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. ED15-061 **DATE: 12/17/2015**

PROJECT/ENTITLEMENT: Juengerman Grading Permit; PMT2015-0113

APPLICANT NAME: Allen Juengerman
ADDRESS: 715 Cornwall Drive, Oxnard CA, 93035
CONTACT PERSON: Palomar Homes – Randall Jordan **Telephone:** 805-238-5514

PROPOSED USES/INTENT: Request by Allen and Deborah Juengermann for a major grading permit to grade a driveway and building pad for a single family residence. The project will also address existing unpermitted grading completed for an adjacent barn's building pad. The project will involve approximate 690 cubic yards of cut and 690 cubic yards of fill with site disturbance of 0.85 acres on a 9.88 acre parcel. The proposed project is within the Residential Rural land use category.

LOCATION: The site is located on the southeast side of Sunburst Road, approximately 100 feet southwest of Amber Hills Way, roughly 6.5 miles northeast of the village of Creston. The site is in the El Pomar-Estrella sub area of the North County Planning Area.Sunburst Road, northeast of the community of Creston.

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: None

ADDITIONAL INFORMATION: Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805)781-5600.
COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT ..... 4:30 p.m. (2 wks from above DATE)

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

Notice of Determination

State Clearinghouse No. _____

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

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

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

	Michael Conger		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 5.8) Using Form

Project Title & No. **Juengerman Grading Permit ED15-061 PMT2015-0113**

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.

Michael Conger — 10/DEC/2015
Prepared by (Print) — Signature — Date

STEVE McMASTERS — Ellen Carroll, Environmental Coordinator
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 Allen and Deborah Juengermann for a major grading permit to grade a driveway and building pad for a single family residence. The project will also address existing unpermitted grading completed for an adjacent barn's building pad. The project will involve approximate 690 cubic yards of cut and 690 cubic yards of fill with site disturbance of 0.85 acres on a 9.88 acre parcel. The proposed project is within the Residential Rural land use category and is located on the southeast side of Sunburst Road, approximately 100 feet southwest of Amber Hills Way, roughly 6.5 miles northeast of the village of Creston. The site is in the El Pomar-Estrella sub area of the North County Planning Area.

ASSESSOR PARCEL NUMBER(S): 042-261-016

Latitude: 35° 34' 15.9738" N Longitude: -120° 27' 41.7024" W **SUPERVISORIAL DISTRICT #** 5

B. EXISTING SETTING

PLAN AREA: North County **SUB**: El Pomar/Estrella **COMM:** Rural

LAND USE CATEGORY: Residential Rural

COMB. DESIGNATION: None

PARCEL SIZE: 9.88 acres

TOPOGRAPHY: Gently rolling to moderately sloping

VEGETATION: Urban-built up Grasses

EXISTING USES: Unpermitted agricultural accessory structure

SURROUNDING LAND USE CATEGORIES AND USES:

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

C. ENVIRONMENTAL ANALYSIS

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

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST

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 located in the "Eddy Ranch" area, which is characterized by scattered single family residences on rural parcels of roughly 5-10 acres. Vegetation in this area is predominately non-native grasslands. The project proposes development of a single-family residence to occur adjacent to an unpermitted barn. The project will not be visible from any major public roadway or silhouette against any ridgelines as viewed from public roadways. The project is considered compatible with the surrounding uses.

Impact. No significant visual impacts are expected to occur.

Mitigation/Conclusion. No mitigation measures are necessary.

2. AGRICULTURAL RESOURCES *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Convert prime agricultural land, per NRCS soil classification, to non-agricultural use?	☐	☐	☒	☐

2. AGRICULTURAL RESOURCES
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?	☐	☐	☒	☐
c) Impair agricultural use of other property or result in conversion to other uses?	☐	☐	☒	☐
d) Conflict with existing zoning for agricultural use, or Williamson Act program?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

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

Land Use Category: Residential Rural

State Classification: Not prime farmland

Historic/Existing Commercial Crops: None

In Agricultural Preserve? Yes, El Pomar AG Preserve Area

Under Williamson Act contract? No

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

Balcom-Nacimiento association (30 - 50% slope).

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

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

Nacimiento-Los Osos complex (9 - 30 % slope).

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

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

Impact. The project is located in a predominantly non-agricultural area with no agricultural activities occurring on the property or immediate vicinity. Soils and climatic conditions in this area are not conducive to farming. No significant impacts to agricultural resources are anticipated.

Mitigation/Conclusion. No mitigation measures are necessary.

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

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

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

The passage of AB32, the California Global Warming Solutions Act (2006), recognized the need to

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

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

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

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

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

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

Due to the distance of any known fault (at least three miles away) or serpentine rock outcrop (at least three miles away), it is not expected that any naturally occurring asbestos would be encountered during any earthmoving activities.

The project proposes to disturb soils that have been given a wind erodibility rating of _# 5_, which is considered "moderate".

Impact. As proposed, the project will result in the disturbance of approximately 41,200 square feet. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation. The project is also not in close proximity to sensitive receptors that might otherwise result

in nuisance complaints and be subject to limited dust and/or emission control measures during construction.

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

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

Mitigation/Conclusion. No mitigation measures are necessary.

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

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

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

On-site Vegetation: Nonnative grasses.

Name and distance from blue line creek(s): Unnamed creek is located 650 feet southeast of the project site.

Habitat(s): California Central Valley and Southern Coastal Grassland

Site's tree canopy coverage: Approximately 0%

The Natural Diversity Database did not identify any sensitive species potentially existing within approximately one mile of the proposed project:

The Natural Diversity Database also identified this area as important habitat for the San Joaquin Kit Fox, a federally listed endangered species and a state listed threatened species. Under the County's San Joaquin kit fox program, the site is located in a 1:1 mitigation area.

Impact. The project site does not support any sensitive native vegetation or special status species. The site, however, is located in a critical habitat area for a federally listed endangered species, the San Joaquin kit fox.

With regards to the San Joaquin kit fox, based on the results of previous Kit Fox Habitat Evaluations that have been conducted for the El Pomar-Estrella Sub area, the standard mitigation ratio for projects on parcels less than 40 acres in size has been established as 1:1. This means that all impacts to kit fox habitat must be mitigated at a ratio of 1 acre conserved for each acre impacted 1:1. The project will result in the permanent disturbance of .85 acres of kit fox habitat.

Applicants have the option of hiring a qualified biologist to conduct a Kit Fox Habitat Evaluation of the project site if the applicant believes that the evaluation would lower the score and reduce the required mitigation ratio. However, the applicant has chosen to accept the standard mitigation ratio of 1:1, which requires that a total compensatory acreage of .85 (.85 acres multiplied by a 1:1 ratio) be mitigated.

Mitigation/Conclusion. With regards to the San Joaquin Kit Fox, the applicant will be required to mitigate the loss of .85 acres of kit fox habitat by one of the following ways:

- ✓ Deposit of funds to an approved in-lieu fee program;
- ✓ Provide for the protection of kit foxes in perpetuity through acquisition of fee or conservation easement of suitable habitat in the kit fox corridor area; or
- ✓ Purchase credits in an approved conservation bank.

To prevent inadvertent harm to kit fox, the applicant has agreed to retain a biologist for a pre-construction survey, a pre-construction briefing for contractors, and monitoring activities in addition to implementing cautionary construction measures. These mitigation measures are listed in detail in Exhibit B Mitigation Summary Table.

The implementation of the above measures will mitigate biological impacts to a level of insignificance.

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) Cause a substantial adverse change to a Tribal Cultural Resource?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

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

No previous cultural surveys were found for the subject property. A search of ¼ mile around the subject property identified no previous surveys .

Impact. The project is not located in an area that would be considered culturally sensitive due to lack of physical features typically associated with prehistoric occupation. No evidence of cultural materials was noted on the property. Per AB52, tribal consultation was performed and no resources were identified. Impacts to historical or paleontological resources are not expected.

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

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

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

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

Topography: Gently rolling to moderately sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Moderate

Liquefaction Potential: Low

Nearby potentially active faults?: No Distance? Not applicable

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

Shrink/Swell potential of soil: Moderate

Other notable geologic features? None

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts.

Impact. As proposed, the project will result in the disturbance of approximately 41,200 square feet. Disturbance of soils as part of a construction project has the potential to result in erosion of topsoil and sedimentation of nearby streams and drainage swales. Pursuant to Chapter 22.52 of the Land Use Ordinance, this plan will be required to provide an erosion and sedimentation control plan and a drainage plan. Both plans must adhere to standards contained in Chapter 22.52 which are designed to ensure that erosion and sedimentation impacts are minimized.

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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
f) If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?	☐	☐	☒	☐
h) Be within a 'very high' fire hazard severity zone?	☐	☐	☒	☐
i) Be within an area classified as a 'state responsibility' area as defined by CalFire?	☐	☒	☐	☐
j) Other: _____	☐	☐	☐	☐

Setting. The project is not located in an area of known hazardous material contamination. The project is within a 'high' severity risk area for fire and within the State Responsibility Area. 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. Based on the County's fire response time map, it will take approximately 10-20 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.

With regards to fire hazards, the project is subject to the implementation of a Fire Safety Plan, as approved by Cal Fire. The fire safety plan addresses issues such as access road design, placement of hydrants, storage of water, sprinklering, building materials, and vegetation clearance. Compliance with the fire safety plan will ensure that impacts due to fire hazard are reduced to a less-than-significant level.

Mitigation/Conclusion. Other than fire safety, no significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary. Fire safety plan compliance, which is already required by County ordinance, would sufficiently reduce fire safety impacts to a less-than-significant level.

8. NOISE

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

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

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

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: _____	☐	☐	☐	☐

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: Templeton (Approximately 13.49 miles to the west)

Fire: Cal Fire (formerly CDF) Hazard Severity: High Response Time: 10-15 minutes
15-20 minutes

Location: (Approximately 5 miles to the southwest) 6055 Webster Road, Creston

School District: Shandon Joint Unified School District.

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

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

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

11. RECREATION

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

Setting. The County's Parks and Recreation Element does not show any proposed trail alignments in the vicinity of the project site. 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, nor will it affect the access to established recreational resources.

Mitigation/Conclusion. No impact was identified and no mitigation is 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)?*	☐	☐	☒	☐
d) *Provide for adequate emergency access?*	☐	☐	☒	☐
e) *Conflict with an established measure of effectiveness for the performance of the circulation system considering all modes of transportation (e.g. LOS, mass transit, etc.)?*	☐	☐	☒	☐
f) *Conflict with an applicable congestion management program?*	☐	☐	☒	☐
g) *Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?*	☐	☐	☒	☐
h) *Result in a change in air traffic patterns that may result in substantial safety risks?*	☐	☐	☐	☒
i) *Other:* _____	☐	☐	☐	☐

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

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

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: _____	☐	☐	☐	☐

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.

Based on Natural Resource Conservation Service (NRCS) Soil Survey map, the soil type(s) for the project is provided in the listed in the previous Agricultural Resource section. The main limitation(s) of this soil for wastewater effluent include:

--***shallow depth to bedrock***, which is an indication that there may not be sufficient soil depth to provide adequate soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, the chances increase for the effluent to infiltrate cracks that could lead directly to groundwater source or surrounding wells without adequate filtering, or allow for daylighting of effluent where bedrock is exposed to the earth's surface. In this case, based on soil boring information, it is expected that there will be sufficient separation between leach line and bedrock to provide for adequate filtering of effluent, and no special requirements (e.g., engineered system) are anticipated to be able to meet Basin Plan/CPC requirements.

--***steep slopes***, where portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effuent. In this case, the proposed leach lines are located on a gently sloping area that is sufficiently set back from any steep slopes to avoid potential daylighting of effluent. Therefore, no measures are necessary above what is called out for in the CPC/Basin Plan to address potential steep slopes.

--***slow percolation***, where fluids will percolate too slowly through the soil for the natural processes to effectively break down the effluent into harmless components. Soils tests have not been provided, and so the percolation rate is unknown.

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, the site appears to be able to design an on-

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

14. WATER & HYDROLOGY

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY				
a) Violate any water quality standards?	☐	☐	☒	☐
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?	☐	☐	☒	☐
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	☐	☐	☒	☐
d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?	☐	☐	☒	☐
e) Change rates of soil absorption, or amount or direction of surface runoff?	☐	☐	☒	☐
f) Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?	☐	☐	☒	☐
g) Involve activities within the 100-year flood zone?	☐	☐	☒	☐
QUANTITY				
h) Change the quantity or movement of available surface or ground water?	☐	☒	☐	☐
i) Adversely affect community water service provider?	☐	☐	☒	☐
j) Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure,etc.), or inundation by seiche, tsunami or mudflow?	☐	☐	☒	☐
k) Other: _____	☐	☐	☐	☐

Setting. The project proposes to obtain its water needs from an on-site well. The source of the on-site well would be the Paso Robles Groundwater Basin (PRGWB). The Board of Supervisors has designated the PRGWB as being in a Level of Severity III, which indicates that water extractions are exceeding natural replenishment rates. In enacting the Sustainable Groundwater Management Act, the California legislature also determined that the PRGWB is a high priority basin. This means that a

groundwater sustainability agency would need to be formed and a groundwater sustainability plan implemented within the next five years.

The Board of Supervisors adopted restrictions on land uses creating new water demands on the PRGWB. New development can only proceed if the new water demand is offset on a 1:1 basis. This regulation applies only to construction permits issued after November 26, 2015.

The topography of the project is moderately sloping to steeply sloping The closest creek from the proposed development is approximately .07 miles away. As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility.

This project will be required to implement an erosion and sedimentation control plan to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County's Land Use Ordinance requires that temporary erosion and sedimentation measures to be installed.

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

Within the 100-year Flood Hazard designation? No

Closest creek? Unnamed Distance? Approximately 384 feet

Soil drainage characteristics: Moderately drained

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

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

Soil erodibility: Moderate

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

Impact – Water Quality/Hydrology

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

- ✓ Approximately 41,200 square feet of site disturbance and the movement of approximately 1,380 cubic yards of material is proposed.
- ✓ The project will be subject to standard County requirements for drainage and erosion and sedimentation control.
- ✓ The project is not within a 100-year Flood Hazard designation.
- ✓ The project is more than 100 feet from the closest creek or water body.

✓ All disturbed areas will be permanently stabilized with vegetation or pavement.

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: 0.23 acre feet/year (AFY);
Outdoor: 0.51 AFY
Total Use: 0.74 AFY
Water Conservation: 0 AFY
Total Use w/ Conservation: 0.74 AFY

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

As depicted above, the project is anticipated to create an additional water demand of approximately 0.74 acre-feet per year on the Paso Robles Groundwater Basin. Because the basin is already designated at a Level of Severity III, any additional demands on the basin would constitute a significant impact.

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

Based on the proposed amount of water to be use and the water source, the applicant will be required to offset new water demand on a 1:1 basis in order to reduce impacts on the groundwater basin to a less-than-significant level.

15. LAND USE

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

Setting/Impact. 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. LUO Section 22.94.025 – *Paso Robles Groundwater Basin*
2. LUO Section 22.94.040C – *Grading, Removal of Vegetation, and Fuelbreaks*
3. LUO Section 22.94.040D – *Light and Glare*

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	**In File****
☐	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)	**Not Applicable**
☐	CA Department of Transportation	**Not Applicable**
☐	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:

No additional studies consulted.

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.

BIOLOGY

BR-1: **Prior to issuance of grading and/or construction permits**, the applicant shall submit evidence to the County of San Luis Obispo, Department of Planning and Building, Environmental and Resource Management Division (County) that states that one or a combination of the following three San Joaquin kit fox mitigation measures has been implemented:

a) Provide for the protection in perpetuity, through acquisition of fee or a conservation easement of **0.85** acres of suitable habitat in the kit fox corridor area (e.g. within the San Luis Obispo County kit fox habitat area, northwest of Highway 58), either on-site or off-site, and provide for a non-wasting endowment to provide for management and monitoring of the property in perpetuity. Lands to be conserved shall be subject to the review and approval of the California Department of Fish and Game (Department) and the County.

This mitigation alternative (a.), requires that all aspects if this program must be in place before County permit issuance or initiation of any ground disturbing activities.

b) Deposit funds into an approved in-lieu fee program, which would provide for the protection in perpetuity of suitable habitat in the kit fox corridor area within San Luis Obispo County, and provide for a non-wasting endowment for management and monitoring of the property in perpetuity.

Mitigation alternative (b) above, can be completed by providing funds to The Nature Conservancy (TNC) pursuant to the Voluntary Fee-Based Compensatory Mitigation Program (Program). The Program was established in agreement between the Department and TNC to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The fee, payable to "The Nature Conservancy", would total ***$2,125****. This fee is calculated based on the current cost-per-unit of $2500 per acre of mitigation, which is scheduled to be adjusted to address the increasing cost of property in San Luis Obispo County; your actual cost may increase depending on the timing of payment. This fee must be paid after the Department provides written notification about your mitigation options but prior to County permit issuance and initiation of any ground disturbing activities.*

c) Purchase **0.85** credits in a Department-approved conservation bank, which would provide for the protection in perpetuity of suitable habitat within the kit fox corridor area and provide for a non-wasting endowment for management and monitoring of the property in perpetuity.

Mitigation alternative (c) above, can be completed by purchasing credits from the Palo Prieto Conservation Bank. The Palo Prieto Conservation Bank was

*established to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The cost for purchasing credits is payable to the owners of The Palo Prieto Conservation Bank, and would total **$2,125**. This fee is calculated based on the current cost-per-credit of $2500 per acre of mitigation. The fee is established by the conservation bank owner and may change at any time. Your actual cost may increase depending on the timing of payment. Purchase of credits must be completed prior to County permit issuance and initiation of any ground disturbing activities.*

BR-2: **Prior to issuance of grading and/or construction permits**, the applicant shall shall provide evidence that they have retained a qualified biologist acceptable to the County. The retained biologist shall perform the following monitoring activities:

a) **Prior to issuance of grading and/or construction permits and within 30 days prior to initiation of site disturbance and/or construction**, the biologist shall conduct a pre-activity (i.e. pre-construction) survey for known or potential kit fox dens and submit a letter to the County reporting the date the survey was conducted, the survey protocol, survey results, and what measures were necessary (and completed), as applicable, to address any kit fox activity within the project limits.

b) The qualified biologist shall conduct weekly site visits during site-disturbance activities (i.e. grading, disking, excavation, stock piling of dirt or gravel, etc.) that proceed longer than 14 days, for the purpose of monitoring compliance with required Mitigation Measures BR-3 through BR11. Site- disturbance activities lasting up to 14 days do not require weekly monitoring by the biologist unless observations of kit fox or their dens are made on-site or the qualified biologist recommends monitoring for some other reason (see BR-2-c3). When weekly monitoring is required, the biologist shall submit weekly monitoring reports to the County.

c) **Prior to or during project activities**, if any observations are made of San Joaquin Kit fox, or any known or potential San Joaquin kit fox dens are discovered within the project limits, the qualified biologist shall re-assess the probability of incidental take (e.g. harm or death) to kit fox. At the time a den is discovered,, the qualified biologist shall contact the U.S. Fish and Wildlife Service and the Department (see contact information below) for guidance on possible additional kit fox protection measures to implement and whether or not a federal and/or state incidental take permit is needed. If a potential den is encountered during construction, work shall stop until such time the U.S. Fish and Wildlife Service/Department determines it is appropriate to resume work.

If incidental take of kit fox during project activities is possible, before project activities commence, the applicant must consult with the U.S. Fish and Wildlife Service and the Department. The results of this consultation may require the applicant to obtain a Federal and/or State permit for incidental take during project activities. The applicant should be aware that the presence of kit foxes or known or potential kit fox dens at the project site could result in further delays of project activities.

d) In addition, the qualified biologist shall implement the following measures:

1) **Within 30 days prior to initiation of site disturbance and/or construction**, fenced exclusion zones shall be established around all known and potential kit fox dens. Exclusion zone fencing shall consist of either large flagged stakes connected by rope or cord, or survey laths or wooden stakes prominently flagged with survey ribbon. Each exclusion zone shall be roughly circular in configuration with a radius of the following distance measured outward from the den or burrow entrances:

   a) Potential kit fox den: 50 feet
   b) Known or active kit fox den: 100 feet
   c) Kit fox pupping den: 150 feet

2) All foot and vehicle traffic, as well as all construction activities, including storage of supplies and equipment, shall remain outside of exclusion zones. Exclusion zones shall be maintained until all project-related disturbances have been terminated, and then shall be removed.

3) If kit foxes or known or potential kit fox dens are found on site, daily monitoring during ground disturbing activities shall be required by a qualified biologist.

BR-3: **Prior to issuance of grading and/or construction permits**, the applicant shall clearly delineate as a note on the project plans, that: "Speed signs of 25 mph (or lower) shall be posted for all construction traffic to minimize the probability of road mortality of the San Joaquin kit fox". Speed limit signs shall be installed on the project site **within 30 days prior to initiation of site disturbance and/or construction**.

In addition, **prior to permit issuance and initiation of any ground disturbing activities**, conditions BR-3 through BR-11 of the Developer's Statement/Conditions of Approval shall be clearly delineated on project plans.

BR-4: **During the site disturbance and/or construction phase**, grading and construction activities after dusk shall be prohibited unless coordinated through the County, during which additional kit fox mitigation measures may be required.

BR-5: **Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction**, all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the county, as well as any related biological report(s) prepared for the project. The applicant shall notify the County shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.

BR-6: **During the site-disturbance and/or construction phase**, to prevent entrapment of the San Joaquin kit fox, all excavation, steep-walled holes or trenches in excess of two feet in depth shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Trenches shall also be inspected for entrapped kit fox each morning prior to onset of field activities and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled, they shall be thoroughly inspected for entrapped

kit fox. Any kit fox so discovered shall be allowed to escape before field activities resume, or removed from the trench or hole by a qualified biologist and allowed to escape unimpeded.

BR-7: **During the site-disturbance and/or construction phase**, any pipes, culverts, or similar structures with a diameter of four inches or greater, stored overnight at the project site shall be thoroughly inspected for trapped San Joaquin kit foxes before the subject pipe is subsequently buried, capped, or otherwise used or moved in any way. If during the construction phase a kit fox is discovered inside a pipe, that section of pipe will not be moved, or if necessary, be moved only once to remove it from the path of activity, until the kit fox has escaped.

BR-8: **During the site-disturbance and/or construction phase**, all food-related trash items such as wrappers, cans, bottles, and food scraps generated shall be disposed of in closed containers only and regularly removed from the site. Food items may attract San Joaquin kit foxes onto the project site, consequently exposing such animals to increased risk of injury or mortality. No deliberate feeding of wildlife shall be allowed.

BR-9: **Prior to, during and after the site-disturbance and/or construction phase**, use of pesticides or herbicides shall be in compliance with all local, State and Federal regulations. This is necessary to minimize the probability of primary or secondary poisoning of endangered species utilizing adjacent habitats, and the depletion of prey upon which San Joaquin kit foxes depend.

BR-10: **During the site-disturbance and/or construction phase**, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and County. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the U.S. Fish and Wildlife Service and Department by telephone (see contact information below). In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to Department for care, analysis, or disposition.

BR-11: **Prior to final inspection, or occupancy**, whichever comes first, should any long internal or perimeter fencing be proposed or installed, the applicant shall do the following to provide for kit fox passage:

a) If a wire strand/pole design is used, the lowest strand shall be no closer to the ground than 12".

b) If a more solid wire mesh fence is used, 8" x 12" openings near the ground shall be provided every 100 yards.

Upon fence installation, the applicant shall notify the County to verify proper installation. Any fencing constructed after issuance of a final permit shall follow the above guidelines.

GEOLOGY AND SOILS

No mitigation is required beyond what is already required by ordinance. *Compliance with the requirements of Chapter 22.52 of the Land Use Ordinance will ensure that impacts pertaining to geology and soils are mitigated to a less-than significant impact. The applicant is required to submit an erosion and sedimentation control plan and a drainage plan for County review and approval prior to issuance of grading and/or construction permits.*

HAZARDS AND HAZARDOUS MATERIALS

No mitigation is required beyond what is already required by ordinance. *Compliance with California Building Code requirements will ensure that any fire hazards are mitigated to a less-than-significant level. Building permits are only approved when they are compliance with the California Building Code.*

PUBLIC UTILITIES AND FACILITIES

No mitigation is required beyond what is already required by ordinance. *Compliance with the public facility fee ordinance and local school district impact fee requirements will ensure the project mitigates cumulative impacts on public utilities and facilities. Fees must be paid prior to permit issuance.*

WASTEWATER

WW-1: **Prior to issuance of construction permits,** the applicant shall supply soils tests to demonstrate soil suitability for septic systems to the satisfaction of the Building Official.

WATER

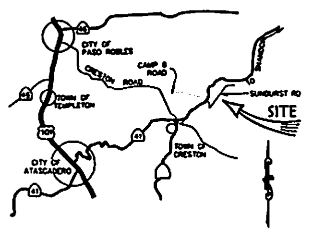
W-1: **Prior to issuance of construction or grading permits,** the applicant shall offset the new water demand required of a single family residence by purchasing credits from a County Approved Water Conservation Program operating in the Paso Robles Groundwater Basin, or otherwise comply with the requirements of Section 19.07.042 of the Building and Construction Ordinance.

Juengermann - Sunburst Road - Grading, Drainage & Erosion Control Plan

PROJECT DESCRIPTION: Single family residence.

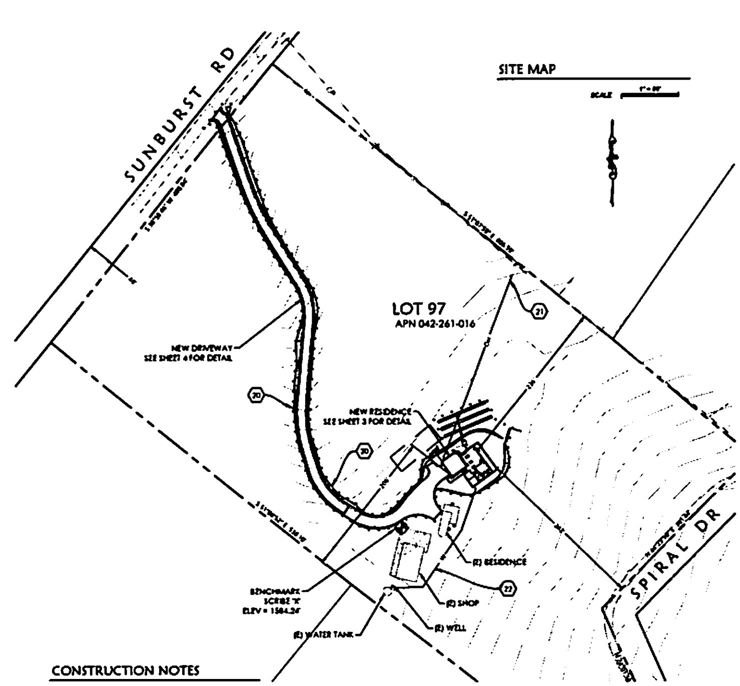
VICINITY MAP

Not to Scale



SITE MAP

SCALE 1" = 80'



LEGAL DESCRIPTION

LOT 97, OF ASSOCIATED ALMOND ORCHARDS SITUATED AS FILED IN BOOK 2, PAGE 31, OF MAPS

APN 042-261-016

BENCHMARK

TBM = TOP OF A SCRIBED "X" (TCS#71) AS SHOWN AT THE NORTH WEST CORNER OF THE CONCRETE PAD AROUND THE SHOP BUILDING ELEVATION = 1584.24 FEET (NVG384 - GEOID 03 ORTHOMETRIC HEIGHT PER GPS OBSERVATIONS)

OWNER

ALLEN & DEBORAH JUENGERMANN
713 Cornwall Dr.
Oxnard, CA 93035

SURVEYOR

Twin Cities Surveying, Inc.
615 Main Street, Ste. C
Templeton, CA 93465
(805) 434-1834

APPLICABLE CODES

2013 Building Standards Codes
- California Building Code, Vols 1 & 2 (2012 IBC)
- California Residential Code (New) (2012 IRC)
- California Plumbing Code (2012 UPC)
- California Mechanical Code (2012 UMC)
- California Electrical Code (2011 NEC)
- California Energy Code (v.2008 until 7/1/2014)
- California Green Building Code
- California Fire Code (2012 IFC)
- California Reference Standards Code
- County Building and Construction Ordinance - Title 19
- County Coastal Zone Land Use Ordinance - Title 23
- County Fire Code Ordinance - Title 16
- County Land Use Ordinance - Title 22

PROJECT STATISTICS

Cut 400 CYs, Fill 290 CYs, Total 690 CYs
Max. cut = 3.4 ft, Max. fill = 2.3 ft
Average slope > 10 %
Area of site disturbance = 31,000 sf (0.71 ac)
Impervious area = 2500 sf
Parcel Area = 10.18 ac

PACIFIC MILEPOST Drafting Services pacificmilepost.com

CONSTRUCTION NOTES

(20) Limits of disturbance, typ.
(21) Approximate location of POLE and telephone. Extend overhead to serve new residence.
(22) Extend water service to serve new residence.

ABBREVIATIONS

AC	Asphalt Concrete Paving
AP	Angle Point
CO	Clean-out
CL	Centerline
CONC	Concrete
CONST	Construction
DIA & Ø	Diameter
ELEV	Elevation
EXIST & (E)	Existing
FF	Finished Floor
FS	Finished Surface
FH	Fire Hydrant
FL	Flow Line
G	Gas
GB	Grade Break
GR	Finished Grade
HDPE	Hi-density Polyethylene
HP	High Point
INV	Invert Elevation
LT	Left
LF	Linear Feet
LP	Low Point
MH	Manhole
P	Power
PC	Point Of Curvature
PL	Property Line
PRC	Point Of Reverse Curvature
PT	Point Of Tangency
PUE	Public Utility Easement
PVC	Polyvinyl Chloride
R	Radius
RT	Right
RP	Radius Point
RW	Right-of-way
S	Slope
SD	Storm Drain
SS	Sanitary Sewer
STA	Station
T	Telephone
TW	Top Of Wall
TYP	Typical
W	Water

LEGEND

Property Line
Centerline
Existing Ground Contour
Finish Grade Contour
Concrete
Edge of Pavement
Water Line
Water Valve
Fire Hydrant
Sanitary Sewer Main
Electrical Line
Overhead Line
Utility Pole
Guy Anchor
Elec. Vault / Pedestal / Pull Box
Telephone Line
Tele. Vault / Pedestal / Pull Box
Fence
Gas Main
Flowline
Proposed Grade & Direction
Construction Note Reference
Spot Elevation
Proposed Slope
Retaining Wall
Silt Fence

GENERAL NOTES

1. No construction shall be started without plans approved by the County Building Department. The Building Department shall be notified at least 24 hours prior to starting of construction and of the time location of the preconstruction conference. Any construction performed without approved plans or prior notification to the Building Department will be rejected and will be at the contractor's and/or owner's risk.
2. For any construction performed that is not in compliance with plans or permits approved for the project the Building Department may revoke all active permits and recommend that County Code Enforcement provide a written notice or stop work order in accordance with Section 22.52.140 [23.10] of the Land Use Ordinance.
3. All construction work and installations shall conform to the most current County of San Luis Obispo Public Improvement Standards and all work shall be subject to the approval of the Building Department.
4. The project owner and contractor shall be responsible for providing and/or maintaining all weather access at all times to existing properties located in the vicinity of work. Additionally, they shall be responsible for maintaining all existing services, including utility, garbage collection, mail distribution, etc., to all existing properties located in the vicinity of work.
5. On-site hazards to public safety shall be shielded by construction fencing. Fencing shall be maintained by the project owner and contractor until such time that the project is completed and occupied, potential hazards have been mitigated, or alternative protective measures have been installed.
6. Soils tests shall be done in accordance with the County Public Improvement Standards, Section 3.2.3. All tests must be made within 15 days prior to the placing material. The test results shall clearly indicate the location and source of the material.
7. Roadway compaction tests shall be made on subgrade material, aggregate base material, and material as specified by the Soils Engineer. Said tests shall be made prior to the placement of the next material lift.
8. Subgrade material shall be compacted to a relative compaction of 95% in the zone between finished subgrade elevation and a minimum of 1-foot below. All material in fill sections below the zone mentioned above shall be compacted to 90% relative compaction.
9. A registered civil engineer shall certify that the improvements when completed are in accordance with the plans prior to the request for a final inspection. Record Drawings shall be prepared after construction is completed. The civil engineer certifying the improvements and preparing as-built plans may be present when the final inspection is made by the County.
10. An Engineer of Work Agreement and an Engineer Checking and Inspection Agreement are required prior to the start of construction. The Building Department shall be notified in writing of any changes to the Engineer of Work Agreement. Construction shall not proceed without an Engineer of Work.
11. All utility companies shall be notified prior to the start of construction.
12. A County Encroachment Permit is required for all work done within the County right-of-way. The Encroachment Permit may establish additional construction, utility and traffic control requirements.
13. The County Inspector acting on behalf of the County Building Department may require revisions in the plans to solve unforeseen problems that may arise in the field. All revisions shall be subject to the approval of the Developer's Engineer of Work.
14. The structural section shall be based on soils tests taken at the time of construction and using a Traffic Index of for (road name). The structural section shall be approved by the Building Department prior to road construction.
15. Hydro-seeding or other permanent erosion control shall be placed and established with 90% coverage on all disturbed surfaces (other than paved or gravel surfaced) prior to the final inspection.
16. For any public improvements to be maintained by the County, if environmental permits from the U.S. Army Corps of Engineers, the California Regional Water Quality Control Board/State Water Resources Control Board, or the California Department of Fish & Game are required, the Developer shall: a. submit a copy of all such completed permits to the County Building Department OR, b. document that the regulatory agencies determined that said permit is not required; prior to acceptance of the completed improvements for County maintenance and release of improvement security. Any mitigation monitoring required by said permits will remain the responsibility of the Developer.
17. When the project site earthwork is not intended to balance then a separate grading permit for the sending or receiving property may be required. A copy of the permit/s or evidence that no permits are required shall be submitted to the Department prior to commencing project earthwork.

GRADING NOTES

1. All grading construction shall conform to the applicable codes as noted under "Applicable Codes" heading.
2. The developer shall be responsible for scheduling a pre-construction meeting with the County and other affected agencies. The contractor shall notify the County Building Department at least 24 hours prior to any work being performed, and arrange for inspection.
3. Grading shall comply with the recommendations of the preliminary soils report by Beacon Geotechnical, Inc., date December 29, 2014, filed with the County of San Luis Obispo.
4. Estimated earth quantities:
   Cut 400 CYs Fill 290 CYs

   Note: exact shrinkage, consolidation, and subsidence factors and losses due to clearing operations are not included. Estimated earthwork quantities are based upon the difference between existing ground surface and proposed finish grades, or sub grades as shown on the plan, and should vary according to these factors. The contractor shall be responsible for site inspection and quantity take off, and shall bid accordingly.
5. Soils engineer to determine the soil is suitable to support the intended structure. Such report including progress and/or compaction reports shall be submitted to the field inspector prior to final inspection when a soils report is obtained. The County policy regarding pad certification shall be followed. When applicable the engineer shall observe the grading operation(s) and provide the field inspector with required compaction reports and a report stating that the grading performed has been observed and is in conformance with the UBC and County ordinances.
6. No cut or fill slopes will be constructed steeper than two horizontal to one vertical (2:1).
7. Dust control is to be maintained at all times during construction.
8. Areas of fill shall be scarified, benched and recompacted prior to replacing fill and observed by a soil or civil engineer.
9. Fill material will be recompacted to 90% of maximum density.
10. Remove any deleterious material encountered before placing fill.
11. All disturbed areas shall be hydro seeded or planted with approved erosion control vegetation as soon as practical after construction is complete.
12. Minimum setback to creeks and bluffs shall be maintained. Minimum setback of two feet from all property lines will be maintained for all grading.
13. Minimum slope away from buildings shall be 5% for the first ten feet around perimeter.
14. The contractor shall be responsible for the protection of all existing survey markers during construction. All such monuments or markers disturbed shall be reset at the contractor's expense.
15. All contractors and subcontractors working within the right of way shall have an appropriate contractor's license, a local business license, and shall obtain an encroachment permit.
16. Engineering reports for cut or fill slope steeper than 2:1 shall be submitted to the field inspector.

UNDERGROUND UTILITY NOTES

1. An effort has been made to define the location of underground facilities within the job site. However, all existing utility and other underground structures may not be shown on this plan and their location where shown is approximate. The construction contractor agrees that he shall assume sole and complete responsibility for locating or having located all underground utilities and other facilities and for protecting them during construction.
2. All utility companies must be notified prior to the start of construction. The construction contractor shall contact underground service alert (USA) at 811 two to ten days prior to the start of excavation and shall verify the location of any known utilities and whether or not a representative of each company will be present during excavation.

DIGALERT 811

TABLE 3-7: PR1 MANDATORY SITE DESIGN MEASURES *

	MANDATORY SITE DESIGN MEASURES (SELECT AT LEAST ONE)	SELECTED	REASON, IF NOT SELECTING	HANDBOOK SECTION
a.	Roof runoff directed into cisterns or rain barrels for reuse?	optional	At owner's discretion	5.2.1
b.	Roof runoff directed into vegetated areas (safely away from building foundations and footings)?	yes		5.2.2
c.	Runoff from sidewalks, walkways, and/or patios directed onto vegetated areas (safely away from the building foundations and footings)?	yes		5.2.3
d.	Runoff from driveways and/or uncovered parking lots onto vegetated areas (safely away from the building foundations and footings)?	yes		5.2.4
e.	Construct bike lanes, driveways, uncovered parking lots, sidewalks, walkways, and patios with permeable surfaces?	N/A		5.2.5

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Templeton, CA 93465
Phone (805) 239-0664
Fax (805) 238-6143
Email robertseng@charter.net

Record Drawings

Timothy P. Roberts, RCE 35366 exp 09/30/15 Date

Roberts Engineering, Inc.	
Juengermann - Sunburst Road	
Title Sheet, Notes & Details	
Design/Drawn: TR / JTM	Job #: 15-036
California Coordinates (CCS83 Zone 5): N 2402980 E 5829770	
Timothy P. Roberts, RCE 35366 exp 09/30/15	8/13/2015
Sheet 1 of 4	

EROSION CONTROL NOTES

1. Erosion control measures for wind, water, material stockpiles, and tracking shall be implemented on all projects at all times and shall include source control, including protection of stockpiles, protection of slopes, protection of all disturbed areas, protection of accesses, and perimeter containment measures. Erosion control shall be placed prior to the commencement of grading and site disturbance activities unless the Building Department determines temporary measures to be unnecessary based upon location, site characteristics or time of year. The intent of erosion control measures shall be to keep all generated sediments from entering a swale, drainage way, watercourse, atmosphere, or migrate onto adjacent properties or onto the public right-of-way.

2. Site inspections and appropriate maintenance of all erosion control measures/devices shall be conducted and documented at all times during construction and especially prior to, during, and after rain events.

3. The Developer shall be responsible for the placement and maintenance of all erosion control measures/devices as specified by the approved plan until such time that the project is accepted as complete by the Building Department or until released from the Conditions of Approval of their General Permit. Erosion control measures/devices may be relocated, deleted or additional measures/devices may be required depending on the actual conditions encountered during construction. Additional erosion control measures/devices shall be placed at the discretion of the Engineer of Work, County Inspector, SWPPP Monitor, or RWQCB Inspector. Guidelines for determining appropriate erosion control devices shall be included in the plans with additional measures/devices noted from the appendix of the Public Improvement Standards.

4. Wet weather erosion control measures/devices shall be available, installed, and/or applied between October 15 and April 15 or anytime when the rain probability exceeds 30%.

5. The Contractor, Developer, and Engineer of Work shall be responsible to review the project site prior to October 15 (rainy season) and to coordinate an implementation plan for wet weather erosion control devices. A locally based standby crew for emergency work shall be available at all times during the rainy season (October 15 through April 15). Necessary materials shall be available and stock piled at convenient locations to facilitate rapid construction or maintenance of temporary devices when rain is imminent.

6. In the event of a failure, the Developer and/or his representative shall be responsible for cleanup and all associated costs or damage. In the event that damage occurs within the right-of-way and the County is required to perform cleanup, the owner shall be responsible for County reimbursement of all associated costs or damage.

7. In the event of failure and/or lack of performance by the owner and/or contractor to correct erosion control related problems the Building Department may revoke all active permits and recommend that County Code Enforcement provide a written notice or stop work order in accordance with Section 22.52.140 [23.10] of the Land Use Ordinance.

8. Permanent erosion control shall be placed and established with 90% coverage on all disturbed surfaces other than paved or gravel surfaces, prior to final inspection. Permanent erosion control shall be fully established prior to final acceptance. Temporary erosion control measures shall remain in place until permanent measures are established.

9. The County Air Pollution Control District (APCD) may have additional project specific erosion control requirements. The Contractor, Developer, and Engineer of Work shall be responsible for maintaining self-regulation of these requirements.

10. All projects involving site disturbance of one acre or greater shall comply with the requirements of the National Pollutant Discharge Elimination System (NPDES). The Developer shall submit a Notice of Intent (NOI) to comply with the General Permit for Construction Activity with the Regional Water Quality Control Board (RWQCB). The Developer shall provide the County with the Waste Discharge Identification Number (WDID #) or with verification that an exemption has been granted by RWQCB.

    WDID No.: n/a less than one acre site disturbance

    Person to contact 24 hours a day in the event there is an erosion control/sedimentation problem (Storm Water Compliance Officer):
    Name: Allen Juengermann
    Local Phone: (805) 644-7164

SPECIAL INSPECTIONS

1. All construction & inspections shall conform to 2013 California Building Code (CBC) Chapter 17.

2. Special inspection requirement are required for this project, the owner or registered design professional in responsible charge acting as the owner's agent shall employ one or more special inspectors to provide inspections during construction on all tasks identified below.

3. Special inspectors shall be a qualified person who shall demonstrate competence, to the satisfaction of the County Building Department. Names and qualifications of special inspector(s) shall be submitted to the County Building Department for approval.

4. Each contractor responsible for the construction of components listed in the special inspections shall submit a written statement of responsibility to the County Building Department and the owner prior to the commencement of work. The statement shall contain the items listed in CBC 1706.1.

5. A final report prepared by a soil or civil engineer shall be submitted to the field inspector stating the work performed is in substantial conformance with the approved plans, applicable codes, and is found to be suitable to support the intended structure. Such report shall include any field progress reports, compaction data etc.

Section 1705, Statement of Special Inspections:

- 1705.1 General. Where special inspection or testing is required by Section 1704, 1707 or 1708, the registered design professional in responsible charge shall prepare a statement of special inspections in accordance with Section 1705 for submittal by the permit application (see Section 1704.1.1).
- 1705.2 Content of statement of special inspections. The statement of special inspections shall identify the following:

a) The materials, systems, components and work required to have special inspection or testing by the building official or by the registered design professional responsible for each portion of the work.

b) The type and extent of each special inspection.

c) The type and extent of each test.

d) Additional requirements for special inspection or testing for seismic or wind resistance as specified in Section 1705.3, 1705.4, 1707 or 1708.

e) For each type of special inspection, identification as to whether it will be continuous special inspection or periodic special inspection.

Section (table) 1704.7, Required Verification and Inspection of Soils.

a) Verify materials below footings are adequate to achieve the design bearing capacity shall be performed periodically during task.

b) Verify excavations are extended to proper depth and have reached proper material, shall be performed periodically during task.

c) Perform classification and testing of controlled fill materials, shall be performed periodically during task.

d) Verify use of proper materials, densities and lift thicknesses during placement and compaction of controlled fill, shall be performed continuously during task.

e) Prior to placement of controlled fill, observe subgrade and verify that site had been prepared properly, shall be performed periodically during task.

Observation & Testing Program.

The project soils engineer shall perform the inspection & testing for the following tasks:
- Final plans
- Stripping and clearing of vegetation
- Recompaction of scarification soils
- Fill placement and compaction
- Over excavating
- Verification of soils type & depth
- Final report

The soil engineer of work shall be Beacon Geotechnical, Inc., P.O. Box 4814, Paso Robles, CA 93447, Phone (805) 239-9457.

Soils report # F-101067

The project engineer of work shall perform the inspection for the following tasks:
- Rough grading & site preparation
- Final grading inspection prior to final County inspection

The project engineer of work shall be Tim Roberts of Roberts Engineering, Inc., RCE 35366, 2015 Vista de la Vina, Templeton, CA 93465, phone (805) 239-0664

The Engineer of work shall state in writing the work is in substantial conformance with the approved plans.

The person responsible for BMP inspection is Allen Juengermann, phone (805) 644-7164.

TREE PROTECTION NOTES

1. No oak tree shall be removed without prior County approval.

2. Trees within 20 feet of grading or trenching shall be protected by placement of protective fencing as indicated.

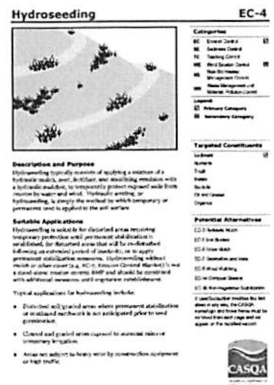
3. Protective fencing shall be four feet high chain link or safety fence, and shall be placed at the dripline unless otherwise indicated

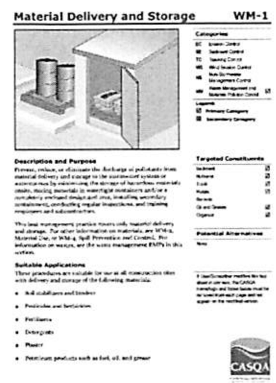
4. Trenching and excavation within tree driplines shall be hand dug or bored to minimize root disturbance. Any root encountered 1" diameter or greater, shall be hand cut and appropriately treated.

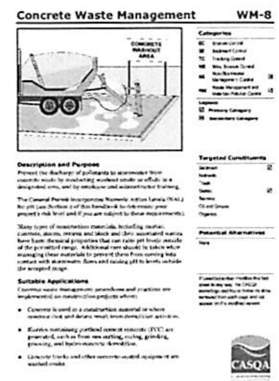
5. Pruning of lower limbs in the construction area shall occur prior to construction activities to minimize damage.

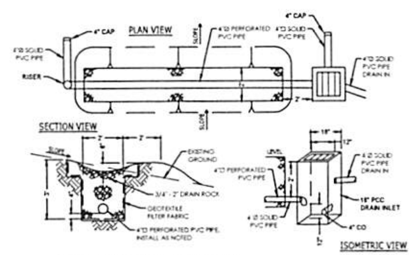
EROSION CONTROL & INSPECTIONS

Erosion and Sediment Control Best Management Practices must be in place and functional PRIOR to the first inspection. No inspections can be performed if they are not in place or have failed to provide erosion control. Failure to maintain erosion control will cause inspections to be delayed until erosion control measures are functional.



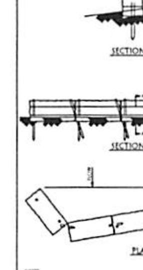




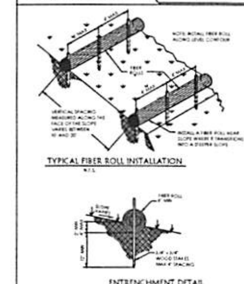


LEVEL SPREADER DETAIL

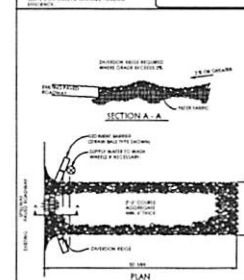
NOT TO SCALE



STRAW BALE DIKE



FIBER ROLLS



TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

Roberts Engineering
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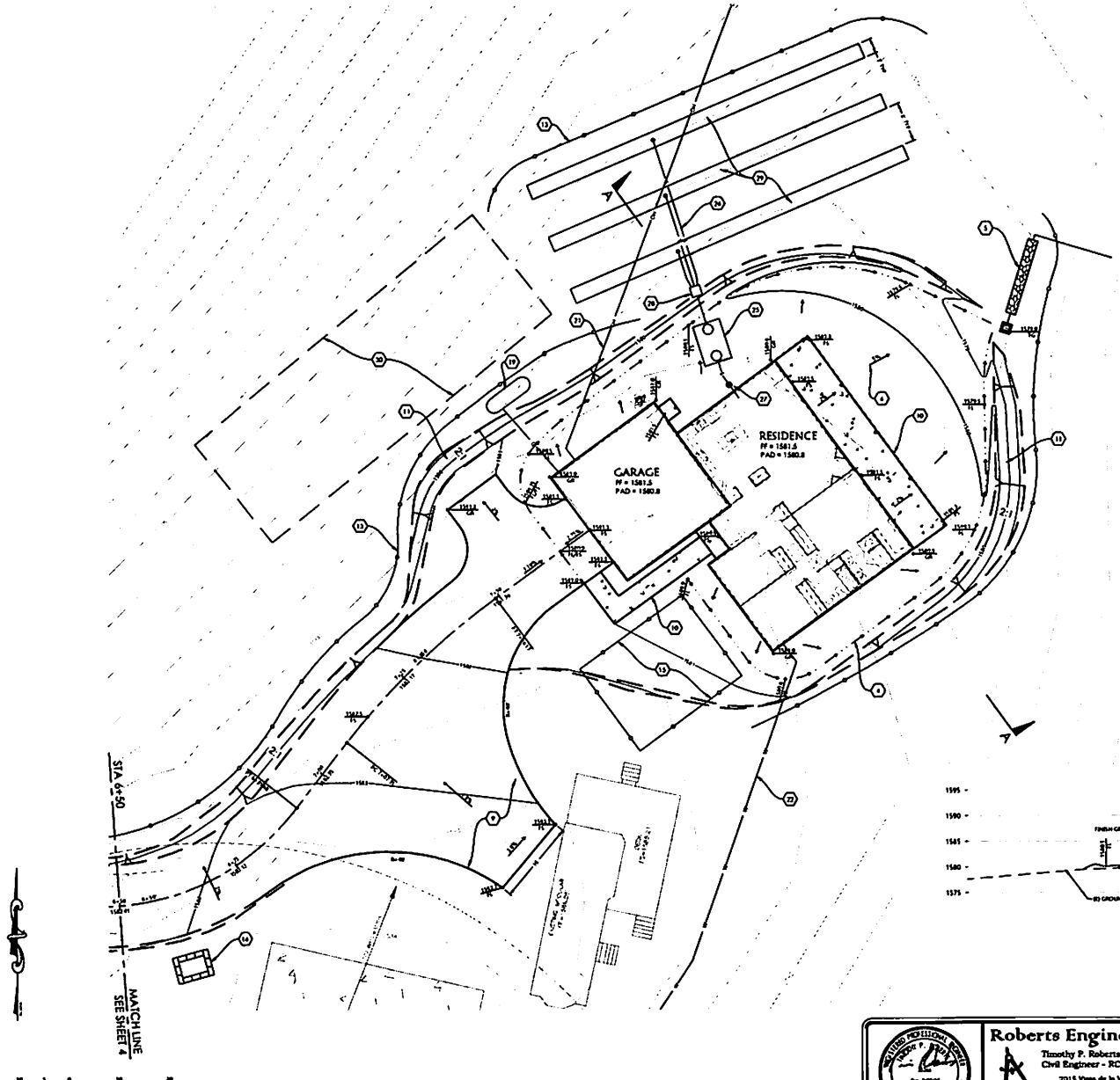
Civil Engineer - RCE 35366
2015 Vista de la Vina
Templeton, CA 93465
Phone (805) 239-0664
Fax (805) 238-6148
Email robertseng@charter.net

Record Drawings

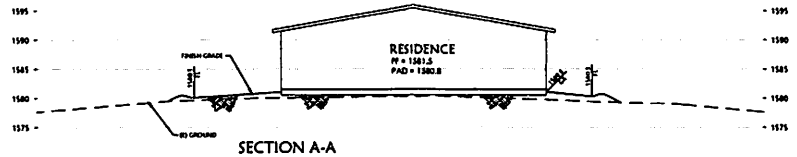
Roberts Engineering, Inc.		
Juengermann - Sunburst Road		
Notes & Details		
Design/Drawn: TR / JTM	County Plan Checker	Approved for County Requirements / Development Services Engineer / Date
Job #: 15-036	County W.O. No.	Timothy P. Roberts, RCE 35366 exp 09/30/15 / 8/18/2015 / Date
California Coordinates (CCS83, Zone 5): N 2402980 E 5829770	County Road #	2 of 4



CONSTRUCTION NOTES

The footprint of the residence shown hereon is based upon a graphic exhibit provided by the owner. While assumed accurate for purposes of this plan, it is not intended for precise building layout.

1. Construct 16' AC pavement driveway per typical section detail Sheet 4.
2. Construct 16' all weather Class II aggregate base driveway per typical section detail Sheet 4.
3. Construct County Std B-1c drive approach.
4. Construct earth swale at S = 1% typical (36" wide by 6" deep)
5. Construct level spreader per detail sheet 2, typical.
6. Grade to drain away from proposed structure at S = 5% for 10 feet min. typical
7. Construct brow ditch at top of slope, typical
8. Existing all weather base way.
9. Construct all weather Class II aggregate base Caltrans turnaround.
10. Install 4" PCC concrete flatwork, S=2% typical. See architect's plans for details.
11. Track straw bale, or hydro seed all newly graded slopes with County approved native erosion control seed mix.
12. Construct temporary construction entrance per CASQA detail sheet 2.
13. Install biodegradable fiber rolls at toe of slope and as indicated. See CASQA detail sheet 2.
14. Construct concrete washout structure per CASQA detail sheet 2.
15. Construct temporary material storage area per CASQA detail sheet 2.
16. Install rock filled fabric erosion control bags in "chevron" formation at 100 foot intervals, typical.
17. Install 1 CY rock rip rap slope protection over erosion control fabric, typical
18. Install temporary straw bale barrier per detail sheet 2.
19. Install LPG tank. Extend LPG service to new residence.
20. Limits of disturbance, typ.
21. Approximate location of PG&E and telephone. Extend overhead to serve new residence.
22. Extend water service to serve new residence.
23. Install 6" Type A asphalt berm per County Std C-3.
24. Construct asphalt overside drain per Caltrans Std D87D.
25. Install 1,200-gallon septic tank.
26. Install 4" PVC sewer pipe at S=2% min.
27. Install sanitary sewer clean out.
28. Install distribution box.
29. Install leach trenches. AB 1 – Standard trench - 3 @ 71.5 LF AB 2 – "Infiltrator" leach trenches, 3 @ 100 LF, (75) - 4' chambers. (Standard trench shown). See design report for details and specifications.
30. Provide adequate area for 100% expansion.



SECTION A-A

HORIZ & VERT SCALE 1" = 10'

Roberts Engineering

Timothy P. Roberts
Civil Engineer - RCE 35366

2015 Vista de la Vina
Templeton, CA 93465
Phone (805) 239-0664
Fax (805) 238-6148
Email robertsengjgcharter.net

REGISTERED PROFESSIONAL ENGINEER
TIMOTHY P. ROBERTS
Exp. 9/30/15
CIVIL
STATE OF CALIFORNIA

Record Drawings

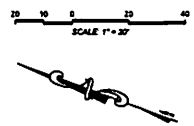
Timothy P. Roberts, RCE 35366 exp 09/30/15 Date
Revisions This Sheet
1
2
3
4
5
6

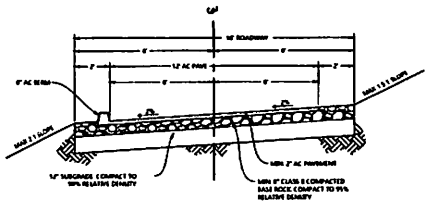
Roberts Engineering, Inc.

Juengermann - Sunburst Road

Grading, Drainage & Erosion Control Plan

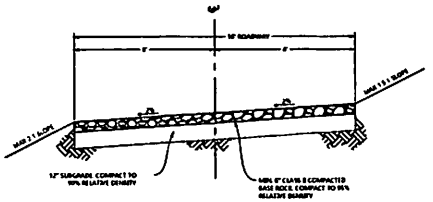
Design/Drawn	County Plan Director	Approved for County Requirements
TR / JTM	.	Development Services Engineer Date
Job # 15-036	County or O. No. .	6/12/2015 Timothy P. Roberts, RCE 35366 exp 09/30/15 Date
California Coordinates (CCS83, Zone 5) N 2402980 E 5829770	.	County Board # 3 of 4





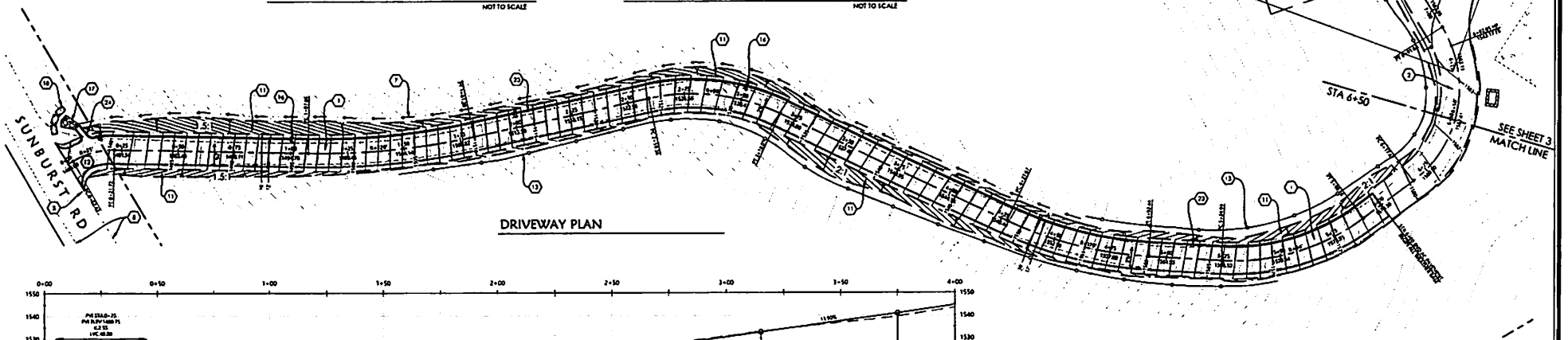
DRIVEWAY TYPICAL PAVED SECTION

NOT TO SCALE

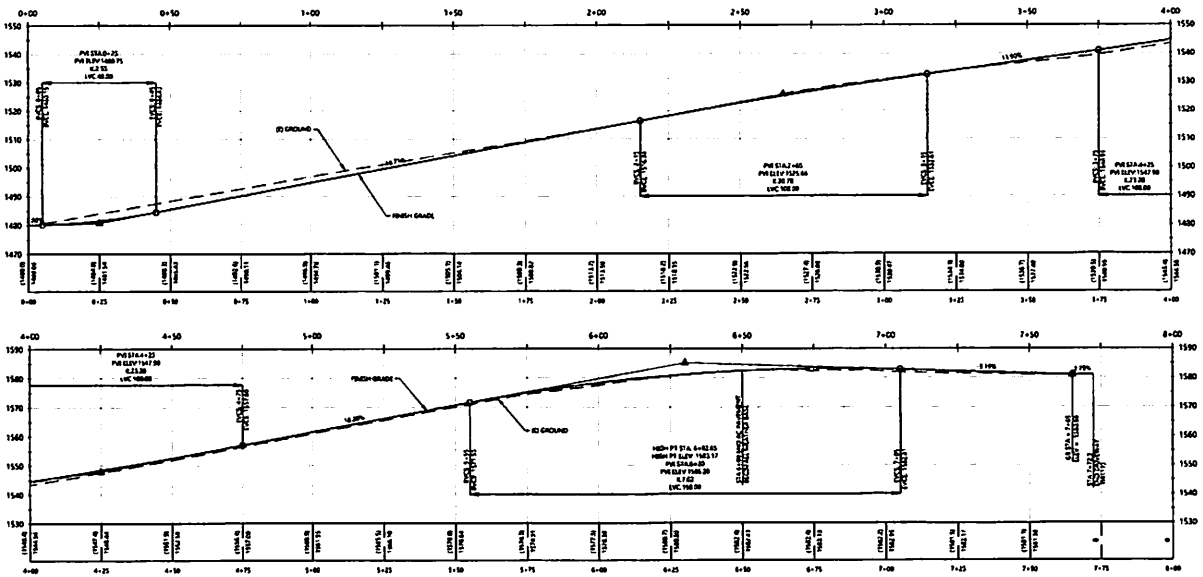


DRIVEWAY TYPICAL ALL WEATHER SECTION

NOT TO SCALE



DRIVEWAY PLAN



DRIVEWAY PROFILE

CONSTRUCTION NOTES

The footprint of the residence shown hereon is based upon a graphic exhibit provided by the owner. While assumed accurate for purposes of this plan, it is not intended for precise building layout.

1. Construct 16' AC pavement driveway per typical section detail Sheet 4.
2. Construct 16' all weather Class II aggregate base driveway per typical section detail Sheet 4.
3. Construct County Std B-1c drive approach.
4. Construct earth swale at S = 1% typical (36" wide by 6" deep)
5. Construct level spreader per detail sheet 2, typical.
6. Grade to drain away from proposed structure at S = 5% for 10 feet min. typical
7. Construct brow ditch at top of slope, typical
8. Existing all weather base way.
9. Construct all weather Class II aggregate base Cal/Fire turnaround.
10. Install 4" PCC concrete flatwork, S=2% typical. See architect's plans for details.
11. Track straw into, or hydro seed all newly graded slopes with County approved native erosion control seed mix
12. Construct temporary construction entrance per CASQA detail sheet 2
13. Install biodegradable fiber rolls at toe of slope and as indicated. See CASQA detail sheet 2.
14. Construct concrete washout structure per CASQA detail sheet 2.
15. Construct temporary material storage area per CASQA detail sheet 2.
16. Install rock filled fabric erosion control bags in "chevron" formation at 100 foot intervals, typical.
17. Install 1 CY rock rip rap slope protection over erosion control fabric, typical
18. Install temporary straw bale barrier per detail sheet 2.
19. Install LPG tank. Extend LPG service to new residence.
20. Limits of disturbance, typ.
21. Approximate location of PG&E and telephone. Extend overhead to serve new residence
22. Extend water service to serve new residence.
23. Install 6" Type A asphalt berm per County Std C-3.
24. Construct asphalt overside drain per Caltrans Std D87D.

Roberts Engineering, Inc.	
Juengermann - Sunburst Road	
Grading, Drainage & Erosion Control Plan	
Design/Drawn: TR / JTM	County Plan Checker:
Job #: 15-036	County Inspector:
California Coordinates X,Y,Z,S1 Zone 5: N 2402960 E 5629770	
Approved for County Requirements: Development Services Engineer: Timothy P. Roberts, RCE 35366 exp 09/30/15	Date: 8/18/2015
County Board #	4 of 4

Roberts Engineering
Timothy P. Roberts
Civil Engineer - RCE 35366
2015 Vista de la Vina
Templeton, CA 93465
Phone (805) 239-0644
Fax (805) 238-6148
Email robertsengi@charter.net

Record Drawings

Timothy P. Roberts, RCE 35366 exp 09-30-15 Date

Revisions this sheet

1.
2.
3.
4.
5.
6.

DATE: November 18, 2015

DEVELOPER'S STATEMENT & MITIGATION MONITORING/REPORTING PROGRAM FOR JUENGERMANN MAJOR GRADING PERMIT PMT2015-00113 ED15-061

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

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

Project Description: Request by Allen and Deborah Juengermann for a major grading permit to grade a driveway and building pad for a single family residence. The project will also address existing unpermitted grading completed for an adjacent barn's building pad. The project will involve approximate 690 cubic yards of cut and 690 cubic yards of fill with site disturbance of 0.85 acres on a 9.88 acre parcel. The proposed project is within the Residential Rural land use category and is located on the southeast side of Sunburst Road, approximately 100 feet southwest of Amber Hills Way, roughly 6.5 miles northeast of the village of Creston. The site is in the El Pomar-Estrella sub area of the North County Planning Area.

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

BIOLOGY

Your project will impact **0.85** acres of San Joaquin kit fox habitat. Based on the results of previous Kit Fox Habitat Evaluations that have been conducted for the El Pomar area, Bob Stafford from the Department of Fish and Wildlife (Department) has determined that the standard mitigation ratio for projects on parcels less than 40 acres in size has been established as **1:1**. This means that all impacts be mitigated at a ratio of **1** acre conserved for each acre impacted. You agreed to accept the standard mitigation ratio of **1:1** for your project. Total compensatory mitigation required for your project is **0.85** acres, based on **1** times **0.85** acres impacted. The mitigation options identified in BR-1 through BR-11 apply to the proposed project only; should your project change, your mitigation obligation may also change, and a reevaluation of your mitigation measures would be required.

BR-1: **Prior to issuance of grading and/or construction permits**, the applicant shall submit evidence to the County of San Luis Obispo, Department of Planning and Building, Environmental and Resource Management Division (County) that states that one or a combination of the following three San Joaquin kit fox mitigation measures has been implemented:

a) Provide for the protection in perpetuity, through acquisition of fee or a conservation easement of **0.85** acres of suitable habitat in the kit fox corridor area (e.g. within the San Luis Obispo County kit fox habitat area, northwest of Highway 58), either on-site or off-site, and provide for a non-wasting endowment to provide for management and monitoring of the property in perpetuity. Lands to be conserved shall be subject to the review and approval of the California Department of Fish and Game

(Department) and the County.

This mitigation alternative (a.), requires that all aspects if this program must be in place before County permit issuance or initiation of any ground disturbing activities.

b) Deposit funds into an approved in-lieu fee program, which would provide for the protection in perpetuity of suitable habitat in the kit fox corridor area within San Luis Obispo County, and provide for a non-wasting endowment for management and monitoring of the property in perpetuity.

Mitigation alternative (b) above, can be completed by providing funds to The Nature Conservancy (TNC) pursuant to the Voluntary Fee-Based Compensatory Mitigation Program (Program). The Program was established in agreement between the Department and TNC to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The fee, payable to "The Nature Conservancy", would total $2,125. This fee is calculated based on the current cost-per-unit of $2500 per acre of mitigation, which is scheduled to be adjusted to address the increasing cost of property in San Luis Obispo County; your actual cost may increase depending on the timing of payment. This fee must be paid after the Department provides written notification about your mitigation options but prior to County permit issuance and initiation of any ground disturbing activities.

c) Purchase 0.85 credits in a Department-approved conservation bank, which would provide for the protection in perpetuity of suitable habitat within the kit fox corridor area and provide for a non-wasting endowment for management and monitoring of the property in perpetuity.

Mitigation alternative (c) above, can be completed by purchasing credits from the Palo Prieto Conservation Bank. The Palo Prieto Conservation Bank was established to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The cost for purchasing credits is payable to the owners of The Palo Prieto Conservation Bank, and would total $2,125. This fee is calculated based on the current cost-per-credit of $2500 per acre of mitigation. The fee is established by the conservation bank owner and may change at any time. Your actual cost may increase depending on the timing of payment. Purchase of credits must be completed prior to County permit issuance and initiation of any ground disturbing activities.

Monitoring BR-1: Required prior to issuance of a grading and/or construction permit. Compliance will be verified by the Planning Division in consultation with the Environmental Coordinator.

BR-2: **Prior to issuance of grading and/or construction permits,** the applicant shall shall provide evidence that they have retained a qualified biologist acceptable to the County. The retained biologist shall perform the following monitoring activities:

a) **Prior to issuance of grading and/or construction permits and within 30 days**

prior to initiation of site disturbance and/or construction, the biologist shall conduct a pre-activity (i.e. pre-construction) survey for known or potential kit fox dens and submit a letter to the County reporting the date the survey was conducted, the survey protocol, survey results, and what measures were necessary (and completed), as applicable, to address any kit fox activity within the project limits.

b) The qualified biologist shall conduct weekly site visits during site-disturbance activities (i.e. grading, disking, excavation, stock piling of dirt or gravel, etc.) that proceed longer than 14 days, for the purpose of monitoring compliance with required Mitigation Measures BR-3 through BR11. Site- disturbance activities lasting up to 14 days do not require weekly monitoring by the biologist unless observations of kit fox or their dens are made on-site or the qualified biologist recommends monitoring for some other reason (see BR-2-c3). When weekly monitoring is required, the biologist shall submit weekly monitoring reports to the County.

c) **Prior to or during project activities,** if any observations are made of San Joaquin Kit fox, or any known or potential San Joaquin kit fox dens are discovered within the project limits, the qualified biologist shall re-assess the probability of incidental take (e.g. harm or death) to kit fox. At the time a den is discovered,, the qualified biologist shall contact the U.S. Fish and Wildlife Service and the Department (see contact information below) for guidance on possible additional kit fox protection measures to implement and whether or not a federal and/or state incidental take permit is needed. If a potential den is encountered during construction, work shall stop until such time the U.S. Fish and Wildlife Service/Department determines it is appropriate to resume work.

If incidental take of kit fox during project activities is possible, before project activities commence, the applicant must consult with the U.S. Fish and Wildlife Service and the Department. The results of this consultation may require the applicant to obtain a Federal and/or State permit for incidental take during project activities. The applicant should be aware that the presence of kit foxes or known or potential kit fox dens at the project site could result in further delays of project activities.

d) In addition, the qualified biologist shall implement the following measures:

1) **Within 30 days prior to initiation of site disturbance and/or construction,** fenced exclusion zones shall be established around all known and potential kit fox dens. Exclusion zone fencing shall consist of either large flagged stakes connected by rope or cord, or survey laths or wooden stakes prominently flagged with survey ribbon. Each exclusion zone shall be roughly circular in configuration with a radius of the following distance measured outward from the den or burrow entrances:

a) Potential kit fox den: 50 feet
b) Known or active kit fox den: 100 feet
c) Kit fox pupping den: 150 feet

2) All foot and vehicle traffic, as well as all construction activities, including storage of supplies and equipment, shall remain outside of exclusion zones. Exclusion zones shall be maintained until all project-related disturbances have been terminated, and then shall be removed.

3) If kit foxes or known or potential kit fox dens are found on site, daily monitoring during ground disturbing activities shall be required by a qualified biologist.

Monitoring BR-2: Required prior to issuance of a grading and/or construction permit. Compliance will be verified by the Planning Division in consultation with the Environmental Coordinator.

BR-3: **Prior to issuance of grading and/or construction permits,** the applicant shall clearly delineate as a note on the project plans, that: "Speed signs of 25 mph (or lower) shall be posted for all construction traffic to minimize the probability of road mortality of the San Joaquin kit fox". Speed limit signs shall be installed on the project site **within 30 days prior to initiation of site disturbance and/or construction.**

In addition, **prior to permit issuance and initiation of any ground disturbing activities,** conditions BR-3 through BR-11 of the Developer's Statement/Conditions of Approval shall be clearly delineated on project plans.

BR-4: **During the site disturbance and/or construction phase,** grading and construction activities after dusk shall be prohibited unless coordinated through the County, during which additional kit fox mitigation measures may be required.

BR-5: **Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction,** all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the county, as well as any related biological report(s) prepared for the project. The applicant shall notify the County shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.

BR-6: **During the site-disturbance and/or construction phase,** to prevent entrapment of the San Joaquin kit fox, all excavation, steep-walled holes or trenches in excess of two feet in depth shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Trenches shall also be inspected for entrapped kit fox each morning prior to onset of field activities and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled, they shall be thoroughly inspected for entrapped kit fox. Any kit fox so discovered shall be allowed to escape before field activities resume, or removed from the trench or hole by a qualified biologist and allowed to escape unimpeded.

BR-7: **During the site-disturbance and/or construction phase**, any pipes, culverts, or similar structures with a diameter of four inches or greater, stored overnight at the project site shall be thoroughly inspected for trapped San Joaquin kit foxes before the subject pipe is subsequently buried, capped, or otherwise used or moved in any way. If during the construction phase a kit fox is discovered inside a pipe, that section of pipe will not be moved, or if necessary, be moved only once to remove it from the path of activity, until the kit fox has escaped.

BR-8: **During the site-disturbance and/or construction phase**, all food-related trash items such as wrappers, cans, bottles, and food scraps generated shall be disposed of in closed containers only and regularly removed from the site. Food items may attract San Joaquin kit foxes onto the project site, consequently exposing such animals to increased risk of injury or mortality. No deliberate feeding of wildlife shall be allowed.

BR-9: **Prior to, during and after the site-disturbance and/or construction phase**, use of pesticides or herbicides shall be in compliance with all local, State and Federal regulations. This is necessary to minimize the probability of primary or secondary poisoning of endangered species utilizing adjacent habitats, and the depletion of prey upon which San Joaquin kit foxes depend.

BR-10: **During the site-disturbance and/or construction phase**, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and County. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the U.S. Fish and Wildlife Service and Department by telephone (see contact information below). In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to Department for care, analysis, or disposition.

BR-11: **Prior to final inspection, or occupancy**, whichever comes first, should any long internal or perimeter fencing be proposed or installed, the applicant shall do the following to provide for kit fox passage:

a) If a wire strand/pole design is used, the lowest strand shall be no closer to the ground than 12".

b) If a more solid wire mesh fence is used, 8" x 12" openings near the ground shall be provided every 100 yards.

Upon fence installation, the applicant shall notify the County to verify proper installation. Any fencing constructed after issuance of a final permit shall follow the above guidelines.

Monitoring BR-3 through BR-11: Compliance will be verified by the Planning Division in consultation with the Environmental Coordinator and the California Department of Fish and Wildlife. As applicable, each of these measures shall be included on construction plans.

Contact Information:

County of San Luis Obispo
Department of Planning and Building
County Government Center, Room 300
San Luis Obispo, CA 93408
ATTN: John McKenzie
(805) 781-5010
E-mail: jdmckenzie@co.slo.ca.us

California Department of Fish and Game
Central Region
1234 East Shaw Avenue
Fresno, CA 93710
(559) 243-4005
FAX (559) 243-4022
(805) 772-4318

The Nature Conservancy
ATTN: Tonja Glenn
201 Mission Street, 4th Floor
San Francisco, CA 94105
(415) 281-0483

Palo Prieto Conservation Bank
c/o Dan Meade
Althouse & Meade, Inc.
1875 Wellsona Road
Paso Robles, CA 93446
(805) 467-1041
FAX (805) 467-1021
E-mail: dan@alt-me.com

U.S. Fish and Wildlife Service
Ventura Field Office
P.O. Box 47
Ventura, CA 93003
(805) 644-1766

WASTEWATER

WW-1: **Prior to issuance of construction permits,** the applicant shall supply soils tests to demonstrate soil suitability for septic systems to the satisfaction of the Building Official.

Monitoring WW-1: Required prior to issuance of a grading and/or construction permit. Compliance will be verified by the Planning Division in consultation with the Environmental Coordinator.

WATER

W-1: **Prior to issuance of construction or grading permits,** the applicant shall offset the new water demand required of a single family residence by purchasing credits from a County Approved Water Conservation Program operating in the Paso Robles Groundwater Basin, or otherwise comply with the requirements of Section 19.07.042 of the Building and Construction Ordinance.

Monitoring W-1: Required prior to issuance of a grading and/or construction permit. Compliance will be verified by the Planning Division in consultation with the Environmental Coordinator.

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

November 18, 2015

11/18/15

Signature of Owner(s) **Date**

Allen Juengermann 11/18/15

Name (Print)