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. ED14-212 **DATE:** November 25, 2015

PROJECT/ENTITLEMENT: Van Petten Minor Use Permit; DRC2014-00097

APPLICANT NAME: Vance Van Petten
ADDRESS: 1850 S. Cochran Ave #20, Los Angeles, CA 90019
CONTACT PERSON: Greg Wynn **Telephone:**805-801-3414

PROPOSED USES/INTENT: A request by Vance Van Petten for a Minor Use Permit to demolish a 1,316 square foot residence and construct a new 4,372 square foot residence with 863 square foot attached garage. The project will result in the disturbance of approximately 1.07 acres of a 5.16 acre parcel. The proposed project is within the Residential Suburban land use category. The site is in the South County (Inland) subarea of the South County planning area.

LOCATION: The project is located at 916 Mesa View Drive (Highway 1), approximately 0.5 miles south of the Mesa View Drive/Halcyon Road intersection, approximately two miles south of the City of Arroyo Grande.

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: Caltrans

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. on December 10, 2015

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.

	Stephanie Fuhs		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) Using Form

Project Title & No. **Van Petten Minor Use Permit; ED-14-212 (DRC2014-00097)**

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

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

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

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

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

Stephanie Fuhs	Stephanie Fuhs	11/17/15
Prepared by (Print)	Signature	Date

James Caruso	James Caruso	Ellen Carroll, Environmental Coordinator	11·17·15
Reviewed by (Print)	Signature	(for)	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 Vance Van Petten for a Minor Use Permit to allow for demolition of an existing 1,316 square foot single family residence and construction of a new 4,372 square foot single family residence with 863 square foot attached garage. The project will result in the disturbance of approximately 1.07 acres of a 5.16 acre parcel. The proposed project is within the Residential Suburban land use category and is located at 916 Mesa View Drive (Highway 1), approximately 0.5 miles south of the Mesa View Drive/Halcyon Road intersection, approximately two miles south of the City of Arroyo Grande. The site is in the South County (Inland) sub area of the South County planning area.

ASSESSOR PARCEL NUMBER(S): 075-281-014

Latitude: 35 degrees 4' 24" N Longitude: -129 degrees 35' 39" W **SUPERVISORIAL DISTRICT #** 4

B. EXISTING SETTING

PLAN AREA: South County **SUB**: South County **COMM:** South Co. Villages

LAND USE CATEGORY: Residential Suburban

COMB. DESIGNATION: None

PARCEL SIZE: 5.16 acres

TOPOGRAPHY: Nearly level to steeply sloping

VEGETATION: Grasses, Shrubs, eucalyptus

EXISTING USES: Single-family residence(s), accessory structures

SURROUNDING LAND USE CATEGORIES AND USES:

North: Residential Suburban; single-family residence(s)	*East:* Residential Suburban; single-family residence(s)
South: Residential Suburban; single-family residence(s)	*West:* Agriculture; agricultural uses

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, at least one issue was identified as having a potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

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

Setting. The project site is within the Residential Suburban land use category and is surrounded by residential suburban properties. The property is within the Palo Mesa Village area and fronts Mesa View Drive (Highway One) on the eastern boundary via an existing driveway and is located along the Nipomo Mesa edge which drops down to the Arroyo Grande valley to the west. An existing 1,316 square foot residence and accessory structures are proposed to be removed as part of the current permit. The site is not visible from Mesa View Drive (Highway One) because of existing vegetation and development along the road. The site is not highly visible from Halcyon Road in the Arroyo Grande Valley, also due to existing vegetation located along the bluff edge and the existing development patterns along this portion of the mesa edge. The proposed residence will be located somewhat behind an existing residence on the parcel to the north which will partially screen the new residence from existing view corridors.

Impact. While the proposed residence will not be highly visible from the Arroyo Grande Valley and will be consistent with development patterns along this portion of the Nipomo Mesa, the residence is much larger in scale than the existing residence and could potentially result in a change in appearance of the five acre parcel from adjacent vantage points due to proposed tree removal on the project site along the northeastern property boundary. The residential use will also likely generate light and glare impacts onto areas adjacent to the project site.

Mitigation/Conclusion. Proposed development shall maintain the existing vegetation along the edge of the bluff to the maximum extent possible to provide screening from Halcyon and Highway One (Arroyo Grande Valley). Additional planting will be provided following initial eucalyptus tree removal to maintain a minimum of 50% screening of structures as seen from Halcyon Road and Highway 1 (Arroyo Grande Valley). To minimize night lighting and glare impacts, the applicant shall provide a lighting plan to ensure all proposed lighting is directed downward and will not extend beyond the site.

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

Agricultural Resources

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

Land Use Category: Residential Suburban

State Classification: Not prime farmland, Farmland of Statewide Importance

Historic/Existing Commercial Crops: None

In Agricultural Preserve? Yes, Nipomo Mesa

Under Williamson Act contract? No

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

Oceano sand (0 - 9 % slope). This nearly level to gently sloping sandy soil is considered well drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: poor filtering capabilities. The soil is considered Class VI without irrigation and Class IV when irrigated.

Xerorthents, Escarpment. This moderately steep to very steeply sloping soil has unrated drainage characteristics. The soil has unrated erodibility and unrated shrink-swell characteristics, as well as having unrated septic system constraints. The soil is considered Class VII without irrigation and the Class is not rated when irrigated.

Impact. The site is currently developed with a single family residence and is not used for agricultural purposes. Existing agricultural uses (irrigated row crops) are located to the northwest at the bottom of the bluff edge in the Arroyo Grande Valley. The existing elevation separation and distance between the agricultural operations in the Arroyo Grande valley and the area proposed for the proposed residence is a minimum of 685 feet based on the distance from the proposed residence to the existing

row crops in the valley. For similar projects along this portion of the Mesa, the Ag Commissioners office has concluded that these types of projects will have a less than significant impact to agricultural resources or operations due to a minimum 500 foot buffer with vertical separation.

Mitigation/Conclusion. No mitigation measures are necessary.

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

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

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

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

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

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

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

Impact. As proposed, the project will result in the disturbance of approximately 1.07 acres. 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 for the demolition of a single family residence and construction of a new 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.

Removal of 25 eucalyptus trees will require that the material be chipped and not burned per APCD regulations. Demolition of the single family residence could result in release of asbestos containing material.

Mitigation/Conclusion. Measures have been included for developmental burning, demolition activities and wood burning devices and are included in the mitigation summary below.

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

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

Biological Resources

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

On-site Vegetation: Coastal scrub, eucalyptus, ornamentals

Name and distance from blue line creek(s): Approx. 200 feet to unnamed creek at the bottom of the Mesa edge

Habitat(s): Valley and Foothill Riparian Woodland (at the bottom of the Mesa edge)

Site's tree canopy coverage: Approximately 25% - eucalyptus, along the upper, developable portion of the parcel

There is an unnamed creek approximately 200 feet northwest of the proposed project.

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

Habitat

Central Dune Scrub

Central dune scrub is restricted to the coast between Bodega Bay and Point Conception (Holland, 1986). Coastal dune scrub lies adjacent to and directly inland from dune vegetation.

Vegetation

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

Blochman's leafy daisy *(Erigeron blochmaniae)* has been found about 0.4 mile to the north. This perennial herb is generally found growing in coastal dunes and hills, coastal scrub areas at elevations between 3 and 45 meters (10 to 150 feet). It is a California endemic which has a blooming period of July-August. Blochman's leafy daisy is considered rare by the CNPS (List 1B, RED 2-2-3). *While the site does contain some of the characteristics described above, the habitat for this plant is so fragmented and disturbed on the site and surrounding area, it does not appear suitable for this species to occur on the property.*

California Sawgrass (Cladium califoricum) List 2.2

California Sawgrass (Cladium califoricum) has been found about 1 mile to the south. This perennial herb is found in marshes, swamps, and at the borders of lakes. The species is rated as rare by the CNPS (List 2.2). *The project site does not contain characteristics described above, therefore, this species is not considered to exist on this site.*

Crisp monardella (Monardella crispa) List 1B

Crisp monardella *(Monardella crispa)* has been found about 0.7 mile to the west. This rhizomatous herb occurs in coastal dune and coastal scrub habitats (Tibor 2001). The typical flowering period for this species is April through August. The species grows at 10 m to 120 m (30 ft to 395 ft) elevations. The crisp monardella is federal concern species and the CNPS considers this plant to be rare (List 1B, RED 2-2-3). *This species is typically found on sites within coastal dune habitats fairly close to the ocean. While the species has the potential to occur within the coastal dune scrub area on the edge of the Mesa that drops down to the Arroyo Grande Valley, the likelihood of the plant occurring within the developable area of the site is remote due to existing disturbance and existing vegetation (eucalyptus trees).*

Gambel's watercress (Rorippa gambelii) FE, ST, List 1B

Gambel's watercress *(Rorippa gambelii)* has been found about 0.6 mile to the southwest. This perennial herb is found in marshes, swamps, and at the borders of lakes at elevations ranging from 5 to 330 meters (15 to 1,085 feet). The typical flowering period is April through June. The species is known to exist at Oso Flaco Lake, near small twin lakes south of Arroyo Grande (west of the project site), on the south and north edge of Little Oso Flaco Lake, and near Black Lake Canyon Lake. Gambel's watercress is federally endangered, state threatened, and rated as rare by CNPS (List 1B, RED 3-3-2). *The project site does not contain characteristics described above, therefore, this species is not considered to exist on this site.*

Hoover's bentgrass (Agrostis hooveri) List 1B

Hoover's bentgrass *(Agrostis hooveri)* has been found about 1 mile to the south. This perennial herb prefers sandy soils in open chaparral, cismontane woodland, and valley and foothill grassland area below the 600-meter (1,970-foot) elevation. The species blooming period is April-July. Hoover's bentgrass is considered rare by the California Native Plant Society (List 1B, RED 2-2-3). *The fragmented and disturbed nature of the project site does not appear to support this species.*

La Graciosa thistle (Cirsium loncholepis) FE, ST, List 1B

La Graciosa thistle (*Cirsium loncholepis*) has been found about 0.7 mile to the west. This perennial herb is generally found on mesic soils in coastal dunes, coastal scrub, and marshes and swamp areas. *The area of coastal dune scrub where these species could potentially occur will not be disturbed with the proposed project, therefore, no mitigation measures are necessary.*

Marsh (swamp) sandwort (Arenaria paludicola) FE, SE, List 1B

Marsh sandwort *(Arenaria paludicola)* has been found about 0.5 mile to the west. *The project site does not contain characteristics described above, therefore, this species is not considered to exist on this site.*

Nipomo Mesa lupine (Lupinus nipomensis) FE, SE, List 1B

Nipomo mesa lupine *(Lupinus nipomensis)* has been found about 1 mile to the south. This species is an annual herb that occurs in coastal dune habitat with pockets of bare sand (Tibor 2001). The typical flowering period for this species is March through May. The species grows at 10 m to 50 m (30 ft to 165 ft) elevations. The Nipomo mesa lupine is a federal endangered species and the CNPS considers this plant to be extremely rare (List 1B, 3-3-3). *This species is typically found on sites within coastal dune habitats fairly close to the ocean. While the species has the potential to occur within the coastal dune scrub area on the edge of the Mesa that drops down to the Arroyo Grande Valley, the likelihood of the plant occurring within the developable area of the site is remote due to existing disturbance and existing vegetation (eucalyptus trees).*

San Luis Obispo (curly-leaved) monardella (Monardella frutescens) List 1B

San Luis Obispo monardella *(Monardella frutescens)* has been found about 1 mile to the northwest. This perennial herb is found on sandy soils and in stabilized coastal dunes and coastal scrub habitats between the 10 and 200-meter elevations (30 to 660 feet). The species generally blooms from May through September. The CNPS considers this plant to be rare (List 1B, 2-2-3). *This species is typically found on sites within coastal dune habitats fairly close to the ocean. While the species has the potential to occur within the coastal dune scrub area on the edge of the Mesa that drops down to the Arroyo Grande Valley, the likelihood of the plant occurring within the developable area of the site is remote due to existing disturbance and existing vegetation (eucalyptus trees).*

Santa Margarita manzanita (Arctostaphylos pilosula ssp. pilosula) List 1B

Santa Margarita manzanita (*Arctostaphylos pilosula* ssp. *pilosula*) has been found about 0.7 mile to the east. This evergreen shrub is found on shale soils in closed-cone coniferous forest, chaparral; and cismontane woodland areas between the 170 and 1,100-meter elevations (555 to 3,600 feet). The typical blooming period is December-March. Santa Margarita manzanita is considered rare by CNPS (List 1B, RED 3-2-3). *The project site does not support the habitat listed above, so the species is not likely to occur on the parcel.*

Wildlife

Monarch butterfly *(Danaus plexippus)*

The Monarch butterfly *(Danaus plexippus)* has been found about 1 mile to the south. *A Monarch Butterfly Habitat Assessment was prepared (Kevin Merk Associates, LLC, May 2015) due to the*

number of eucalyptus trees within the developable area of the site. The CNDDB contains ten recorded Monarch butterfly overwintering sites within five miles of the property. A site visit was conducted March 26, 2015 which found no suitable Monarch butterfly overwintering habitat due to the "open structure of the eucalyptus trees in concert with the high level of human activity associated with the existing residence."

Western snowy plover *(Charadrius alexandrinus nivosus)* FT, CSC

Western snowy plover *(Charadrius alexandrinus nivosus)* has been found about 1 mile to the west. Western snowy plover is considered federally threatened and a California Species of Special Concern. The species inhabits sand beaches, salt pond levees, and shores of large alkali lakes. The plover needs sandy, gravelly, or friable soils for nesting. *The project site does not support the habitat listed above, so the species is not likely to occur on the parcel.*

Impact. The flatter, developable area of the parcel on the Mesa contains an existing residence, accessory structures, animal corrals and eucalyptus trees and ornamentals. The proposed residence will be located within this area. Nesting birds may be disturbed by vegetation removal, disruptive construction equipment noise, and increased human activity near nesting areas. Fish and Game Code 3503 protects birds, their eggs and nests from disturbance or destruction from construction activities. Proposed development will result in the removal of 25 eucalyptus trees. The coastal dune scrub is located on the edge of the Mesa as it drops down into the Arroyo Grande Valley where no development or site disturbance will occur. Any existing sensitive species occurring within this area will not be impacted by the proposed development.

Mitigation/Conclusion. To avoid impacts to nesting birds, the applicant has agreed to avoid removal of vegetation or any other ground disturbance between February and September 15 to avoid impacts to native breeding and nesting birds. If construction activities during this period cannot be avoided, a county-approved biologist shall survey all breeding and nesting habitat on the site and adjacent sites for breeding and/or nesting birds no more than two weeks prior to construction or site disturbance activities. Results of the surveys shall be submitted to the Department of Fish and Game (CDFW) for concurrence with the report. If nesting and/or breeding birds are found, appropriate mitigation measures shall be developed in consultation with the CDFW and the applicant shall adhere to these measures during all construction activities on the site. These measures may include postponing disturbance until nesting activities have stopped.

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

Cultural Resources

Setting. The project is located in an area historically occupied by the Chumash. No historic structures are present and no paleontological resources are known to exist in the area.

Impact. A Phase I cultural resources inventory was conducted (Applied Earthworks, July 2015). As part of the Phase I survey, a records search found that the site is adjacent to three recorded cultural sites and that the subject property my contain resources valuable to the tribes. Based on the Phase I results and the poor visibility due to the eucalyptus debris on the parcel, an extended Phase I survey

was conducted (Applied Earthworks, July 2015). This inventory found subsurface materials in all six test pits. The survey also found that "a large portion of the archaeological deposit is made up of previously disturbed soils that have been redeposited over the property during modern and historic activities including the development and grading area." Removal of the eucalyptus trees will further impact cultural resources. The report recommended that a Phase II survey be conducted to determine the "boundaries, content and integrity" of the site within the area of disturbance. Another option outlined was to assume the resources are significant and provide for data recovery excavation.

In accordance with Assembly Bill 52 (AB52), a request for consultation was sent to the Obispeno Chumash representatives. No comments were received from the representatives; however, the project archaeologist has met with the tribal members to prepare mitigation measures to avoid and/or reduce further impacts to the site's resources.

Consultation between the consulting archaeologist and the local Chumash tribes is ongoing based on the potential for impacting resources with the proposed project. Three representatives have responded stating their concerns and recommendations for further study of potential resources.

Based on the findings of the Phase I and extended Phase I studies, an Archaeological Data Recovery and Construction Monitoring Plan was prepared (Applied Earthworks, October 2015). Site disturbance will be approximately 1.07 acres which includes the proposed residence, demolition of existing facilities and removal of 25 eucalyptus trees.

Mitigation/Conclusion. Recommended mitigation measures include data recovery excavation within the area proposed for disturbance and monitoring during all phases of construction activities. Data recovery will include excavating a sample of the cultural site "along with collection of artifacts for quantification and analysis." Results of the data recovery will be summarized in a final report prior to the final inspection of construction permits. Incorporation of these measures will reduce impacts to a level of insignificance.

6. GEOLOGY AND SOILS *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?	☐	☐	☒	☐
b) Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?	☐	☐	☐	☒
c) Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?	☐	☐	☒	☐
d) Include structures located on expansive soils?	☐	☐	☐	☒

6. GEOLOGY AND SOILS *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) *Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?*	☐	☐	☒	☐
f) *Preclude the future extraction of valuable mineral resources?*	☐	☐	☒	☐
g) *Other:* _____	☐	☐	☐	☐

* Per Division of Mines and Geology Special Publication #42

Geology and Soils

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

Topography: Nearly level to steeply sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low

Liquefaction Potential: Moderate

Nearby potentially active faults?: No Distance? Not applicable

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

Shrink/Swell potential of soil: Negligible

Other notable geologic features? None

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts.

Impact. As proposed, the project will result in the disturbance of approximately 30,000 square feet. Based on soil type and site topography, primary concerns for this particular property are loose surface soils and providing adequate foundations due to different settlement resulting from native soul versus engineered fill.

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

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*	☐	☐	☒	☐

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

Hazards and Hazardous Materials

Setting. The project is not located in an area of known hazardous material contamination. The project is within a '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 within the High Fire Hazard Severity Zone(s). Based on the County's fire response time map, it will take approximately 0 to 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.

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

Noise

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

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

A portion of the project is within close proximity to a transportation noise source (SP Railroad) and development within the following distances from the noise source will exceed the County's acceptable exterior noise threshold of 60 dBs for sensitive uses as follows:

- ✓ areas within the 60 dB to 65 dB range - 352 feet from (rail)road centerline, and closer;
- ✓ areas within the 65 dB to 70 dB range - 163 feet from (rail)road centerline, and closer;
- ✓ areas above the 70 dB level - 76 feet from (rail)road centerline, and closer.

Development will occur outside of these noise contour levels, therefore no significant impacts are anticipated.

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

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

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 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. No mitigation measures are necessary.

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

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

Police: County Sheriff Location: Oceano (Approximately 2.5 miles to the project)

Fire: Cal Fire (formerly CDF) Hazard Severity: High Response Time: 5-10 minutes

Location: 2391 Willow Road, Arroyo Grande, CA 93420 (Approximately 2 miles to the project)

School District: Lucia Mar Unified School District.

Public Services

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

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

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

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

Recreation

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

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

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

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

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

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, Mesa View Drive (Highway 1) is operating at an acceptable level of service. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

Referrals were sent to County Public Works and Caltrans. The project is subject to the County Road Fee for the South County Area, which addresses cumulative impacts to County roads in the area. No significant traffic-related concerns were identified.

Circulation Study Area. The project is within the South County Area 2 Circulation Fee area. This fee provides the means to collect "fair share" monies from new development to help fund certain regional road improvements that will be needed once the area reaches "buildout". The project will be subject to this fee.

Impact. The proposed project is estimated to generate about 9.57 trips per day, based on the Institute of Traffic Engineer's manual of 9.57 trips/unit. This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels. The project does not conflict with adopted policies, plans and programs on transportation.

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

13. WASTEWATER

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

Wastewater

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

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

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

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

- ✓ the ability of the soil to "filter" effluent is either too fast (percolation rate is faster or less than 30 minutes per inch and has "poor filtering" characteristics) or is too slow (slower or more than 120 minutes per inch);
- ✓ the topography on which a system is placed is steep enough to potentially allow "daylighting" of effluent downslope; or

- ✓ the separation between the bottom of the leach line to bedrock or high groundwater is inadequate.

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

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

Based on the above discussion and information provided and that there is an existing system on the parcel serving the existing residence, the site appears to be able to design an on-site system that will meet CPC/Basin Plan requirements. Prior to building permit issuance and/or final inspection of the wastewater system, the applicant will need to show to the county compliance with the County Plumbing Code/ Central Coast Basin Plan, including any above-discussed information relating to potential constraints. Therefore, based on the project being able to comply with these regulations, potential groundwater quality impacts are considered less than significant and no mitigation measures are required.

14. WATER & HYDROLOGY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY				
a) Violate any water quality standards?	☐	☐	☒	☐
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?	☐	☐	☒	☐
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	☐	☐	☒	☐
d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?	☐	☒	☐	☐
e) Change rates of soil absorption, or amount or direction of surface runoff?	☐	☒	☐	☐
f) Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?	☐	☒	☐	☐

14. WATER & HYDROLOGY

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
g) Involve activities within the 100-year flood zone?	☐	☐	☐	☒
QUANTITY				
h) Change the quantity or movement of available surface or ground water?	☐	☐	☒	☐
i) Adversely affect community water service provider?	☐	☐	☒	☐
j) Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure,etc.), or inundation by seiche, tsunami or mudflow?	☐	☐	☒	☐
k) Other: *cumulative*	☐	☒	☐	☐

Water

Setting. The project proposes to obtain its water needs from a community system. Based on available information, the existing water basin is in overdraft and Building and Construction Ordinances contain specific measures for water conservation for parcels within the Nipomo Mesa Water Conservation Area.

The topography of the project is nearly level to steeply sloping. The closest creek from the proposed development is approximately 0.03 miles away. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

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

Within the 100-year Flood Hazard designation? No

Closest creek? Unnamed Distance? Approximately 200 feet

Soil drainage characteristics: Well drained

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

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

Soil erodibility: Low

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

Board is the local extension who monitors this program.

Impact – Water Quality/Hydrology

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

- ✓ Approximately 1.07 acres of site disturbance is proposed;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project is not on highly erodible soils, nor on moderate to steep slopes;
- ✓ The project is not within a 100-year Flood Hazard designation;
- ✓ The project is more than 100 feet from the closest creek or surface water body;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- ✓ Parking area drainage inlets will be fitted with hydrocarbon filters;
- ✓ Bioswales will be installed as a part of the drainage plan;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- ✓ The project is subject to the County's Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), and/or the "Water Quality Control Plan, Central Coast Basin" for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant;
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur;

Water Quantity

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

Indoor:	0.20 acre feet/year (AFY);
Outdoor:	0.51AFY
Total Use:	0.71AFY

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 Nipomo Mesa has a Level of Service III which means that the demand equals or exceeds dependable supply.

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.

The project will be subject to Land Use and Building and Construction Ordinance standards for water conservation and water demand.

15. LAND USE

Will the project:

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

Land Use

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

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

The proposed project is subject to the following Planning Area Standard(s) as found in the County's LUO:

1. 22.98.070 – South County Subarea Standards
2. 22.98.070 B – Edge of the Nipomo Mesa
3. 22.98.070 F – Nipomo Mesa Water Conservation Area Standards

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

16. MANDATORY FINDINGS OF SIGNIFICANCE

Will the project:

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

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

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

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

Exhibit A - Initial Study References and Agency Contacts

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

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

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

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

☒ Project File for the Subject Application

County documents

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

Other documents

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

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

Monarch Butterfly Habitat Assessment, Kevin Merk Associates, LLC, May 2015

Cultural Resources Study, Applied Earthworks, July 2015

Archaeological Data Recovery and Construction Monitoring Plan, Applied Earthworks, Inc., October 2015

Stormwater Control Plan and Drainage Report, Matrix Consulting Engineers, (no date)

Exhibit B - Mitigation Summary Table

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

Aesthetics

AS-1. If vegetation removal is necessary on Parcel 3, **prior to issuance of construction permits,** the applicant shall show the location, size and species of additional planting to be provided to maintain a minimum of 50% screening of structures as seen from Halcyon Road and Highway 1 (Arroyo Grande Valley).

AS-2. **At the time of application for construction permits**, the applicant shall submit an Exterior Lighting Plan for County review and approval. The Plan shall define the height, location, and intensity of all exterior lighting. All lighting fixtures shall be positioned "down and into" the development, and shielded so that neither the lamp nor the related reflector interior surface is visible from surrounding properties. All lighting poles, fixtures, and hoods shall be dark colored. These measures shall be shown on applicable construction drawings **prior to issuance of construction permits** and permanent lighting shall be installed **prior to final inspection**.

Air Quality

AQ-1. As of February 25, 2000, the APCD prohibits developmental burning of vegetative material within San Luis Obispo County. However, under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. Any such exception must complete the following prior to any burning: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD approval, the applicant shall furnish them with the study of technical feasibility (which includes costs and other constraints) at the time of application. For any questions regarding these requirements, the APCD's Enforcement Division may be contacted (805/781-5912).

AQ-2. Proposed demolition activities can result in potentially negative air quality impacts, especially where material exists containing asbestos material. Prior to issuance of any construction permit to remove or demolish any buildings or utility pipes on the subject property, the applicant shall provide evidence they have contacted APCD to determine: a) what regulatory jurisdictions apply to the proposed demolition, such as the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M – Asbestos NESHAP); b) District notification requirements; c) the need for an asbestos survey conducted by Certified Asbestos Inspector; and d) applicable removal and disposal requirements of the asbestos-containing material.

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

Biological Resources

BR-1. At the time of application for construction permits, to avoid potential impacts to nesting birds, tree removal associated with project activities shall be limited outside the bird nesting season, which is February 15th to September 15th. However, if tree removal is required during the bird nesting season, a survey for nesting birds shall be conducted within two weeks prior to ground disturbing activities by a qualified biologist, retained by the applicant, in and adjacent to the project area. If nesting birds are found to be located within or adjacent to the project area, an appropriate buffer area shall be established by a qualified biologist to ensure protection of the nesting birds. The biologist shall determine the appropriate buffer distance based on the bird species, topography, vegetation, and type of disturbance and in consultation with CDFW and/or USFWS. At a minimum, the buffer area shall be delineated with brightly colored construction fencing. No construction, grading, or equipment staging activities shall occur within the buffer area, which shall remain in place until the biologist has determined that the young have fledged from the nest.

Cultural Resources

CR-1. Cultural Resources - Prepare Phase III (data recovery) Program. Prior to issuance of construction permit, the applicant shall submit to the Environmental Coordinator 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 the previous archaeological investigations (Applied Earthworks, Inc.; July 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 and methodology shall be described and shall include the basis and justification for the recommended sampling regime.

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/occupancy**, the applicant shall provide to the County a final report on the investigation work conducted during construction.

CR-2. Cultural Resources - Monitoring Plan. Prior to issuance of construction permits, 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 the Construction Permit Area 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.

CR-3. 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 to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during construction, 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.

A final report on compliance shall be submitted by the archaeologist **prior to final inspection/occupancy.**

CR-4. Cultural Resource Monitoring – Completion Report. Upon completion of all monitoring/mitigation activities, and prior to final inspection, 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 final inspection or occupancy will occur, the applicant shall provide to the Environmental Coordinator, proof of obligation to complete the required analysis].

Re: DRC2014-00097 VAN PETTEN, South County E-Referral, MUP, Arroyo Grande

Michael Stoker to: Stephanie Fuhs 03/04/2015 10:46 AM
Cc: Cheryl Journey, Martin Mofield, Charles Moloney

From: Michael Stoker/Planning/COSLO
To: Stephanie Fuhs/Planning/COSLO@Wings
Cc: Cheryl Journey/Planning/COSLO@Wings, Martin Mofield/Planning/COSLO@Wings, Charles Moloney/Planning/COSLO@Wings

Stephanie,

Please find the building departments comments for DRC2014-00097 attached below. Please let me know if you have any questions.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of the demolition of an existing single family residence of 1,316 sq. ft and the construction of a new single family residence of 4,372 sq. ft, and modifying the bluff setback. The project shall comply with current codes adopted by the County of San Luis Obispo (2013 California Building Standards Codes and Title 19 of the SLO County Codes).

While a thorough plan review will be conducted at time of building permit application, the following items are noted to assist design review;

1) Construction shall comply with the 2013 California Residential Code.
2) The design of the openings, projections, wall rating based on fire separation distance will need to be shown on the plans to comply with CRC Section 302, including Table 302.1(2) for buildings with sprinklers.
3) Provide plans which clearly show the structural design for the project to verify compliance with the prescriptive requirements of the 2013 California Residential Code or any structural element(s) not complying with the prescriptive requirements will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design. All supporting documentation (structural calculations, truss calculations, product information, etc) will need to be provided as well.
4) A grading permit may need to be provided and grading plans submitted for review.
5) Provide an electrical plan to show the location of all electric panels, sub-panels, receptacles, light switches, lights, smoke detectors and Co alarms, etc.
6) Provide notes and information on the plans for the plumbing fixtures requirements, the design of the waste lines, vents, and water lines as they will need to comply with the 2013 CPC.
7) Energy calculation will need to be submitted to verify compliance with the 2013 California Energy Code.
8) The plans will need show compliance with the 2013 California Green Building Code and the County of San Luis Obispo's Green Building Ordinance.

9) Fire sprinklers will be required under a separate permit and plans showing the design provided for review.

Thanks

Michael Stoker
Building Division Supervisor, CASp
805.781.1543
PLANNING & BUILDING
COUNTY OF SAN LUIS OBISPO

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

RECEIVED
MAR - 4 2015
COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

THIS IS A NEW PROJECT REFERRAL

DATE: 3/2/2015

~~FR TO:~~ PW

TO ~~**FROM:**~~ Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: DRC2014-00097 VAN PETTEN – Proposed minor use permit to demo a single family residence of 1,316 sf and construct a new single family residence of 4,372 sf; modify bluff setback. Site location is 916 Mesa View Dr, Arroyo Grande. APN: 075-281-014

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

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

See attached. INFO HAS REQUESTED

3·8·15	[signature]	5271
Date	Name	Phone

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS
Wade Horton, 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: March 8, 2015

To: Stephanie Fuhs, Project Planner

From: Tim Tomlinson, Development Services

Subject: Public Works Comments on DRC2014-00097, Van Petten MUP, Mesa View Dr., Palo Mesa, APN 075-281-014

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.

2. The proposed project is within the South County Area 2 Road Fee Area. Payment of Road Improvement Fees is required prior to building permit issuance.

Public Works Comments:

A. The proposed project is within a drainage review area. Drainage plan is required and it will be reviewed at the time of Building Permit submittal by Public Works. All drainage must be retained on-site and the design of the basin shall be approved by the Department of Public Works.

B. The project meets 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/Forms+and+Information+Library/Construction+Permit+Documents/Grading+and+Drainage+Documents/SWCP+Application+Pkg.pdf

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

RECEIVED
MAR 13 2015
PLANNING & BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED MAR 4 - 2015

DATE: 3/2/2015

TO: Cal Fire

FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: DRC2014-00097 VAN PETTEN – Proposed minor use permit to demo a single family residence of 1,316 sf and construct a new single family residence of 4,372 sf; modify bluff setback. Site location is 916 Mesa View Dr, Arroyo Grande. APN: 075-281-014

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.

FIRE SAFETY PLAN ATTACHED

Date	Name	Phone
3/12/15	TRAVIS CRAIG	805.593.3427

CAL FIRE – SAN LUIS OBISPO
FIRE SAFETY PLAN

Date: **March 12, 2015**

Project Number: DRC2014-00097
Project City: Arroyo Grande
Owner Name: Vance Van Petten
City, State, Zip: Los Angeles, Ca. 90019
Agent Name: Greg Wynn
City, State, Zip: San Luis Obispo, Ca. 93406

Project Location: 916 Mesa View Dr.
Cross Street: Halcyon Road
Owner Address: 1890 S. Cochran Ave. #20
Owner Phone(s): 310-259-8222
Agent Address: P.O Box 14345
Agent Phone(s): 805-801-3414

Project Description: Demo 1316 SF SFD, Construct a new 4,372 SF SFD.

- The following **checked** items are required to be completed prior to final inspection of this project.
- Fire department final inspection can be scheduled by calling **(805) 543-4244, extension #3490**.
- Inspections will be completed on **Tuesday** for South County areas and **Thursday** for North County areas.
- Please have your County issued permit card on site and visible.
- Visit our website at www.calfireslo.org for more information.

This project is located approximately **5** minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project **is** located in State Responsibility Area for wildland fires, and **is** designated as a **Very High** Fire Hazard Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following CHECKED standards are required:
☒ **SETBACK** 30-foot building setback from property line required for parcels 1 acre in size or larger **Note: All setbacks are subject to S.L.O County Planning Department approval.
☒ **FIRE SPRINKLERS** A fire sprinkler system is required for this project per local Fire Code.
☒ Fire alarm bell must be installed and working at final inspection (If required by NFPA 13D).
☒ Mount spare heads & wrench box in garage or near riser. (1 of each type)
☒ **TANK** A water storage tank is required that gravity feeds a residential fire connection
☒ **5000** gallons of **minimum** water storage is required for fire protection
☒ **Note**: 2500 Gallon minimum. Structures within 50 feet of project are calculated as part of the tank capacity requirement. C-16 or FPE will calculate capacity of tank if project is sprinklered.
☒ Tanks must be steel or concrete in High and Very High Fire Hazard Severity zones
☒ Automatic Fill, Sight Gauge & Venting System required
☒ Minimum 4-inch plumbing: Schedule 40 PVC or Iron Pipe
☒ System must gravity drain to the Fire Department Connection
☒ Fire connection shall be located on the approach to the structure(s)
☒ Fire connection must be located not less than 50 feet & no more than 150 feet from the structure
☒ Fire connection must be located 10-12 feet from the edge of the driveway/road & 24-36" above finished grade
☒ Fire connection outlet valve must be a 2-1/2" brass National Standard male thread with brass or plastic cap. The outlet must face toward the driveway at a 90° angle.
☒ If fire connection has less than 20 psi, then the word "DRAFT" will be clearly and permanently marked on the fire connection
☒ Must maintain a 3 foot clear space around the circumference of the connection at all times
☒ Blue dot reflector must be located near fire connection, visible to approaching vehicles
☐ **HYDRANT** A fire hydrant is required that can deliver **750** gallons per minute for 2 hours.
☐ ****Must submit a completed Community Water System Verification Form
☐ Must have two 2 1/2" outlets and one 4" outlet with National Standard threads
☐ Must be located within 8 feet of the roadway
☐ Place a blue dot road reflector on roadway, just off center, on the side of the hydrant
☐ Hydrant must be located within **250** feet of the residence.
☐ Must maintain a 3 foot clear space around the hydrant at all times

☐	**ACCESS ROAD** A 20-foot wide access road is required
☐	All weather surface capable of supporting 20 tons
☐	10 feet of fuel modification is required on both sides of road
☐	Must provide an unobstructed vertical clearance of not less than 13'6"
☐	Where road exceeds a 12% grade, it must be a nonskid surface
☐	If road exceeds a 16% grade, it must be certified by an engineer
☐	Road must be named & posted using the County standard signage
☒	**DRIVEWAY** must be **16** feet wide
☒	All weather surface capable of supporting 20 tons
☒	Where driveway exceeds a 12% grade, it must be a paved nonskid surface
☒	If driveway exceeds a 16% grade, it must be certified by an engineer
☒	10 feet of fuel modification is required on both sides of the driveway
☒	Must provide an unobstructed vertical clearance of not less than 13'6"
☒	Driveways exceeding 300 feet require a fire engine turnaround within 50 feet of residence/structure
☒	Driveways exceeding 800 feet require a turnout(s) at midpoint and no more than 400 feet apart (**Exception**: 16' wide driveways)
☐	**BRIDGE** is required to support a fire engine load weight of 20 tons
☐	Bridge must have a sign indicating load & vertical clearance limits at entrances
☐	One-lane bridge: minimum 10', turnouts at both ends, one-way signs, clear visibility
☒	**GATE** entrance shall be 2 feet wider than width of traffic lane & located 30 feet from roadway.
☒	Center line of lane turning radius must be at least 25 feet
☒	Electric gates shall be maintained operational at all times and shall provide Fire Department emergency access via a "Knox" switch. A Knox application must be requested from the Prevention Bureau. Manual gates may be secured by a padlock.
☒	Must be setback a minimum of 30 feet from the SLO County maintained road
☒	**100' FLAMMABLE VEGETATION MANAGEMENT** around structures required.
☒	Maintain a fire clearance of 30 feet around all buildings & structures
☒	Within the area of 30'-100' from structures, additional fire reduction measures shall be required.
☒	Remove limbs located within 10 feet of chimney & trim dead/dying limbs that overhang the roof. Leaves, needles, or dead growth shall be removed from the roof
☒	**LPG TANKS** Minimum separation from buildings & property lines for LPG above ground tanks is: 10 feet for 125-500 gallon container; 25 feet for 501-2,000 gallon container
☒	Maintain a minimum vegetation clearance of 10 feet around LPG tanks or containers
☒	**IGNITION RESISTANT CONSTRUCTION REQUIREMENTS** This project must meet all requirements of Chapter 7A of the 2013 California Building Code for Fire-Resistance-Rated Construction. Please contact the San Luis Obispo County Department of Planning & Building for more information at (805) 781-5600.
☒	A Class A non-combustible roof is required that meets all requirements of Chapter 7A of the 2013 California Building Code.
☒	**ADDRESS** Each residence requires separate address numbers, assigned by the San Luis Obispo County Department of Planning and Building. Please contact (805) 781-5157 for more information.
☐	Highly visible with contrasting background permanent address numbers shall be placed at the driveway entrance and directional signs at each T or Y intersection (minimum 6" letter/number height, 1/2 inch stroke). Reflective numbers are highly recommended!
☒	Highly visible address numbers shall be placed on the residence(s). (Minimum 6" letter/number height with 1/2 inch stroke).
☒	**SMOKE & CARBON MONOXIDE DETECTOR** Smoke detectors are required in all sleeping areas and in hallways leading to sleeping areas.
Comments: The existing address numbering, driveway, water storage tank, residential fire connection and defensible space must meet all relative minimum standards.	

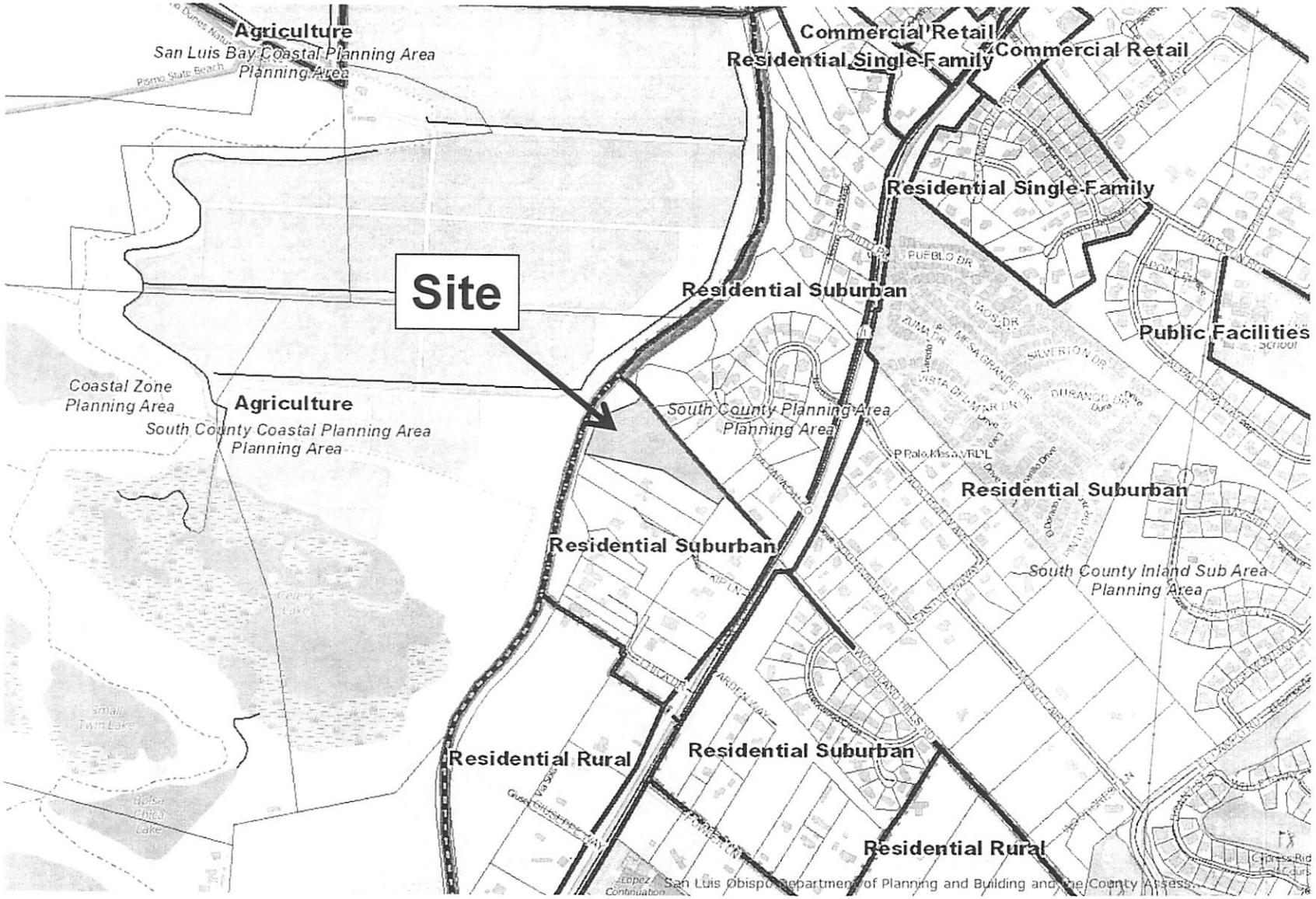
Please note: Any changes made to this project shall cancel the Fire Safety Plan and require new plans to be submitted to CAL FIRE for review and the issuance of a new fire plan. If this project is not completed within the time allotted by the Building Permit; it will be required to meet all applicable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

Inspector

Travis Craig

Fire Captain

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



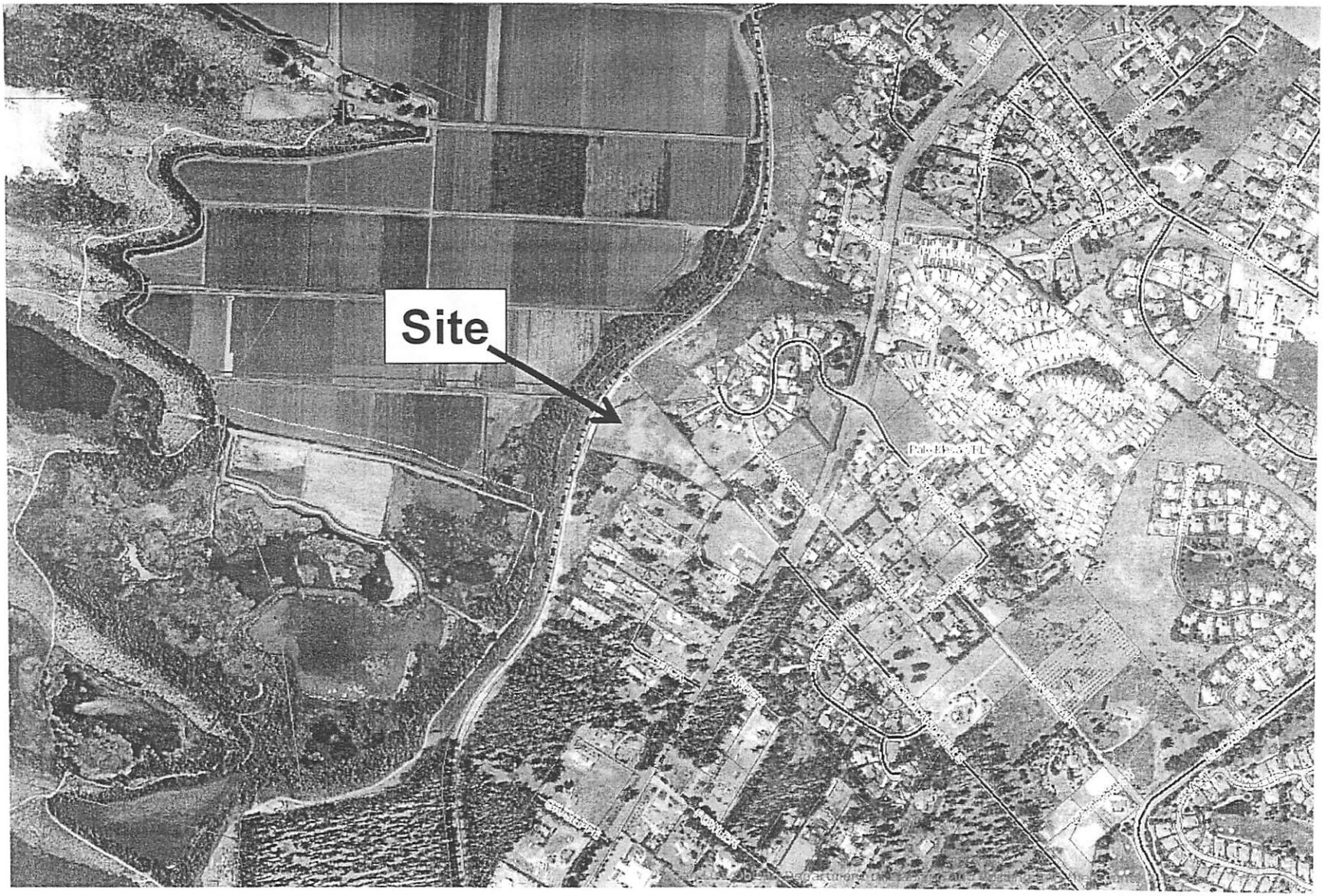
PROJECT

Vanpetten Minor Use Permit / DRC2014-00097

EXHIBIT

Vicinity/Land Use Category Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

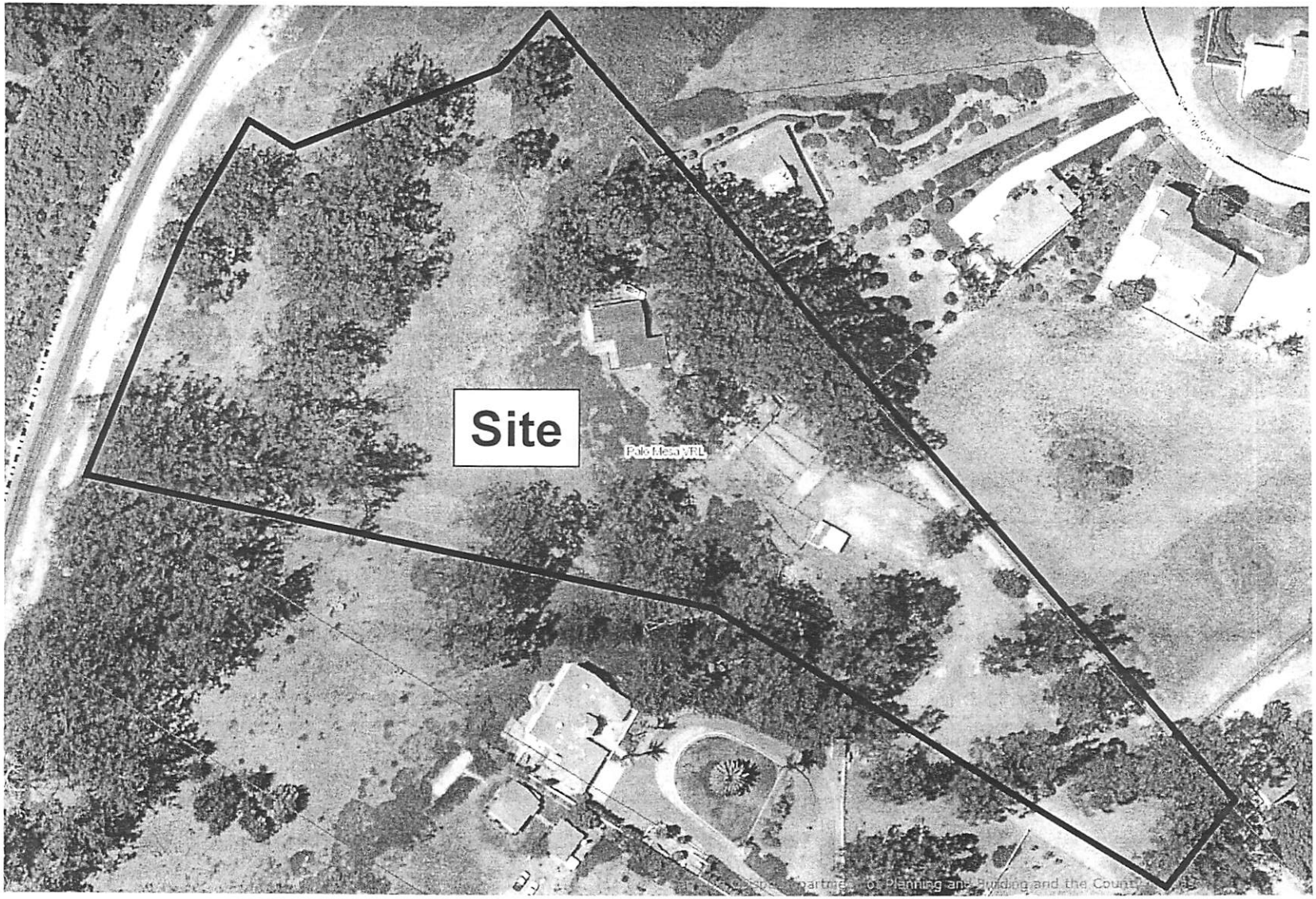


PROJECT

Vanpetten Minor Use Permit / DRC2014-00097

EXHIBIT

Aerial



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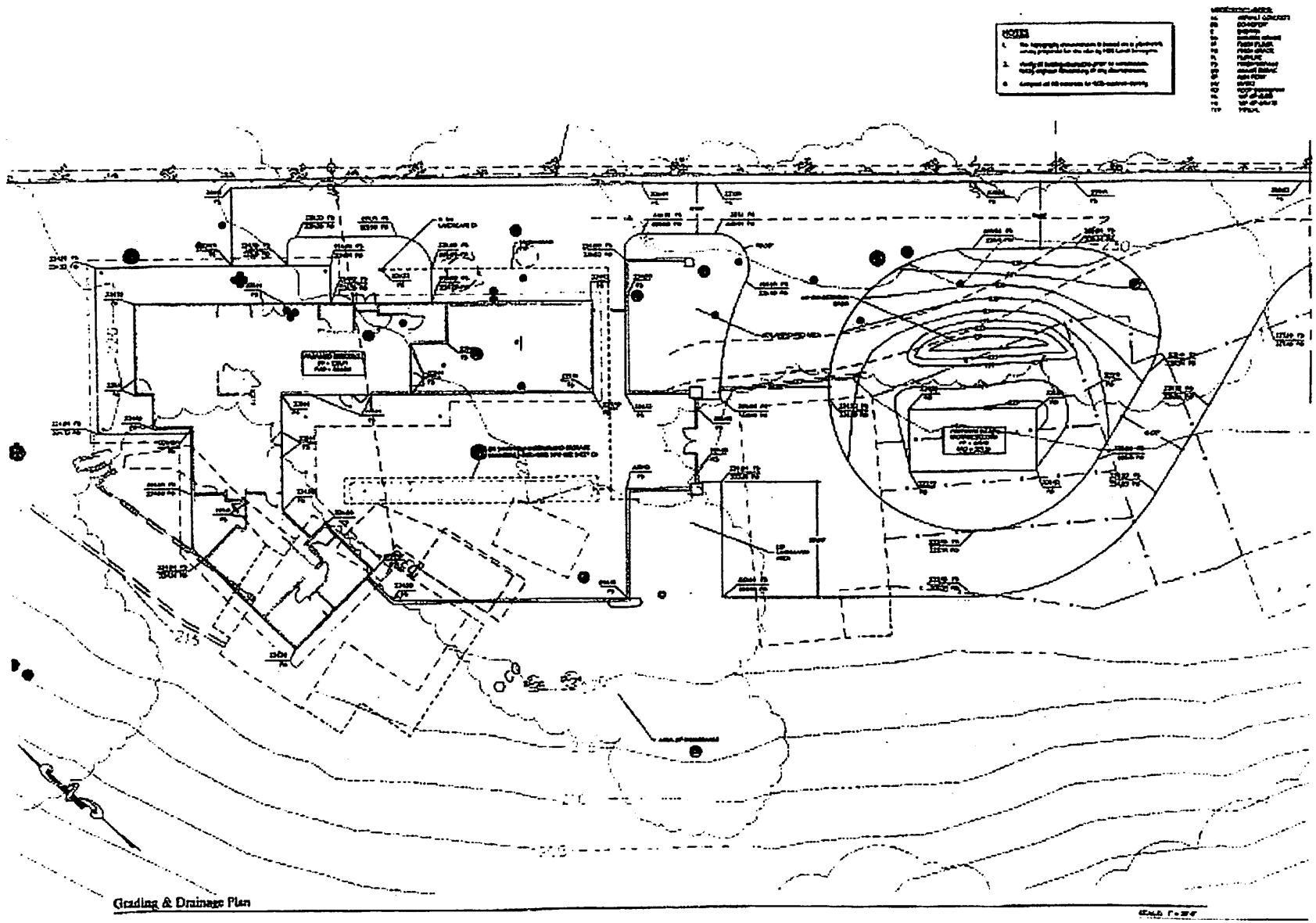
PROJECT

Vanpetten Minor Use Permit /
DRC2014-00097

EXHIBIT

Aerial



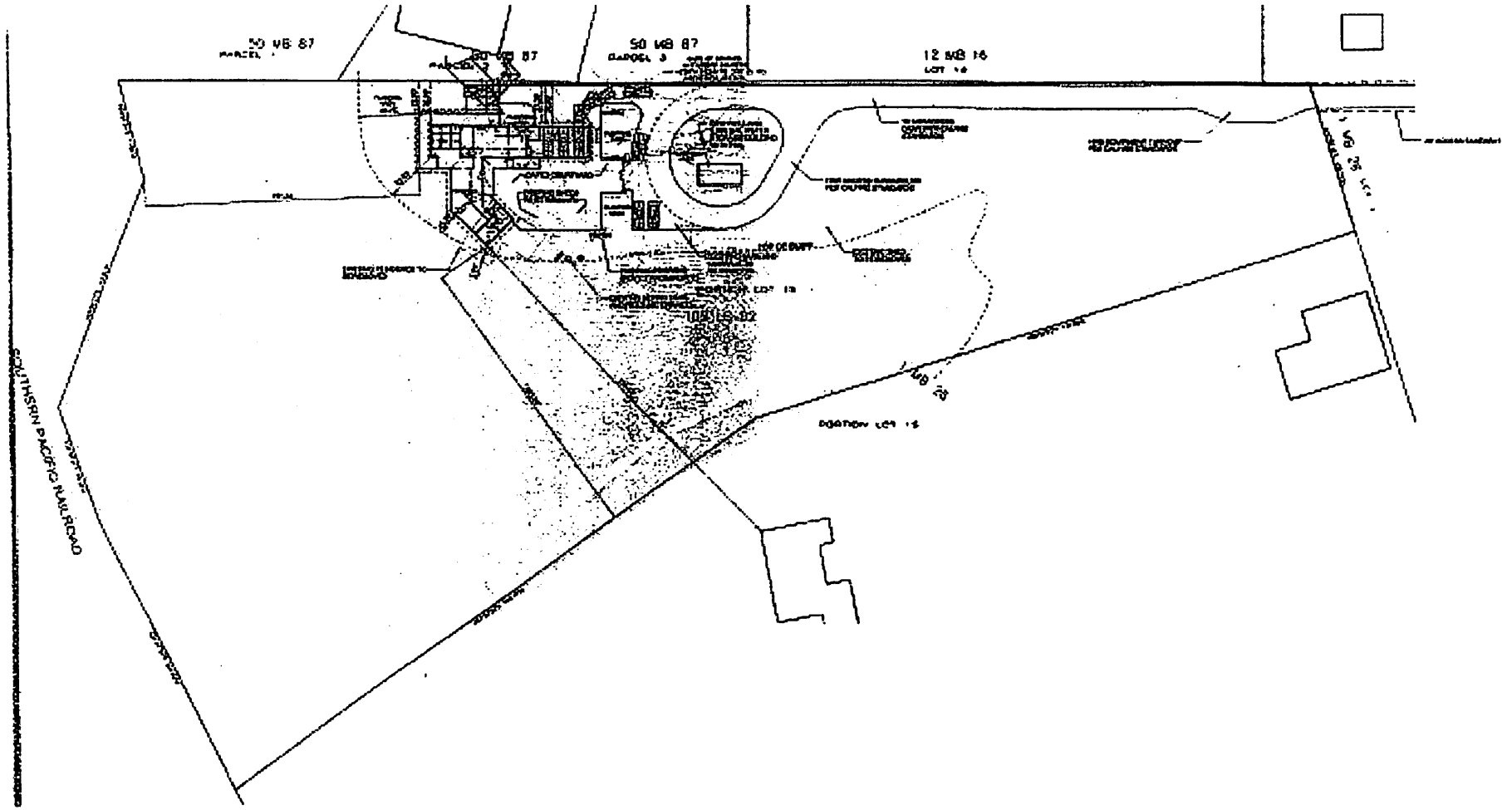
PROJECT

Vanpetten Minor Use Permit / DRC2014-00097

EXHIBIT

Preliminary Grading and Drainage Plan

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND PLANNING



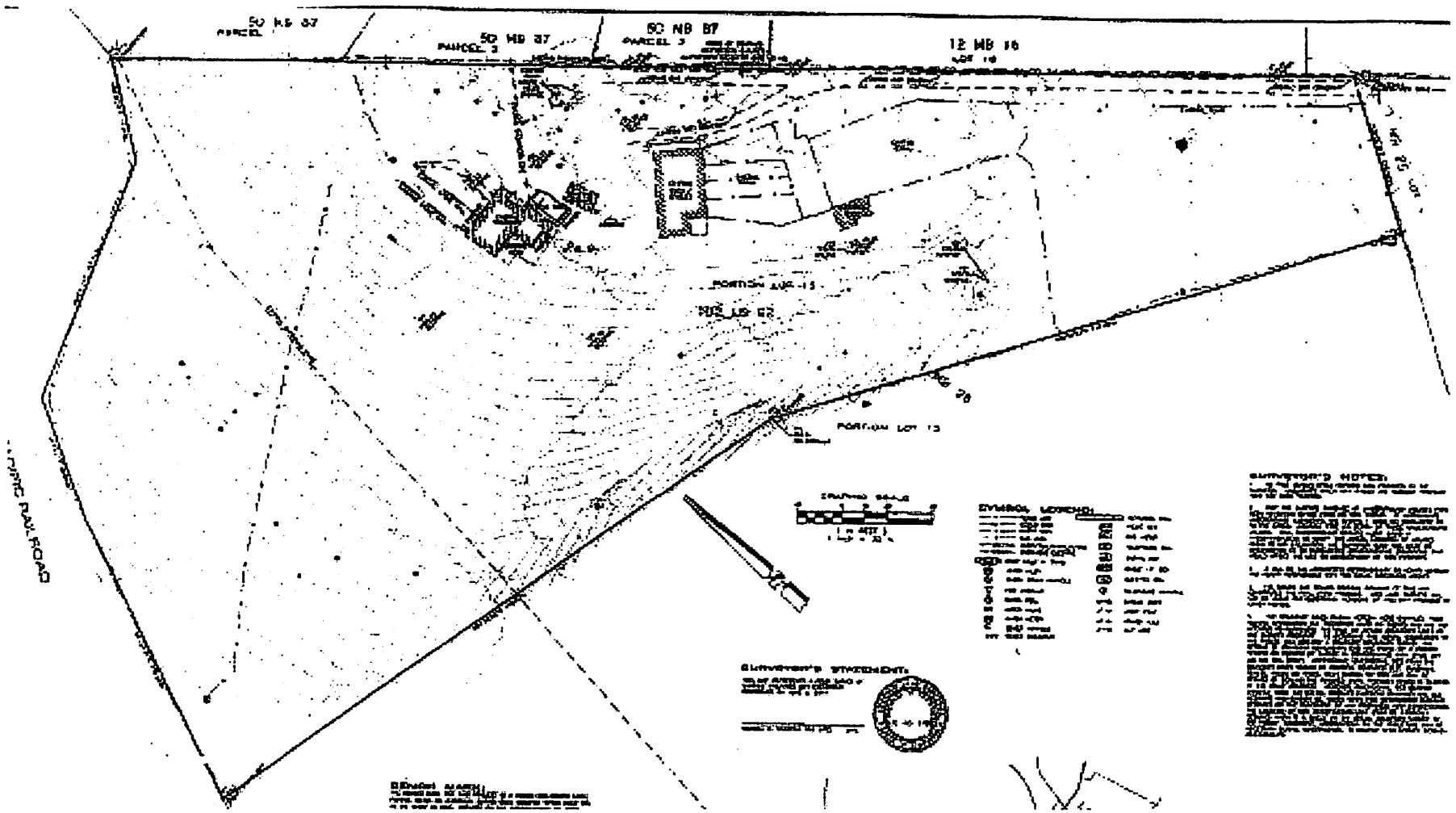
PROJECT

Vanpetten Minor Use Permit / DRC2014-00097

EXHIBIT

Site Plan

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND PLANNING



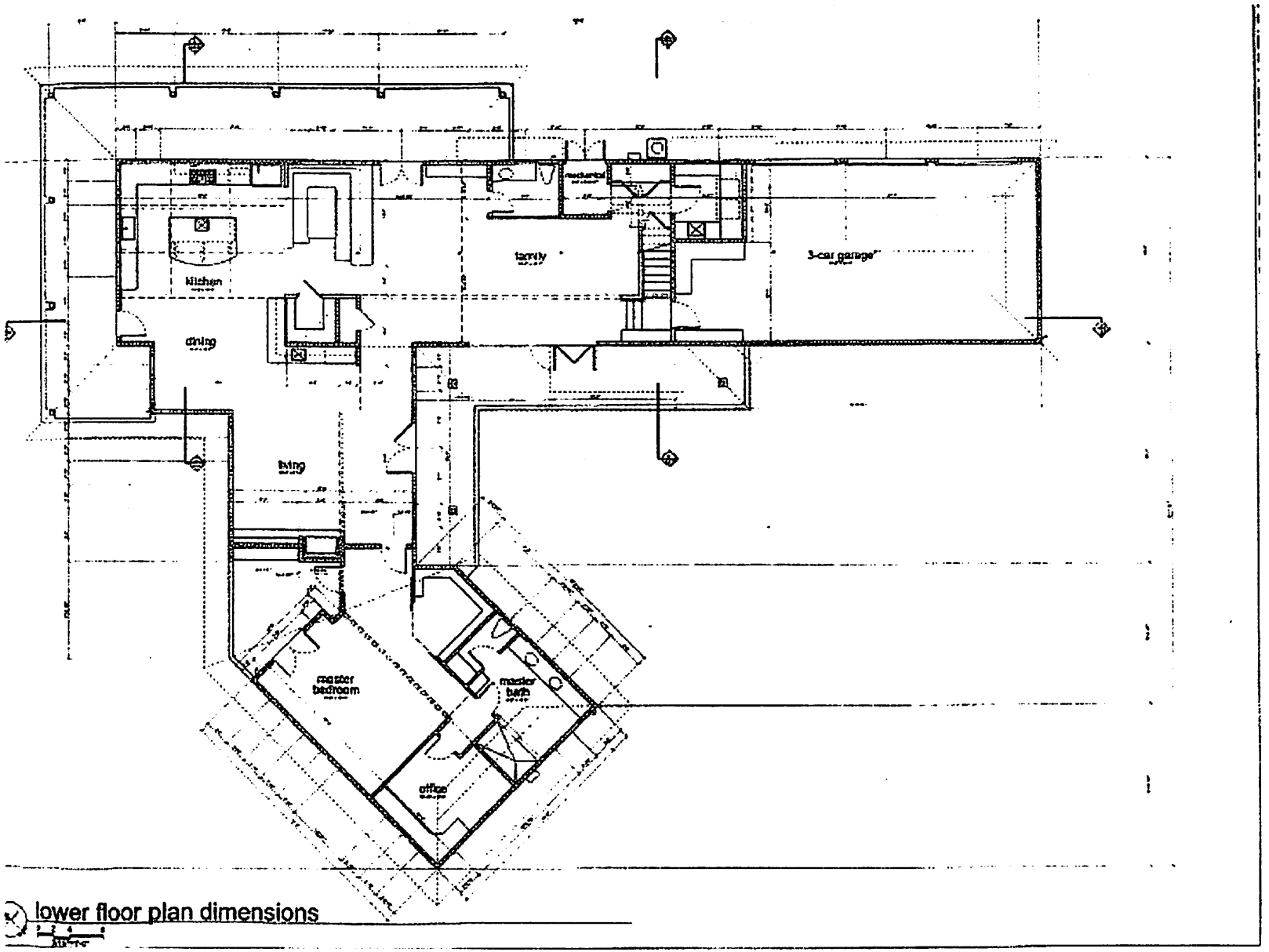
PROJECT

Vanpetten Minor Use Permit / DRC2014-00097

EXHIBIT

Existing structures/topo map

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND PLANNING

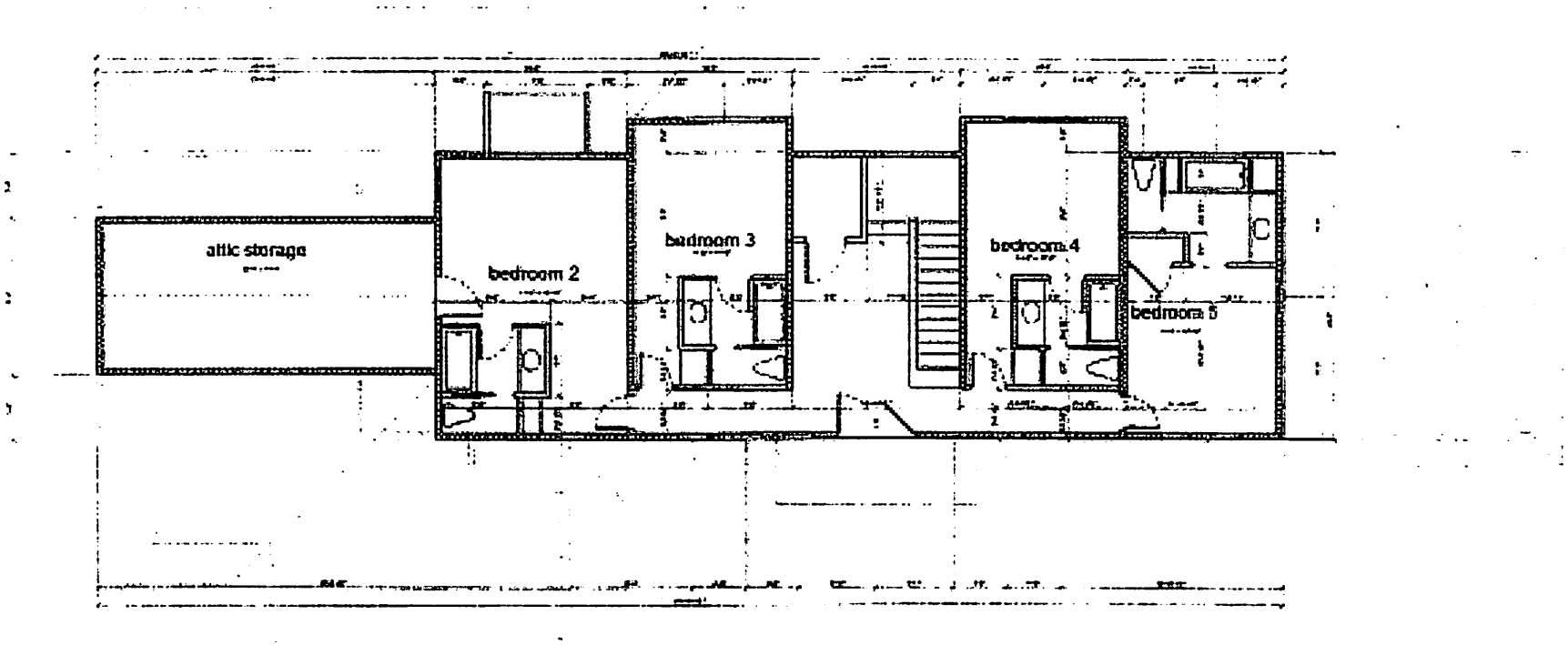


PROJECT

Vanpetten Minor Use Permit / DRC2014-00097

EXHIBIT

Lower Floor Plan

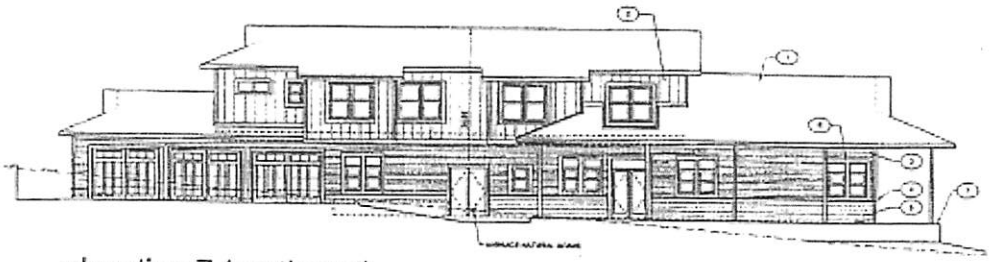


PROJECT

Vanpetten Minor Use Permit / DRC2014-00097

EXHIBIT

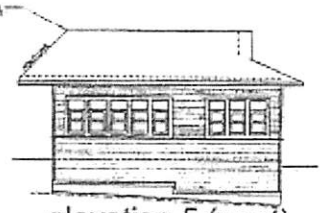
Upper Floor Plan



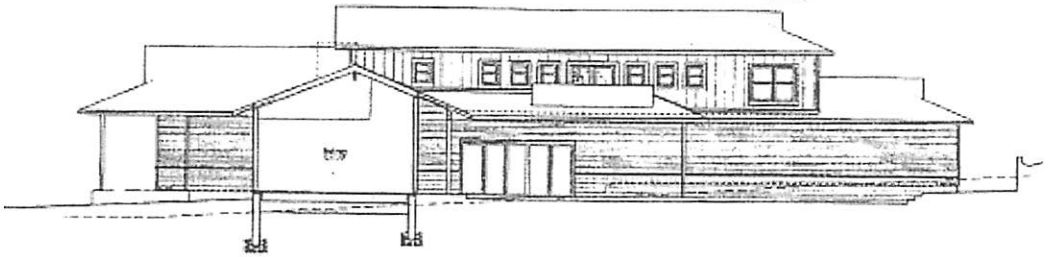
elevation 7 (northeast)

elevation keynotes

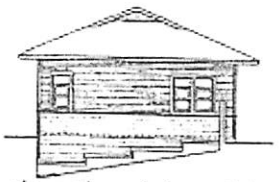
elevation 6 (northwest)



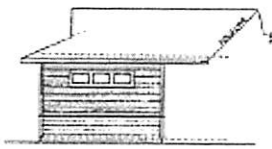
elevation 5 (west)



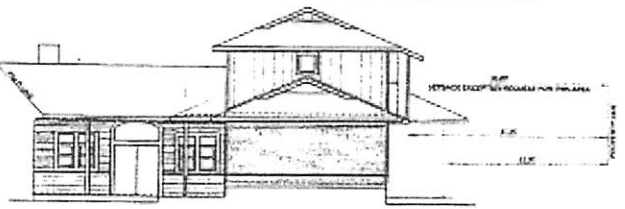
elevation 2 (southwest)



elevation 4 (south)



elevation 3 (east)



elevation 1 (southeast)

PROJECT

Vanpetten Minor Use Permit / DRC2014-00097

EXHIBIT

Elevations