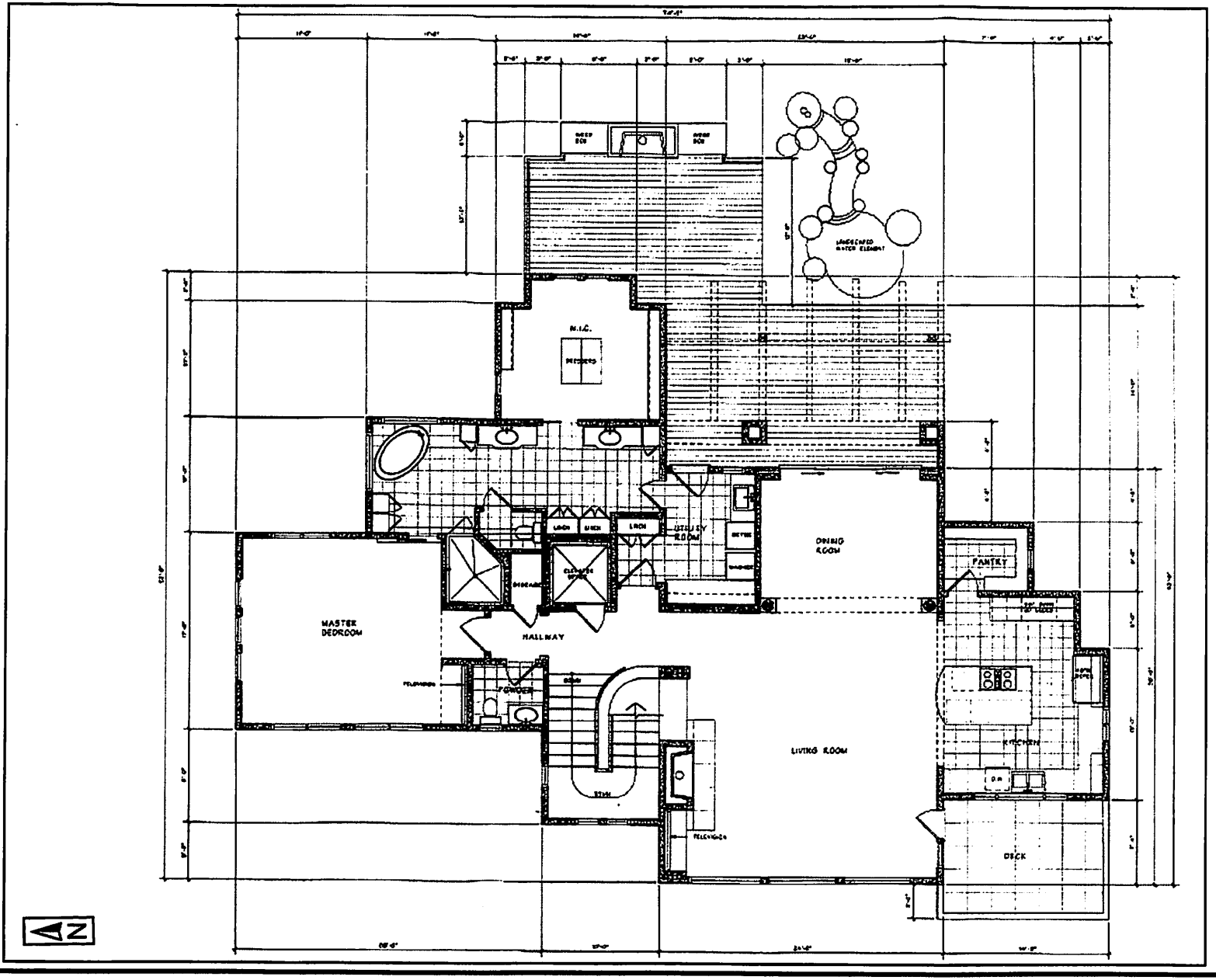
PROJECT

Fox Minor Use Permit / Coastal Development Permit
DRC2012-00091

EXHIBIT

Proposed Lower Floor Plan

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND PLANNING



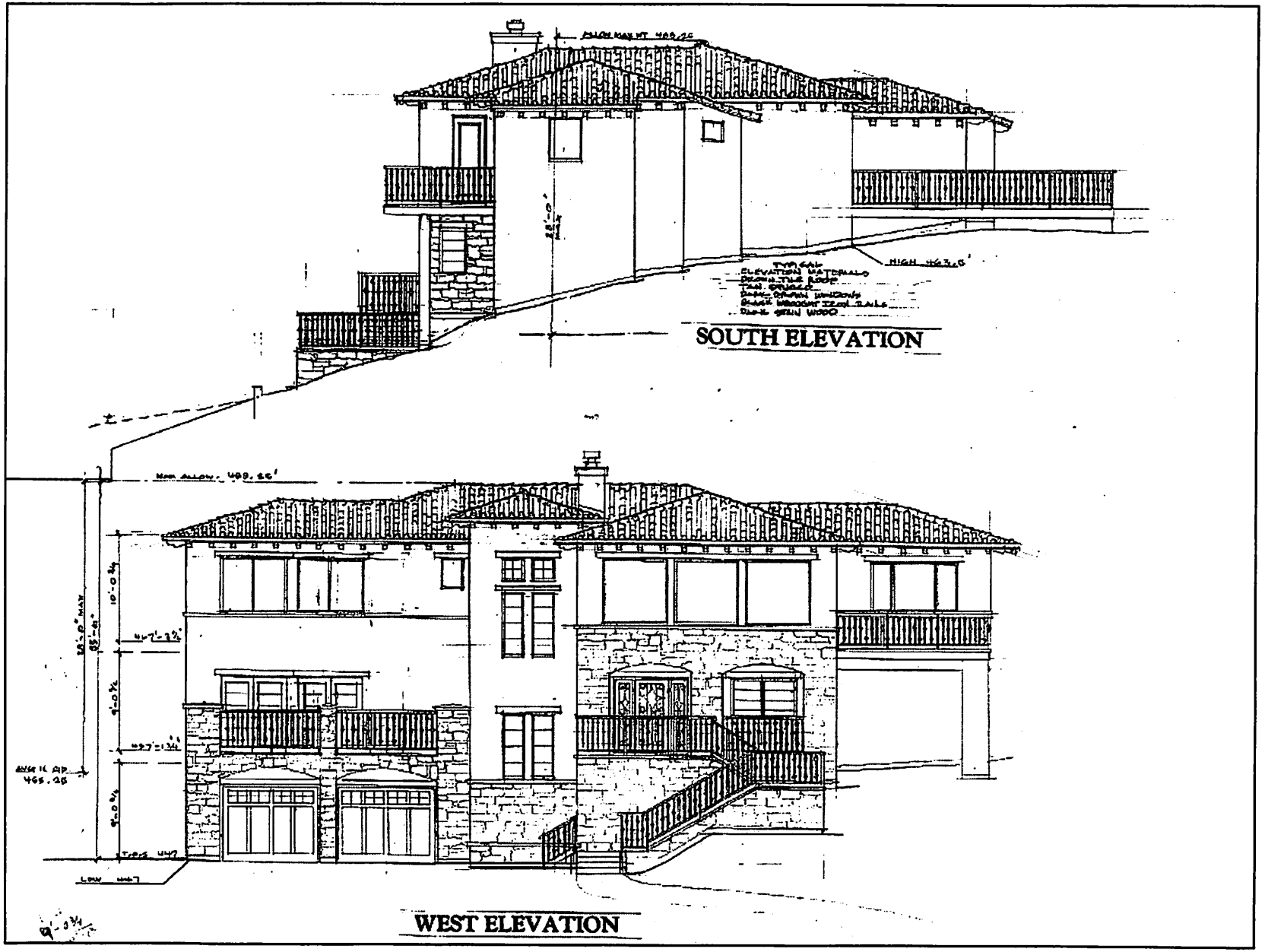
PROJECT

Fox Minor Use Permit / Coastal Development Permit
DRC2012-00091

EXHIBIT

Proposed Upper Floor Plan

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND PLANNING



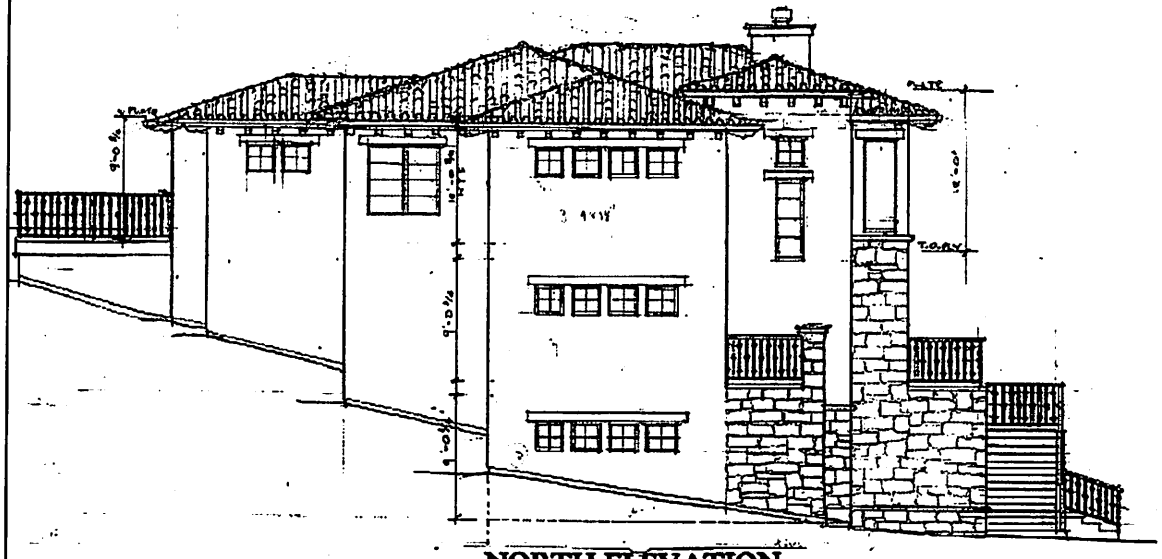
PROJECT

Fox Minor Use Permit / Coastal Development Permit
DRC2012-00091

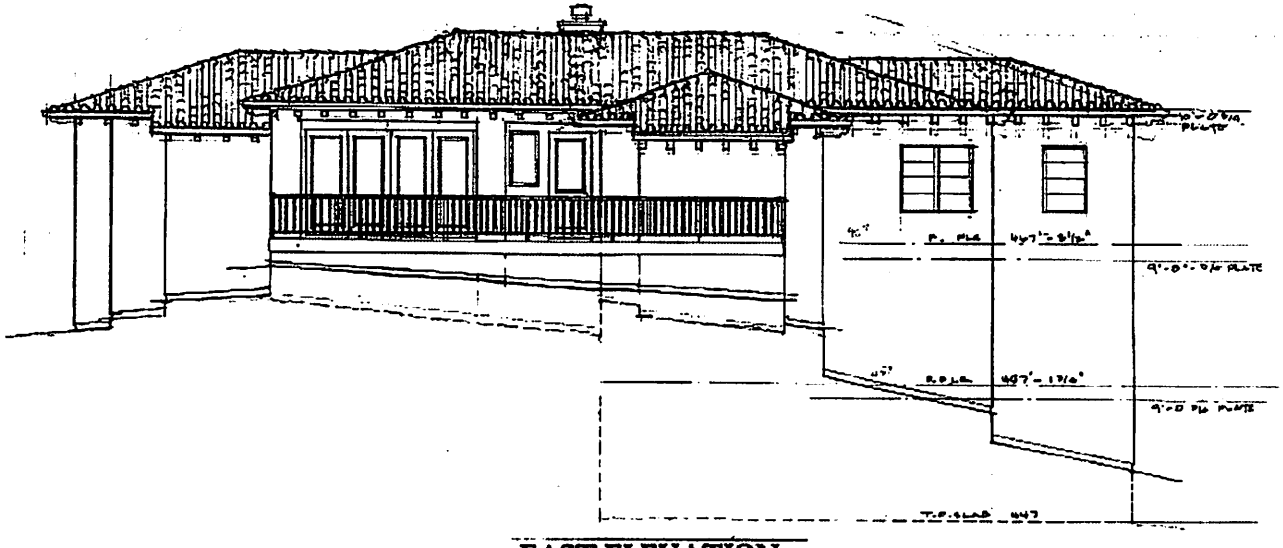
EXHIBIT

South & West Exterior Elevations

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND PLANNING



NORTH ELEVATION



EAST ELEVATION

PROJECT

Fox Minor Use Permit / Coastal Development Permit
DRC2012-00091

EXHIBIT

North & East Exterior Elevations

LANDSET ENGINEERS, INC.
ENGINEERING · LAND PLANNING
SURVEYING · ENVIRONMENTAL CONSULTING

October 4, 2013

File No.: 0916-01
SLO Co. File No. DRC2012-00091

Mr. & Mrs. Phil and Julie Fox
c/o David M. Brown, Architect
P.O. Box 123
Cambria, California 93428

Subject: **Review of Engineering Geology Investigation**

Project: **Fox Residence (APN 024-331-025, -026 & 009)**
Burton Drive – Lots 1-6, Block 115, Cambria Pines Manor Unit #5
Cambria Area of San Luis Obispo County, California

References: 1. Engineering Geology Investigation, Burton Drive, APN: 024-331-025, 026, 009, Lot 1-6, Cambria Area of San Luis Obispo County, California, Project No. SL08412-1, prepared by Geosolutions, Inc., dated August 21, 2013.

Dear Mr. & Mrs. Fox:

The purpose of this letter is to summarize our findings of a site reconnaissance performed on October 1, 2013; and review of the above referenced engineering geology investigation (Reference 1).

The report was reviewed for conformance with section 23.07.084 of the San Luis Obispo County Coastal Land Use Ordinance (CZLUO) and the San Luis Obispo County Guidelines for Engineering Geology Reports. It is our opinion that the referenced report presents a comprehensive outline, modeling the site engineering geology and geologic constraints.

It is our opinion that the site geologic conditions are accurately modeled as represented. Our findings are congruent with the conclusions and recommendations of the engineering geology investigation prepared by Geosolutions, Inc., dated August 21, 2013.

It is our opinion that the project engineering geologic constraints have been adequately characterized and appropriate mitigative measures have been included for CEQA & CZLUO compliance. The itemized recommendations nos. 1 through 12, summarized on pp. 3 & 4

(Reference 1) should be included as conditions of approval prior to the issuance of building permits.

Please contact me at (831) 443-6970 or bpapurello@landseteng.com if you have questions regarding this matter.

Respectfully,
LandSet Engineers, Inc.

Brian Papurello, CEG 2226

Doc. No. 1310-101.REV

Copies: Addressee (2)
Mr. & Mrs. Phil and Julie Fox (1)
Mr. Cody Scheel, San Luis Obispo Co., Dept. of Planning & Building (1)
Mr. John M.D. Kammer, Geosolutions, Inc. (1)
SLO County Geology files

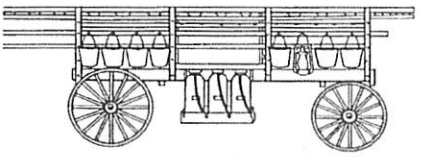
SAN LUIS OBISPO COUNTY ENGINEERING GEOLOGY REPORT REVIEW FORM

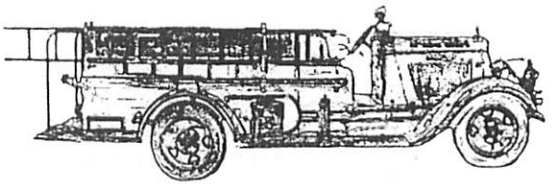
The San Luis Obispo County Planning and Building Department uses the following checklist as part of reviewing engineering geology reports. Explanatory notes are appended and keyed to each numbered item.

Checklist item within consulting report	Adequately described: satisfactory	Additional data needed: unsatisfactory
1. Project Description	X	
2. SLO County Geological Study Area Map	X	
3. Site Location	X	
4. Regional Geologic Map	X	
5. Original engineering geologic map of site	X	
6. Aerial photograph interpretation	X	
7. Subsurface site geology	X	
8. Geologic cross sections	X	
9. Active faulting and coseismic deformation across the site	X	
10. Landslides	X	
11. Flooding, severe erosion, deposition	X	
12. On-site septic systems	N/A	
13. Hydrocollapse of alluvial fan soils	X	
14. Evaluation of historical seismicity and regional faults	X	
15. Characterize and classify geologic site class	X	
16. Probabilistic evaluation of earthquake ground motion	X	
17. Peak ground acceleration for MCE levels of ground motion	X	
18. Site coefficients F_a & F_v and spectral accelerations S_s, S_1, S_{MS}, S_{M1} S_{DS} & S_{D1}	X	
19. Geologic setting for liquefaction analysis	X	
20. Liquefaction methodology	N/A	
21. Bluff erosion	N/A	
22. Tsunami or seiche potential	X	
23. Expansive soil	X	
24. Naturally occurring asbestos	X	
25. Radon and other hazardous gasses	X	
26. Geologic constraints anticipated during grading operations	X	
27. Areas of cut and fill, preparation of the ground, and depth of removals	X	
28. Subdrainage plans for groundwater	N/A	
29. Final grading report and as-built map	N/A	
30. Summary sheet	X	
31. Age of report	X	
32. Engineering geology report signed by CEG	X	

CAMBRIA FIRE DEPARTMENT

Established 1887





Mark Miller, Fire Chief
2850 Burton Drive • Cambria, CA. 93428
Phone: (805) 927-6240 • Fax: (805) 927-6242 • Email: mmiller@cambriacsd.org

FIRE PLAN REVIEW

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

Date: **November 13, 2013**

*This Project Requires Water Letter - **YES**

Building owners Name: **Phil and Julie Fox**

Project Address: **Burton and Ellis**

Project type: **New Single Family dwelling**

Building Permit Number: **Pending**

APN# **024-331-025 & 026**

Square Footage of Existing Structure: **N/A**

Square Foot of Proposed Addition: **4075 SqFt**

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

Nearest Fire Hydrant: **Ellis and Burton – 1500 +GPM**

Driveway Access: **N/A** Turnarounds required: **No**

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

Conditions of approval: See attached

Mark Miller
Fire Chief

"Automatic Fire Sprinklers Save Lives!"

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

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

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

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

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

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

Exception: Heavy timber or log wall construction.

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

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

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

DECKING SURFACES AND UNDER FLOOR PROTECTION

1. **Decking**
   Decking surfaces, stair treads, risers and landings of decks, porches, and balconies where any portion of such surface is within 10' of the primary structure shall comply with one of the following:
   a. Shall be constructed of ignition-resistant materials OR constructed with heavy timber, exterior fire-retardant-treated wood, approved noncombustible materials, OR of 2" nominal redwood construction grade common or better.
   b. The county will accept decks with non-combustible surfaces such as ceramic tile or other product listed as "one-hour" or Class A roof covering. The use of paints, coatings, stains, or other surface treatments are not an approved method of protection.
2. **Floor Projections, under floor areas**
   The underside of floor projections, unenclosed under floor areas attached to, or within 10 feet of a structure, shall be constructed of, or covered with, ignition resistant materials, be of fire retardant or heavy timber construction or shall be enclosed to grade. Minimum Heavy Timber sizes are 6x6 columns, 6x8 beams, 4x8 joists.

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

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

Exception: Vehicle-access doors.

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

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

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

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

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

Hazardous Fuel Abatement
Provide a hazardous fuel abatement program before, during and after construction. Maintain combustible vegetation clearance to a minimum of 30 feet from combustible construction materials.

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

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

Trees are allowed within the defensible space provided the horizontal distance between crowns of adjacent trees, and crowns of trees and structures, overhead electrical facilities, or unmodified fuel is not less than 10 feet. Trees must be limbed up 6-7 feet from the ground level. Deadwood and litter shall be regularly removed from trees. Minimum defensible space around the structure is 30 feet, more is required on sloped parcels. UWIC Sec. 603

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