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. ED13-260 **DATE:** March 19, 2015

PROJECT/ENTITLEMENT: Longworth Minor Use Permit/Coastal Development Permit; DRC2013-00107

APPLICANT NAME: Scott & Rita Longworth
ADDRESS: 1919 150th Pl SE, Mill Creek, WA 98012
CONTACT PERSON: Bob Crizer **Telephone:** (805) 528 - 4812

PROPOSED USES/INTENT: Request by Scott and Rita Longworth for a Minor Use Permit/Coastal Development Permit to allow for the construction of a new 2420 square foot single family residence with an attatched 565 square foot in law unit. The project will result in the disturbance of approximately 8000 square feet on a 0.46 acre parcel.

LOCATION: 292 Madera St, Los Osos, CA 93412

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: U.S. Fish & Wildlife - Julie Vanderwier

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.

Signature	Project Manager Name	Date	Public Agency
	Megan Martin		County of San Luis Obispo

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 5.4)Using Form

Project Title & No. **Longworth Minor Use Permit/Coastal Development Permit ED13-260 (DRC2013-00107)**

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

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

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

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

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

Megan Martin — Megan Martin — 3/10/2015
Prepared by (Print) — Signature — Date

Steve McMasters — Steve McMasters — Ellen Carroll, Environmental Coordinator (for) — 3/10/2015
Reviewed by (Print) — Signature — Date

Project Environmental Analysis

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

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

A. PROJECT

DESCRIPTION: Request by Scott and Rita Longworth for a Minor Use Permit/ Coastal Development Permit to allow for the construction of a new 2,420 square foot single family residence with an attached 565 square foot guesthouse. The project will result in the disturbance of approximately 8,000 square feet on a 0.46 acre parcel. The proposed project is within the Residential Single Family land use category and is located at 292 Madera St, in the community of Los Osos. The site is in the Estero planning area.

ASSESSOR PARCEL NUMBER(S): 074-483-036

Latitude: 35 degrees 18' 28" N Longitude: -120 degrees 51' 08" W **SUPERVISORIAL DISTRICT #** 2

B. EXISTING SETTING

PLAN AREA: Estero **SUB**: None;

COMB. DESIGNATION: Coastal Appealable Zone

LAND USE CATEGORY: Residential Single Family

VEGETATION: Coastal scrub

TOPOGRAPHY: Nearly level

PARCEL SIZE: 0.46 acres

EXISTING USES: Undeveloped

SURROUNDING LAND USE CATEGORIES AND USES:

North: Public Facilities; Madera St. Drainage Basin	*East:* Residential Suburban; Pasture; residential
South: Residential Single Family; residential	*West:* Residential Single Family; residential

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

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

Setting. The proposed project is a single family residence within an existing neighborhood known as the Cabrillo Estates subdivision (D900232D). The subdivision is located on a hillside and the topography of the site is relatively level to gently sloping in a rural suburban area in the community of Los Osos. The subject site is bordered to the west by an existing single-family residence; to the east by an equestrian facility with pasture, horse corrals and associated structures; to the north by a flood control basin; and to the south by the terminus of Madera Street and another single-family residence.

The subdivision is visible from a large area of the Los Osos Valley and South Bay area, because of its prominent hillside location. The ridgeline above Los Osos has been identified as a scenic backdrop. Montana de Oro State Park, to the south of the property, has high natural scenic value. To maintain the natural character of the park, ridgelines visible from the interior use areas must be kept free of urban development or other artificial features. Development on the subject site would probably not be visible from use areas of the park.

In the area of the proposed subdivision, habitat for the species generally coincides with the coastal scrub community. A range of Eucalyptus trees extends near the northern edge of the property on the flood control basin.

Vegetation on the project site is concentrated in the center of the lot due to required annual grass cutting for fire control. The existing vegetation on the project site consists of a mixture of plant species including both native and non-native plant communities comprised of coastal dune scrub and non-native grassland dominated by Velt grass.

The project is within the Estero Area Plan, which recognizes the importance of open space and protection of those areas identified with scenic qualities. The Plan includes the following specific goals and/or policies relating to the protection of open space resources:

Impact. The proposed project is a single family residence in an existing developed residential neighborhood. The project will not be visible from any major public roadway or silhouette above any ridgelines as viewed from public roadways. The project will be visible from public vantage points within the Cabrillo Estates subdivision. Development of the 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 the surrounding public/ natural areas. As required by ordinance, the applicant will be required to shield exterior lighting to minimize glare. The project is considered compatible with the surrounding residential uses. No significant visual impacts are expected to occur.

Mitigation/Conclusion. The proposed single family residential development is considered compatible with the surrounding residential uses. The applicant shall submit an exterior lighting plan showing the location, height, and intensity of any proposed exterior lighting. Lighting shall be shielded and downward facing to reduce the glare. No significant visual impacts are expected to occur above what is already required by ordinance; therefore, no mitigation is necessary.

2. AGRICULTURAL RESOURCES *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Convert prime agricultural land, per NRCS soil classification, to non-agricultural use?	☐	☐	☒	☐
b) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?	☐	☐	☒	☐
c) Impair agricultural use of other property or result in conversion to other uses?	☐	☐	☒	☐
d) Conflict with existing zoning for agricultural use, or Williamson Act program?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

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

Land Use Category: Residential single family

State Classification: Not prime farmland

Historic/Existing Commercial Crops: None

In Agricultural Preserve? No

Under Williamson Act contract? No

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

Baywood fine sand (2 – 9% slope). This gently rolling 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 VII (non-irrigated) and Class is not rated (irrigated).

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

Mitigation/Conclusion. No mitigation measures are necessary.

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

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

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

The passage of AB32, the California Global Warming Solutions Act (2006), recognized the need to reduce GHG emissions and set the greenhouse gas emissions reduction goal for the State of California into law. The law required that by 2020, State emissions must be reduced to 1990 levels.

This is to be accomplished by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions. Subsequent legislation (e.g., SB97-Greenhouse Gas Emissions bill) directed the California Air Resources Board (CARB) to develop statewide thresholds.

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

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

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

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

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

Impact. As proposed, the project will result in the disturbance of approximately 8000 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 includes the development of a 2,420 square foot 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.

Mitigation/Conclusion. The proposed project's emissions fall under the thresholds, therefore, no mitigation measures are necessary.

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

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

Setting. The proposed project includes the construction, maintenance and occupation of a single-family residence, inclusive of associated landscaping and required hazard abatement. The lot contains vegetation comprised of both native and non-native plant communities comprised of coastal dune scrub and non-native grassland dominated by veldt grass. Vegetation is concentrated in the center of the lot due to required annual grass cutting for fire control. The lot is undeveloped and is bordered by an existing single family home, an equestrian pasture and a flood control basin. The majority of the lots in Cabrillo Estates have been developed with residences. The Cabrillo Estates area is outside the designated sewer moratorium area for Los Osos. New development and building on vacant lots in Cabrillo Estates has been slowed by the presence of the Morro shoulderband snail (MSS) and related endangered species environmental requirements.

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

On-site Vegetation: Non-native grassland, iceplant, coyote brush.

Name and distance from blue line creek(s): Unnamed Creek is located 0.9 miles to the East of the project site

Habitat(s): Central Dune Scrub, Central Maritime Chaparral, Northern Coastal Salt Marsh.

The Natural Diversity Database identified the following species potentially existing within approximately one mile of the proposed project:

Vegetation
Beach spectaclepod (Dithyrea maritima) ST, List 1B

Blochman's leafy daisy (Erigeron blochmaniae) List 1B

California seablite (Suaeda californica) FE, List 1B

Coast woolly-heads (Nemacaulis denudata var. denudata) List 1B
Coastal Goosefoot (Chemopodium littoreum) List 1B.2

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

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

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

Morro manzanita (Arctostaphylos morroensis) FT, List 1B

Salt marsh bird's-beak (Cordylanthus maritimus ssp. maritimus) FE, SE, List 1B
Splitting yarn lichen (Sulcaria isidiifera) FSC

Wildlife
Morro shoulderband snail *(Helminthoglypta walkeriana)* FE

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

Black legless lizard *(Anniella pulchra nigra)* CSC

Monarch butterfly *(Danaus plexippus)*

Morro Bay blue butterfly (Icaricia icarioides moroensis)

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

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

A biological and Morro shoulderband snail survey was conducted by Jones and Stokes in 2001. The survey covered the project site and also part of the flood control basin open area (Lot 41) behind the subject site. The species was found throughout the site wherever coastal scrub was present. Shells and live animals were observed from many age classes. Old bleached shells and shell fragments that were estimated to be at least two years old were found in soil piles near rodent entrances. Two non-listed snail species were also found onsite: the native *Helminthoglypta umbilicata* in the leaf litter around the bases of the blue gym (*Eucalyptus globulus*) and the non-native European garden snail (*Helix aspersa*) was found in areas of ice plant and also in coastal dune scrub.

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 (USFWS) protocol, were conducted on the project site on February 6, 2001. "Morro shoulderband snails were found commonly throughout the site, wherever coastal scrub was present. Shells and live animals were observed from many age classes. Old bleached shells and shell fragments, at least 2 years old, were

found in soil piles near rodent burrow and entrances. A Low-Effect Habitat Conservation Plan (2013) was completed by the applicant.

Impact. The proposed residential development will result in permanent loss and temporary impacts that are likely to result in take of the MSS and adversely impact its habitat. Implementation of the project may cause direct mortality or injury to the snail as a result of ground disturbing activities during construction.

Permanent Impacts:

- Vegetation clearing and site preparation (e.g. grading);
- Installation of the foundation and other hardscape such as driveway, patio, etc.;
- Hazard abatement activities required by local fire protection agency (Cal Fire);
- Landscaping

Temporary Impacts:

- Staging area for construction activities
- Trenching for utilities
- Excavation of septic system and installation of leach lines
- Dust, overspray during construction
- Invasive plant species removal

All activities described above are legal actions as long as construction methods and practices abide by the County of San Luis Obispo ordinances and permit requirements and the terms and conditions of an incidental take permit issued by the USFWS.

The take of MSS anticipated to result from implementation of those actions necessary to implement the proposed project is considered to be insignificant in terms of the species' overall survival and recovery. The actual number of animals subject to incidental take is expected to be low (and predominantly in the form of capture and relocation) as a relatively small amount of existing coastal dune scrub habitat (approximately 4,950 square feet) for the species will be removed. The remainder of the 8,000 square foot lot is previously disturbed with no presence of potential habitat. The project site is not located in designated critical habitat or an area that is considered important to its (MSS) recovery. In addition, avoidance of take is not considered feasible on the Longworth project site because the parcel size is not of sufficient size to make any onsite conservation of habitat biologically-meaningful such that it would contribute to the recovery of the MSS. For these reasons, the level of take of the MSS that would result from implementation of the proposed project is considered to be negligible.

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 (HCP, January 9, 2013) to minimize and mitigate for impacts to the MSS that may result from the development of the proposed residence.

Mitigation/Conclusion. The effects of project implementation on the persistence of the Morro shoulderband snail are considered to be low owing not only to the relatively small size of the project area (and habitat to be affected) but also to the degraded nature of the habitat (invasion by veldt grass and isolated nature). Construction, maintenance, and occupation of a new single-family residence will result in minor cumulative effects to Morro shoulderband snail. Even though as much as 4,100 square feet of coastal dune scrub habitat would be permanently lost, this is not expected to

negatively affect the long-term, range-wide survival of the species due to its occurrence in 13 suitable habitat at nearby locations, as well as elsewhere throughout its geographic range. Take of individual Morro shoulderband snails will be minimized during construction activities and mitigated by contribution of $10,200 as an in-lieu fee into an Impact-Directed Environmental Account held by the National Fish and Wildlife Foundation.

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 in Exhibit B):
:

1. Pre-construction surveys to identify individual Morro shoulderband snails;
2. Capture and moving of identified Morro shoulderband snails out of harm's way to a pre-selected, Service-approved receptor site;
3. Pre-construction awareness training for all construction personnel;
4. Construction monitoring;
5. Payment of an in-lieu fee ($10,200) to effect recovery task actions for Morro shoulderband snail on conserved lands within the known range of the species.

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

Setting. The project is located in an area historically occupied by the Obispeno Chumash. No historic structures are present and no paleontological resources are known to exist in the area. The lot has never been developed and is bordered by an existing single family home, an equestrian pasture and a flood control basin. The majority of the lots in Cabrillo Estates have been developed.

The 1973 EIR for Tract 308/1342 (Cabrillo Estates) notes "a preliminary investigation of the site was made by the San Luis Obispo County Archaeological Society, and no evidence of archaeological deposits was found. No sites of historical significance are located on this property."

Impact. Most of Los Osos is considered archaeologically sensitive; however, Cabrillo Estates is not within the area designated as archaeologically sensitive. The project is not located in an area that would be considered culturally sensitive due to a lack of physical features typically associated with prehistoric occupation. Impacts to historical or paleontological resources are not expected.

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

6. GEOLOGY AND SOILS

Will the project:

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

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

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

Topography: Nearly level to gently sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low

Liquefaction Potential: Low

Nearby potentially active faults?: Yes Distance? 0.4 miles south

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

Shrink/Swell potential of soil: Low

Other notable geologic features? None

Los Osos Fault. The Los Osos fault zone is a west-northwest trending reverse fault that extends predominantly along the northeastern margin of the San Luis Range in San Luis Obispo County. The fault zone, which has an overall length of about 35 miles, is divided into four segments. The most westerly segment of the fault is the Estero Bay segment, which lies mostly offshore. The Irish Hills segment, the only active fault segment, starts in the vicinity of Los Osos and extends to just past San Luis Obispo Creek. A two-mile length of the Irish Hills segment, west of Laguna Lake and near the

westerly limit of the City of San Luis Obispo, is considered to be active and is designated as an Alquist-Priolo Earthquake Fault Zone. The other two segments of the Los Osos fault are the Lopez Reservoir segment and the Newsome Ridge segment, both located southeast of the Irish Hills segment, east of San Luis Obispo Creek. According to the San Luis Obispo Coutny General Plan Safety Element (the Safety Element), the Los Osos fault has the potential to generate an earthquake with a maximum moment magnitude (Mw) of 6.75.

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

A preliminary soil and geological investigation was prepared for the Cabrillo Estates tract (Central Coast Laboratories, August 7, 1972).

Impact. As proposed, the project will result in the disturbance of the entire parcel through development, landscaping and associated improvements. The total amount of site disturbance proposed is approximately 8,000 square feet. 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 project also 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 (see Section 14 for additional discussion).

Mitigation/Conclusion. The project will be required to implement at least two designer selected Low Impact Development (LID) measures selected to reduce impacts associated ith increased impervious areas on the site. These measures will help to mimic the pre-development hydrology of the site and minimize peak flow rates and reduce impacts of polluted runoff. Based on the proposed project, implementation of standard ordinance requirements (such as sedimentation and erosion control plans), and the implementation of the designer selected LID measures; drainage, and sedimentation and erosion impacts will be reduced to less than significant levels.

7. HAZARDS & HAZARDOUS MATERIALS - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?	☐	☐	☒	☐

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

Setting. The proposed project is within an existing residential neighborhood. The lot fronts an all-weather road and has been improved with concrete curbs and utilities. The project is not located in an area of known hazardous material contamination and is not within an Airport Review area.

With regards to potential fire hazards, the property is within the "Very High" Fire Hazard Severity Zone and within the State Responsibility Area (SRA), which falls under the responsibility and jurisdiction of Cal Fire. Based on the County's fire response time map, it will take approximately 0 – 5 minutes to respond to a call regarding fire or life safety. The project would not interfere with an adopted emergency response plan. Refer to the Public Services section for further discussion on Fire Safety impacts.

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

Impact. The project would involve the construction of a single family residence. Construction would not involve the use, transport or emission of hazardous materials. Because the project site is within a State Responsibility Area and has a Fire Severity rating of "Very High", Cal Fire will require a Fire Safety Plan, which will reduce potential fire hazard impacts. The Fire Safety Plan will include requirements such as: a 10-foot wide driveway all weather surface capable of supporting 20 tons, ignition resistant construction, class A non-combustible roof, and installing smoke and carbon

monoxide detectors.

Mitigation/Conclusion. The project is required by ordinance to prepare a Fire Safety Plan to be reviewed and approved by Cal Fire that will include the noted measures above. A Fire Safety Plan will be required as a condition of approval for the proposed project. With incorporation of the standard requirements noted above (as required by the Fire Safety Plan), fire hazard impacts would be less than significant. No additional mitigation measures are needed beyond these requirements.

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

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

Impact. The project is not expected to generate loud noises, nor conflict with the surrounding uses. Noise generated by construction will be temporary and is exempt from County Ordinance (Title 23) provided such activities do not take place before seven a.m. or after nine p.m. any day except Saturday or Sunday, or before eight a.m. or after five p.m. on Saturday or Sunday.

Mitigation/Conclusion. No significant noise impacts are anticipated, and no mitigation measures above what is required by ordinance are necessary.

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

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

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

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

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

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

Police: County Sheriff Location: Enter location (Approximately 1.1 miles to the east)

Fire: Cal Fire (formerly CDF) Hazard Severity: Very High Response Time: 0 - 5 minutes

Location: Approximately 1.0 miles to the east

School District: San Luis Coastal Unified School District.

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

Impact. No significant project-specific impacts to utilities or public services were identified. This project, along with others in the area, will have a cumulative effect on police/sheriff and fire protection, and schools. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

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

11. RECREATION

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

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

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

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

12. TRANSPORTATION/CIRCULATION

	Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	***Increase vehicle trips to local or areawide circulation system?***	☐	☒	☐	☐
b)	***Reduce existing "Level of Service" on public roadway(s)?***	☐	☐	☒	☐
c)	***Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?***	☐	☐	☒	☐

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

Setting. The County has established the acceptable Level of Service (LOS) on roads for the Los Osos area as "D" or better. The existing road network in the area including the project's access street, Madera St, 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 Los Osos Road Improvement Fee area, which addresses cumulative impacts to County roads in the area. No additional significant traffic-related concerns were identified.

Impact. No project specific significant traffic-related concerns were identified, but the project will contribute to areawide cumulative circulation impacts. 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.

Mitigation/Conclusion. No project specific significant impacts were identified, but the project is located within the Los Osos Road Improvement Fee area and will be subject to its fair share of circulation fees consistent with that study. Payment of the Los Osos Road Improvement area fee will reduce transportation and circulation impacts to less than significant levels.

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

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

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

The project includes the construction of an on-site septic system. The main limitation of the project site for soil for wastewater effluent is poor filtering characteristics due to the very permeable nature of the soil.

Mitigation. 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?	☐	☐	☒	☐

14. WATER & HYDROLOGY

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
j) Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure,etc.), or inundation by seiche, tsunami or mudflow?	☐	☐	☒	☐
k) Other: _____	☐	☐	☐	☐

Setting. The project proposes to obtain its water needs from Golden State Water, a private water company. The water source is the Los Osos groundwater basin. The Board of Supervisors has certified a Level of Severity III for the Basin on March 27, 2007.

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 Bain 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 nearly level The closest creek from the proposed development is approximately 0.9 miles away. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

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

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

Within the 100-year Flood Hazard designation? No

Closest creek? Unnamed Creek Distance? Approximately 0.9 miles to the East

Soil drainage characteristics: Well drained

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

SEDIMENTATION AND EROSION – Soil type, area of disturbance, and slopes are key aspects to analyzing potential sedimentation and erosion issues. The project's soil types and descriptions are listed in the previous Agriculture section under "Setting". As described in the NRCS Soil Survey, the 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 8,000 square feet of site disturbance is proposed;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project is not on highly erodible soils, nor on moderate to steep slopes;
- ✓ The project is not within a 100-year Flood Hazard designation;
- ✓ The project is more than 100 feet from the closest creek or surface water body;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- ✓ Parking area drainage inlets will be fitted with hydrocarbon filters;
- ✓ Bioswales will be installed as a part of the drainage plan;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion.

The proposed project 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).

The applicant was awarded a Title 19 Retrofit Certificate by the County of San Luis Obispo and was certified with at least 900 retrofit credits (sufficient to construct one single family residence). This certificate indicates the applicant retrofitted enough existing homes and businesses to save twice the amount of water the new residence would use.

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 control.

Based on the latest Annual Resource Summary Report, the project's water source is adequate to provide for the project's water needs.

Mitigation/Conclusion. As specified above for water quality, existing regulations and/or required plans will adequately address surface water quality impacts during construction and permanent use of the project. No additional measures above what are required or proposed are needed to protect water quality.

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

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

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

The applicant prepared and submitted an individual Habitat Conservation Plan for the project site. The project is consistent and compatible with the surrounding uses as summarized on page 2 of this Initial study.

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

16. MANDATORY FINDINGS OF SIGNIFICANCE *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or 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:

Contacted	Agency	Response
☒	County Public Works Department	**Attached**
☒	County Environmental Health Services	**None**
☐	County Agricultural Commissioner's Office	**Not Applicable**
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☐	Air Pollution Control District	**Not Applicable**
☐	County Sheriff's Department	**Not Applicable**
☐	Regional Water Quality Control Board	**Not Applicable**
☒	CA Coastal Commission	**Attached**
☐	CA Department of Fish and Wildlife	**Not Applicable**
☒	CA Department of Forestry (Cal Fire)	**Attached**
☐	CA Department of Transportation	**Not Applicable**
☒	Los Osos Community Services District	**In File****
☒	Other HEAL SLO	**In File****
☒	Other Los Osos Community Advisory Council	**In File****
☒	Other US Fish & Wildlife Service	**Attached**

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

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

☒ Project File for the Subject Application

County documents

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

Other documents

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

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

1. Request for Cultural Resource Compliance, U.S. Fish and Wildlife Service Region 1, December 30, 2011.

2. Federal Fish and Wildlife Permit TE70055A-0, United States Department of the Interior – Fish and Wildlife Service, January 9, 2013.

3. Preliminary Soil and Geological Investigation of Tract 308 (Cabrillo Estates), Central Coast Laboratories, August 7, 1972.

4. Habitat Conservation Plan for the Morro Shoulderband Snail Longworth Parcel (APN 074-483-036); Scott and Rita Longworth, February 1, 2012.

5. Results of Morro Shoulderband Snail Surveys Conducted in Los Osos, San Luis Obispo County, Jones & Stokes, February 21, 2001.

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.

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.

Biological Resources

BR-1 **Prior to issuance of construction permits,** the applicant shall provide evidence 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 occurred.

BR-2 Pre-construction and Construction Activity Surveys. **Prior to site disturbance,** in coordination with the U.S. Fish and Wildlife Service, the applicant and/or their legal successor in ownership shall retain a Service-approved permitted biologist (a person with a valid recovery permit for Morro shoulderband snail) to conduct pre-construction and construction activity surveys as a measure to minimize take of Morro shoulderband snail that may be present. These surveys will represent systematic search of vegetation and objects onsite that could provide suitable shelter for Morro shoulderband snail. The results will be presented as part of the Habitat Conservation Plan reporting requirements. The surveys shall be submitted to the County of San Luis Obispo Planning Department and no construction work will be initiated until the monitor determines that the work area is clear of Morro shoulderband snails.

BR-3 Capture and Moving of Morro Shoulderband Snail. All live Morro shoulderband snails in any life stage found during the pre-construction surveys or construction monitoring will be captured and relocated to a Service-approved receptor site by the Service-approved permitted biologist.

BR-4 Pre-construction Environmental Awareness Training. A Service-approved biologist with knowledgeable and experience with Morro shoulderband snail and its habitat will conduct a pre-construction training session for all construction personnel who will be involved in site disturbance. This session is intended to inform construction crews, field supervisors, and equipment operators about the status and presence of the species, grading and construction-activity restrictions, and those minimization measures specified in the Habitat Conservation Plan and Incidental Take Permit.

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 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-7 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. The permitted biologist recovery permit shall include, as a permit condition, authorization to capture and move the species. 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-8 **Prior to final building inspection,** the applicant shall make payment of an in-lieu fee of $10,200 to fund Morro shoulderband snail recovery task actions on conserved lands within the known range of the species. The applicant shall submit evidence to the County of San Luis Obispo that this fee has been paid.

BR-9 **Prior to issuance of building permits**, any 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.

FIRE SAFETY

FS-1 Fire Safety Plan. **Prior to construction permit issuance**, the Applicant shall obtain a Cal Fire–approved fire safety plan for use during construction and operation. The fire safety plan shall contain notification procedures and emergency fire precautions including, but not limited to, the following:

a. All internal combustion engines, stationary and mobile, shall be equipped with spark arresters. Spark arresters shall be kept in good working order.
b. Light trucks and cars with factory-installed (type) mufflers shall be used only on roads where the roadway is cleared of vegetation. Said vehicle types shall maintain their factory-installed (type) muffler in good condition.
c. Fire rules shall be posted on the project bulletin board at the contractor's field office and areas visible to employees.
d. Equipment parking areas and small stationary engine sites shall be cleared of all extraneous flammable materials.

e. Personnel shall be trained in the practices of the fire safety plan relevant to their duties. Construction and maintenance personnel shall be trained and equipped to extinguish small fires in order to prevent them from growing into more serious threats.
f. Applicant shall make an effort to restrict use of chainsaws, chippers, vegeta¬tion masticators, grinders, drill rigs, tractors, torches, and explosives to outside of the official fire season. When the above tools are used, water tanks equipped with hoses, fire rakes, and axes shall be easily accessible to personnel.
g. Smoking shall be prohibited in wildland areas and shall be limited to paved areas or areas cleared of all vegetation. Smoking shall be prohibited within 30 feet of any combustible material storage area (including fuels, gases, and solvents).
h. During project operation, the approved fire plan shall be implemented.

All measures shall be shown on construction drawings as a part of any construction permit submittal, as applicable and operational measures installed prior to final inspection or occupancy, whichever occurs first. Cal Fire/San Luis Obispo County Fire Department shall also verify compliance post-construction. Operational measures shall be kept in good working order for the life of the project. The County Environmental Monitor shall work with the Cal Fire/ San Luis Obispo County Fire Department to verify that the approved Plan is followed or incorporated.

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 **At the time of application for construction permits,** the applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 23.04.186 of the San Luis Obispo County Coastal Zone Land Use Ordinance. All plants utilized shall be drought tolerant. Drip-line irrigation shall be used for all landscaped areas (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.

DATE: March 3, 2015

DEVELOPER'S STATEMENT & MITIGATION MONITORING/REPORTING PROGRAM FOR LONGWORTH MINOR USE PERMIT ED13-260 (DRC2013-00107)

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All development 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.

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, is responsible to verify compliance with these COAs.

Project Description: Request by Scott and Rita Longworth for a Minor Use Permit/ Coastal Development Permit to allow for the construction of a new 2,420 square foot single family residence with an attached 565 square foot guesthouse. The project will result in the disturbance of approximately 8,000 square feet on a 0.46 acre parcel. The proposed project is within the Residential Single Family land use category and is located at 292 Madera St, in the community of Los Osos. The site is in the Estero planning area.

AESTHETICS – Land Use	**MILESTONE**	At the time of application for construction permits	Prior to grading/ construction permit	Prior to commencement of grading activities	During construction/ ground disturbing activities	Prior to occupancy or final inspection	Within 90 days after final inspection/ occupancy	Other*
Visual Resources – Night Lighting & Shielding			X					
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.								
Monitoring: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.			* (Other) – None					
Visual Resources – Exterior Lighting						X		
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 Department of Planning and Building in consultation with the Environmental Coordinator.			* (Other) – None					

BIOLOGY – Morro shoulderband snails (Land Use)	MILESTONE	At the time of application for construction permits	Prior to grading/ construction permit	Prior to commencement of grading activities	During construction/ ground disturbing activities	Prior to occupancy or final inspection	Within 90 days after final inspection/ occupancy	Other*
Biological Resources – MSS Incidental Take Permit			X					
BR-1 **Prior to issuance of construction permits,** the applicant shall provide evidence 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 occurred.								
Monitoring: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.	* (Other) – None							
Biological Resources – Pre-construction & Construction Activity Surveys						X	X	
BR-2 Pre-construction and Construction Activity Surveys. **Prior to site disturbance,** in coordination with the U.S. Fish and Wildlife Service, the applicant and/or their legal successor in ownership shall retain a Service-approved permitted biologist (a person with a valid recovery permit for Morro shoulderband snail) to conduct pre-construction and construction activity surveys as a measure to minimize take of Morro shoulderband snail that may be present. These surveys will represent systematic search of vegetation and objects onsite that could provide suitable shelter for Morro shoulderband snail. The results will be presented as part of the Habitat Conservation Plan reporting requirements. The surveys shall be submitted to the County of San Luis Obispo Planning Department and no construction work will be initiated until the monitor determines that the work area is clear of Morro shoulderband snails.								
Monitoring: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.	* Other – None							
Biological Resources – Capture and Moving of MSS				X	X			
BR-3 Capture and Moving of Morro Shoulderband Snail. All live Morro shoulderband snails in any life stage found during the pre-construction surveys or construction monitoring will be captured and relocated to a Service-approved receptor site by the Service-approved permitted biologist.								
Monitoring: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.	* Other – None							
Biological Resources – Environmental Awareness Training				X				
BR-4 Pre-construction Environmental Awareness Training. A Service-approved biologist with knowledgeable and experience with Morro shoulderband snail and its habitat will conduct a pre-construction training session for all construction personnel who will be involved in site disturbance. This session is intended to inform construction crews, field supervisors, and equipment operators about the status and presence of the species, grading and								

BIOLOGY – Morro shoulderband snails (Land Use)	MILESTONE	At the time of application for construction permits	Prior to grading/ construction permit	Prior to commencement of grading activities	During construction/ ground disturbing activities	Prior to occupancy or final inspection	Within 90 days after final inspection/ occupancy	Other*
construction-activity restrictions, and those minimization measures specified in the Habitat Conservation Plan and Incidental Take Permit.								
Monitoring: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.	* Other – None							
Biological Resources – Employee Training Program			X	X				
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 Department of Planning and Building in consultation with the Environmental Coordinator.	* Other – None							
Biological Resources – Annual Reporting								X
BR-6 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 Department of Planning and Building in consultation with the Environmental Coordinator.	* Other – None							
Biological Resources – USFWS-Approved Bio Monitor				X	X			
BR-7 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. The permitted biologist recovery permit shall include, as a permit condition, authorization to capture and move the species. 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								

BIOLOGY – Morro shoulderband snails (Land Use)	MILESTONE	At the time of application for construction permits	Prior to grading/ construction permit	Prior to commencement of grading activities	During construction/ ground disturbing activities	Prior to occupancy or final inspection	Within 90 days after final inspection/ occupancy	Other*
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 Department of Planning and Building in consultation with the Environmental Coordinator.	* Other – None							
Biological Resources – MSS In-lieu Fee						X		
BR-8 **Prior to final building inspection,** the applicant shall make payment of an in-lieu fee of $10,200 to fund Morro shoulderband snail recovery task actions on conserved lands within the known range of the species. The applicant shall submit evidence to the County of San Luis Obispo that this fee has been paid.								
Monitoring: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.	* **Other** – None							
Biological Resources – Avoidance			X					
BR-9 **Prior to issuance of building permits**, any 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 Department of Planning and Building in consultation with the Environmental Coordinator.	* **Other** – None							

FIRE SAFETY – Land Use	MILESTONE	At the time of application for construction permits	Prior to grading/ construction permit	Prior to commencement of grading activities	During construction/ ground disturbing activities	Prior to occupancy or final inspection	Within 90 days after final inspection/ occupancy	Other*
Fire Safety Plan			X					
FS-1 Fire Safety Plan. **Prior to construction permit issuance**, the Applicant shall obtain a Cal Fire–approved fire safety plan for use during construction and operation. The fire safety plan shall contain notification procedures and emergency fire precautions including, but not limited to, the following:								

FIRE SAFETY – Land Use	MILESTONE	At the time of application for construction permits	Prior to grading/ construction permit	Prior to commencement of grading activities	During construction/ ground disturbing activities	Prior to occupancy or final inspection	Within 90 days after final inspection/ occupancy	Other*

a. All internal combustion engines, stationary and mobile, shall be equipped with spark arresters. Spark arresters shall be kept in good working order.
b. Light trucks and cars with factory-installed (type) mufflers shall be used only on roads where the roadway is cleared of vegetation. Said vehicle types shall maintain their factory-installed (type) muffler in good condition.
c. Fire rules shall be posted on the project bulletin board at the contractor's field office and areas visible to employees.
d. Equipment parking areas and small stationary engine sites shall be cleared of all extraneous flammable materials.
e. Personnel shall be trained in the practices of the fire safety plan relevant to their duties. Construction and maintenance personnel shall be trained and equipped to extinguish small fires in order to prevent them from growing into more serious threats.
f. Applicant shall make an effort to restrict use of chainsaws, chippers, vegeta¬tion masticators, grinders, drill rigs, tractors, torches, and explosives to outside of the official fire season. When the above tools are used, water tanks equipped with hoses, fire rakes, and axes shall be easily accessible to personnel.
g. Smoking shall be prohibited in wildland areas and shall be limited to paved areas or areas cleared of all vegetation. Smoking shall be prohibited within 30 feet of any combustible material storage area (including fuels, gases, and solvents).
h. During project operation, the approved fire plan shall be implemented.

All measures shall be shown on construction drawings as a part of any construction permit submittal, as applicable and operational measures installed prior to final inspection or occupancy, whichever occurs first. Cal Fire/San Luis Obispo County Fire Department shall also verify compliance post-construction. Operational measures shall be kept in good working order for the life of the project. The County Environmental Monitor shall work with the Cal Fire/ San Luis Obispo County Fire Department to verify that the approved Plan is followed or incorporated.

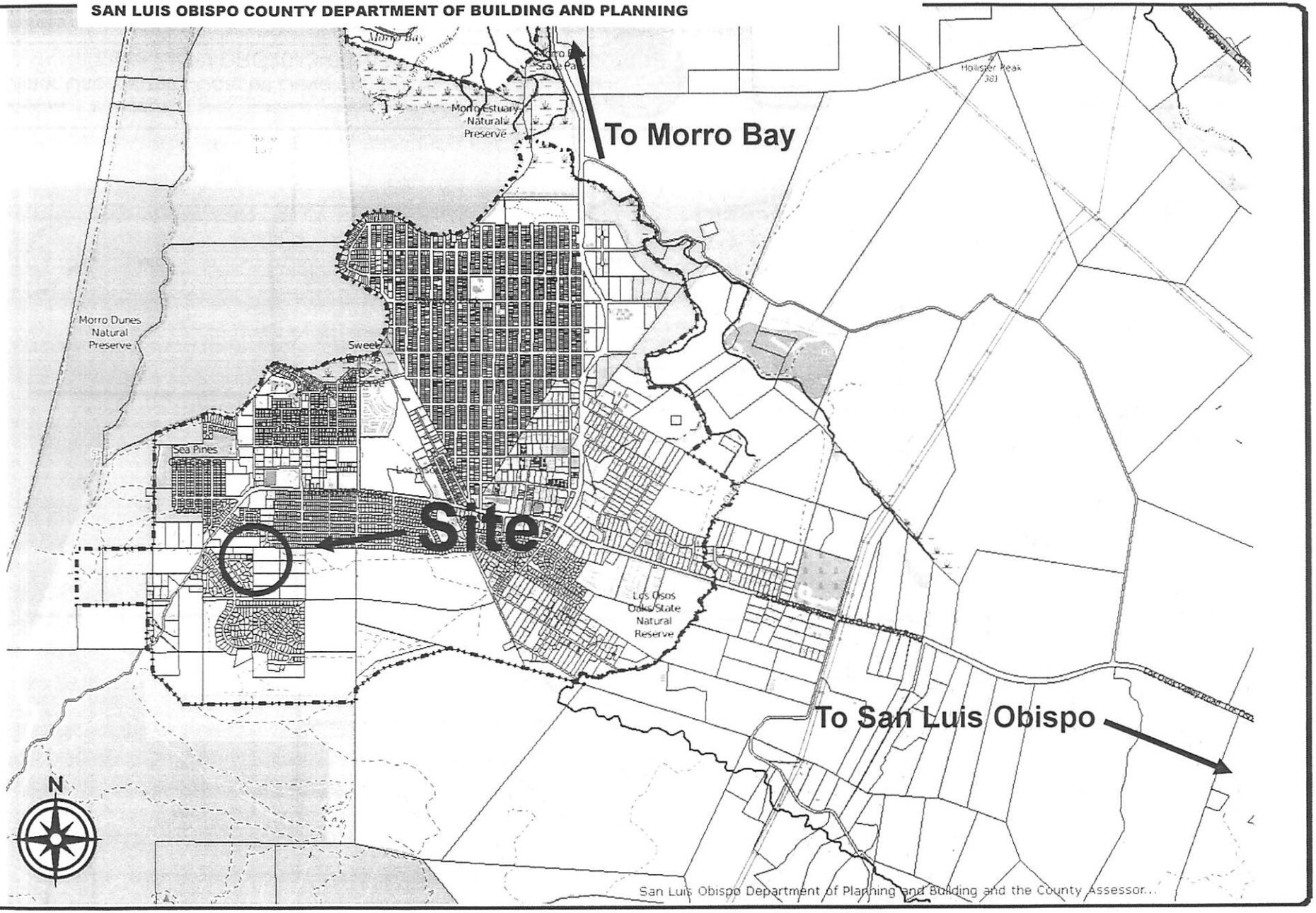
Monitoring: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.	* (Other) – None

WATER/HYDROLOGY (Land Use)	MILESTONE	At the time of application for construction permits	Prior to grading/ construction permit	Prior to commencement of grading activities	During construction/ ground disturbing activities	Prior to occupancy or final inspection	Within 90 days after final inspection/ occupancy	Other*
Water Resources – Evidence of Retrofit			X					
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 Department of Planning and Building in consultation with the Environmental Coordinator.								* (Other) – None
Water Resources – Landscape, Irrigation, Maintenance Plans	X							
W-2 **At the time of application for construction permits,** the applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 23.04.186 of the San Luis Obispo County Coastal Zone Land Use Ordinance. All plants utilized shall be drought tolerant. Drip-line irrigation shall be used for all landscaped areas (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 Department of Planning and Building in consultation with the Environmental Coordinator.								* (Other) – None
Water Resources – Landscaping Continued						X		
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 Department of Planning and Building in consultation with the Environmental Coordinator.								* (Other) – None
Water Resources – Water Supply System						X		
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.								
Monitoring: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.								* (Other) – None

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

Signature of Owner(s)	Name (Print)	Date
AGENT	Robert C. Cerier	3/5/15
Signature of Owner(s)	Name (Print)	Date

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



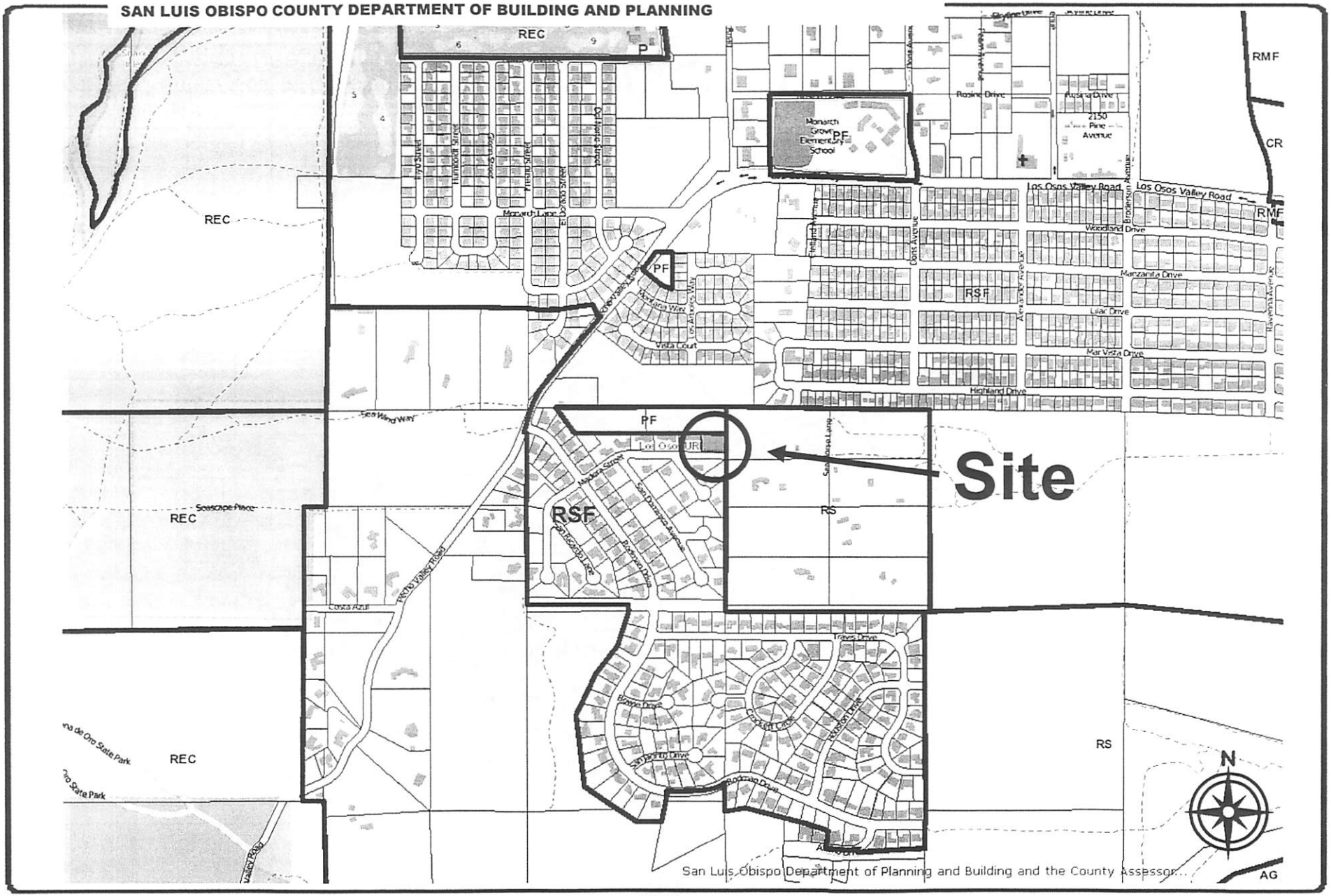
PROJECT

Minor Use Permit / Coastal Development Permit
Longworth / DRC2013-00107

EXHIBIT

Vicinity Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



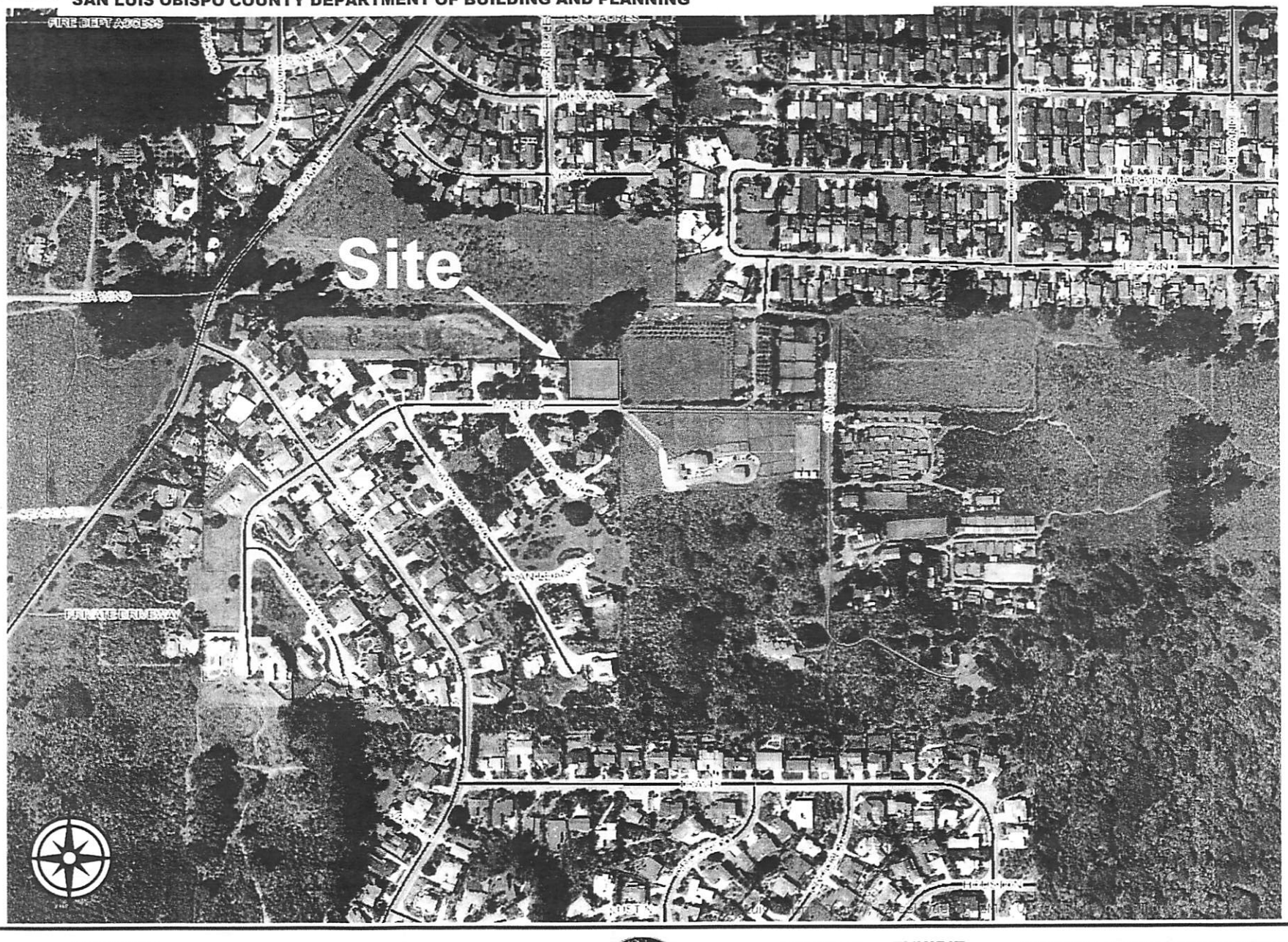
PROJECT

Minor Use Permit / Coastal Development Permit
Longworth / DRC2013-00107

EXHIBIT

Land Use Category Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

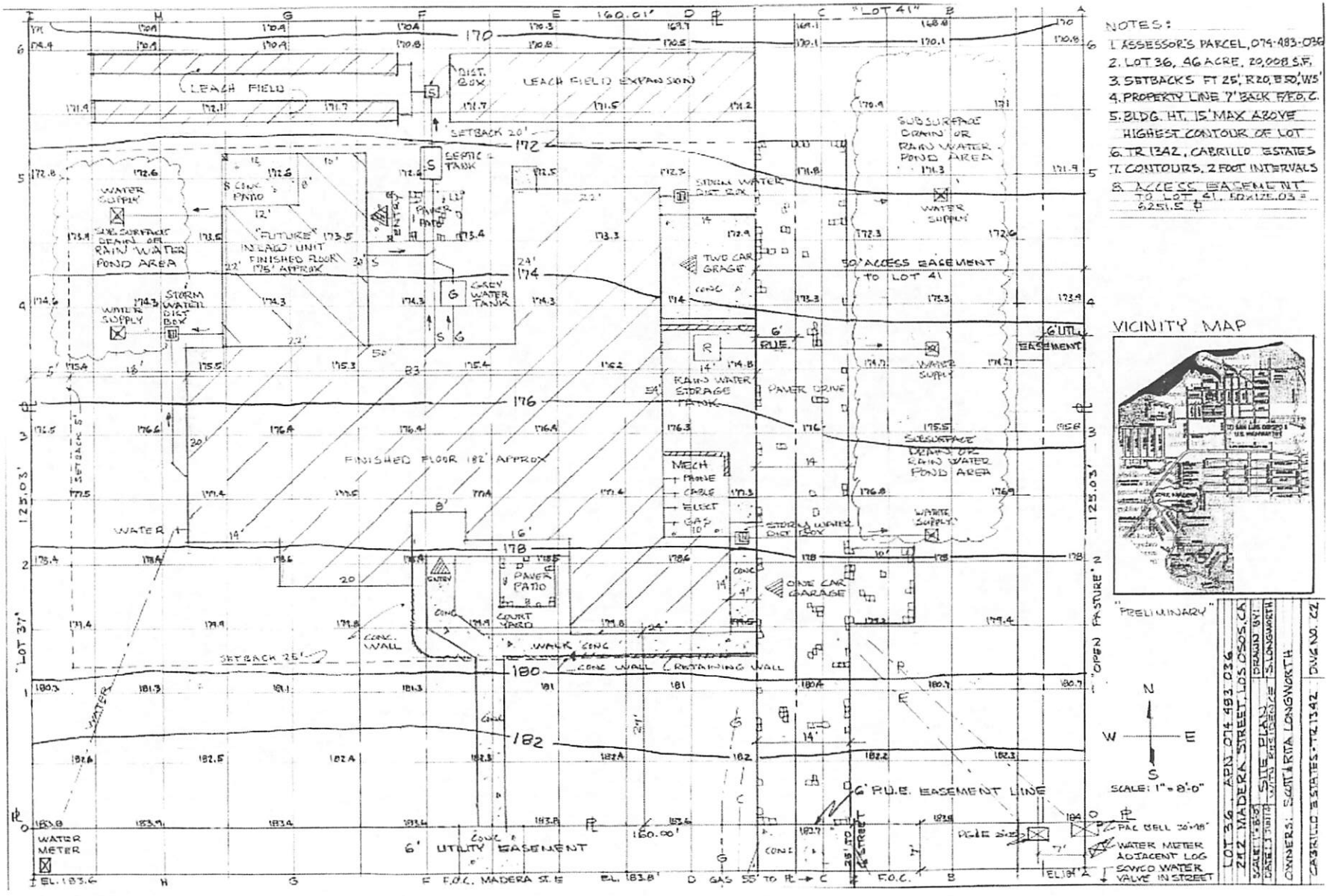


PROJECT

Minor Use Permit / Coastal Development Permit
Longworth / DRC2013-00107

EXHIBIT

Aerial Photograph



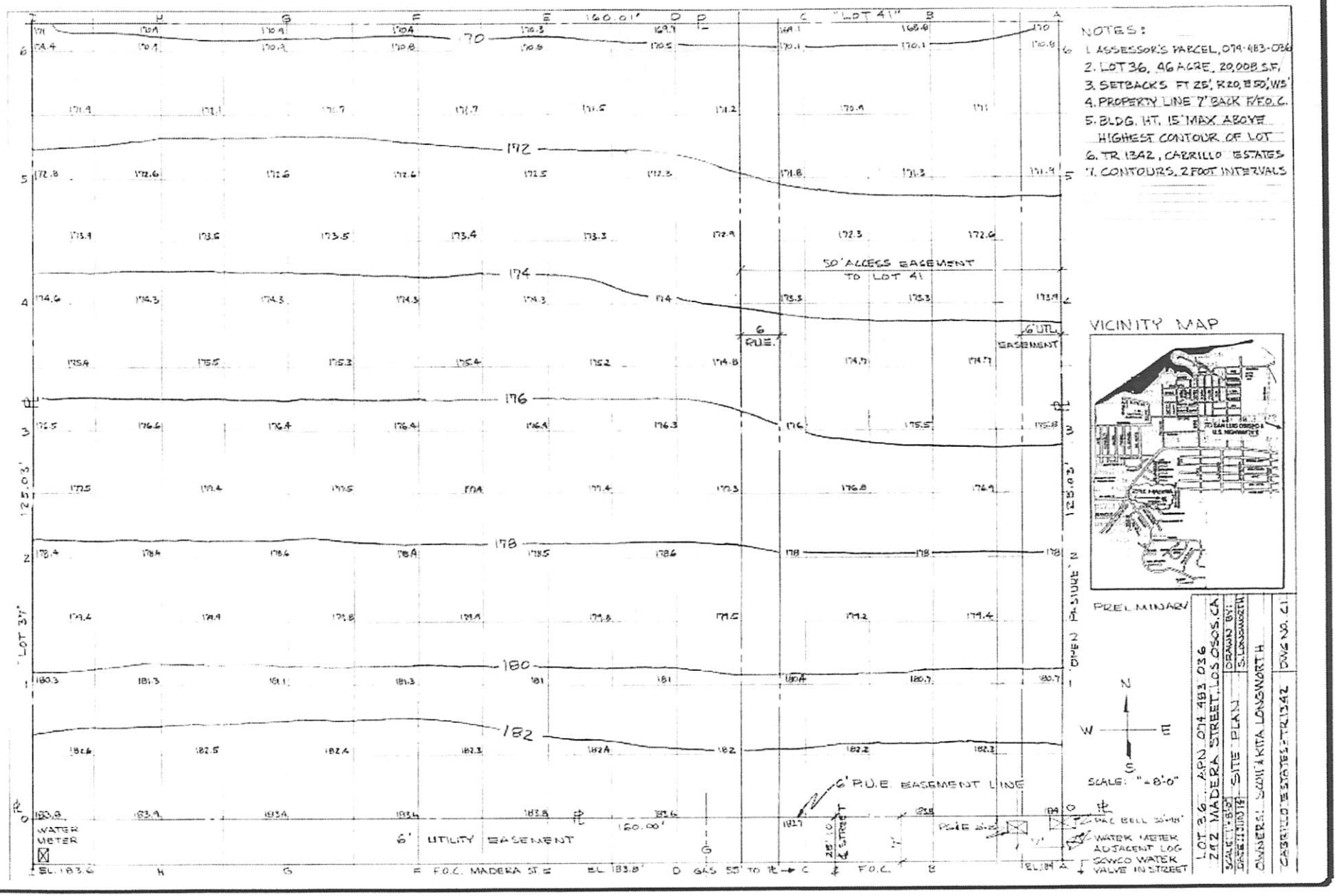
PROJECT

Minor Use Permit / Coastal Development Permit
Longworth / DRC2013-00107

EXHIBIT

Site Plan

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

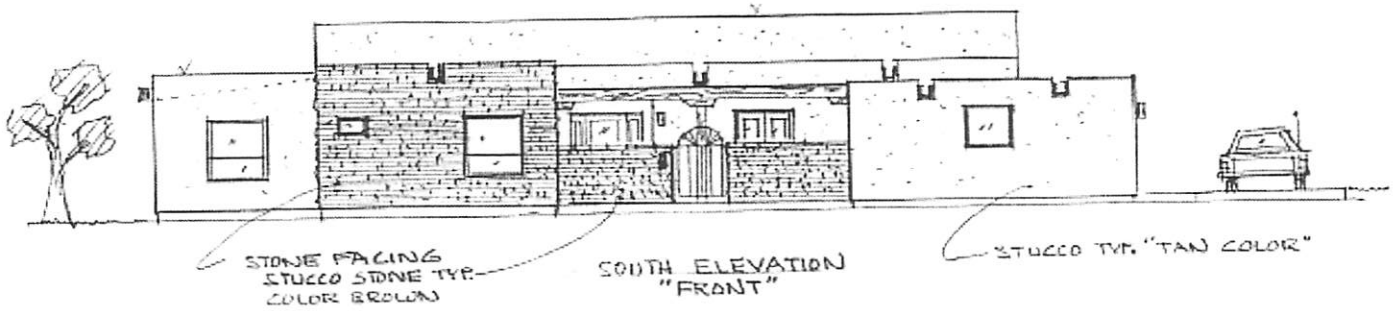


PROJECT

Minor Use Permit / Coastal Development Permit
Longworth / DRC2013-00107

EXHIBIT

Topographic Map



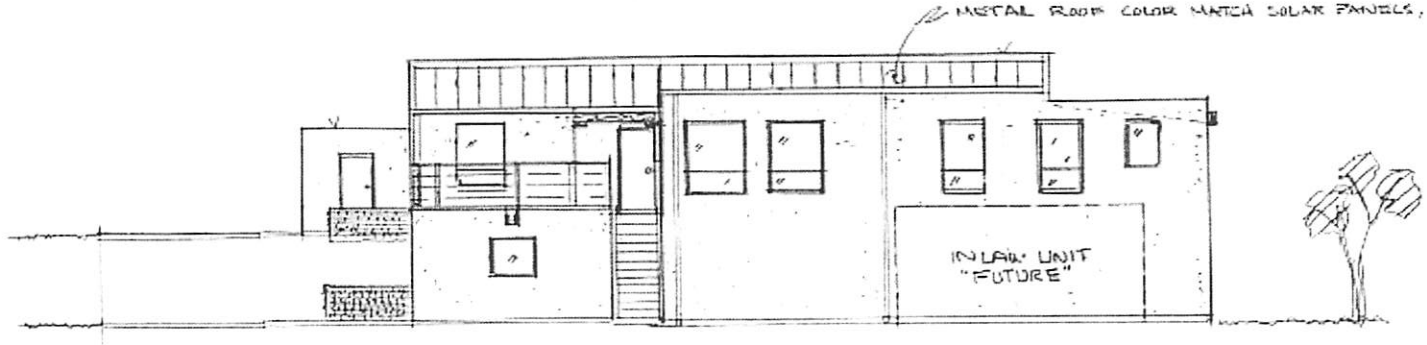
PROJECT

Minor Use Permit / Coastal Development Permit
Longworth / DRC2013-00107

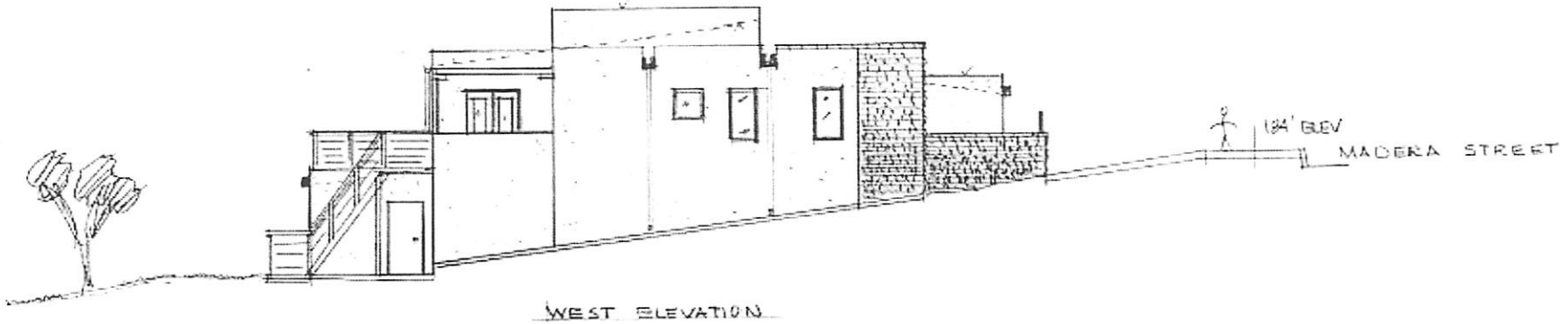
EXHIBIT

Exterior Elevations – South and East

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



NORTH ELEVATION
"BACK"



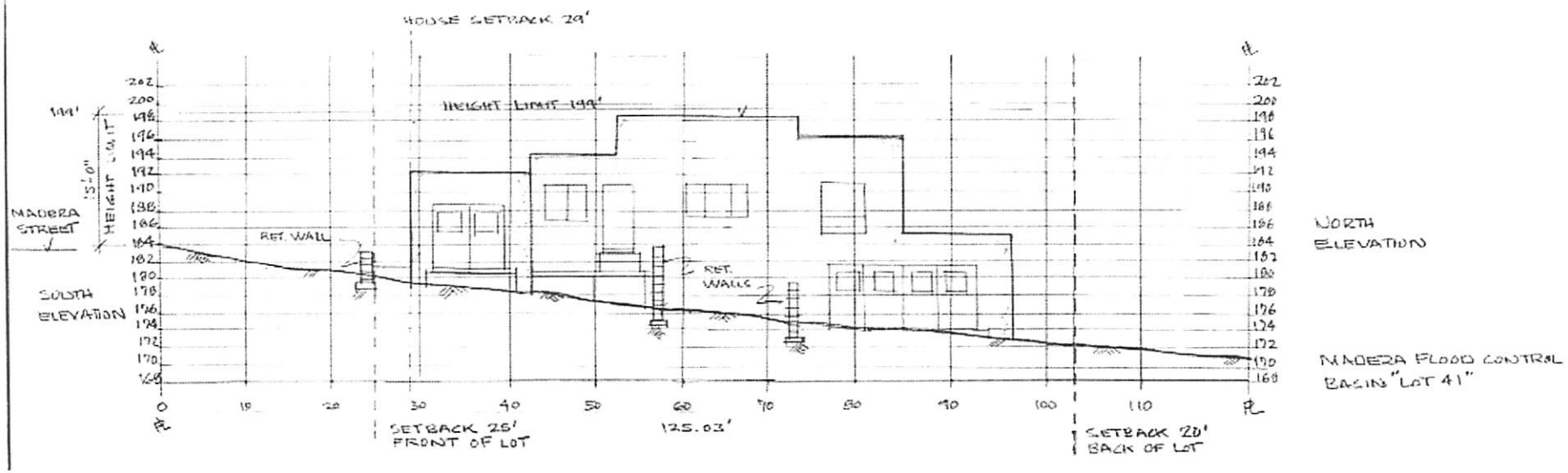
WEST ELEVATION

PROJECT

Minor Use Permit / Coastal Development Permit
Longworth / DRC2013-00107

EXHIBIT

Exterior Elevations – North and West



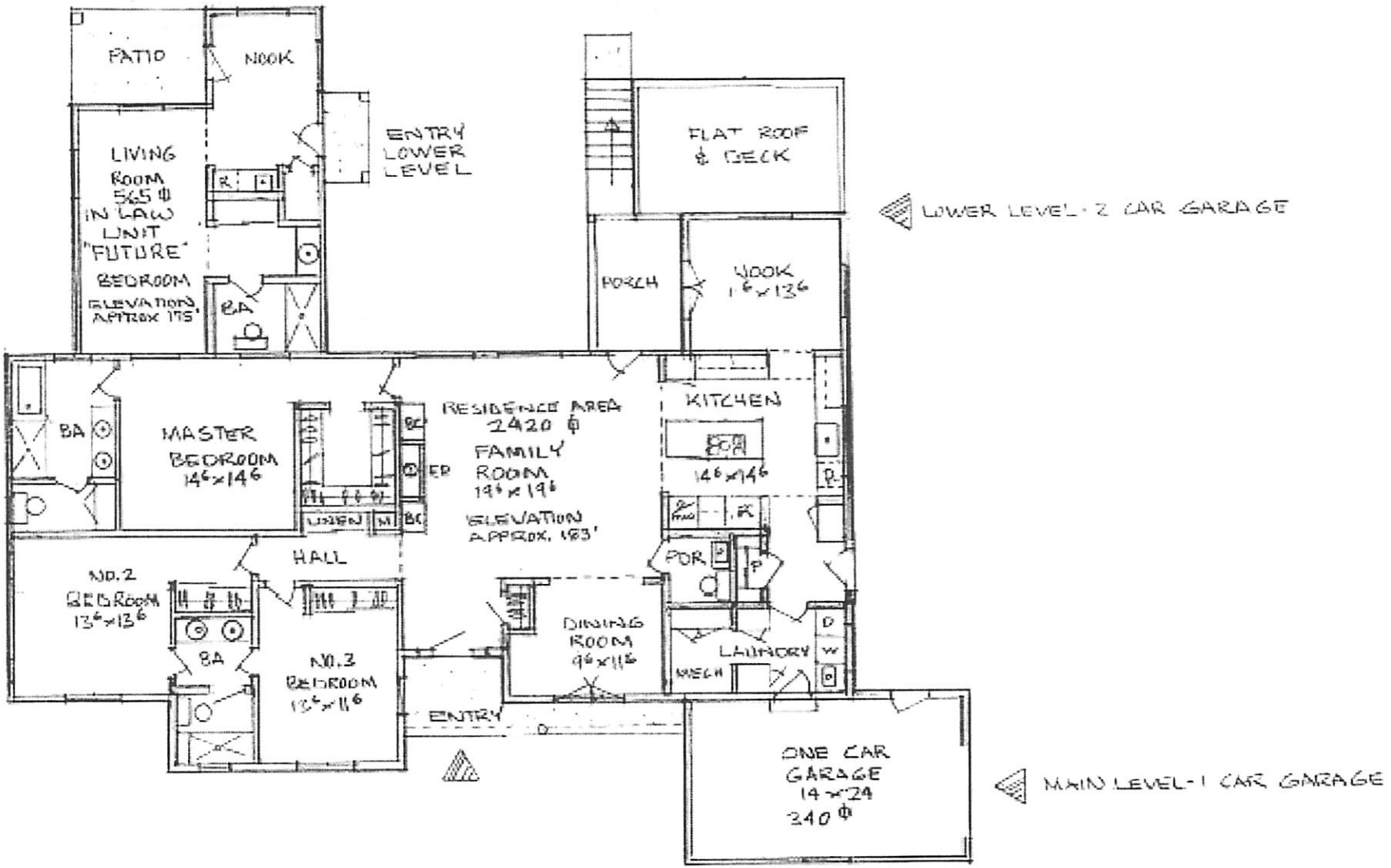
Property Section
East View

PROJECT

Minor Use Permit / Coastal Development Permit
Longworth / DRC2013-00107

EXHIBIT

Property Section



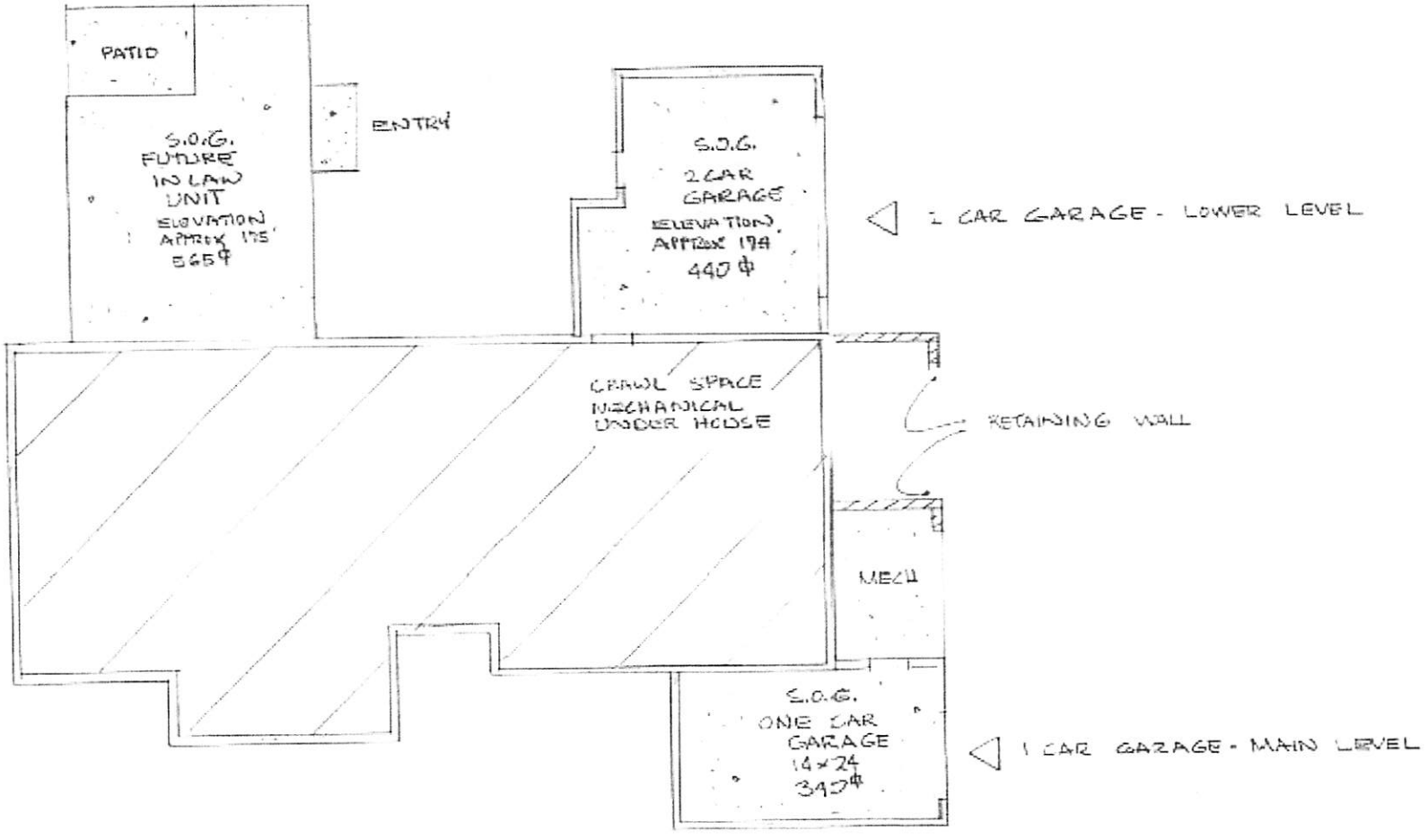
PROJECT

Minor Use Permit / Coastal Development Permit
Longworth / DRC2013-00107

EXHIBIT

Floor Plan – Main Level

NOTE:
IN LAW UNIT "FUTURE"
SEE DWG A-1
FOR FLOOR PLAN



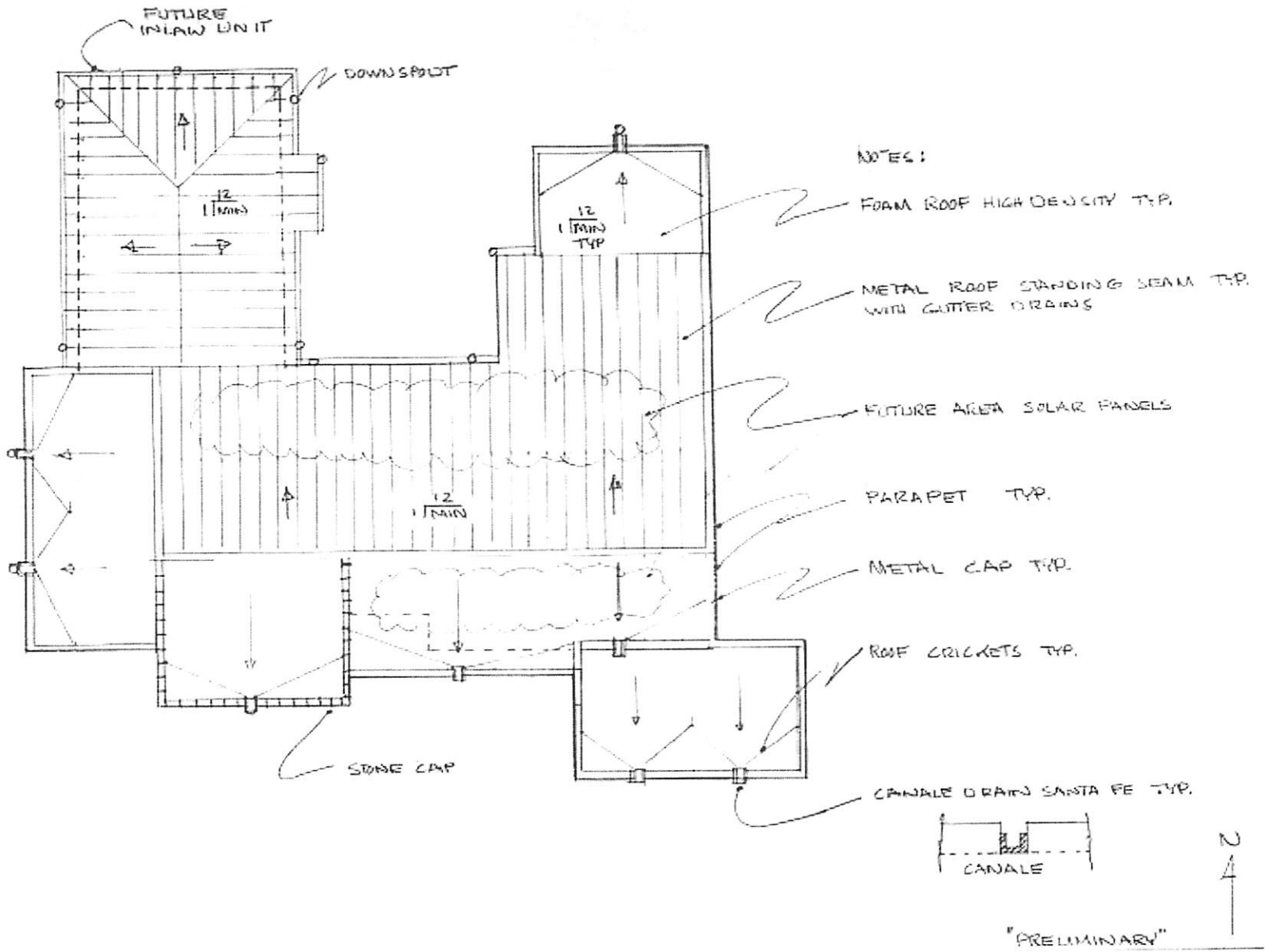
PROJECT

Minor Use Permit / Coastal Development Permit
Longworth / DRC2013-00107

EXHIBIT

Floor Plan – Lower Level

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



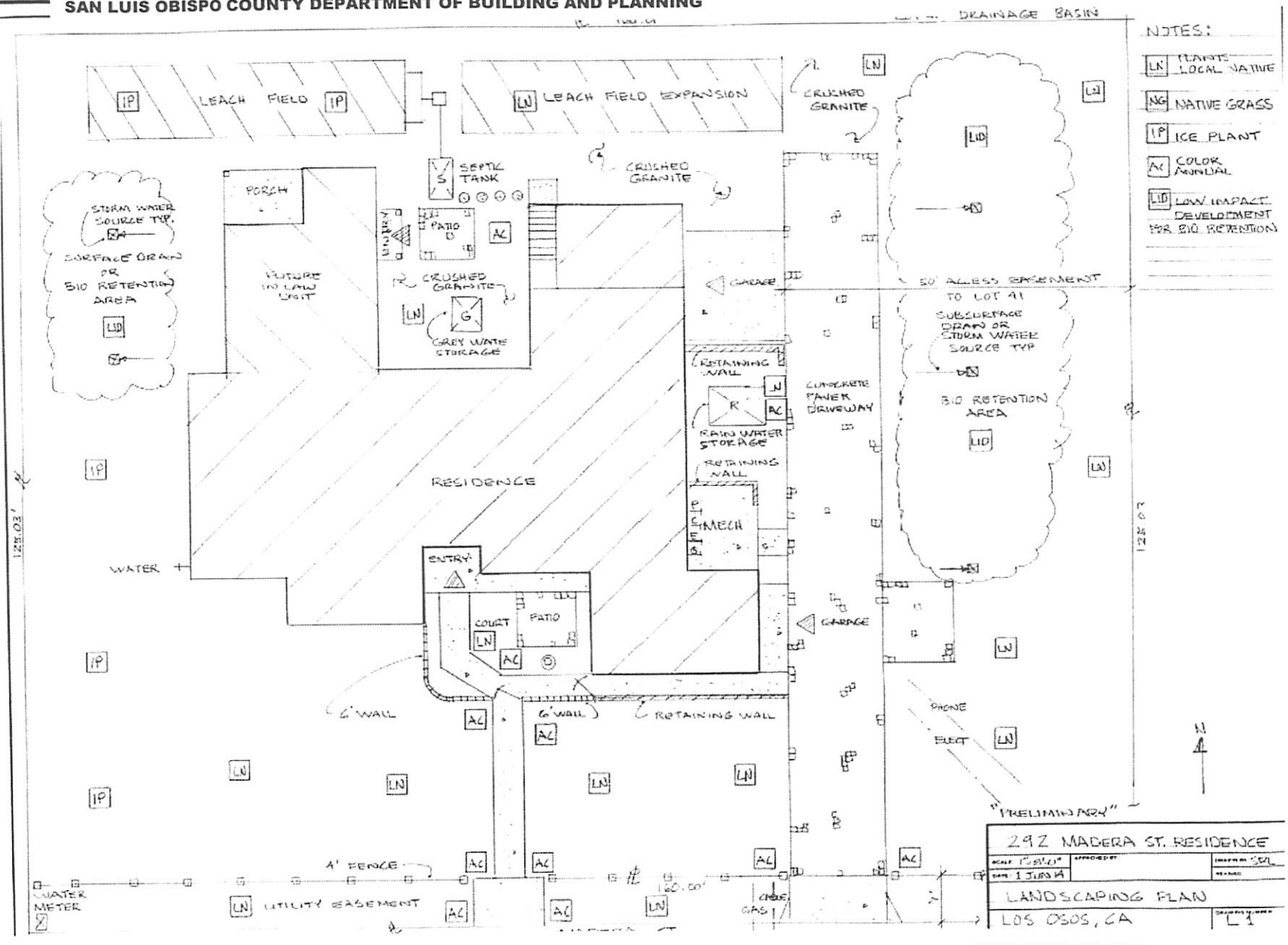
PROJECT

Minor Use Permit / Coastal Development Permit
Longworth / DRC2013-00107

EXHIBIT

Roof Plan

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

Minor Use Permit / Coastal Development Permit
Longworth / DRC2013-00107

EXHIBIT

Landscaping Plan

FH

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

JUN 17 2014

DATE: 6/16/2014

TO: PW

FROM: Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2013-00107 LONGWORTH – Proposed minor use permit for a new single family residence of 2,420 sf with an attached unit of 565 sf. Total proposed size is 2,985 sf. Site location is 292 Madera St, Los Osos. APN: 074-483-036

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.

see attached

7-13-14	[signature]	5271
Date	Name	Phone

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: July 11, 2014

To: Megan Martin, Project Planner

From: Tim Tomlinson, Development Services

Subject: Public Works Comments on DRC2013-00107, Longworth MUP, Madera St, Los Osos, APN 074-483-036

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

Public Works Comments:

A. The proposed project is within the Los Osos Road Improvement Fee Area. Payment of Road Improvement Fees is required prior to building permit issuance.

B. Drainage plan is required and it will be reviewed at the time of Building Permit submittal by Public Works. The project will be required to retain all of its storm water run-off on site, as it cannot drain to the tract basin.

C. The project appears to not meet the applicability criteria for a Stormwater Management (it will retain all of its run-off on site). Therefore no Stormwater Control Plan is required.

Recommended Project Conditions of Approval:

Access

1. **At the time of application for construction permits,** the applicant shall submit an application, fee and plans to the Department of Public Works to secure an Encroachment Permit to construct the project access driveway in accordance with County Public Improvement Standards.

Fees

2. **On-going condition of approval (valid for the life of the project)**, and in accordance with Title 13.01 of the County Code the applicant shall be responsible for paying to the Department of Public Works the Los Osos Road Improvement Fee for each future building permit in the amount prevailing at the time of payment.

Drainage

3. **At the time of application for construction permits,** the applicant shall submit complete drainage plans for review and approval in accordance with Section 23.05.040 (Drainage) of the Land Use Ordinance. All drainage must be retained on-site and the design of the basin shall be approved by the Department of Public Works.

4. **At the time of application for construction permits,** the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.

5. **On-going condition of approval (valid for the life of the project),** the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

{In Archive} Re: DRC2013-00107 LONGWORTH, Coastal E-Referral, MUP, Los Osos

Charles Riha to: Megan A Martin 06/25/2014 10:27 AM

Cc: Cheryl Journey, Stephen Hicks

Archive: This message is being viewed in an archive.

Megan,

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

Comments from Building Division:

1. The project is subject to a construction permit as well as the newly adopted 2013 California Codes.

2. It may be necessary for you to employ the services of a California registered architect or engineer for the design of portions of the project that do not meet "conventional construction" as defined by our current building code.

3. The project will require a full soils report for the design of all building foundations at the time of construction permit application submittal.

4. The project is subject to the California State Title 24 energy laws.

5. Whether or not a grading permit is required, the project shall conform to the "National Pollutant Discharge Elimination System" storm water management program regulations.

6. A fire sprinkler system will be required. The sprinkler plans shall be submitted with a separate application for a separate fire sprinkler permit with the application for the structure. The application for the sprinkler system shall be approved prior to issuance of the structure.

Charles Riha, Plans Examiner III

PLANNING & BUILDING
COUNTY OF SAN LUIS OBISPO

976 Osos Street, Room 200
San Luis Obispo, Ca 93408
805-781-5630
http://www.sloplanning.org
http://www.facebook.com/SLOPlanning
http://twitter.com/SLOCoPlanning

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/16/2014

TO: _____

FROM: Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2013-00107 LONGWORTH – Proposed minor use permit for a new single family residence of 2,420 sf with an attached unit of 565 sf. Total proposed size is 2,985 sf. Site location is 292 Madera St, Los Osos. APN: 074-483-036

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.

SEE FIRE SAFETY PLAN.

9/20/14 — Date
Tom CED — Name
543-4244 — Phone

CAL FIRE – SAN LUIS OBISPO
FIRE SAFETY PLAN

Date: **September 26, 2014**

Project Number: DRC2013-00107
Project City: Los Osos
Owner Name: Scott&Rita Longworth
City, State, Zip: Mill creek, Washington 98012
Agent Name: Bob Crizer
City, State, Zip: Los Osos, Ca. 93412
Project Description: 2985sf Single family residence

Project Location: 292 Madera st.
Cross Street:
Owner Address:
Owner Phone(s): 925-997-9338
Agent Address: P.O. Box 8952
Agent Phone(s): 805-528-4812

- 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 #3490**.
- 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 **5** 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:
☒ **SETBACK** 30-foot building setback from property line required for parcels 1 acre in size or larger **Note: All setbacks are subject to S.L.O County Planning Department approval.
☒ **FIRE SPRINKLERS** A fire sprinkler system is required for this project per local Fire Code.
☒ Fire alarm bell must be installed and working at final inspection (If required by NFPA 13D).
☒ Mount spare heads & wrench box in garage or near riser. (1 of each type)
☐ **TANK** A water storage tank is required that gravity feeds a residential fire connection
☐ gallons of **minimum** water storage is required for fire protection
☐ **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.
☐ Tanks must be steel or concrete in High and Very High Fire Hazard Severity zones
☐ Automatic Fill, Sight Gauge & Venting System required
☐ Minimum 4-inch plumbing: Schedule 40 PVC or Iron Pipe
☐ System must gravity drain to the Fire Department Connection
☐ Fire connection shall be located on the approach to the structure(s)
☐ Fire connection must be located not less than 50 feet & no more than 150 feet from the structure
☐ Fire connection must be located 10-12 feet from the edge of the driveway/road & 24-36" above finished grade
☐ Fire connection outlet valve must be a 2-1/2" brass National Standard male thread with brass or plastic cap. The outlet must face toward the driveway at a 90° angle.
☐ If fire connection has less than 20 psi, then the word "DRAFT" will be clearly and permanently marked on the fire connection
☐ Must maintain a 3 foot clear space around the circumference of the connection at all times
☐ Blue dot reflector must be located near fire connection, visible to approaching vehicles
☒ **HYDRANT** A fire hydrant is required that can deliver **750** gallons per minute for 2 hours.
☒ ****Must submit a completed Community Water System Verification Form
☒ Must have two 2 1/2" outlets and one 4" outlet with National Standard threads
☒ Must be located within 8 feet of the roadway
☒ Place a blue dot road reflector on roadway, just off center, on the side of the hydrant
☒ Hydrant must be located within **250** feet of the residence.
☒ Must maintain a 3 foot clear space around the hydrant at all times

☐ **ACCESS ROAD** A 20-foot e access road is required
☐ All weather surface capable of supporting 20 tons
☐ 10 feet of fuel modification is required on both sides of road
☐ Must provide an unobstructed vertical clearance of not less than 13'6"
☐ Where road exceeds a 12% grade, it must be a nonskid surface
☐ If road exceeds a 16% grade, it must be certified by an engineer
☐ Road must be named & posted using the County standard signage
☒ **DRIVEWAY** must be **10** feet wide
☒ All weather surface capable of supporting 20 tons
☒ Where driveway exceeds a 12% grade, it must be a paved nonskid surface
☒ If driveway exceeds a 16% grade, it must be certified by an engineer
☒ 10 feet of fuel modification is required on both sides of the driveway
☒ Must provide an unobstructed vertical clearance of not less than 13'6"
☒ Driveways exceeding 300 feet require a fire engine turnaround within 50 feet of residence/structure
☒ Driveways exceeding 800 feet require a turnout(s) at midpoint and no more than 400 feet apart (**Exception**: 16' wide driveways)
☐ **BRIDGE** is required to support a fire engine load weight of 20 tons
☐ Bridge must have a sign indicating load & vertical clearance limits at entrances
☐ One-lane bridge: minimum 10', turnouts at both ends, one-way signs, clear visibility
☐ **GATE** entrance shall be 2 feet wider than width of traffic lane & located 30 feet from roadway.
☐ Center line of lane turning radius must be at least 25 feet
☐ Electric gates shall be maintained operational at all times and shall provide Fire Department emergency access via a "Knox" switch. A Knox application must be requested from the Prevention Bureau. Manual gates may be secured by a padlock.
☐ Must be setback a minimum of 30 feet from the SLO County maintained road
☒ **100' FLAMMABLE VEGETATION MANAGEMENT** around structures required.
☒ Maintain a fire clearance of 30 feet around all buildings & structures
☒ Within the area of 30'-100' from structures, additional fire reduction measures shall be required.
☒ Remove limbs located within 10 feet of chimney & trim dead/dying limbs that overhang the roof. Leaves, needles, or dead growth shall be removed from the roof
☒ **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
☒ Maintain a minimum vegetation clearance of 10 feet around LPG tanks or containers
☒ **IGNITION RESISTANT CONSTRUCTION REQUIREMENTS** This project must meet all requirements of Chapter 7A of the 2013 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.
☒ A Class **A** non-combustible roof is required that meets all requirements of Chapter 7A of the 2013 California Building Code.
☒ **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.
☒ Highly visible with contrasting background permanent address numbers shall be placed at the driveway entrance and directional signs at each T or Y intersection (minimum 6" letter/number height, 1/2 inch stroke). Reflective numbers are highly recommended!
☒ Highly visible address numbers shall be placed on the residence(s). (Minimum 6" letter/number height with 1/2 inch stroke).
☒ **SMOKE & CARBON MONOXIDE DETECTOR** Smoke detectors are required in all sleeping areas and in hallways leading to sleeping areas.
Comments:

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.

Tony Gomes

Inspector

Fire Captain

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Ventura Fish and Wildlife Office
2493 Portola Road, Suite B
Ventura, California 93003

IN REPLY REFER TO:
08EVEN00--2013-CPA-0014

January 9, 2013

Scott and Rita Longworth
1919 150th Place SE
Mill Creek, Washington 98012

Subject: Low Effect Habitat Conservation Plan for APN 074-483-036, Community of Los Osos, San Luis Obispo County, California

Dear Mr. and Mrs. Longworth:

We have reviewed the incidental take permit application and low-effect habitat conservation plan (HCP) submitted for your 0.46-acre parcel located at 292 Madera Street in the community of Los Osos and legally identified as County of San Luis Obispo APN 074-483-036. You have requested a permit term of 10 years to authorize take of the Morro shoulderband snail (*Helminthoglypta walkeriana*) that is likely to result from the construction of a single-family residence and associated uses on the this parcel. The HCP includes minimization and mitigation measures that you commit to implement in order to reduce take of the species. These include the preparation and delivery of an environmental awareness training program for all personnel who will work on-site during construction activities, retention of a Service-approved biologist to conduct pre-construction surveys of the site prior to the initiation of each construction phase, construction monitoring, capture of any identified Morro shoulderband snails and their relocation to appropriate habitat, and payment of $10,200 that will fund recovery actions for the species.

Based on our evaluation of your application and HCP, we determine that all permit issuance criteria established pursuant to Fish and Wildlife Regulation 50 CFR 17.22 are met. Under the authority of Section 10(a)(1)(B) of the Endangered Species Act, you are authorized to take only those Morro shoulderband snails found within the 0.46-acre permit area for a period of up to 10 years. Enclosed please find incidental take permit TE70055A. We encourage you to carefully review its terms and conditions.

We thank you for your cooperation and patience during this process. Should you have any questions, please do not hesitate to contact Julie M. Vanderwier of my staff at (805) 644-1766, extension 222.

Sincerely,

Diane K. Noda

Diane K. Noda
Field Supervisor

Enclosure: Federal Fish and Wildlife Permit TE70055A-0

DEPARTMENT OF THE INTERIOR
U.S. FISH AND WILDLIFE SERVICE

FEDERAL FISH AND WILDLIFE PERMIT

2. AUTHORITY-STATUTES
16 USC 1539(a)

REGULATIONS
50 CFR 17.22

50 CFR 13

1. PERMITTEE

SCOTT AND RITA LONGWORTH
1919 150 TH PL SE
MILL CREEK, WA 98012
U.S.A.

3. NUMBER
TE70055A-0

4. RENEWABLE	5. MAY COPY
☒ YES ☐ NO	☒ YES ☐ NO

6. EFFECTIVE	7. EXPIRES
01-09-2013	01-09-2023

8. NAME AND TITLE OF PRINCIPAL OFFICER *(If #1 is a business)*

9. TYPE OF PERMIT
NATIVE ENDANGERED SP. HABITAT CONSERVATION PLAN - E WILDLIFE

10. LOCATION WHERE AUTHORIZED ACTIVITY MAY BE CONDUCTED
Single-family residence on an existing 0.46 parcel in Los Osos, San Luis Obispo, County, CA. The parcel is legally described as APN 074-483-036.

11. CONDITIONS AND AUTHORIZATIONS:

A. GENERAL CONDITIONS SET OUT IN SUBPART D OF 50 CFR 13, AND SPECIFIC CONDITIONS CONTAINED IN FEDERAL REGULATIONS CITED IN BLOCK #2 ABOVE, ARE HEREBY MADE A PART OF THIS PERMIT. ALL ACTIVITIES AUTHORIZED HEREIN MUST BE CARRIED OUT IN ACCORD WITH AND FOR THE PURPOSES DESCRIBED IN THE APPLICATION SUBMITTED. CONTINUED VALIDITY, OR RENEWAL, OF THIS PERMIT IS SUBJECT TO COMPLETE AND TIMELY COMPLIANCE WITH ALL APPLICABLE CONDITIONS, INCLUDING THE FILING OF ALL REQUIRED INFORMATION AND REPORTS.

B. THE VALIDITY OF THIS PERMIT IS ALSO CONDITIONED UPON STRICT OBSERVANCE OF ALL APPLICABLE FOREIGN, STATE, LOCAL, TRIBAL, OR OTHER FEDERAL LAW.

C. VALID FOR USE BY PERMITTEE NAMED ABOVE.

D. Further conditions of authorization are contained in the attached Special Terms and Conditions.

☒ ADDITIONAL CONDITIONS AND AUTHORIZATIONS ALSO APPLY

12. REPORTING REQUIREMENTS

ISSUED BY	TITLE	DATE
Daniel K Marken	FIELD OFFICE SUPERVISOR	1/9/13

U.S. FISH AND WILDLIFE SERVICE, VENTURA, CALIFORNIA
PERMIT CONDITIONS FOR PERMIT TE70055A

E. All sections of Title 50 Code of Federal Regulations, parts 13 and 17.32, are conditions of this permit.

F. The authorization granted by this permit is subject to compliance with, and implementation of the *Habitat Conservation Plan for the Morro Shoulderband Snail (Helminthoglypta walkeriana), Longworth Parcel (APN 074-483-036), 292 Madera Street, Los Osos, County of San Luis Obispo, California* (HCP). This permit and the HCP are binding upon the permittees, and any authorized officer, employee, contractor, or agent conducting permitted activities.

G. The permittees are authorized under the Federal Endangered Species Act of 1973, as amended, to incidentally take (harm, injure, and/or kill) the federally endangered Morro shoulderband snail (*Helminthoglypta walkeriana*) within the 0.46-acre project area described in the HCP and legally known as County of San Luis Obispo Assessor Parcel Number 074-483-036, to the extent that the take of this species would otherwise be prohibited under section 9 of the Act and its implementing regulations or pursuant to a rule promulgated under section 4 (d) of the Act. All take must be incidental to otherwise lawful activities associated with the redevelopment activities described in the HCP and conditioned herein.

H. Only Service-approved biologists may conduct pre-site preparation and construction surveys, monitor for, and capture and relocate Morro shoulderband snails to a receiver site that has been approved by the Service. The permittees must request and receive approval of those biologists they wish to have perform these activities. The request must be submitted, in writing, to the Ventura Fish and Wildlife Office at least 15 working days prior to the commencement of the specified activities.

I. The Service-approved biologist(s) shall notify the Ventura Fish and Wildlife Office of their intent to conduct any monitoring events within 48 hours of commencing the activity.

J. Prior to the commencement of any activity that could result in take of Morro shoulderband snail (e.g., grubbing of vegetation, demolition of structures) and/or use and reliance on any permits issued by the County of San Luis Obispo (e.g., grading, demolition, or coastal development) that could result in such take the following must be demonstrated:

a. Written verification will be provided to the Ventura Fish and Wildlife Office and the County of San Luis Obispo, Department of Planning and Building demonstrating the required pre-construction environmental awareness training program has been prepared and will be delivered by the Service-approved biologist to all personnel who will be working onsite during site preparation and construction activities;

b. A receipt that demonstrates the deposit of $10,200 to the National Fish and Wildlife Foundation Impact-Directed Environmental Account entitled "Morro Shoulderband Snail In-Lieu Fee Account." This receipt must be provided to, and acknowledged in writing

by, the Ventura Fish and Wildlife Office and the County of San Luis Obispo, Department of Planning and Building; and

c. Written confirmation to demonstrate that a receiver site for those Morro shoulderband snails identified during the monitoring activities has been selected and approved by the Ventura Fish and Wildlife Office must be provided to the County of San Luis Obispo, Department of Planning and Building.

K. Minimization measures and reporting obligations must be consistent with those identified in Sections 5.2.2 and 5.4, respectively, of the HCP.

L. Any remains of dead, intact Morro shoulderband snails must be deposited at a professionally maintained facility that is widely accessible for scientific study, such as the California Academy of Sciences [Entomology Department, Golden Gate Park, San Francisco, California 94118, (415) 750-7037 and 7239] or the Santa Barbara Museum of Natural History [Department of Invertebrates, 2559 Puesta del Sol Road, Santa Barbara, California 93105, (805) 682-4711]. Arrangements regarding the disposition of potential museum specimens must be made with a receiving institution prior to the implementation of any fieldwork. Other arrangements for disposition of specimens may be made with prior written approval from the Ventura Fish and Wildlife Office.

M. A copy of permit TE70055A-0 must be in the possession of the permittees while conducting any activities that could result in take of Morro shoulderband snail. Please refer to the permit number in all correspondence concerning permit activities. Any questions you may have about this permit should be directed to the Field Supervisor, Ventura Fish and Wildlife Office.

heal slo
HEALTHY EATING ACTIVE LIVING
San Luis Obispo County

COALITION PARTNERS:

Arroyo Grande Community Hospital
Boys and Girls Club – South County
Cal Poly University
  Art and Design Department
  Center for Sustainability
  Food Science & Nutrition Department
  Kinesiology Department
  Landscape Architecture Department
  STRIDE
CenCal Health
Central Coast Ag Network
City of San Luis Obispo
  Parks and Recreation Department
Community Action Partnership of
  SLO County, Inc.
Dairy Council of California
Diringer Associates
Equilibrium Fitness
First 5 Commission of SLO
French Hospital Medical Center
Juiciful Creative Consulting
Kennedy Club Fitness
Lillian Larsen Elementary School
Living the Run
Lucia Mar Unified School District
Network for a Healthy California –
  Gold Coast Region
North County Farmers Market Assoc.
Oceano Community Center
Paso Robles Library & Recreation Services
Rideshare – Safe Routes to School
San Luis Sports Therapy
San Miguel Joint Unified School District
San Miguel Resource Connection
SLO Bicycle Coalition
SLO Council of Governments
SLO County Board of Supervisors
SLO County Health Commission
SLO County Office of Education
SLO County Parks
SLO County Planning and Building
SLO County Public Health
SLO Food Bank Coalition
The Community Foundation SLO County
UC Cooperative Extension
YMCA of SLO County

July 9, 2014

TO: San Luis Obispo County Planning Commission

FROM: HEAL-SLO - Healthy Communities Work Group

RE: DRC2013-00107 Longworth

The Healthy Communities work group has reviewed the proposed minor use permit for a new single family residence of 2,420 sq. ft. with an attached unit of 565 sq. ft. at 292 Madera St, Los Osos. APN: 074-483-036

The proposed project is consistent with the vision established by the county in the Estero Area Plan and the mission of HEAL-SLO. It will have no foreseen impacts on public access to the coast, negligible impacts on traffic and limited, mitigated impact on natural resources. However while this individual project may have limited impact, it should be considered within the context of potential future development. The county should consider the cumulative effects of development in this neighborhood as it approaches build-out capacity. *We do not foresee any immediate negative health impacts with this project.*

While the Healthy Communities Work Group finds no negative health impacts of this development, we do see this as an opportunity to have a positive impact on the surrounding community. HEAL-SLO encourages the county to involve the feedback of the neighboring community because soliciting feedback from those within close proximity to the project site will ensure a more thorough evaluation of the proposal. Additionally, involving citizens in the process can strengthen local partnerships, build social capital and ensure that citizens have a sense of pride and ownership of their area. (Aboelata, Ersoylu and Cohen, 2011)

Thank you for the opportunity to review this project.

cc: San Luis Obispo County Health Commission

HEAL-SLO is the SLO County obesity prevention coalition and its mission is to increase healthy eating and regular physical activity among County residents through policy, behavioral and environmental changes. In carrying out that mission, a subcommittee called the Healthy Communities Work Group provides responses to Planning staff from a healthy community's perspective on proposed land development projects, ordinance and general plan amendments, and special projects.

{In Archive} RE: DRC2013-00107 LONGWORTH, Coastal E-Referral, MUP, Los Osos
Robinson, Daniel@Coastal
to:
mamartin@co.slo.ca.us
07/03/2014 05:34 PM
Hide Details
From: "Robinson, Daniel@Coastal" <Daniel.Robinson@coastal.ca.gov>

To: "mamartin@co.slo.ca.us" <mamartin@co.slo.ca.us>

History: This message has been replied to and forwarded.
Archive: This message is being viewed in an archive.

Hi Megan, apologize that this is a few days late, but wanted to get our thoughts/questions out there on this SFD in Cambria. Please give me a call if you have questions.

1. House is within USL, as opposed to inside the URL. However, water supply issues are still paramount. Please ensure the County's staff report includes a discussion on water availability considering Los Osos is LOS III and in a Stage 3 Water Emergency. A discussion of required retrofits, and in the context of the larger Los Osos area, may also be appropriate.
2. Bio/ESHA – please ensure the Applicant submits a biological report in addition to the HCP issued apparently 1/9/13. The project would be 100% ESHA based on the Morro shoulderband snail, however it looks to be made up of differing habitat types. Would the County be looking at the idea of takings approval?
3. Surrounding habitat. Please ensure the project includes an analysis of the surrounding habitat. As in other projects in Los Osos, adequate ESHA buffers should or could be applied.
4. I am confused about Lot 41 and the 50' access easement. Is that current or proposed? What would be the purpose? What is the "Madera Flood Control Basin"? What does "future expansion" mean?
5. Please provide any restriction or development information related to tract 1342 (Cabrillo Estates).

Thanks,
Daniel
From: dhawkins@co.slo.ca.us [mailto:dhawkins@co.slo.ca.us] **On Behalf Of** plreferrals@co.slo.ca.us
Sent: Monday, June 16, 2014 11:20 AM
To: ttomlinson@co.slo.ca.us; fhoneycutt@co.slo.ca.us; drion@co.slo.ca.us; lterry@co.slo.ca.us; cjourney@co.slo.ca.us; shicks@co.slo.ca.us; criha@co.slo.ca.us; kkarle@co.slo.ca.us; mfalkner@losososcsd.org; robm@wallacegroup.us; Hillyard, Deborah@Wildlife; Robinson, Daniel@Coastal; vickilocacchair@earthlink.net;

{In Archive} Fw: DRC2013-00107 LONGWORTH, Coastal E-Referral, MUP, Los Osos

Mail for PL_Referrals Group to: Megan A Martin 06/19/2014 09:20 AM
Sent by: Donna Hawkins

Archive: This message is being viewed in an archive.

This one's for you!

----- Forwarded by Donna Hawkins/Planning/COSLO on 06/19/2014 09:20 AM -----

From: Margaret Falkner <mfalkner@losososcsd.org>
To: "plreferrals@co.slo.ca.us" <plreferrals@co.slo.ca.us>
Date: 06/17/2014 09:08 AM
Subject: RE: DRC2013-00107 LONGWORTH, Coastal E-Referral, MUP, Los Osos

The LOCSD is in charge of drainage in the Cabrillo Estates area. Our retention/percolation basin is just north of the proposed development (Lot 41). SWPPPs and best management practices should be followed.
Thank you

Margaret Falkner
UtilityCompliance Technician III
Los Osos Community Services District
2122 9th Street, Suite 102
Los Osos, CA 93402
805-528-9438 – direct line
805-528-9376 – Utilities Department
805-528-9377 – FAX
Tomorrow (noun) – A mystical land where 99% of all human productivity, motivation, and achievement is stored.

CONFIDENTIALITY NOTICE: This email and any documents, files or previous email messages attached to it may contain information that is confidential or legally privileged and is for the sole use of the intended recipient(s). If you are not the intended recipient, do not read, print, or save this email. Any unauthorized review, use, disclosure or distribution of this email, its contents or the attachments, is strictly prohibited. If you are not the intended recipient, please contact the sender by telephone or reply email and destroy the original, any attachments and all copies without reading or saving.

From: dhawkins@co.slo.ca.us [mailto:dhawkins@co.slo.ca.us] **On Behalf Of** plreferrals@co.slo.ca.us
Sent: Monday, June 16, 2014 11:20 AM
To: ttomlinson@co.slo.ca.us; fhoneycutt@co.slo.ca.us; drion@co.slo.ca.us; lterry@co.slo.ca.us; cjourney@co.slo.ca.us; shicks@co.slo.ca.us; criha@co.slo.ca.us; kkarle@co.slo.ca.us; Margaret Falkner; robm@wallacegroup.us; dhillyard@dfg.ca.gov; Robinson, Daniel@Coastal; vickilocacchair@earthlink.net; kbrown@co.slo.ca.us
Cc: mamartin@co.slo.ca.us
Subject: DRC2013-00107 LONGWORTH, Coastal E-Referral, MUP, Los Osos

San Luis Obispo County
Planning & Building Department

DRC2013-00107 LONGWORTH, Coastal E-Referral, MUP, Los Osos

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CABRILLO ESTATES
TRACT 1342
ARCHITECTURAL REVIEW COMMITTEE

June 10, 2014

Scott & Rita Longworth
1919 150th Pl. SE
Mill Creek, Washington 98012

Re: **Proposed New Construction at 292 Madera (lot # 36), Tract 1342, Cabrillo Estates, Los Osos**

Dear Mr. & Mrs. Longworth,

(1) The Preliminary Architectural Plans submitted to us have been reviewed and **approved** by the Cabrillo Estates Architectural Review Committee.

(2) It is required that you have **received and read the CC&R's** for Tract 1342 in Cabrillo Estates and WILL BE IN FULL COMPLIANCE WITH THE CONDITIONS STATED WITHIN THOSE CC&R's.

(3) The Architectural Review Committee must review and approve the **final** construction plans prior to your receiving a building permit from San Luis Obispo County.

This preliminary approval is **contingent upon** your project meeting all of the requirements of the San Luis Obispo County Area Standards for your proposed construction.

Respectfully,
ARCHITECTURAL REVIEW COMMITTEE

Jim Whitson

Robert Van't Riet