Negative Declaration & Notice Of Determination

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

ENVIRONMENTAL DETERMINATION NO. ED14-121 **DATE:** 1/4/2016

PROJECT/ENTITLEMENT: Steinmann Minor Use Permit; DRC2014-00039

APPLICANT NAME: Joseph Steinmann
ADDRESS: 785 Quintana Road, P.M.B 161 Morro Bay, CA 93442
CONTACT PERSON: Joseph Steinmann **Telephone:** 805-772-7411

PROPOSED USES/INTENT: Request by Joseph Steinmann for a Minor Use Permit/ Coastal Development Permit to allow for the construction of a 1,357 square-foot single-story residence with a 400 square-foot garage and 560 square feet of deck area. The project will result in the disturbance of approximately 34,000 square feet (0.78 acre) on a 2.17 acre parcel. The proposed project is within the Agriculture land use category and is located 0.23 miles northeast of the 13th Street exit from Cabrillo Avenue (Highway 1), in the community of Cayucos. The site is in the Estero planning area.

LOCATION: 0.23 miles northeast of the 13th Street exit from Cabrillo Avenue (Highway 1), Cayucos.

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

STATE CLEARINGHOUSE REVIEW: YES ☒ **NO** ☐

OTHER POTENTIAL PERMITTING AGENCIES:

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

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

Notice of Determination

State Clearinghouse No. _____

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

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

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

	Schani Siong		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 5.6) Using Form

Project Title & No. Steinmann MUP ED14-121 DRC2014-00039

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.

Schani Siong and Brandi Cummings		11/17/15
Prepared by (Print)	Signature	Date
Steven McMaster	Ellen Carroll, Environmental Coordinator (for)	1/5/16
Reviewed by (Print)	Signature	Date

Project Environmental Analysis

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

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

A. PROJECT

DESCRIPTION: Request by Joseph Steinmann for a Minor Use Permit/ Coastal Development Permit to allow for the construction of a 1,357 square-foot single-story residence with a 400 square-foot garage and 560 square feet of deck area. The project will result in the disturbance of approximately 34,000 square feet (0.78 acre) on a 2.17 acre parcel. The proposed project is within the Agriculture land use category and is located 0.23 miles northeast of the 13th Street exit from Cabrillo Avenue (Highway 1), in the community of Cayucos. The site is in the Estero planning area.

ASSESSOR PARCEL NUMBER(S): 073-095-007

Latitude: 35° 26' 37.5354 N Longitude: 120° 53' 26.3394" W

SUPERVISORIAL DISTRICT # 2

B. EXISTING SETTING

PLAN AREA: Estero **SUB**: Coastal **COMM:** Rural

LAND USE CATEGORY: Agriculture

COMB. DESIGNATION: Geologic Study

PARCEL SIZE: 2.17 acres

TOPOGRAPHY: Moderately sloping to steeply sloping

VEGETATION: Chaparral Coastal scrub Grasses

EXISTING USES: Vacant

SURROUNDING LAND USE CATEGORIES AND USES:

North: Agriculture; grazing	*East:* Agriculture; grazing
South: Agriculture; agricultural uses, residential	*West:* Residential Multi-Family; single-family residence(s)

C. ENVIRONMENTAL ANALYSIS

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

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

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.

Community Setting

The Estero Area Plan summarizes Cayucos as a picturesque seaside community located approximately three miles north of the city of Morro Bay at the gateway to the scenic north coast. The Cayucos urban area is located in a spectacular natural setting, as the community lies on the coastal terrace, enjoys beautiful views of Estero Bay and the Pacific Ocean, and is closely bordered by a scenic backdrop of steep hillsides on the north and east.

The property is located within the Cayucos Critical Viewshed. This Critical Viewshed covers areas inland of and generally visible from Highway 1, between the highway and the first prominent ridgeline approximately between Toro Creek Road and Villa Creek. These steep, open hillsides are bisected by narrow valleys and provide a scenic backdrop to views of the bay and coastline. This Critical Viewshed is not part of the Sensitive Resource Area (SRA) that classifies some designated scenic areas west of Highway 1 (Estero Area Plan, 2009).

The project site is 2.17 acres and is approximately triangular in shape. The site is bordered immediately on the west by the State Highway 1 and Cabrillo Avenue (County Road M4240) on the south, east and north sides. The nearest intersection of public roads is where Cabrillo Avenue

intersects with 13th Street, approximately 100 feet to the southeast of the property. The site is currently undeveloped with south facing moderate to steep slopes, with an average slope of 28%. Existing vegetation on site consists of coastal scrubs, chapparals and a mosaic of non-native grassland patches. Due to the surrounding large areas of open space and agricultural parcels with scattered residences, the prominent backdrop of the Cayucos Hillsides and rural pastoral aspects, the visual qualities of the area are considered high.

Public Vantage

This proposed single story residence will be visible at three key locations from Highway 1. A Visual Analysis had been prepared to evaluate the visual impacts of the proposed residence (San Luis Sustainability Group, June 2014). The proposed residence is 1,357 square feet with a 400 square foot garage and 560 square feet of deck area. The residence is set back into the hillside and does not exceed two stories at any point. The proposed design including the clerestory windows does not exceed 20 feet in height, as measured from the average finished grade (foundation slab of the house). Figure 1 shows the three key viewing areas identified by the study; northward view from Cayucos 13th Street exit (KV1), northeastward view from 13th Street overpass (KV2), and direct eastward view from Highway 1 (KV3). Clear views of the site are blocked by existing topography and vegetation along the eastern edge of the highway. For northbound travelers, the closest views of the proposed residence are shown in KV2 and KV3 due to the proximity and relative height of the viewer in the car. For southbound travelers, the existing topography and vegetation block clear views of the proposed development.

VIEW LABEL	VIEW ORIENT.	DISTANCE	VIEW HGT.	NOTES
KVA1	350°	.22 MILES (1160 FT)	-50 FT.	VIEW FROM CAYUCOS EXIT
KVA2	20°	.09 MILES (470 FT)	-20 FT.	VIEW FROM 13TH ST. OVERPASS
KVA3	40°	.07 MILES (390 FT)	-18 FT.	MOST DIRECT VIEW FROM CA HWY. 1

Figure 1: Three key views of the project site from Hwy 1 (KV1, KV2, and KV3)

Regulatory Setting

Estero Area Plan : Cayucos Critical Viewshed (not an SRA)

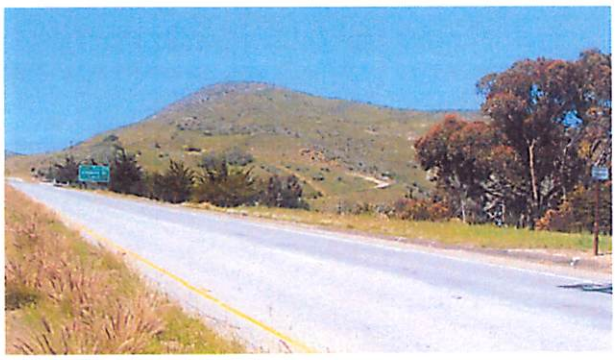
The Critical Viewshed includes most of the Cayucos hillsides where relatively small, subdivided lots in the Morrow Rock View and Morro Strand subdivisions are situated above Cayucos and outside of the Cayucos urban reserve line. There are numerous legal lots in that area with development potential. The visual standards for Critical Viewsheds in the Coastal Zone Land Use ordinance (CZLUO) are not intended to keep these hillsides pristine or deter development but assure the visual effects of any development will be minimized through the siting and design of roads, grading and structures. Per Section IV Rural Area Standards, the Highway 1 Cayucos Critical Viewshed is established to protect views of this scenic coastal area. All applicable standards in the CZLUO Section 23.04.210 apply within this area.

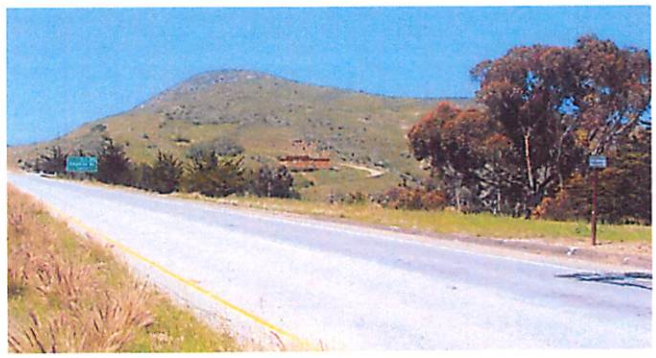
CZLUO Section 23.04.210 Visual Resources
Standards within this section apply within Critical Viewsheds are intended to protect visual resources, as identified in the area plans of the Local Coastal Plan. These standards include; location of development, structure visibility, ridgetop development, landscaping and open space preservation.

CZLUO Framework: Coastal Plan Policies
Part 4 of the County's Coastal Zone Land Use Element (Framework for Planning) includes Coastal Plan Policies for Visual and Scenic Resources. The policies under this heading (which have been primarily integrated into the CZLUO) that apply to the subject property include; protection of visual and scenic resources, site selection for new development, new development in rural areas, landform alterations and utility lines within view corridors.

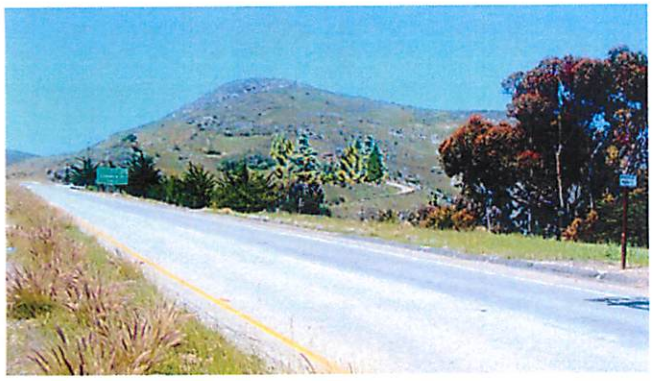
Impact.

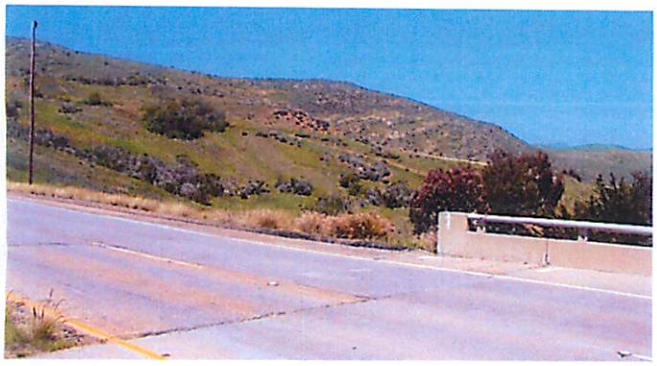
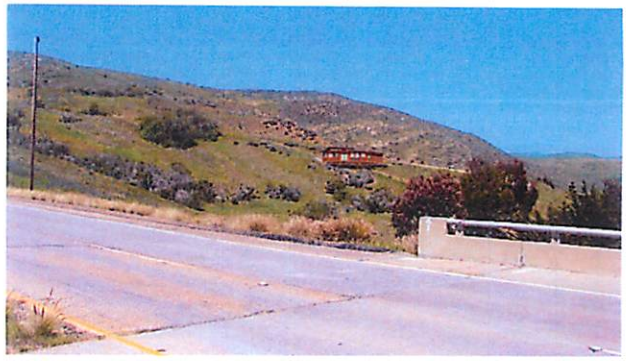
Public Vantage. As designed, the proposed residence will be seen from one key viewing point at Cayucos 13th Street exit (KV1) and two key viewing points along Highway 1 (KV2 and KV3). As viewed from this major public road, the proposed residence is within the 'primary cone of vision' for northbound travelers. At 65 mph, this view lasts about 10 seconds. No views of the residence are anticipated for southbound travelers due to the upsloping terrain along the east side of the highway (Visual Analysis by San Luis Sustainability Group, June 2014).



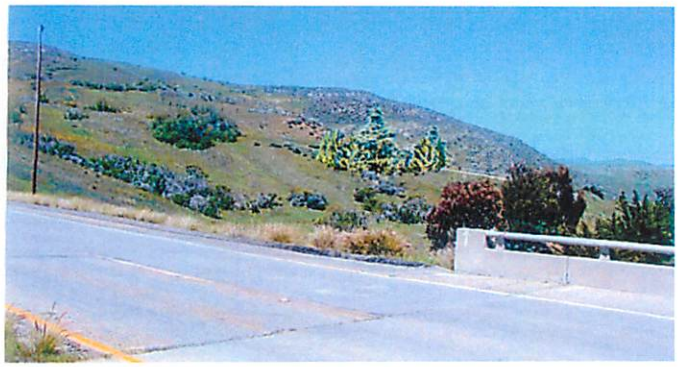


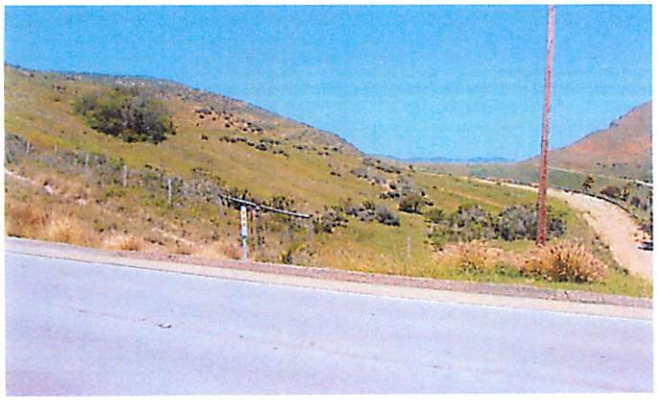
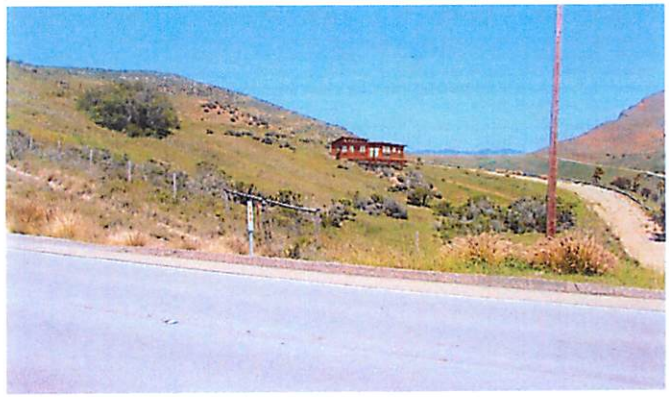
KV1: *As seen from Cayucos 13th Street exit, the subject site without the development (left), as proposed (right) and proposed with mitigation screening (below).*



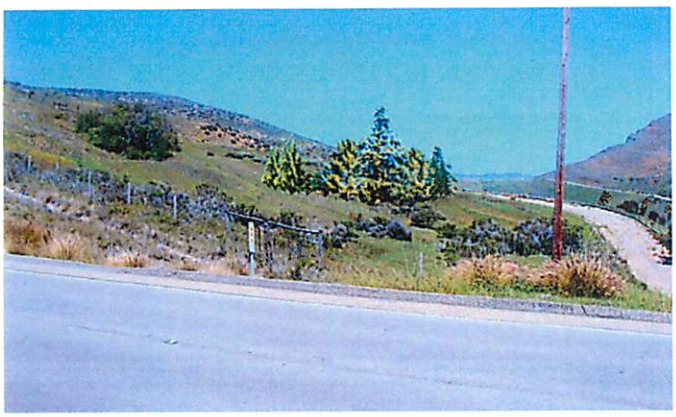



KV2: *As seen from Cayucos 13th Street overpass, the subject site without the development (left), as proposed (right) and proposed with mitigation screening (below).*



KV3: *As seen from Highway 1, the subject site without the development (left), as proposed (right) and proposed with mitigation screening (below).*



The proposed single story residence proposes a maximum building height of 20 feet above finish grade. The proposed combination of materials (stucco, wood siding, shingle roof, wood trims, transparent railings, glass) will avoid massing effects and provide for a variety of color and material. The proposed above-ground water tank which will be located at the rear of the residence will also be visible from Highway 1.

The project proposed grading for the driveway, building pad and retaining walls which will result in cuts and fills up to 6 feet. Small portion of this retaining wall will be visible on the west side of the residence, with the majority of the retaining wall obscured by the proposed residence, as seen from Highway 1.

Nighttime Lighting. Nighttime lighting for the project has the potential to be visually intrusive in the landscape and be a source of nighttime glare. Exterior lighting is proposed along the exterior deck railing, and adjacent to doorways as required for safety in the Uniform Building Code. The proposed guard lighting are LED strip installed downward casting within a dark painted casing.

Mitigation/Conclusion.

Based on the above-discussed visual conditions and potential project impacts, visual resources will be impacted. The project proposes to incorporate mitigation measures that will reduce visual impacts to a less than significant level. A detailed description of these measures is found in Exhibit B.:

VS-1 **Building Location. At the time of application for construction permit,** the applicant shall clearly delineate the building area on the project construction drawings to match the location of the building location per the approved land use permit plans.

VS-2 **Cut and Fill Slopes. At the time of application for construction permit,** the applicant shall clearly delineate the vertical height of all cut and fill slopes on the project construction drawings and the border of cut slopes and fills rounded off to a minimum radius of five feet. Cuts and fills shall be screened from public vantage points along public roads. Any visible cuts shall be stockpiled with at least 8" of topsoil for the reestablishment of vegetation. As soon as the grading work has been completed, the cut and fill slopes shall be reestablished with non-invasive, fast-growing vegetation. **Prior to final inspection**, the applicant shall provide verification to the satisfaction of the County that these measures have been met.

VS-3 **Building Height. At the time of application for construction permit,** the applicant shall clearly delineate the height of new development above the existing natural ground surface on the project construction drawings. New development shall not exceed 20 feet in height above the average finished grade at the structure. **Prior to roof nailing inspection**, the applicant shall provide verification to the satisfaction of the County that these measures have been met.

VS-4 **Water Tank. At the time of application for construction permit**, the applicant shall clearly delineate on the project construction drawings the location and visual treatment of any new water tank(s). The water tank(s) shall be located in the least visually prominent location feasible when viewed from Highway 1. The tank(s) shall be screened with topographic features and structures as feasible. The tank(s) shall be a neutral or dark, non-contrasting color and landscape screening shall be provided. The applicant shall provide evidence that the proposed tank(s) are as low profile as is possible, given the site conditions. Landscape material must be shown to do well in existing soils and conditions, be fast-growing, evergreen

and drought tolerant. Shape and size of landscape material shall be in scale with proposed tank(s) and surrounding native vegetation. Landscape Plan shall show how plants will be watered and what watering schedule will be applied to ensure successful and vigorous growth. **Prior to final inspection**, the applicant shall provide verification to the satisfaction of the County that these measures have been met.

VS-5 **Exterior Colors & Material Palette. At the time of application for construction permit,** the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc. Darker, non-reflective, earth tone colors shall be selected for walls, and chimneys etc. The proposed metal roofing materials shall be non-reflective material and shall be of earth tone colors. All color selections shall fall within a "chroma" and "value" of 6 or less, as described in the Munsell Book of Color (review copy available at County.)

VS-6 **Exterior Light Plan. At the time of application for construction permits**, the Applicant shall submit an Exterior Lighting Plan for County review and approval. The Plan shall define the height, location, and intensity of all exterior lighting. All lighting fixtures shall be positioned "down and into" the development, and shielded so that neither the lamp nor the related reflector interior surface is visible from surrounding properties and Highway 1. All lighting poles, fixtures, and hoods shall be dark colored. When nighttime lighting is required for construction, temporary lighting shall be hooded to the extent consistent with safety. Lighting fixtures shall be directed away from the highway to avoid glare and, when near a residence, shall be pointed away from the residence.

VS-7 **Revised Landscape Plan - Upon application for construction permits,** the applicant shall submit a revised landscape plan to the County Department of Planning and Building for review and approval. The revised plans shall be developed and signed by a licensed landscape architect and shall show additional screen planting for the purpose of screening of the structures (residence and water tank) as follows:

a. The screen plants shall be strategically located downslope (at the South and West facades of the structures) and uphill behind the residence. Placement of various tree types and understory vegetation (height, growth rate) shall be placed downslope to create a more natural setting around the proposed structure. Screen planting shall cover 75% of the proposed residence and tank(s) as seen from Highway 1, upon maturity or 10 years, whichever occurs first.

b. Screen planting shall include evergreen trees capable of growing to a minimum height of 35 feet tall. Trees shall be planted from a minimum fifteen gallon container size. Shrubs shall be planted among the screen trees. Shrubs shall be planted from five gallon containers. All landscaping plants shall be native to the area and utilize plants identified fin the County's Approved Plant List.

c. Trees and shrubs within the screen planting area shall be maintained in perpetuity. Trees and shrubs within the screen planting area that die shall be replaced.

Prior to final inspection, the applicant shall implement the approved revised landscape/ screening plan.

VS-8 Landscape Performance. Prior to final inspection for the single family residence, the approved landscape plan shall be implemented, and the applicant shall provide a letter to the San Luis Obispo County Department of Planning and Building for approval demonstrating that the applicant has entered into a contract with a qualified professional for the purpose of monitoring the success of the screen planting area. The monitoring contract shall include a requirement that the monitor conduct at a minimum an annual site visit and assessment of the planting success for five years. At the end of the 5 year monitoring period, the monitoring report shall be submitted to the San Luis Obispo County Department of Planning and Building for approval and shall be used as a determining factor in assessing the successful establishment of the planting as it relates to the bond posted by the applicant. If it is determined that the success criteria has not been met then the applicant shall submit a supplemental landscape screening plan with additional recommendations to achieve the required screening. The plan shall include additional monitoring requirements (as recommended by the landscape architect) to ensure the required screening is achieved.

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

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

Land Use Category: Agriculture

State Classification: Not prime farmland

Historic/Existing Commercial Crops: None

In Agricultural Preserve? Cayucos Ag Preserve Area

Under Williamson Act contract? No

The soil types and characteristics on the subject property include:

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

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

Impact. The project is located on an existing non-conforming sized agriculture parcel, east of Highway 1 at 13th Street, Cayucos. Parcels adjacent to the site (east of Highway 1) are predominantly agriculture parcel with scattered residential developments, grazing activity and farmland. Parcels west of the site are predominantly residential development. There is no existing agriculture activity on or adjacent to this parcel. The proposed single family residence will not further constrain the existing agriculture potential of the site. The proposed project is consistent with the land use category and existing development patterns in the vicinity and is not anticipated to conflict with the existing agricultural uses. 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?	☐	☐	☒	☐

3. AIR QUALITY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
h) Other: _____	☐	☐	☐	☒

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

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

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

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

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

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

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

a result, even the emissions that result from projects that produce fewer emissions than the threshold will be subject to emission reductions.

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

Impact. As proposed, the project will result in the disturbance of approximately 34,000 square feet (including improvements to the existing road and new driveway, home coverage, septic system, and landscaping). This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation. The project is also not in close proximity to sensitive receptors that might otherwise result in nuisance complaints and be subject to limited dust and/or emission control measures during construction.

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

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

Mitigation/Conclusion. No mitigation measures are necessary.

4. BIOLOGICAL RESOURCES *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?	☐	☐	☐	☒

4. BIOLOGICAL RESOURCES
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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: Non-native grassland, coastal scrub, chaparral, forbes

Name and distance from blue line creek(s): Approximately 700 ft west of Old Creek

Site's tree canopy coverage: Approximately 0%

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

Wildlife

Monarch butterfly *(Danaus plexippus)*

South/Central Coast Steelhead Trout *(Oncorhynchus mykiss)*

Tidewater goby *(Eucyclogobius newberryi)* FE, CSC

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

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

Vegetation

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

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

California seablite (Suaeda californica) FE, List 1B

The proposed project site is located on a parcel with an average slope of 28 percent at 150 feet above mean sea level. A Botanical Resources Assessment was prepared to assess botanical resources habitat suitability, with particular focus on the suitability of the site to support two special-status plant species, Betty's dudleya and Blochmans' dudleya (Sage Institute, February 2015). The site contains no trees and a mosaic of non-native grassland and coastal scrub habitats with a few native bunch grass clumps, and one willow thicket outside the proposed building area. There are a few disturbed areas from off road vehicle tracks and the abandoned Highway 1 alignment. According to the NRCS soil survey, the soils on the parcels are mapped as Diablo and Cibo clays with a small portion of Cropley clay. The predominant soil type was loamy soils with abundant fractured shale and chert, which are made of composite of rock, much, clay minerals and silica.

Impact.

Special Status Wildlife and Habitat

The special species wildlife found within a mile radius, with the exception of the Monarch butterfly is generally aquatic species. This may be due to the presence of the Old Creek and riparian habitat

approximately 700 feet south east of the property. Scattered residences and a local road (13th Street) separate the project site and the riparian area. The steelhead trout and tidewater goby thrive in a water body or shallow lagoon. With high slopes, the project site does not contain ponding water that will support these species. The Western pond turtle and California red-legged frog may occasionally use upland habitat seasonally. However, they prefer slow-water aquatic habitat and with the large semi-developed and disturbed areas in between the riparian and the subject parcel, the chances of western pond turtles nesting upland on the site is low. There is no presence of a tree grove to support the Monarch butterfly.

Special Status Plant Species

California seablite is typically found along marsh or swamp areas, which does not exist on the property. With high elevation (approximately 150 feet) and 700 feet from the riparian area, the site is too high and void of marsh or swamp areas to support the California seablite. Dudleyas (Betty's and Blochman) are perennial herbs that grow in serpentine or rocky soils in chaparral, coastal scrub or valley grassland. As discussed in the soils typology in Agriculture Section, the parcel's mapped soil is clayey. The Botanical Resource Assessment found that the soils on site appears to be loamy soil and does not contain serpentine nor rock outcrops that will be conducive habitat to support both dudleya plants (Betty's and Blochman) (Sage Institute, February 2015). With the absence of favorable habitat for the dudleya plants, the potential for their presence is considered negligible.

There are scattered purple needle grades bunches observed on site; 15 bunches within the proposed building footprint, and upwards of 35 bunches around the site. The scattered purple needle grass bunches are not considered to be a separate native grassland habitat type (Sage Institute, February 2015).

Mitigation/Conclusion.

In order to mitigate for potential significant impacts from the proposed project, the applicant has agreed to and not limited to the following:

BIO-1: Prior to construction permit issuance, the applicant shall retain a biological consultant approved by the County Planning and Building Department to identify purple needle grass batches impacted by the proposed development and monitor the relocation of these clumps to suitable locations outside of the disturbed project area. The biologist shall submit verification to the County Planning Department that relocation activity had been completed and appropriate measures installed to improve the long-term success of the grass bunches.

Implement of the above measure will avoid and mitigate biological resource impacts to less than significant levels. A detailed description of the required mitigation measures are listed in Exhibit B - Mitigation Summary Table.

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

Setting. The project is located in an area historically occupied by the Chumash and Salinan .

In order to meet AB52 Cultural Resources requirements, outreach to four Native American tribes groups had been conducted (Northern Salinan, Xolon Salinan, Yak Tityu Tityu Northern Chumash, and the Northern Chumash Tribal Council). Comments were received from one of the tribal group on Dec 3, 2015 and a consultation was conducted on December 11, 2015.

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. A Phase 1 Cultural Survey and Impact Assessment had been conducted for the project site when a residential property was previously proposed in 1999 (C.A. Singer, October 5, 1999). No evidence of cultural materials was noted on the property. Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion.

Based on the consultation with the tribal representative, it was agreed that CZLUO Section 23.05.150 standards for archeological resources discovery during construction activities are sufficient to mitigate potential impacts to cultural resources, in the event of a discovery. No significant cultural resource impacts are expected to occur, and no mitigation measures above what area already required by ordinance 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: Moderately sloping to steeply sloping

Within County's Geologic Study Area?: Yes

Landslide Risk Potential: High

Liquefaction Potential: Low

Nearby potentially active faults?: Yes Distance? 9 miles

Area known to contain serpentine or ultramafic rock or soils?: Yes

Shrink/Swell potential of soil: High

Other notable geologic features? None

The project is within the Geologic Study area designation and high landslide area, and is subject to the preparation of a geological report per the County's Coastal Zone Land Use Ordinance (CZLUO) Section 23.07.084(c) to evaluate the area's geological stability.

A sedimentation and erosion control plan is required for all construction and grading projects per CZLUO Section. 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.

Geological Report. An Engineering Geology Investigation was conducted for the project (GeoSolutions, Inc., October 14, 2014). The investigation identified a landslide along the western portion of the site, approximately 20 to 25 feet from the proposed residence. The potential for ground rupture is considered low. The potential for tsunami impacts to the site are low. No perched groundwater was observed during the site investigation.

The investigation was reviewed by the Department's Geologist (LandSet Engineers, Inc., February 19, 2015). The peer review found the investigation was in general conformance with the CZLUO, except for subsurface site geology, landslides, flooding, severe erosion and deposition. Additional information was requested to determine the specific location and movement of the landslide, potential effects and recommendations for the building site.

GeoSolutions excavated two additional trenches (lateral trenches T9 and T10 westward from proposed residence) and found an active, southward moving landslide edge (shown red in Figure 2). Based on the field reports, a 25-foot setback from the landslide was established with a safety buffer factor of 20 percent (5 feet) for a total of 30-foot. The proposed residence is located outside the 30 foot setback (GeoSolutions, Inc. May 13, 2015). The proposed setback was reviewed and found to be in conformance with the CZLUO Section 23.07.083. (LandSet Engineers, May 22, 2015).

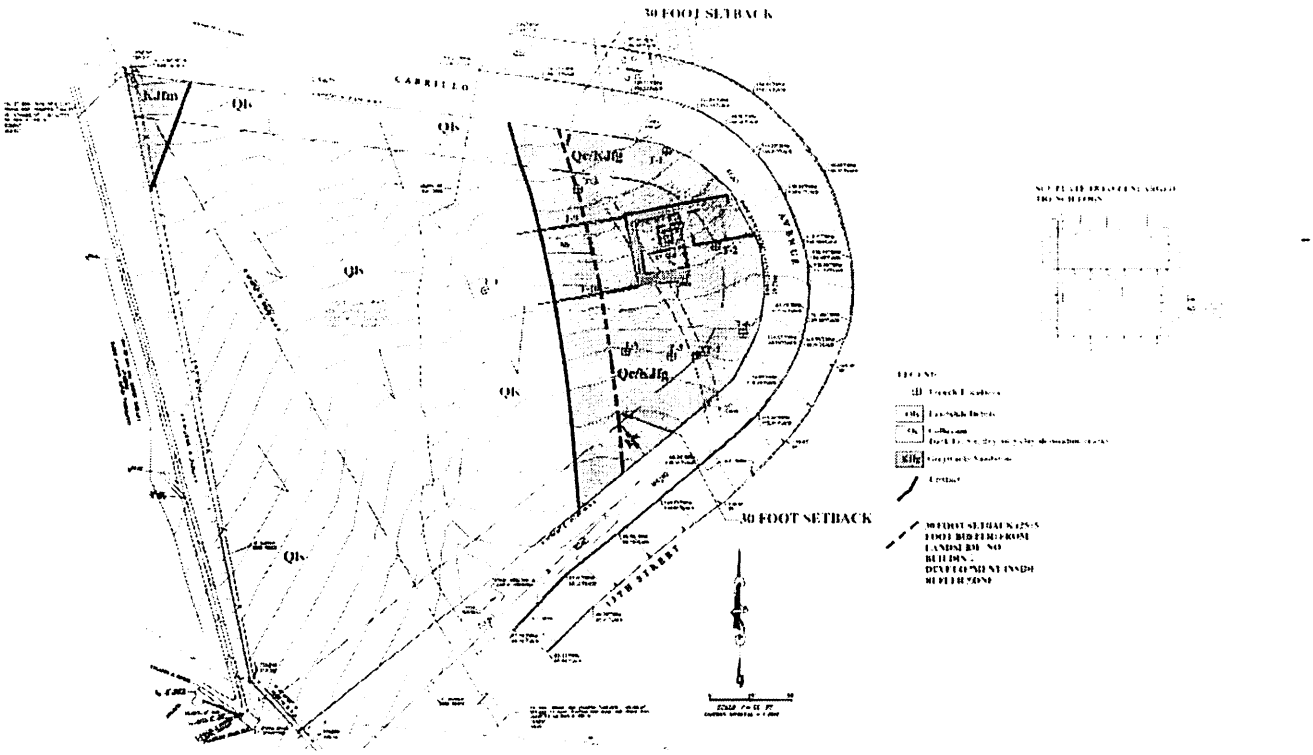


Figure 2. Plate 1A showing locations of trenches T-9 and T-10 and proposed 30' setback from the active landslide (Engineering Geology Investigation, May 13, 2015).

Impact. As proposed, the project will result in the disturbance of approximately 34,000 square feet. The potential of the observed landslide to affect the residence is considered low due to the absence of landslide material at the residence site. The proposed access roadway (and any utilities within roadway) appears to be partially within the landslide debris and can be potentially affected during a landslide (GeoSolutions, Inc., October 14, 2014).

Development on the site will require submittal of a drainage plan for review and approval in accordance with CZLUO Section 23.05.040. The drainage plan shall incorporate recommendations outlined in the Engineering Geology Investigation report to minimize potential drainage impacts to the site (GeoSolutions, Inc., October 14, 2014).

Mitigation/Conclusion.

Pursuant to County Ordinances, the applicant will be required to prepare, prior to issuance of construction permits, an Erosion and Sedimentation Control Plan and Drainage Plan. All Erosion and Sedimentation Control Plans shall be accompanied with a complete Stormwater Quality Plan and Best Management Practices compliant with the Low Impact Development Handbook.

Implementation of ordinance requirements, recommendations outlined in the Engineering Geology Investigation report, and also Best Management Practices associated with the above referenced plans would mitigate potential geologic and soils impacts to less than significant. A detailed description of the required mitigation measures are listed in Exhibit B - Mitigation Summary Table.

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?	☐	☐	☒	☐
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 moderate fire hazard severity risk area for fire. Based on the County's fire response time map, it will take approximately 0-5 minutes to respond to a call regarding fire or life safety. 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 proposed project site is located under the Cayucos Fire Department jurisdiction, despite the site being located outside the Cayucos Urban Reserve Line. A project referral was sent to Cayucos Fire and no concerns were noted (Cayucos Fire Protection District, November 7, 2014). The project is not expected to conflict with any regional emergency response or evacuation plan.

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

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

Setting. The project site is located adjacent to State Highway 1, which is a transportation noise source for sensitive noise receptors e.g. residences.

The western portion of the project site is within close proximity to the highway noise source. According to the County's Noise Ordinance, noise levels around a highway can exceed the acceptable noise thresholds of 65dB for exterior spaces and 45dB for interior spaces. Due to the close proximity of the subject site to the Highway 1, the following areas on the property will be exposed to the noise levels exceeding the acceptable levels by County standards:

- Areas exposed to 60 dB to 65 dB range - 209 feet from road centerline, and closer;
- Areas exposed to 65 dB to 70 dB range - 97 feet from road centerline, and closer;
- Areas exposed to 70 dB level or higher - 45 feet from road centerline, and closer.

Impact.

As designed, the proposed residence is located approximately 400 feet from Highway 1 centerline. Based on the information above, the proposed residence will be located outside the 60 dB to 65 dB range and will not be exposed to exterior noise levels beyond 65dB. This meets the County's acceptable exterior noise standards.

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?	☐	☐	☒	☐

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
f) Other public facilities?	☐	☐	☐	☒
g) Other: _____	☐	☐	☐	☒

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

Police: County Sheriff Location: Approximately 3 miles to the South

Fire: Cayucos Fire Protection District Hazard Severity: Moderate Response Time: 0-5 minutes

Location: Approximately 0.9 miles to the North

School District: Coast Unified School District.

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. No mitigation measures beyond what is required by ordinance and code is required.

11. RECREATION

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

Setting. The County's Parks and Recreation Element does not show that a potential trail goes through the proposed project site. The project is not proposed at a location that will affect any trail, park, recreational resource, coastal access, and/or Natural Area. However, based on the County Trails Map, the project site is within 700 feet of the proposed Whale Rock Trail Corridor.

Impact. The proposed single family residence will not create a significant need for additional park, Natural Area, and/or recreational resources. The proposed residence will be located on a parcel with an existing dedicated access road. No additional access or grading on undeveloped areas outside of the property is anticipated that may impact on the proposed Whale Rock trail corridor.

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

12. TRANSPORTATION/CIRCULATION *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Increase vehicle trips to local or areawide circulation system?*	☐	☐	☒	☐
b) *Reduce existing "Level of Service" on public roadway(s)?*	☐	☐	☒	☐
c) *Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?*	☐	☐	☒	☐
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 property is accessed off 13th Street via Cabrillo Street. 13th Street currently is operating at acceptable levels. Cabrillo Street was previously included as part of the Caltrans' Highway 1 realignment project and was given back to the County when the realignment project was completed. Cabrillo Street, though County owned, is not in the County Maintained Road System and is not considered a Public Road.

Impact. The proposed project is estimated to generate about 10 trips per day, based on the Institute of Traffic Engineer's manual of 9.57/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.

Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable. Referrals were sent to County Public Works. Aside from a required road maintenance agreement for Cabrillo Street, no significant traffic-related concerns were identified (PW, October 31, 2014).

Mitigation/Conclusion. The applicant has agreed to enter into a road maintenance agreement with County Public Works in order to utilize the County owned road, Cabrillo Street as the primary access

road to the proposed residence. With the implementation of the road maintenance agreement, no significant traffic impacts are anticipated. Refer to Exhibit B – Mitigation Summary Table for details.

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 create 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:

--***poor filtering characteristics*** due to the very permeable nature of the soil, without special engineering will require larger separations between the leach lines and the groundwater basin to provide adequate filtering of the effluent. In this case, based on the soils report and the Seepage Pit (Dry Well) Disposal System Report Update (GeoSolutions, October 14, 2014), it is expected that there will be adequate separation for filtering of effluent before reaching any groundwater source.

--***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.

--***steep slopes***, where portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent. In this case, the proposed seepage pits are located on the nearly level portion of the subject property that is sufficiently set back from any steep slopes to avoid potential daylighting of effluent.

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;
- ✓ There is adequate soil separation between the bottom of the seepage pits to bedrock or high groundwater;
- ✓ The soil's slope is between 20% and 30% and an engineered system is utilized;
- ✓ The seepage pits are outside of the 100-year flood hazard area;
- ✓ There is adequate distance between proposed seepage pits and existing or proposed wells;
- ✓ The seepage pits are at least 100 feet from creeks and water bodies.

Based on the above discussion and information provided, the site is capable of accommodating 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 subject property is not within a defined groundwater basin and is located within the Whale Rock Reservoir Watershed. The project proposes to obtain its water from Morro Rock Mutual Water Company. A will-serve letter has been issued by Morro Rock Mutual Water Company stating service will be provided to this parcel (Morro Rock Mutual Water Company, June 2, 1011). Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is moderately sloping to steeply sloping The closest creek from the proposed development is approximately 0.12 miles away. As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility.

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

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

Within the 100-year Flood Hazard designation? No

Closest creek? Old Creek Distance? Approximately 750 feet

Soil drainage characteristics: Very poorly drained

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

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

Soil erodibility: Moderate

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

Impact – Water Quality/Hydrology

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

- ✓ Approximately 34,000 square feet of site disturbance is proposed and the movement of approximately 216 cubic yards of material;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project is not on highly erodible soils;
- ✓ The project is not within a 100-year Flood Hazard designation;
- ✓ The project is more than 100 feet from the closest creek or surface water body;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and/or landscaping;
- ✓ Bioswales will be installed as a part of the drainage plan;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- ✓ The project is subject to the County's Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), and/or the "Water Quality Control Plan, Central Coast Basin" for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant;

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:	0.18 acre feet/year (AFY);
Outdoor:	0.45 AFY
Total Use:	0.61 AFY
Water Conservation:	0.03 AFY
Total Use w/ Conservation:	0.60 AFY

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

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

Mitigation/Conclusion. The applicant will be required to provide a drainage and erosion and sedimentation control plan (see "Geology/Soils" section). No specific measures above the measures required in the Geology/Soils section and the standard requirements have been determined necessary. Implementation of ordinance requirements, recommendations outlined in the Engineering Geology Investigation report, and also Best Management Practices associated with drainage, erosion and sedimentation control measures will reduce impacts to surface water quality and hydrology to less than significant levels.

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., Cayucos Fire District for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The proposed project is subject to the following standard(s) as found in the County's Coastal Zone Land Use Ordinance:

1. *Estero Planning Area Rural Standards*

2. *Section 23.08.167 – Residential Uses in the Agricultural Category* The proposed project is a single family residence on a parcel in the Agriculture land use category. Primary housing is an allowed accessory use on the same site as an agricultural use per the Table-O Allowable Uses in the Coastal Zone.

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.

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

16. MANDATORY FINDINGS OF SIGNIFICANCE

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history?	☐	☐	☒	☐
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	☐	☐	☒	☐
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

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

Exhibit A - Initial Study References and Agency Contacts

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

Contacted	Agency	Response
☒	County Public Works Department	**Attached**
☒	County Environmental Health Services	**In File****
☐	County Agricultural Commissioner's Office	**Not Applicable**
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☐	Air Pollution Control District	**Not Applicable**
☐	County Sheriff's Department	**Not Applicable**
☐	Regional Water Quality Control Board	**Not Applicable**
☒	CA Coastal Commission	**Attached**
☐	CA Department of Fish and Wildlife	**Not Applicable**
☐	CA Department of Forestry (Cal Fire)	**Not Applicable**
☐	CA Department of Transportation	**Not Applicable**
☐	Community Services District	**Not Applicable**
☒	Other Cayucos Fire Protection District	**Attached**
☐	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
- ☒ Estero Area Plan 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

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.

VISUAL

VS-1 **Building Location. At the time of application for construction permit,** the applicant shall clearly delineate the building area on the project construction drawings, as shown on the approved land use permit plans.

VS-2 **Cut and Fill Slopes. At the time of application for construction permit,** the applicant shall clearly delineate the vertical height of all cut and fill slopes on the project construction drawings and the border of cut slopes and fills rounded off to a minimum radius of five feet. Cuts and fills shall be screened from public vantage points along public roads. Any visible cuts shall be stockpiled with at least 8" of topsoil for the reestablishment of vegetation. As soon as the grading work has been completed, the cut and fill slopes shall be reestablished with non-invasive, fast-growing vegetation. **Prior to final inspection**, the applicant shall provide verification to the satisfaction of the County that these measures have been met.

VS-3 **Building Height. At the time of application for construction permit,** the applicant shall clearly delineate the height of new development above the existing natural ground surface on the project construction drawings. New development shall not exceed 20 feet in height above the average finished grade at the structure. **Prior to final inspection**, the applicant shall provide verification to the satisfaction of the County that these measures have been met.

VS-4 **Water Tank. At the time of application for construction permit**, the applicant shall clearly delineate on the project construction drawings the location and visual treatment of any new water tank(s). The water tank(s) shall be located in the least visually prominent location feasible when viewed from Highway 1. The tank(s) shall be screened with topographic features and structures as feasible. The tank(s) shall be a neutral or dark, non-contrasting color and landscape screening shall be provided. The applicant shall provide evidence that the proposed tank(s) are as low profile as is possible, given the site conditions. Landscape material must be shown to do well in existing soils and conditions, be fast-growing, evergreen and drought tolerant. Shape and size of landscape material shall be in scale with proposed tank(s) and surrounding native vegetation. Landscape Plan shall show how plants will be watered and what watering schedule will be applied to ensure successful and vigorous growth. **Prior to final inspection**, the applicant shall provide verification to the satisfaction of the County that these measures have been met.

VS-5 **Exterior Colors & Material Palette. At the time of application for construction permit,** the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc.. Darker, non-reflective,

earth tone colors shall be selected for walls, and chimneys etc. The proposed metal roofing materials shall be non-reflective material and shall be of earth tone colors. All color selections shall fall within a "chroma" and "value" of 6 or less, as described in the Munsell Book of Color (review copy available at County.)

VS-6 **Exterior Light Plan. At the time of application for construction permits**, the Applicant shall submit an Exterior Lighting Plan for County review and approval. The Plan shall define the height, location, and intensity of all exterior lighting. All lighting fixtures shall be positioned "down and into" the development, and shielded so that neither the lamp nor the related reflector interior surface is visible from surrounding properties and Highway 1. All lighting poles, fixtures, and hoods shall be dark colored. When nighttime lighting is required for construction, temporary lighting shall be hooded to the extent consistent with safety. Lighting fixtures shall be directed away from the highway to avoid glare and, when near a residence, shall be pointed away from the residence.

VS-7 **Revised Landscape Plan - Upon application for construction permits,** the applicant shall submit a revised landscape plan to the County Department of Planning and Building for review and approval. The plans shall be developed and signed by a licensed landscape architect and shall show screen planting for the purpose of screening of the structures (residence and water tank) as follows:

d. The screen plants shall be strategically located downslope from the proposed structures (at the South and West facades of the structures). Placement of various tree types and understory vegetation (height, growth rate) shall be placed downslope to create a more natural setting around the proposed structure. Screen planting shall cover 75% of the proposed residence and tank(s) as seen from Highway 1, upon maturity or 10 years, whichever occurs first.

e. Screen planting shall include evergreen trees capable of growing to a minimum height of 30 feet tall. Trees shall be planted from a minimum fifteen-gallon container size. All landscaping plants shall be native to the area and utilize plants identified fin the County's Approved Plant List.

f. Trees and shrubs within the screen planting area shall be maintained in perpetuity. Trees and shrubs within the screen planting area that die shall be replaced.

VS-8 **Landscape Performance. Prior to final inspection for the single family residence,** the approved landscape plan shall be implemented, and the applicant shall provide a letter to the San Luis Obispo County Department of Planning and Building for approval demonstrating that the applicant has entered into a contract with a qualified professional for the purpose of monitoring the success of the screen planting area. The monitoring contract shall include a requirement that the monitor conduct at a minimum an annual site visit and assessment of the planting success for five years. At the end of the 5 year monitoring period, the monitoring report shall be submitted to the San Luis Obispo County Department of Planning and Building for approval and shall be used as a determining factor in assessing the successful establishment of the planting as it relates to the bond posted by the applicant. If it is determined that the success criteria has not been met then the applicant shall submit a supplemental landscape screening plan with additional recommendations to achieve the required screening. The plan shall include additional monitoring requirements (as recommended by the landscape architect) to ensure the required screening is achieved.

BIOLOGY

BIO-1: Prior to construction permit issuance, the applicant shall retain a biological consultant approved by the County Planning and Building Department to identify purple needle grass batches impacted by the proposed development and monitor the relocation of these clumps to suitable locations outside of the disturbed project area. The biologist shall submit verification to the County Planning Department that relocation activity had been completed and appropriate measures installed to improve the long-term success of the grass bunches.

Geology and Soils

GS-1 Prior to issuance of construction and/or grading permits, the applicant shall submit final plans demonstrating compliance with the Engineering Geology Investigation & Update (GeoSolutions, October 14, 2014 and May 13, 2015) and Soils Engineering Report Update (GeoSolutions, October 14, 2014).

GS-2 Prior to issuance of construction and/or grading permits, the applicant shall submit a drainage and erosion and sedimentation control plan in compliance with County Ordinance Section 23.05.040 and Section 23.05.036. The plans shall be prepared by a civil engineer to address both temporary and long-term drainage, sedimentation and erosion impacts.

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

GeoSolutions, Inc., October 14, 2014. *Engineering Geology Investigation for 13th Street at Highway 1, APN: 073-095-007 Cayucos Area, San Luis Obispo County, California.*

GeoSolutions, Inc., October 14, 2014. *Soils Engineering Report Update for 13th Street at Highway 1, APN: 073-095-007 Cayucos Area, San Luis Obispo County, California.*

GeoSolutions, Inc., October 14, 2014. *Seepage Pit (Dry Well) Disposal System Report Update for 13th Street at Highway 1, APN: 073-095-007 Cayucos Area, San Luis Obispo County, California.*

Landset Engineers, Inc., February 19, 2015. *Review of Engineering Geology Investigation for Steinmann Residence – Portion of Lot 53, Rancho Morro Y Cayucos, Cabrillo Avenue & 13th Street (APN 073-095-007) Cayucos Area of San Luis Obispo, County, California*

GeoSolutions, Inc., May 13, 2015. *Response to Comments for 13th Street at Highway 1, APN: 073-095-007 Cayucos Area, San Luis Obispo County, California.*

Landset Engineers, Inc., May 22, 2015. *Review of Response to Comments for Steinmann Residence – Portion of Lot 53, Rancho Morro Y Cayucos, Cabrillo Avenue & 13th Street (APN 073-095-007) Cayucos Area of San Luis Obispo, County, California*

Sage Institute, Inc., February 12, 2015. Botanical Resource Assessment for the Steinmann Residence in Cayucos, San Luis Obispo County, CA

San Luis Sustainability Group, June 1, 2014. Visual Analysis for Steinman Residence, Cabrillo Avenue, Cayucos APN: 073-095-007

Singer, Clay A. 1999 Cultural Resources Survey and Impact Assessment for a residential property on 13th Street in Cayucos, San Luis Obispo County, California. (confidential)

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

DEVELOPER'S STATEMENT FOR
STEINMANN MINOR USE PERMIT
ED14-121 (DRC2014-00039)

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.

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

Project Description: Request by Joseph Steinmann for a Minor Use Permit/ Coastal Development Permit to allow for the construction of a 1,357 square-foot single-story residence with a 400 square-foot garage and 560 square feet of deck area. The project will result in the disturbance of approximately 34,000 square feet (0.78 acre) on a 2.17 acre parcel. The proposed project is within the Agriculture land use category and is located 0.23 miles northeast of the 13th Street exit from Cabrillo Avenue (Highway 1), in the community of Cayucos. The site is in the Estero planning area.

Visual

VS-1 **Building Location. At the time of application for construction permit,** the applicant shall clearly delineate the building area on the project construction drawings to match the location of the building location per the approved land use permit plans.

VS-2 **Cut and Fill Slopes. At the time of application for construction permit,** the applicant shall clearly delineate the vertical height of all cut and fill slopes on the project construction drawings and the border of cut slopes and fills rounded off to a minimum radius of five feet. Cuts and fills shall be screened from public vantage points along public roads. Any visible cuts shall be stockpiled with at least 8" of topsoil for the reestablishment of vegetation. As soon as the grading work has been completed, the cut and fill slopes shall be reestablished with non-invasive, fast-growing vegetation.

Prior to final inspection, the applicant shall provide verification to the satisfaction of the County that these measures have been met.

VS-3 **Building Height. At the time of application for construction permit,** the applicant shall clearly delineate the height of new development above the existing natural ground surface on the project construction drawings. New development shall not exceed 20 feet in height above the average finished grade at the structure.

Prior to roof nailing inspection, the applicant shall provide verification to the satisfaction of the County that these measures have been met.

VS-4 **Water Tank. At the time of application for construction permit**, the applicant shall clearly delineate on the project construction drawings the location and visual treatment of any new water tank(s). The water tank(s) shall be located in the least visually prominent location feasible when viewed from Highway 1. The tank(s) shall be screened with topographic features and structures as feasible. The tank(s) shall be a neutral or dark, non-contrasting color and landscape screening shall be provided. The applicant shall provide evidence that the proposed tank(s) are as low profile as is possible, given the site conditions. Landscape material must be shown to do well in existing soils and conditions, be fast-growing, evergreen and drought tolerant. Shape and size of landscape material shall be in scale with proposed tank(s) and surrounding native vegetation. Landscape Plan shall show how plants will be watered and what watering schedule will be applied to ensure successful and vigorous growth.

Prior to final inspection, the applicant shall provide verification to the satisfaction of the County that these measures have been met.

VS-5 **Exterior Colors & Material Palette. At the time of application for construction permit,** the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc. Darker, non-reflective, earth tone colors shall be selected for walls, and chimneys etc. The proposed metal roofing materials shall be non-reflective material and shall be of earth tone colors. All color selections shall fall within a "chroma" and "value" of 6 or less, as described in the Munsell Book of Color (review copy available at County.)

VS-6 **Exterior Light Plan. At the time of application for construction permits**, the Applicant shall submit an Exterior Lighting Plan for County review and approval. The Plan shall define the height, location, and intensity of all exterior lighting. All lighting fixtures shall be positioned "down and into" the development, and shielded so that neither the lamp nor the related reflector interior surface is visible from surrounding properties and Highway 1. All lighting poles, fixtures, and hoods shall be dark colored. When nighttime lighting is required for construction, temporary lighting shall be hooded to the extent consistent with safety. Lighting fixtures shall be directed away from the highway to avoid glare and, when near a residence, shall be pointed away from the residence.

VS-7 **Revised Landscape Plan - Upon application for construction permits,** the applicant shall submit a revised landscape plan to the County Department of Planning and Building for review and approval. The revised plans shall be developed and signed by a licensed landscape architect and shall show additional screen planting for the purpose of screening of the structures (residence and water tank) as follows:

a. The screen plants shall be strategically located downslope (at the South and West facades of the structures) and uphill behind the residence. Placement of various tree types and understory vegetation (height, growth rate) shall be placed downslope to create a more natural setting around the proposed structure.

Screen planting shall cover 75% of the proposed residence and tank(s) as seen from Highway 1, upon maturity or 10 years, whichever occurs first.

b. Screen planting shall include evergreen trees capable of growing to a minimum height of 35 feet tall. Trees shall be planted from a minimum fifteen gallon container size. Shrubs shall be planted among the screen trees. Shrubs shall be planted from five gallon containers. All landscaping plants shall be native to the area and utilize plants identified fin the County's Approved Plant List.

c. Trees and shrubs within the screen planting area shall be maintained in perpetuity. Trees and shrubs within the screen planting area that die shall be replaced.

Prior to final inspection, the applicant shall implement the approved revised landscape/ screening plan.

Monitoring (Mitigation Measures VS-1 to VS-7): Required prior to issuance of a construction permit and/or final inspection. Compliance will be verified by the County Department of Planning and Building.

VS-8 **Landscape Performance. Prior to final inspection for the single family residence,** the approved landscape plan shall be implemented, and the applicant shall provide a letter to the San Luis Obispo County Department of Planning and Building for approval demonstrating that the applicant has entered into a contract with a qualified professional for the purpose of monitoring the success of the screen planting area. The monitoring contract shall include a requirement that the monitor conduct at a minimum an annual site visit and assessment of the planting success for five years. At the end of the 5 year monitoring period, the monitoring report shall be submitted to the San Luis Obispo County Department of Planning and Building for approval and shall be used as a determining factor in assessing the successful establishment of the planting as it relates to the bond posted by the applicant. If it is determined that the success criteria has not been met then the applicant shall submit a supplemental landscape screening plan with additional recommendations to achieve the required screening. The plan shall include additional monitoring requirements (as recommended by the landscape architect) to ensure the required screening is achieved.

Monitoring (Mitigation Measure VS-8): Required prior to final inspection. Compliance will be verified by the County Department of Planning and Building.

BIOLOGY

BIO-1: **Prior to construction permit issuance**, the applicant shall retain a biological consultant approved by the County Planning and Building Department to identify purple needle grass batches impacted by the proposed development and monitor the relocation of these clumps to suitable locations outside of the disturbed project area. The biologist shall submit verification to the County Planning Department that relocation activity had been completed and appropriate measures installed to improve the long-term success of the grass bunches.

Monitoring: (Mitigation Measure BIO-1) Required to issuance of a construction and/or grading permit. Compliance will be verified by the County Department of Planning and Building, in consultation with the Environmental Coordinator.

Geology and Soils

GS-1 **Prior to issuance of construction and/or grading permits,** the applicant shall submit final plans demonstrating compliance with the Engineering Geology Investigation & Update (GeoSolutions, October 14, 2014 and May 13, 2015) and Soils Engineering Report Update (GeoSolutions, October 14, 2014).

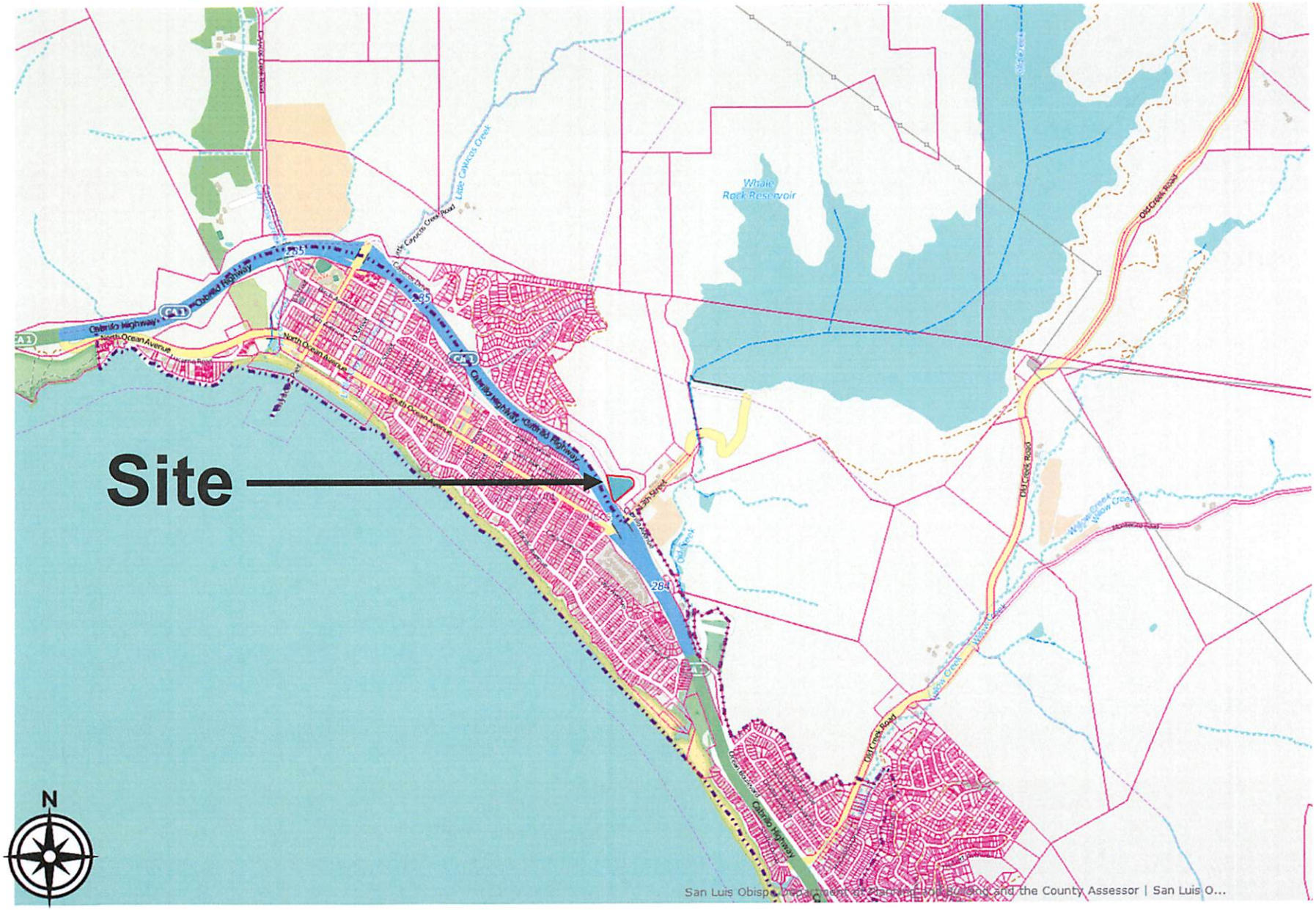
GS-2 **Prior to issuance of construction and/or grading permits**, the applicant shall submit a drainage and erosion and sedimentation control plan in compliance with County Ordinance Section 23.05.040 and Section 23.05.036. The plans shall be prepared by a civil engineer to address both temporary and long-term drainage, sedimentation and erosion impacts.

Monitoring: (Mitigation Measures GS-1 and GS-2) Required prior to issuance of construction and/or grading permit. Compliance will be verified by the County Department of Planning and Building, in consultation with the Public Works.

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

Signature of Owner(s)	Name (Print)	Date
Josef M Stellmann	Josef M Steinmann	12-29-15

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



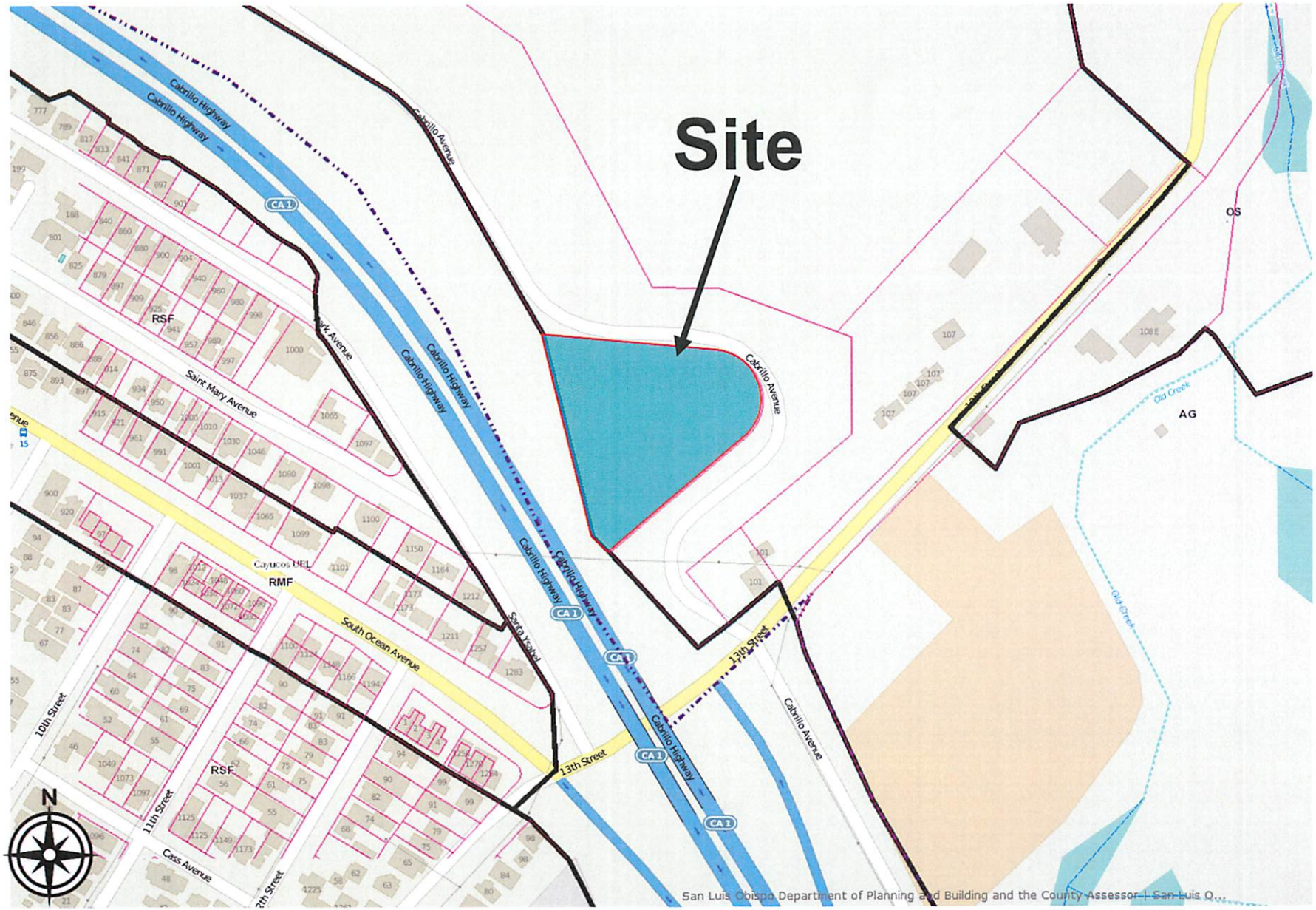
PROJECT

Minor Use Permit / Coastal Development Permit
STEINMANN / DRC2014-00039

EXHIBIT

Vicinity Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

Minor Use Permit / Coastal Development Permit
CREEKSIDE LOFT / DRC2014-00096

EXHIBIT

Land Use Category Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

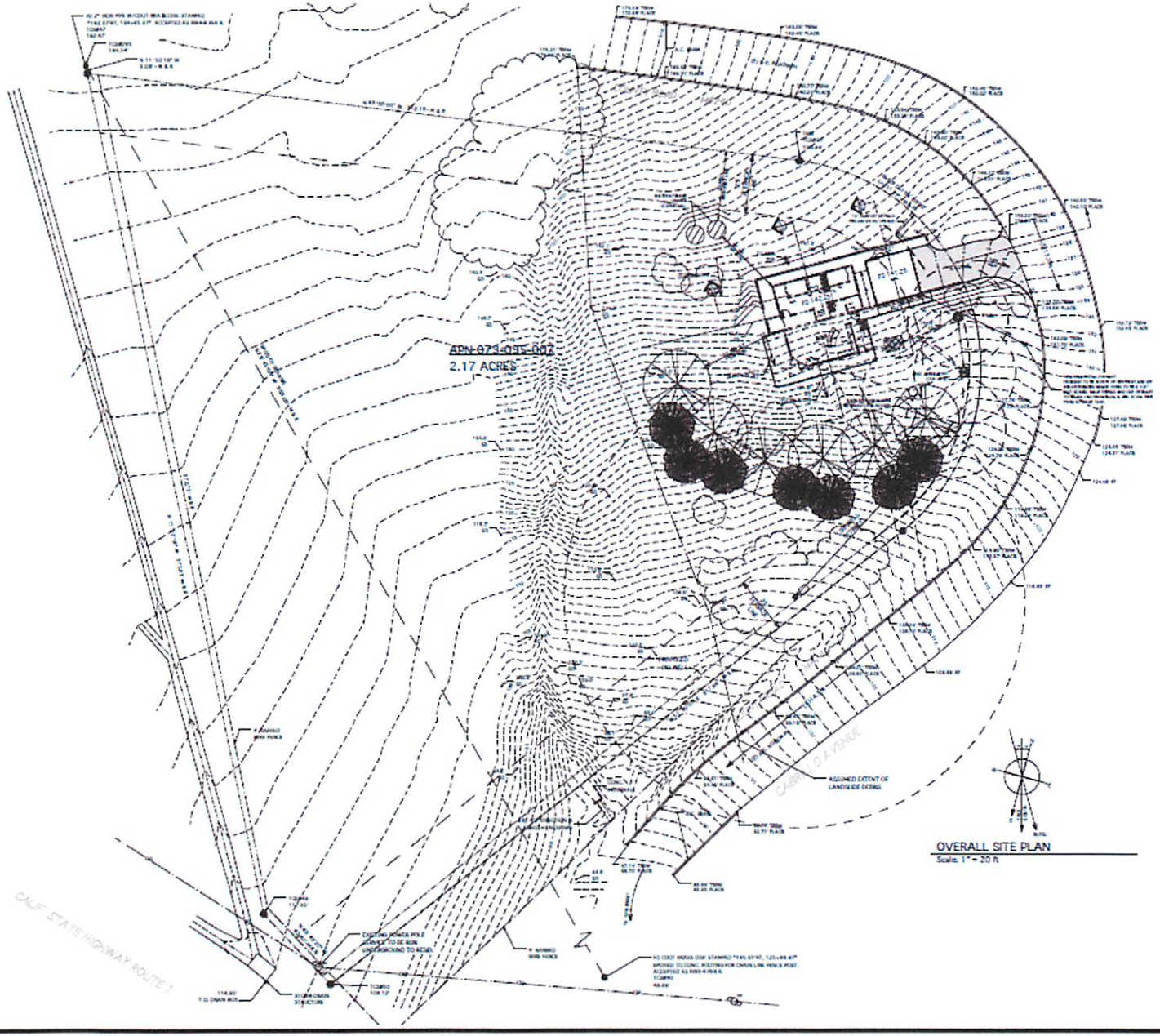
PROJECT

Minor Use Permit / Coastal Development Permit
CREEKSIDE LOFT / DRC2014-00096

EXHIBIT

Aerial Photograph

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

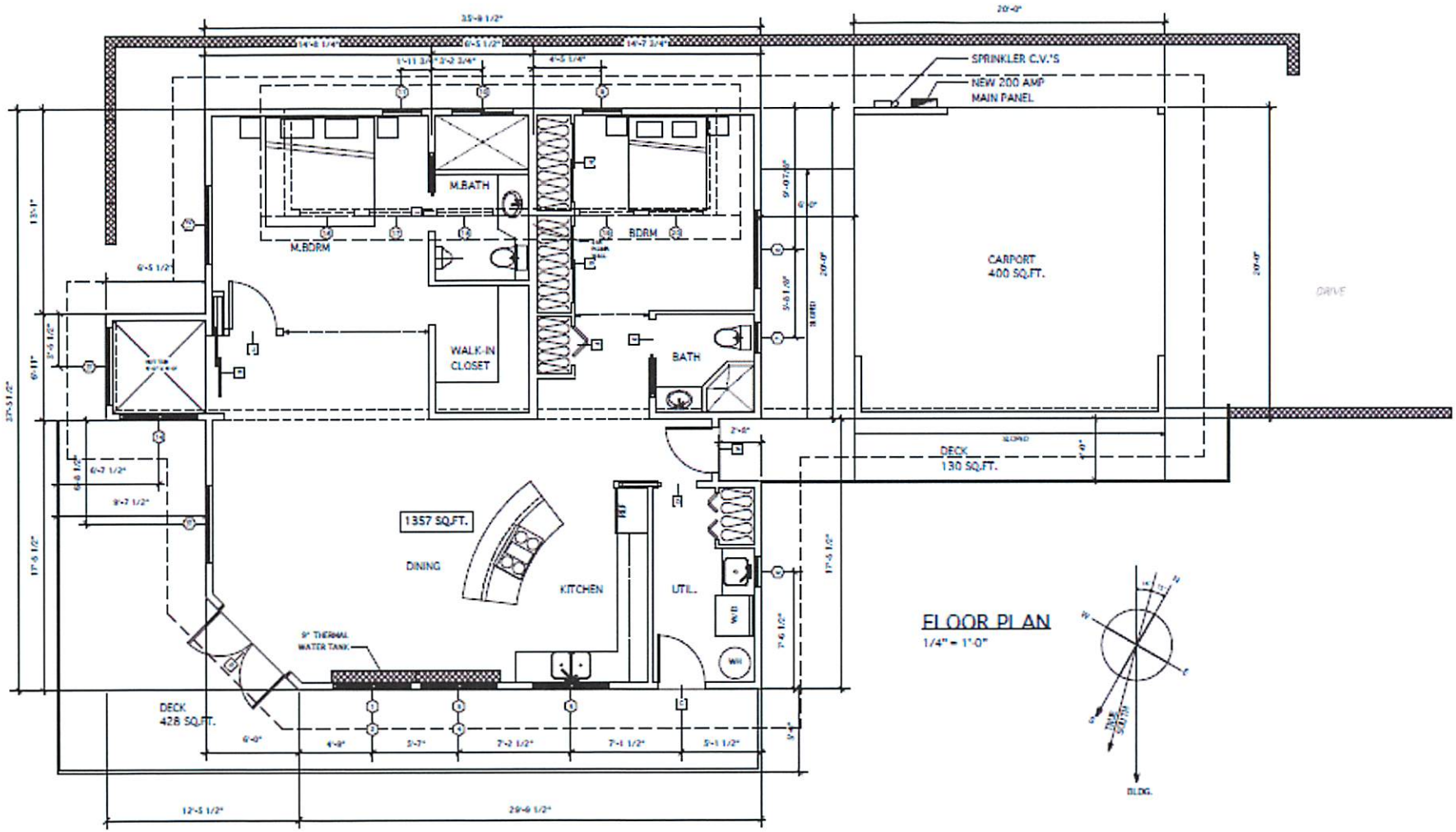


PROJECT

Minor Use Permit / Coastal Development Permit
STEINMANN / DRC2014-00039

EXHIBIT

Overall Site Plan

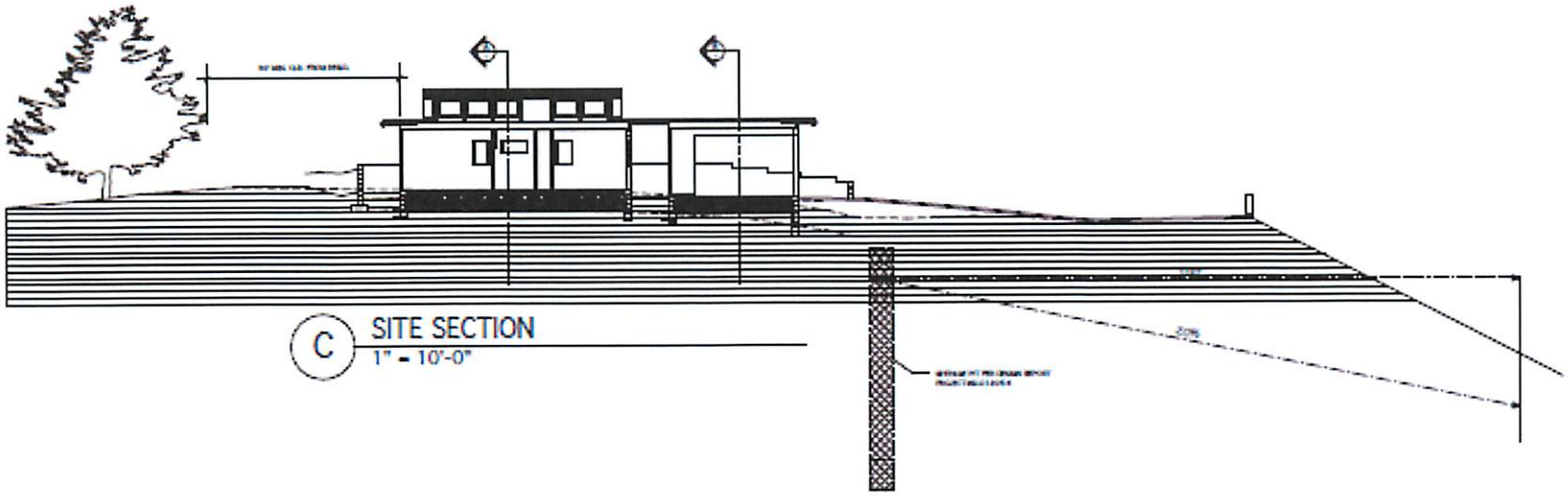


PROJECT

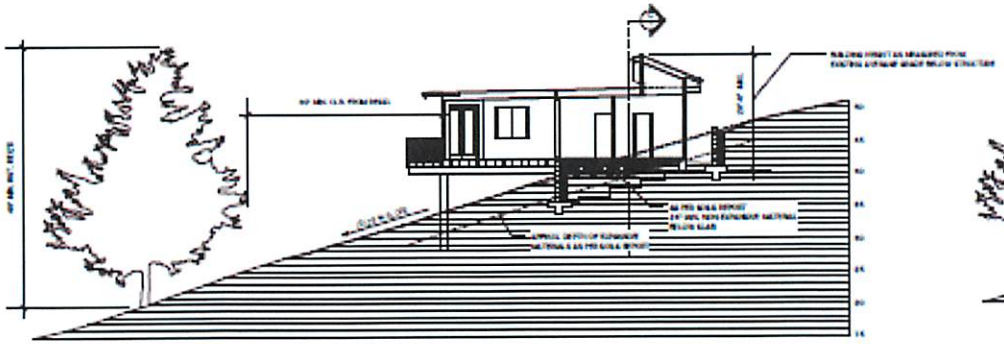
Minor Use Permit / Coastal Development Permit
STEINMANN / DRC2014-00039

EXHIBIT

Floor Plan



C SITE SECTION
1" = 10'-0"



A SITE SECTION
1" = 10'-0"

B SITE SECTION
1" = 10'-0"

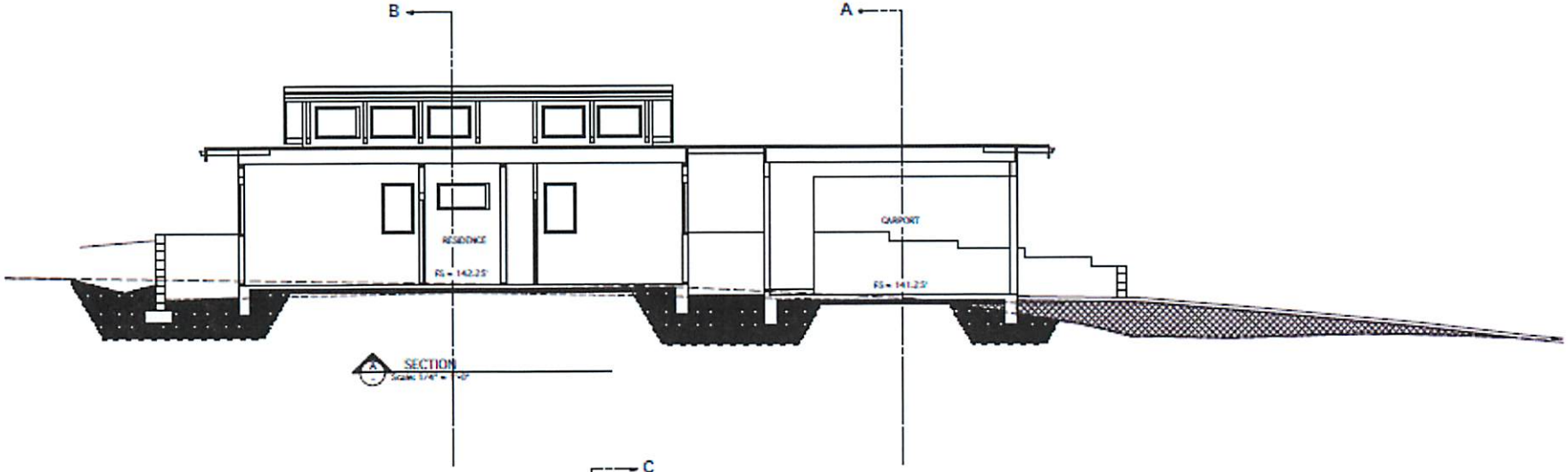
PROJECT

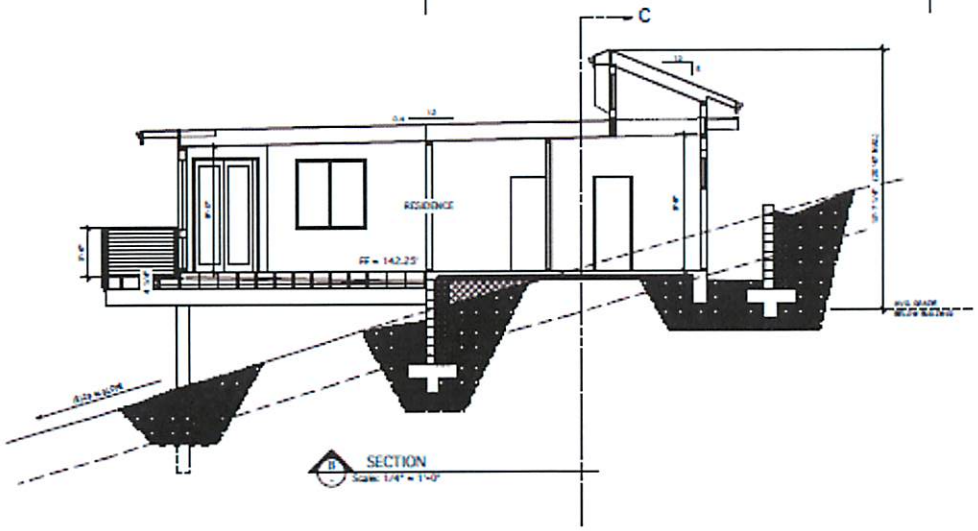
Minor Use Permit / Coastal Development Permit
STEINMANN / DRC2014-00039

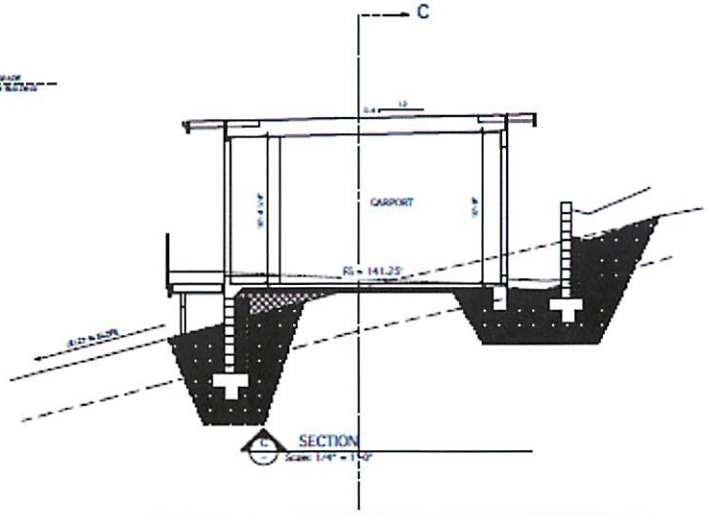
EXHIBIT

Site Sections

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING





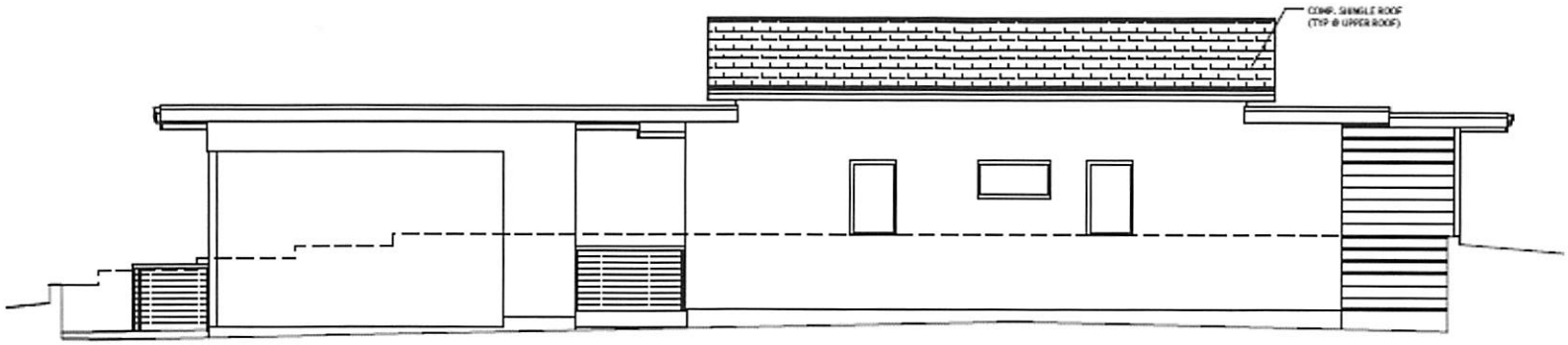


PROJECT

Minor Use Permit / Coastal Development Permit
STEINMANN / DRC2014-00039

EXHIBIT

Sections



NORTH ELEVATION
Scale: 1/4" = 1'-0"

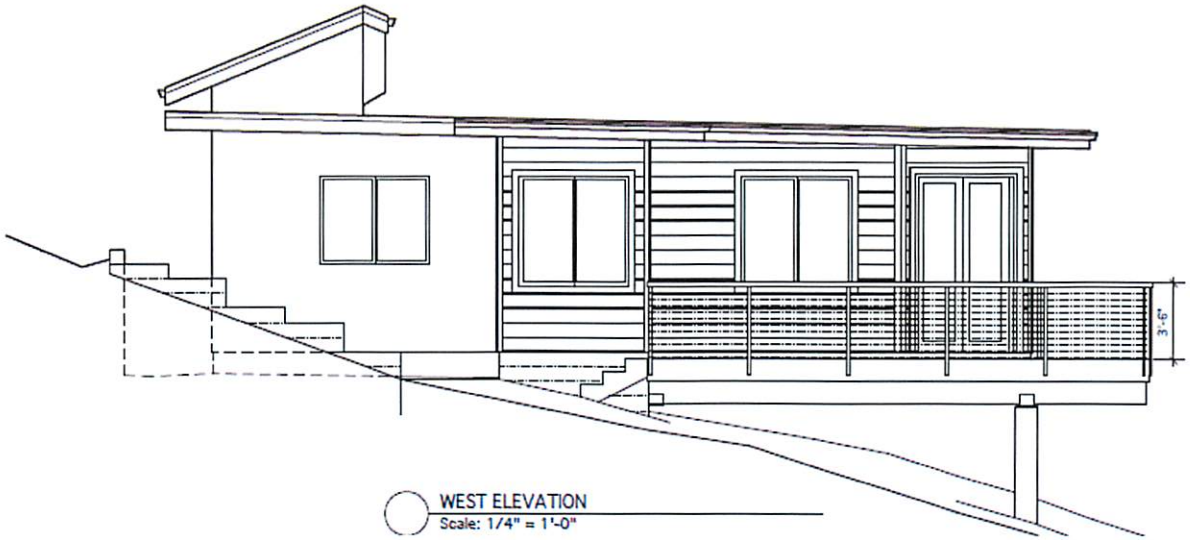
SOUTH ELEVATION
Scale: 1/4" = 1'-0"

PROJECT

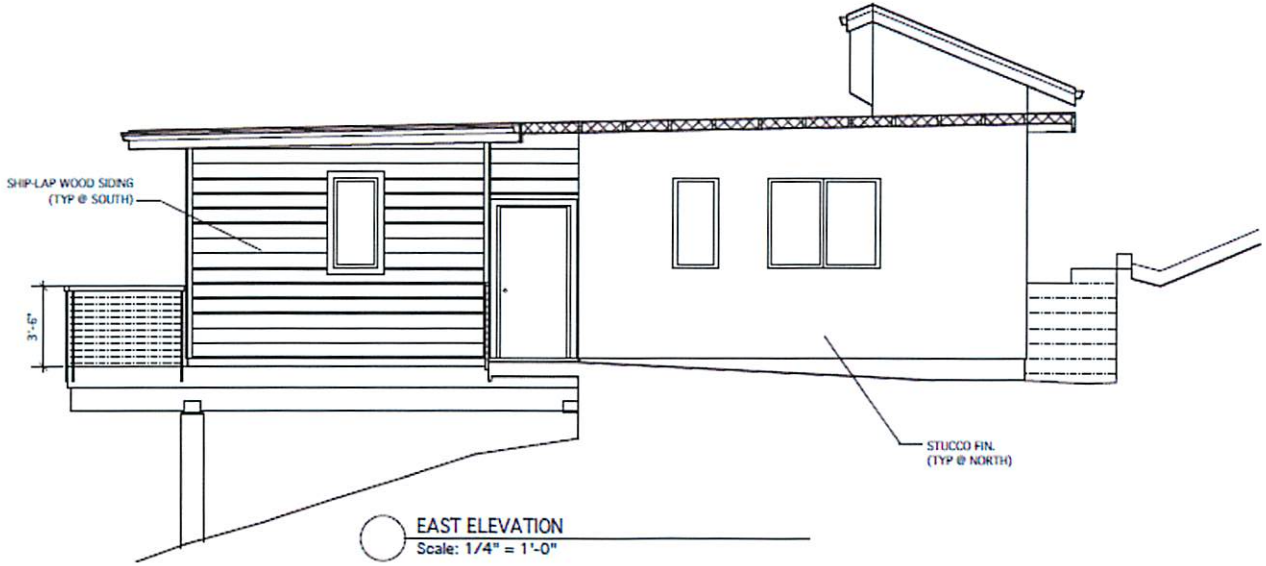
Minor Use Permit / Coastal Development Permit
STEINMANN / DRC2014-00039

EXHIBIT

North and South Elevations



WEST ELEVATION
Scale: 1/4" = 1'-0"



EAST ELEVATION
Scale: 1/4" = 1'-0"

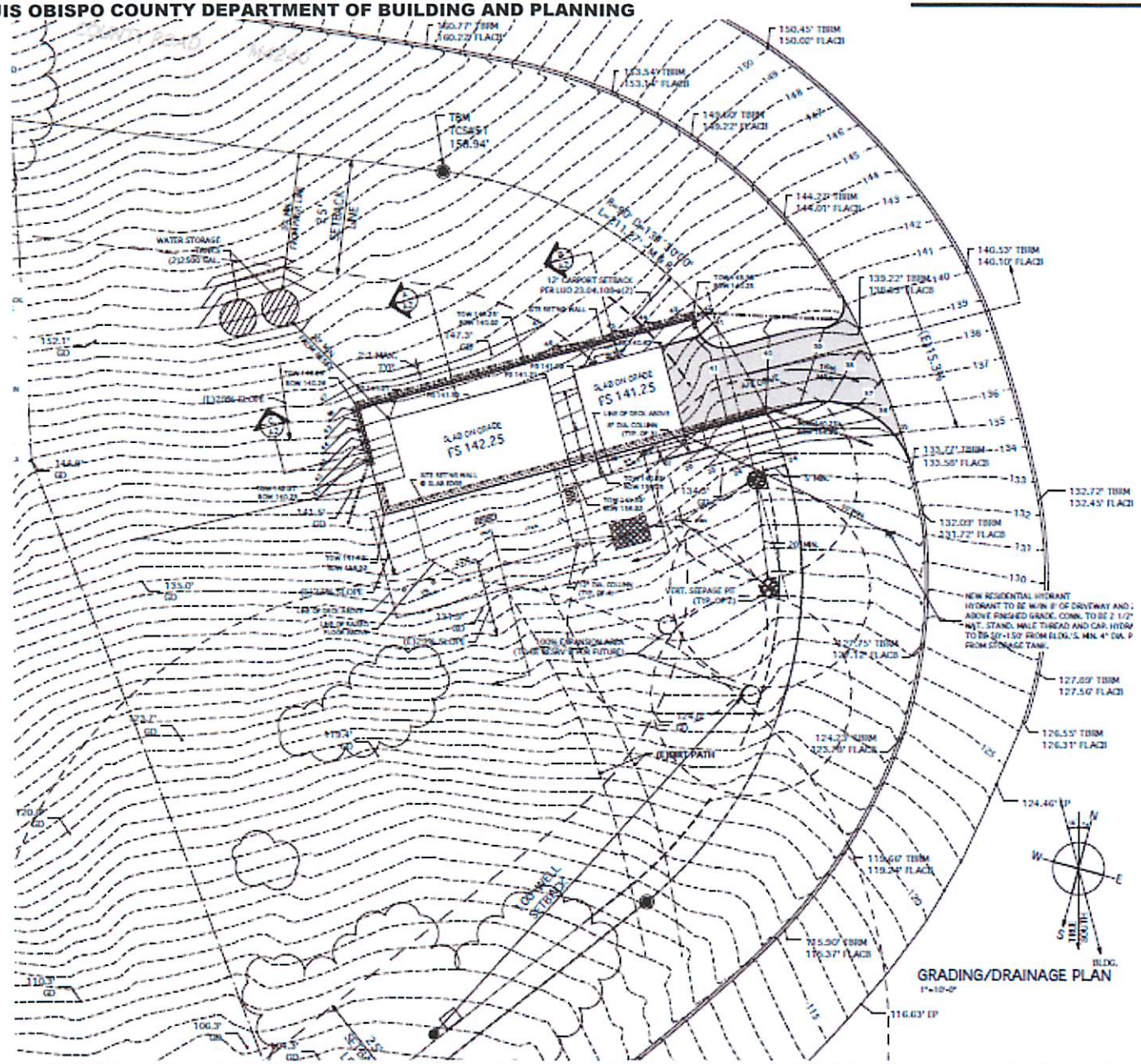
PROJECT

Minor Use Permit / Coastal Development Permit
STEINMANN / DRC2014-00039

EXHIBIT

East and West Elevations

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

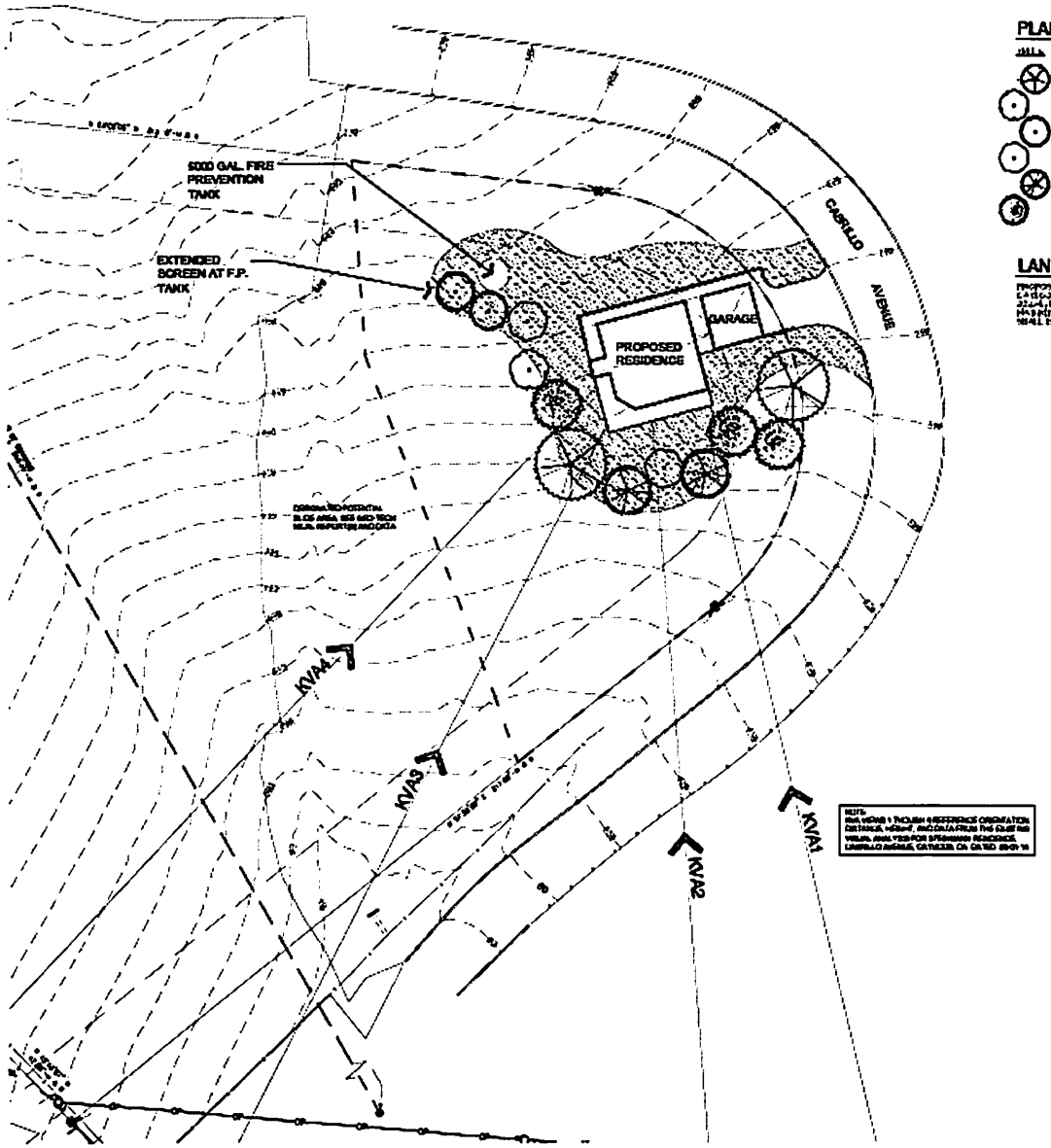


PROJECT

Minor Use Permit / Coastal Development Permit
STEINMANN / DRC2014-00039

EXHIBIT

Grading/Drainage Plan

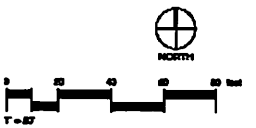


PLANT SCHEDULE

LANDSCAPE SCREENING COMPLIANCE

LANDSCAPE COMPLIANCE

CONCEPT PLANT SCHEDULE



VISUAL STUDY

PROJECT

Minor Use Permit / Coastal Development Permit
STEINMANN / DRC2014-00039

EXHIBIT

Preliminary Landscape Plan

CALIFORNIA COASTAL COMMISSION
CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877
WEB: WWW.COASTAL.CA.GOV

December 18, 2015

Schani Siong,
San Luis Obispo County Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

Subject: Steinmann SFD (DRC2014-00039)

Dear Ms. Siong:

Please accept these comments on the proposed single family residence located east of Highway 1 on Cabrillo Street near the community of Cayucos. We have previously provided preliminary comments to you on this project via email primarily related to ensuring the protection of visual resources and agricultural lands, and ensuring that water and sewer services are adequate to serve the proposed development. We would like to elaborate on these initial comments here:

1. **Visual resource protection.** It is our understanding that the County has analyzed the potential visual impact of the proposed 1,200 square foot residence from public views, including Highway 1. The Applicant has agreed to initially plant 15 gallon-sized trees (6-10 feet tall) with the expectation that these trees are to achieve at least 75% screening upon maturity (approximately 10 years), and the County has indicated they will condition the permit to ensure that the landscaping be maintained in perpetuity. In addition, it is our understanding that the project will be conditioned by the County to require a material and lighting palette for visual compatibility prior to issuance of the building permit. We have also been sent the Applicant's visual simulations which show the home with and without the vegetated screening at full maturity from three key viewpoints along Highway 1.

   As you know, this parcel is within the Local Coastal Program (LCP)'s mapped Critical Viewshed, and thus the project will need to be consistent with Estero Area Plan Section IV(C) Cayucos Critical Viewshed policies and CZLUO Section 23.04.210 standards. In addition, the project will also need to be consistent with the LCP's Coastal Plan Policies for protection of scenic and visual resources. From the visual simulations, we have concerns that the proposed project is designed and built to be subordinate to, and blend with, the character of the area (as required by 23.04.210(c)(1)), including because it appears to introduce a large residential structure into a highly visible rural, agricultural hillside. In addition, it is unclear that the proposed vegetative screening alone will sufficiently mitigate the project's impacts, and be sufficient to bring the project into compliance with the suite of LCP visual resource policies. Besides being visible from Highway 1 even after all screening is at maturity, it appears that the screening will be introducing a significant number of trees into an area that currently consists of sparsely

vegetated grazing lands, inconsistent with 23.04.210(c)(3) ("the use of vegetation appropriate to the site shall be similar to existing native vegetation"). It appears that alternatives exist to the design that may minimize visual impacts, including by reducing the size of the structure and/or sinking portions of it below grade, as well as alternative building sites, including towards the lower end of the parcel near Cabrillo and 13th Streets and/or in slope created "pockets" (and perhaps below grade of Highway 1) that would reduce the visual impacts from Highway 1. These alternative sites should be analyzed to ensure consistency with the LCP and described in detail in the County's staff report.

2. **Adequate onsite water and sewer.** In terms of ensuring adequate services, the proposed project is located outside of both Cayucos's Urban Services Line (USL) and its Urban Reserve Line (URL) which are coterminous in this location. Due to its location, the proposed residence would require onsite septic and water (Public Works Policy 1). However, it is our understanding from discussions with the County that there is a main water line that crosses the southern portion of the subject parcel, which serves one existing development on 13th street, and that the Applicant would be allowed to connect, or stub, to this existing water main (as allowed per LCP 23.04.430(b) without requiring a trunk line extension. As you know, this policy prohibits trunk line extension, and thus it will be necessary to describe in detail the proposed process for this connection (including, e.g., the distance from the house to the main line) in the staff report, and include a condition prohibiting a trunk line extension to serve the proposed residence.

   In addition, it has been indicated to us that the applicable water company (Morro Rock Mutual or Paso Robles Beach Water Association) has said they will not serve any more parcels beyond this parcel outside of their service boundary. Commission staff would like to see this statement in writing and suggests the County include this statement as part of their staff report.

3. **Agricultural lands protection.** It is our understanding that the project parcel is designated Agriculture, but that it is a non-conforming agricultural parcel with respect to lot size. Please ensure the staff report describes the nature of this non-conformity. It is also our understanding that the property is not currently used actively for grazing or any other agricultural use, but it will be imperative to describe the formation of the parcel and the historic agricultural uses associated with it. Has the Applicant submitted an agricultural feasibility report concluding that agriculture is infeasible on the property? Does the Applicant intend on pursuing agricultural production activities on this parcel? The staff report should discuss the proposed residence's impact on agriculture, and how/whether the project is consistent with the LCP's strong agricultural protection policies.

4. **Appealability of the project.** In terms of appealability to the Coastal Commission, while we do agree that the project would not be appealable based on the Coastal Terrace Sensitive Resource Area (SRA), the project would be appealable based on the fact that a

single-family residence is not the "P" use in the agriculture land use category. Based on Table O, a single-family residence is an "S-16-P" and thus not the sole principal permitted use (PPU) for this land use designation. Therefore, please ensure that the project is noticed and heard as an appealable development.

Again, thank you for the opportunity to comment on the above referenced project. Please feel free to contact me at the address and phone number on the first page if you have any questions or comments.

Sincerely,

Daniel Robinson
Central Coast District Office
California Coastal Commission

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 10/23/2014

TO: Cayucos Fire Protection District

FROM: Kerry Brown (805-781-5713 or kbrown@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2014-00039 STEINMANN – Proposed minor use permit for a single family residence (1,357 sf) with carport (400 sf). Site location is Cabrillo St (x-street 13th). Cayucos. APN: 073-095-007

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

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

No Comment

11/7/14 — Date

Darrin Carlson — Name

805-995-3322 — Phone

FH

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

RECEIVED
OCT 24 2014
COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

THIS IS A NEW PROJECT REFERRAL

DATE: 10/23/2014

TO: PW

FROM: Kerry Brown (805-781-5713 or kbrown@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2014-00039 STEINMANN – Proposed minor use permit for a single family residence (1,357 sf) with carport (400 sf). Site location is Cabrillo St (x-street 13th), Cayucos. APN: 073-095-007

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

see attached

Date	Name	Phone
11.7.14	[signature]	5271

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

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

MEMORANDUM

Date: October 31, 2014

To: Kerry Brown, Project Planner

From: Tim Tomlinson, Development Services

Subject: Public Works Comments on DRC2014-00039, Steinman MUP, Cabrillo Street, Cayucos, APN 073-095-007

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

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

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

2. Provide a draft access road maintenance agreement (after meeting with the Public Works and Planning Departments).

Public Works Comments:

A. The proposed project is within a drainage review area. Drainage plan is required and it will be reviewed at the time of Building Permit submittal by Public Works.

B. The issues concerning the roadway and gate should be discussed in a meeting with the applicant and representatives of the Public Works and Planning Departments. These issues include gate access and road maintenance (the road is not in the County Maintained Road System but it is apparently owned in fee by the County).

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

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

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

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

MORRO ROCK MUTUAL WATER COMPANY
P.O. BOX 757
CAYUCOS, CA 93430
PH: 805-995-3766 FX: 805-995-0953

June 2, 2011

To Whom It May Concern:

Morro Rock Mutual will provide water service to APN#073-095-007, as it is within our service boundary.

Water service will be provided when any and all required fees and conditions, at the time of request for service, have been paid and met.

Please feel free to contact us at (805) 995-3766, if any additional information is required.

Sincerely,

George Brett
President
Morro Rock Mutual Water Company