

Negative Declaration & Notice Of Determination

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

ENVIRONMENTAL DETERMINATION NO. ED13-110

DATE: 9/4/2014

PROJECT/ENTITLEMENT: O'Brien Variance; DRC2013-00030

APPLICANT NAME: Jacqueline & Lance O'Brien

ADDRESS: P.O. Box 1126 Templeton, CA 93426

CONTACT PERSON: Dennis Schmidt Granite Ridge Engineering Group Telephone: 805-835-3582

PROPOSED USES/INTENT: A request by Lance and Jacqueline O'Brien for a Variance to allow for grading of a driveway on slopes greater than 30 percent, relocating a previously designated building envelope and realigning the access driveway, and related construction of a pad and installation of a 2,152 square foot single-level manufactured home. The project will result in the disturbance of approximately 82,000 square feet including 6,875 cubic yards of cut and 3,020 cubic yards of fill, on an approximately 12.27 acre parcel. The proposed project is within the Rural Residential land use category and is located approximately 950 feet east of Homestead Road, approximately 650 feet south of Black Hawk Road, east of the City of Atascadero, in the El Pomar-Estrella sub area of the North County planning area.

LOCATION: 2460 Homestead Road, Templeton, CA 93465

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

STATE CLEARINGHOUSE REVIEW: YES NO

OTHER POTENTIAL PERMITTING AGENCIES:

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

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

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

Notice of Determination

State Clearinghouse No. _____

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

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

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

Megan Martin

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency





Initial Study Summary – Environmental Checklist

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

(ver 5.1) Using Form

Project Title & No. O'Brien Variance ED13-110 (DRC2013-00030)

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

Megan Martin
Prepared by (Print)

Megan Martin
Signature

8/26/14
Date

Steven McMasler
Reviewed by (Print)

Ellen Carroll
Signature

Ellen Carroll,
Environmental Coordinator
(for)

8/26/14
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 Lance and Jacqueline O'Brien for a Variance to allow for grading of a driveway on slopes greater than 30 percent, relocating a previously designated building envelope and realigning the access driveway, and related construction of a pad and installation of a 2,152 square foot single-level manufactured home. The project will result in the disturbance of approximately 82,000 square feet including 6,875 cubic yards of cut and 3,020 cubic yards of fill, on an approximately 12.27 acre parcel. The proposed project is within the Rural Residential land use category and is located approximately 950 feet east of Homestead Road, approximately 650 feet south of Black Hawk Road, east of the City of Atascadero, in the El Pomar-Estrella sub area of the North County planning area.

PROJECT BACKGROUND: The subject parcel was created with the approval of Parcel Map CO87-0331 along with the designation of a building site and driveway alignment. A review of that project file, including the Negative Declaration and staff report, indicated concerns were identified regarding the removal of oak trees and visibility of future development from Homestead Road. The conditions of approval indicated that only a limited number of trees (2 oak trees) could be removed when development was proposed.

Based on updated information and current driveway and grading standards, placement of the driveway in the designated alignment was not optimal and use of the designated building envelope would result in more extensive grading and additional oak tree removal. An alternative driveway alignment and building site were proposed to reduce the extent of grading. Thirty percent slopes would be affected under either circumstance. In addition, more oak trees would need to be removed than the Parcel Map anticipated for construction of a driveway.

The variance is required due to grading on slopes in excess of 30%, but is also the permit mechanism to change the Parcel Map designated requirements related to building site, driveway and oak tree removal.

ASSESSOR PARCEL NUMBER(S): 034-461-046

Latitude: 35 degrees 31' 3" N Longitude: -120 degrees 38' 5" W

SUPERVISORIAL DISTRICT # 5

B. EXISTING SETTING

PLANNING AREA: Rural El Pomar/Estrella Sub Area of North County Planning Area

TOPOGRAPHY: Moderately sloping to very steeply sloping

LAND USE CATEGORY: Residential Rural

VEGETATION: Shrubs, Scattered Oaks (Blue Oaks), Grasses

COMBINING DESIGNATION(S): None

PARCEL SIZE: 12.27 acres

EXISTING USES: Undeveloped; vacant

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Residential Rural; single-family residence(s)	<i>East:</i> Agriculture; Chicago Grade Landfill Expansion
<i>South:</i> Residential Rural; single-family residence(s)	<i>West:</i> Residential Rural; 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.



COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1. AESTHETICS <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project site is within the Rural El Pomar/Estrella sub area of the North County planning area on a steeply sloping lot on the eastern side of Homestead Road. The 12.27 acre parcel consists of primarily undeveloped non-native grassland and oak woodland (<10% lot coverage). The surrounding area and adjacent properties consist of rural residential development of similar design and similar sloping lots. The site consists of moderately sloping to very steeply sloping hills (average slopes on the subject parcel are approximately 39 percent). The viewshed as you drive north along Homestead Road is towards the east (direction of the project site) which consists of rolling hills, oak woodland, and scattered single family homes.

Impact. The project will involve grading and excavation for an access road (driveway) on slopes greater than 30 percent, installation of a pad and single-family manufactured home. The site is visible for approximately one-half mile looking north from the intersection of CA-41 and Homestead Road, and 0.25 miles looking southeast from the intersection of Homestead Road and Blackhawk Road. Development of a driveway and single family residence would be consistent with the character of surrounding uses.

The applicant submitted visual simulations and an assessment (February 2014 and July 2014, respectively; Attachment 1) to further assess the visual impacts of the proposed project. The visual simulation shows the single family residence from two different vantage points. Based on that assessment and staff field observations, the following are project elements that contribute to the potential visibility from public vantages (Homestead Road):

- The proposed project will move the building envelope to a higher point on the ridge than what was originally approved with the Parcel Map. While moving the building envelope to a higher location reduces grading, it creates the potential of a more visually prominent structure and gives more leverage to require mitigation to reduce visibility.
- The single-story structure (residence) proposes a building height of 18 feet above natural grade. The single-story residence will extend up to eight (8) vertical feet above the ridgeline as viewed from Homestead Road. The proposed combination of colors and materials will help

avoid “massing” effects and reduce the visibility of the home, but the structure will silhouette above the ridgeline when viewed from Homestead Road. The single-story residence is a principally permitted use in the residential rural land use category and as such is not considered out of character with development in the surrounding vicinity.

- The project proposes grading for an access road and building pad for a single family residence which will result in cuts and fills (6,875 cubic yards of cut and 3,020 cubic yards of fill). Portions of these cuts and fills will be visible from Homestead Road and be at a maximum of 50 feet in height in some portions of the access road. The visible cuts will expose sterile soils, where reestablishing vegetation will be difficult. The applicant has narrowed the access road to 12 feet along the diagonal stretch (Cal Fire Letter, January 28, 2014), and proposed a 16 foot wide turnout at the midpoint. Keeping the driveway to 12 feet (the minimum width) reduces the height of the tallest cut (by at most 8 vertical feet). In addition, the road as proposed is aligned in some portions to use existing screening (oak trees) from the lower portions of the wayward cut slope. The applicant has also proposed to flatten the cut slopes where feasible in order to permit tree planting near edges to provide any additional screening.
- Proposed exterior lighting will follow the proposed driveway up to the residence. Lighting will be shielded per the Land Use Ordinance requirements set forth in Section 22.10.060. Applying the exterior lighting development standards will lessen glare and night lighting which may affect surrounding areas to a less than significant impact.
- As a result of construction and grading activities, the applicant has identified nine (9) oak trees to be removed from the property and five (5) will be impacted. County standards require removed trees to be replaced/ replanted at a ratio of 4:1 and impacted trees (within the dripline of a tree) to be replaced at a ratio of 2:1.

Based on the visibility of the proposed structure and the cut slopes associated with the driveway, project impacts are considered potentially significant.

Mitigation/Conclusion. Based on the existing conditions of the surrounding rural setting and environment, impacts to visual resources are considered potentially significant. The proposed project has been required to incorporate landscaping, as applicable, and to screen the single-story residence and access road (driveway), where cuts will be at a maximum 50 feet, to reduce visual impacts to the greatest extent feasible to Homestead Road.

Single Family Residence. To help the building recede into the existing landscape and minimize visual impacts, the following measures will be required:

Height limitation: The proposed height of the single-family residence is 18 feet measured from average natural grade. The top 8 feet of the residence will silhouette on the ridgeline. The maximum allowed height in the Rural Residential land use category is 35 feet above natural grade (County LUO Section 23.10.090(c)(1)). The proposed height meets the ordinance requirement, and because the home will silhouette on the ridgeline, vegetative screening will be required to minimize the visibility of the 8 vertical feet that will be seen traveling along Homestead Road.

Exterior colors and materials: The applicant will be required to submit a colors and materials board to be reviewed and approved by the Environmental Coordinator. The single-family residence will exceed the ridgeline by approximately 8 feet in vertical height and using a combination of colors will reduce the “massing” effect.

Landscaping: The applicant will be required to submit a landscaping plan to screen the single-story residence as viewed from Homestead Road. The landscaping plan will be submitted to the Planning and Building Department for review and approval.

Lighting Plan: Proposed exterior lighting will be required to follow requirements set forth in Title 22 Land Use Ordinance Section 22.10.060 to lessen glare and night lighting to surrounding residences and uses.

Driveway. To screen the cut slopes of the driveway from travelers along Homestead Road and minimize visual impacts, the following measures will be required:

Cut slope treatment (short term): Grading plans will be required to incorporate contours that allow for revegetation (e.g. benching). The following will facilitate the revegetation and reduce visual impacts to a less than significant level:

- Retention of topsoil
- Include measures to reduce visibility of cut slopes (e.g. tinting, jute netting and hydroseeding);
- Require reapplication of native topsoil and provision of additional topsoil;
- Provide long term revegetation strategy;
- Performance standards for construction phase S&E/stormwater measures and long term revegetation measures;
- Use of oak tree replanting to provide screening at full maturity.

Revegetation plan (including oaks): Because a number of trees will be removed as a result of grading activities, the applicant will be required to plant 46 oak trees (see ratio description above). Trees not identified on the site plan for removal are not allowed to be removed at this time.

Incorporation of these measures and proposed project elements will reduce potential visual impacts to less than significant levels.

For a complete list of aesthetic mitigation measures; refer to Exhibit B – Mitigation Summary Table.

2. AGRICULTURAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land, per NRCS soil classification, to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Conflict with existing zoning for agricultural use, or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Land Use Category: Residential Rural

Historic/Existing Commercial Crops: None

State Classification: Not prime farmland & a portion of Farmland of Statewide Importance

In Agricultural Preserve? Yes, El Pomar Ag Reserve

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

Linne-Calodo complex (9 - 30 % slope).

Linne. This moderately sloping soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class IV without irrigation and Class IV when irrigated.

Calodo. This moderately sloping soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class IV without irrigation and Class IV when irrigated.

Linne-Calodo complex (50 - 75 % slope).

Linne. This very steeply sloping soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Calodo. This very steeply sloping soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Lockwood shaly loam (2 - 9% slope).

This gently sloping soil is considered moderately drained. The soil is considered Class IV without irrigation and Class II when irrigated. The soil has high erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to slow percolation.

Impact. The project is located in a predominantly non-agricultural area with no intensive agricultural activities occurring on the property or in the immediate vicinity. Parcels directly east of the subject parcel are zoned Agriculture and have been approved for the future expansion of the Chicago Grade Landfill. The applicant has been informed of the location of the landfill and the possible inconvenience and discomforts resulting from continuing and future landfill operations. A letter was sent to the agent via electronic mail on November 18, 2013 and a second letter was sent to the applicant on July 9, 2014 (Attachment 2). While the building envelope is moving to a higher elevation, the building site itself is not moving any closer to the proposed future expansion of the landfill.

Mitigation/Conclusion. No significant impacts to agricultural resources are anticipated, therefore, no mitigation measures are necessary.

3. AIR QUALITY

Will the project:

a) *Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?*

Potentially Significant

Impact can & will be mitigated

Insignificant Impact

Not Applicable

3. AIR QUALITY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
GREENHOUSE GASES				
f) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Non-Attainment. The County is within the South Central Coast Air Basin, which is currently considered by the state as being in "non-attainment" (exceeding acceptable thresholds) for particulate matter (PM₁₀, or fugitive dust) and ozone.

The Air Pollution Control District (APCD) estimates that automobiles currently generate about 40% of the pollutants responsible for ozone formation. Nitrous oxides (NO_x) and reactive organic gasses (ROG) pollutants (vehicle emission components) are common contributors towards this chemical transformation into ozone. Dust, or particulate matter less than ten microns (PM₁₀), that becomes airborne and finds its way into the lower atmosphere, can act as the catalyst in this chemical transformation to harmful ozone.

APCD Program. To address these impacts APCD has developed a program (CEQA Air Quality Handbook 2012) to establish impact thresholds and mitigation measures to address most project-

related air quality impacts.

Local Air Quality. The project is nearest to the Atascadero-Lewis Avenue Air Quality Monitoring Station. Based on the latest air monitoring station information, the trend in air quality in the general area has improved gradually from 2003 to 2012 (APCD Air Quality Report, 2012).

Valley Fever. The proposed project is located in an area that may harbor the fungus that causes the disease Valley Fever (L. Terry, March 10, 2014). Valley Fever is a lung disease common in the southwestern United States and northwestern Mexico. Valley Fever is caused by the fungus *Coccidioides immitis*, which grows in soils in areas of low rainfall, high summer temperatures, and moderate winter temperatures. These fungal spores become airborne when the soil is disturbed by winds, construction, farming, and other activities. In susceptible people and animals, infection occurs when a spore is inhaled.

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

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

In March 2012, the San Luis Obispo County Air Pollution Control District (APCD) approved thresholds for GHG emission impacts, and these thresholds have been incorporated into the APCD's CEQA Air Quality Handbook. APCD determined that a tiered process for residential / commercial land use projects was the most appropriate and effective approach for assessing the GHG emission impacts. The tiered approach includes three methods, any of which can be used for any given project:

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

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

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

a result, even the emissions that result from projects that produce fewer emissions than the threshold will be subject to emission reductions.

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

Impact. As proposed, the project will result in the disturbance of approximately 82,000 square feet and 6,875 cubic yards of material being moved at less than 1,200 cubic yards moved per day. The project will disturb less than four acres of area. This will result in short-term vehicle emissions (which create low atmospheric level ozone) and the creation of dust during construction. Construction vehicle types will range from: a water truck, two track dozers, self-propelled compactor, paddle wheel scraper and a track loader.

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. Nuisance related to fugitive dust could occur due to the area of disturbance and proximity of other residences in the area. Standard ordinance requirements (LUO 22.52.160(C)) require the control of fugitive dust during grading. Given these standard provisions, this impact is considered less than significant.

This project includes a request for a variance to grade on slopes greater than 30 percent for an access road up to a new pad for a single-family manufactured home. Using the GHG threshold information described in the Setting section, the project is expected to generate less than the Bright-Line Threshold of 1,150 metric tons of GHG emissions. Therefore, the project's potential direct and cumulative GHG emissions are found to be less significant and less than a cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts. If it is shown that an incremental contribution to a cumulative impact, such as global climate change, is not 'cumulatively considerable', no mitigation is required. Because this project's emissions fall under the threshold, no mitigation is required.

Mitigation/Conclusion. The proposed project will not exceed APCD's thresholds; therefore, no significant operational impacts to air quality are anticipated. Because the site is within an area that may harbor the fungus that causes the disease Valley Fever (L. Terry, March 10, 2014), specific dust control measures (reduce disturbed areas where possible, use of water trucks or sprinkler systems to prevent airborne dust from leaving the site, etc.) will be implemented during construction. All fugitive dust mitigation measures as described in Exhibit B – Mitigation Summary Table shall be shown on the grading and building plans.

4. BIOLOGICAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species* or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4. BIOLOGICAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) <i>Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Conflict with any regional plans or policies to protect sensitive species, or regulations of the California Department of Fish & Wildlife or U.S. Fish & Wildlife Service?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* Species – as defined in Section 15380 of the CEQA Guidelines, which includes all plant and wildlife species that fall under the category of rare, threatened or endangered, as described in this section.

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

On-site Vegetation: Herbaceous and Trees - Blue Oak (*quercus douglasii*)

Name and distance from blue line creek(s): Unnamed Creek 450 ft to the East

Site's tree canopy coverage: Approximately 10%.

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

Wildlife

No CNDDDB species were identified within one mile of the proposed project.

Vegetation

Round-leaved filaree (*Erodium macrophyllum*) List 2

Round-leaved filaree (*Erodium macrophyllum*) has been found about 0.61 miles to the South. This annual herb is found on clay soils in cismontane woodland, and valley and foothill grassland areas between the 15 and 1,200-meter elevations (50 to 3,940 feet). The typical blooming period is March-May. Round-leaved filaree is considered rare by CNPS (List 2, RED 2-3-1).

Impact. The project site is steeply sloping, covered with annual and non-native grasses, forbs and shrubs as well as scattered oak trees. The project site does not support any sensitive native vegetation, significant wildlife habitats, or special status species. The proposed project will disturb approximately 82,000 square feet of soil. The applicant has identified that the disturbance will include the following impacts to native oak trees: Nine (9) oak trees to be removed and five (5) impacted. Three of the nine oak trees are located along Homestead Road just south of the access driveway for the proposed project. These three oak trees were approved for removal due to the reduced visibility when entering and exiting the project site onto Homestead. Staff evaluated the project for design modifications to reduce these tree impacts.

Mitigation/Conclusion. No significant biological impacts are expected to occur. To mitigate for impacts to individual oak trees due to grading, the applicant has agreed to the following:

- Submit grading plans showing the location, species type, and diameter of all oak trees within

- fifty feet of proposed development;
- The five (5) impacted trees shall be replaced by in-kind, one-gallon specimens at a 2:1 ratio, and nine (9) removed trees shall be replaced by in-kind, one-gallon specimens at a 4:1 ratio, for a total replacement count of 46 trees;
- The size of the parcel is 12.27 acres, and there is adequate space onsite within close proximity of the development/ existing trees to plant the new trees;
- No additional trees have been approved for removal; however, should additional trees be impacted or tagged for removal to account for grading, all impacted oaks will be replaced in-kind at a 2:1 replacement ratio, and all oaks to be removed will be replaced in-kind at a 4:1 ratio; and
- The trees shall be planted and maintained by the applicant, pursuant to the conditions listed in Exhibit B.

No CNDDDB species were identified within one mile of the site; however, occurrences for wide-ranging resident and migratory bird species is a possibility in the region of the project site. The applicant will be required to protect any sensitive bird species protected by the Migratory Bird Treaty Act and/or the Fish and Wildlife Code by the following summarized ways:

- Avoid vegetation clearing and earth disturbance during the typical nesting season;
- If avoiding construction during nesting season (March to July) is not feasible, a qualified biologist shall survey the area one week prior to activity beginning on the site. If nesting birds are located, they shall be avoided until they have successfully fledged.
- A buffer zone of 50 feet will be placed around all non-sensitive bird species, a 500-foot buffer zone for raptors, and all activity will remain outside of that buffer until a County approved biologist has determined that the young have fledged.

Incorporation of these measures will reduce tree removal impacts to less than significant levels.

For a complete list of biological resource mitigation measures; refer to Exhibit B – Mitigation Summary Table.

5. CULTURAL RESOURCES

Will the project:

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

Setting. The project is located in an area historically occupied by the Obispeno Chumash. No historic structures are present on the subject site and no paleontological resources are known to exist in the area. Based on a Phase I (surface) survey conducted (Gibson's Archaeological Consulting, May 6, 2004) for a property approximately 1.24 miles northwest of the subject site, the area was primarily occupied by the speakers of the Obispeno dialect of Chumash; the northernmost of the Chumashian speaking peoples of California. No archaeological or cultural materials were identified.

Impact. The project is not located in an area that would be considered culturally sensitive due to a lack of physical features typically associated with prehistoric occupation. No previous cultural surveys

were found for the subject property and no specific archaeological reports have been prepared within ¼ mile of the subject property. Impacts to historical or paleontological resources are not expected to occur.

Mitigation/Conclusion. No historic structures are present and no paleontological resources are known to exist in the area. No significant cultural resource impacts are anticipated, therefore, no mitigation measures are necessary.

6. GEOLOGY AND SOILS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* Per Division of Mines and Geology Special Publication #42

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

Topography: Moderately sloping to very steeply sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Moderate to high

Liquefaction Potential: Low

Nearby potentially active faults?: Yes; Splay of the Rinconada Fault Distance? <0.25 miles or on the subject property; Rinconada Fault located approximately 2 miles west of the subject site

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

Shrink/Swell potential of soil: Moderate

Other notable geologic features? None

The project site is located in the southern portion of the Salinas Valley within the Coast Ranges Geomorphic Province, which is a series of mountain ranges and valleys that trend northwest, sub-parallel to the San Andreas Fault (Beacon, 2014).

The Riconada Fault, which passes through the lower driveway, west of the main property, is a right-lateral strike-slip fault associated with the San Andreas Fault System (Beacon, 2014).

The project site consists of a rectangular shaped parcel that is located along a moderately steep southwest-facing slope. The proposed residence is to sit in the eastern portion of the project site area atop a spur ridge, and an access road is proposed across the central and western portions of the parcel across the adjacent slope. The majority of the site contains natural hill slope topography (Beacon, 2014).

Nearest the center of the project site, the proposed access road or driveway climbs a steep slope. The driveway along the hillside area is proposed to be constructed all on cut native ground and lie at a grade not to exceed 23%, as required by Cal Fire (Letter dated January 28, 2014). Cuts are proposed at a 2:1 (horizontal: vertical) slope and extend up to approximately 50 feet with appropriate terracing in some locations (Beacon, 2014). The building pad will be graded with cuts extending up to 10 feet and fills up to 6 feet at a 2:1 (horizontal to vertical) slope. Small retaining walls extending a maximum of approximately 6 feet in height will be constructed on the east side of the building pad.

The project is within a moderate to high landslide area, subject to the preparation of a geological report per the County's Land Use Ordinance LUO section 22.14.070 (c) and in accord with California Geologic Survey Special Publication SP-117A, to evaluate the area's geological stability. A geotechnical engineering report (Beacon, 2013) and an engineering geologic report (Beacon, 2014) were conducted for the project. The following conditions relating to soils and geology exist on or adjacent to the subject property as determined by Beacon Geotechnical:

- ✓ Topography ranges from moderately sloping to very steeply sloping;
- ✓ Within an area designated as having moderate to high landslide potential;
- ✓ A splay of the Riconada Fault (late Quaternary fault) passes through the lower driveway, west of the main property
- ✓ The potential for active fault rupture at the site building area is low;
- ✓ The potential from the effects of groundshaking associated with a substantial earthquake in the vicinity is high;
- ✓ The potential for earthquake-induced landslides within the proposed development area is low to moderate;
- ✓ The potential for ridgetop shattering is low to moderate;
- ✓ The potential for earthquake-induced liquefaction at the site building area is low;
- ✓ The potential for subsidence is moderate to low;
- ✓ Creep or landslides were not observed within the proposed development area of influence;
- ✓ Low expansive soils were encountered at the site;
- ✓ The potential for Naturally Occurring Asbestos is low and Radon is high; and
- ✓ Excavatability of soils and bedrock should be manageable with standard grading equipment

A slope stability analysis was conducted by Beacon as part of the engineering geologic report (Beacon, 2014). As a result of the slope stability analysis performed for seismic and pseudo-static conditions, it was concluded that the proposed slope conditions along the driveway will exceed the prerequisite factors of safety for slope stability (1.1 and 1.5 for seismic and pseudo-static conditions, respectively). For the proposed cut slope, the calculated factor-of-safety for seismic and pseudo-static conditions was found to be 1.28 and 1.75, respectively. Based on these values, no slope

stabilization work will be required within the scope of the proposed project.

Regulatory Policies. In addition to the Uniform Building Code, the County has two additional documents providing guidance for new development in areas with soil or geological challenges, which are the County's Safety Element and Land Use Ordinance. For projects over an acre in disturbance, Regional Water Quality Control Board requires that a Storm Water Pollution Prevention Plan be prepared to address surface water quality (further discussion below).

With regards to the County's Safety Element, it includes the following goal: "*Minimize the potential for loss of life and property resulting from geologic and seismic hazards*". This Element also includes policies and standards intent on achieving this goal.

The County's Land Use Ordinance (Title 22) includes provisions to address geological problem areas, drainage, and sedimentation and erosion control.

Impact. The proposed project includes an access road (driveway) that will lead up to a building pad for a single family residence. As proposed, the project will result in the disturbance (movement of soil) of approximately 1.88 acres (82,000 square feet), approximately 6,875 cubic yards of cut and 3,020 cubic yards of fill. Excess soil material (3,765 cubic yards of soil) will be used onsite and will be placed adjacent to the proposed building pad and single family residence. Slopes on the site are in excess of 30% and the property is within a SRA and designated "high" landslide hazard area as defined by the County Combining Designations maps.

Liquefaction. Based on the quality and conditions of the in-place soils and the absence of groundwater in boring explorations (maximum depth of 15 feet below ground surface) conducted by Beacon Geotechnical, Inc., the potential for liquefaction and/or lateral spreading is considered low (Beacon Geotechnical, Inc., 2013). During construction, potential surface and subsurface water shall be diverted away from the proposed structures and engineered slopes to a drainage area to minimize and avoid potential for liquefaction and/or lateral spreading.

Landslide/Slope Stability. The site does not lie within an Earthquake Fault Zone identified on a State of California Earthquake Fault Zone Map; however, multiple fault maps produced by the U.S. Geological Survey show a splay of the Rinconada Fault passing very close to the western border or possibly on the subject property. Beacon identified the splay passing through the lower driveway, west of the main property (Beacon Geotechnical, Inc., 2014). The Rinconada is a right-lateral strike-slip fault associated with the San Andreas Fault. The site topography and exposed soil types indicate that the potential for landslides is low to moderate at this site. Following the slope stability analysis, it was further determined that no slope stabilization along the driveway would be required based on the factor-of-safety for seismic and pseudo-static conditions. Furthermore, no evidence of previous landslides have been observed at the site (Beacon Geotechnical, Inc., 2013).

The County Geologist reviewed the referenced geotechnical engineering report and engineering geologic report. The reports were reviewed for conformance with the San Luis Obispo Land Use Ordinance and the Guidelines for Evaluating and Mitigating Seismic Hazards in California (Special Publication 117A, 2008). The review was specifically focused with respect to the potential for slope instability and landsliding. The County Geologist found the site geologic conditions were consistent with those identified in the reports and that the findings are congruent with the conclusions of the referenced reports, where the susceptibility for landsliding at the project site is low to moderate.

The project, in total, proposes to disturb approximately 1.88 acres (82,000 square feet). Therefore, prior to work beginning, the project will be required to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) that has been approved by the Regional Water Quality Control Board or County. This plan will include measures to reduce potential sedimentation, erosion and drainage impacts.

Mitigation/Conclusion. Pursuant to County Ordinance, the applicant is required to comply with the submitted geology reports. A sedimentation and erosion control plan and drainage plan is required

prior to issuance of construction permits. In addition, because soil disturbance would exceed one acre the project will be subject to the National Pollutant Discharge Elimination System (NPDES) program, and a SWPPP is required. To minimize the potential for sediment and pollutant discharge into drainages, the applicant will be required to prepare an erosion and sedimentation control plan incorporating Best Management Practices (BMPs). Measures shall include delineation of grading limits, use of temporary construction fencing, and use of materials (e.g., silt fencing, wattles, haybales, etc.) to retain soil onsite and to contain incidental spills.

The geotechnical report and engineering geologic report included a number of measures to address slope stability along the access driveway up to the proposed residence as well as soil and geologic challenges at the building site location. Beacon found the site suitable for the proposed development and cuts along the driveway 2:1 (horizontal: vertical) slope), provided the recommendations within the reports are properly implemented to minimize impacts to life and property. There is no evidence that additional measures above what will already be required by ordinance or codes and that which is recommended in both reports (Beacon, 2013, 2014) are necessary.

For a complete list of geology and soil mitigation measures; refer to Exhibit B – Mitigation Summary Table.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Impair implementation or physically interfere with an adopted emergency response or evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
f) <i>If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) <i>Be within a 'very high' fire hazard severity zone?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) <i>Be within an area classified as a 'state responsibility' area as defined by CalFire?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project site is located in a rural El Pomar/Estrella sub area of the North County planning area, east of the City of Atascadero and adjacent to the Chicago Grade Landfill planned expansion area. It is not located in an area of known hazardous material contamination and is not within an Airport Review Area. The proposed project is within a "high" fire hazard severity area. The fuel load of the existing vegetation on the project site consists of scattered grassland and oak woodland and is considered highly flammable. Topography of the site can be described as steeply sloping to very steeply sloping with average slopes of approximately 30%. The average fire response time for this area is 10-15 minutes.

Responsibility Area. The project is within the State Responsibility Area (SRA), which falls under the responsibility and jurisdiction of Cal Fire.

Fire Safety Plan. At various permitting milestones, Cal Fire identifies project specific elements to be addressed or included as part of a projects development. Ultimately, a Fire Safety Plan is required and then subsequently checked at the end of construction or improvements to make sure that all identified elements have been adequately addressed. Cal Fire supported the applicant's request for variance within the SRA and provided measures in a Fire Safety Plan (listed below) that would require the applicant to utilize as mitigation to assist in ensuring fire/life safety.

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

Because the project is within an SRA and has a Fire Severity rating of "High", Cal Fire would generally require a 30-foot clearance of all high fuel potential or flammable vegetation around the proposed structure(s) and substantial fuel modification would also be required at approximately 10 feet on each side of the proposed driveway. Per Cal Fire's letter dated January 28, 2014 (Attachment 3), Cal Fire will require 200 feet of defensible space (landscaping and vegetation kept to an absolute minimum). No sensitive vegetation is known to occur within these vegetation removal setbacks. Other fire-related constraints specifically related to the project include:

- Response time. The proposed project site is located approximately 10-15 minutes from the

nearest Cal Fire/County Fire station. The longer response time will substantially reduce the fire agency's ability to save structures; the project proposes the following on-site features to reduce this outcome: residential sprinklers, Class A roof covering and non-combustible siding material.

- Defensible space. Cal fire will require the applicant to provide defensible space of no less than 200 feet around all structures on site. Landscaping and vegetation shall be kept to an absolute minimum within the area.
- Steep topography. The driveway is proposed on slopes greater than 30%; Cal Fire will require the grade of the driveway be no greater than 23% between Stations 8+00 and 11+00 (approximately 300 linear feet) as shown on the plans provided by Granite Ridge Engineering Group.

Mitigation/Conclusion. No significant impacts as a result of hazardous materials are anticipated. Regarding fire protection, the project the applicant has obtained and has agreed to implement requirements of the Cal Fire Fire Safety Plan (January 28, 2014). The plan includes a number of measures to reduce fire hazards, including but not limited to:

- Proposed driveway shall have a slope no greater than 23% (for no more than 300 linear feet).
- Proposed single family residence shall install a residential fire sprinkler system.
- A minimum 5,000 gallon galvanized water storage tank is required.
- A minimum Class A roof covering and non-combustible siding material shall be required.
- The applicant shall provide defensible space of no less than 200 feet around all structures on site. Landscaping and vegetation shall be kept to an absolute minimum within this area. This does not prohibit the applicant from installing decorative or ornamental landscaping nor does it preclude the applicant from planting trees to screen the driveway and/or single family residence; however, scattered grasses will need to be cleared and any landscaping installed by the applicant will need to be approved by Cal Fire.

For a complete list of Fire Hazard mitigation measures, refer to Exhibit B Mitigation Summary Table.

8. NOISE

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

8. NOISE

Will the project:

f) *Other:* _____

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

Setting. The project is not within close proximity of loud noise sources. Surrounding residences are considered sensitive noise receptors with the closest residences adjacent to the project site, between approximately 980 feet to 1,050 feet away.

Regulatory Setting

Section 22.10.120(A) – Exceptions to Noise Standards. Noise sources associated with construction, provided such activities do not take place before 7a.m. or after 9 p.m. on any day except Saturday or Sunday, or before 8 a.m. or after 5 p.m. Saturday or Sunday.

Impact. The proposed project will consist of grading on slopes in excess of 30% for a driveway and pad for a single-family manufactured home. Temporary construction activities and grading have the potential to expose adjacent residences in the vicinity to temporary construction noise and cause a temporary increase of ambient noise in the area; however noise associated with these construction activities is exempt from ordinance standards and is therefore considered less than significant. Post-construction, the project is not expected to generate long-term loud noises.

Mitigation/Conclusion. No significant long-term noise impacts are anticipated, therefore, no mitigation is required.

9. POPULATION/HOUSING

Will the project:

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:* _____

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

Setting. The proposed project is within the El Pomar-Estrella sub area of the North County Planning Area. The property is located in the Residential Rural land use category surrounded by single-family residences. The proposed single level manufactured home is consistent and compatible with surrounding single-family residences in the area.

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

displace existing housing.

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

10. PUBLIC SERVICES/UTILITIES

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

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

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

Police: County Sheriff Location: 65 N Main Street, Templeton (Approx. 4.9 miles northwest)

Fire: Cal Fire (formerly CDF) Hazard Severity: High Response Time: 10-15 minutes
Location: 5110 Swayze Street, Creston; Approximately 6.68 miles to the east

School District: Templeton Unified School District.

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

The project is within the El Pomar-Estrella sub area of the North County planning area. The following information is relevant to the proposed project as it relates to the sub area:

Fire Protection. Cal Fire/County Fire provides fire protection for the entire El Pomar-Estrella Planning Area and maintains mutual and automatic aid agreements with the Paso Robles, Atascadero City, and Templeton Fire Departments. The closest Cal Fire fire engine response to the proposed project site is approximately 6.68 miles to the east in the community of Creston.

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

For additional discussion relating to fire hazards, please refer to the 'Hazards and Hazardous Materials' section.

Police Services. The County Sheriff's Department provides police and patrol services in the unincorporated areas of the County. Average response times are in the 5-20 minute range, while

longer service requests to outlying County areas can be up to 45 minutes.

Impact. The project proposes to grade a driveway for a single family manufactured home in a rural area designated a "high" fire severity with a response time of 10-15 minutes. The project will need to comply with the fuel modifications measures as set forth in the most recent Building and Fire Codes. Per Cal Fire's letter dated January 28, 2014, this includes all flammable vegetation be removed within 200 feet of the proposed structure to provide for a defensible space from wildland fires (Cal Fire letter, January 28, 2014). This does not include any future decorative or ornamental landscaping nor does it preclude the planting of trees to screen the driveway and single family residence from Homestead. In addition, 10 feet of substantial fuel modification along each side of the access driveway will be required. The project will be subject to meeting Cal Fire's Fire Safety Plan, which includes other measures to improve the fire department's ability to save the structure(s) in the event of a fire or reduce response times in the case of a life safety emergency.

No other 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, roads and schools. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. Regarding cumulative effects, public facility (County) and school (State Government Code 65995 et seq.) fee programs have been adopted to address this impact, and will reduce the cumulative impacts to less than significant levels. For a full list of Fire Hazard Mitigation Measures, refer to Exhibit B Mitigation Summary Table.

11. RECREATION

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

Setting. The County's Parks and Recreation Element 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

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

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

The project is subject to the County Road Fee for Templeton Area B, which addresses cumulative impacts to County roads in the area. The project is required to pay its "fair share" for areawide circulation improvements. No significant traffic-related concerns were identified.

Impact. Once constructed, the proposed project is estimated to generate approximately 10 trips per day (or 300 trips per month); typical of the average single family residence. This 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. The project is subject to the County Road Fee for Templeton Area B and is required to pay its "fair share" for areawide circulation improvements. No significant traffic impacts were identified, and no other mitigation measures above what are already required by ordinance are necessary.

13. WASTEWATER

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

Setting. The project site consists of a rectangular shaped parcel that is located along a moderately steep southwest-facing slope. The proposed residence is to sit in the eastern portion of the project site area atop a spur ridge, and an access road is proposed across the central and western portions of the parcel across the adjacent slope. The majority of the site contains natural hill slope topography with some portions exceeding 30% slopes. The proposed single family residence will be located atop the ridge in a nearly level clearing. The septic and leach fields will be located adjacent to the single family home (Attachment 4). Beacon Geotechnical performed percolation testing at the project site in accordance with County standards to address potential issues with the proposed septic location. The resulting percolation rates ranged between 20 and 30 minutes per inch at depths of 4.5 to 6 feet. Based on the resulting percolation rates, Beacon recommended the septic system be designed using a rate of 30 minutes per inch.

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

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

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

- ✓ Distance from creeks and water bodies (100-foot minimum).

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

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

Sewage Disposal. Septic tanks are used throughout the planning area. The precautions of careful siting and periodic maintenance will prevent the most common septic system problems. The applicant has proposed the usage of septic and submitted a Geotechnical Engineering Report (Beacon, 2013) which documented percolation rates as recorded and tested on site in accordance with the County of San Luis Obispo Standards. Beacon recommended, based on the result of the percolation rates, that the septic system be designed using a rate of thirty (30) minutes per inch.

Impacts/Mitigation. Based on the following project conditions or design features, wastewater impacts are considered less than significant:

- ✓ The project has sufficient land area per the County’s Land Use Ordinance to support an on-site system;
- ✓ The soil’s percolation rate is between 30 to 120 minutes per inch;
- ✓ There is adequate soil separation between the bottom of the leach line to bedrock or high groundwater;
- ✓ The soil’s slope at the project site and building location is less than 20%;
- ✓ The leach lines are outside of the 100-year flood hazard area;
- ✓ There is adequate distance between proposed leach lines and existing or proposed wells;
- ✓ The leach lines are at least 100 feet from creeks and water bodies.

Based on the above discussion and information provided, the site appears to be able to design an on-site system that will meet CPC/Basin Plan requirements. Prior to building permit issuance and/or final inspection of the wastewater system, the applicant will need to show to the county compliance with the County Plumbing Code/ Central Coast Basin Plan, including any above-discussed information relating to potential constraints. Therefore, based on the project being able to comply with these regulations, potential groundwater quality impacts are considered less than significant.

14. WATER & HYDROLOGY

Will the project:

QUALITY

a) *Violate any water quality standards?*

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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14. WATER & HYDROLOGY

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

Setting. The project proposes to obtain its water needs from an on-site well.

The topography of the project is moderately sloping to steeply sloping with slopes in excess of 30% in some areas. The closest creek from the proposed development is approximately 0.08 miles to the East. As described in the NRCS Soil Survey, the soil surface is considered to have moderate to high erodibility.

Water Supply. The water supply used in the El Pomar-Estrella sub-area comes from individual wells. The proposed project is within the Atascadero Sub-basin of the Paso Robles Groundwater Basin and will utilize an on-site well for proposed water source. Because the project is within the Atascadero sub-basin of the Paso Robles Groundwater Basin; the urgency ordinance does not apply.

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? Unnamed Creek Distance? Approximately 1,450 feet

Soil drainage characteristics: Not well drained

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.110 or CZLUO Sec. 23.05.042) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

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

Soil erodibility: Moderate to high

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

Impact – Water Quality/Hydrology

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

- ✓ Approximately 1.88 acres (82,000 square feet) of site disturbance is proposed and the movement of approximately 6,875 cubic yards of cut and 3,020 cubic yards of fill 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 will be disturbing over an acre (1.88 acres of site disturbance) and will be required to prepare a SWPPP, which will be implemented during construction;
- ✓ The project is not within a 100-year Flood Hazard designation;
- ✓ The project is more than 100 feet from the closest creek or surface water body;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- ✓ The project is subject to the County's Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), and/or the "Water Quality Control Plan, Central Coast Basin" for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant;
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur.

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: 0.17 acre feet/year (AFY);
 Outdoor: 0.15 AFY
 Total Use: 0.32 AFY

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

Based on available water information, there are no known constraints to prevent the project from obtaining its water demands.

Mitigation/Conclusion. As specified above for water quality, existing regulations and/or required plans for standard drainage and erosion control measures will adequately address surface water quality impacts during construction and permanent use of the project. The applicant will be required to provide a drainage and erosion and sedimentation control plan (see "Geology/Soils" section). No specific measures above the measures required in the Geology/Soils section and the standard requirements have been determined necessary.

The applicant shall implement Low Impact Development (LID) design measures to help promote groundwater re-charge and reduce stormwater runoff. Any project creating over 2,500 square feet of increased impervious surface is required to comply with LID measures such as, roof runoff directed to landscaped areas (rain gardens) and/or vegetated drainage swales.

No additional measures above what are required or proposed are needed to protect water quality. Based on the proposed amount of water to be use and the water source, no significant impacts from water use are anticipated.

15. LAND USE

Will the project:

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

15. LAND USE

Will the project:

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

Section 22.06.030 – Allowable Land Uses and Permit Requirements. The proposed project includes the installation of a single-family residence (single-level manufactured home) in the Residential Rural land use category. A single family residence is a principally permitted and allowable use as identified within Table 2-2 of the Land Use Ordinance.

Section 22.14.070 – Geologic Study Area (GSA). The project is within an area designated GSA and is identified as having a “moderate to high” landslide potential. All land use permit applications for projects located within a GSA having a “high” landslide potential shall be accompanied by a report prepared by a certified engineering geologist. A Geotechnical Engineering Report (October 4, 2013) and an Engineering Geology Report (June 10, 2014) were prepared by Beacon Geotechnical, Inc. for the proposed project. Both reports were submitted to the County Geologist for review as required by California Code of Regulations, Title 14, Section 3603. Refer to Geology and Soils section for a more in depth discussion on Geology.

Section 22.94.040(C) - Chicago Grade Landfill. The project is within the El Pomar/Estrella planning area. The El Pomar/Estrella Area Plan contains a land use chapter that includes information related to the Chicago Grade Landfill Area. The Chicago Grade Landfill is located less than one-half mile northeast of project site with an approved expansion area just east of the subject parcel. A disclosure statement was sent to the applicant on July 9, 2014 that included language regarding possible inconveniences and discomforts resulting from continuing and future landfill operations. The Landfill Operations-disclosure included language that stated persons are not prevented from notifying appropriate agencies or seeking available remedies concerning any improper or unlawful activities at the landfill.

Section 22.62.070 – Variances. The proposed project is potentially inconsistent with land use policies and regulations because the project includes an access driveway that will be graded on slopes in excess of 30%. However, the project includes a request for a Variance which requires specific findings to allow a property owner to grade on slopes in excess of 30%.

- The Variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and land use category in which the property is situated; and
- There are special circumstances applicable to the property, related only to size, shape, topography, location, or surroundings, and because of these circumstances, the strict application of this Title would deprive the property of privileges enjoyed by other property in the vicinity that is in the same land use category; and

-
- The variance does not authorize a use that is not otherwise authorized in the land use category; and,
- The granting of the Variance does not, under the circumstances and conditions applied in the particular case, adversely affect public health or safety, is not materially detrimental to the public welfare, nor injurious to nearby property or improvements.

The approval of the original Parcel Map (CO87-0331) designated a building site, driveway alignment and oak tree removal limitations in order to address visual and tree removal impacts. The project as proposed does not meet those limitations, but the vehicle to amend them is through the Variance. Given the topography of the property and the site limitations, it appears the findings can be made to grade on slopes in excess of 30%, and to change the building site, driveway alignment and increase oak tree removal with the inclusion of additional mitigation.

Mitigation/Conclusion. The proposed project may be found to be consistent with the Land Use Ordinance as the single-family residence is a principally permitted use and there appears to be sufficient information for the decision makers to make the required findings for a variance to allow grading on slopes in excess of 30 percent, with the incorporation of additional mitigation measures. No inconsistencies were identified and therefore no additional measures above what will already be required were determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE

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

Will the project:

- a) *Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*
- b) *Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)*
- c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

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

Exhibit A - Initial Study References and Agency Contacts

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

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

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

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

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

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

1. Engineering Geologic Report for Proposed Single Family Residence and Driveway, Beacon Geotechnical, Inc., June 10, 2014.
2. Geotechnical Engineering Report for Proposed Manufactured Home and Driveway, Beacon Geotechnical, Inc., October 4, 2013.
3. Homestead Road Visual Analysis, Above Grade Engineering Group, February 7, 2014.
4. O'Brien Residence (APN 034-461-046), LandSet Engineers, Inc. Letter, June 24, 2014.
5. O'Brien Visual Report, Above Grade Engineering Group, July 14, 2014.
6. Results of Phase One Archaeological Surface Survey on a 100-Acre Parcel, Gibson's Archaeological Consulting, May 6, 2004.
7. Review of Engineering Geologic Work Plan, LandSet Engineers, Inc., Brian Papurello, April 29, 2014.

Exhibit B - Mitigation Summary Table

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

AIR QUALITY

AQ-1 The following measures shall be incorporated into the construction phase of the project and shown on all applicable plans **prior to issuance of construction permits**:

- a. Reduce the amount of disturbed areas where possible;
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased water frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible;
- c. All dirt stock-pile areas should be sprayed daily as needed;
- d. All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible. In addition building pads shall be laid as soon as possible after grading unless seeding or soil binders are used;
- e. All of these fugitive dust mitigation measures shall be shown on grading and building plans; and,
- f. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress.

BIOLOGICAL RESOURCES

BR-1 Tree removal/Protection. The applicant shall limit tree removal to no more than 9 trees having a five inch diameter or larger at four feet from the ground and no more than 5 trees impacted. **Prior to construction permit issuance**, the applicant shall submit construction plans that clearly delineate all trees within 50 feet of the proposed project, including the access driveway, and shall show which trees are to be removed or impacted, and which trees are to remain unharmed. **Prior to any ground disturbing activities**, adequate protection measures (e.g., sturdy fencing) per the approved construction plans, shall be installed to protect those trees identified to remain unharmed as well as to minimize impacts for those trees identified as being impacted. Protection measures shall remain in good working order during construction.

BR-2 Tree Replacement. **At the time of application for construction permits**, the applicant shall submit a tree replacement plan to be reviewed and approved by the Environmental Coordinator. The plan shall provide for the replacement, in kind at a 4:1 ratio, all oak trees removed as a result of the development of the project, and in addition, shall provide for the planting, in kind at a 2:1 ratio, of oak trees to mitigate for trees impacted but not removed. No more than 9 oak trees having a five inch diameter or larger at four feet from the ground shall be removed as a result of the development of the project, and no more than 5 trees shall be impacted, but not removed, as a result of the development of the project. Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, topsoil shall be carefully removed and stockpiled for

spreading over graded areas to be replanted (set aside enough for 6-12" layer). An oak tree is defined as having a five inch diameter or larger at four feet from the ground.

Location of newly planted trees should adhere to the following, whenever possible: on the north side of and at the canopy/dripline edge of existing mature native trees; on north-facing slopes; within drainage swales (except when riparian habitat present); where topsoil is present; and away from continuously wet areas (e.g. lawns, leach lines).

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

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

BR-3 Monitoring. To guarantee 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' survivability and vigor until the trees are successfully established, and prepare monitoring reports, on an annual basis, for no less than five years. Based on the submittal of the initial planting letter, 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 initially-required vegetation is successfully established. Additional monitoring will be necessary if initially-required vegetation is not considered successfully established. The applicant, and successors-in-interest, agrees to complete any necessary remedial measures identified in the report(s) to maintain the population of initially planted vegetation and approved by the Environmental Coordinator.

BR-4 Existing Trees – Protection. All trees to remain on-site that are within fifty feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading or site grubbing. The outer edge of the tree root zone to be fenced will be outside of the canopy 1/2 again the distance as measured between the tree trunk and outer edge of the canopy (i.e., 1-1/2 times the distance from the trunk to the drip line of the tree). Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided (per approved construction plans), retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface.

BR-5 Nesting Birds. Prior to commencement of any tree removal, to avoid conflicts with nesting raptors, construction activities shall not be allowed during to the nesting season (March to July), unless a County-approved, qualified biologist has surveyed the impact zone and determined that no nesting activities will be adversely impacted. At such time, if any evidence of nesting activities are found, the biologist will determine if any construction activities can occur during the nesting period and to what extent. The results of the surveys will be passed immediately to (optional – [the CDFW and])

the County (Planning Department), possibly with recommendations for variable buffer zones, as needed, around individual nests. The applicant agrees to incorporate those recommendations approved by the County.

FIRE SAFETY

FS-1 Fire Safety – CalFire/LUO Compliance. To minimize potential fire safety impacts, the applicant agrees to abide by the recommendations made by the Cal Fire (January 28, 2014), and the Fire Safety Standards (LUO Sec. 22.05.086), including but not necessarily limited to:

- a. At no point along the proposed driveway shall the grade be greater than 23%. This is shown on the plans provided for review by Granite Ridge Engineering Group as being located from Stations 8+00 to 11+00 (approximately 300 linear feet).
- b. The driveway width is required to be no less than 16-feet. CAL FIRE/County Fire approves a width of no less than 12-feet from Station 7+00 to the proposed residence site. Properly designed and installed turnouts shall be provided along this portion of the driveway.
- c. All sections of the driveway exceeding a 12% grade shall require asphalt paving (non-skid). Where paving is required, the entire width of the driveway surface shall be paved. The use of “chip-seal” type paving will not be allowed on this project.
- d. All sections of the driveway less than a 12% grade must have an all-weather surface. The San Luis Obispo County Department of Public Works & Transportation – 2011 Public Improvement Standards will provide additional information and direction on this matter.
- e. The proposed manufactured home to be accessed utilizing this driveway shall be required to have a residential fire sprinkler system installed. Regardless of the size of this manufactured home, a minimum 5,000 gallon galvanized water storage tank is required.
- f. The proposed manufactured home shall be required to meet all standards referenced within Chapter 7A of the California Building Code – 2013 (Materials and Construction Methods for Exterior Wildlife Exposure). A minimum Class A roof covering and non-combustible siding material shall be required.
- g. The project applicant (owner) shall be required to provide defensible space of no less than 200 feet around all structures on site. Landscaping and vegetation shall be kept to an absolute minimum within this area.
- h. Prior to providing final inspection to the proposed residence, CAL FIRE/ County Fire Inspectors shall coordinate with the applicant (owner) to conduct onsite familiarization and training with the nearest County Fire station(s).

All measures shall be shown on applicable construction drawings as a part of any **construction permit submittal**, and operational measures installed **prior to final inspection or occupancy**, whichever occurs first. Cal Fire shall also verify compliance post-construction. Operational measures shall be kept in good working order for the **life of the project**.

GEOLOGY AND SOILS

GS-1 Prior to issuance of construction and/or grading permits, the applicant shall submit final plans demonstrating compliance with the Engineering Geologic Report (June 10, 2014) and Geotechnical Engineering Report *Update* and Slope Stability Analysis (June 9, 2014).

GS-2 Prior to issuance of construction and/or grading permits, the applicant shall submit an erosion and sedimentation control plan in compliance with County Ordinance Section 22.52.120.

GS-3 Prior to issuance of construction and/or grading permits, the applicant shall submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) approved by the State Water Resources Control Board.

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- a. Retention of topsoil
- b. Include measures to reduce visibility of cut slopes (e.g. tinting, jute netting and hydroseeding);
- c. Require reapplication of native topsoil and provision of additional topsoil;
- d. Provide long term revegetation strategy;
- e. Performance standards for construction phase S&E/stormwater measures and long timer revegetation measures;
- f. Use of oak tree replanting to provide screening at full maturity.

VISUAL

VS-1 Aesthetics – Cut and Fill Slopes. At the time of application for construction permit, the applicant shall clearly delineate the vertical height of all cut and fill slopes on the project construction drawings and the border of cut slopes and fills rounded off to a minimum radius of five feet. No cut or fill area that will be visible from Homestead shall exceed 50 feet in vertical height (as identified on the preliminary grading plans as the maximum cut height) above or below the existing ground surface. For any visible cuts from key viewing areas previously identified, sufficient topsoil shall be stockpiled and reapplied or re-keyed over these visible cut areas to provide a layer of topsoil (with a target of 8" of topsoil for the reestablishment of vegetation. Inclusion of benches on cut slopes shall be considered to allow for better conditions for revegetation. As soon as the grading work has been completed, the cut and fill slopes shall be reestablished with non-invasive, fast-growing vegetation. **Prior to final inspection or occupancy**, whichever occurs first, the applicant shall provide verification to the satisfaction of the County that these measures have been met.

VS-2 Aesthetics – Building Height. At the time of application for construction permit, the applicant shall clearly delineate the height of new development above the existing natural ground surface on the project construction drawings. New development shall not exceed 20 feet in height above the existing ground surface. **Prior to final inspection or occupancy**, whichever occurs first, the applicant shall provide verification to the satisfaction of the County that these measures have been met.

VS-3 Aesthetics – Exterior Colors. At the time of application for construction permit, the applicant shall submit architectural elevations of the proposed single family residence to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing

natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc.. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys etc. and darker green, grey, slate blue, or brown colors for the roof structures. The following colors/ materials, or darker, shall be used: Roof - (color/material); Exterior walls - (color/ material); Trim - (color/ material). All color selections shall fall within a "chroma" and "value" of 6 or less, as described in the Munsell Book of Color (review copy available at County.)

VS-4 Aesthetics – Water Tank. At the time of application for construction permits, the applicant shall clearly delineate on the project plans the location and visual treatment of any new water tank(s). All water tanks shall be located in the least visually prominent location feasible when viewed from Homestead Road. Screening with topographic features, existing vegetation or existing structures shall be used as feasible. If the tank(s) cannot be fully screened with existing elements, then the tank(s) shall be a neutral or dark, non-contrasting color (such as "Blackened Bean"), and landscape screening shall be provide. The applicant shall provide evidence that the proposed tank(s) are as low profile as is possible, given the site conditions. Landscape material must be shown to do well in existing soils and conditioned, be fast-growing, evergreen and drought tolerant and use drip irrigation for watering purposes. Shape and size of landscape material shall be in scale with the proposed tank(s) and surrounding native vegetation. Plans shall show how plants will be watered and what watering schedules will be applied to ensure successful and vigorous growth.

VS-4 Aesthetics – Landscape Plan. Prior to construction permit issuance, the applicant shall submit landscape/irrigation/landscape maintenance plan(s) to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The Plan shall be prepared as provided in Section 22.04.186 of the San Luis Obispo County Land Use Ordinance and shall provide vegetation that will adequately blend the new development, including driveways, outbuildings, water tanks, etc., into the surrounding environment. The applicant may include some of the required oak tree replacements into the screening plans.

VS-5 Aesthetics – Access Driveway. Prior to permit issuance, applicable drawings shall show access driveway width to be limited to 12 feet along the diagonal stretch from Station 7+00 to the proposed residence site (Cal Fire Letter, January 28, 2014), with an "inter-visible" 16 foot wide turnout at the midpoint. Prior to final inspection or occupancy, the County (Planning) will verify compliance with the approved plans.

VS-5 Aesthetics – Lighting Plan. At the time of application for construction permits, the applicant shall provide an exterior lighting plan. The lighting plan will include the height, location, and intensity of all exterior lighting. All lighting fixtures will be shielded so that neither the lamp nor the related reflector interior surface is visible from Homestead Road. All lighting poles, fixtures, and hoods will be dark colored. High intensity luminaires such as floodlights or spots shall not be used. This plan shall be implemented prior to final inspection or occupancy, whichever occurs first.

August 19, 2014

**DEVELOPER'S STATEMENT FOR THE
O'BRIEN VARIANCE ED13-110 (DRC2013-00030)**

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.

Project Description: A request by Lance and Jacqueline O'Brien for a Variance to allow for grading of a driveway on slopes greater than 30 percent, relocating a previously designated building envelope and realigning the access driveway, and related construction of a pad and installation of a 2,152 square foot single-level manufactured home. The project will result in the disturbance of approximately 82,000 square feet including 6,875 cubic yards of cut and 3,020 cubic yards of fill, on an approximately 12.27 acre parcel. The proposed project is within the Rural Residential land use category and is located approximately 950 feet east of Homestead Road, approximately 650 feet south of Black Hawk Road, east of the City of Atascadero, in the El Pomar-Estrella sub area of the North County planning area.

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 The following measures shall be incorporated into the construction phase of the project and shown on all applicable plans prior to issuance of construction permits:

- a. Reduce the amount of disturbed areas where possible;
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased water frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible;
- c. All dirt stock-pile areas should be sprayed daily as needed;
- d. All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible. In addition building pads shall be laid as soon as possible after grading unless seeding or soil binders are used;
- e. All of these fugitive dust mitigation measures shall be shown on grading and building plans; and,
- f. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress.

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

BIOLOGICAL RESOURCES

BR-1 Tree removal/Protection. The applicant shall limit tree removal to no more than 9 trees having a five inch diameter or larger at four feet from the ground and shall impact no more than 5 trees. Prior to construction permit issuance, the applicant shall submit construction plans that clearly delineate all trees within 50 feet of the proposed project, including the access driveway, and shall show which trees are to be removed or impacted, and which trees are to remain unharmed. Prior to any ground disturbing activities, adequate protection measures (e.g., sturdy fencing) per the approved construction plans, shall be installed to protect those trees identified to remain unharmed as well as to minimize impacts for those trees identified as being impacted. Protection measures shall remain in good working order during construction.

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

BR-2 Tree Replacement. At the time of application for construction permits, the applicant shall submit a tree replacement plan to be reviewed and approved by the Environmental Coordinator. The plan shall provide for the replacement, in kind at a 4:1 ratio, all oak trees removed as a result of the development of the project, and in addition, shall provide for the planting, in kind at a 2:1 ratio, of oak trees to mitigate for trees impacted but not removed. No more than 9 oak trees having a five inch diameter or larger at four feet from the ground shall be removed as a result of the development of the project, and no more than 5 trees shall be impacted, but not removed, as a result of the development of the project. Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, topsoil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer). An oak tree is defined as having a five inch diameter or larger at four feet from the ground.

Location of newly planted trees should adhere to the following, whenever possible: on the north side of and at the canopy/dripline edge of existing mature native trees; on north-facing slopes; within drainage swales (except when riparian habitat present); where topsoil is present; and away from continuously wet areas (e.g. lawns, leach lines).

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

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

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

BR-3 Monitoring. To guarantee 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'

survivability and vigor until the trees are successfully established, and prepare monitoring reports, on an annual basis, for no less than five years. Based on the submittal of the initial planting letter, 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 initially-required vegetation is successfully established. Additional monitoring will be necessary if initially-required vegetation is not considered successfully established. The applicant, and successors-in-interest, agrees to complete any necessary remedial measures identified in the report(s) to maintain the population of initially planted vegetation and approved by the Environmental Coordinator.

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BR-4 Existing Trees – Protection. All trees to remain on-site that are within fifty feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading or site grubbing. The outer edge of the tree root zone to be fenced will be outside of the canopy 1/2 again the distance as measured between the tree trunk and outer edge of the canopy (i.e., 1-1/2 times the distance from the trunk to the drip line of the tree). Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided (per approved construction plans), retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface.

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BR-5 Nesting Birds. Prior to commencement of any tree removal, to avoid conflicts with nesting raptors, construction activities shall not be allowed during the nesting season (March to July), unless a County-approved, qualified biologist has surveyed the impact zone and determined that no nesting activities will be adversely impacted. At such time, if any evidence of nesting activities are found, the biologist will determine if any construction activities can occur during the nesting period and to what extent. The results of the surveys will be passed immediately to the County (Planning Department), possibly with recommendations for variable buffer zones, as needed, around individual nests. The applicant agrees to incorporate those recommendations approved by the County.

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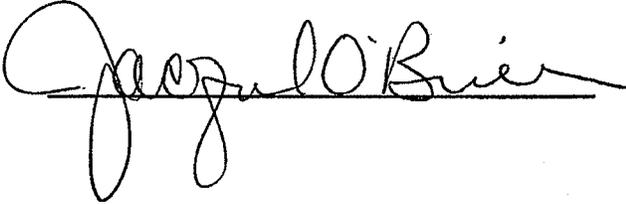
The applicant understands that any changes made to the project subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation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

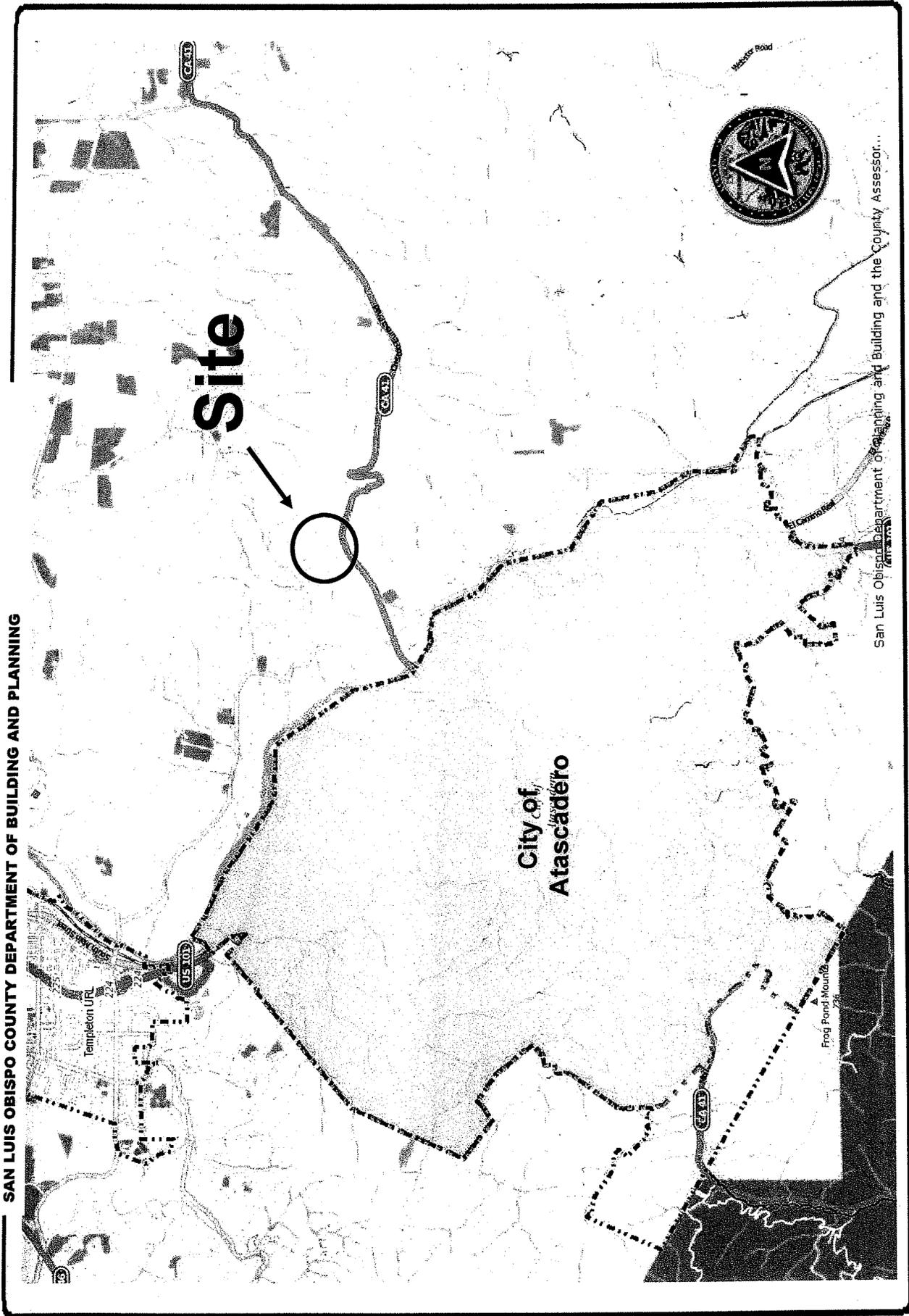


Signature of Owner(s)

08-27-14

Date





San Luis Obispo Department of Planning and Building and the County Assessor...

PROJECT
O'Brien Variance
DRC2013-00030

EXHIBIT

Vicinity Map



SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

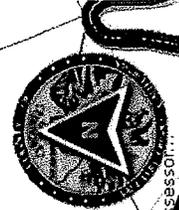


PROJECT

**O'Brien Variance
DRC2013-00030**

EXHIBIT

Land Use Category Map





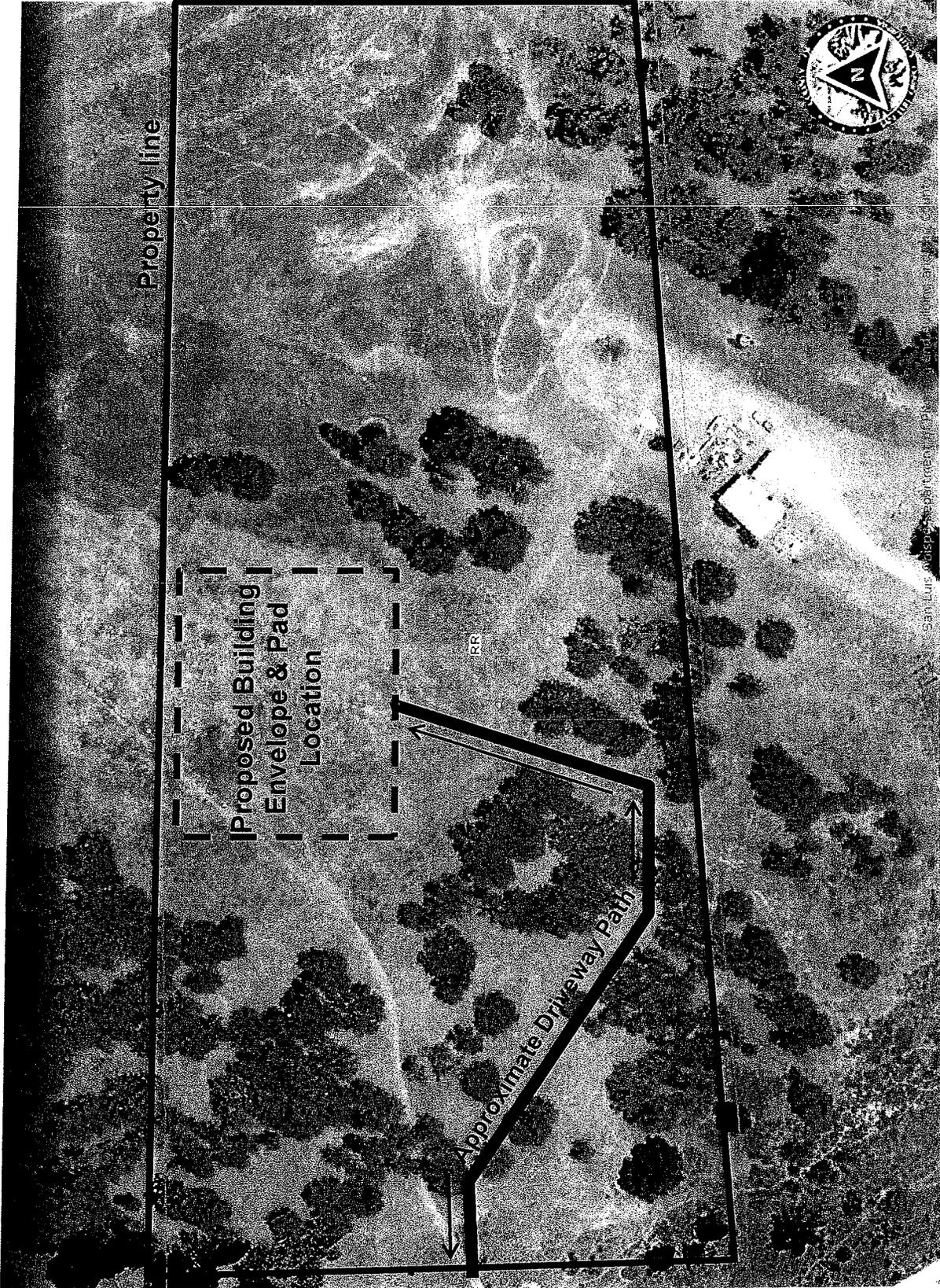
PROJECT

O'Brien Variance
DRC2013-00030

EXHIBIT

Aerial Map



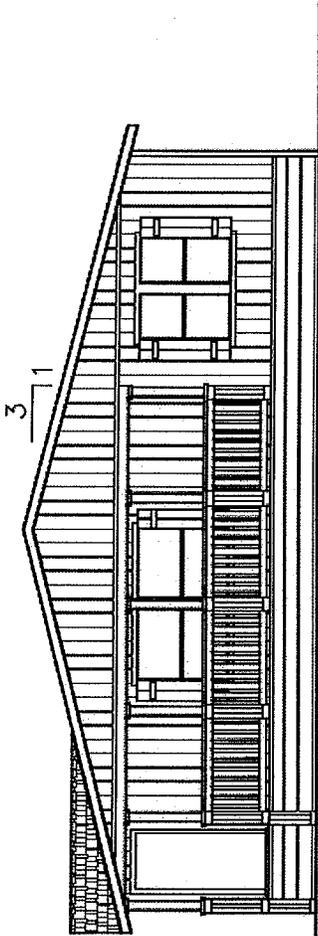


PROJECT

O'Brien Variance
DRC2013-00030

EXHIBIT

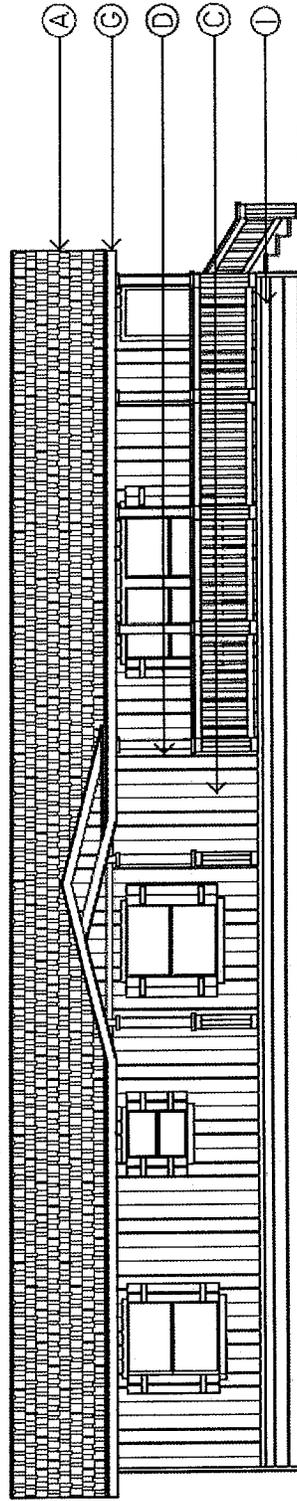
Aerial Map - Enlarged



END VIEW

LEGEND

- A Composition Shingle Roof
- B Hardboard 8" "V Groove" - (Body Color)
- C 2x4 Rough Sawn - (Trim Color)
- D 1x3 Rough Sawn - (Body Color)
- E 2x8 Rough Sawn - (Trim Color)
- F Exterior Light
- G 2x6 Rough Sawn - (Trim Color)
- H 2x8 Rough Sawn - (Trim Color)
- I 9" HARDIE Lap Siding - (Body Color)



SIDE VIEW

PROJECT

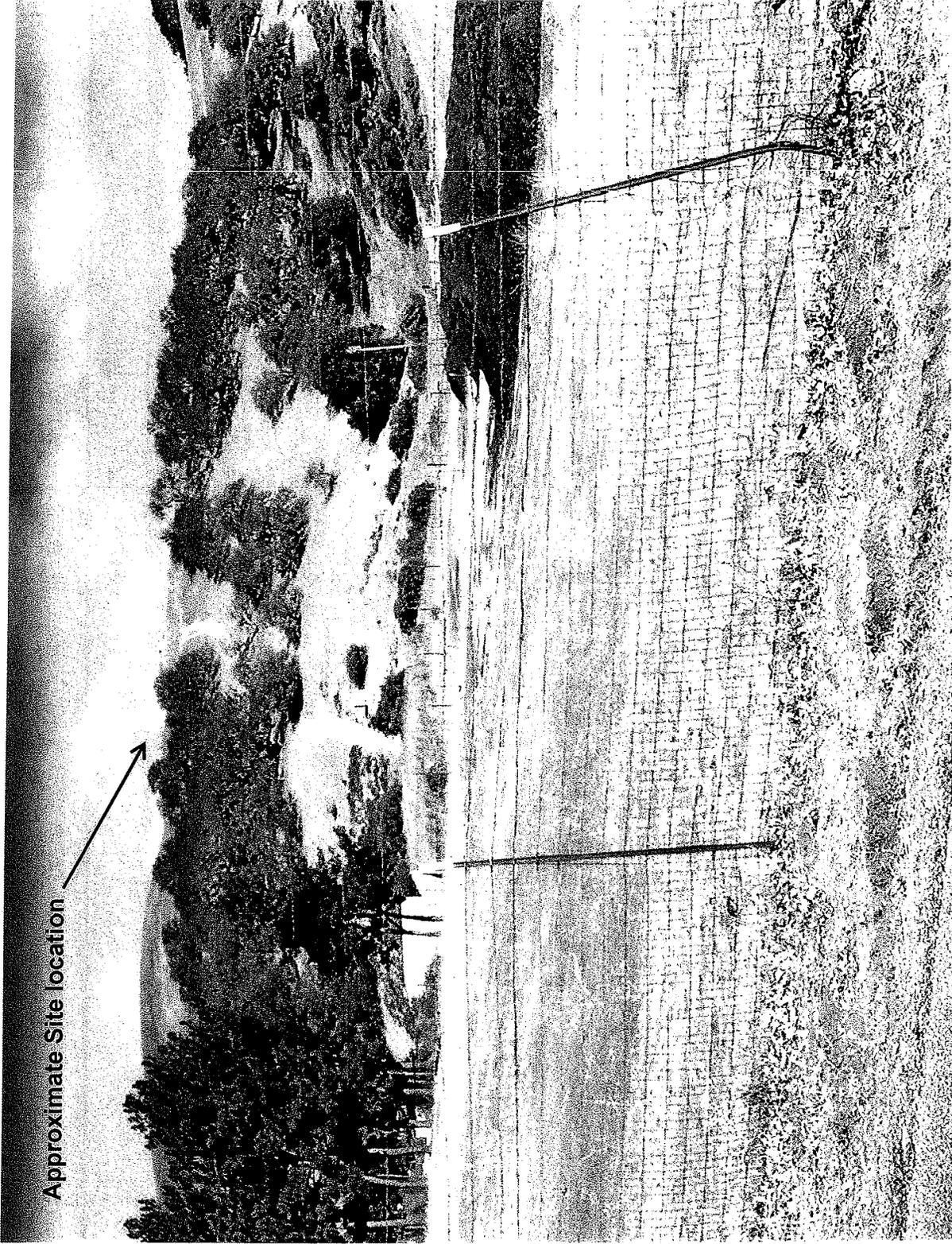
O'Brien Variance
DRC2013-00030

EXHIBIT

Elevation - Residence



Approximate Site location



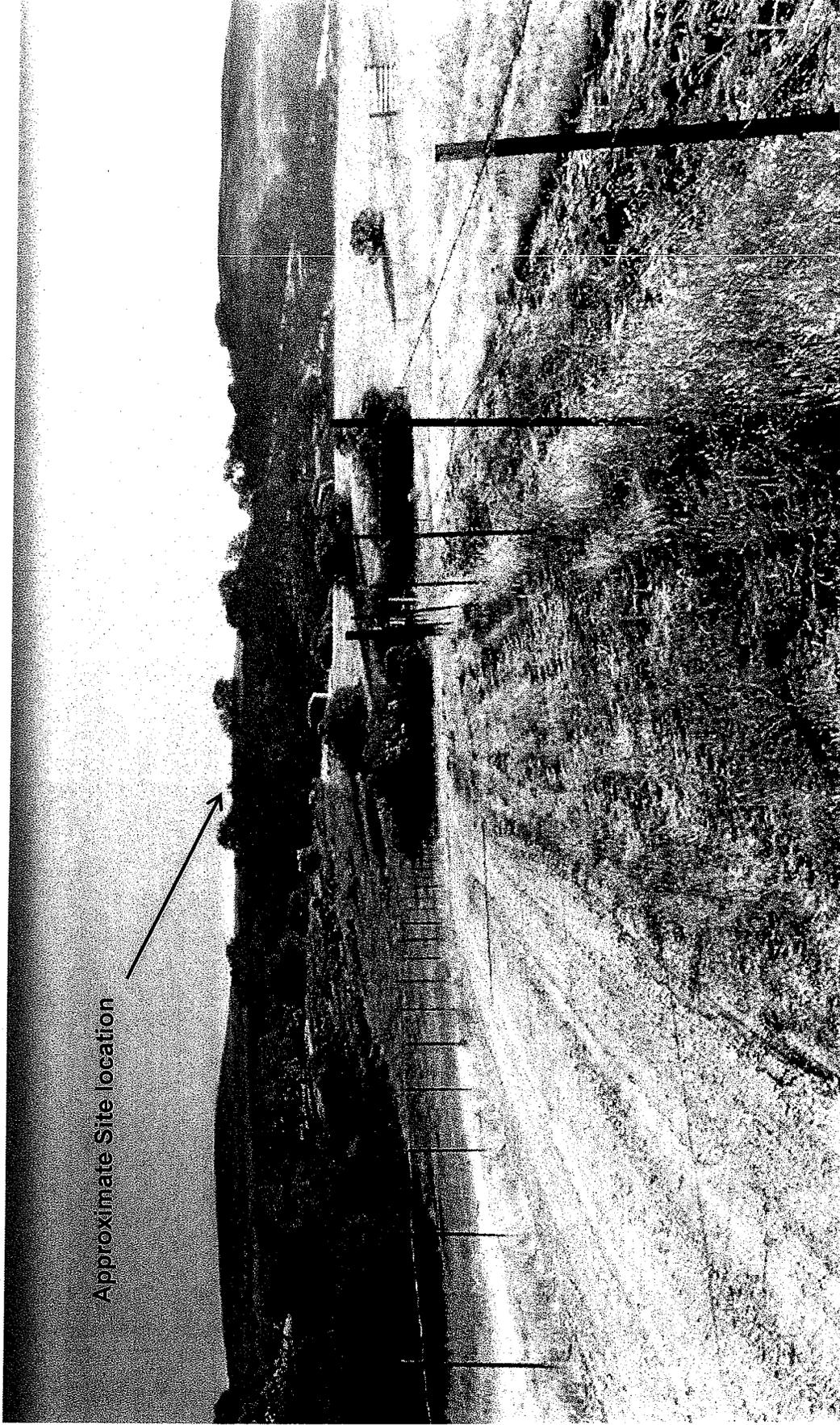
PROJECT

O'Brien Variance
DRC2013-00030

EXHIBIT

Site Photographs - Looking Northeast Toward
Project Site





Approximate Site location

PROJECT

O'Brien Variance
DRC2013-00030



EXHIBIT

Site Photographs – Looking East Toward Site



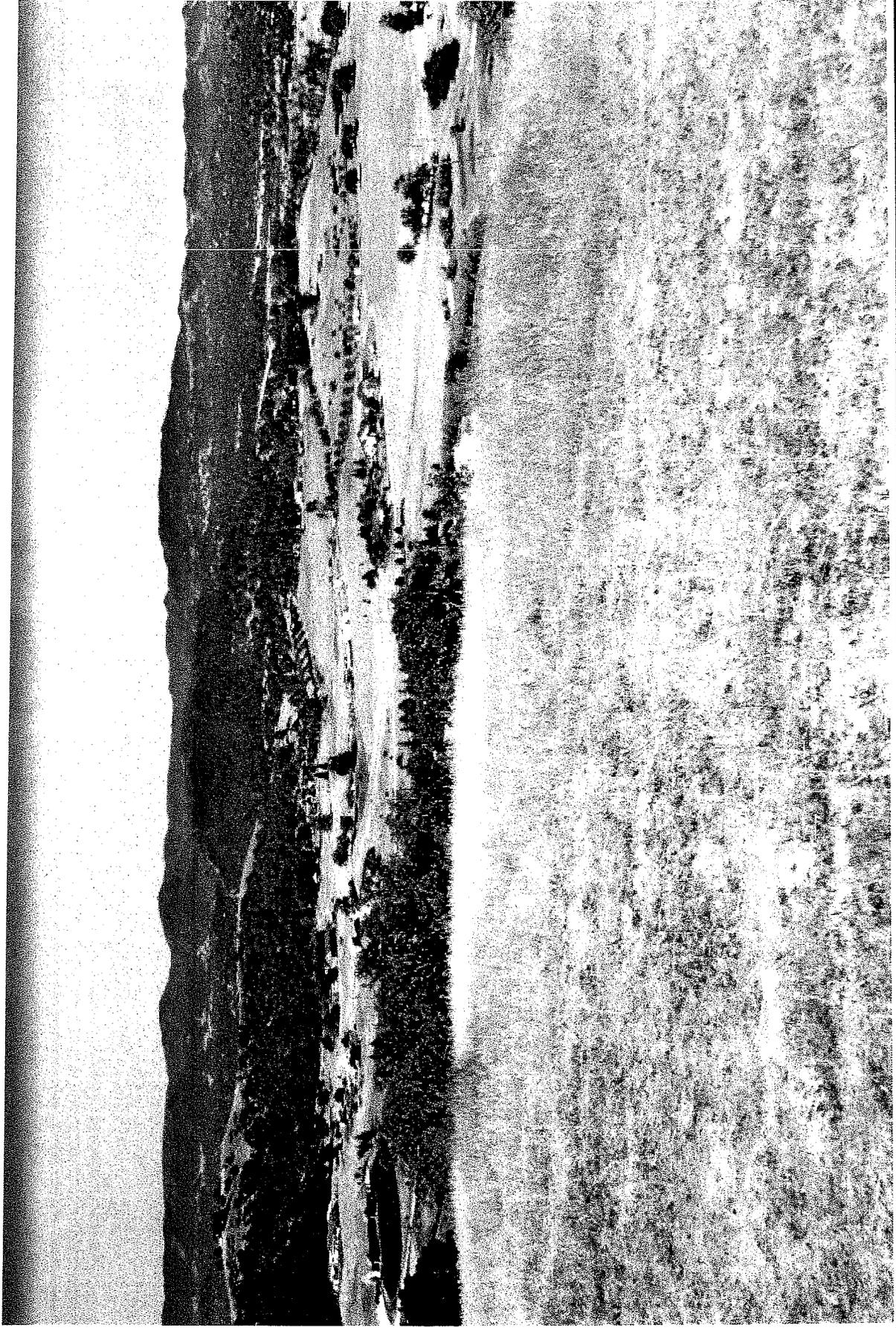
PROJECT

O'Brien Variance
DRC2013-00030

EXHIBIT

Site Photographs - Looking East Up
Proposed Driveway





PROJECT

O'Brien Variance
DRC2013-00030



EXHIBIT

Site Photographs – Looking Southwest from
Proposed Building Pad Location



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

RECEIVED

THIS IS A NEW PROJECT REFERRAL

DATE: 10/29/2013

OCT 30 2013

TO: PW

FROM: Megan Martin - North County Team / Development Review

PROJECT DESCRIPTION: DRC2013-00030 OBRIEN - Proposed variance for grading driveway pad, and installation of manufactured home. Site location is off Homestead Rd in Templeton.
APN: 034-461-046

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

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

no comments approved
Please advise applicant, the home site over looks a future expansion of the land fill.

Date 11.6.13

Name Ami Comel

Phone 5271



CAL FIRE
San Luis Obispo
County Fire Department

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

Robert Lewin, Fire Chief



January 28, 2014

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

Subject: DRC2013-00030 / O'Brien

Proposed variance for grading of driveway, pad and installation of manufactured home
Homestead Road near Atascadero, CA.

Ms. Martin,

CAL FIRE/San Luis Obispo County Fire Department has reviewed the referral information and Grading, Drainage & Erosion Control plans provided for the requested grading variance located on Homestead Road (APN: 034-461-046) near Atascadero, CA. The proposed project site is located approximately 10-15 minutes from the nearest CAL FIRE/County Fire station. This site is located within an area classified as State Responsibility Area (SRA) having a "High" Fire Hazard Severity Zone designation.

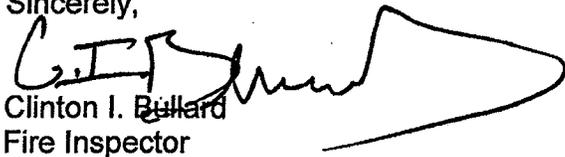
CAL FIRE/County Fire supports the applicant's request for variance with the following measures utilized as mitigation to assist in ensuring fire/life safety:

- At no point along the proposed driveway shall the grade be greater than 23%. This is shown on the plans provided for review by Granite Ridge Engineering Group as being located from Stations 8+00 to 11+00 (approx. 300 linear feet).
 - The driveway width is required to be no less than 16-feet. CAL FIRE/County Fire approves a width of no less than 12-feet from Station 7+00 to the proposed residence site. Properly designed and installed turnouts shall be provided along this portion of the driveway.
 - All sections of the driveway exceeding a 12% grade shall require asphalt paving (non-skid). Where paving is required, the entire width of the driveway surface shall be paved. The use of "chip-seal" type paving will not be allowed on this project.
 - All sections of the driveway less than a 12% grade must have an all-weather surface.
- The San Luis Obispo County Department of Public Works & Transportation – 2011 Public Improvement Standards will provide additional information and direction on this matter.*

- The proposed manufactured home to be accessed utilizing this driveway shall be required to have a residential fire sprinkler system installed. Regardless of the size of this manufactured home, a minimum 5,000 gallon galvanized water storage tank is required.
- The proposed manufactured home shall be required to meet all standards referenced within Chapter 7A of the California Building Code – 2013 (*Materials and Construction Methods for Exterior Wildfire Exposure*). A minimum **Class A** roof covering and non-combustible siding material shall be required.
- The project applicant (owner) shall be required to provide defensible space of no less than 200 feet around all structures on site. Landscaping and vegetation shall be kept to an absolute minimum within this area.
- Prior to providing final inspection to the proposed residence, CAL FIRE/County Fire Inspectors shall coordinate with the applicant (owner) to conduct onsite familiarization and training with the nearest County Fire station(s).

If I may be of additional assistance regarding this matter, please do not hesitate to contact me at (805)543-4244, extension 3425.

Sincerely,


Clinton I. Bullard
Fire Inspector

These are the Building Division Comments to be incorporated into the Conditions. Please call me if you have any questions.

Comments from Building Division:

1. The grading and drainage plans shall be prepared by a California Licensed Civil Engineer of Record. The manufactured home plans shall be prepared by a Registered Professional in Responsible Charge who shall coordinate all the plans and documents.
2. A Geotechnical report is required for the pad preparation, foundation recommendations, percolation test for septic design and a slope stability analysis for the road at the time of construction permit application submittal. The report shall be prepared by a qualified licensed professional such as a Geotechnical Engineer and/or Certified Engineer Geologist.
3. The project is subject to a construction permit as well as the newly adopted 2010 California Codes or the currently adopted codes including Urban Wildland Interface Chapter 7A, 2010 CBC. The site has a high fire hazard.
4. The project is subject to the California State Title 24 energy laws (California Energy Commission) and the Green Building Code/ordinance, for handouts see, www.sloplanning.org
5. If the area of disturbance is greater than 1 acre then the project shall conform to the "National Pollutant Discharge Elimination System" storm water management program regulations.
6. A fire sprinkler system will be required. The sprinkler plans shall be submitted with a separate application for a separate fire sprinkler permit with the application for the structure(s). The application for the sprinkler system and any water tank storage required for the system shall be approved prior to issuance of the structure(s). **Fire sprinkler system may be required by county ordinance if Title 19 requirements trigger it, REGARDLESS of what the local fire jurisdiction may waive.**
7. Septic Design – If the percolation test is greater than 60 minutes per inch, then the a licensed professional shall prepare the septic and leach design, typically a Civil Engineer .
8. All on-site utilities serving existing structures shall be located on the correct parcel containing the structure served.
9. Prior to permit submittal contact Steve Hicks, 781-5709 for a pre-construction permit application submittal meeting (free of charge) to clarify the number of permits required and identify any key issues.
10. Verification of the water supply is subject to Title 19.07.040 & 041.
11. Low Impact Development Guideline's (LID) - Any project creating over 2,500 sq. ft. of increased impervious surface shall comply with LID measures, see www.sloplanning.org.
12. It appears a separate grading permit shall be required for driveway & pad.

Elizabeth Szwabowski, Plans Examiner III



**Templeton Area Advisory Group
P.O. Box 1135
Templeton, CA 93465**

January 17, 2014

To: Karen Nall, County Planning Department
From: Bill Hockey, TAAG Chairman

Re: DRC2013-00030 O'Brien – Proposed Variance for grading driveway, Pad and installation of a manufactured home. Site is off Homestead Road APN:034-461-046

DRC2013-00014 (old DRC 2007-00164) –Stoller Winery, previously approved by TAAG. Renewing expired permits. Production only – no tasting or events.

These referrals were reviewed by TAAG at our January 16, 2014 meeting with the following action: Both these referral were approved 7-0 on our consent agenda, subject to the following items.

Areas of Concern:

1. None

Recommendations:

1. None

Supportive Issues:

1. Both are supported

Sincerely,

Bill Hockey
Chairperson, TAAG
Cc: TAAG Architectural Review Committee



ENGINEERS, INC.

ENGINEERING - LAND PLANNING
SURVEYING - ENVIRONMENTAL CONSULTING

April 29, 2014

File No.: 0916-01

SLO Co. File No. DRC2013-00030

Mr. & Mrs. Lance and Jacqueline O'Brien
C/o Granite Ridge Engineering Group
8679 Santa Rosa Road
Atascadero, California 93422

RECEIVED

MAY - 5 2014

Attention: Mr. Dennis Schmidt

PLANNING & BUILDING

PROJECT: O'Brien Residence (APN034-461-046)
Homestead Road
Templeton Area of San Luis Obispo County, California

Subject Review of Engineering Geologic Work Plan

- References:
1. Engineering Geologic Work Plan, Homestead Road, APN 034-461-046, San Luis Obispo County, California, Project No. F-100865, prepared by Beacon Geotechnical Inc., dated April 14, 2014.
 2. Geotechnical Engineering Report for Proposed Manufactured Home and Driveway, Homestead Road, APN 034-461-046, San Luis Obispo County, California Project No. F-100865, prepared by Beacon Geotechnical Inc., dated October 4, 2013.
 3. Grading, Drainage & Erosion Control Plans, Lot 3 of CO 87-331, Sheets 1 through 3 of 4, prepared by Granite Ridge Engineering Group, dated October 2013.

Dear Mr. & Mrs. O'Brien:

The purpose of this letter is to summarize our findings and review of the above referenced engineering geologic work plan (Reference 1). We reviewed the work plan with respect to completeness for technical adequacy for the proposed project development. It is our opinion that the work plan prepared Beacon Geotechnical, Inc., dated April 14, 2014 is incomplete and requires additional information & clarification.

The applicants engineering geologist will need to respond to the review comments attached to this letter and prepare a revised work plan. Once the additional information is received, the revised work plan will be reconsidered for acceptance.

April 29, 2014

File No.: 0916-01
SLO Co. File No. DRC2013-00030

We recommend that you have your Engineering Geologist contact us to discuss specific details of the proposed project. We will be happy to review the required revised work plan when completed.

Technical Deficiencies

1. The work plan lacks information to adequately describe the proposed development. In as much, Section 1.1.1 (Reference 2) states "*grading and foundation plans were not provided for the purpose of this report...*" Since the issuance of the report, preliminary project grading plans have been submitted (Reference 3). The project engineering geologist will need to review and address site specific project details consistent with the submitted plans, including but not limited to the following:
 - a. building size
 - b. number of stories (including basements)
 - c. grading concepts (e.g. heights of cut/fill slopes, grading quantities)
 - d. retaining wall heights
 - e. maximum topographic relief

2. The emphasis of the additional study should be focused on the proposed grading of the driveway where slopes are greater than 30%. The project engineering geologist indicates that they will perform a slope stability study, but is unclear what methodologies will be utilized. If computer modeling is to be performed it should be specifically stated what program will be utilized. The slope stability analysis (SSA) must include earth testing utilizing geologic information and cross sections developed by an engineering geologist. The SSA must show formulas and methods used for slope stability analysis, including computer printouts, if applicable. In addition, the SSA should include parameters used in equations and how they were derived and state all assumptions. Enough information should be provided to allow the reviewer to repeat the calculations. The minimum factors of safety are: static greater than or equal to 1.5 and dynamic greater than or equal to 1.1.

3. The Boring and Trench Location Map (Reference 1) does not include a scale. Please resubmit a revised map with approximate scale.

April 29, 2014

File No.: 0916-01
SLO Co. File No. DRC2013-00030

4. As currently depicted, the Proposed Boring and Trench Map (Reference 1) depict an exploratory fault trench across the proposed building pad. Exploratory trenching of the proposed home site is only considered necessary if the mapped trace of the Rinconada fault is located within 200-feet of the proposed residence.

RECOMMEDATIONS

1. Work Plan Suitability. The work plan prepared by Beacon Geotechnical, Inc., dated April 14, 2014 requires additional information with respect to the above noted Technical Deficiencies Nos. 1 through 4.
2. Respond to Review Comments. The project Engineering Geologist needs to review the preceding comments and address them in a revised work plan. After the revised work plan is submitted, it will be reviewed and considered for acceptance.

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. 1404-125.REV

Copies: Addressee (1)
Mr. & Mrs. Lance and Jacqueline O'Brien
Beacon Geotechnical, Inc., Attn. Mr. Greg McKay
County of San Luis Obispo, Attn. Ms. Megan Martin

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

June 24, 2014

File No.: 0916-01
SLO Co. File No. DRC2013-00030

Mr. & Mrs. Lance and Jacqueline O'Brien
C/o Granite Ridge Engineering Group
8679 Santa Rosa Road
Atascadero, California 93422

Attention: Mr. Dennis Schmidt

PROJECT: **O'Brien Residence (APN 034-461-046)**
Homestead Road
Templeton Area of San Luis Obispo County, California

- References:
1. Engineering Geologic Report, Proposed Single Family Residence and Driveway, Homestead Road, APN 034-461-046, San Luis Obispo County, California, File No. F-100865, prepared by Beacon Geotechnical, Inc., dated June 10, 2014.
 2. Geotechnical Engineering Report Update and Slope Stability Analysis, Proposed Manufactured Home and Driveway, Homestead Road, APN 034-461-046, San Luis Obispo County, California, File No. F-100865, prepared by Beacon Geotechnical, Inc., dated June 9, 2014.

Dear Mr. & Mrs. O'Brien:

The purpose of this letter is to summarize our findings of site reconnaissance performed on March 10, 2014 and review of the above referenced reports (References 1 & 2). The proposed project site is located within a zone of high susceptibility for landsliding potential.

The reports were reviewed for conformance with the San Luis Obispo County Land Use Ordinance (LUO), California Geological Survey Special Publication 117A (CGS SP-117A) and the San Luis Obispo County Guidelines for Engineering Geology Reports. This review was specifically focused with respect to the potential for slope instability and landsliding. It is our opinion that the reports prepared by Beacon Geotechnical, Inc., (References 1 & 2) presents a comprehensive outline, accurately modeling the landsliding potential for the site. Our findings are congruent with the conclusions of the referenced reports, that the susceptibility for landsliding at the site is low to moderate.

June 24, 2014

File No.: 0916-01
SLO Co. File No. DRC2013-00030

It is our opinion that the engineering geologic constraints and potential for landsliding susceptibility for the project site have been adequately characterized in general accordance with CGS SP-117A and the San Luis Obispo County Guidelines for Engineering Geology Reports and appropriate mitigative measures have been included for CEQA & LUO compliance.

The recommendations summarized on p. 2, Reference 1, should be included as conditions of approval prior to the issuance of grading/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. 1406-111.REV

Copies: Addressee (1)
Mr. & Mrs. Lance and Jacqueline O'Brien
Beacon Geotechnical, Inc., Attn. Mr. Greg McKay
County of San Luis Obispo, Attn. Ms. Megan Martin

SAN LUIS OBISPO COUNTY ENGINEERING GEOLOGY & GEOTECHNICAL
REPORT REVIEW FORM

The San Luis Obispo County Planning and Building Department uses the following checklist as part of reviewing engineering geology and/or geotechnical reports for sites located in high potential zones for seismically induced liquefaction and/or landsliding. Explanatory notes are appended and keyed to each numbered item.

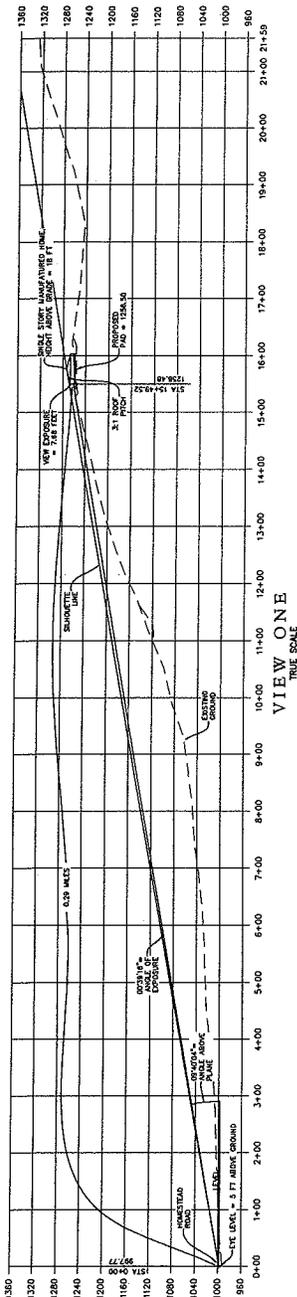
Checklist item within consulting report	Adequately described: satisfactory	Additional data needed: unsatisfactory
1. Project Description	X	
2. SLO County Geological Study Area Map	N/A	
3. Site Location	X	
4. Regional Geologic Map	X	
5. Original engineering geologic map of site	X	
6. Aerial photograph 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	N/A	
12. On-site septic systems	N/A	
13. Hydrocollapse of alluvial fan soils	N/A	
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_b , S_1 , S_{MS} , S_{MI} , S_{DS} & S_{DI}	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	N/A	
24. Naturally occurring asbestos	N/A	
25. Radon and other hazardous gasses	X	
26. Geologic constraints anticipated during grading operations	N/A	
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. Reports signed by RCE/CEG	X	



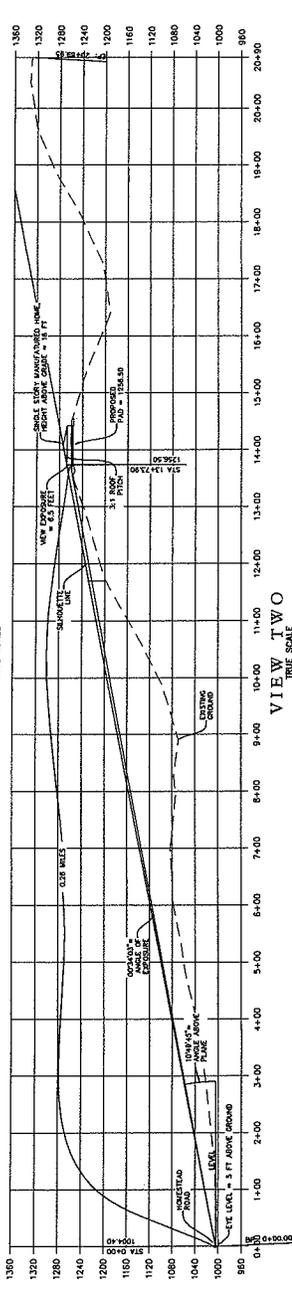
VIEW ONE



VIEW TWO



VIEW ONE TRUE SCALE



VIEW TWO TRUE SCALE



GRANITE RIDGE SURVEYING
 1500 N. STATE ST. SUITE 100
 TEMPLETON, CA 95246
 (530) 265-1111

PROJECT: DRC 201300030 O'BRIEN VARIANCE
 HOMESTEAD ROAD VISUAL ANALYSIS

Date: 10/1/2013
 Project Engineer: [Signature]

Gray Fox & Sons, Inc. Homestead Rd, Templeton, CA 95246 USA

GRANITERIDGE ENGINEERING GROUP

8679 SANTA ROSA ROAD ATASCADERO CA 93422 P (805) 835-3582 F (805) 461-0851 www.graniteridgegroup.com

Date: 14 July 2014
To: Megan Martin, SLOCo Planning and Building Dept
From: Dennis Schmidt
Re: O'Brien DRC 2013-00030 Driveway Visual Mitigation Program

- A. Introduction.** This analysis reviews the potential visual impacts from the development of a driveway that traverses diagonally across natural slopes that exceed 30% slope as viewed from the nearest public road (Homestead Road, Templeton). Key to this discussion is the baseline for potential impacts associated with the development of this driveway which was established through the approval of the subdivision map that created the parcel of land under consideration today. The alignment for the driveway that was from this approval is on attached Exhibit A.
- B. The Baseline Project.** Attached Exhibit B shows the extent of the depth of the cut and fill slopes for the approved driveway alignment as it traversed across the analysis area. Please note that avoidance of grading on 30% slope is impossible because lesser slopes do not exist on the property except for the area proposed by the applicant for a building pad, and within a majority of the 40 foot wide easement used to access the property from Homestead Road.
- C. The Proposed Project.** The ability to grade a driveway to a developable building pad (that also supports a standard conventional sewage system) on natural slope that is less than 30% is unavoidable (supra). With this known, in order to lessen site impacts the applicant proposes a change to the baseline alignment and exceptions to driveway standards that if approved, will significantly reduce potential visual impacts on (a) overall site disturbance, (b) the depth of cut and fill slopes, and (c) the removal on native trees. More specifically, these programs are moving the horizontal alignment down slope, narrowing driveway width from 16 feet to 12 feet and increasing driveway grade from 20% to a maximum of 23% along a localized stretch that when incorporated into the design, provides the greatest benefit and mitigation. In that driveway standards are established through the Fire Code, the applicant has met with Cal Fire officials to review these requests (Cal Fire letter dated 28 January 2014).
- D. Exhibit C.** This exhibit compares the difference in levels of visual mitigation between the base project, and three alternative visual mitigation scenarios as applied to applicant's desired driveway alignment. These being (1) Proposed Alignment With No Visual Mitigation, (2) Proposed Alignment With Grade Only Visual Mitigation, and (3) Proposed Alignment with Both Driveway Width and Grade Visual Mitigations. Please note that the slope stability analysis for the project doesn't support the steepening of cut slopes to something greater than 2:1, so attempting to reduce visual grading impacts using this typical mitigation is not acceptable.



EXHIBIT A

PARCEL 3 14/PM/10

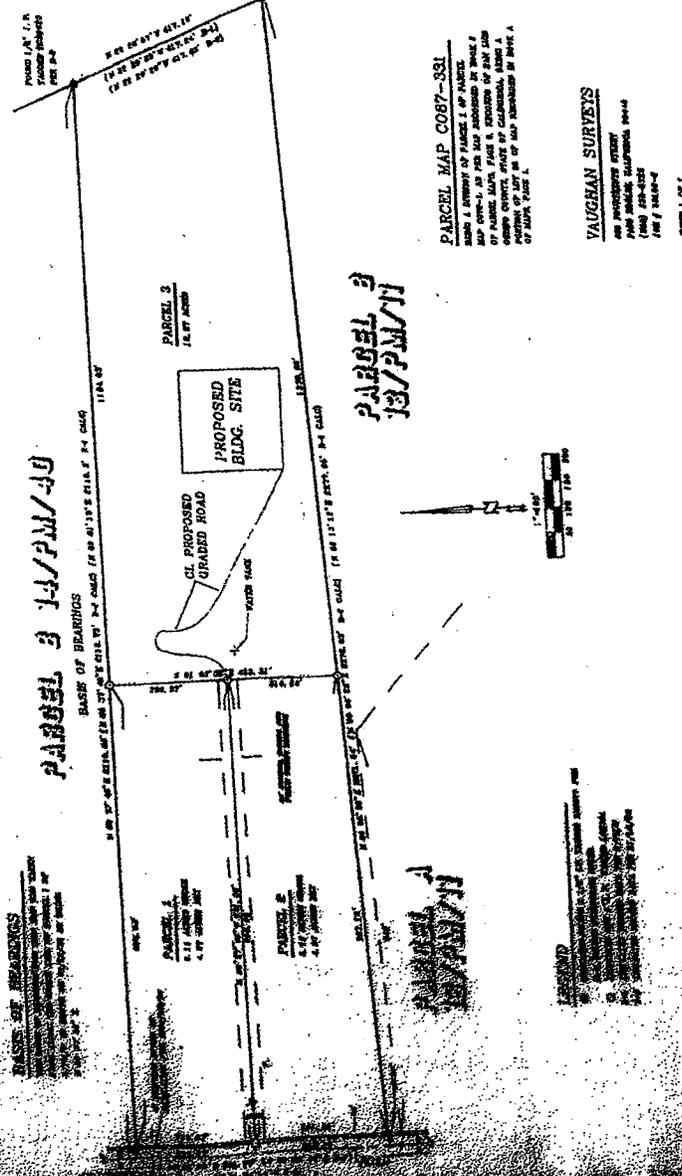


Exhibit A – Baseline Project
 Copy from County Micro Fiche Files

1. **Baseline Alignment (alignment approved with tentative map).** To get the tentative map to the Board of Supervisors with a recommendation of support, Staff required the applicant for the map to submit an alignment, Exhibit A shows that alignment and Exhibit B shows the alignment with a vertical design applied to it.
 - a. Disturbance area: 70,915 sq ft
 - b. Cut: 11,775 cu yds
 - c. Fill: 7,700 cu yds
 - d. Max depth of cut: 165 horizontal ft
 - e. Max height of cut: 83 vertical ft (at 2:1).
 - f. Native tree removal: 40 plus.

2. **Proposed Alignment With No Visual Mitigation.** This development scenario is similar to the baseline Alignment in that it has the greatest potential for visual impact as seen from Homestead Drive. Besides causing the greatest amount of ground disturbance, this plan creates an all cut scenario because the maximum driveway grade is 20% and as such, the vertical alignment can never surface towards the natural ground.
 - a. Disturbance area: 49,925 sq ft
 - b. Cut: 19,600 cu yds
 - c. Fill: 0 cu yds
 - d. Max depth of cut: 139 horizontal ft
 - e. Max cut height: 70 vertical feet (at 2:1)
 - f. Native tree removal: 23 to 28

3. **Proposed Alignment with Grade Only Visual Mitigation.** This development scenario incorporates a maximum 23% grade as spelled out in the attached Cal Fire letter. Because of the steeper road gradient, the vertical alignment permits the driveway profile to "catch up" with the natural grade of the site's topography.
 - a. Disturbance area: 31,995 sq ft
 - b. Cut: 4,475 cu yds
 - c. Fill: 35 cu yds
 - d. Max depth of cut: 80 horizontal ft
 - e. Max cut height: 40 vertical feet (at 2:1)
 - f. Native Tree Removal: 18 to 23

4. **Proposed Alignment with Both Driveway Width and Grade Visual Mitigations.** This is the applicant's preferred development scenario because it reduces grading impacts to a level that is similar to that which occurred along the Templeton Road Widening Project as performed by the County (See Plates 1 thru 6 for impacts and mitigation).
 - a. Disturbance Area: 24,875 sq ft
 - b. Cut: 3,300 cu yds
 - c. Fill: 35 cu yds
 - d. Max depth of cut: 57 horizontal ft
 - e. Max cut height: 29 ft (at 2:1)
 - f. Native Tree Removal: 13 to 18



Plate 1 - Templeton Road (County Road Widening Project)



Plate 2 - Templeton Road (County Road Widening Project)



Plate 3 – Templeton Road (County Road Widening Project)



Plate 4 - Templeton Road (County Road Widening Project)

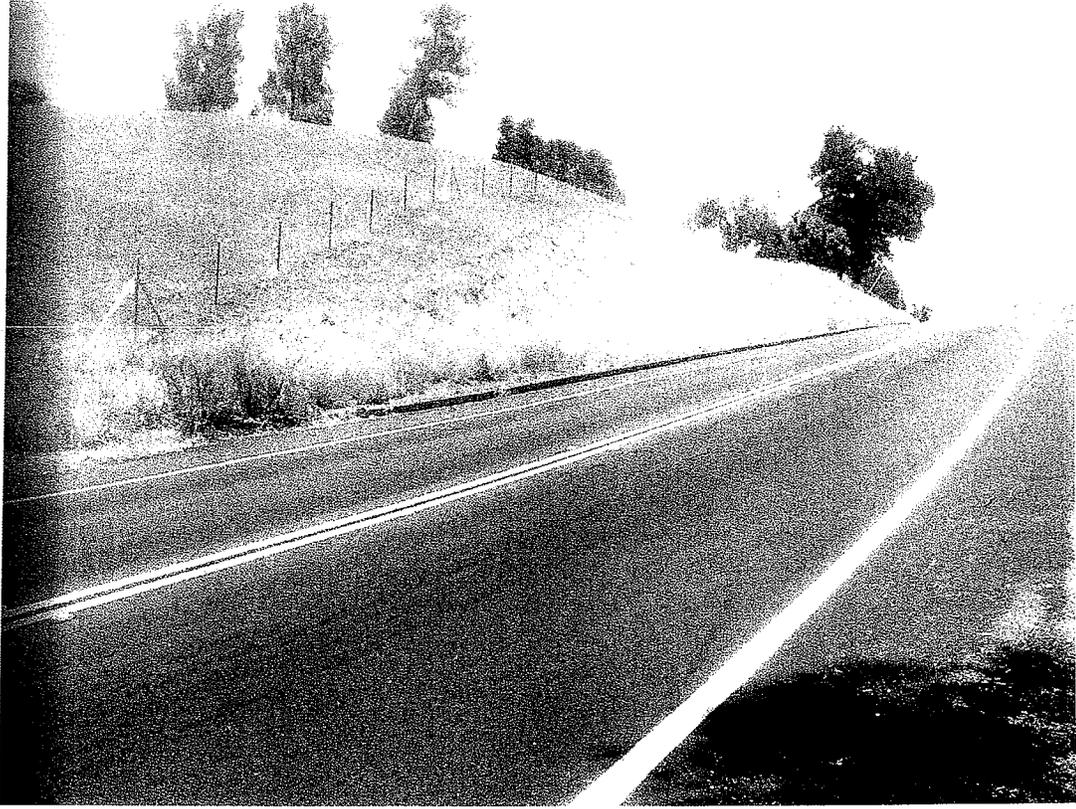


Plate 5 – Templeton Road (County Road Widening Project)



Plate 6 – Templeton Road (County Road Widening Project)

- E. Additional Visual Mitigation.** Attached Plates 1 thru 6 are of jute net mitigation within the vicinity of the project site that was determined by the County to visual impacts to less than significant levels along the highly visible and scenic Templeton Road. Completion of this County road project was just over a year ago. In that the slopes resulting from the widening project along this stretch of County maintained road are similar in height, depth and length to those of the proposed project, the applicant proposes incorporation the same mitigation program used by the County because an acceptable standard has been determined that is proven to be successful.
- F. Native Tree Replacement.** Use of landscaping in a natural setting is a desired mitigation program, however planting trees along a driveway is somewhat akin to the planting trees along a road right of way above ground power lines in that once the trees establish, maintenance for safety is needed. For private roads and driveways, maintenance comes in the form of emergency vehicle vegetation clearance that is 10 feet either side, and 13.5 feet vertically (see attached Fire Safe Exhibit). With this in mind, the applicant believes re-vegetation of manufactured slopes per that in Item E (supra), and that as shown in Plate 7 (infra) would best reflect returning the site to a pre-construction native appearance best verses the un-natural look of lining a driveway with native or non-native vegetation with examples like Italian Cypress which when used, provides an visual appearance that actually highlights a driveway to the passing eye from the public road. Please not that this is not to say that the applicant will not mitigate tree removal per acceptable attrition rates on site.



Plate 7 – 830 Templeton Road (GRA 2013-00010)
Photo taken standing on Templeton Road

