



Negative Declaration & Notice Of Determination

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

ENVIRONMENTAL DETERMINATION NO. ED14-064

DATE: November 13, 2014

PROJECT/ENTITLEMENT: Charvonia Minor Use Permit; ED14-064 (DRC2012-00085)

APPLICANT NAME: Russ and Linda Charvonia
ADDRESS: 5536 N. Bryn Mawr, Ventura CA, 93003
CONTACT PERSON: Donald Avery

Telephone: (805) 934 - 5760

PROPOSED USES/INTENT: Request by Russ and Linda Charvonia for a Minor Use Permit/ Coastal Development Permit to allow for the construction of a 5,335 square foot single family residence and a 400 square foot workshop and garage. The project will result in the disturbance of approximately 15,600 square feet of a 25,800 square foot parcel.

LOCATION: The project is located at 2599 San Domingo Avenue in the Cabrillo Estates neighborhood. The project site is located in the community of Los Osos, in the Estero planning area.

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

STATE CLEARINGHOUSE REVIEW: YES NO

OTHER POTENTIAL PERMITTING AGENCIES: California Coastal Commission

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

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

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

Notice of Determination

State Clearinghouse No. _____

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

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

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

	Kerry Brown		County of San Luis Obispo
Signature	Project Manager Name	Date	Public Agency



Initial Study Summary – Environmental Checklist

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

(ver 5.5) Using Form

**Project Title & No. Charvonia Minor Use Permit /Coastal Development Permit ED14-064
(DRC2012-00085)**

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

Kerry Brown
Prepared by (Print) Kerry Brown Signature 11/6/14 Date

Steve McMasters
Reviewed by (Print) [Signature] Signature (for) Ellen Carroll, Environmental Coordinator 11/6/14 Date

Project Environmental Analysis

(U)

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 Planning Department, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Russ and Linda Charvonja for a Minor Use Permit/ Coastal Development Permit to allow for the construction of a 5,335 square foot single family residence and a 400 square foot workshop and garage. The project will result in the disturbance of approximately 15,600 square feet of a 25,800 square foot parcel. The project is located at 2599 San Dominico Avenue in the Cabrillo Estates neighborhood. The project site is located in the community of Los Osos, in the Estero planning area.

ASSESSOR PARCEL NUMBER(S): 074-483-021

Latitude: 35 degrees 18' 14" N Longitude: -120 degrees 51' 10" W **SUPERVISORIAL DISTRICT # 2**

B. EXISTING SETTING

PLAN AREA: Estero , Los Osos urban area

COMB. DESIGNATION:
Local Coastal Plan/Program
Coastal Appealable Zone

LAND USE CATEGORY: Residential Single Family

VEGETATION: Maritime chaparral, non-native grassland, iceplant, and coyote brush

TOPOGRAPHY: Gently sloping to moderately sloping

PARCEL SIZE: 25,800 square feet

EXISTING USES: Undeveloped

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Residential Single Family; single-family residence(s)	<i>East:</i> Residential Suburban and Residential Single Family; single-family residence(s) undeveloped
<i>South:</i> Residential Single Family; undeveloped and single-family residence(s)	<i>West:</i> Residential Single Family; single-family residence(s)

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, at least one issue was identified as having a 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

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
1. AESTHETICS				
<i>Will the project:</i>				
a) <i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input 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 proposed project is a single family residence in a residential neighborhood. The topography of the project site is gently to moderately sloping to the south. The existing vegetation on the project site consists of a maritime chaparral, non-native grassland, ice plant and coyote brush. The project will not be visible from any major public roadway or silhouette above any ridgelines as viewed from public roadways.

Impact. The proposed project and associated site improvements will be visible from public vantage points within the Cabrillo Estates subdivision. Future development of the proposed single family residence on the project site would not significantly change the visual character of the area however exterior lighting may create lighting and glare when viewed from surrounding areas. The applicant will be required to shield exterior lighting to minimize glare.

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

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
2. AGRICULTURAL RESOURCES				
<i>Will the project:</i>				
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"/>

2. AGRICULTURAL RESOURCES
Will the project:

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

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

Land Use Category: Residential single family

Historic/Existing Commercial Crops: None

State Classification: Not prime farmland

In Agricultural Preserve? No

Under Williamson Act contract? No

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

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

Baywood fine sand (15 - 30 % slope). This moderately sloping sandy soil is considered well drained. The soil low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: poor filtering. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

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

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY
Will the project:

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

3. AIR QUALITY

Will the project:

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

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

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

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

1. Qualitative GHG Reduction Strategies (e.g. Climate Action Plans): A qualitative threshold that

is consistent with AB 32 Scoping Plan measures and goals; or,

2. Bright-Line Threshold: Numerical value to determine the significance of a project's annual GHG emissions; or,
3. Efficiency-Based Threshold: Assesses the GHG impacts of a project on an emissions per capita basis.

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

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

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

The project proposes to disturb soils that have been given a wind erodibility rating of 1, which is considered "low".

Impact. As proposed, the project will result in the disturbance of approximately 15,600 square feet. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation. The project is also not in close proximity to sensitive receptors that might otherwise result in nuisance complaints and be subject to limited dust and/or emission control measures during construction.

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

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

Mitigation/Conclusion. No mitigation measures are necessary.

4. BIOLOGICAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species* or their habitats?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: Central maritime chaparral, non-native grassland, iceplant, and coyote brush.

Name and distance from blue line creek(s): Los Osos Creek. 1.62 miles to the east.

Habitat(s): Central maritime chaparral

Site's tree canopy coverage: Approximately 30%.

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

Wildlife

Morro Bay kangaroo rat (*Dipodomys heermanni morroensis*) FE, SE

Morro shoulderband snail (*Helminthoglypta walkeriana*) FE

Big free-tailed bat (*Nyctinomops macrotis*) CSC

Monarch butterfly (*Danaus plexippus*)

Vegetation

Morro manzanita (*Arctostaphylos morroensis*) FT, List 1B

Splitting yarn lichen (*Sulcaria isidiifera*) FSC

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

Indian Knob mountainbalm (*Eriodictyon altissimum*) FE, SE, List 1B

Habitat

Central Maritime Chaparral

Botanical surveys were performed on the project site in 2013 (Rincon 2013). The site supports the following vegetation community types: central maritime chaparral, non-native grassland, and iceplant. The site contains suitable habitat for six special status species (Hoover's bent grass, Arroyo de la Cruz manzanita, Morro manzanita, Blochman's leafy daisy, Indian Knob mountain balm, and chaparral ragwort); however, only two special status plant species were observed on site: Morro manzanita and mesa horkelia. In addition pygmy coast live oaks were observed on site.

The subject site is in the range of the Morro shoulderband snail, a federally listed species. Surveys for Morro shoulderband snail, consistent with the U.S. Fish and Wildlife Service's protocol, were conducted on the project site. Two live Morro shoulderband snails (MSS) and two vacant MSS shells were found on site (Tenera 2013). Previous surveys in 1998, 2000 and 2005 also found the presence of MSS. A Low-Effect Habitat Conservation Plan (2014) was completed by the applicant.

Impact. The proposed project has the potential to result in direct impacts to special status plant species including Morro manzanita (18) plants and mesa horkelia (10) plants. Additionally, the project will result in direct impacts to pygmy coast live oak trees (2).

The proposed residential development project will result in permanent loss of the following habitat types: maritime chaparral (2178 square feet), non-native grassland (9,148 square feet), and iceplant (3,920 square feet); all of which are considered suitable habitat for MSS. Implementation of the project may cause direct mortality or injury to MSS as a result of ground disturbing activities during construction. The project will result in permanent loss of MSS habitat for 15,246 square feet of the site.

The applicant has applied for and received a permit pursuant to section 10(a)(1)(B) of the Endangered Species Act of 1973 (16 U.S.C. 1531-1544, 87 Stat. 884) as amended (Act), from the U.S. Fish and Wildlife Service for incidental take of the federally endangered Morro shoulderband snail. The applicant submitted a Habitat Conservation Plan to minimize and mitigate for impacts to the Morro shoulderband snail that may result from the development of the proposed residence. The Habitat Conservation Plan describes measures that will be implemented by the applicant to minimize and mitigate the impacts of the proposed project on the Morro shoulderband snail and its habitat.

Mitigation/Conclusion. Implementation of the following mitigation measures will reduce potential biological impacts to less than significant levels (a complete listing of the mitigation measures can be found on exhibit B):

MSS Measures:

- (1) Issuance of the incidental take permit;
- (2) Pre-construction and construction monitoring surveys for Morro shoulderband snail will be conducted within the impact area;
- (3) All identified individuals of Morro shoulderband snail will be relocated, by an individual in possession of a current valid recovery permit for the species to a USFWS-approved offsite location, out of harm's way;
- (4) Installation of protective/exclusion fencing;
- (5) Development and presentation of a contractor and employee training program for Morro shoulderband snail;

(6) Preservation in perpetuity of 10,454 square feet (on the eastern portion of the site) of maritime chaparral habitats occupied by Morro shoulderband snail in an easement acceptable to County Counsel and the US Fish and Wildlife Service that will preclude any use not consistent with resource management;

(7) Enhancement of 3,049 square feet of disturbed maritime chaparral within the conservation easement to increase its value and function for Morro shoulderband snail;

(8) Annual reports

(9) Construction monitoring of site disturbance activities;

(10) Payment of an in-lieu fee in the amount of \$8,352, to fund Morro shoulderband snail recovery task actions.

Sensitive Plant species measures:

(11) Install protective fencing around each plant with a 30 foot buffer;

(12) Salvage plants;

(13) Replace 18 Morro manzanita plants at a 5:1 ratio (90 Morro manzanita plants). Replace 11 Mesa horkelia plants at a 2:1 ratio (22 Mesa Horkelia plants). Replace 2 pygmy coast live oaks at a 4:1 ratio (8 Pygmy coast live oaks);

(14) Restoration plan.

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 and no paleontological resources are known to exist in the area.

Impact. A Phase I surface survey was conducted (Rincon, August 2013). No evidence of pre-historic cultural materials was discovered during the survey. Impacts to historical or paleontological resources are not expected.

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

6. GEOLOGY AND SOILS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* Per Division of Mines and Geology Special Publication #42

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

Topography: Moderately sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low

Liquefaction Potential: High

Nearby potentially active faults?: Yes Distance? 0.3 miles to the south

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

Shrink/Swell potential of soil: Low

Other notable geologic features? None

The project is within a high liquefaction area, and is subject to the preparation of a geological report per the County's Land Use Ordinance [CZLUO section 23.07.084(c)] to evaluate the area's geological stability.

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

Impact. As proposed, the project will result in the disturbance of approximately 15,600 square feet on a 25,800 square foot parcel.

A Geotechnical Investigation was conducted for the project (GSI, August 2010 and October 2012). The geologic report found that the site is geologically suitable for the proposed development. The Geotechnical Investigation was reviewed and approved by the County Geologist.

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

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Impair implementation or physically interfere with an adopted emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be within a 'very high' fire hazard severity zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 is not located in an area of known hazardous material contamination. The project is not within the Airport Review area.

Fire Hazard

For additional fire service provider information please refer to the 'Public Services / Utilities' section.

Project-related Elements. The proposed project is within a very high fire hazard severity area. However, the project site is within an existing developed neighborhood. The fuel load of the existing vegetation within 100 feet of the proposed development consists of trees and chaparral and could be considered a moderate fuel load. Topography of the site can be described as gently to moderately sloping. The project site fronts an all-weather road in the Cabrillo Estates neighborhood. The average fire response time for this area is 5 minutes.

Responsibility Area. Regarding fire protection, the project is within the State Responsibility Area (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 the rural unincorporated areas. Recent state legislation (AB X1-29) has also established a property owner fee to help offset the costs of protecting structures within the wildland areas.

Other Aspects. For most areas, Interagency (Mutual Aid) Agreements exist, where nearby fire departments or districts from other jurisdictions will assist the fire agency who has primary responsibility for the subject property.

Urban fires are primarily those associated with structures and the activities in and around them. Most urban fires in the County are caused by human activity. Over the years, County development standards have become more stringent to reduce the frequency and severity of such events. Building codes now require firewalls for adjacent structures. Local ordinances often prohibit the use of fire-prone materials, such as shake-shingle roofs. Electrical standards have also changed to reduce fire risk inside structures. Smoke detectors are now commonly required.

Impact. The project would involve the construction of a single family residence within the community of Los Osos. The project would not involve the use, transport or emission of hazardous materials. The project is located in an existing residential subdivision and would not interfere with an adopted emergency response plan. The project is not located within the vicinity of an airport or private air strip. The project site is not listed on or adjacent to a Cortese Site (Department of Toxic Substance Control, 2013). Impacts related to these issue areas would be less than significant.

A Fire Safety Plan for 2599 San Domingo Ave., Los Osos was submitted by Cal Fire on May 21, 2013. The Fire Safety Plan states that this project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code, and any standards referenced therein. The Fire Safety Plan includes a number of required measures to reduce fire hazards for this project.

Mitigation/Conclusion. No significant impacts as a result of hazards or hazardous materials are

anticipated, and no mitigation measures are necessary.

8. NOISE

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

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

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

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

9. POPULATION/HOUSING

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

9. POPULATION/HOUSING

Will the project:

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

d) *Other:* _____

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

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

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

10. PUBLIC SERVICES/UTILITIES

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

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

a) Fire protection?	<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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:

<u>Police:</u> County Sheriff	Location: Los Osos (Approximately 2 miles to the northeast)	
<u>Fire:</u> Cal Fire (formerly CDF)	Hazard Severity: Very High	Response Time: 5-10 minutes
Location: Approximately 2 miles to the northeast.		
<u>School District:</u> San Luis Coastal Unified School District.		

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

Impact. No significant project-specific impacts to utilities or public services were identified. This project, along with others in the area, will have a cumulative effect on police/sheriff and fire protection,

and schools. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

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

11. RECREATION

	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

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
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"/>

12. TRANSPORTATION/CIRCULATION

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in a change in air traffic patterns that may result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Other: _____	<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 the Los Osos area as "D" or better. The existing road network in the area including the project's access street, San Domingo Street, is operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

A referral was sent to County Public Works. The project is subject to the County Road Fee for the South Bay (Los Osos) Circulation Fee area, which addresses cumulative impacts to County roads in the area. No additional significant traffic-related concerns were identified.

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

Mitigation/Conclusion. No project specific significant traffic impacts were identified, but the project is located within the South Bay Circulation Study Area and will be subject to its fair share of circulation fees consistent with that study. Payment of the South Bay circulation fee will reduce transportation and circulation impacts to less than significant levels.

13. WASTEWATER

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

Setting. The project site is located in the community of Los Osos. In 1988, the California Regional Water Quality Control Board imposed a moratorium on new sources of sewage discharge in most of the community of Los Osos. This parcel is not included within the moratorium area.

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.

Impact. The project would not connect to the wastewater treatment facility that is currently under construction within Los Osos; therefore, it would not adversely impact a wastewater service provider.

The project would include the construction of an on-site septic system. The main limitation of the project site soil for wastewater effluent is poor filtering characteristics due to the very permeable nature of the soil. Without special engineering will require larger separations between the leach lines and the groundwater basin to provide adequate filtering of the effluent.

In this case, due to the limited availability of site specific information relating to the poor filtering soil characteristic, the following additional information will be required prior to issuance of a building permit: soil borings at leach line location showing that there is adequate separation, or plans for an engineered wastewater system that shows how the basin plan criteria can be met.

Mitigation/Conclusion. 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 project site soil constraints. Therefore, based on the project being able to comply with these regulations, potential groundwater quality impacts associated with wastewater disposal are considered less than significant. In addition to these requirements, and those identified in the setting, the on-site septic system would not impact groundwater quality, result in nitrogen loading or result in daylighting. Impacts would be less than significant. No mitigation measures are needed and impacts associated with wastewater disposal are less than significant.

14. WATER & HYDROLOGY

Will the project:

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

QUALITY

- a) *Violate any water quality standards?*
- b) *Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?*
- c) *Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?*
- d) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?*
- e) *Change rates of soil absorption, or amount or direction of surface runoff?*
- f) *Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?*
- g) *Involve activities within the 100-year flood zone?*

QUANTITY

- h) *Change the quantity or movement of available surface or ground water?*
- i) *Adversely affect community water service provider?*
- j) *Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure, etc.), or inundation by seiche, tsunami or mudflow?*
- k) *Other:* _____

Setting. The project proposes to use Golden State Water as its water source. The water source is the Los Osos groundwater basin.

Groundwater production from the basin overall increased steadily from 1978 to 1988 when the Regional Water Quality Control Board imposed a prohibition on new septic system discharges. Since 1988, growth of new residential units in Los Osos has been only about a quarter of a percent per year. Water production has remained stable since then, varying from year to year primarily in response to weather conditions rather than to urban growth. The Board of Supervisors has certified a Level of Severity III for the Basin on March 27, 2007.

A draft Basin Plan for the Los Osos Groundwater Basin was released in July 2013. The basin is made up of several aquifer layers, underlying the Los Osos community and surrounding area. The Upper and Lower aquifers are the main sources of municipal and domestic water supplies. Due to water quality degradation of the Upper aquifer from septic systems (nitrates), the water purveyors have been pumping from the lower aquifer. Groundwater extractions have exceeded the sustainable yield of the basin's lower aquifer in the western area; this has resulted in seawater intrusion. The Basin Plan calls for a discontinuation of pumping in the Lower aquifer, decrease overall water demand, and increase water supplies in the Upper aquifer and Lower aquifer (in the central and eastern portions). In order, to access these new water supplies, the water purveyors (with financial backing of the water consumers) will need to construct new infrastructure, including new groundwater production wells, distribution pipelines, and a community nitrate removal facility.

On April 22, 2008, the Board of Supervisors approved two plumbing retrofit ordinances for the Los Osos area. The ordinances address sea water intrusion into the lower aquifer zone of the Los Osos Groundwater Basin. The ordinances require both new and existing development to help address this problem by retrofitting older, non-conserving toilets and showerheads with those that are water efficient. The ordinances went into effect May 22, 2008

The topography of the project is moderately sloping. The closest creek from the proposed development is approximately 1.6 miles to the east. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

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

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

Within the 100-year Flood Hazard designation? No

Closest creek? Los Osos Creek Distance? Approximately 1.6 miles to the east

Soil drainage characteristics: Well drained

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

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

Soil erodibility: Low

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is

prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. 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 15,600 square feet of site disturbance is proposed;
- The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- The project is not on highly erodible soils;
- 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.

This has the potential to result in the loss of soil due to erosion if the site is not adequately protected. Implementation of ordinance required sedimentation and erosion control measures will reduce potential impacts associated with disturbed and exposed soils. The subject property is within the Los Osos groundwater basin. Refer to Section 6 for additional discussion on surface water impacts. The project has the potential to reduce the soils ability to absorb rainfall by covering ground with impervious surfaces. Increased impervious areas have the potential to result in higher peak flows and carry polluted runoff

Water Quantity

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

Indoor: 0.16 acre feet/year (AFY);
Outdoor: 0.13 AFY
Total Use: 0.29 AFY

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

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

Mitigation/Conclusion. Impacts associated with surface water quality and quantity will be addressed through the measures identified in Section 6 and as required by measure GS-1 in Exhibit B. The following mitigation measures are required to address impacts to water supply:

- Prior issuance of building permits, the applicant shall submit to the Department of Planning and Building for review and approval evidence to the satisfaction of the Planning Director that the applicant has retrofitted enough existing homes and businesses to save twice the amount of water the new residence will use (consistent with Title 19).

- The applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 23.04.186 of the San Luis Obispo County Coastal Zone Land Use Ordinance and the attached mitigation measures. All plants utilized shall be drought tolerant. Drip-line irrigation shall be used for all landscaped areas (except turf areas) installed for new construction. The drip irrigation system must include an automatic rain shut-off device, soil moisture sensors, and an operating manual to instruct the building occupant on how to use and maintain the water conservation hardware. The maximum amount of turf (lawn) area may not exceed 400 square feet.
- One of the following shall be installed as a part of the water supply system: 1) A “Point-of-use” supplemental water heater system in all bathrooms and kitchen, or 2) a circulating hot water system.

Implementation of these measures which are listed in detail in Exhibit B – Mitigation Summary Table will reduce the impact to a level of insignificance.

15. LAND USE	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
<i>Will the project:</i>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CAL FIRE for Fire Code, USFW for Endangered Species Act, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The applicant has secured an individual Habitat Conservation Plan for the project site. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

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

16. MANDATORY FINDINGS OF SIGNIFICANCE

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

Will the project:

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

- 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	Attached
<input type="checkbox"/>	County Environmental Health Services	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 type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input checked="" type="checkbox"/>	CA Coastal Commission	Attached
<input type="checkbox"/>	CA Department of Fish and Wildlife	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Forestry (Cal Fire)	Attached
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input type="checkbox"/>	Community Services District	Not Applicable
<input checked="" type="checkbox"/>	Other <u>Los Osos Community Advisory Council</u>	None
<input type="checkbox"/>	Other _____	Not Applicable

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

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

<input checked="" type="checkbox"/> Project File for the Subject Application	<input type="checkbox"/> Design Plan
<u>County documents</u>	<input type="checkbox"/> Specific Plan
<input checked="" type="checkbox"/> Coastal Plan Policies	<input checked="" type="checkbox"/> Annual Resource Summary Report
<input checked="" type="checkbox"/> Framework for Planning (Coastal/Inland)	<input checked="" type="checkbox"/> Los Osos Circulation Study
<input checked="" type="checkbox"/> General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements:	<u>Other documents</u>
<input checked="" type="checkbox"/> Agriculture Element	<input checked="" type="checkbox"/> Clean Air Plan/APCD Handbook
<input checked="" type="checkbox"/> Conservation & Open Space Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input checked="" type="checkbox"/> Economic Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Archaeological Resources Map
<input checked="" type="checkbox"/> Parks & Recreation Element/Project List	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> Special Biological Importance Map
<input checked="" type="checkbox"/> Land Use Ordinance (Inland/Coastal)	<input checked="" type="checkbox"/> CA Natural Species Diversity Database
<input checked="" type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Public Facilities Fee Ordinance	<input checked="" type="checkbox"/> Flood Hazard Maps
<input type="checkbox"/> Real Property Division Ordinance	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Affordable Housing Fund	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input type="checkbox"/> Airport Land Use Plan	<input type="checkbox"/> Other
<input type="checkbox"/> Energy Wise Plan	
<input checked="" type="checkbox"/> Estero Area Plan and Update EIR	

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

Cultural Resources Survey for the Charvonía Property, Rincon, August 2, 2013

Morro Shoulderband Snail Survey, Tenera, March 5, 2013

Charvonía Parcel Botanical Survey, Rincon, June 2013

Charvonía Parcel Morro Manzanita Restoration Plan, Rincon June 2013

Low-effect Habitat Conservation Plan for the Morro Shoulderband snail - Charvonía property in Los Osos California, Rincon April 2014

Geotechnical Investigation, Proposed Residence 2599 San Dominico, Los Osos; GSI Soils, August 2010

Update and Plan Review of the Geotechnical Investigation, Proposed Residence 2599 San Dominico, Los Osos; GSI Soils, October 2012

Landset Geologic Peer Review (of Geotechnical Investigation Reports, prepared by GSI Soils) dated September 18, 2013

Exhibit B - Mitigation Summary Table

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

Aesthetics

- VS-1 **Prior to issuance of construction permits**, construction plans shall note that night lighting of the residence and access to the development shall be limited to minimal, downward-facing fixtures, sufficient only to provide safe access, and screened to not be seen off-site.
- Prior to final inspection or occupancy**, whichever occurs first, all exterior lighting shall comply with the lighting condition above. This condition shall be maintained for the life of the project.

Biological Resources

- BR-1 **Prior to issuance of construction permits**, the applicant shall provide proof that issuance of an incidental take permit pursuant to section 10(a)(1)(B) of the Endangered Species Act of 1973 (16 U.S.C. 1531-1544, 87 Stat. 884) as amended (Act), from the U.S. Fish and Wildlife Service has occurred.
- BR-2 Pre-construction and construction monitoring surveys for Morro shoulderband snail will be conducted within the impact area and submitted to the County of San Luis Obispo.
- BR-3 All identified individuals of Morro shoulderband snail will be relocated, by an individual in possession of a current valid recovery permit for the species to a USFWS-approved offsite location, out of harm's way.
- BR-4 **Prior to site disturbance**, a continuous silt fence will be installed to establish the limits of the construction area. The fence will delineate the work zone and establish the limits of the construction area. The fence will remain in place throughout the duration of the project.
- BR-5 **Prior to site disturbance**, the applicant shall demonstrate that the development and presentation of a contractor and employee training program for Morro shoulderband snail has been completed.
- BR-6 **Prior to issuance of construction permits**, preservation in perpetuity of 10,454 square feet (on the eastern portion of the site) of maritime chaparral habitats occupied by Morro shoulderband snail in an easement in a form acceptable to the US Fish and Wildlife Service and County Counsel that will preclude any use not consistent with resource management.
- BR-7 **Prior to final building inspection**, the applicant shall complete the enhancement of 3,049 square feet of disturbed central maritime chaparral within the conservation easement to increase its value and function for Morro shoulderband snail.
- BR-8 Annual reports and a final report will be submitted to the USFWS by December 31 of each year for the duration of the 10-year ITP and will include: (1) a brief summary or list of project activities accomplished during the reporting year (e.g., this includes development/construction

activities, and other covered activities); (2) project impacts (e.g., number of acres graded, number of buildings constructed, etc.); (3) a description of any take that occurred for the covered species (includes cause of take, form of take, take amount, location of take and time of day, and deposition of dead or injured individuals); (4) a brief description of conservation strategy implemented; (5) results of monitoring (compliance, effects and effectiveness monitoring) and survey information (if applicable); (6) a description of circumstances that made adaptive management necessary and how it was implemented; (7) a description of any changed or unforeseen circumstances that occurred and how they were addressed; (8) all funding expenditures, balance, and accrual; and (9) a description of any minor or major amendments. Once construction activities are completed, these reports will be brief in nature and are not anticipated to add significant cost to the overall plan implementation costs.

- BR-9 A USFWS-approved biological monitor shall be present during the installation of construction fencing, initial vegetation clearing and grubbing, and earthwork in the form of initial grading and excavation. Any live Morro shoulderband snails found during these monitoring events will be captured and relocated to the conservation areas by the authorized biological monitor. This monitor shall have the authority to order any reasonable measure necessary to avoid the take of Morro shoulderband snail and to immediately stop any work or activity that is not in compliance with the conditions set forth in the ITP. The USFWS office in Ventura and the County of San Luis Obispo shall be notified of any "stop work" order and the order shall remain in effect until the issue has been resolved. No construction work will be initiated until the biological monitor determines that the work area is clear of Morro shoulderband snails.
- BR-10 **Prior to final building inspection**, the applicant shall payment of an in-lieu fee in the amount of \$8,352 to the US Fish and Wildlife Service.
- BR-11 **Prior to issuance of building permits**, highly visible orange construction fencing shall be installed (by a qualified botanist) around each sensitive plant at a buffer/extent width of 30 feet, where feasible, to protect the plants from harm during construction activities.
- BR-12 **Prior to issuance of building permits**, individual special status plant species that cannot be avoided by the proposed project shall be salvaged prior to the onset of construction activities, by a qualified botanist. Salvage plant species shall be relocated and re-installed within the existing and non-impacted area of non-native grassland that is located in the eastern portion of the site.
- BR-13 **Prior final building inspection**, the applicant shall replace at a 4:1 ratio all oak trees removed as a result of the development of the project and at a 5:1 ratio all Morro Manzanita plants and 2:1 ratio for all Mesa Horkelia removed. No more than 2 pygmy coast live oak tree having a five inch diameter or larger at four feet from the ground, 18 Morro Manzanita plants, and 10 individual mesa horkelia plants shall be removed as a result of the development of the project (as shown on the attached exhibit). 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).
- BR-14 **Prior to issuance of building permits**, a restoration and mitigation monitoring plan shall be prepared by a qualified biologist or botanist according to the County of San Luis Obispo Guidelines for Revegetation/Restoration Plans, and shall result in habitat enhancement and the long term viability of the species. The restoration plan shall at a minimum include the following information: baseline information about the impact and restoration, specific goals

and objectives, justification for selection of the restoration site, vegetation/restoration work plan, site protection and maintenance, performance standards used to evaluate the status of the plan in attaining the desired objectives, a monitoring plan to be conducted for a minimum of 5 years, adaptive management plan to implement if performance standards are not met, budget for all components of the plan, copies of data sheets to be used, and information on the monitoring reports. Monitoring reports shall be prepared by a qualified biologist or botanist and be submitted annually to the Environmental Division of the County of San Luis Obispo for review and approval.

Water Resources

- W-1 Prior issuance of building permits**, the applicant shall submit to the Department of Planning and Building for review and approval evidence to the satisfaction of the Planning Director that the applicant has retrofitted enough existing homes and businesses to save twice the amount of water the new residence will use (consistent with Title 19).
- W-2** The applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 23.04.186 of the San Luis Obispo County Coastal Zone Land Use Ordinance. All plants utilized shall be drought tolerant. Drip-line irrigation shall be used for all landscaped areas (except turf areas) installed for new construction. The drip irrigation system must include an automatic rain shut-off device, soil moisture sensors, and an operating manual to instruct the building occupant on how to use and maintain the water conservation hardware.
- W-3 Prior to final building inspection**, landscaping shall be installed or bonded for to ensure the implementation of the landscaping consistent with the approved landscaping plan.
- W-4 Prior to final building inspection**, one of the following shall be installed as a part of the water supply system: 1) A "Point-of-use" supplemental water heater system in all bathrooms and kitchen, or 2) a circulating hot water system.

**DEVELOPER'S STATEMENT FOR THE
CHARVONIA MINOR USE PERMIT ED14-064 (DRC2012-00085)**

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

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

AESTHETICS

- 1. (VS-1) **Prior to issuance of construction permits**, construction plans shall note that night lighting of the residence and access to the development shall be limited to minimal, downward-facing fixtures, sufficient only to provide safe access, and screened to not be seen off-site.
- 2. (VS-2) **Prior to final inspection or occupancy**, whichever occurs first, all exterior lighting shall comply with the lighting condition above. This condition shall be maintained for the life of the project.

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

BIOLOGICAL RESOURCES

- 3. (BR-1) **Prior to issuance of construction permits**, the applicant shall provide proof that issuance of an incidental take permit pursuant to section 10(a)(1)(B) of the Endangered Species Act of 1973 (16 U.S.C. 1531-1544, 87 Stat. 884) as amended (Act), from the U.S. Fish and Wildlife Service has occurred.

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

- 4. (BR-2) Pre-construction and construction monitoring surveys for Morro shoulderband snail will be conducted within the impact area and submitted to the County of San Luis Obispo.

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

5. (BR-3) All identified individuals of Morro shoulderband snail will be relocated, by an individual in possession of a current valid recovery permit for the species to a USFWS-approved offsite location, out of harm's way.

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

6. (BR-4) **Prior to site disturbance**, a continuous silt fence will be installed to establish the limits of the construction area. The fence will delineate the work zone and establish the limits of the construction area. The fence will remain in place throughout the duration of the project.

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

7. (BR-5) **Prior to site disturbance**, the applicant shall demonstrate that the development and presentation of a contractor and employee training program for Morro shoulderband snail has been completed.

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

8. (BR-6) **Prior to issuance of construction permits**, preservation in perpetuity of 10,454 square feet (on the eastern portion of the site) of maritime chaparral habitats occupied by Morro shoulderband snail in an easement in a form acceptable to the US Fish and Wildlife Service and County Counsel that will preclude any use not consistent with resource management.

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

9. (BR-7) **Prior to final building inspection**, the applicant shall complete the enhancement of 3,049 square feet of disturbed central maritime chaparral within the conservation easement to increase its value and function for Morro shoulderband snail.

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

10. (BR-8) Annual reports and a final report will be submitted to the USFWS by December 31 of each year for the duration of the 10-year ITP and will include: (1) a brief summary or list of project activities accomplished during the reporting year (e.g., this includes development/construction activities, and other covered activities); (2) project impacts (e.g., number of acres graded, number of buildings constructed, etc.); (3) a description of any take that occurred for the covered species (includes cause of take, form of take, take amount, location of take and time of day, and deposition of dead or injured individuals); (4) a brief description of conservation strategy implemented; (5) results of monitoring (compliance, effects and effectiveness monitoring) and survey information (if applicable); (6) a description of circumstances that made adaptive management necessary and how it was implemented; (7) a description of any changed or unforeseen circumstances that occurred and how they were addressed; (8) all funding expenditures, balance, and accrual; and (9) a description of any minor or major amendments. Once construction activities are completed, these reports will be brief in nature and are not anticipated to add significant cost to the overall plan implementation costs.

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

11. (BR-9) A USFWS-approved biological monitor shall be present during the installation of construction fencing, initial vegetation clearing and grubbing, and earthwork in the form of initial grading and excavation. Any live Morro shoulderband snails found during these monitoring events will be captured and relocated to the conservation areas by the authorized biological monitor. This monitor shall have the authority to order any reasonable measure necessary to avoid the take of Morro shoulderband snail and to immediately stop any work or activity that is not in compliance with the conditions set forth in the ITP. The USFWS office in Ventura and the County of San Luis Obispo shall be notified of any "stop work" order and the order shall remain in effect until the issue has been resolved. No construction work will be initiated until the biological monitor determines that the work area is clear of Morro shoulderband snails.

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

12. (BR-10) **Prior to final building inspection**, the applicant shall payment of an in-lieu fee in the amount of \$8,352 to the US Fish and Wildlife Service.

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

13. (BR-11) **Prior to issuance of building permits**, highly visible orange construction fencing shall be installed (by a qualified botanist) around each sensitive plant at a buffer/extent width of 30 feet, where feasible, to protect the plants from harm during construction activities.

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

14. (BR-12) **Prior to issuance of building permits**, individual special status plant species that cannot be avoided by the proposed project shall be salvaged prior to the onset of construction activities, by a qualified botanist. Salvage plant species shall be relocated and re-installed within the existing and non-impacted area of non-native grassland that is located in the eastern portion of the site.

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

15. (BR-13) **Prior final building inspection**, the applicant shall replace at a 4:1 ratio all oak trees removed as a result of the development of the project and at a 5:1 ratio all Morro Manzanita plants and 2:1 ratio for all Mesa Horkelia removed. No more than 2 pygmy coast live oak tree having a five inch diameter or larger at four feet from the ground, 18 Morro Manzanita plants, and 10 individual mesa horkelia plants shall be removed as a result of the development of the project (as shown on the attached exhibit). 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).

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

16. (BR-14) **Prior to issuance of building permits**, a restoration and mitigation monitoring plan shall be prepared by a qualified biologist or botanist according to the County of San Luis Obispo Guidelines for Revegetation/Restoration Plans, and shall result in habitat enhancement and the long term viability of the species. The restoration plan shall at a minimum include the following information: baseline information about the impact and restoration, specific goals and objectives, justification for selection of the restoration site, vegetation/restoration work plan, site protection and maintenance,

performance standards used to evaluate the status of the plan in attaining the desired objectives, a monitoring plan to be conducted for a minimum of 5 years, adaptive management plan to implement if performance standards are not met, budget for all components of the plan, copies of data sheets to be used, and information on the monitoring reports. Monitoring reports shall be prepared by a qualified biologist or botanist and be submitted annually to the Environmental Division of the County of San Luis Obispo for review and approval.

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

WATER RESOURCES

17. (W-1) **Prior issuance of building permits**, the applicant shall submit to the Department of Planning and Building for review and approval evidence to the satisfaction of the Planning Director that the applicant has retrofitted enough existing homes and businesses to save twice the amount of water the new residence will use (consistent with Title 19).

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

18. (W-2) The applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 23.04.186 of the San Luis Obispo County Coastal Zone Land Use Ordinance. All plants utilized shall be drought tolerant. Drip-line irrigation shall be used for all landscaped areas (except turf areas) installed for new construction. The drip irrigation system must include an automatic rain shut-off device, soil moisture sensors, and an operating manual to instruct the building occupant on how to use and maintain the water conservation hardware.

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

19. (W-3) **Prior to final building inspection**, landscaping shall be installed or bonded for to ensure the implementation of the landscaping consistent with the approved landscaping plan.

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



CAL FIRE – SAN LUIS OBISPO

FIRE SAFETY PLAN



Date: May 21, 2013

Project Number: DRC2012-00085
Project City: Los Osos
Owner Name: Russ and Linda Charvonja
City, State, Zip: Ventura, CA, 93003
Agent Name: Frances Romero
City, State, Zip: Santa Maria, CA
Project Notes: NEW 5335 SQ FT SFD AND 400 SQ FT WORKSHOP/GARAGE

Project Location: 2599 SAN DOMINICO AVE
Cross Street: Madera Street
Owner Address: 5536 N. Bryn Mawr
Owner Phone(s):
Agent Address: 2624 Airpark Drive
Agent Phone(s): 805-934-5760

- The following **checked** items are required to be completed prior to final inspection of this project.
- Fire department final inspection can be scheduled by calling (805) 543-4244, extension #3429.
- Inspections will be completed on **Tuesday** for South County areas and **Thursday** for North County areas.
- Please have your County issued permit card on site and visible.
- Visit our website at www.calfireslo.org for more information.

This project is located approximately 4 minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project is located in State Responsibility Area for wildland fires, and is designated as a **Very High** Fire Hazard Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following CHECKED standards are required:
<input type="checkbox"/> SETBACK 30-foot building setback from property line required for parcels 1 acre in size or larger **Note: All setbacks are subject to County Planning Department approval.
<input checked="" type="checkbox"/> FIRE SPRINKLERS A fire sprinkler system is required for this project per local Fire Code.
<input checked="" type="checkbox"/> Fire alarm bell must be installed and working at final inspection.
<input checked="" type="checkbox"/> Mount spare heads & wrench box in garage or near riser. (1 of each type)
<input type="checkbox"/> TANK A water storage tank is required that gravity feeds a residential fire connection
<input type="checkbox"/> gallons of minimum water storage is required for fire protection
<input type="checkbox"/> Note: 2500 Gallon minimum. Structures within 50 feet of project are calculated as part of the tank capacity requirement. C-16 or FPE will calculate capacity of tank if project is sprinklered.
<input type="checkbox"/> Tanks must be steel or concrete in High and Very High Fire Hazard Severity zones
<input type="checkbox"/> Automatic Fill, Sight Gauge & Venting System required
<input type="checkbox"/> Minimum 4-inch plumbing: Schedule 40 PVC or Iron Pipe
<input type="checkbox"/> System must gravity drain to the Fire Department Connection
<input type="checkbox"/> Fire connection shall be located on the approach to the structure(s)
<input type="checkbox"/> Fire connection must be located not less than 50 feet & no more than 150 feet from the structure
<input type="checkbox"/> Fire connection must be located 10-12 feet from the edge of the driveway/road & 24-36" above finished grade
<input type="checkbox"/> Fire connection outlet valve must be a 2-1/2" brass National Standard male thread with brass or plastic cap. The outlet must face toward the driveway at a 90° angle.
<input type="checkbox"/> If fire connection has less than 20 psi, then the word "DRAFT" will be clearly and permanently marked on the fire connection
<input type="checkbox"/> Must maintain a 3 foot clear space around the circumference of the connection at all times
<input type="checkbox"/> Blue dot reflector must be located near fire connection, visible to approaching vehicles
<input checked="" type="checkbox"/> HYDRANT A fire hydrant is required that can deliver 750 gallons per minute for 2 hours.
<input checked="" type="checkbox"/> ****Must submit a completed Community Water System Verification Form
<input checked="" type="checkbox"/> Must have two 2 1/2" outlets and one 4" outlet with National Standard threads
<input checked="" type="checkbox"/> Must be located within 8 feet of the roadway
<input checked="" type="checkbox"/> Place a blue dot road reflector on roadway, just off center, on the side of the hydrant
<input checked="" type="checkbox"/> Hydrant must be located within 250 feet of the residence.
<input checked="" type="checkbox"/> Must maintain a 3 foot clear space around the hydrant at all times
<input type="checkbox"/> ACCESS ROAD A 20-foot wide access road is required

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

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

Kevin McLean
Fire Captain



PK 3

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING RECEIVED

THIS IS A NEW PROJECT REFERRAL

APR 18 2013

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

DATE: 4/11/2013

TO: PW

FROM: Kerry Brown, Development Review

PROJECT DESCRIPTION: DRC2012-00085 CHARVONIA- Minor Use Permit for a new 5,335 sf SFD and a 400 sf garage/ workshop. Site located off San Dominico Ave. in Los Osos. APN: 074-483-021.

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

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL
A drainage plan will be required with construction permits. Site run-off should be routed to the street.

4.24.13
Date

Tim Tomlinson
Name

5271
Phone



RE: DRC2012-00085 CHARVONIA, Coastal E-Referral, (MUP/ Los Osos)

Robinson, Daniel@Coastal to: kbrown@co.slo.ca.us

05/13/2013 02:40 PM

From: "Robinson, Daniel@Coastal" <Daniel.Robinson@coastal.ca.gov>
To: "kbrown@co.slo.ca.us" <kbrown@co.slo.ca.us>

Hi Kerry, apologize for this one being so late. Swamped!

This is out of the prohibition zone, correct? Looks like good site planning in terms of proposing a house in the less non-vegetated areas of the parcel, and keeping the vegetated area as a "vegetation preservation area". In terms of the habitat, and the MSS, will be a low effect or other ITP pursued as well? Other habitat assessments included as part of the application?

Thanks,
Daniel

From: tjamison@co.slo.ca.us [mailto:tjamison@co.slo.ca.us] On Behalf Of plreferrals@co.slo.ca.us
Sent: Thursday, April 11, 2013 1:22 PM
To: ttomlinson@co.slo.ca.us; fhoneycutt@co.slo.ca.us; cjourney@co.slo.ca.us; criha@co.slo.ca.us; shicks@co.slo.ca.us; Robinson, Daniel@Coastal; vickilocacchair@earthlink.net; jcarsel@aol.com; dgrisanti@charter.net; kbrown@co.slo.ca.us; coastoilartist@aol.com; smorrow@losososcscsd.org; mfalkner@losososcscsd.org; "tjamison%co._slo.ca."@co.slo.ca.us; stmualwater@gmail.com
Cc: kbrown@co.slo.ca.us
Subject: DRC2012-00085 CHARVONIA, Coastal E-Referral, (MUP/ Los Osos)

San Luis Obispo County
Planning and Building Department
DRC2012-00085 CHARVONIA, Coastal E-Referral, (MUP/ Los Osos)

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

Please comment on all issues that you see may be associated with this project, and respond to this referral within 14 days of receiving this e-mail.

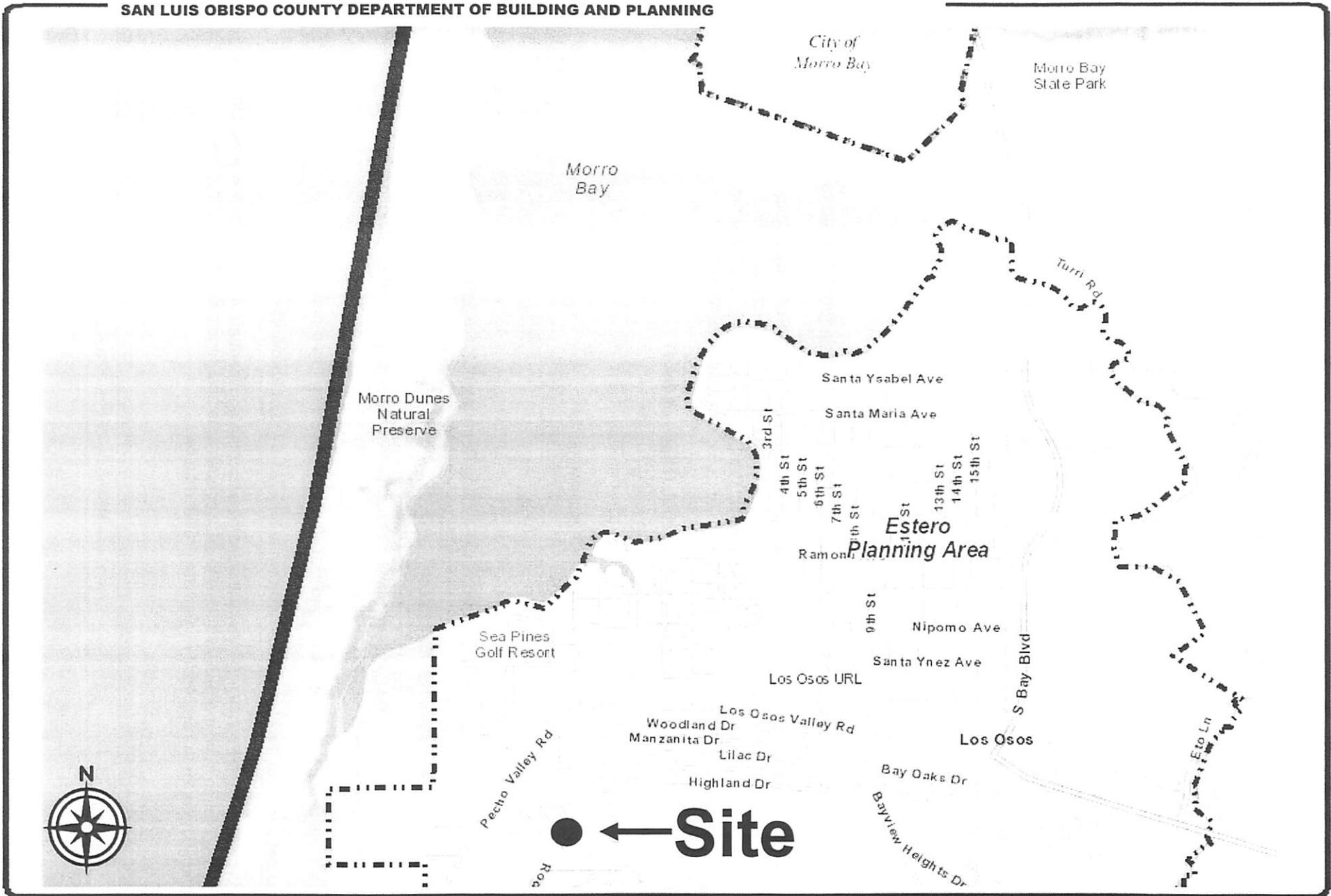
Community Advisory Groups, please respond with 60 days of receiving this e-mail.

Direct your comments to the planner, Kerry Brown at 805-781-5713 or kbrown@co.slo.ca.us.

COMMUNITY ADVISORY GROUPS : You will want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant / agent are provided below.

Link to CHARVONIA Referral

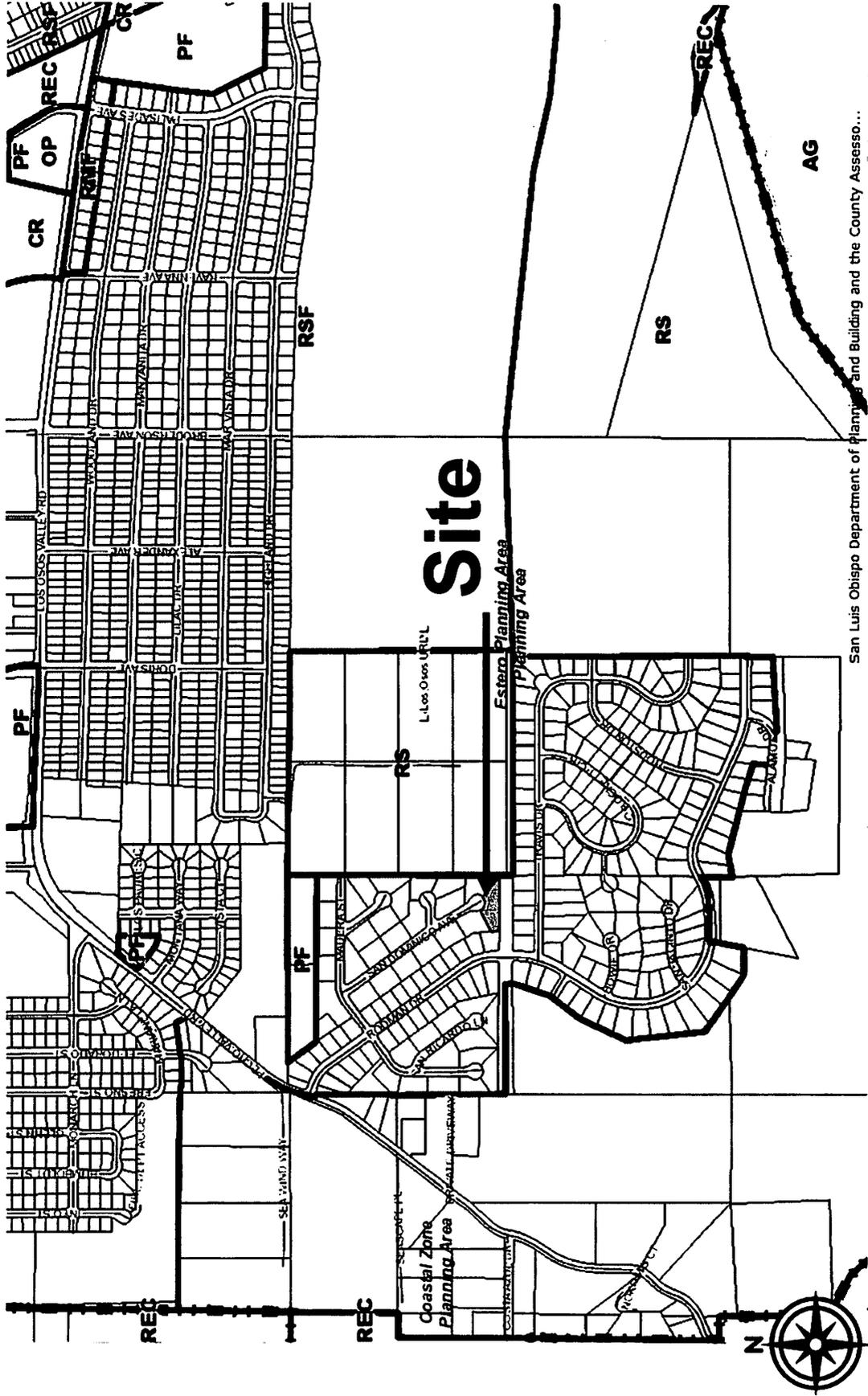
Link to webpage for all referral packages: <http://www.slocounty.ca.gov/planning/referrals.htm>



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Charvonía / DRC2012-00085



EXHIBIT
Vicinity Map

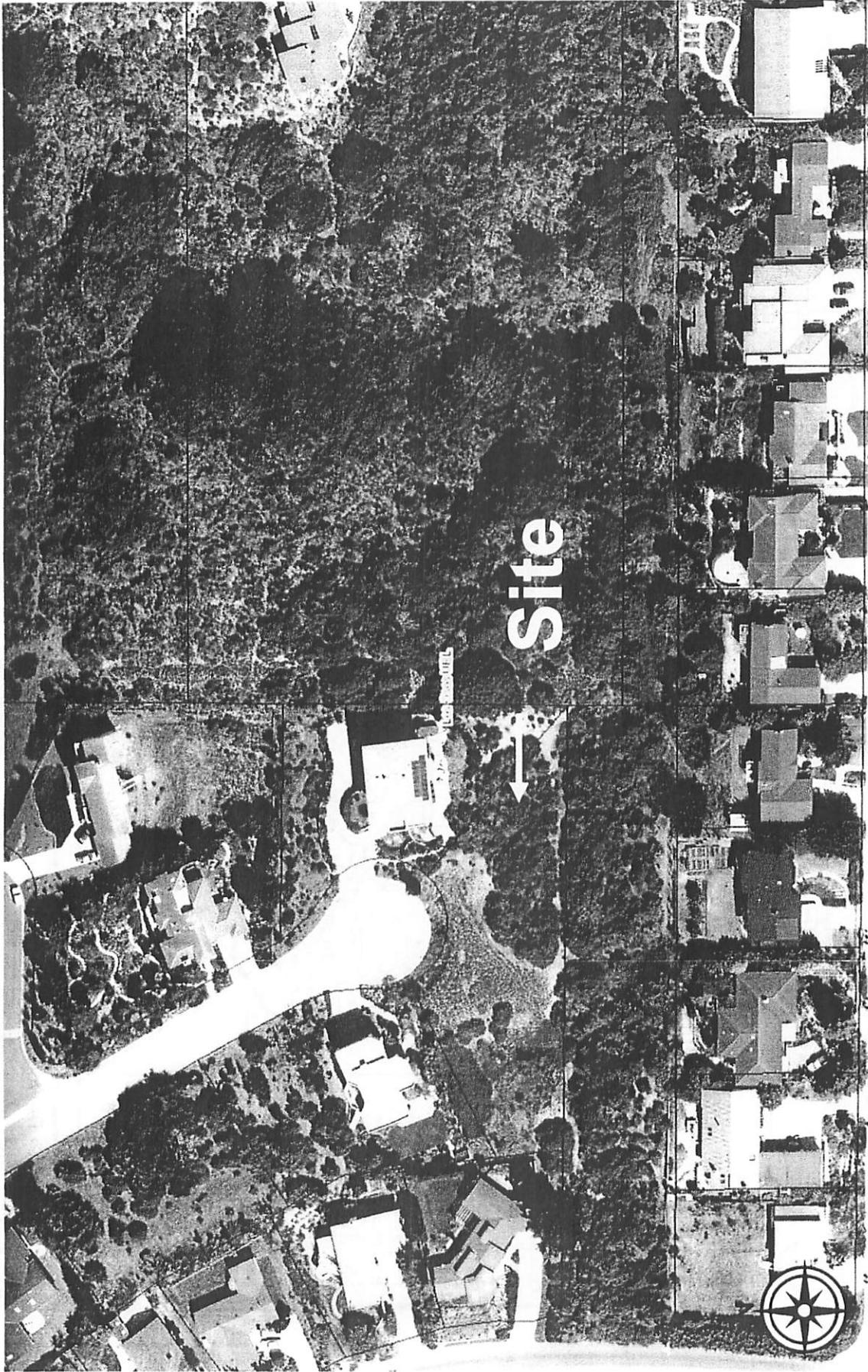


San Luis Obispo Department of Planning and Building and the County Assessor...

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EXHIBIT
Land Use Category Map



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

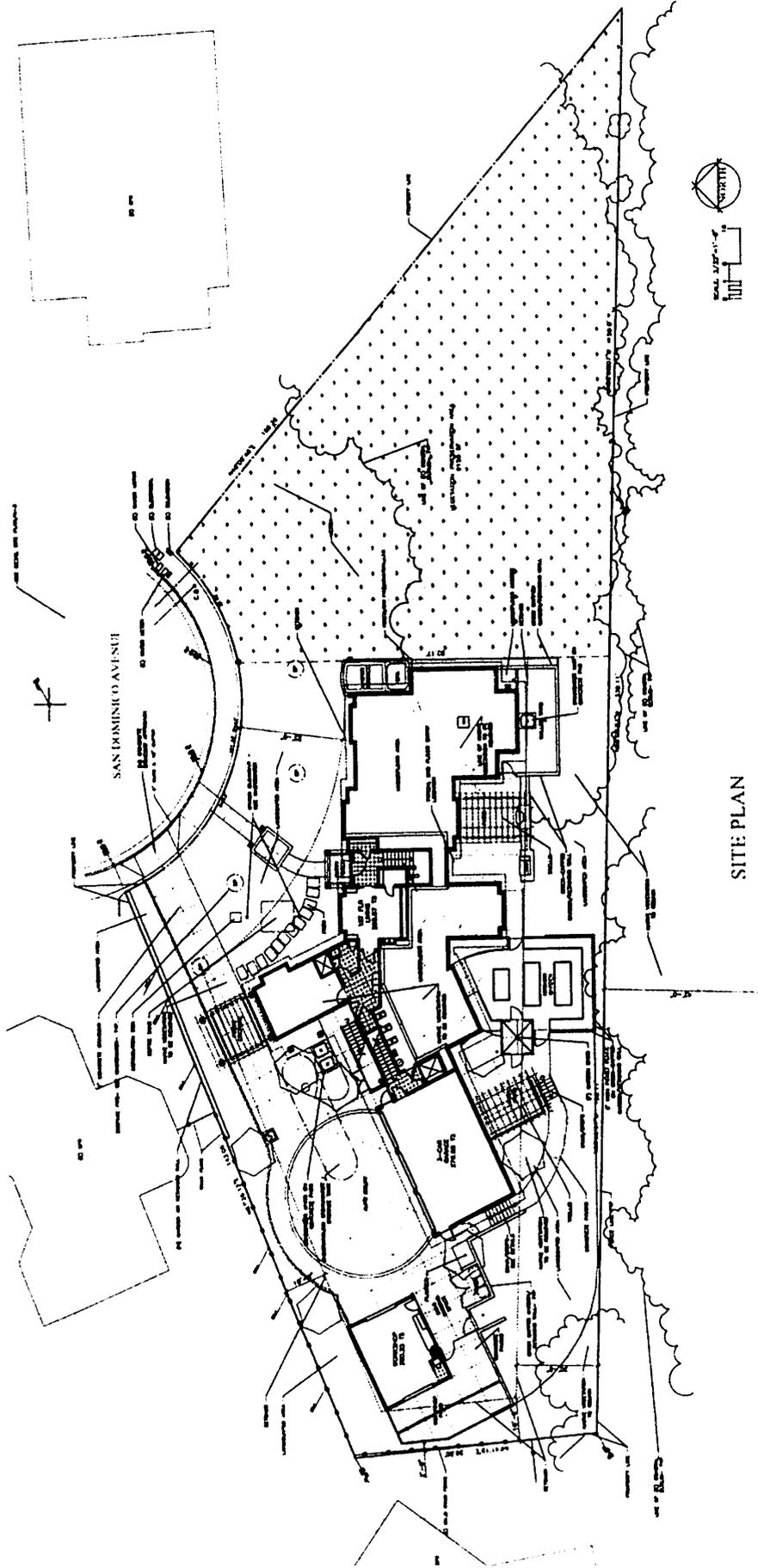
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EXHIBIT

Aerial Photograph



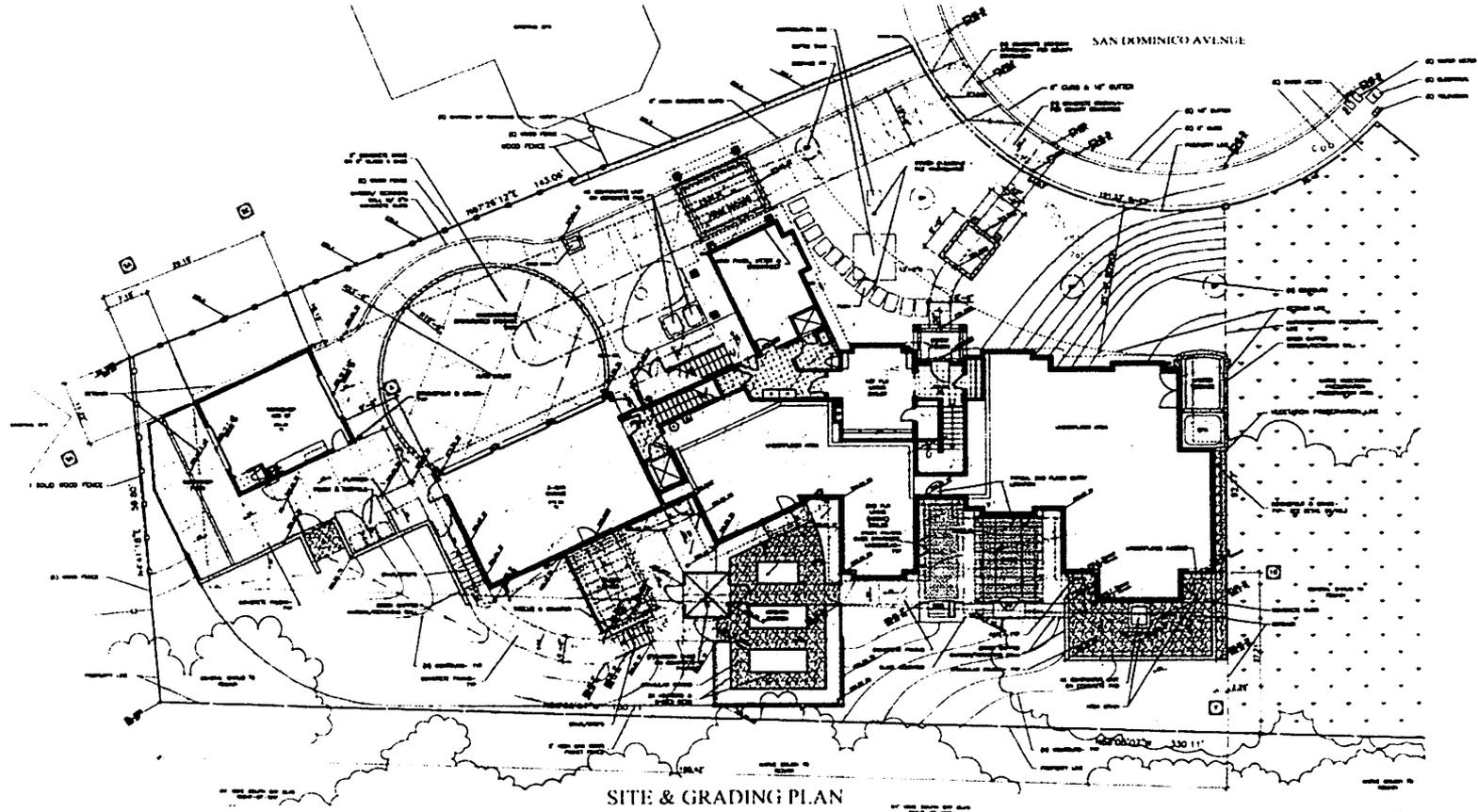
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EXHIBIT

Site Plan





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EXHIBIT
Grading Plan



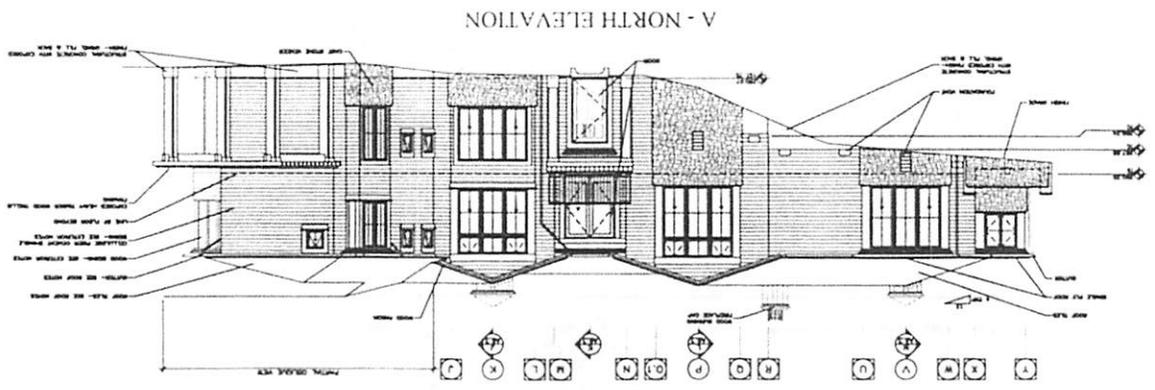
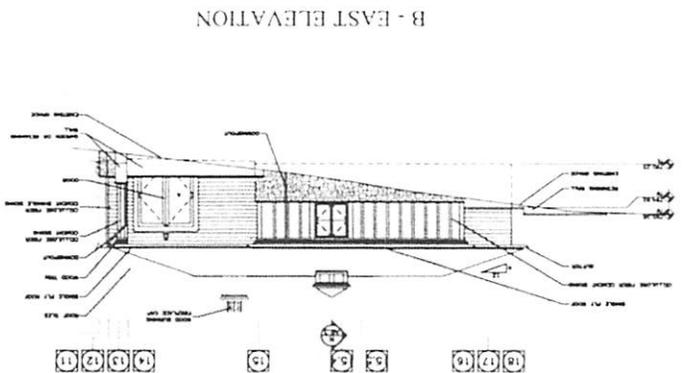
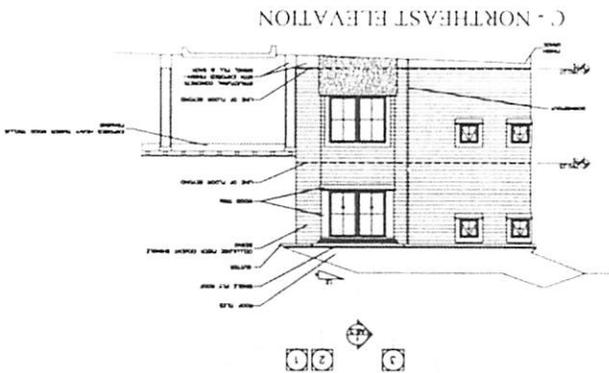
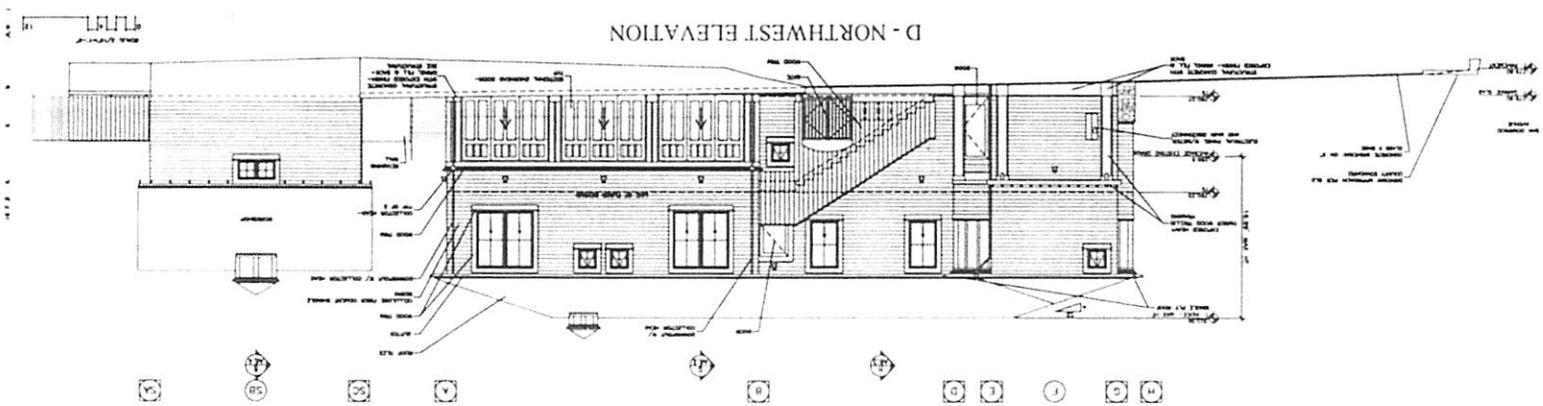
Charonia / DRC2012-00085

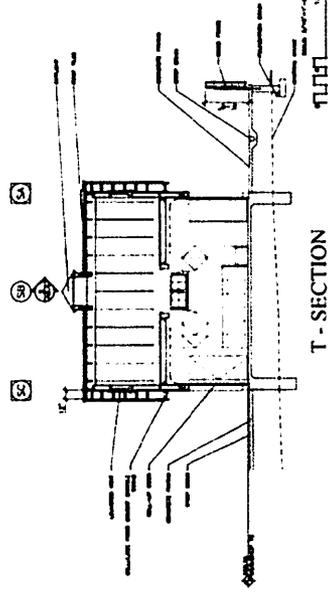
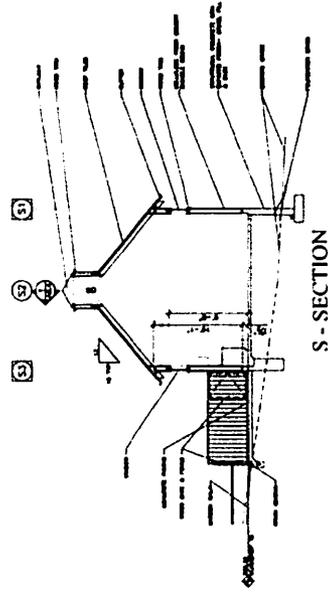
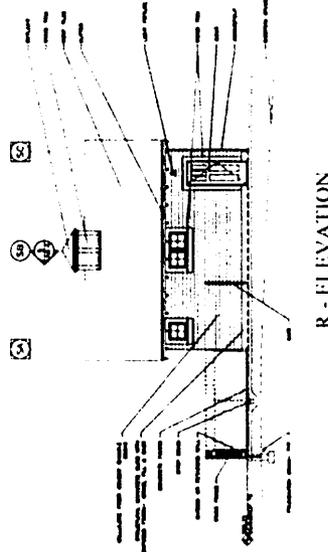
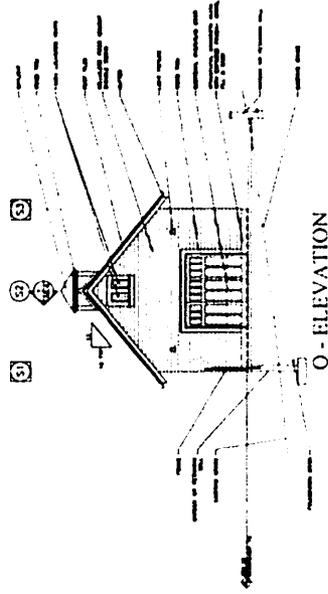
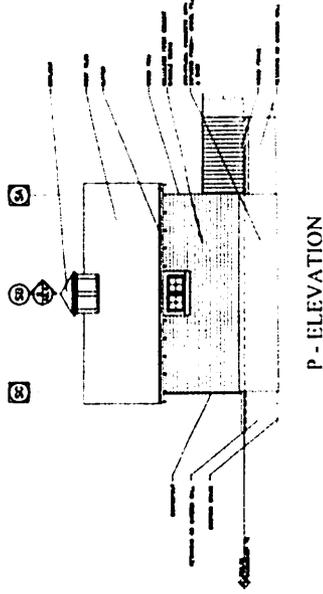
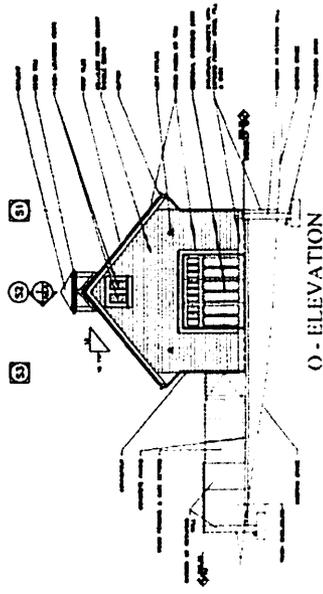
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PROJECT

Exterior Elevations

EXHIBIT





PROJECT

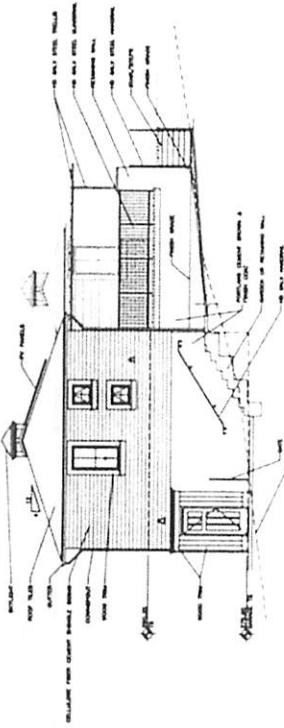
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EXHIBIT

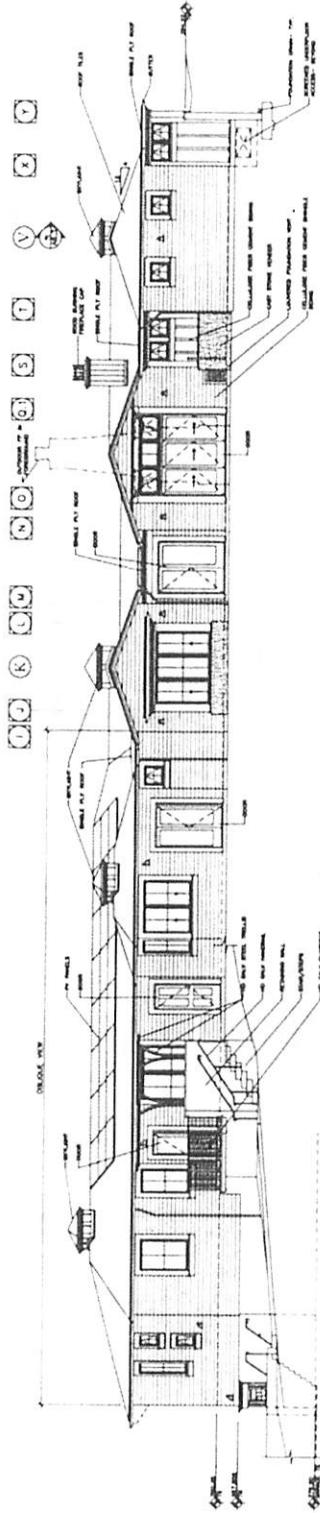
Workshop Elevations



1 2 3 4 5 6 7 8 9

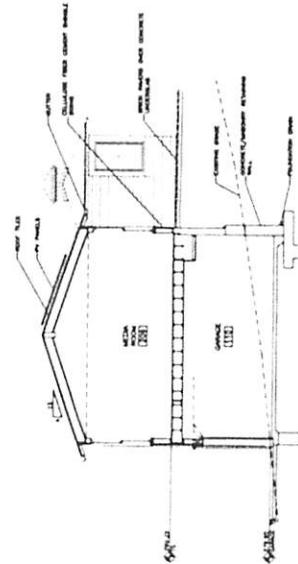


E - WEST ELEVATION



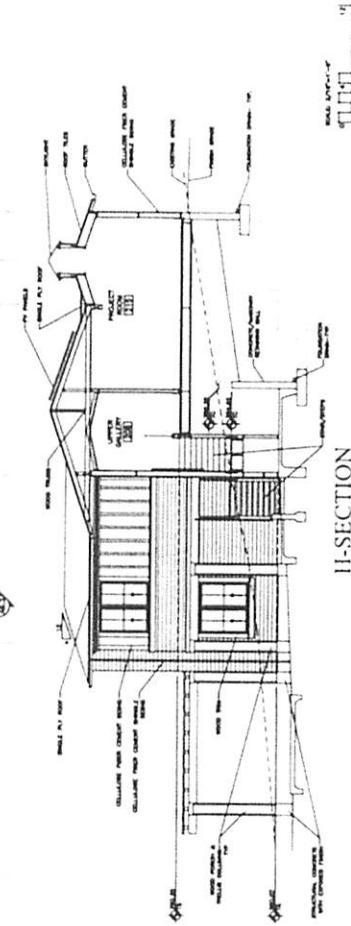
F - SOUTH ELEVATION

1 2 3 4 5 6 7 8 9



G - SECTION

1 2 3 4 5 6 7 8 9



H - SECTION

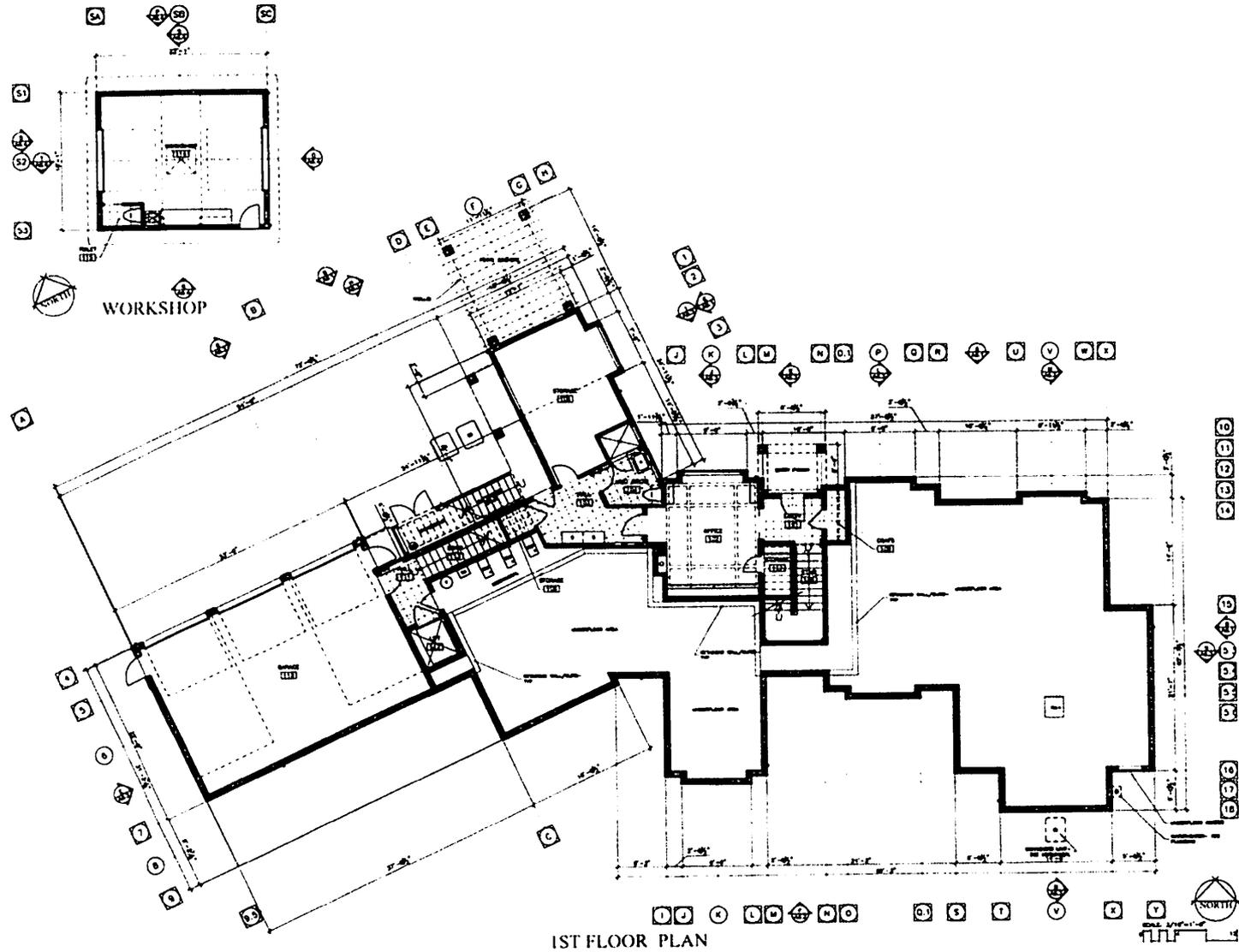
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EXHIBIT

Exterior Elevations





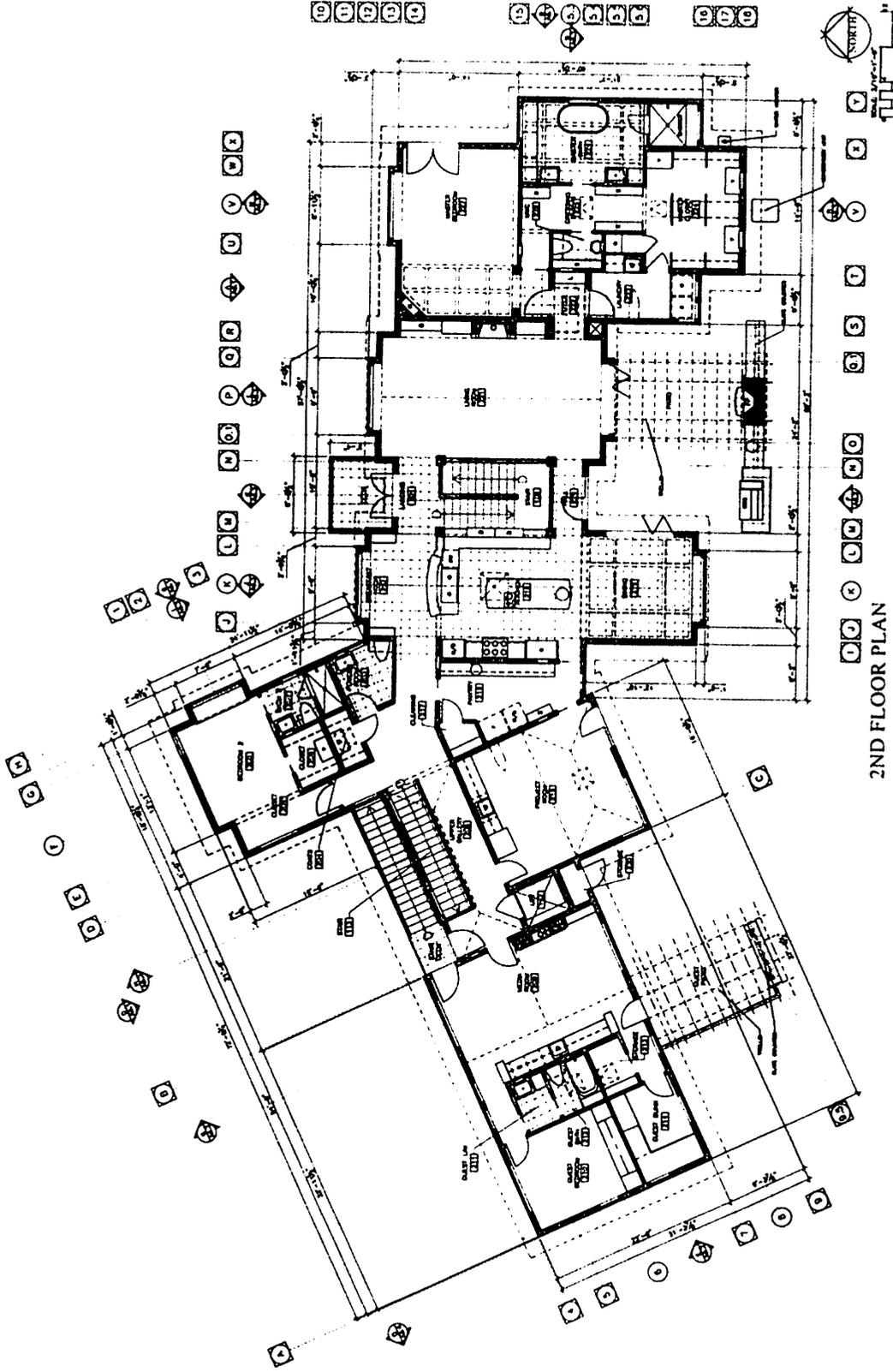
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EXHIBIT

Floor Plan- 1ST Floor



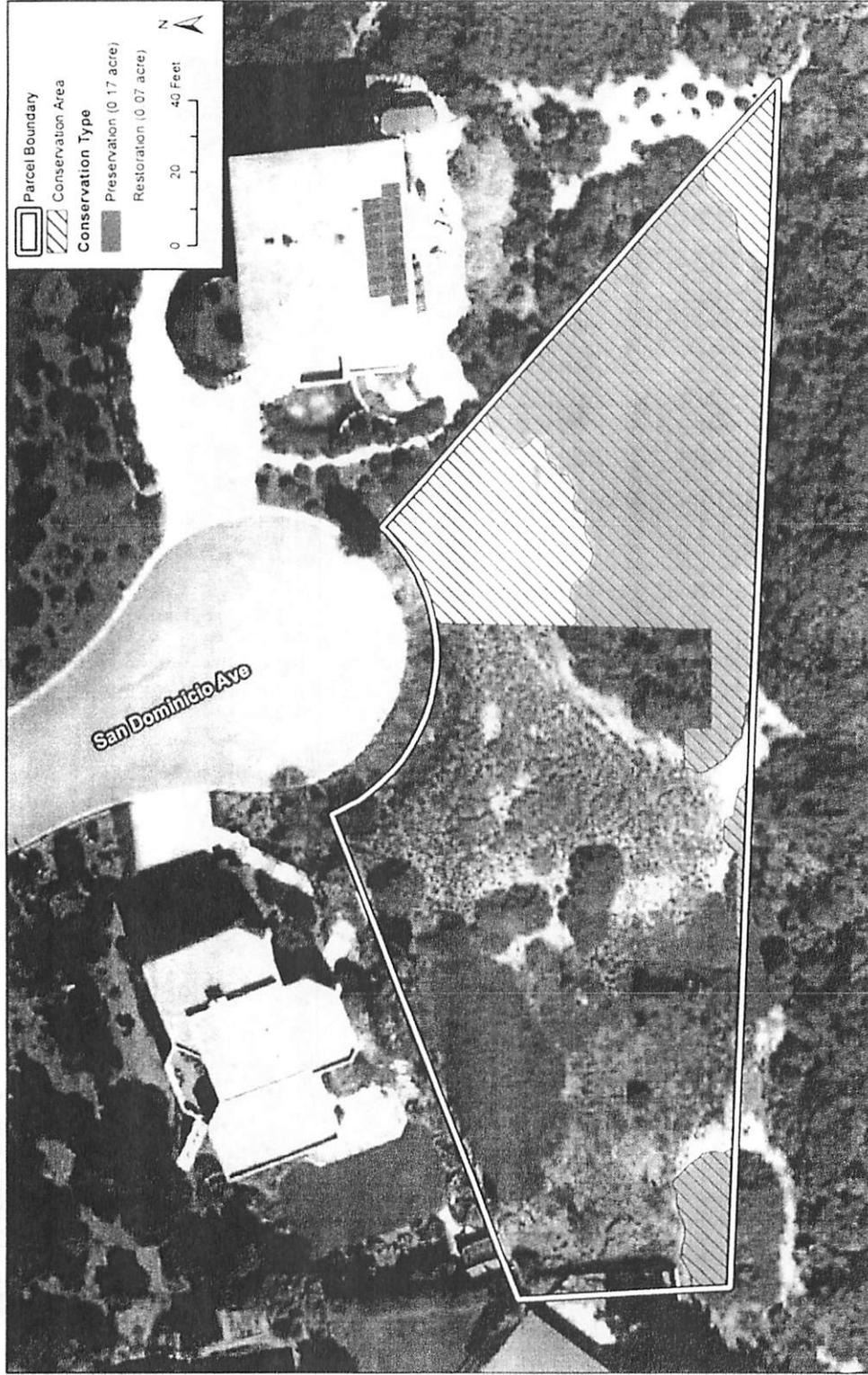
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EXHIBIT

Floor Plan-2nd Floor





Imagery provided by County of San Luis Obispo, 2011

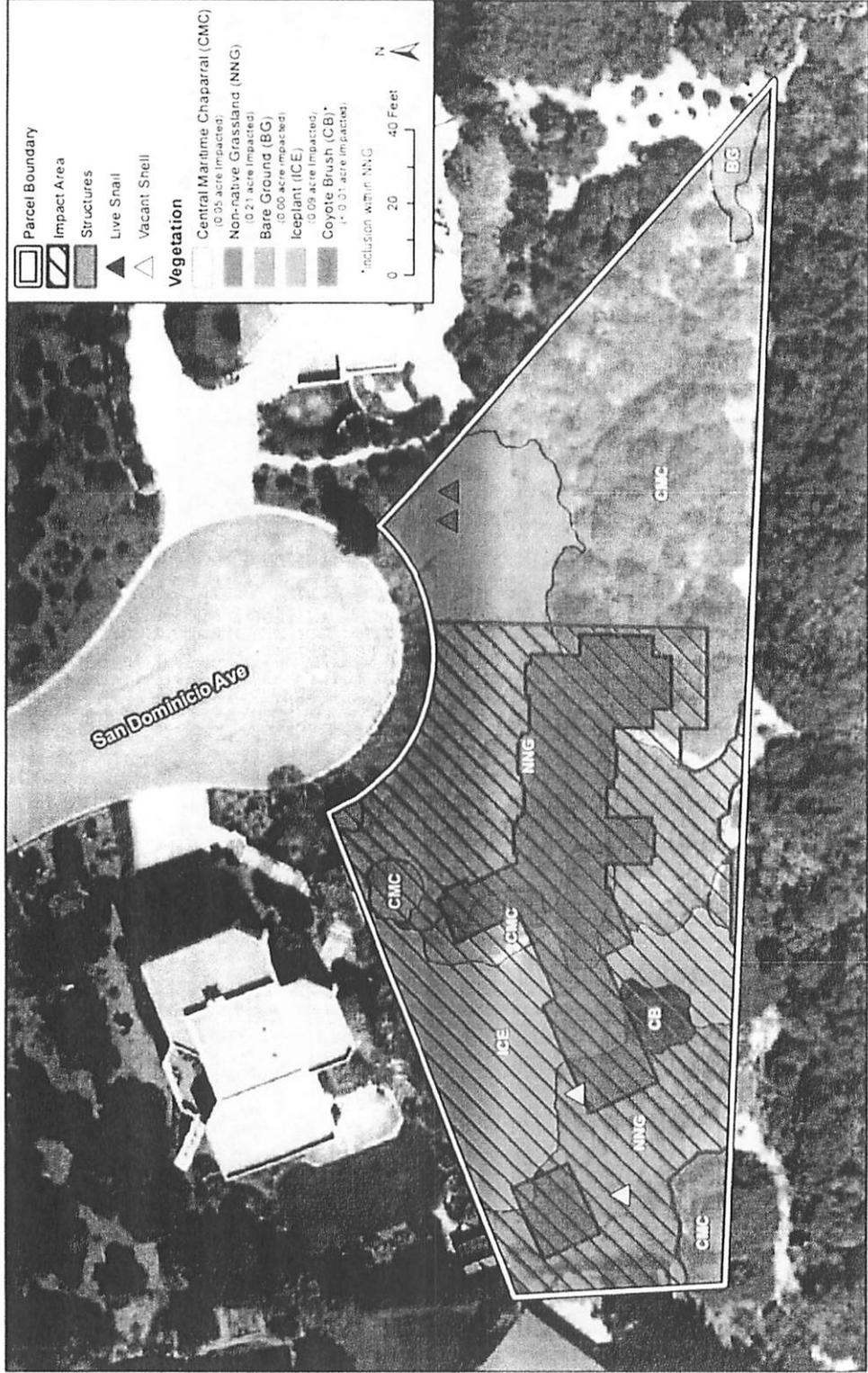
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EXHIBIT

Conservation areas





imagery provided by County of San Luis Obispo, 2011

EXHIBIT



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Impact area