



Negative Declaration & Notice Of Determination

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

ENVIRONMENTAL DETERMINATION NO. ED14-229

DATE: 6/25/15

PROJECT/ENTITLEMENT: Vandenberg Minor Use Permit; (DRC2014-00067)

APPLICANT NAME: Jon and Vicki Vandenberg

ADDRESS: 17528 Tourney Road, Los Gatos, CA 95030

CONTACT PERSON: Bryce Engstrom

Telephone: 8052353385

PROPOSED USES/INTENT: Request by Jon and Vicki Vandenberg for a Minor Use Permit to allow for the demolition of an existing residence and the construction of a new 1945 square foot residence. The project will result in the disturbance of approximately 1,600 square feet on a 0.08 acre parcel. The proposed project is within the residential single family land use category and is located at 41 23rd Street, Cayucos, Ca, approximately 300 feet west of HWY 1, 3 miles north of the community of Morro Bay. The site is in the [Coastal Zone]* Estero planning area.

LOCATION: 41 23rd Street, Cayucos, CA

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

STATE CLEARINGHOUSE REVIEW: YES NO

OTHER POTENTIAL PERMITTING AGENCIES:

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

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

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

Notice of Determination

State Clearinghouse No. _____

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

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

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

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency



Initial Study Summary – Environmental Checklist

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

(ver 5.7) USA Form

Project Title & No. Vandenberg Minor Use Permit; ED14-229 (DRC2014-00067)

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

Schani Siong
Prepared by (Print)

Signature

6-23-2015
Date

Ellen Carroll
Reviewed by (Print)

Signature

Ellen Carroll,
Environmental Coordinator (for) 6-23-2015
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 Jon and Vicki Vandenberg for a Minor Use Permit/ Coastal Development Permit to allow for the demolition of an existing 1,568 square foot single-story, single family residence and the construction of a new 1,910 square foot, two-story single family residence with 317 square feet of upper floor deck area. The project will result in the disturbance of the entire 3,520 square foot parcel. The proposed project is within the Residential Single Family land use category and is located at 41 23rd Street, approximately 380 feet west of Cass Street and Highway 1 intersection, in the community of Cayucos. The site is in the Estero planning area.

ASSESSOR PARCEL NUMBER(S): 064-184-012

Latitude: 35 degrees 26' 11" N Longitude: 120 degrees 53' 17" W

SUPERVISORIAL DISTRICT # 2

B. EXISTING SETTING

PLAN AREA: Estero

SUB:

COMM: Cayucos

LAND USE CATEGORY: Residential Single Family

COMB. DESIGNATION: Archaeologically Sensitive Small Scale Neighborhood, Coastal Zone

PARCEL SIZE: 3,520 square feet

TOPOGRAPHY: Gently sloping

VEGETATION: Urban-built up

EXISTING USES: Single Family Residence

SURROUNDING LAND USE CATEGORIES AND USES:

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

Aesthetics

Setting. The project site is gently sloping and is currently covered mostly by hard landscape areas (concrete and asphalt pavement) on the front, side and rear of the existing single family residence. There are no trees on-site and the existing single-story residence is surrounded by two-story single family residences on all sides. The property fronts 23rd Street, which slopes down towards the ocean along Pacific Avenue. According to the Coastal Plan Policies, Visual Policy 6, new development shall be designed and sited to complement and be visually compatible with existing character of the local community. Such characteristics may include the scale of new structures, compatibility with unique architectural style, or natural features that add to the overall attractiveness of the local community. This project is located within the urbanized area defined as the Small-Scale Neighborhood in the Estero Area Plan. The Small Scale Neighborhood is a special community designation and the Estero Area Plan consists of design standards to protect these special communities with scenic qualities. The Small-Scale Neighborhood standards maintain the small-scale character of the Pacific Avenue and Studio Drive residential neighborhoods.

Impact. The proposed development is a two-story residence with a maximum height of 24 feet as measured from the centerline of 23rd Street. The proposed home has a footprint of 1,272 square feet,

which covers approximately 36% of the parcel area. The proposed residence consists of various materials similarly used in the neighborhood such as board and battens siding, lap siding, glass railing, stucco and metal seam roof. This proposed project has been reviewed with regards to the Small-Scale Neighborhood design standards, and complies with all the requirements. These requirements include but not limited to structure scale and massing, setbacks, parking, and landscaping requirements. The proposed development complies with all the Cayucos Small Scale Neighborhood design standards, is located within an existing developed residential neighborhood and considered compatible with the surrounding uses. There are no significant visual impacts expected to occur from this project.

The proposed project meets the community small scale design neighborhood standards, and is therefore consistent with the character and intent of the Cayucos community small scale design neighborhood. Public view of the ocean from Highway One or the respective neighborhood is not being further limited with the proposed two-story residence.

Mitigation/Conclusion. Because the project complies with the Cayucos Small-Scale Neighborhood design standards, complies with ordinance requirements for setbacks, and does not introduce a new use within a public viewshed, no mitigation measures above what is required by the County ordinances are necessary.

2. AGRICULTURAL RESOURCES

Will the project:

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

Agricultural Resources

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: Prime farmland if irrigated

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:

Cropley clay (2 - 9 % slope). This gently sloping clayey soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class III without irrigation and Class II when irrigated.

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

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY

Will the project:

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

Air Quality

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

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

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

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

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

emissions above the noted thresholds may be considered cumulatively considerable and require mitigation.

Impact. As proposed, the project will result in the disturbance of approximately 3,520 square feet (including driveway, patio, home coverage, and landscaping). This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation. The project is also not in close proximity to sensitive receptors that might otherwise result in nuisance complaints and be subject to limited dust and/or emission control measures during construction.

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

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

Mitigation/Conclusion. No mitigation measures are necessary.

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

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

Biological Resources

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

On-site Vegetation: Urban built-up

Name and distance from blue line creek(s): 300 feet west of Old Creek

Habitat(s): None

Site's tree canopy coverage: Approximately 0%.

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

Vegetation

Betty's dudleya (*Dudleya abramsii* Rose ssp. *bettinae* (Hoov.) J. Bartel) List 1B.2

Blochman's dudleya (*Dudleya blochmaniae* ssp. *blochmaniae*) List 1B

California seablite (*Suaeda californica*) FE, List 1B

Wildlife

California red-legged frog (*Rana aurora draytonii*) FT

Monarch butterfly (*Danaus plexippus*)

Tidewater goby (*Eucyclogobius newberryi*) FE, CSC

Western pond turtle (*Emys* (or *Clemmys) marmorata pallida*), CSC, FSC

The project site consists of an existing single family residence and located along 23rd Street in Cayucos, approximately 300 feet west of the Highway 1 and 700 feet east of the Pacific Ocean. The project site has been highly disturbed and is surrounded on all sides by established residences in an urbanized area in Cayucos. There is neither ornamental nor native vegetation on the site, as the property is covered mostly by concrete flatwork and the existing residence.

Impact. Due to the highly urbanized residential area and extensive developments (residence and concrete flatwork) existing on the project site, the property does not support any sensitive native vegetation, significant wildlife habitats, or special status species. Even though there are several important vegetation and sensitive wildlife species identified to potentially exist within one mile of the project site, the highly disturbed site and built up condition of the property (and surrounding areas) do not provide the necessary conditions for the existence of these species.

Dudleyas (Betty's and Blochman) are perennial herbs that grow in serpentine or rocky soils in chaparral, coastal scrub or valley grassland. No serpentine nor any chaparrals or coastal scrubs are observed on site and adjacent properties. California seablite is typically found along marsh or swamp areas, which does not exist on the property or surrounding areas within 200 feet.

In terms of sensitive wildlife, Monarch butterflies tend to spend the winter along the California coast in dense, wind-protected tree groves with suitable trees i.e. eucalyptus, Monterey pine and Monterey cypress. The project site is located within an urbanized area, surrounded by established residences on all sides. There are no suitable tree groves within 200 feet of the property. California red-legged frog, tidewater goby, and western pond turtle are typically found near water bodies and natural stream corridors. The closest creek (Old Creek) is approximately 300 feet west of the property, with highly

disturbed and urbanized residential areas located between the project site and the creek. No evidence of wetland or riparian vegetation observed onsite.

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

5. CULTURAL RESOURCES

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

Setting.

This project is located in an area historically occupied by the Obispeno Chumash and southern Salinan. Based on information associated with previous projects on adjacent properties, this project site is almost certainly within the known boundaries of a prehistoric archeological site. Previous research conducted on the surrounding properties found significant archeological resources during the development of the neighboring residential homes. Based on the results of these previous investigations, it is likely that the site would qualify as a "Historic Resource" and be eligible for listing as such in the California Register of Historic. The project site consists of an existing single family home that, based on building permit records, was built in 1980 and had not been remodeled since. The parcel is covered entirely by the existing house and concrete flatwork with no native soils available for evaluation. Due to the lack of native soil accessible for surface testing, a Phase 1 (surface survey) was not conducted on the subject property. Instead, a Research Design and Phase II Evaluation Plan (SWCA, May 2015) was prepared to provide a thorough and flexible approach to the identification of resources within the project area. Given the unique parameters of this project which does not allow for Phase 1 testing at the time of use permit review, the Plan will guide the evaluation of resources (if present) through a phased process. It is unclear if the resources present at the project site would contribute to the eligibility of the overall site.

Given the known archeological resources on the surrounding sites, outreach to four Native American tribes groups had been conducted (Northern Salinan, Xolon Salinan, Yak Tityu Tityu Northern Chumash, and the Northern Chumash Tribal Council). Comments were received from two of the tribal groups. These comments have been incorporated into the Phase II evaluation plan where possible.

Impact. The proposed development will result in the ground disturbance of the entire site (3,250 sq.ft.), to average depths of 12 inches below natural grade, except in areas where tie beams are required. These tie beams and proposed footings are typically 18 to 24 inches deep. The estimated total excavation required is approximately 22 cubic yards. Upon demolition of the existing improvements, a Phase 1 Surface Survey will be conducted on the exposed site. The results from the surface survey will inform the design and extent of an Extended Phase 1 (XP1) survey, which is proposed as focused, hand-excavated auger borings to determine the extent, integrity and depths of cultural deposits on the site. Three potential outcomes are anticipated from this XP1 study:

1. **No Deposit:** It is likely that the construction of the existing home impacted cultural deposits on the site. However, it is unknown as to the extent of the impact, and there is a possibility that if extensive cuts were conducted, some or all of the deposits may have been removed. If no artifact or archaeological features are encountered during the XP1 testing, the results will be considered negative. Negative results would support a conclusion that no archeological resources with substantial subsurface deposits exist within the tested areas, leading to a recommendation of no further archeological excavation for the resource within the project area.
2. **Disturbed Deposit:** Substantial artifact deposits or features may be present in the disturbed condition. Disturbed deposits may consist of displaced prehistoric features and/or artifact deposits that contain significant quantities of intrusive debris that are less than 50 years old or fall within visibly disrupted soil strata. Such a deposit may no longer have the potential to contribute to eligibility for the site as a whole, but the elevated sensitivity of known culturally sensitive resources around the project site would necessitate the implementation of a Phase II Evaluation.
3. **Intact Deposit:** Substantial artifact deposits or features that are not significantly disturbed may be present. Substantial, undisturbed deposits will have in situ archeological features or a relatively dense concentration of artifacts that lack intrusive modern debris that lie within apparently intact soil strata. The presence of an intact deposit would necessitate the implementation of a Phase II Evaluation.

If the XP1 survey findings are negative, no further testing would be required. If the XP1 surveys discover disturbed or intact deposits on site, manual excavations, in the form of test units, would be conducted as part of the Phase II Evaluation to record the data and observations of soils, types and quantities of materials collected, feature and artifact provenience. In a typical Phase II evaluation, a 2 percent of volumetric sample is typically taken for record and curation, if applicable. The final volumetric sample would be determined based upon the results of the XP1. If intact deposits are identified within the project area during the evaluation, the proposed construction of the new single-family residence could result in a significant, adverse impact to prehistoric cultural resources.

Comments from the Native American representatives identified mitigation preferences and alternatives to the proposed project. The preferred option identified is avoidance, or remodel of the existing house (not impacting the native ground). Additional comments included permanent non-disturbance of identified cultural resources and/or artifacts, no usage of chemicals for landscaping maintenance and proper handling procedures of found cultural resource(s). These comments were incorporated as appropriate into the Phase II evaluation plan and into the design and mitigation options.

Mitigation/Conclusion. Mitigation and design strategies were developed by the architect and archeological consultants, in response to input received during consultations with two Native American tribal representatives. Based on known archeological resources on surrounding parcels, a shallow slab foundation design was adopted to avoid deep excavations on the project site. The shallow floor slab will decrease the depths required to place the pad footings. While this would not completely avoid resources that may be present, it reduces the amount of disturbance that would be associated with traditional footing design.

Demolition Phase: The proposed project includes demolishing the existing single-level house and

removing all concrete flatwork on the property. The demolition is important to allow for further archeological surveys to determine the extent and integrity of the cultural resources that may be present on site. Based on comments from a Native American representative, demolition should be conducted in a manner which will not significantly impact the site. Several measures have been incorporated to minimize impacts to cultural resources:

- a. Flatwork shall be removed manually with jackhammer or similar light demolition equipment.
- b. The existing building shall be pulled down using demolition equipment with grapples. Non track based equipment should be used to reduce possible traction damage on site. No scraping of demolition waste or subsurface excavation materials is allowed.
- c. Exposed soils shall be protected with metal sheets or similar from direct traction of construction machines during the demolition process.
- d. The applicant shall retain a qualified archeologist and Native American monitor during all demolition and ground disturbing activities and to ensure that damage does not occur to the site.

Construction Phase: While there are many unknowns associated with potential archeological deposits and features within the project area, the evaluation may result in unique situations that may require alterations to the project, as currently designed. The project will be required to incorporate the following measures to reduce potentially significant impacts on cultural resources to less than significant levels:

1. In the event the proposed project would directly impact intact and unique archaeological deposits and/or artifacts, the consulting archaeologist, the Native American monitor, or in the event that human remains are encountered, the Most Likely Descendent (MLD) may request that the project be redesigned to avoid impacts.
2. If construction cannot avoid identified archaeological resources, the archaeologist shall propose adequate measures to reduce impacts to a less than significant level. Project redesigns could include, but not limited to
 - a. Moving foundation elements, designing spanning foundations, reducing proposed excavation volumes, and altering proposed utility lines and connection alignments.
 - b. Foundation design may need to be altered to minimize site disturbance. "Side-by-side" comparisons of disturbance and calculations of volume of cultural materials affected will be submitted to show the revised foundation design will result in the least disturbance.
 - c. If the project will impact intact cultural resources, incorporation of fill shall be considered. Only sufficient fill shall be placed over the site so as to allow native soils to remain undisturbed (e.g. 18 inches for residential footings, 6-8 inches for driveway construction). Clean, sterile fill, consisting of a layer of other conspicuous material (e.g. fill of a noticeable different color and texture than native soil) should be placed over the native soil prior to placement of any other clean fill material. The intent is that native soils shall not be disturbed or compacted within the cultural resource areas. It is recognized that there are limitations to the placement of fill due to factors such as topography, drainage, or soil characteristics. If placement of fill would not be effective as a means to avoid impacts to intact cultural resources, an explanation and supporting evidence shall be submitted.
 - d. If avoidance of cultural resources is not possible, the applicant will provide the County a detailed research design for a Phase III (data recovery) archaeological investigation, with the intent of obtaining detailed information regarding the archaeological site before it is significantly altered. This plan will be implemented prior to any construction activities within the archaeologically sensitive area(s) (other than demolition). Verification of this effort will be provided by the archaeologist prior to completion of the project.

- e. Based on the Phase II evaluation, alternate mitigations may also include a combination of soil capping/fill and Phase III Data Recovery, where feasible.
 - f. If human remains are found, an agreement of Non-Disturbance of Native American burial sites may be required to prevent future disturbance to the site(s) identified.
3. The applicant will submit a monitoring plan, prepared by a subsurface-qualified archaeologist that provides details on how the archaeologist will monitor grading and excavation activities during construction and the process to follow should resources be encountered. The applicant will retain a qualified archaeologist and Native American to implement the monitoring plan during construction and verify to the county that construction work adhered to the plan. The monitoring plan shall include provisions consistent with State law and CZLUO requirements in the event human remains are encountered during any part of the development.
 4. The applicant shall retain a qualified archaeologist (approved by the Environmental Coordinator) and Native American monitor to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals.
 5. The consulting archaeologist shall submit a Completion Report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met. If the analysis included in the Phase III program is not complete by the time of final inspection, the applicant shall provide to the Environmental Coordinator, proof of obligation to complete the required analysis.

Based on implementation of the above described mitigation, potential impacts to cultural resources can be minimized or mitigated to a level less than significant. With such implementation, the project would not result in a significant adverse effect to an archeological resource(s).

6. GEOLOGY AND SOILS
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. GEOLOGY AND SOILS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* Per Division of Mines and Geology Special Publication #42

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

Topography: Nearly level to gently sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: High

Liquefaction Potential: Low

Nearby potentially active faults?: No Distance? Not applicable

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

Shrink/Swell potential of soil: High

Other notable geologic features? None

The topography of the project site is gently sloping from east to west. The parcel is not within the Geologic Study Area designation and not in close proximity to any fault lines. A preliminary soils report was prepared for this project (Beacon Geotechnical, June 2014). According to the report, the soils on site are generally medium dense light brown silty clayey sand with gravel overlain by loose dark brown silty clayey sand with gravel. Based on the silty clayey soils found onsite, the landslide and liquefaction factors are considered minimal.

The soil type mapped for this project site is Cropley clay (2-9% slopes). As described in the NRCS Soil Survey, the soil has a low erodibility with a high shrink and swell characteristics. Expansive soils tend to swell with seasonal increases in soil moisture and shrink during the dry season as soil moisture decreases. The volume changes that the soils undergo in this cyclical pattern can stress and damage structures if precautionary measures are not incorporated into design and construction.

Impact. As proposed, the project will result in the disturbance of the entire 3,520 square foot parcel. The applicant submitted a preliminary soils report evaluating the soils conditions and suitability for the proposed two-story residence (Beacon Geotechnical, June 2014). This report was prepared based on a traditional foundation design, which requires deep excavations and recompaction of soils in the building area. Due to the low density surface soils, the soils report recommended excavations up to two feet below footings, four feet below existing grade or 75% of the deepest fill thickness, whichever is greater. The over excavation should extend five feet from the building perimeter. The resulting

surface should be scarified to a depth of one foot, moisture conditioned and recompact to a minimum of 90% of maximum dry density. The intent of these recommendations is to provide a minimum of two feet of compacted soils (bearing capacity soil) below all footings. Based on the preliminary submitted soils report (Beacon Geotechnical, June 2014), the report did not identify any unstable conditions warranting measures above what is already required under the Uniform Building Code.

Due to known archeological resources on the surrounding sites, the applicant revised the foundation design to avoid deep excavations on the project site. The revised shallow foundation decreases the depths required to place the pad footings. The revised foundation design has an average depth of 12 inches below natural grade, except in areas where tie beams are required. These tie beams and proposed footings are typically 18 to 24 inches deep. The estimated total excavation required is approximately 70 square feet. Compared to the traditional foundation design, minimal site excavations and compaction will be needed to prepare the soils to bearing capacity to support the proposed two-story house (GeoSolutions, 2015). Depending on the sub surface archeological survey findings (conducted after demolition of the existing house), the applicant is required to provide an updated soils report with recommendations to support any changes to the proposed foundation design and site work needed.

Grading for and construction of the proposed project would create exposed graded areas subject to increased soil erosion and down-gradient sedimentation. Retaining walls and natural landscaping / planting areas will be utilized along the perimeters to accommodate the grade changes. Pervious pavers will be utilized around the building footprint to allow absorption of the water run-off.

A sedimentation and erosion control plan is required for all construction and grading projects per 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. This project is exempted from implementation of a Storm Water Pollution Prevention Plan (SWPPP) for discharges because the construction area for this project is under the threshold of one acre.

Mitigation/Conclusion. There is no evidence that measures above what will already be required by ordinance or codes are needed. With the submittal of an updated soils report prior to construction, impacts will be reduced to a less than significant level with the implementation of ordinance requirements.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Impair implementation or physically interfere with an adopted emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be within a 'very high' fire hazard severity zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Be within an area classified as a 'state responsibility' area as defined by CalFire?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Hazards and Hazardous Materials

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

With regards to potential fire hazards, the subject project is in close proximity to the Moderate Fire Hazard Severity Zone(s). Based on the County's fire response time map, it will take approximately 0 - 5 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

The project is within the Whale Rock Reservoir "dam inundation" area, and is approximately 1 mile below the dam. The boundary of the dam inundation area is intended to show the maximum water limit line should there be a catastrophic release/failure of the upstream dam.

Impact. The project does not propose the use of hazardous materials, nor the generation of

hazardous wastes. The proposed project is not found on the 'Cortese List' (which is a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5). The project does not present a significant fire safety risk. The project is not expected to conflict with any regional emergency response or evacuation plan.

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

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

Noise

Setting. The project site is located within an existing residential area, and is not within close proximity to significant noise sources, such as heavily travelled roadways, airports, or commercial or industrial land uses. The parcel is located approximately 85 feet from the area associated with Hwy. 1 that may raise an issue with roadway noise. 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 involves the demolition of an existing one-story residence and construction of a two-story residence. The project would not generate significant sources of noise beyond the construction phase. The project would not be exposed to existing noise levels, including roadway noise, in excess of applicable thresholds.

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

9. POPULATION/HOUSING

Will the project:

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

Population/Housing

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 involves the demolition of an existing residence, and construction of a new residence on the site. 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 and no mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES

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

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

12. TRANSPORTATION/CIRCULATION

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

Transportation

Setting. The County has established the acceptable Level of Service (LOS) on roads for this urban area as "D" or better. The existing road network in the area including the project's access street, 23rd Street and Cass Street is operating at acceptable level. Referrals were sent to County Public Works. No significant traffic-related concerns were identified.

Impact. The proposed project is not estimated to generate any additional trips as it involves the replacement of an existing residence with a new residence.. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable. The project does not conflict with adopted policies, plans and programs on transportation.

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

13. WASTEWATER

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

Wastewater

Setting. The project will be served by Cayucos Sanitary District for wastewater disposal. This system is currently operating at acceptable levels and the system has the capacity to support existing commitments in addition to the proposed project.

Impact. This project is a replacement of an existing single family residence with a new single family residence. Based on the existing community system's acceptable capacity, the effluent to be generated from the proposed project will not have a potentially significant impact on the community system's continued ability to provide for both the existing service users and the proposed project.

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

14. WATER & HYDROLOGY

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY				
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

14. WATER & HYDROLOGY

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

Water

Setting. The project proposes to obtain its water needs from a community system (Paso Robles Beach Water Association). Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is gently sloping. The closest creek from the proposed development is approximately 300 feet away. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

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

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

Within the 100-year Flood Hazard designation? No

Closest creek? Old Creek Distance? Approximately 300 feet to the east

Soil drainage characteristics: Very poorly drained

For areas where drainage is identified as a potential issue, the 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 (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. This project is exempted from the SWPPP requirement because the total area of site disturbance is less than one acre.

Impact – Water Quality/Hydrology

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

- ✓ Approximately 3,520 square feet of site disturbance is proposed and the movement of approximately 22 cubic yards (or 70 square feet) of material;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project is not on highly erodible soils, 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 project is subject to the County's Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]),
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur;

Water Quantity

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

Indoor: 0.13 acre feet/year (AFY);
Outdoor: 0.13 AFY
Total Use: 0.26 AFY
Water Conservation: 0.02 AFY
Total Use w/ Conservation: 0.24 AFY

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

Based on the latest Annual Resource Summary Report, the project's water source is adequate to provide for the project's water needs because the existing residence has adequate water supply. The project is a replacement of the existing residence with a new, single family residence. As proposed, the water usage may increase due to the larger new house and more landscaping. However, the project will utilize more water efficient appliances and fixtures, and will result in minimal net increase

in water usage. The minimal net increase expected is within a regular water usage for a single family residence. Based on available water information, there are no known constraints to prevent the project from obtaining its water demands.

Mitigation/Conclusion. As specified above for water quality, existing regulations and/or required plans 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) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [County Land Use Element and Ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Land Use

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

The proposed project is within the Estero planning area. The Estero Area Plan contains a land use chapter that includes information relevant to the proposed project. The project is consistent with the Estero Area Plan.

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

16. MANDATORY FINDINGS OF SIGNIFICANCE

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

Will the project:

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

- b) *Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)*

- c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

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

Exhibit A - Initial Study References and Agency Contacts

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

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input type="checkbox"/>	County Environmental Health Services	Not Applicable
<input type="checkbox"/>	County Agricultural Commissioner's Office	Not Applicable
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input checked="" type="checkbox"/>	Air Pollution Control District	None
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input checked="" type="checkbox"/>	CA Coastal Commission	None
<input type="checkbox"/>	CA Department of Fish and Wildlife	Not Applicable
<input type="checkbox"/>	CA Department of Forestry (Cal Fire)	Not Applicable
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input checked="" type="checkbox"/>	Cayucos Sanitary District	Attached
<input checked="" type="checkbox"/>	Other <u>Native American Heritage Commission</u>	None
<input checked="" type="checkbox"/>	<u>Paso Roble Beach Water Association</u>	Not Applicable

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

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

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

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

Beacon Geotechnical, Inc., June 12, 2014. *Geotechnical Engineering Report for Proposed Single Family Residence 41 23rd Street, Cayucos, California.*

GeoSolutions, Inc., June 11, 2015. *Geotechnical Plan Review and Amended Geotechnical Recommendations for Proposed Single Family Residence 41 23rd Street, Cayucos, California.*

SWCA, May 2015. *Research Design and Phase II Evaluation Plan for the 41 23rd Street Project: CA-SLO-129, Cayucos, San Luis Obispo County, California.*

Breshchini, Gary S., and Trudy Haversat. 1989 *Preliminary Archaeological Report and Archaeological Management Recommendations for CA-SLO-129, in Cayucos, San Luis Obispo County. (confidential)*

Breshchini, Gary S., and Trudy Haversat . 1993 *An Archaeological Evaluation of CA-SLO-129 in Cayucos, San Luis Obispo County, California. (confidential)*

Parker, John . *Archeological Monitoring of Demolition and Fill Placement at the Intersections of Cass Ave., 23rd, and 24th Streets Cayucos. (confidential)*

Singer, Clay A. 1995 *Archaeological Monitoring at CA-SLO-129: Excavations at the Adams Property on 22nd Street in Cayucos, San Luis Obispo County, California. (confidential)*

Singer, Clay A. 1996 *Archaeological Monitoring at CA-SLO-129: Investigations at the Aguire Property on 23rd Street in Cayucos, San Luis Obispo County, California. (confidential)*

Singer, Clay A. 1997 *Archaeological Monitoring at CA-SLO-129: Excavations at the Wasson Property on Cass Avenue in Cayucos, San Luis Obispo County, California. (confidential)*

Singer, Clay A. 2002 *Final Report on Archaeological Monitoring at 33-23rd Street in Cayucos, San Luis Obispo County, California. (confidential)*

Cortese List. http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

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.

Cultural Resources

- CR-1 Demolition Phase:** Demolition work shall be conducted in a manner that would not significantly impact the site. Flatwork shall be removed manually with jackhammer or similar light demolition equipment. Existing house shall be pulled down using demolition equipment with grapples. Non track based equipment should be used to reduce possible traction damage on site. No scraping of demolition waste or subsurface excavation materials allowed. Exposed soils shall be protected with metal sheets or similar from direct traction of construction machines during the demolition process. The applicant shall retain a qualified archeologist (approved by the Environmental Coordinator) and a Native American monitor during all ground disturbing activities related to the demolition of the existing improvements on site.
- CR-2 Subsequent Survey(s).** **After demolition of the house and removal of concrete flatwork**, and prior to issuance of construction permits, the applicant shall retain a qualified archeologist, approved by the Environmental Coordinator, to conduct the Phase 1 Surface Survey on the exposed soils. The archeologist will further conduct the Extended Phase 1 (XP1) survey with hand-excavated auger borings to determine the extent, integrity, and depths of cultural deposits. A Native American monitor shall be present during all ground disturbing activities. Should disturbed and/or intact resources be identified, Phase II Evaluation Plan (SWCA, May 2015) shall be implemented. The applicant shall implement the recommendations of the archeologist, as required by the Environmental Coordinator.
- CR-3 Minimize Impacts.** **If cultural resources are identified on site**, further testing or avoidance shall be required. In consultation with the Environmental Coordinator, archeologist, Native American monitor, and/or the Most Likely Descendent (MLD), project redesign may be required to avoid significant impacts or reduce to a less than significant level.
- Project redesigns could include, but not limited to, moving foundation elements, designing spanning foundations, reducing proposed excavation volumes, and altering proposed utility lines and connection alignments.
 - Foundation design may need to be altered to minimize site disturbance. "Side-by-side" comparisons of disturbance and calculations of volume of cultural materials affected will be submitted to show the revised foundation design will result in the least disturbance. **The approved redesign(s) shall be verified by the County prior to construction work.**
 - Where project must encroach within the identified cultural resource(s), incorporation of fill shall be considered. Only sufficient fill shall be placed over the site so as to allow native soils to remain undisturbed (e.g. 18 inches for residential footings, 6-8 inches for driveway construction). Clean, sterile fill, consisting of a layer of other conspicuous material (e.g. fill of a noticeable different color and texture than native soil) shall be placed over the native soil prior to placement of any other clean fill material. Native soils shall not be disturbed or

compacted within the cultural resource areas. A qualified archaeologist shall be retained to oversee this work and prepare a summary report to be submitted to the County **prior to final inspection or occupancy (whichever occurs first)**.

- d. If avoidance is not possible, mitigation through data recovery shall be required (as defined in Mitigation Measure CR-5 Phase III Data Recovery Program) prior to **construction permit issuance**.
- e. Alternate mitigations may also include a combination of soil capping and Phase III Data Recovery, where feasible.
- f. If human remains are found, an agreement of Non-Disturbance of Native American burial sites may be required **prior to final inspection** to prevent future disturbance to the site(s) identified.

CR-4 Cultural Resources – Revised Construction Drawings. If cultural resources are identified on site, the applicant shall submit revised construction drawings to the County incorporating the revised design and/or mitigation measures approved by the Environmental Coordinator to avoid significant impacts or reduce to a less than significant level.

If construction cannot avoid identified archaeological resources, the archaeologist shall propose adequate measures to reduce impacts to a less than significant level (*See Mitigation Measure CR-3 Minimize Impacts*).

CR-5 Cultural Resources - Phase III (Data recovery) Program. Prior to issuance of construction permit, the applicant shall submit to the Environmental Coordinator (and possibly subject to peer review) for the review and approval, a detailed research design for a Phase III (data recovery) archaeological investigation. The Phase III program shall be prepared by a subsurface qualified archaeologist approved by the Environmental Coordinator. The consulting archaeologist responsible for the Phase III program shall be provided with a copy of conducted archaeological investigations and the Phase II Research and Evaluation Plan (SWCA; May 2015). The Phase III program shall include at least the following:

- a standard archaeological data recovery practices;
- b recommendation of sample size adequate to mitigate for impacts to archaeological site, including basis and justification of the recommended sample size. Sample size typically is 2% of the volume of disturbed area. If a lesser sample size is recommended, supporting information shall be presented that justifies the smaller sample size.
- c identification of location of sample sites/test units;
- d detailed description of sampling techniques and material recovery procedures (e.g. how sample is to be excavated, how the material will be screened, screen size, how material will be collected);
- e disposition of collected materials;
- f proposed analysis of results of data recovery and collected materials, including timeline of final analysis results;
- g list of personnel involved in sampling and analysis.

Once approved, these measures shall be shown on all applicable construction drawings and implemented **during construction**. **Prior to final inspection**, the applicant shall provide to the County a final report on the investigation work conducted during construction.

CR-6 Cultural Resources - Monitoring Plan. **Prior to issuance of construction permit**, the applicant shall submit a monitoring plan, prepared by a County-approved archaeologist, for review and approval by the County Department of Planning and Building. The intent of this Plan is to monitor all earth-disturbing activities in areas identified as potentially sensitive for cultural resources, per the approved monitoring plan. The monitoring plan shall include at a minimum:

- a. List of personnel involved in the monitoring activities;
- b. Inclusion of involvement of the Native American community, as appropriate;
- c. Description of how the monitoring shall occur;
- d. Description of frequency of monitoring (e.g., full-time, part time, spot checking);
- e. Description of what resources are expected to be encountered;
- f. Description of circumstances that would result in the halting of work at the project site (e.g., What is considered “significant” archaeological resources?);
- g. Description of procedures for halting work on the site and notification procedures; and
- h. Description of monitoring reporting procedures.

Crew Education. The monitoring plan shall also include provisions defining education of the construction crew and establishing protocol for treating unanticipated finds. In consultation with a County-approved archaeologist, the applicant shall provide cultural resources awareness training to all field crews and field supervisors. This training will include a description of the types of resources that may be found in the project area, the protocols to be used in the event of an unanticipated discovery, the importance of cultural resources to the Native American community, and the laws protecting significant archaeological and historical sites.

The archaeologist shall verify implementation of the Monitoring Plan during any ground disturbing activities. A final report on compliance shall be submitted by the archaeologist **prior to final inspection**.

CR-7 Cultural Resource – Construction Monitoring. **During all ground disturbing construction activities**, the applicant shall retain a qualified archaeologist (approved by the Environmental Coordinator) and Native American monitor to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.

CR-8 Cultural Resource Monitoring – Completion Report. **Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection (whichever occurs first)**, the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met. If the analysis included in the Phase III program is not complete by the time of final inspection, the applicant shall provide to the Environmental Coordinator, proof of obligation to complete the required analysis.

Geology and Soils

GS-1 Prior to issuance of construction permit, the applicant shall submit an updated geotechnical report incorporating the final revision(s) to the foundation and/or site design to the Planning and Building Department for review and approval.

**DEVELOPER'S STATEMENT FOR
VAN DEN BERG MINOR USE PERMIT
ED14-229 (DRC2014-00067)**

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.

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

Project Description: *Request by Jon and Vicki Vandenberg for a Minor Use Permit/ Coastal Development Permit to allow for the demolition of an existing 1,568 square foot single-story, single family residence and the construction of a new 1,910 square foot, two-story single family residence with 317 square feet of upper floor deck area. The project will result in the disturbance of the entire 3,520 square foot parcel. The proposed project is within the Residential Single Family land use category and is located at 41 23rd Street, approximately 380 feet west of Cass Street and Highway 1 intersection. The site is in the Estero planning area.*

Cultural Resources

CR-1 Demolition Phase: Demolition work shall be conducted in a manner that would not significantly impact the site. Flatwork shall be removed manually with jackhammer or similar light demolition equipment. Existing house shall be pulled down using demolition equipment with grapples. Non track based equipment should be used to reduce possible traction damage on site. No scraping of demolition waste or subsurface excavation materials allowed. Exposed soils shall be protected with metal sheets or similar from direct traction of construction machines during the demolition process. The applicant shall retain a qualified archeologist (approved by the Environmental Coordinator) and a Native American monitor during all ground disturbing activities related to the demolition of the existing improvements on site.

CR-2 Subsequent Survey(s). **After demolition of the house and removal of concrete flatwork,** and prior to issuance of construction permits, the applicant shall retain a qualified archeologist, approved by the Environmental Coordinator, to conduct the Phase 1 Surface Survey on the exposed soils (SWCA, May 2015). The archeologist will further conduct the Extended Phase 1 (XP1) survey with hand-excavated auger borings to determine the extent, integrity, and depths of cultural deposits. A Native American monitor shall be present during all ground disturbing activities. Should disturbed and/or intact resources be identified, Phase II Evaluation Plan (SWCA, May 2015) shall be implemented. The applicant shall implement the recommendations of the archeologist, as required by the Environmental Coordinator.

CR-3 Minimize Impacts. If cultural resources are identified on site, further testing or avoidance shall be required. In consultation with the Environmental Coordinator, archeologist, Native American monitor, and/or the Most Likely Descendent (MLD), project redesign may be required to avoid significant impacts or reduce to a less than significant level.

- a. Project redesigns could include, but not limited to, moving foundation elements, designing spanning foundations, reducing proposed excavation volumes, and altering proposed utility lines and connection alignments.
- b. Foundation design may need to be altered to minimize site disturbance. "Side-by-side" comparisons of disturbance and calculations of volume of cultural materials affected will be submitted to show the revised foundation design will result in the least disturbance. **The approved redesign(s) shall be verified by the County prior to construction work.**
- c. Where project must encroach within the identified cultural resource(s), incorporation of fill shall be considered. Only sufficient fill shall be placed over the site so as to allow native soils to remain undisturbed (e.g. 18 inches for residential footings, 6-8 inches for driveway construction). Clean, sterile fill, consisting of a layer of other conspicuous material (e.g. fill of a noticeable different color and texture than native soil) shall be placed over the native soil prior to placement of any other clean fill material. Native soils shall not be disturbed or compacted within the cultural resource areas. A qualified archaeologist shall be retained to oversee this work and prepare a summary report to be submitted to the County **prior to final inspection or occupancy (whichever occurs first).**
- d. If avoidance is not possible, mitigation through data recovery shall be required (as defined in Mitigation Measure CR-5 Phase III Data Recovery Program) prior to **construction permit issuance.**
- e. Alternate mitigations may also include a combination of soil capping and Phase III Data Recovery, where feasible.
- f. If human remains are found, an agreement of Non-Disturbance of Native American burial sites may be required **prior to final inspection** to prevent future disturbance to the site(s) identified.

CR-4 Cultural Resources – Revised Construction Drawings. If cultural resources are identified on site, the applicant shall submit revised construction drawings to the County incorporating the revised design and/or mitigation measures approved by the Environmental Coordinator to avoid significant impacts or reduce to a less than significant level.

If construction cannot avoid identified archaeological resources, the archaeologist shall propose adequate measures to reduce impacts to a less than significant level (See *Mitigation Measure CR-3 Minimize Impacts*).

<p>Monitoring (CR-1 – CR-4): Compliance will be verified by the Department of Planning and Building, in consultation with the Environmental Coordinator, consulting archaeologist, and Native American monitor.</p>
--

CR-5 Cultural Resources - Phase III (Data recovery) Program. Prior to issuance of construction permit, the applicant shall submit to the Environmental Coordinator (and possibly subject to peer review) for the review and approval, a detailed research design for a Phase III (data recovery) archaeological investigation. The Phase III program shall be prepared by a subsurface qualified archaeologist approved by the Environmental Coordinator. The consulting archaeologist responsible for the Phase III program shall be provided with a copy of conducted archaeological investigations and the Phase II Research and Evaluation Plan (SWCA; May 2015). The Phase III program shall include at least the following:

- a standard archaeological data recovery practices;
- b recommendation of sample size adequate to mitigate for impacts to archaeological site, including basis and justification of the recommended sample size. Sample size typically is 2% of the volume of disturbed area. If a lesser sample size is recommended, supporting information shall be presented that justifies the smaller sample size.
- c identification of location of sample sites/test units;
- d detailed description of sampling techniques and material recovery procedures (e.g. how sample is to be excavated, how the material will be screened, screen size, how material will be collected);
- e disposition of collected materials;
- f proposed analysis of results of data recovery and collected materials, including timeline of final analysis results;
- g list of personnel involved in sampling and analysis.

Once approved, these measures shall be shown on all applicable construction drawings and implemented **during construction**. **Prior to final inspection**, the applicant shall provide to the County a final report on the investigation work conducted during construction.

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- a. List of personnel involved in the monitoring activities;
- b. Inclusion of involvement of the Native American community, as appropriate;
- c. Description of how the monitoring shall occur;
- d. Description of frequency of monitoring (e.g., full-time, part time, spot checking);
- e. Description of what resources are expected to be encountered;
- f. Description of circumstances that would result in the halting of work at the project site (e.g., What is considered "significant" archaeological resources?);
- g. Description of procedures for halting work on the site and notification procedures; and
- h. Description of monitoring reporting procedures.

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The archaeologist shall verify implementation of the Monitoring Plan during any ground disturbing activities. A final report on compliance shall be submitted by the archaeologist **prior to final inspection.**

Monitoring (CR-5 – CR-6): Compliance will be verified by the Department of Planning and Building, in consultation with the Environmental Coordinator.

CR-7 Cultural Resource – Construction Monitoring. During all ground disturbing construction activities, the applicant shall retain a qualified archaeologist (approved by the Environmental Coordinator) and Native American monitor to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.

CR-8 Cultural Resource Monitoring – Completion Report. Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection (whichever occurs first), the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met. If the analysis included in the Phase III program is not complete by the time of final inspection, the applicant shall provide to the Environmental Coordinator, proof of obligation to complete the required analysis.

Monitoring (CR-7 – CR-8): Compliance will be verified by the Department of Planning and Building, in consultation with the Environmental Coordinator, consulting archaeologist, and Native American monitor.

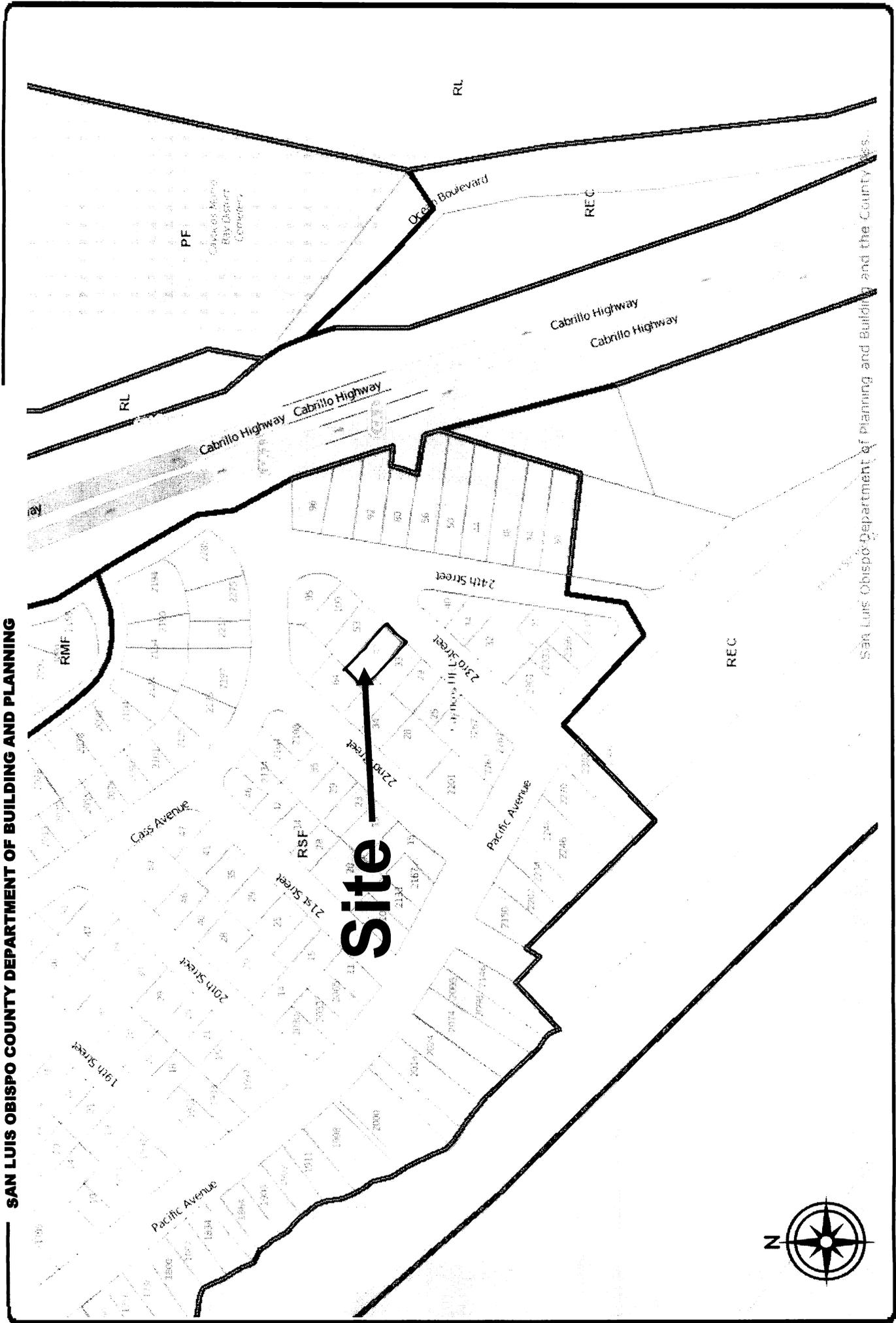
Geology and Soils

GS-1 Prior to issuance of construction permit, the applicant shall submit an updated geotechnical report incorporating the final revision(s) to the foundation and/or site design to the Planning and Building Department for review and approval.

Monitoring (GS-1): Compliance will be verified by the Department of Planning and Building, in consultation with the Environmental Coordinator.

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.

Vicky van der Berg VICKY VAN DEN BERG
Jonathan van der Berg JONATHAN VAN DEN BERG 6/17/15
Signature of Owner(s) Name (Print) Date

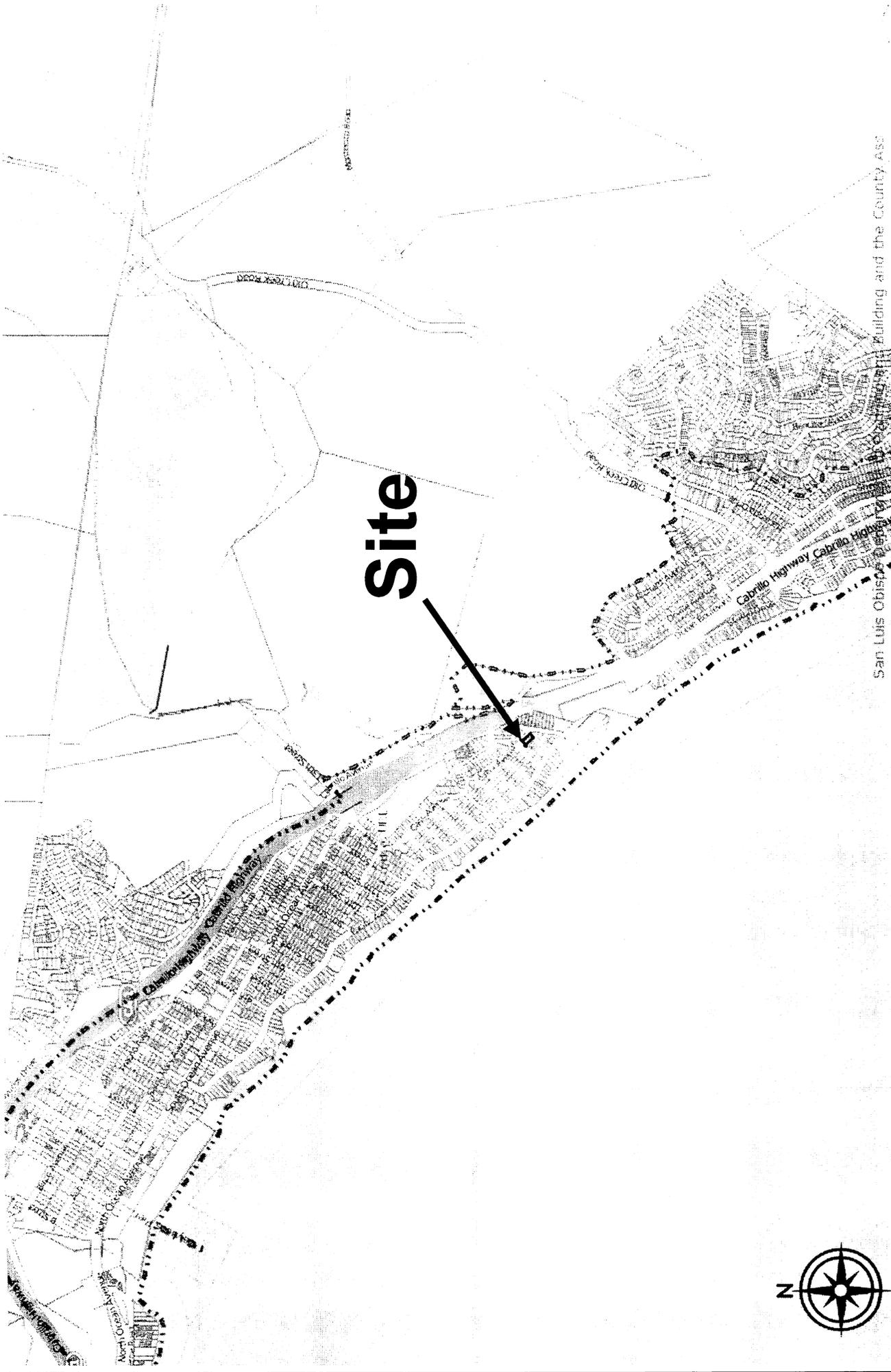


San Luis Obispo Department of Planning and Building and the County Assessor's Office

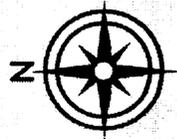


EXHIBIT
Land Use Category Map

PROJECT
Minor Use Permit / Coastal Development Permit
Vandenberg / DRC2014-00067



San Luis Obispo County Department of Building and the County Assessor



PROJECT

Minor Use Permit / Coastal Development Permit
Vandenberg / DRC2014-00067



EXHIBIT

Vicinity Map



PROJECT

Minor Use Permit / Coastal Development Permit
Vandenberg / DRC2014-00067



EXHIBIT

Aerial Photograph

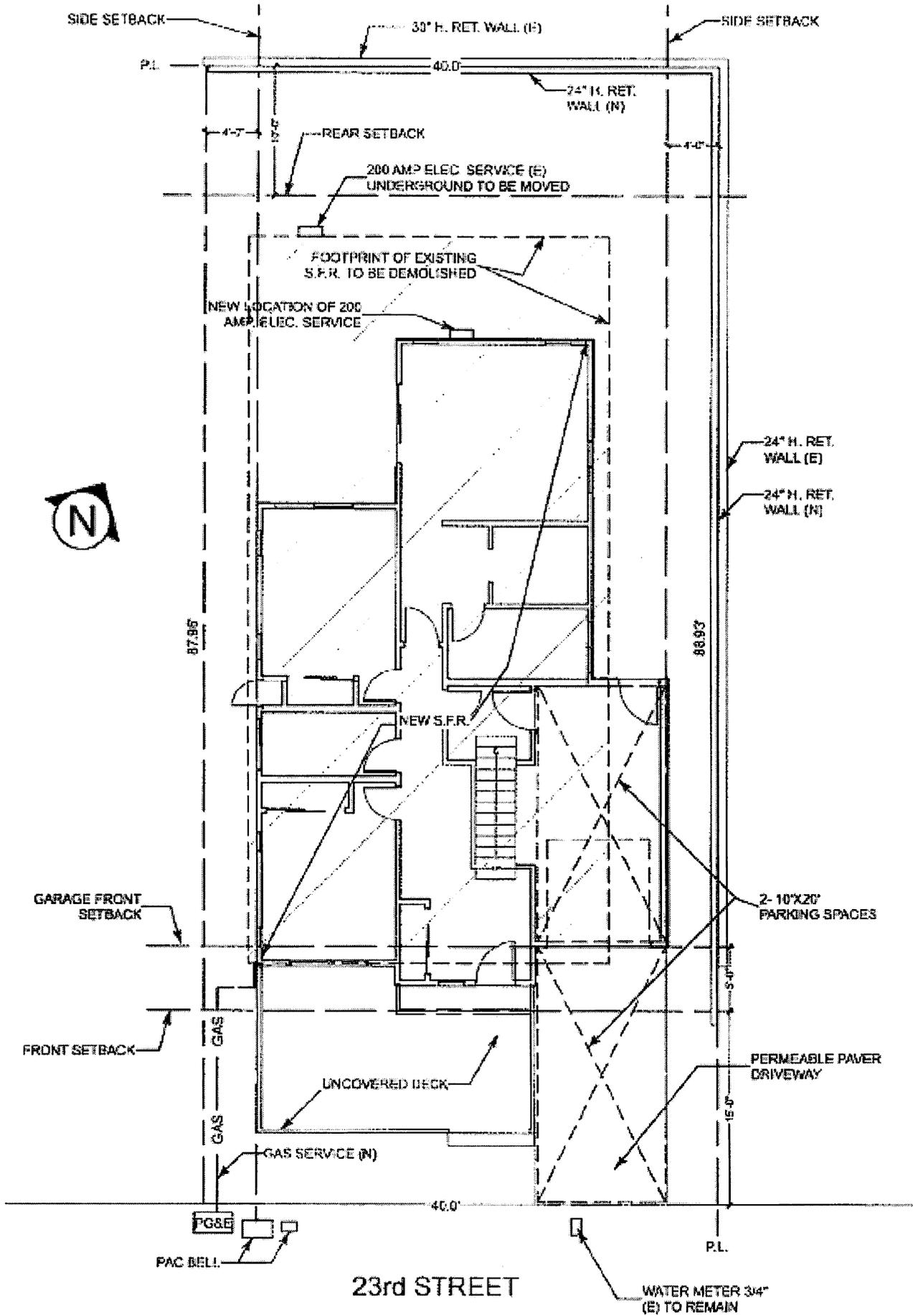
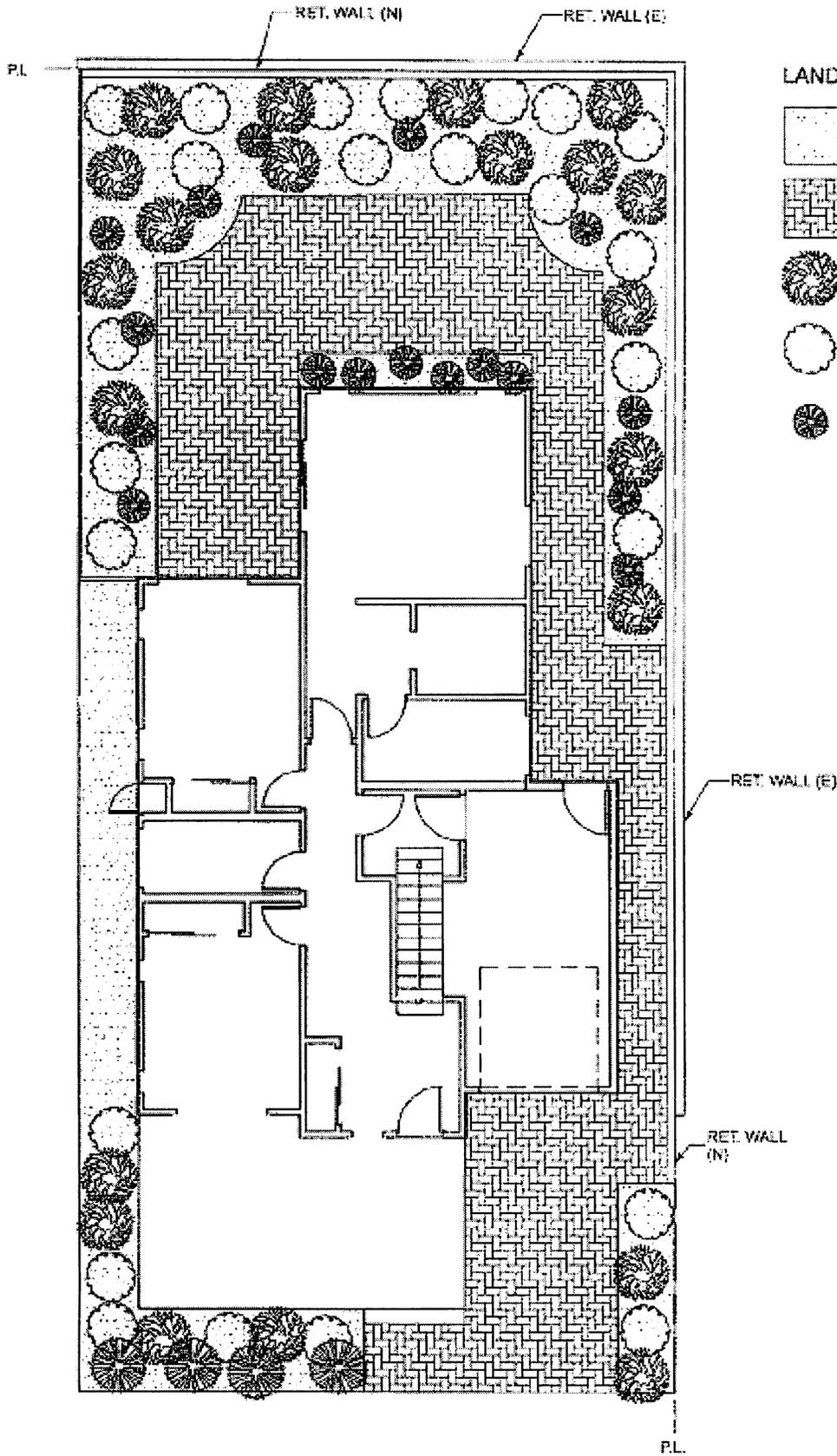


EXHIBIT Proposed Site Plan



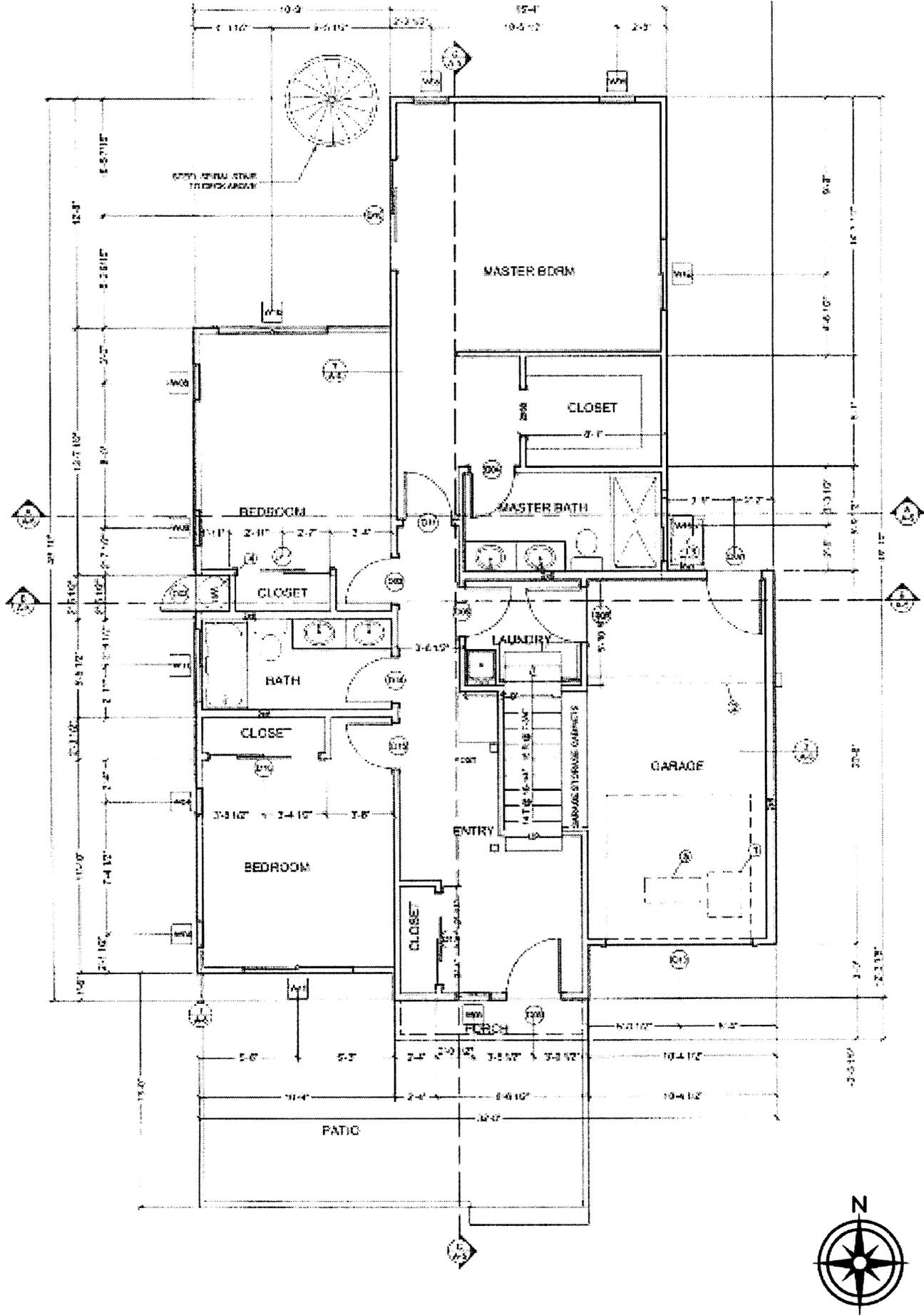
PROJECT Minor Use Permit / Coastal Development Permit
Vandenberg / DRC2014-00067



LANDSCAPE LEGEND

-  BARK GROUND COVER-10%
-  PERMEABLE CONC. PAVERS
-  MEXICAN SAGE
-  SPANISH LAVENDER
-  DEER GRASS





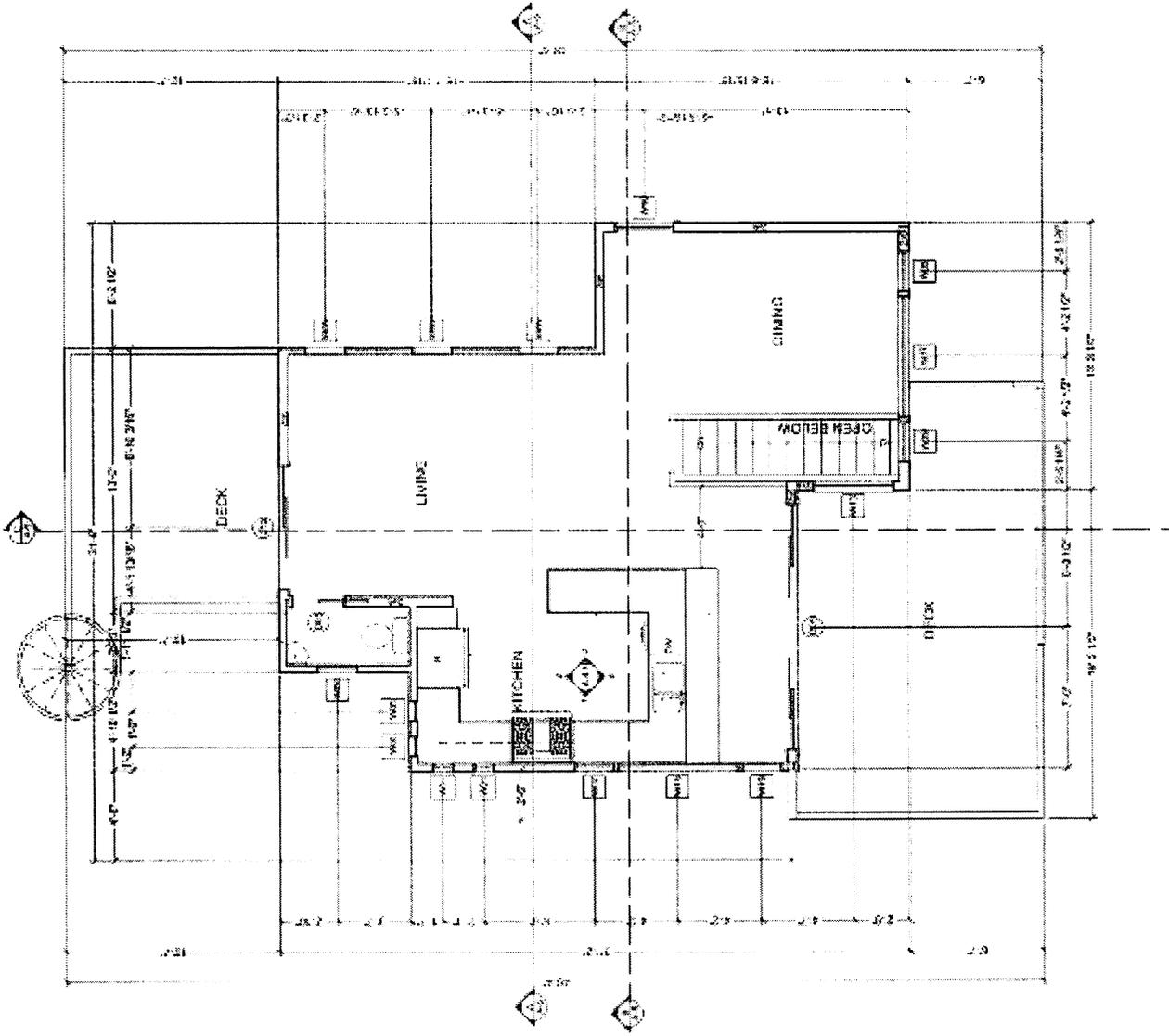
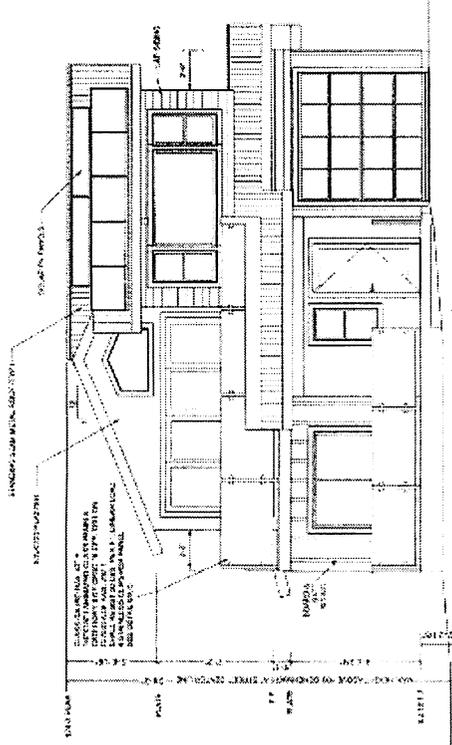


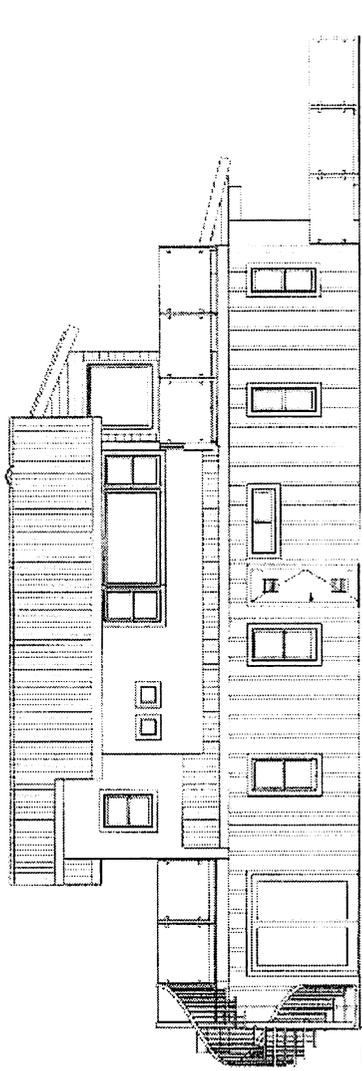
EXHIBIT
2nd Floor Plan



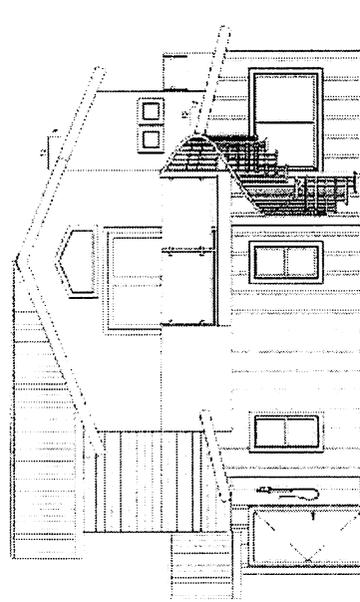
PROJECT
Minor Use Permit / Coastal Development Permit
Vandenberg / DRC:2014-00067



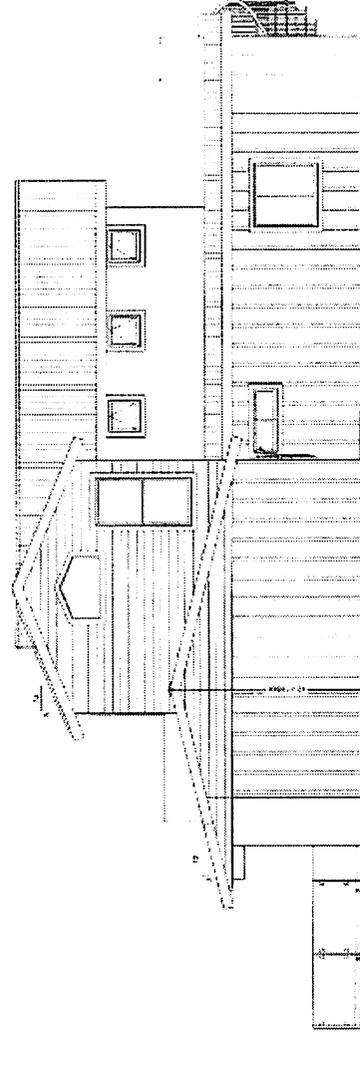
NEW SOUTH ELEVATION SCALE: 1/4"=1'-0"



NEW WEST ELEVATION SCALE: 1/4"=1'-0"



NEW NORTH ELEVATION SCALE: 1/4"=1'-0"



NEW EAST ELEVATION SCALE: 1/4"=1'-0"

PROJECT
 Minor Use Permit / Coastal Development Permit
 Vandenberg / DRC2014-00067



EXHIBIT
 Elevations



SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Wade Horton PE, 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: January 9, 2015
To: Schani Siong, Project Planner
From: Tim Tomlinson, Development Services
Subject: **Public Works Comments on DRC2014-00067, Vandenberg MUP, 23rd St, Cayucos, APN 064-184-012**

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 REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

1. In accordance with the Land Use Ordinance, as the project is located in a Stormwater Management (MS4) Area, it is considered a regulated project and required to submit a Stormwater Control Plan Application and Coversheet.

Public Works Comments:

- A. The project may meet the applicability criteria for Stormwater Management. Therefore, the project is required to submit a Stormwater Control Plan Application and Coversheet. The Storm Water Control Plan application and template can be found at:

http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new_stormwater/SWCP+Application+Pkg.pdf.

The Post Construction Requirement (PCR) Handbook can be found at:

http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new_stormwater/PCR+Handbook+1.1.pdf

Recommended Project Conditions of Approval:

Access

1. **At the time of application for construction permits**, the applicant shall submit fees 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.

Stormwater Pollution Prevention

- 2. At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Stormwater Management. Applicable projects shall submit a Stormwater Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Stormwater Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan.

CAYUCOS SANITARY DISTRICT

R. Enns, President
D. Chivens, Director
S. Lyon, Director
C. Maffioli, Director
D. Lloyd, Director

200 Ash Avenue
P.O. Box 333, Cayucos, California 93430-0333
805-995-3290 Fax 805-995-3673

Conditional Will-Serve Letter

To: San Luis Obispo County Planning Department
From: Cayucos Sanitary District
Date: 2/19/2015

Project Number: PMT2014-00168

Applicant Name: JONATHON & VICKY VAN DEN BERG
C/O - BRYCE ENGSTROM
Address: 210 TRAFFIC WAY STE E
City, State, Zip ARROYO GRANDE, CA. 93420

Project Address: 41 23RD STREET
Assessors Parcel Number: 064-184-012 LOT: BLK: TRACT:
Project Description: DEMO& REBUILD
Date of Issue: 2/19/2015 Expiration Date: Extension:

We have reviewed the proposed project development and are aware of its potential effect upon the facilities and property (including easements) controlled by the District.

We have reviewed the plans and have determined there are conditions placed on the development as follows:

* Will serve pertains to plans received by the District on 2/6/2015 and no others. A video inspection of sewer line/lateral is also required. Cleanout at property line requires an enclosure.

* Cleanout at property line

* Other: _____

* All District conditions shall be reflected on the plans.

* A Final Will-Serve Letter shall be issued when all conditions (above) have been met; final will-serve fees have been paid; and physical connection (at owners expense) has been made and inspected by the District. The County shall not allow final occupancy until they have received a Final Will-Serve Letter issued by the District.

We will serve this proposed development with our community sewer system facilities and solid waste disposal services so long as the applicant complies with our conditions (above) and connection requirements, including payment of all applicable sewer will-serve fees in effect at the time of connection. A 48 hour notice requesting sewer inspection by the District is required.

Approved By: Rick Kean Date: 02-19-15
District Manager

PROJECT FIRE PROTECTION PLAN REVIEW

TO: SAN LUIS OBISPO COUNTY PLANNING DEPARTMENT

OWNER'S NAME: Jon & Vicki Vandenberg

PROJECT LOCATION: 41 23rd st

ASSESSORS PARCEL NUMBER: 064-184-012

BUILDING PERMIT NUMBER: 2014-00067

NEW CONSTRUCTION REMODEL/ALTERATIONS REPAIR

NEAREST FIRE HYDRANT

LOCATION: 23rd/24th

DISTANCE TO PROJECT: 50 FT

FLOW: 1000+ GPM

SECONDARY FIRE HYDRANT

LOCATION: _____

DISTANCE TO PROJECT: _____

FLOW: _____

FINDING

NOTE: ALL NEW CONSTRUCTION REQUIRES FIRE SPRINKLERS PER 2013 FIRE CODE

WE WILL BE ABLE TO PROVIDE FIRE AND LIFE PROTECTION TO THIS PROJECT
PROJECT MAY REQUIRE FIRE SPRINKLERS PER COUNTY TITLE 19 BUILDING &
CONSTRUCTION CODE PLEASE CHECK WITH THE COUNTY BUILDING DEPARTMENT
PROJECT NOT APPROVED FOR THE FOLLOWING REASONS

REASON (S) FOR NON-APPROVAL

SETBACKS (EXPOSURES)

HYDRANT (DISTANCE, FIRE FLOW)

HEIGHT

ACCESS

OTHER (SEE COMMENTS)

COMMENTS/CONDITIONS

SIGNED: 
(Darrin Carlson, Assistant Fire Chief)

DATE: 2/6/15

CAYUCOS FIRE PROTECTION DISTRICT
P.O. BOX 707, CAYUCOS, CA 93430
PH: (805) 995-3372 FX: (805) 995-0953

Application for Fire Plan

To receive a fire protection safety plan the following is needed:

Note: Building projects will not be reviewed until it is submitted to the County Planning and Building Department and a "PMT" number is assigned.

- BUILDING PERMIT NUMBER:** DRC2014-00067
- A set of plans with total square footage (printed on the plans) including attached garage.
- A site plan (plot plan) showing (to scale) existing neighboring structures.
- A check or money order made payable to: **Cayucos Fire Protection District**
- This application completely filled out.

DATE 1/30/15 LOCATION OF PROJECT: 41 23rd St. Cayucos
ASSESSOR'S PARCEL NUMBER (APN) 064-184-012
LOT: _____ BLOCK: _____ SUBDIVISION: _____

PROPERTY OWNER NAME: Jon & Vicky van den Berg
MAILING ADDRESS: 17528 Tourney Road, Los Gatos, CA
PHONE: (408) 221-5894 FAX: _____
CONTACT NAME: Bryce Engstrom (Architect)
PHONE: (805) 235-3385 FAX: _____

TYPE OF PROJECT

NEW CONSTRUCTION: ___: TEAR DOWN/REBUILD: X REPAIR: _____

REMODEL/ALTERATION: _____

PERCENTAGE OF ALTERATIONS OF EXISTING FLOOR AREA: 100%

NOTE: ADDITIONS OVER 1000 SQ.FT. AND ALTERATIONS OVER 50% OF EXISTING FLOOR AREA WILL REQUIRE FIRE SPRINKLERS

X SINGLE FAMILY RESIDENCE ___ DUPLEX ___ TRIPLEX
___ APARTMENT ___ CONDOMINIUM ___ MOTEL (number of units): _____
___ COMMERCIAL TYPE OF BUSINESS: _____
OTHER _____

Note: A Registered Fire Protection Engineer must review commercial projects requiring sprinklers and a copy of the stamped and signed plans must be filed with this office.

TOTAL LIVING SPACE 1704 COVERED DECKS _____
ATTACHED GARAGE 213 DETACHED GARAGE _____
BASEMENT _____
ADDITIONAL SQUARE FOOTAGE 0 = TOTAL SQUARE FOOTAGE 1917

Fee = .085 per sq. ft. X TOTAL SQUARE FOOTAGE (MINIMUM FEE \$85.00)
Consulting Fee: \$85.00 minimum of 2 hours (plus \$20.00 per hour after)
TOTAL FEE: \$ \$163

DO NOT WRITE BELOW THIS LINE

FIRE PLAN FEE: MINIMUM \$85.00 DATE: _____ INITIALS: _____ AMOUNT: _____ CHECK # _____



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 12/30/2014

TO: Cayucos Fire Protection District

FROM: Schani Siong (805-781-4374 or ssiong@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2014-00067 VANDENBERG – Proposed minor use permit to demolish an existing single family residence and construct a new single family residence of 1945 sf. Site location is 41 23rd St, Cayucos. APN: 064-184-012

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.

no comment

12-31-14
Date

[Signature]
Name

805-995-3522
Phone

added

Paso Robles Beach Water Association
P.O. BOX 315, CAYUCOS, CA 93430
PH: (805) 995-3766 FAX: (805) 995-0953

EXISTING WATER WILL SERVE LETTER

March 2, 2015

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

Project Address: 41 23rd Street, Cayucos
Assessor Parcel Number: 064-184-012 **Lot:** 4 **Block:** **Subdivision:**
(Parcel Map CAOL 88-001 Book 44 Page 56 of maps)
Project: Remodel to Single Family Residence
Permit Number: DRC2014-00067

The property listed above has an existing 5/8" water service and will continue to have water service for the proposed project. If fire sprinklers are required, a 1" water line and meter would have to be purchased and installed.

Having a water meter does not guarantee a building permit. A building permit can only be obtained by compliance with the San Luis Obispo County Planning and Building Department procedures and requirements.

Sincerely,

Grace Pope

Grace Pope, Administrative Supervisor
Paso Robles Beach Water Association

CAYUCOS SANITARY DISTRICT

200 Ash Avenue

P.O. Box 333, Cayucos, California 93430-0333

805-995-3290 Fax 805-995-3673

R. Enns, President
D. Chivens, Director
S. Lyon, Director
C. Maffioli, Director
D. Lloyd, Director

Conditional Will-Serve Letter

To: San Luis Obispo County Planning Department

From: Cayucos Sanitary District

Date: 2/19/2015

Project Number: **PMT2014-00168**

Applicant Name: **JONATHON & VICKY VAN DEN BERG**

C/O - BRYCE ENGSTROM

Address: **210 TRAFFIC WAY STE E**

City, State, Zip **ARROYO GRANDE, CA. 93420**

Project Address: **41 23RD STREET**

Assessors Parcel Number: **064-184-012** LOT: BLK: TRACT:

Project Description: **DEMO& REBUILD**

Date of Issue: **2/19/2015** Expiration Date: Extension:

We have reviewed the proposed project development and are aware of its potential effect upon the facilities and property (including easements) controlled by the District.

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Approved By:

Rick Kean

Date:

02-19-15

District Manager

Comments from Building Division:

1. All plans and engineering shall be prepared by a California Licensed Architect of Record unless exempted by the Business and Professions Code.
2. The project is subject to a construction permit as well as the currently adopted 2013 California Codes.
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.
7. A separate demolition permit will be required for the existing residence that is proposed to be removed.