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COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

PLANNING COMMISSION

MEETING DATE	CONTACT/PHONE	APPLICANT	FILE NO.
January 12, 2006 LOCAL EFFECTIVE DATE January 26, 2006 APPROX FINAL EFFECTIVE DATE February 15, 2006	Murry Wilson (805) 788-2352	Jim and Marijane Malouin	DRC2004-00066

Request by Jim and Marijane Malouin for a Development Plan / Coastal Development Permit to allow for the construction of a one-story approximately 3,500 square foot single family residence, a one-story approximately 1,800 square foot barn, an approximately 4,500 foot long residential driveway, and associated grading activities. The project will result in the disturbance of approximately 4.95 acres a 120-acre parcel. The proposed project is within the Agriculture land use category and is located on Highway 1 approximately 4,335 feet (0.82 miles) south of Harmony Valley Road and the community of Harmony. The site is in the North Coast planning area.

RECOMMENDED ACTION

1. Adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq.
2. Approve the Development Plan / Coastal Development Permit DRC2004-00066 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on November 10, 2005 for this project. Mitigation measures are proposed to address Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards, and Transportation included as conditions of approval.

LAND USE CATEGORY	COMBINING DESIGNATION	ASSESSOR PARCEL NUMBER	SUPERVISOR DISTRICT(S)
Agriculture	Streams and Riparian Vegetation, Geologic Study Area, and Local Coastal Plan	046-061-010 and 046-061-011	2

PLANNING AREA STANDARDS:

Site Selection

Does the project meet applicable Planning Area Standards: Yes - see discussion

LAND USE ORDINANCE STANDARDS:

Agricultural Accessory Structures, Residential Uses in the Agriculture Category, Height, Parking, Setbacks, Sensitive Resource Area, Stream and Riparian Vegetation, Geologic Study Area, Archaeologically Sensitive Areas, and Local Coastal Program

Does the project conform to the Land Use Ordinance Standards: Yes - see discussion

EXISTING USES: Grazing	
SURROUNDING LAND USE CATEGORIES AND USES: *North:* Agriculture / grazing with residence *South:* Agriculture / grazing	*East:* Agriculture / grazing / residence / row crops *West:* Agriculture / grazing with residence
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: North of Community Advisory Council, Public Works, Ag Commissioner, CDF, Department of Fish and Game, Cal Trans and the California Coastal Commission	
TOPOGRAPHY: Rolling coastal hill to moderate sloping	VEGETATION: Valley and Southern Coastal Grasslands, Wetland and Stock pond
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CDF	ACCEPTANCE DATE: November 8, 2004

DISCUSSION

Setting

The proposed project site is located approximately 1 mile south of the community of Harmony along a ridgeline in an area consisting of moderately to steeply sloping hills on the east side of Highway 1 (State Scenic Highway / Federal Scenic Bi-Way). The proposed project location is approximately 0.3 miles east of the highway. The parcel is currently used primarily for livestock grazing in an area that has historically and predominantly been used for agriculture uses. An existing unpaved ranch road provides site access and little vegetation other than denuded grasslands and scattered coyote brush exist in the project vicinity. A natural stand of oak trees is found at lower elevation; below the project site near the access road on the north and east facing slopes. A few scattered agricultural buildings and eucalyptus stands are visible adjacent to the highway on the hills in the surrounding area.

The topography in the project vicinity consists of low lying farmlands, rolling coastal hills and the Santa Lucia Mountain Range to the east of the project site (as viewed from Highway One). The area's visual quality is ranked high due to the fact that numerous residences and other man made alterations have not been introduced into the view corridor.

PLANNING AREA STANDARDS:

Site Selection

Primary site selection for new development shall be in locations **not visible** from Highway 1 as follows:

1. Sites shall be selected where hills and slopes would shield development unless no alternative location exists or the location provides visitor-serving facilities.
2. New development shall be located so that no portion of a structure extends above the highest horizon line of ridgelines as seen from Highway 1.

3. Where single ownership is on both sides of Highway 1, building sites shall be located on the east side of Highway 1 except for identified visitor-serving development.
4. Development proposals for sites with varied terrain are to include design provisions for concentrating developments on moderate slopes, retaining steeper slopes visible from public roads undeveloped.

The San Luis Obispo County General Plan and North Coast Area Plan have ordinance and policy requirements relevant to the visibility of the proposed project. Most importantly, **North Coast Rural Area Standard,** Areawide 6 (as noted above), requires new development to be sited to minimize visibility from Highway 1. The site selection criteria includes: using existing topography to shield development from Highway 1, avoiding steep slopes, keeping development below ridgelines and directing development to the east side of the highway versus the west (when ownership is on both sides).

A Visibility Assessment was conducted on the project site (Visibility Assessment, April 2004) that assessed the projects potential visibility (as viewed from key viewing areas along Highway 1). The assessment included recommendations to eliminate project visibility which will be required to be implemented as conditions of approval for this project. The project site was assessed to determine all potential viewing locations along the Highway 1 corridor. The site was surveyed and reference pylons at critical project element locations were set. The consultants performing the visual assessment checked the pylons for accuracy relative to the topographic mapping and site plan.

The location chosen for the barn structure (taller of the two proposed structures at seventeen feet from average natural grade) will be completely screened from Highway 1 using existing site topography and landforms as required by site selection criteria # 1. No portion of the barn structure will be visible or extend above the highest horizon line as viewed from the key viewing areas along Highway 1 (as required by site selection criteria # 2). The project site is located on the east side of Highway 1 with the proposed location of the barn being sited on nearly level terrain (approximately 1-2 percent) which meets the intent of the site selection criteria # 3 and # 4. The barn will be conditioned to have a maximum height of seventeen feet as measured from the average natural grade to ensure that no portion of the structure will be visible from Highway 1 (consistent with the findings and recommendations of the Visibility Assessment).

A majority of the project site is visible from Highway 1, which consists mostly of steeper slopes, thus requiring a combination of site selection and mitigation in order to eliminate visibility of the proposed residential structure. The visual analysis prepared for this project determined that by reducing the original height of the residential structure from nineteen and a half feet to a maximum height of seventeen feet (measured from the finished floor elevation of 472.5 feet), and careful use of a constructed berm, the project will effectively be screened from view of Highway 1. As viewed from southbound

Highway 1 (Key Viewing Area 1, KVA-1), the proposed berm was visible for approximately eight seconds at the posted speed limit. The berm, although relatively small, is expected to completely screen visibility of the residential structure, water tanks, and the vehicle parking area. Because of the distant viewing location of KVA-1, the height and length of the proposed berm will likely not appear out of scale with the setting (see attached photos from Visibility Assessment). The shape of the berm will look natural and will be compatible with surrounding landforms. If grasses are established on the berm similar to those found on the existing hillside, the berm will likely be difficult to discern from the adjacent slopes. The proposed barn and access road/driveway are not expected to be visible from KVA-1.

As viewed from Highway 1 (Key Viewing Area 2, KVA-2), the viewing angle becomes almost perpendicular to the direction of travel, which will likely diminish views of the project site along the highway. The view of the project area is approximately three seconds in a motor vehicle. The western third of the berm along the north side of the project will be visible. The proposed barn and access road/driveway are not expected to be visible from KVA-2.

As viewed from northbound Highway 1(Key Viewing Area 3, KVA-3), the project site is seen almost directly ahead of the viewer for approximately 18 seconds at the posted speed limit. As proposed, the residence will not be visible from anywhere in the northbound direction and no berm would be necessary along the southern side of the residence as the project is proposed. The proposed barn and access road / driveway are not expected to be visible from KVA-3, KVA-2 and KVA-1.

The field review confirmed that the residential structure, barn and access driveway are not expected to be visible from any point on Highway 1. The combination of site selection, earthen berms and reduced structure height are expected to successfully eliminate views of the residential structure as seen from Highway 1. Landscaping will not be recommended as a means of screening development and will not be allowed on or around the earthen berm such that the plants would be visible from Highway 1. The berm will be replanted using stockpiled topsoil from project grading activities. Mitigation measures recommended in the April 2004 Visual Assessment will be implemented to ensure the greatest protection of scenic resources. The implementation of the above referenced measures will mitigate visual impacts to a level of insignificance, therefore, no significant aesthetic impacts will occur with the development of the single-family residence, barn and access road. These mitigation measures are listed in detail in the conditions of approval for this project.

LAND USE ORDINANCE STANDARDS:

Standard	Allowed/Required	Proposed
Minimum Site Area	20 to 360 acres	120 acres (parcel 2 of CO 75-0214)
Setbacks	Front – 25 feet Side – 30 feet Rear – 30 feet	~1,000 feet ~1,000 feet ~700 feet
Height	35 feet	Maximum 17 feet
Parking *(where applicable)*	(2) on-site	(2) on-site

Section 23.08.041 - Agricultural Accessory Structures
Agricultural accessory structures shall satisfy the requirements of Section 23.08.167 (Limitation on Location – Prime Soils). The proposed structure will not be located on prime soils as required by ordinance standards and will meet all other requirements in regards to required setbacks and minimum site area.

Section 23.08.167 - Residential Uses in the Agriculture Category
Dwellings in the Agriculture land use category are allowed as an accessory uses on the same site as an agricultural use. Primary dwellings and farm support quarters shall not be located on prime soils unless no other feasible location exists. Primary dwellings in the Agriculture category are limited to one primary unit per legal parcel. The proposal will meet all the requirements of a residential use in the Agriculture category. The soil classes on-site consist of Los Osos Loam, Gazo-Lodo Clay Loams, Diablo and Cibo clays, Diablo-Lodo Complex and Los Osos Diablo Complex (class III to VI non-irrigated with no class applicable to irrigated soils). The site has historically been used for grazing activities and will continue with the development of the proposed residence.

COMBINING DESIGNATIONS:

Section 23.07.160 - Sensitive Resource Area
An areas with special environmental qualities or areas containing unique or endangered vegetation or habitat resources are mapped as a Sensitive Resource Area (SRA). The purpose of the combining designation standards is to require that proposed uses be designed with consideration to the identified sensitive resources, and the need for their protection, and to satisfy the requirements of the California Coastal Act. The following findings are required for development located within a Sensitive Resource Area:

1. The development will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design.
2. Natural features and topography have been considered in the design and siting of all proposed physical improvements.
3. Any proposed clearing of topsoil, trees, or other features is the minimum necessary to achieve safe and convenient access and siting of proposed structures, and will not create significant adverse effects on the identified sensitive resource.
4. The soil and subsoil conditions are suitable for any proposed excavation; site preparation and drainage improvements have been designated to prevent soil erosion, and sedimentation of streams through undue surface runoff.

Section 23.07.174 - Streams and Riparian Vegetation
Coastal streams and adjacent riparian areas are environmentally sensitive habitats. The provisions of this section are intended to preserve and protect the natural hydrological system and ecological functions of coastal streams. Development shall be sited and designed to protect the habitat and shall be compatible with the continuance of such habitat. Within rural areas, development shall be setback a minimum of 100 feet from mapped coastal streams in order to protect the resource.

The project site is approximately 120 acres consisting primarily of grassland habitats. A tributary to Ellysly Creek (coastal stream) which originates on the property is the reason for the Streams and Riparian Vegetation combining designation. This tributary is not a mapped coast stream. Wetlands are present within the drainage and a perennial stockpond within the northernmost drainage. The pond provides a perennial aquatic habitat for reptiles, amphibians, birds, and other animals. The proposed driveway crosses two side tributaries to this northernmost drainage. Culverts are in place and no impacts to jurisdictional water or wetlands are anticipated by the proposed project (Biological Assessment, June 2005). Wetlands only occur within northernmost drainage, outside the immediate project area, and in a side tributary where no new culverts are proposed. The proposed project will not inhibit the natural functions of these resources because the project has been sited to "avoid" the identified resources.

California red-legged frogs and Southwestern pond turtles were identified in the northernmost drainage, adjacent to the project area but outside the immediate project area (approximately 70 feet from the roads closest approach). Upland habitat for California red-legged frogs is poor on the project site. No suitable habitat that would provide moist conditions for overland movement of California red-legged frogs is present. Movement of California red-legged frogs is very likely to be limited to the drainages during times of surface flows. Mitigation measures are included as conditions of approval to protect these species including construction fencing to limit disturbance to the areas outside the drainage swale. No impacts to the small riparian area as well as the perennial pond habitat on the project site were identified in the botanical assessment prepared by Althouse and Meade (Biological Assessment, June 2005). Culverts installation in the small non-wetland erosion features shall be installed in the dry season when water is not present. The proposed project as designed will not impact the sensitive drainage areas therefore no impacts will occur to the special aquatic sites.

Section 23.07.080 - Geologic Study Area
The project parcel is within a mapped geologic study area. An Engineering Geology Investigation (Cleath and Associates, 2003) and Geotechnical Engineering Report (Mid-Coast Geotechnical, 2003) were prepared for the proposed development. The reports addressed road improvements along the existing ranch road and structural improvements required to site the structures.

As proposed, the project will result in the disturbance of approximately 4.95 acres of the project site. Proposed grading for the access road will occur on the existing ranch road, minimizing the grading required to access the building site by using existing access roads. The existing road will require improvements for the residential use including widening and paving where the slopes exceed CDF requirements for dirt roads. The 4.95 acres of disturbance described above includes the area of the ranch road that will need to be improved therefore the area of "new" soil disturbance is much less and limited to the flatter portions of the site where structural improvements are proposed. No impacts resulting from landslide are expected at the proposed residential building site or along the driveway alignment.

Section 23.07.104 - Archaeologically Sensitive Areas
A preliminary site survey was conducted for the project site by C.A. Singer and Associates (March, 2004). The survey found archaeological resources on the property, all of which are associated with a small rock outcropping. Improvements to the existing agricultural road had no identifiable impacts on cultural resources and completion of driveway improvements should have no impact on cultural resources. The proposed locations of the house and barn have been sited with these resources in mind and the chosen location should not impact any resources if proper mitigation is implemented. After conclusion of the preliminary site survey, there is no evidence that cultural resources exist on the terrace where construction activities are proposed, but due to the proximity of the known site, subsurface resources could be present under the surface. In order to avoid impacts to CA-SLO 2339, temporary construction fencing will be required to be erected around the outcropping during all ground disturbance activities (as part of the monitoring plan). Impacts to potential subterranean resources will be mitigated though archaeological monitoring and data recovery (if resources are encounter). Conditions of approval are included to reduce potential impacts to archaeological resources.

Section 23.07.120 - Local Coastal Program Area
The project site is located within the California Coastal Zone as determined by the California Coastal Act of 1976 and is subject to the provisions of the Local Coastal Plan.

COASTAL PLAN POLICIES:

Shoreline Access: ☒ N/A
Recreation and Visitor Serving: ☒ N/A
Energy and Industrial Development: ☒ N/A
Commercial Fishing, Recreational Boating and Port Facilities: ☒ N/A
Environmentally Sensitive Habitats: Policy No(s): 1, 2, 7, 12, 15, 16, 18, 20, 21, and 28

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Agriculture: Policy No(s): 1, 3, and 4
Public Works: Policy No: 1
Coastal Watersheds: Policy No(s): 7, 8, 9, and 10
Visual and Scenic Resources: Policy No(s): 1, 2, 4, 5, and 7
Hazards: Policy No: 9
Archaeology: Policy No(s): 1, and 6
Air Quality: Policy No: 1

Does the project meet applicable Coastal Plan Policies: Yes, as conditioned

COASTAL PLAN POLICY DISCUSSION:

Environmentally Sensitive Habitats
Policy 1: Land Uses within or adjacent to Environmentally Sensitive Habitats. The project is proposed to be located a minimum of 70 feet at the closest point from the environmentally sensitive habitat (tributary to a coastal stream). No native or riparian vegetation or wetland habitat associated with the coastal stream tributary will be removed as a part of proposed project.

Policy 2: Permit requirements. The project as proposed will not have a significant impact on the sensitive habitat and is consistent with the biological continuance of the habitat. The project is proposed to be located a minimum of 70 feet at the closest point from the environmentally sensitive habitat (tributary to a coastal stream). No disturbance of the sensitive habitat is proposed as a part of this project.

Policy 7: Protection of Environmental Sensitive Habitats. Wetlands are environmentally sensitive habitats. These habitats shall be protected and preserved though project design. No disturbance to the wetland habitat is proposed and sediment and erosion control devises will be required to ensure protect of those resources during rain events. Project limits will be defined on the construction documents as a condition of approval.

Policy 12: State Department of Fish and Game Review. The Department of Fish and Game reviewed this proposal and made recommendations based on the Biological Assessment preformed for the project site. Mitigation measures were included as part of this report and approved by the Department of Fish and Game.

Policy 15: Vehicle Traffic in Wetlands. No vehicle traffic shall be permitted in wetlands. Conditions of approval have been included to fence sensitive areas from vehicle traffic.

Policy 16: Adjacent Development. Development has been sited to avoid impacts to the wetland habitat. Sedimentation and erosion control will be required in order to reduce potential impacts to the wetland habitat as well as down stream sedimentation.

Policy 18: Wetland Buffer Less than 100 Feet. In the case where wetland buffers are adjusted less than 100 feet, site specific factors shall be considered and mitigation measures included protecting the habitat. After review of the project by the consulting biologist and further review by the Department of Fish and Game and County Staff, it

has been determined that appropriate mitigations have been included to protect this habitat.

Policy 20: Coastal Streams and Riparian Vegetation. The proposed project will not impact a coast stream or associated riparian vegetation. Only a small bunch of riparian habitat (within a tributary to a coastal stream) exists on the subject property and no impacts to the resource are anticipated.

Policy 21: Development in or Adjacent to a Coastal Stream. The proposed project will not degrade the coastal stream habitat and will be compatible with the continuance of the habitat. Only a tributary to a coastal stream is located on the project site and adequate sediment and erosion control measures will be in place during construction activities.

Policy 28: Buffer Zone for Riparian Habitats. In rural areas, a setback of 100 feet between any new development and the upland edge of riparian habitats is required. The project is proposed to be located approximately 100 feet from the upland edge of the isolated portion of riparian habitat on the site.

Agriculture
Policy 1: Maintaining Agricultural Lands. Lands suitable for agriculture shall be maintained in or available for agricultural production. The applicant is proposing a single family dwelling which is allowed as an accessory use to the existing agricultural activity (grazing). The site will remain in Williamson Act contract and the applicant has verified compliance with their Williamson Act contract.

Policy 3: Non-Agricultural Uses. In agriculturally designated areas, all non-agricultural development shall be compatible with preserving a maximum amount of agricultural use. The proposal will allow the land owners to run the family ranch operation from the proposed residence as well as reside on the parcel. The development is located on non-prime lands and will result in no adverse effects on the continuance or establishment of agricultural uses on the site or the immediate vicinity.

Policy 4: Siting of Structures. A single-family residence and accessory agricultural building shall be located on other than prime soils where possible. The proposed project is not located on prime soils and will not limit adjacent agricultural uses.

Public Works
Policy 1: Availability of Service Capacity. The applicant has demonstrated that adequate private service capacities are available to serve the proposed project because the applicant has demonstrate that adequate water is present and that the site is suitable for a septic system by mean of a well test (13.11 GPM for 4 hours) and soils evaluations on the project site.

Coastal Watersheds
Policy 7: Siting of New Development. Grading for the purpose of creating a site for a structure or other development shall be limited to slopes of less than 20 percent. Grading that will occur on slopes of greater than 20 percent requires a Minor Use Permit or Development Plan approval and shall consider site characteristics such as proximity

of nearby streams, erosion potential and slope stability, amount of grading necessary, and measures proposed to reduce potential erosion and sedimentation. The applicant will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) as a condition of approval to control potential erosion from the project and the project has been sited approximately 100 feet from the perennial drainage on-site.

Policy 8: Timing of Construction and Grading. Land clearing and grading shall be avoided during the rainy season if there is potential for sedimentation and erosion. Appropriate sedimentation and erosion control devises will be required to be in place within 48 hours of a predicted rain event if grading activities will be occurring between October 15th and May 15th.

Policy 9: Techniques for Minimizing Sedimentation. Appropriate control measures shall be utilized to minimize erosion and sedimentation. A site specific plan shall be prepared by a qualified professional. The applicant will be required to submit a SWPPP (for all projects over an acre of site disturbance) prior to issuance of a construction permit to ensure that water quality will not be impacted by increased sedimentation and erosion from project improvements.

Policy 10: Drainage Provisions. Site design shall ensure that drainage does not increase erosion. The applicant will be required to submit a drainage plan for approval by the public works department prior to permit issuance to ensure the proposed drainage plan does not increase erosion. Preliminary drainage plans have been submitted and reviewed by the Department of Public Works.

Visual and Scenic Resources

Policy 1: Protection of Visual and Scenic Resources. Unique and attractive features of the landscape shall be preserved and protected. The project is consistent with this policy because the project has been sited so it will not be visible from Highway 1. The visual quality of the area will be maintained as the house will be sited to not be visible from any portion of Highway 1 or other public viewing areas. Temporary grading activities will be visible in the short term but the project has been conditioned to re-apply top soil and native seeds where these grading activities will be visible from public areas and Highway 1.

Policy 2: Site Selection for New Development. Permitted development shall be sited so as to protect views to and along the ocean and scenic coastal areas. The applicant has chosen a location (for the barn) that will be completely invisible from Highway 1 using existing topography. The residential structure will use existing topography as well as creating a berm along the western portion of the residence to eliminate potential views from Highway 1 (as described above and in the Visibility Assessment).

Policy 4: New Development in Rural Areas. New development shall be sited to minimize visibility from public view corridors. Structures shall be designed to be subordinate to, and blend with, the rural character of the area. The applicant has chosen a location for the barn that will be completely invisible from Highway 1 as well as the residence (with the addition of the proposed berm).

Policy 5: Landform Alterations. Grading, earthmoving, major vegetation removal and other landform alterations within public view corridors are to be minimized. Proposed grading for the access road will take place mostly along the existing ranch road. Grading activities associated with the berm will be completed and top soil replied to the surfaces (as viewed from Highway 1) to minimize the visual difference between the created berm and natural slopes and grasses.

Policy 7: Preservation of Trees and Native Vegetation. The location and design of improvements will not require any tree removal. The applicant is proposing to access the site by an existing ranch road that will require minimal improvements and impacts to native plants species found on the project site.

Hazards
Policy 9: High Fire Risk Areas. New residential development shall be required to be reviewed and conditioned to meet the requirements of the fire chief. The applicant has submitted a fire letter and will comply with the requirements of the fire protection provider.

Archaeology
Policy 1: Protection of Archaeological Resources. The applicant will be required to submit a monitoring plans and the archaeological site will be protected with construction fencing though out the project.

Policy 6: Archaeological Resources Discovered during Construction or thought other Activities. Where substantial archaeological resources are discovered during construction of new development, all activities shall cease until a qualified archaeologist can determine the significance of the resource and alternative mitigations approved. A monitoring plan will be required as a condition of approval and monitoring will be required during the ground disturbance phase of construction.

Air Quality
Policy 1: Air Quality. The county has reviewed this project and standard air quality mitigation measures for project with similar amounts of disturbance have been applied to the project.

STAFF COMMENTS:

The applicant has preformed extensive biological assessments on the project site and evaluated project impacts as required by ordinance and the Coastal Policies document. Two rare plants will be impacted by the proposed project, Obispo Indian paintbrush and Cambria morning glory. The building sites for the barn and residence will not impact rare species because none occur in those sites. The proposed driveway improvements will result in impacts to these species, approximately 1.6 percent of the paintbrush population on-site and 2.0 percent of the morning glory population on-site respectively. These impacts will not be significant based on the county's typical thresholds (10 percent of locally occurring population).

COMMUNITY ADVISORY GROUP COMMENTS: No comments

AGENCY REVIEW:
Public Works – Recommend approval, no concerns.
Ag Commissioner – Property is under Williamson Act Contract. Recommends using existing agricultural road to access proposed residence where possible.
CDF – See fire letter (Attached).
Department of Fish and Game – Provided comments on review of botanical reports
California Coastal Commission – No comments.
Cal Trans – Encroachment permit required to repave access onto the state highway.

LEGAL LOT STATUS:
The existing lot was legally created by Parcel Map CO 75-0214, Parcel #2.

Attachment A – Fire Letter

Staff report prepared by Murry Wilson and reviewed by Matt Janssen.

EXHIBIT A - FINDINGS

Environmental Determination

A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on November 10, 2005 for this project. Mitigation measures are proposed to address Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards, and Transportation included as conditions of approval.

Development Plan

B. The proposed project or use is consistent with the San Luis Obispo County General Plan because a single-family residence accessory to the agricultural operations being conducted on a site is an allowable use subject to the requirements of Title 23 and the LCP.

C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code and the LCP.

D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because a single-family residence accessory to the agricultural operations does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.

E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because a single-family residence accessory to the agricultural operations is similar to, and will not conflict with, the surrounding lands and uses.

F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because a single-family residence accessory to the existing agricultural operations located on Highway1, a road constructed to a level able to handle any additional traffic associated with this project.

Coastal Access

G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

Sensitive Resource Area

H. The development will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design, because all project improvements will be located at the closest location, 70 feet from the identified sensitive resource on the project site (Streams and Riparian Vegetation).

I. Natural features and topography have been considered in the design and siting of all proposed physical improvements because the existing ranch road will provide access to the residence.

J. The proposed clearing of topsoil, trees, is the minimum necessary to achieve safe and convenient access and siting of proposed structures, and will not create significant adverse effects on the identified sensitive resource, because the existing ranch road will provide access to the residence and no impacts to the sensitive resource will occur with the required mitigation.

K. The soil and subsoil conditions are suitable for any proposed excavation and site preparation and drainage improvements have been designed to prevent soil erosion, and sedimentation of streams through undue surface runoff, because preliminary drainage and site design has been submitted and reviewed by the Public Works Department for conformance with applicable standards.

Environmentally Sensitive Habitats

L. There will be no significant impact on the identified sensitive habitat and the proposed use will be consistent with the biological continuance of that habitat because the project has been sited to avoid impacts to the sensitive resource / habitat on the property.

M. The proposed use will not significantly disrupt the habitat because all improvements have been sited to avoid impacts to the sensitive resource / habitat on the property.

Archeological Sensitive Area

N. The site design and development incorporate adequate measures to enure that archeological resources will be acceptably and adequately protected because monitoring will be required during ground disturbance and construction fencing will be erected around the known portion of the archaeological site.

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes

   a. the construction of a one-story approximately 3,500 square foot single family residence, a one-story approximately 1,800 square foot barn, an approximately 4,500 foot long residential driveway, and associated grading activities.

   b. maximum height for the proposed barn is 17 feet as measured from average natural grade and the maximum height of the proposed residence is 17 feet as measured from the finished floor elevation of 472.5 feet.

Conditions required to be completed at the time of application for construction permits

Site Development

2. Plans submitted shall show all development consistent with the approved site plan and grading plan provided that the plans shall be revised to show the maximum extents of grading activities required for project improvements (i.e. grading control line) consistent with the requirements of the biological assessment and shall also be reviewed by the visual consultant to ensure conformance with all recommendations included in the visual assessment with regards to creation of the berm and required structural elevations. The revised plan shall indicate the following and development shall be consistent with this revised and approved plan:
   1) Floor plans and elevations shall be submitted for the barn and residence that conform to the approved project description stated in condition number 1 (a) and (b) above.
   2) The maximum height of the proposed structures shall be consistent with condition number 1 (b) above and all plans shall be consistent with the visual assessment prepared for the project (i.e. structures not visible from Highway 1).

3. The applicant shall apply for an encroachment permit from The California Department of Transportation (Caltrans) and submit a written acknowledgement from the department permits office stating that the driveway connection to State Route 1 has been designed to the satisfaction of the state engineering and environmental standards.

Aesthetics

4. The applicant shall provide an exterior lighting plan. The plan shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from Highway 1 and the key viewing areas identified in the visibility assessment (April 2004). All lighting poles, fixtures, and hoods shall be dark colored. This plan shall be implemented prior to final inspection or occupancy, whichever

occurs first.

5. An erosion control/ seeding plan shall be prepared by a qualified erosion control and revegetation expert and approved by the appropriate County representative. The erosion control strategy shall include a mechanical component such as erosion control blanket, as well as a seed mix consisting of grass species found on the adjacent hillsides. Successful erosion control measures will reduce the potential for gullying and visual scars on the berm (may be combined with sedimentation and erosion control plan).

6. The project applicant shall retain a qualified revegetation and erosion control expert to monitor the success of the erosion control and grass revegetation efforts for period of 2 years after construction. Between the months of October and April the monitor shall make bi-monthly site visits, identify any deficiencies, and recommend measures to fix deficiencies. The project applicant shall implement the recommendations of the monitor. The monitor shall provide an annual written report of the progress to the appropriate County representative.

7. The roofs of the residential and barn structures should be designed with hipped rooflines. Roof and wall colors shall be limited to earth tones, muted greens, browns and grays and no brighter than 6 in chroma and value on the Munsell Color Scale on file in the County Department of Planning and Building. No shiny metal or glazed tile roofing material shall be used. These measures will ensure visual compatibility between the structures and the setting if for some reason in the future the effectiveness of the berm is compromised.

8. The top of the proposed water tanks shall 2 ft. lower than the top of the adjacent berm. If the water tanks are redesigned to be located along the north side of the residence, the top of the proposed water tanks shall be 2 ft. lower than the top of the adjacent berm on the north side. This will result in effective visual screening of the water tanks as seen from Highway 1.

Fire Safety

9. All plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the CDF/County Fire Department for this proposed project and dated November 2, 2004.

Services

10. The applicant shall submit evidence that there is adequate water to serve the proposal, on the site.

11. The applicant shall submit evidence that a septic system, adequate to serve the proposal, can be installed on the site.

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Biology

12. The limits of disturbance shall be shown on the project plans. Ground disturbance shall be confined to the smallest possible area during grading and construction activities.

13. A qualified botanist shall develop a restoration and monitoring plan that will be approved by the County Planning Department prior to its implementation. The restoration and monitoring plan shall include the following activities:

    a) Prior to any ground disturbing activities, a qualified botanist shall inventory the area to be impacted (impact area) and record the number of paintbrush plants to be removed, the number of paintbrush plants in the surrounding area that will not be removed, and document all the number of each species of other associated plant species in the impact area. Similarly, the paintbrush populations on the remainder of the property shall be accurately mapped and counted.

    b) Topsoil from the impact area shall be collected and stockpiled until project activities cease, after which the topsoil shall be replaced on the cut and fill slopes.

    c) At least one year from restoring the topsoil to the cut and fill slopes, a qualified botanist shall monitor the plant regeneration in the impact area by documenting the numbers of paintbrush plants that regenerate in the area. The number of each species of other associated plants shall also be documented in the impact area. Monitoring efforts should be conducted during the flowering period for the paintbrush so that it can be identified if it occurs in the impact area.

    d) At the conclusion of the monitoring effort, the botanist shall submit a monitoring report to the County Planning Department documenting the findings of the restoration efforts. If plants do not regenerate the first year, monitoring in two subsequent years during the paintbrush flowering period shall be required, with submittal of a monitoring report to the County. Upon approval of the final monitoring report by the County, restoration efforts would cease.

Geology

14. The roadbed design shall be based on sampling and testing of the underlying rock. The results of the sampling and testing shall be submitted with the proposed road design.

15. The location of the on-site wastewater disposal system shall be located a minimum of 50 feet from any structure and sited where adequate percolation rates and sufficient unsaturated permeable sediments or rock are present. Disposal sites shall be located away from steep slopes where surfacing effluent could occur.

16. The applicant shall submit a Storm Water Pollution Prevention Plan to the Department of Planning and Building.

17. The applicant shall submit a sedimentation and erosion control plan (CZLUO Section 23.05.036) for review and approval by the County Planning Department.

18. The applicant shall submit a drainage plan (CZLUO Section 23.05.042) for review and approval by the County Planning Department.

Conditions to be completed prior to issuance of a construction permit

Fees

19. The applicant shall pay all applicable school and public facilities fees.

Agriculture

21. The applicant shall establish an agricultural easement in a form approved by County Counsel for the portion of the site supporting grazing / agricultural operations. The easement shall also be established over the remaining paintbrush populations.

Cultural Resources

22. The applicant shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the Environmental Coordinator. The consulting archaeologist responsible for the monitoring program shall be provided with a copy of the previous archaeological investigations (Singer, 2004).The monitoring plan shall include at a minimum:

    A. List of personnel involved in the monitoring activities;
    B. Description of how the monitoring shall occur;
    C. Description of frequency of monitoring (e.g. full-time, part-time, spot checking);
    D. Description of what resources are expected to be encountered;
    E. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);
    F. Description of procedures for halting work on the site and notification procedures;
    G. Description of monitoring reporting procedures.

Conditions to be completed during project construction

Aesthetics

23. Prior to framing inspection and after completion of rough grading of the site and berm, a qualified visual resource expert shall verify the effectiveness and appearance of the berm relative to the proposed structure. Reference flags or markers shall be erected at the critical dimensions of the proposed residential and barn structure. The project site shall be viewed from the key visibility areas along Highway 1 identified in the Visibility Assessment, Morro Group, April 2004. If it appears after the final grading the residence will be visible above the berm, recommendations shall be made to eliminate such visibility. If necessary, final adjustments shall be implemented to ensure that the berm will successfully hide the structure and will appear as a naturally occurring landform.

Building Height

24. Prior to approval of the foundation inspection, the control point shall be inspected by a building inspector prior to pouring footings or retaining walls, as an added precaution.

25. Prior to approval of the roof nailing inspection, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height and the actual height of the structure. This certification shall be prepared by a licensed surveyor or civil engineer.

Air Quality

26. The applicant shall reduce the amount of the disturbed area where possible.

27. The applicant shall use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency shall be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water shall be used whenever possible.

28. All dirt stock-pile areas shall be sprayed daily as needed.

29. Permanent dust control measures identified in the approved project revegetation and landscape plans shall be implemented as soon as possible following completion of any soil disturbing activities.

30. Upon completion of initial site-disturbance/grading activities, exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown with a fast-germinating native grass seed and watered until vegetation is established.

31. All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the erosion control expert.

32. All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

33. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.

34. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or shall maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.

35. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.

36. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads.

Geology

37. Cut and fill slopes of 2:1 are recommended for newly created cut and fill slopes.

38. Upon completion of grading activities and as soon as feasible, drainage improvements shall be installed to handle winter rainfall runoff in the vicinity of the proposed structures and roadway and designed to prevent erosion.

39. The project engineer shall observe the leach field excavations to ensure compliance with the recommendations of the geotechnical reports and present the findings in an "as-graded" report prepared by the engineer of record **prior to final inspection.**

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

Fire Safety

40. To minimize potential fire safety impacts, the applicant agrees to abide by the recommendations made by the California Department of Forestry (November 2, 2004 letter), and the Fire Safety Standards (CZLUO Sec. 23.05.086). All conditions stated in the fire safety plan shall be met **prior to final inspection.**

Aesthetics

41. The applicant shall provide verification (by means of consultation with the projects visual consultant and written documentation) that all required recommendations to reduce project visibility (numbers 1-10 from the Visibility Assessment) have been implemented to the satisfaction of the County of San Luis Obispo per the recommendation of the Visibility Assessment, Morro Group, April 2004.

42. To the greatest extent possible, final grading of the berms and all other earthwork shall be constructed with a rounded transition between adjacent slope and grade-angles. The radius of the rounding shall be as large as possible. This slope rounding measure will reduce the angular appearance of the berms and other earthwork as seen from State Highway 1 and the Key Viewing Areas.

43. Topsoil from all disturbed areas shall be removed, stockpiled, and reapplied during final grading as a surface layer to the entire berm. This measure will reduce the potential visible contrast between the berm and the adjacent hillside and will promote grass growth.

Archaeology

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

On-going conditions of approval (valid for the life of the project)

Aesthetics

45. No solid fencing or walls shall be installed if they can be seen from Highway 1. Fencing shall have an open character and be agricultural or rural in appearance. Colors shall be generally earth-tone, and white or light colored materials or paint shall not be used. No site amenities such as sheds, storage areas, stockpiles, etc. shall be built or placed along the outside of the berm. This measure will reduce visible contrast with the rural setting as seen from Highway 1.

46. Planting of vegetation and/or construction of additional structures visible from Highway 1 may result in significant visual impacts. A visual analysis shall be conducted for future site improvements potentially visible from Highway 1.

47. Absolutely no trees, shrubs, or ground cover shall be planted on or around the earthen berm such that the plant would be visible from Highway 1. No trees or shrubs shall be planted between the residence and the residence side of the surrounding berm that will extend above the height of the berm and consequently be seen from Highway 1. Only grasses similar to the existing grass on the adjacent hillsides shall be planted on the side of the berm visible from the highway. No supplemental irrigation shall be applied to the grasses once they have been established. This measure will reduce noticeability of the project site, and will minimize visual contrast between the project site and the adjacent landcover.

General Conditions

48. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.

49. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.

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NOV 0 5 2004
Planning & Bldg

CDF/San Luis Obispo County Fire Department

635 N. Santa Rosa • San Luis Obispo • California 93405

November 2, 2004

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

MW

Subject: Project # DRC2004-00066 (Malouin)

Dear North Coast team members,

I have reviewed the referral for the minor use permit for the proposed large single family residence project located at State Highway 1 near Harmony, CA. This project is located approximately 15 minutes from the closest CDF/San Luis Obispo County Fire Station. The project **is** located in State Responsibility Area for wildland fires.
It is designated a High Fire Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following conditions will apply to this project:

Access Road

An access road must be constructed to CDF/County Fire standards when it serves more than one parcel; access to any industrial or commercial occupancy, or vehicular access to a single parcel with more than two buildings or four or more dwelling units.

- The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:
  - Parcels less than 1 acres — 800 feet
  - Parcels 1 acre to 4.99 acres — 1320 feet
  - Parcels 5 acres to 19.99 acres — 2640 feet
  - Parcels 20 acres or larger — 5280 feet

- The road must be 18 feet in width and an all weather surface.
- If the road exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.
- All roads must be able to support a 20 ton fire engine.
- Road must be named and addressed including existing buildings.
- A turnaround must be provided if the road exceeds 150 feet.
- Vertical clearance of 13'6" is required.

Driveway

A driveway is permitted when it serves no more than two buildings, with no more than 3 dwelling units or a single parcel, and any number of accessory buildings.

- Driveway width for high and very high fire severity zones:
  - 0-49 feet, 10 feet is required
  - 50-199 feet, 12 feet is required
  - Greater than 200 feet, 16 feet is required
- Turnarounds must be provided if driveway exceeds 300 feet.

Water Supply

The following applies:

☐ This project will require a community water system which meets the minimum requirements of the Appendix III-A & III-B of the California Fire Code.

☒ A water storage tank with a capacity determined by a factor of the cubic footage of the structure will be required to serve each existing and proposed structure. A residential fire connection must be located within 50 to 150 feet of the buildings.

Fuel Modification

- Vegetation must be cleared 10 feet on each side of the driveways and access road.
- Maintain around all structures a 100 foot firebreak. This does not include fire resistive landscaping.
- Remove any part of a tree that is within 10 feet of a chimney.
- Maintain any tree adjacent to or overhanging any building free of deadwood.
- Maintain the roof of any structure free of leaves, needles or other flammable material.

Due to the extreme grade of the driveway, both the proposed residence and the garage shall be required to provide a residential fire sprinkler system meeting all standards referenced within NFPA Pamphlet 13D. The project shall provide a minimum of 10,000 gallons of water in storage and must have a minumum "Class A" roof covering and non-combustible siding material.

The proposed access road/driveway may require a separate name issued by the County of San Luis Obispo Department of Planning and Building.

Please contact this office to set up a site visit to discuss fire/life safety concerns with the proposed access for this project.

If I can provide additional information or assistance, please call 543-4244.

Sincerely,

Clinton I. Bullard
Fire Inspector

cc: Malouin, Applicant
Gobler, Agent

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COUNTY OF SAN LUIS OBISPO

FOR OFFICIAL USE ONLY (MW)

MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

ENVIRONMENTAL DETERMINATION NO. ED04-231 **DATE: November 10, 2005**

PROJECT/ENTITLEMENT: Malouin Development Plan /Coastal Development Permit DRC2004-00066

APPLICANT NAME: Jim Malouin
ADDRESS: 10595 Bluff Street, Banning, Ca 92220
CONTACT PERSON: Same as applicant **Telephone:** 951-217-3327

PROPOSED USES/INTENT: Request by Jim and Marijane Malouin to allow for the establishment of an approximate 3,500 square foot single family residence, an approximate 1,800 square foot one-story barn, an approximately 4,500 foot long residential driveway, and related grading activities, which will result in the disturbance of approximately 4.95 acres of disturbance on a 120-acre parcel. The site is in the North Coast planning area.

LOCATION: The proposed project is within the Agriculture land use category and is located on Highway 1 approximately 4,335 feet (0.82 miles) south of Harmony Valley Road and the community of Harmony.

LEAD AGENCY: **County of San Luis Obispo Department of Planning & Building**
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: California Department of Fish and Game

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 .....5 p.m. on Nomvember 24, 2005

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 were made a condition of the 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:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

Signature	Project Manager Name	Date	Public Agency
	Murry Wilson		County of San Luis Obispo

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San Luis Obispo County
Department of Planning and Building
environmental division

ENVIRONMENTAL DOCUMENT FILING FEE FORM

NOTICE: During environmental review, this project required consultation, review or development of mitigation measures by the California Department of Fish and Game. Therefore, the applicants will be assessed user fees pursuant to section 711.4 of the California Fish and Game Code.. The California Environmental Quality Act (Section 21089) provides that this project is not operative, vested or final until the filing fees are paid.

Lead Agency: County of San Luis Obispo
Date: 11/7/05
County: San Luis Obispo
Project No. PMT2004-03577
Project Title: Malouin Development Plan

Project Applicant

Name: Jim Melouin
Address: 10595 Bluff Street
City, State, Zip Code: Banning, CA 92220
Telephone #: 951-217-3327

Please remit the following amount to the **County Clerk-Recorder:**

( ) Environmental Impact Report	$	850.00
(X) Negative Declaration	$	1250.00
(X) County Clerk's Fee	$	25.00
Total amount due:		**1275.00**

AMOUNT ENCLOSED: _____

Checks should be made out to the "**County of San Luis Obispo**". Payment must be received by the County Clerk, 1055 Monterey Street, Room D-120, San Luis Obispo, CA 93408-2040, within two days of project approval.

NOTE: Filing of the Notice of Determination for the attached environmental document requires a filing fee in the amount specified above. If the fee is not paid, the Notice of Determination cannot be filed.

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COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

Project Title & No. Malouin Development Plan ED04-231 ;DRC2004-00066

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
☒ 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.

Murry Wilson	Murry Wilson	11/2/05
Prepared by (Print)	Signature	Date
John Nall	John Nall	Ellen Carroll, Environmental Coordinator 11/3/05
Reviewed by (Print)	Signature	(for) Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division 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 Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Jim and Marijane Malouin for a Development Plan/Coastal Development Permit to allow for the construction of a one-story single family residence (approximately 3,500 square feet), a one-story barn (approximately 1,800 square feet), and an approximately 4,500 foot long residential driveway, and associated grading activities. The project will result in the disturbance of approximately 4.95 acres on a 120-acre parcel. The proposed project is within the Agriculture land use category and is located on the east side of Highway 1 approximately 4,335 feet (0.8 miles) south of Harmony Valley Road and the community of Harmony. The site is in the North Coast planning area.

ASSESSOR PARCEL NUMBER(S): 046-061-010/011 SUPERVISORIAL DISTRICT # 2

B. EXISTING SETTING

PLANNING AREA: North Coast,Rural

LAND USE CATEGORY: Agriculture

COMBINING DESIGNATION(S): Geologic Study, Streams & Riparian Vegetation , Local Coastal Plan/Program

EXISTING USES: Undeveloped

TOPOGRAPHY: Moderately sloping to steeply sloping

VEGETATION: Grasses

PARCEL SIZE: 120 acres

SURROUNDING LAND USE CATEGORIES AND USES:

North: Agriculture; undeveloped	*East:* Agriculture; undeveloped
South: Agriculture; undeveloped	*West:* Agriculture; residential

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST

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

Setting. The proposed project consists of the construction of a single-family residence, a barn and improvements to the existing agricultural road. The project site is located approximately 1 mile south of the community of Harmony along a ridgeline in an area consisting of steep to moderately sloped hills on the east side of Highway 1. The proposed project location is at an approximate elevation of 480 feet above sea level approximately 0.3 miles east of the highway. The parcel is currently used primarily for livestock grazing. An unpaved road provides site access and little vegetation other than denuded grasslands and scattered coyote brush exist in the project vicinity. A natural stand of oak trees are found at lower elevations; below the project site near the access road on the north and east facing slopes. A few scattered agricultural buildings and eucalyptus stands are visible adjacent to the highway and on the surrounding hills in the area.

The San Luis Obispo County General Plan and North Coast Area Plan have numerous ordinances and policy requirements relevant to the proposed projects visibility. Most importantly, **North Coast Rural Area Standard,** Areawide 6, requires new development to be sited to minimize visibility from Highway 1. The site selection criteria includes: using existing topography to shield development from Highway 1, avoiding steep slopes, keeping development below ridgelines and directing development to the east side of the highway versus the west (when ownership is on both sides). A Visibility Assessment was conducted (Visibility Assessment, Morro Group, April 2004) that assessed the project visibility and recommendations to reduce project visibility were provided and will be implemented into the project design.

ImpactThe project site was assessed to determine all potential viewing locations along the Highway 1 corridor. The site was surveyed and reference pylons at critical project element locations were set. The consultants performing the visual assessment checked the pylons for accuracy relative to the

topographic mapping and site plan. Most of the project site is visible from Highway 1, thus requiring a combination of site selection and mitigation, in order to eliminate visibility of the residential structure The visual analysis determined that by reducing the original proposed height of the structure, and careful use of a constructed berm, the project could effectively be screened from view of highway 1.As viewed from southbound Highway 1 (Key Viewing Area 1, KVA-1), the berm was visible for approximately eight seconds at the posted speed limit. The berm is expected to effectively screen visibility of the residential structure, water tanks, and the vehicle parking area. Because of the distant viewing location of KVA-1, the height and length of the proposed berm will likely not appear out of scale with the setting. The shape of the berm will look natural and will be compatible with surrounding landforms. If grasses are established on the berm similar to those found on the existing hillside, the berm will likely be difficult to discern from the adjacent slopes. The proposed barn and access road/driveway are not expected to be visible from KVA-1.

As viewed from Highway 1 (Key Viewing Area 2, KVA-2), the viewing angle becomes almost perpendicular to the direction of travel, which will likely diminish views of the project site along the highway. The view of the project area is approximately three seconds in a motor vehicle. The western third of the berm along the north side of the project will be visible. The project site is least noticeable from this viewing area. The proposed barn and access road/driveway are not expected to be visible from KVA-2.

As viewed from northbound Highway 1(Key Viewing Area 3, KVA-3), the project site is seen almost directly ahead of the viewer for approximately 18 seconds at the posted speed limit. As proposed, the residence will not be visible from anywhere in the northbound direction and no berm would be necessary along the southern side of the residence as the project is proposed. The proposed barn and access road/driveway are not expected to be visible from KVA-3.

Mitigation/Conclusion. The field review confirmed that the residential structure is not expected to be visible from any point on Highway 1. The combination of site selection, earthen berms and reduced structure height are expected to successfully eliminate views of the residential structure as seen from Highway 1. Landscaping will not be recommended as a means of screening development and will not be allowed on or around the earthen berm such that the plants would be visible from Highway 1. The berm will be replanted using stockpiled topsoil from project grading activities. Mitigation measures recommended in the April 2004 Visual Assessment will be implemented to ensure the greatest protection of scenic resources. The implementation of the above referenced measures will mitigate visual impacts to a level of insignificance, therefore, no significant aesthetic impacts will occur with the development of the single-family residence, barn and access road. These mitigation measures are listed in detail in Exhibit B - Mitigation Summary Table.

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

Setting. The soil types include: Los Osos loam (9-30%)

Gazos-Lodo clay loams (15-50%) Diablo and Cibo clays (15-30%) Diablo-Lodo Complex (15-50%) Los Osos-Diablo Complex (30-50%)

As described in the NRCS Soil Survey, the "non-irrigated" soil class is "III" to "VI", and the "irrigated soil class is "not applicable" to "III".

The project is located in a predominantly agricultural area. The majority of the agricultural activities occurring on the property and in the immediate vicinity are limited to grazing. Grazing currently occurs on the subject parcel and will continue to occur after development of the single family residence and barn. The surrounding parcels are used primarily for grazing and will not be impacted by the development of a single-family residence on this parcel. This parcel is currently under Williamson Act contract.

Impact. The project will be setback approximately 750 feet from the nearest property line. No impacts to agricultural resources are anticipated. The proposed parcel will remain under Williamson Act contract and grazing will continue to occur on the parcel. The proposed residence, barn and access driveway will not affect grazing activities that occur in the area or on the subject property and will be incidental to the primary agricultural use (grazing). The residence will allow the applicant to better manage the agricultural operations on the project site.

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) Other _____	☐	☐	☐	☒

Setting. The Air Pollution Control District has developed the CEQA Air Quality Handbook 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).

Impact. As proposed, the project will result in the disturbance of approximately 4.95 acres. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of

pollutants, which is below thresholds warranting any mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. Based on the size of the proposed project, there is sufficient ground disturbing activities to warrant construction related dust control / air quality mitigation.

Mitigation/Conclusion. To mitigate these potential impacts, the applicant shall comply with the Air Pollution Control District's (APCD) standard dust control measures. The implementation of these measures will mitigate air quality impacts to a level of insignificance, therefore, the potential impacts are considered less than significant. These mitigation measures are listed in detail in Exhibit B - Mitigation Summary Table.

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) Introduce barriers to movement of resident or migratory fish or wildlife species, or factors which could hinder the normal activities of wildlife?	☐	☐	☒	☐
e) Other _____	☐	☐	☐	☒

Setting. The project site is 120 acres on the east side of Highway 1 south of the town of Harmony. The site consists of moderate to steep slopes supporting grassland habitat over the entire property with very few trees and other vegetation. Three seasonal tributaries to Ellysly Creek originate on the property. Wetlands are present within the drainages. A perennial stockpond in the northern most drainage provides perennial aquatic habitat for reptiles, amphibians, birds and other animals. Claifornia red-legged frogs and Southwestern pond turtles were identified in the northernmost drainage, adjacent to the project area.

The following habitats were observed on the proposed project: Valley and southern coastal grassland, wetland, and stock pond. Based on the latest California Diversity database and other biological references, the following species or sensitive habitats were identified:

Plants: One hundred and fourteen species of plants were identified on the property including Obispo Indian paintbrush and Cambria morning glory.

Wildlife: South Western Pond Turtle, California Red Legged Frog

Habitats: Property is located within California Red Legged Frog habitat, valley and southern coastal grasslands, and wetlands.

Impact. The proposed project will impact/disturb 4.95 acres of a 120 acre site. Two rare plants will be impacted by the proposed project, Obispo Indian paintbrush and Cambria morning glory.

Approximately 248,348 Obispo Indian Paintbrush occur on the project site. One thousand square yards of paintbrush habitat will be impacted containing approximately 4025 paintbrush plants. This impact is equivalent to 1.62% of the total population on the property. Approximately 1850 Cambria morning glory plants occur on the site and approximately 37 morning glory plants will be impacted or 2% of the population. Hoffman's sanicle occurs in small patches on the property and will not be impacted by the proposed project. California red-legged frog and Southwestern pond turtle were identified in the northernmost drainage adjacent to the project site (road alignment). Mitigation recommendations are included to protect these species. No native oak trees will be impacted by the development of the proposed project and no wetland impacts are anticipated by the proposed project. No impacts will occur to sensitive natural communities on the project site with the development of this project. No impacts will occur to special aquatic sites and the project is not anticipated to impact wildlife movement

Mitigation/Conclusion. The loss of approximately 2 percent of the San Luis Obispo paintbrush and Cambria morning glory populations are marginally significant impacts. As required by CEQA this impact should be mitigated to a less than significant level through a restoration and monitoring plan and an on-site open space easement. Although not much is known about the San Luis Obispo paintbrush, it is thought to be a hemi-parasitic plant, meaning that it lives closely associated with other plant species and is dependent on them for its survival. Therefore, when conducting re-vegetation work for this species, it is important to insure that the other closely associated plant species it depends on also be re-vegetated in the same area. Collection of topsoil and redistribution after completion of grading activities will help to mitigate impacts to these species. A restoration and monitoring plan will be required to be approved prior to permit issuance. The implementation of these measures will mitigate biological impacts to a level of insignificance, therefore, the potential impacts are considered less than significant. These mitigation measures are listed in detail 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 pre-historic resources?	☐	☒	☐	☐
b) Disturb historic resources?	☐	☒	☒	☐
c) Disturb paleontological resources?	☐	☐	☒	☐
d) Other _____	☐	☐	☐	☒

Setting. The project is located in an area historically occupied by the Southern Salinan and Obispeno Chumash. No historic structures are present and no paleontological resources are known to exist in the area. The project site contains numerous physical features that are typically associated with prehistoric occupation. Prehistoric populations found and used outcroppings of Franciscan chert and other rocks that are found on the property. Surface reconnaissance found evidence of both prehistoric and early historic activities on the property, principally the extraction and processing of lithic materials, that is, the utilization of various rocks and minerals found in the area.

Impact. A Phase I (surface) survey was conducted (Cultural Resource Survey, C.A. Singer and Associates, March 2004) at the 120-acre project site. All the archaeological resources on the property are associated with small outcroppings of laminated and deformed Franciscan chert. Project impacts can be divided into those associated with construction of the new roadway, and those associated with building the house, barn, and equestrian facilities (i.e. fences, electrical, septic system, etc.). Construction of the old agricultural road had no direct affect on any of the nearby archaeological sites and completion of the new route should have no impact on resources.

Construction of a home and barn on the upper terrace near site CA-SLO 2339 has the potential to impact resources located near the outcropping. The proposed location should not directly impact any of the resources but could affect the site if proper mitigation is not implemented. The proposed buildings are located on the flat terrace while the recorded site is on a nearby rocky hilltop. At this time there is no evidence that any resources exist on the terrace in the proposed construction area, but due to the proximity, subsurface resources could be present. The construction excavations could impact archaeological resources, but these resources are not likely to be very extensive.

Mitigation/Conclusion. Direct evidence of past habitation on the terrace (where project improvements are proposed) was not found, although it is probable that soil mixing by generation of grazing cattle have hidden resources. Erecting a temporary construction fence around the outcropping (CA-SLO2339) can eliminate any direct impacts to the hilltop site by means of avoiding the resource. Impacts to subterranean resources that may be discovered during construction can be mitigated to an acceptable degree through archaeological monitoring and systematic data recovery. A Monitoring Plan will be required to guide project work. Three specific actions are recommended by the subject report as key elements for the future monitoring plan: 1) examine the final roadway before any additional grading and the road base is applied; 2) examine the surface of the terrace area immediately after vegetation is removed (grubbed); and 3) examine the excavated footing trenches for the house and other excavations on the terrace.

The project will be required to incorporate the mitigation measures attached in Exhibit B - Mitigation Summary Table to reduce potential archaeological impacts to less than significant levels. This includes providing a Monitoring Plan prior to construction activities that identifies how monitoring will take place and what will be done if materials are discovered, along with a final report that verifies all mitigation measures and activities in the monitoring report have been completed.

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 CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist Priolo)?	☐	☐	☐	☒
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) Change rates of soil absorption, or amount or direction of surface runoff?	☐	☒	☐	☐
e) Include structures located on expansive soils?	☐	☒	☐	☐

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

Setting. GEOLOGY - The topography of the project site is comprised of rolling, broad upland ridges with moderately to steeply sloping flanks that decend to narrow intermittent tributaries of Ellysly Creek. The area proposed for development is within the Geologic Study Area designation. The landslide risk potential is considered high although the report prepared by Cleath and Associates states there is no landslide or other significant slope failure evident in the proposed construction areas. The liquefaction potential during a ground-shaking event is considered low. No active faulting is known to exist on or near the subject property. The project is not within a known area containing serpentine or ultramafic rock or soils.

Any project within the Geologic Study area designation or within a high liquefaction area is subject to the preparation of a geological report per LUO section 23.07.080© to evaluate the area's geological stability relating to the proposed use. A geological report was conducted for the project (Engineering Geologic Study, Cleath and Associates, November 20, 2003).

DRAINAGE – The area proposed for development is outside the 100-year Flood Hazard designation. The closest creek (Ellysly Creek) from the proposed development is approximately 0.12 miles to the southwest. As described in the NRCS Soil Survey, the soil is considered very poorly to well drained depending upon where on the site you are located. For areas where drainage is identified as a potential issue, the LUO (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 will have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION - The soil types include: Los Osos loam (9-30%) Gazos-Lodo clay loams (15-50%) Diablo and Cibo clays (15-50%) Diablo-Lodo Complex (15-50%) Los Osos-Diablo Complex (30-50%)

As described in the NRCS Soil Survey, the soil surface is considered to have low to moderate erodibility, and moderate to high shrink-swell characteristics.

When highly erosive conditions exist, a sedimentation and erosion control plan is required (LUO 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 that monitors this program.

Impact. As proposed, the project will result in the disturbance of approximately 4.95-acres of soil on a 120-acre parcel. Grading activities associated with development of the access road, residential building pad, screening berm, and barn area will create exposed soils that could lead to erosion and sedimentation if proper mitigation is not in place. Mitigation is proposed to reduce project related impacts for storm water as required by County Code and as required the Region Water Quality Control Board.

Mitigation/Conclusion. The sites surface soils are unsuited for foundation or roadbed support in the present state. Conventional earthmoving equipment should be able to expose weathered competent rock at shallow depths that are well suited for construction. Proper drainage control on newly formed slopes and road surfaces should mitigate erosion problems derived from runoff. Thorough sampling and testing will be applied to roadbed design at the lower portions of the site within the easement area because the soils in this area are inherently less stable than the chert and metavolcanic rocks above. An additional study, with subsurface sampling and material testing, will be necessary for foundation and roadway design upon finalization of the development plans. The recommendation derived from the geologic report along with ordinance and code requirements are attached in Exhibit B - Mitigation Summary Table. The implementation of the above referenced measures will mitigate geologic impacts to a level of insignificance, therefore, no significant geologic impacts will occur with this development.

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?	☐	☐	☒	☐
b) Interfere with an emergency response or evacuation plan?	☐	☐	☒	☐
c) Expose people to safety risk associated with airport flight pattern?	☐	☐	☒	☐
d) Increase fire hazard risk or expose people or structures to high fire hazard conditions?	☐	☐	☒	☐
e) Create any other health hazard or potential hazard?	☐	☐	☒	☐
f) Other _____	☐	☐	☐	☒

Setting. The project is not located in an area of known hazardous material contamination. The

project is within a moderate severity risk area for fire as well as being located in State Responsible Area for wild land fire. The project is not within the Airport Review area.

Impact. The project does not propose the use of hazardous materials. The project does not present a significant fire safety risk with incorporation of the conditions applied to the project as described in the fire safety plan dated November 2, 2004. The project is not expected to conflict with any regional evacuation plan.

Mitigation/Conclusion. The applicant will be required to implement the requirements of the fire safety plan dated November 2, 2004. The implementation of the above measure will mitigate hazard impacts to a level of insignificance; therefore, no significant hazard impacts will occur with this development. The mitigation measures are listed in detail in Exhibit B - Mitigation Summary Table.

8. NOISE - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Expose people to noise levels which exceed the County Noise Element thresholds?	☐	☐	☒	☐
b) Generate increases in the ambient noise levels for adjoining areas?	☐	☐	☒	☐
c) Expose people to severe noise or vibration?	☐	☐	☒	☐
d) Other _____	☐	☐	☐	☒

Setting. The project is not within close proximity of loud noise sources, and will not conflict with any sensitive noise receptors (e.g., residences). The site is a 120-acre parcel with mostly agricultural activities occurring in the vicinity.

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

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

9. POPULATION/HOUSING - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	☐	☐	☒	☐
b) Displace existing housing or people, requiring construction of replacement housing elsewhere?	☐	☐	☐	☒

9. POPULATION/HOUSING - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Create the need for substantial new housing in the area?	☐	☐	☒	☐
d) Use substantial amount of fuel or energy?	☐	☐	☒	☐
e) Other _____	☐	☐	☐	☒

Setting. In its efforts to provide for affordable housing, the county currently administers a Community Development block Grant Program, which provides grants to projects relating to affordable housing throughout the county. The parcel does not currently have any residential use. One residential unit will be added to the property.

Impact. The project will not result in a need for a significant amount of new housing, and will not displace existing housing. This project is a single-family residence on a large parcel. The project will not have significant affect on population and housing in the area.

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

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

Setting. The project area is served by the County Sheriff's Department and CDF/County Fire as the primary emergency responders. The closest CDF fire station (Cambria) is approximately 5.8 miles to the north. The closest Sheriff substation is in San Luis Obispo (Kansas Ave.), which is approximately 20 miles from the proposed project. The project is located in the Coast Unified School District.

Impact. The project 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. Public facility (county) and school (State Government Code 65995 et sec) fee programs have been adopted to address the project's direct and cumulative impacts, and will reduce the impacts to less than significant levels.

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

Setting. The County Trails Plan shows that a potential trail does not go through the proposed project. The project is not proposed in a location that will affect any trail, park or other recreational resource.

Impact. One single-family residence on a large parcel will not create a significant need for additional parks or recreational resources.

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

12. TRANSPORTATION/ CIRCULATION - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Increase vehicle trips to local or areawide circulation system?*	☐	☐	☒	☐
b) *Reduce existing "Levels 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) *Result in inadequate parking capacity?*	☐	☐	☐	☒
f) *Result in inadequate internal traffic circulation?*	☐	☐	☐	☒
g) *Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?*	☐	☐	☒	☐

12. TRANSPORTATION/ CIRCULATION - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
h) Result in a change in air traffic patterns that may result in substantial safety risks?	☐	☐	☒	☐
i) Other _____	☐	☐	☐	☒

Setting. Future development will access onto the following public road(s): Highway 1. The identified roadway is operating at acceptable levels. Referrals were sent to Public Works and Caltrans.

Impact. The proposed project is estimated to generate about 10 trips per day, based on the Institute of Traffic Engineer's manual of 10/unit. This small amount of additional traffic will not result in a significant change to the existing road service levels or traffic safety. A response was received from Caltrans regarding the proposed improvements within the Caltrans right-of-way. The applicant will be required to file for an encroachment permit from the District 5 Permit Office prior to construction activities to assure that work will be done to the Department's engineering and environmental standards.

Mitigation/Conclusion. The implementation of the above referenced measure will mitigate any transportation/circulation related impacts to a level of insignificance, therefore, no significant transportation/circulation impacts will occur with the development of the single-family residence, barn and access road. The mitigation measure is listed in detail in Exhibit B - Mitigation Summary Table.

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, daylighting)?	☐	☐	☒	☐
c) Adversely affect community wastewater service provider?	☐	☐	☒	☐
d) Other _____	☐	☐	☐	☒

Setting. Soil percolation varies depending upon where you are located on the 120 acre site. As described in the NRCS Soil Survey (see Geology section for soil types), the main limitations for on-site wastewater systems relates to: slow percolation and/or steep slopes and/or shallow depth to bedrock. These limitations are summarized as follows:

Shallow Depth to Bedrock – indicates that there may not be sufficient soil depth to provide adequate

soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, chances increase for the effluent to infiltrate cracks that could lead directly to groundwater sources or near wells without adequate filtering, or allow effluent to daylight where bedrock is exposed to the earth's surface. To comply with the Central Coast Basin Plan, additional information is needed prior to issuance of a building permit, such as borings at leach line locations, to show that there will be adequate separation between leach line and bedrock.

Steep Slopes – where portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent. To comply with the Central Coast Basin Plan, additional information is needed prior to issuance of a building permit, such as slope comparison with leach line depths, to show that there is no potential of effluent "daylighting" to the ground surface.

Slow Percolation – is where fluid percolates too slowly through the soil for the natural processes to effectively break down the effluent into harmless components. The Basin Plan identifies the percolation rate should be less than 120 minutes per inch. To achieve compliance with the Central Coast Basin Plan, additional information will be needed prior to issuance of a building permit that shows the leach area can adequately percolate to achieve this threshold.

Impact. The project proposes to use an on-site system as its means to dispose wastewater. Based on the proposed plans, adequate area appears available for an on-site system. The system will be designed and reviewed by the engineer to ensure the system will be sited appropriately and can accommodate the proposed development.

Mitigation/Conclusion. The leach lines shall be located at least 100 feet from any private well and at least 200 from any community/public well. The leach lines shall also be located 50 from any structures. Testing will be required to determine the most favorable location for the system. The percolation rates and depth of permeable soils and rocks will be determined prior to design of the on-site disposal system. Conditions have been included in the geology and soils section to address location of the on-site disposal system. Prior to building permit issuance, the septic system will be evaluated in greater detail to insure compliance with the Central Coast Basin Plan for any constraints listed above, and will not be approved if Basin Plan criteria cannot be met.

14. WATER - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Violate any water quality standards?	☐	☐	☒	☐
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?	☐	☐	☒	☐
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	☐	☐	☒	☐
d) Change the quantity or movement of available surface or ground water?	☐	☒	☐	☐
e) Adversely affect community water service provider?	☐	☐	☒	☐
f) Other _____	☐	☐	☐	☒

Setting. The project proposes to use an on-site well as its water source. A pump test report was submitted and demonstrates there is preliminary evidence that there will be sufficient water available to serve the proposed project. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is gently rolling to moderately sloping. The closest creek (Ellysly 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 low to moderate erodibility.

Impact. As proposed, the project will result in the disturbance of approximately 4.95-acres of soil. Storm water related impacts will be addressed by the required sedimentation and erosion control plan, drainage plan, and Storm Water Pollution Prevention Plan. Based on the project description, as shown below, a reasonable "worst case" indoor water usage would likely be about 1.77 acre feet/year (AFY)

1 agricultural lot (w/primary (1.44 afy) & guest house (0.33 afy)) = 1.77 afy
Source: "City of Santa Barbara Water Demand Factor & Conservation Study "User Guide" (Aug., 1989)

A well test was performed on the project site and the well produced over 13 gallons per minute base on a four hour pump test. The lowest rate of draw during the pump test was in the final hour of the test where the well drew 13.11 gpm.

Mitigation/Conclusion. Since no potentially significant water quantity or quality impacts were identified, no specific measures above standard requirements have been determined necessary. Standard drainage and erosion control measures will be required as well as a Storm Water Pollution Prevention Plan, and will provide sufficient measures to adequately protect surface water quality. The mitigation measures are listed in detail in Exhibit B - Mitigation Summary Table (Geology and Soils Section).

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?	☐	☐	☒	☐

15. LAND USE - *Will the project:*	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
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., CDF for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

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

Mitigation/conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required was 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 prehistory?*	☐	☒	☐	☐
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 project's, 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 Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ ceqa/ guidelines/" for information about the California Environmental Quality Act.

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Exhibit A - Initial Study References and Agency Contacts

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

Contacted	Agency	Response
☒	County Public Works Department	**In File****
☒	County Environmental Health Division	**Not Applicable**
☐	County Agricultural Commissioner's Office	**Not Applicable**
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☒	Air Pollution Control District	**None**
☐	County Sheriff's Department	**Not Applicable**
☐	Regional Water Quality Control Board	**Not Applicable**
☒	CA Coastal Commission	**None**
☐	CA Department of Fish and Game	**Not Applicable**
☒	CA Department of Forestry	**In File****
☒	CA Department of Transportation	**In File****
☐	Community Service District	**Not Applicable**
☒	Other Larry Kelly	**In File****
☐	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

- ☐ Airport Land Use Plans
- ☒ Annual Resource Summary Report
- ☐ Building and Construction Ordinance
- ☒ Coastal Policies
- ☒ Framework for Planning (Coastal & Inland)
- ☒ General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:
  - ☒ Agriculture & Open Space Element
  - ☒ Energy Element
  - ☒ Environment Plan (Conservation, Historic and Esthetic Elements)
  - ☒ Housing Element
  - ☒ Noise Element
  - ☐ Parks & Recreation Element
  - ☒ Safety Element
- ☒ Land Use Ordinance
- ☐ Real Property Division Ordinance
- ☒ Trails Plan
- ☐ Solid Waste Management Plan
- ☒ North Coast Area Plan and Update EIR
- ☐ Circulation Study

Other documents

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

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

Biological Review, Muddy Boots Environmental Consulting, April 2004

Cultural Resource Survey, C.A. Singer & Associates, March 2004

Engineering Geologic Study, Cleath and Associates, November 2003

Geotechnical Engineering Report, Mid-Coast Geotechnical Inc., November 2003

Pump Test Report, Bailey Drilling & Pump, February 2004

Visibility Assessment, Morro Group, April 2004

Visibility Confirmation Letter, Morro Group, August 2004

Exhibit B - Mitigation Summary Table

Aesthetics Mitigation

AS-1 **At the time of application for construction permits**, the applicant shall provide an exterior lighting plan. The plan shall include the height, location, and intensity of **all** exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from Highway 1 and the key viewing areas identified in the visibility assessment (April 2004). All lighting poles, fixtures, and hoods shall be dark colored. This plan shall be implemented **prior to final inspection or occupancy, whichever occurs first.**

AS-2 **Prior to framing inspection and after completion of rough grading of the site and berm,** a qualified visual resource expert shall verify the effectiveness and appearance of the berm relative to the proposed structure. Reference flags or markers shall be erected at the critical dimensions of the proposed residential and barn structure. The project site shall be viewed from the key visibility areas along Highway 1 identified in the Visibility Assessment, Morro Group, April 2004. If it appears after the final grading the residence will be visible above the berm, recommendations shall be made to eliminate such visibility. If necessary, final adjustments shall be implemented to ensure that the berm will successfully hide the structure and will appear as a naturally occurring landform.

AS-3 **Prior to final inspection,** to the greatest extent possible, final grading of the berms and all other earthwork shall be constructed with a rounded transition between adjacent slope and grade-angles. The radius of the rounding shall be as large as possible. This slope rounding measure will reduce the angular appearance of the berms and other earthwork as seen from State Highway 1 and the Key Viewing Areas.

AS-4 Topsoil from all disturbed areas shall be removed, stockpiled, and reapplied during final grading as a surface layer to the entire berm. This measure will reduce the potential visible contrast between the berm and the adjacent hillside and will promote grass growth.

AS-6 Absolutely no trees, shrubs, or ground cover shall be planted on or around the earthen berm such that the plant would be visible from Highway 1. No trees or shrubs shall be planted between the residence and the residence side of the surrounding berm that will extend above the height of the berm and consequently be seen from Highway 1. Only grasses similar to the existing grass on the adjacent hillsides shall be planted on the side of the berm visible from the highway. No supplemental irrigation shall be applied to the grasses once they have been established. This measure will reduce noticeability of the project site, and will minimize visual contrast between the project site and the adjacent landcover.

AS-7 An erosion control/ seeding plan shall be prepared by a qualified erosion control and revegetation expert and approved by the appropriate County representative. The erosion control strategy shall include a mechanical component such as erosion control blanket, as well as a seed mix consisting of grass species found on the adjacent hillsides. Successful erosion control measures will reduce the potential for gullying and visual scars on the berm.

AS-8 The project applicant shall retain a qualified revegetation and erosion control expert to monitor the success of the erosion control and grass revegetation efforts for period of 2 years after construction. Between the months of October and April the monitor shall make bi-monthly site visits, identify any deficiencies, and recommend measures to fix deficiencies. The project

applicant shall implement the recommendations of the monitor. The monitor shall provide an annual written report of the progress to the appropriate County representative.

AS-9 The roofs of the residential and barn structures should be designed with hipped rooflines. Roof and wall colors shall be limited to earth tones, muted greens, browns and grays and no brighter than 6 in chroma and value on the Munsell Color Scale on file in the County Department of Planning and Building. No shiny metal or glazed tile roofing material shall be used. These measures will ensure visual compatibility between the structures and the setting if for some reason in the future the effectiveness of the berm is compromised.

AS-10 At the location shown on the project map (Figure 1), the top of the proposed water tanks shall be no higher than 4 ft. above the proposed grade of 480.0 (2 ft. lower than the top of the adjacent berm). If the water tanks are redesigned to be located along the north side of the residence, the top of the proposed water tanks shall be no higher than 13 ft. above the proposed grade of 480.0 (2 ft. lower than the top of the adjacent berm on the north side). This will result in effective visual screening of the water tanks as seen from Highway 1.

AS-11 No solid fencing or walls shall be installed if they can be seen from Highway 1. Fencing shall have an open character and be agricultural or rural in appearance. Colors shall be generally earth-tone, and white or light colored materials or paint shall not be used. No site amenities such as sheds, storage areas, stockpiles, etc. shall be built or placed along the outside of the berm. This measure will reduce visible contrast with the rural setting as seen from Highway 1.

AS-12 Planting of vegetation and/or construction of additional structures visible from Highway 1 may result in significant visual impacts. A visual analysis shall be conducted for future site improvements potentially visible from Highway 1.

AS-13 Prior to final inspection, the applicant shall provide verification (by means of consultation with the projects visual consultant and written documentation) that all required recommendations to reduce project visibility (numbers 1-10) have been implemented to the satisfaction of the County of San Luis Obispo per the recommendation of the Visibility Assessment, Morro Group, April 2004.

Air Quality Mitigation

AQ-1 During the site-disturbance and/or construction phase, the applicant shall reduce the amount of the disturbed area where possible.

AQ-2 During the site-disturbance and/or construction phase, the applicant shall use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency shall be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water shall be used whenever possible.

AQ-3 During the site-disturbance and/or construction phase, all dirt stock-pile areas shall be sprayed daily as needed.

AQ-4 During the site-disturbance and/or construction phase, permanent dust control measures identified in the approved project revegetation and landscape plans shall be implemented as soon as possible following completion of any soil disturbing activities.

AQ-5 Upon completion of initial site-disturbance/grading activities, exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown with a fast-germinating native grass seed and watered until vegetation is established.

AQ-6 Upon completion of site-disturbance/grading activities, all disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.

AQ-7 All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

AQ-8 During the site-disturbance and/or construction phase, vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.

AQ-9 During the site-disturbance and/or construction phase, all trucks hauling dirt, sand, soil, or other loose materials are to be covered or shall maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.

AQ-10 During the site-disturbance and/or construction phase, install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.

AQ-11 During the site-disturbance and/or construction phase, sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads.

Biological Resource Mitigation

BR-1 Prior to issuance of construction permits, the limits of disturbance shall be shown on the project plans. Ground disturbance shall be confined to the smallest possible area during grading and construction activities.

BR-2 Prior to issuance of construction permits and prior to conducting any ground disturbance work, a qualified botanist shall develop a restoration and monitoring plan that will be approved by the County Planning Department prior to its implementation. The restoration and monitoring plan shall include the following activities:

1) Prior to any ground disturbing activities, a qualified botanist shall inventory the area to be impacted (impact area) and record the number of paintbrush plants to be removed, the number of paintbrush plants in the surrounding area that will not be removed, and document all the number of each species of other associated plant species in the impact area. Similarly, the paintbrush populations on the remainder of the property shall be accurately mapped and counted.

2) Topsoil from the impact area shall be collected and stockpiled until project activities cease, after which the topsoil shall be replaced on the cut and fill slopes.

3) At least one year from restoring the topsoil to the cut and fill slopes, a qualified botanist shall monitor the plant regeneration in the impact area by documenting the numbers of paintbrush plants that regenerate in the area. The number of each species of other associated plants shall also be documented in the impact area. Monitoring efforts should be conducted during the flowering period for the paintbrush so that it can be identified if it occurs in the impact area.

4) At the conclusion of the monitoring effort, the botanist shall submit a monitoring report to the County Planning Department documenting the findings of the restoration efforts. If plants do not regenerate the first year, monitoring in two subsequent years during the paintbrush flowering period shall be required, with submittal of a monitoring report to the County. Upon approval of the final monitoring report by the County, restoration efforts would cease.

BR-3 **Prior to issuance of construction permits,** an open space easement shall be established over the remaining paintbrush populations. The easement shall be located away from roads and areas that receive on-going maintenance.

Cultural Resource Mitigation

CR-1 **Prior to issuance of construction permits,** the applicant shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the Environmental Coordinator. The consulting archaeologist responsible for the monitoring program shall be provided with a copy of the previous archaeological investigations (Singer, 2004).The monitoring plan shall include at a minimum:

A. List of personnel involved in the monitoring activities;

B. Description of how the monitoring shall occur;

C. Description of frequency of monitoring (e.g. full-time, part-time, spot checking);

D. Description of what resources are expected to be encountered;

E. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);

F. Description of procedures for halting work on the site and notification procedures;

G. Description of monitoring reporting procedures.

CR-2 **Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection (whichever occurs first)**, the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met. If the analysis included in the Phase III program is not complete by the time final inspection or occupancy will occur, the applicant shall provide to the Environmental Coordinator, proof of obligation to complete the required analysis.

Geology and Soils Mitigation

GS-1 Cut and fill slopes of 2:1 are recommended for newly created cut and fill slopes.

GS-2 **Upon completion of grading activities and as soon as feasible,** drainage improvements shall be installed to handle winter rainfall runoff in the vicinity of the proposed structures and roadway and designed to prevent erosion.

GS-3 **Prior to issuance of construction permits,** the roadbed design shall be based on sampling and testing of the underlying rock. The results of the sampling and testing shall be submitted with the proposed road design.

GS-4 The location of the on-site wastewater disposal system shall be located a minimum of 50 feet from any structure and sited where adequate percolation rates and sufficient unsaturated permeable sediments or rock are present. Disposal sites shall be located away from steep slopes where surfacing effluent could occur.

GS-5 The project engineer shall observe the leach field excavations to ensure compliance with the recommendations of the geotechnical reports and present the findings in an "as-graded" report prepared by the engineer of record **prior to final inspection.**

GS-6 **Prior to issuance of construction permits,** the applicant shall submit a Storm Water Pollution Prevention Plan to the Department of Planning and Building.

GS-7 **Prior to issuance of construction permits,** the applicant shall submit a sedimentation and erosion control plan (CZLUO Section 23.05.036) for review and approval by the County Planning Department.

GS-8 **Prior to issuance of construction permits,** the applicant shall submit a drainage plan (CZLUO Section 23.05.042) for review and approval by the County Planning Department.

Hazards and Hazardous Materials

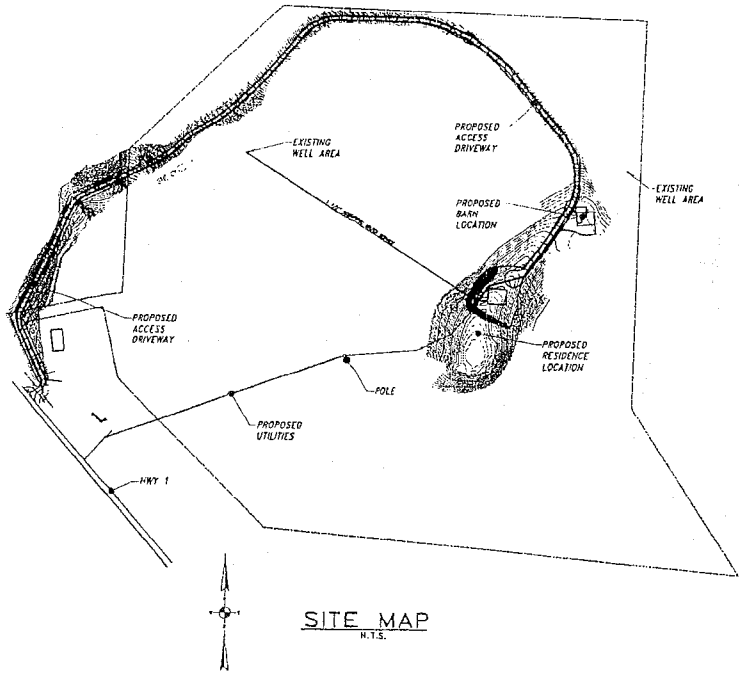
HM-1 To minimize potential fire safety impacts, the applicant agrees to abide by the recommendations made by the California Department of Forestry (November 2, 2004 letter), and the Fire Safety Standards (CZLUO Sec. 23.05.086). All conditions stated in the fire safety plan shall be met **prior to final inspection.**

Transportation Mitigation

TR-1 **Prior to issuance of construction permits,** the applicant shall apply for an encroachment permit from The California Department of Transportation (Caltrans) and submit a written acknowledgement from the department permits office stating that the driveway connection to State Route 1 has been designed to the satisfaction of the state engineering and environmental standards.

2-52

JIM & MERIJANE MALOUIN
ACCESS DRIVEWAY & RESIDENCE GRADING PLAN
CABRILLO HIGHWAY (HWY 1)
TOWN OF HARMONY, CALIFORNIA



SITE MAP
N.T.S.

ADJACENT TOPOGRAPHIC SETTING
N.T.S.

LEGAL DESCRIPTION:

PARCEL 2, OF CO 75-214 (18PM37)
APN: 046-061-010 & 011

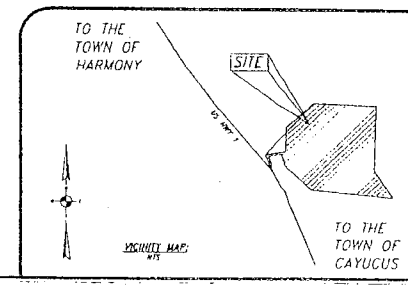
OWNER / DEVELOPER:

PROPERTY OWNER:
JIM MALOUIN
10595 BLUFF ST
BANNING, CA. 92220
(909) 849-5530
(909) 922-0754
(909) 217-3327 CELL

SITE ADDRESS:
CABRILLO HIGHWAY (HWY 1)
HARMONY, CA.
APN: 046-061-010 & 046-061-011

SHEET INDEX

SHEET #	SHEET DESCRIPTION
1	TITLE SHEET, SHEET INDEX AND VICINITY MAP
2	CONSTRUCTION, GRADING & DRAINAGE NOTES & DETAILS
3	OVERALL SITE PLAN & SHEET INDEX
4	ACCESS DRIVEWAY PLAN & PROFILE STA 0+00 TO 11+00
5	ACCESS DRIVEWAY PLAN & PROFILE STA 11+00 TO 22+00
6	ACCESS DRIVEWAY PLAN & PROFILE STA 22+00 TO 33+00
7	ACCESS DRIVEWAY PLAN & PROFILE STA 33+00 TO 42+00
8	ACCESS DRIVEWAY PLAN & PROFILE STA 42+00 TO 46+25
8	RESIDENCE SITE CROSS SECTION B-B
9	GRADING, DRAINAGE, SEPTIC NOTES & DETAILS



VICINITY MAP:
NTS

REVISIONS

NO.	BY	DATE	DESCRIPTION

ACCEPTED BY:

COUNTY ENGINEER

DATE

TOPOGRAPHIC SURVEY BY:

SHOLDERS LAND SURVEYS

STATE OF CALIFORNIA
ERIC J. GOBLER
No. C 30438
Exp. 1/31/06
CIVIL
REGISTERED PROFESSIONAL ENGINEER

ENGINEERING BY:
ERIC J. GOBLER
CIVIL ENGINEERING
9110 ATASCADERO AVE
ATASCADERO, CA. 93422
(805) 466-8632
(805) 466-6465 FAX
(805) 459-3268 CELL

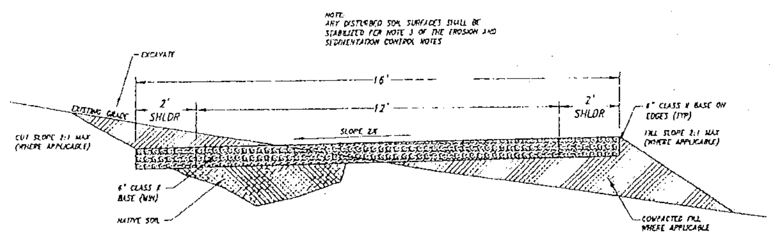
TITLE SHEET, SHEET INDEX AND VICINITY MAP

JIM MALOUIN RESIDENCE
PARCEL 2, OF CO 75-214 (18PM37)
APN: 046-061-010 & 046-061-011
CABRILLO HIGHWAY (HWY 1) HARMONY, CA.

COUNTY OF SAN LUIS OBISPO

PROJECT NO.: 03-118 rev9
DATE: JANUARY 2005
DESIGN BY: E.J.G.
DRAWN BY: Lee
CHECKED BY: E.J.G.
SCALE: NOTED
SHEET 1 OF 9

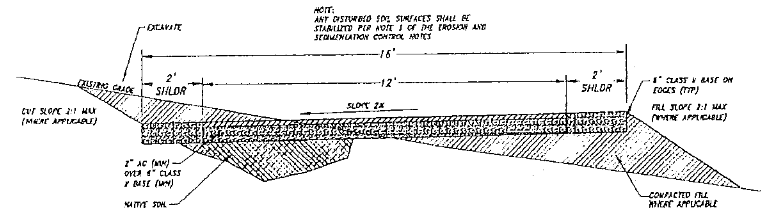
2-53



ALL WEATHER DRIVEWAY CROSS SECTION (DETAIL A)

SCALE 1" = 2'

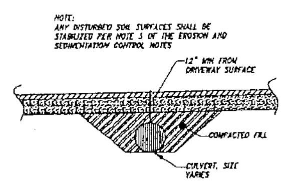
NOTE:
DEPTH OF BASE TO BE DETERMINED BY SOILS ENGINEER)



AC DRIVEWAY CROSS SECTION (DETAIL B)

SCALE 1" = 2'

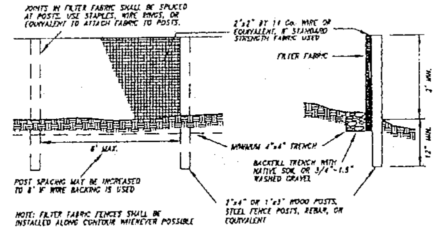
NOTE:
DEPTH OF BASE TO BE DETERMINED BY SOILS ENGINEER)



CULVERT CROSS SECTION (DETAIL C)

SCALE 1" = 2'

SILT FENCE SHALL BE USED TO REDUCE THE RUN-OFF VELOCITY, STOP SEDIMENT MIGRATION AND PROTECT DISTURBED SOILS FROM DEVELOPING RILL OR GULLIES. SILT FENCE SHALL BE PLACED AS SHOWN BELOW DISTURBED AREAS, IF JUTE NET OR STRAW MAT IS NOT USED ON SLOPES OR HYDROSEEDING HAS RECENTLY BEEN USED AND VEGETATION IS NOT WELL ESTABLISHED.



NOTE: FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE

SILT FENCE DETAIL

N.T.S.

GRADING & DRAINAGE NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO SAN LUIS OBISPO COUNTY REQUIREMENTS. IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO "STANDARD IMPROVEMENT SPECIFICATIONS AND DRAWINGS" OF THE COUNTY ENGINEERING DEPARTMENT.

2. GRADING SHALL BE KEPT TO A MINIMUM, SHALL CONFORM TO CHAPTER 33 AND CHAPTER 33 APPENDIX OF THE UNIFORM BUILDING CODE AND SHALL COMPLY WITH ANY SOILS REPORT PREPARED FOR THE PROJECT, UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL.

3. ALL AREAS RECEIVING FILL, INCLUDING THE ENTIRE RESIDENCE FILL PAD, SHALL BE COMPACTED TO A 90% RELATIVE DENSITY. THIS INCLUDES SAND FILL PLACED WITHIN THE FOUNDATION TO SUPPORT THE CONCRETE SLAB. A SOILS ENGINEER OR ENGINEERING GEOLOGIST SHALL OVERSEE ALL COMPACTED FILL CONSTRUCTION AND SHALL VERIFY PROPER PLACEMENT UPON COMPLETION. FILL BEYOND THE STRUCTURAL FOOTPRINT (e.g. FOR LANDSCAPE PURPOSES) SHALL BE COMPACTED AND STABILIZED, BUT COMPACTION TESTING IS NOT REQUIRED.

4. ALL AREAS BENEATH THE STRUCTURAL FOOTPRINT OR RECEIVING COMPACTED FILL SHALL BE CLEARED TO REMOVE AT LEAST THE UPPER SIX INCHES PRIOR TO EXCAVATING FOR THE FOUNDATION (SEE NOTE 7 BELOW). DETRIMENTAL AMOUNTS OF ORGANIC MATERIAL ARE NOT PERMITTED IN FILL AREAS.

5. THE SITE IS TO BE GRADED TO DIRECT ALL SURFACE DRAINAGE AWAY FROM CUT AND FILL SLOPES AND THE BUILDING FOUNDATION (AS SHOWN BY ARROWS). UNLESS OTHERWISE NOTED, ALL GRADING SHALL HAVE A MINIMUM SLOPE OF 2%.

6. ALL ROOF DRAINAGE SHALL BE COLLECTED AND DIRECTED AWAY FROM CUT AND FILL SLOPES.

7. TOPSOIL SHOULD BE STOCKPILED AND REDISTRIBUTED OVER DISTURBED SURFACES ONCE FINAL GRADE IS ESTABLISHED. STOCKPILED MATERIALS MUST BE PROTECTED FROM RAIN AND EROSION BY PLASTIC SHEETS OR OTHER PROTECTIVE COVERING.

8. ALL DISTURBED AREAS ARE TO BE SEEDED TO MINIMIZE EROSION, UNLESS PERMANENT LANDSCAPING IS INSTALLED CONCURRENTLY WITH CONSTRUCTION. VEGETATION SHOULD BE WELL ESTABLISHED PRIOR TO FINAL INSPECTION.

DUST CONTROL NOTES:

1. ALL MATERIAL EXCAVATED OR GRADED SHALL BE SUFFICIENTLY WATERED TO PREVENT EXCESSIVE AMOUNTS OF DUST. WATERING SHALL OCCUR AT LEAST TWICE DAILY WITH COMPLETE COVERAGE, PREFERABLY IN LATE MORNING AND AFTER WORK IS FINISHED FOR THE DAY.

2. ALL CLEARING, GRADING, EARTH MOVING, OR EXCAVATION ACTIVITIES SHALL CEASE DURING PERIODS OF HIGH WINDS (i.e. GREATER THAN 20 MPH AVERAGED OVER ONE HOUR) SO AS TO PREVENT EXCESSIVE AMOUNTS OF DUST.

3. ALL MATERIAL TRANSPORTED OFF-SITE SHALL BE EITHER SUFFICIENTLY WATERED OR SECURELY COVERED TO PREVENT EXCESSIVE AMOUNTS OF DUST.

4. THE AREA DISTURBED BY CLEARING, GRADING, EARTH MOVING, OR EXCAVATION OPERATIONS SHALL BE MINIMIZED SO AS TO PREVENT EXCESSIVE AMOUNTS OF DUST.

5. PERMANENT DUST CONTROL MEASURED IDENTIFIED IN THE APPROVED PROJECT REVEGITATION AND LANDSCAPE PLANS SHALL BE IMPLEMENTED.

GENERAL CONSTRUCTION, GRADING & DRAINAGE NOTES:

1. ALL GRADING SHALL CONFORM TO THE FOLLOWING APPLICABLE CODES:
   - 2001 CALIFORNIA BUILDING CODE (1997 UBC & CALIF. AMENDMENTS);
   - 2001 CALIFORNIA ELECTRIC CODE (1995 NEC & CALIF. AMENDMENTS)
   - 2001 CALIFORNIA MECHANICAL CODE (1997 IAPMO UMC & CA AMENDMENTS)
   - 2001 CALIFORNIA PLUMBING CODE (1997 IAPMO UPC & CALIF. AMENDMENTS)
   - GRADING - 33 UBC APPENDIX
   - COUNTY BUILDING & CONSTRUCTION ORDINANCE - TITLE 23
   - COUNTY COASTAL ZONE LAND USE ORDINANCE - TITLE 23
   - CALIFORNIA STATE ENERGY & ACCESSIBILITY STANDARDS - CA TITLE 24

2. DUST CONTROL IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

3. AREA OF FILL SHALL BE SCARIFIED, BENCHED AND RECOMPACTED PRIOR TO REPLACING FILL AND OBSERVED BY SOIL OR CIVIL ENGINEER.

4. FILL MATERIAL WILL BE RECOMPACTED TO 90% OF MAXIMUM DENSITY. A SOIL OR CIVIL ENGINEER TO DETERMINE GRADING PERFORMED IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS AND IS SUITABLE TO SUPPORT THE INTENDED STRUCTURE(S). THE SOIL OR CIVIL ENGINEER OF RECORD SHALL OBSERVE THE GRADING OPERATION AND PROVIDE THE FIELD INSPECTOR WITH REQUIRED COMPACTION REPORTS AND A REPORT STATING THAT THE GRADING HAS BEEN OBSERVED AND IS IN CONFORMANCE WITH UBC AND COUNTY ORDINANCES. FINAL REPORTS SHALL SATISFY UBC SECTION 3318.1.

5. REMOVE ANY DELETERIOUS MATERIAL (NON-COMPLYING MATERIAL) ENCOUNTERED BEFORE PLACING FILL, INCLUDING EXISTING BRUSH, NATIVE GRASSES, ORGANIC DEBRIS, ROCK LARGER THAN 6" DIAMETER, AND ANY UNSTABLE SOIL ENCOUNTERED IN THE FILL AREA.

6. NO CUT OR FILL SLOPE WILL BE CONSTRUCTED STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).

7. ALL DISTURBED AREA SHALL BE HYDRO SEEDED OR PLANTED WITH APPROVED EROSION CONTROL VEGETATION AS SOON AS PRACTICAL AFTER CONSTRUCTION IS COMPLETE. IF GRADING OCCURS BETWEEN OCTOBER 15 AND APRIL 15, TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND COVERED WITH STRAW MULCH AS SOON AS ROUGH GRADING IS COMPLETE.

8. MINIMUM SET BACK TO CREEKS AND BLUFFS SHALL BE MAINTAINED. MINIMUM SET BACK OF TWO FEET FROM ALL PROPERTY LINES WILL BE MAINTAINED FOR ALL GRADING. (NOTE: THIS WILL NOT BE AN ISSUE ON THIS PROJECT).

9. MINIMUM GRADED SLOPE AWAY FROM BUILDINGS SHALL BE 2% FOR THE FIRST FIVE FEET AROUND FOUNDATION.

10. AN APPROVED EROSION CONTROL PLAN MAY BE REQUIRED TO BE SUBMITTED, APPROVED AND IMPLEMENTED SHOULD GRADING OCCUR BETWEEN OCTOBER 15 AND APRIL 15. NOTES AND DETAILS ARE SHOWN ON THIS PLAN.

11. ENGINEERING REPORTS FOR CUT OR FILL SLOPE STEEPER THAN (2:1) SHALL BE SUBMITTED TO THE FIELD INSPECTOR.

12. ANY TREES WITHIN 10 FEET OF GRADING ACTIVITIES SHALL BE PROTECTED AS IDENTIFIED IN THE TREE PROTECTION NOTES.

13. A BOND FOR THE PROPOSED SCOPE OF WORK MAY BE NECESSARY TO ENSURE THAT THE WORK, IF NOT COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS & SPECIFICATIONS, WILL BE CORRECTED TO ELIMINATE HAZARDOUS CONDITIONS. BONDING REQUIRED SHALL SATISFY LAND USE PERMIT CONDITIONS.

14. PRE-CONSTRUCTION MEETING REQUIRED MAY BE SETUP BY CALLING 781-5602. BI-WEEKLY REPORTS BY THE SOIL OR CIVIL ENGINEER ARE REQUIRED TO ADDRESS AND MONITOR JOB PROGRESS, INCLUDING STATUS OF EROSION AND SEDIMENTATION MONITORING.

EROSION AND SEDIMENT CONTROL NOTES:

1. THE GENERAL CONTRACTOR SHALL PROTECT ALL DISTURBED SOILS TO PREVENT EROSION AND SEDIMENT MIGRATION DURING THE WET SEASON (OCT. 15 - APRIL 15).

2. BEST MANAGEMENT PRACTICES INSTALLED MUST ENSURE THAT SOILS, SEDIMENT AND DEBRIS DO NOT LEAVE THE CONSTRUCTION SITE.

3. DISTURBED SOIL SURFACES SHALL BE PROTECTED AND STABILIZED BY HYDRO SEEDING, SEEDING AND COVERING WITH STRAW MULCH (1" THICK MIN.), PLACEMENT OF STRAW MATS AND BLANKETS, OR OTHER METHODS DEEMED NECESSARY. VEGETATION MUST BE ESTABLISHED PRIOR TO RAINS TO BE CONSIDERED EFFECTIVE EROSION CONTROL.

4. IF CONSTRUCTION OCCURS DURING WET SEASON, THE PROJECT BOUNDARY AND ANY AREAS OF CONCENTRATED RUNOFF SHALL BE PROTECTED BY SILT FENCE PLACEMENT (SEE SILT FENCE DETAIL).

5. NECESSARY MEASURES SHALL BE TAKEN TO PREVENT SOIL AND MUD TRACKING ONTO THE STREET WHEN VEHICLES LEAVE THE CONSTRUCTION SITE.

6. ALL NECESSARY MEASURES SHALL BE TAKEN TO PREVENT OFFSITE RUNOFF, INCLUDING STREET RUNOFF, FROM ENTERING THE CONSTRUCTION SITE.

EARTHWORK ESTIMATES:

ACCESS DRIVEWAY:
1500 cubic yards CUT; 1500 cubic yards FILL
CUT MAX HEIGHT; 2 FT, FILL MAX HEIGHT; 8 FT
AREA OF DISTURBANCE; 3.0 ACRES

BARN:
550 cubic yards CUT; 550 cubic yards FILL
CUT MAX HEIGHT; 2 FT, FILL MAX HEIGHT; 2 FT
AREA OF DISTURBANCE; 0.52 ACRE

RESIDENCE:
8000 cubic yards CUT; 1200 cubic yards FILL
CUT MAX HEIGHT; 10 FT, FILL MAX HEIGHT; 8 FT
AREA OF DISTURBANCE; 1.50 ACRES

TOTAL CUT/FILL: = 10050 CU YDS CUT/3250 CU YDS FILL
TOTAL AREA OF DISTURBANCE: = 4.95 ACRES

NOTE: EXACT SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING ARE NOT INCLUDED. THE GRADING CONTRACTOR IS RESPONSIBLE TO DETERMINE EXACT QUANTITIES AND BID ACCORDINGLY. ANY EXCESS MATERIAL WILL BE SPREAD AND STABILIZED OR HAULED OFFSITE.

NOTE: EXCESS SOIL WILL BE SPREAD BEYOND BUILDING AREA (NON-STRUCTURAL)

SITE REPORTS:

SOILS REPORT:
MID-COAST GEOTECHNICAL 11-13-03 #03-5000

PERCOLATION TEST:
MID-COAST GEOTECHNICAL 12-4-03 #03-5000

GEOLOGICAL STUDY:
CLARK & ASSOC. 11-20-03

REVISIONS

NO.	BY	DATE	DESCRIPTION

ACCEPTED BY:

COUNTY ENGINEER DATE

TOPOGRAPHIC SURVEY BY: BROTHERS LAND SURVEYS

STATE OF CALIFORNIA — ERIC J. GOBLER — No. C 30438 — Exp. 3/31/06 — CIVIL — REGISTERED PROFESSIONAL ENGINEER

ENGINEERING BY:
ERIC J. GOBLER
CIVIL ENGINEERING
9110 ATASCADERO AVE
ATASCADERO, CA. 93422
(805) 466-5632
(805) 466-6465 FAX
(805) 459-3268 CELL

CONSTRUCTION, GRADING & DRAINAGE NOTES & DETAILS

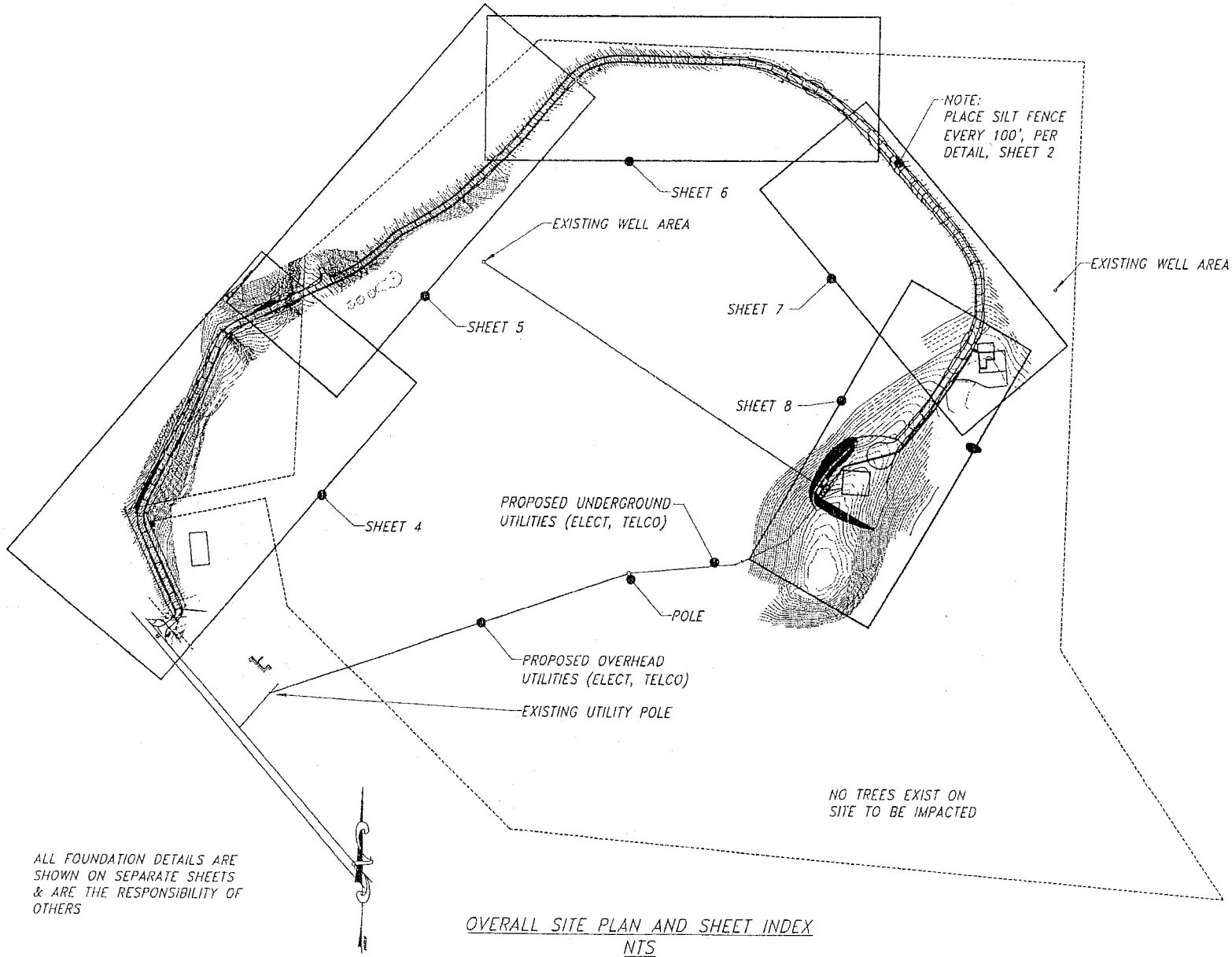
JIM MALOUIN RESIDENCE
PARCEL 2, OF CO 75-214 (18PM37)
APN: 046-061-010 & 046-061-011
CABRILLO HIGHWAY (HWY 1) HARMONY, CA.

COUNTY OF SAN LUIS OBISPO

ERIC J. GOBLER, R.C.E. 30438, EXP. 3/31/06 DATE

PROJECT No.: 03-118 REV 9
DATE: JANUARY 2005
DESIGN BY: E.J.G.
DRAWN BY: [signature]
CHECKED BY: E.J.G.
SCALE: NOTED
SHEET 2 OF 9

2-54



ALL FOUNDATION DETAILS ARE
SHOWN ON SEPARATE SHEETS
& ARE THE RESPONSIBILITY OF
OTHERS

OVERALL SITE PLAN AND SHEET INDEX
NTS

REVISIONS

NO.	BY	DATE	DESCRIPTION

ACCEPTED BY:

TOPOGRAPHIC SURVEY BY:

SHOLDERS LAND SURVEYS

STATE OF CALIFORNIA
ERIC J. GOBLER
No. C 30448
Exp. 1/31/06
CIVIL
REGISTERED PROFESSIONAL ENGINEER

CHECKED BY:

ERIC J. GOBLER
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(805) 466-6465 FAX
(805) 459-3268 CELL

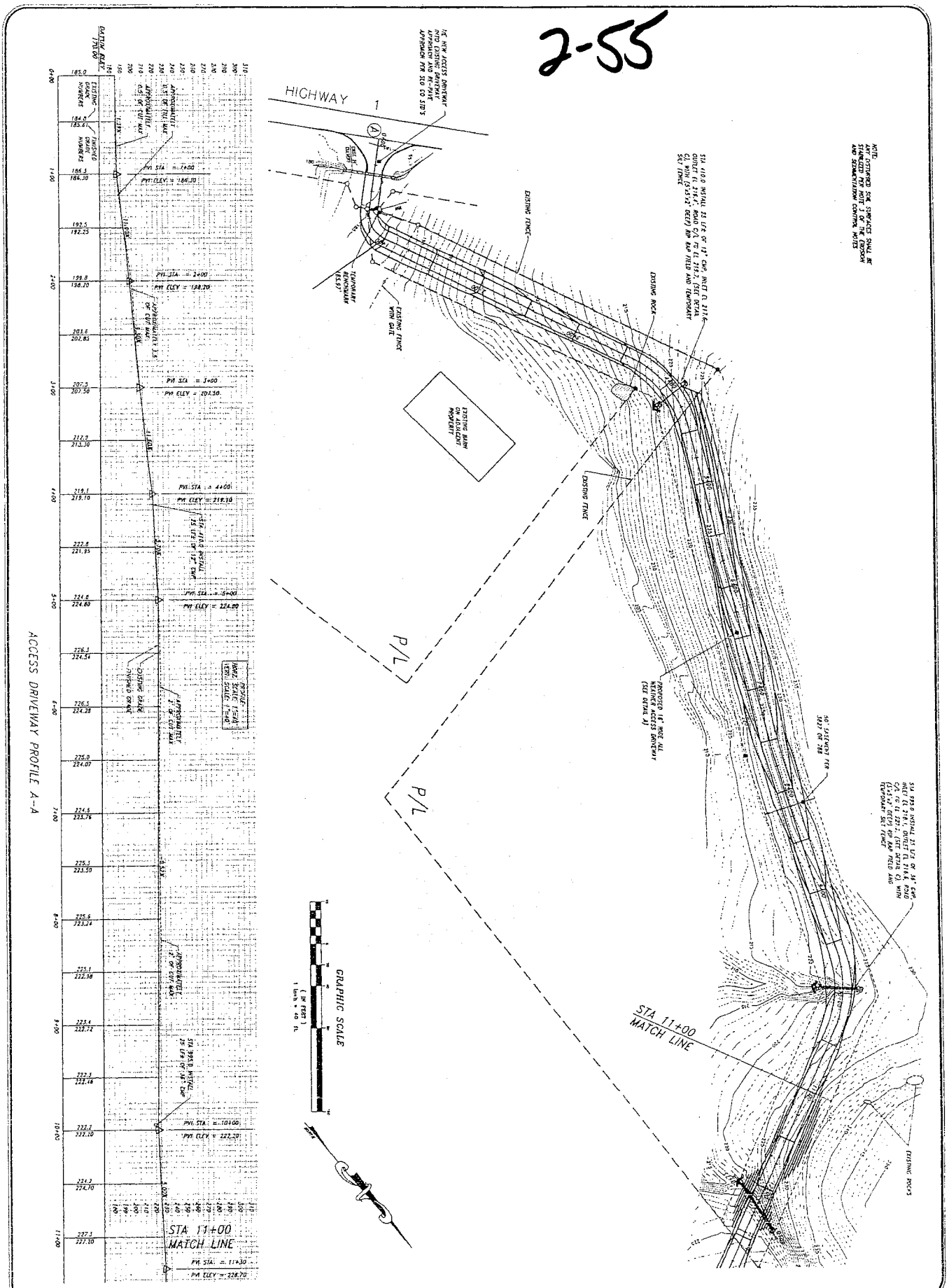
OVERALL SITE PLAN & SHEET INDEX

JIM MALOUIN RESIDENCE
PARCEL 2, OF CO 75-214 (18PM37)
APN: 046-061-010 & 046-061-011
CABRILLO HIGHWAY (HWY 1) HARMONY, CA.

COUNTY OF SAN LUIS OBISPO

PROJECT No.: 03-118 REV 9
DATE: JANUARY 2005
DESIGN BY: E.J.G.
DRAWN BY: Lee
CHECKED BY: E.J.G.
SCALE: NOTED
SHEET 3 OF 9

2-55



SHEET 4 OF 9	SCALE: NOTED	DESIGNED BY: E.J.G.	DRAWN BY: E.J.G.
DATE: JANUARY 2005	PROJECT No: 03-118 REV 9		

ACCESS DRIVEWAY PLAN & PROFILE STA 0+00 TO 11+00

JIM MALOUIN RESIDENCE
PARCEL 2, OF CO 75-214 (18PM37)
APN: 046-061-010 & 046-061-011
CABRILLO HIGHWAY (HWY 1) HARMONY, CA.

COUNTY OF SAN LUIS OBISPO

ENGINEERING BY:
ERIC J. GOBLER
CIVIL ENGINEERING
9110 ATASCADERO AVE
ATASCADERO, CA. 93422
(805) 466-8632
(805) 466-6465 FAX
(805) 459-1268 CELL

STATE OF CALIFORNIA ERIC J. GOBLER No. C 30438 Exp. 3/31/06 CIVIL REGISTERED PROFESSIONAL ENGINEER

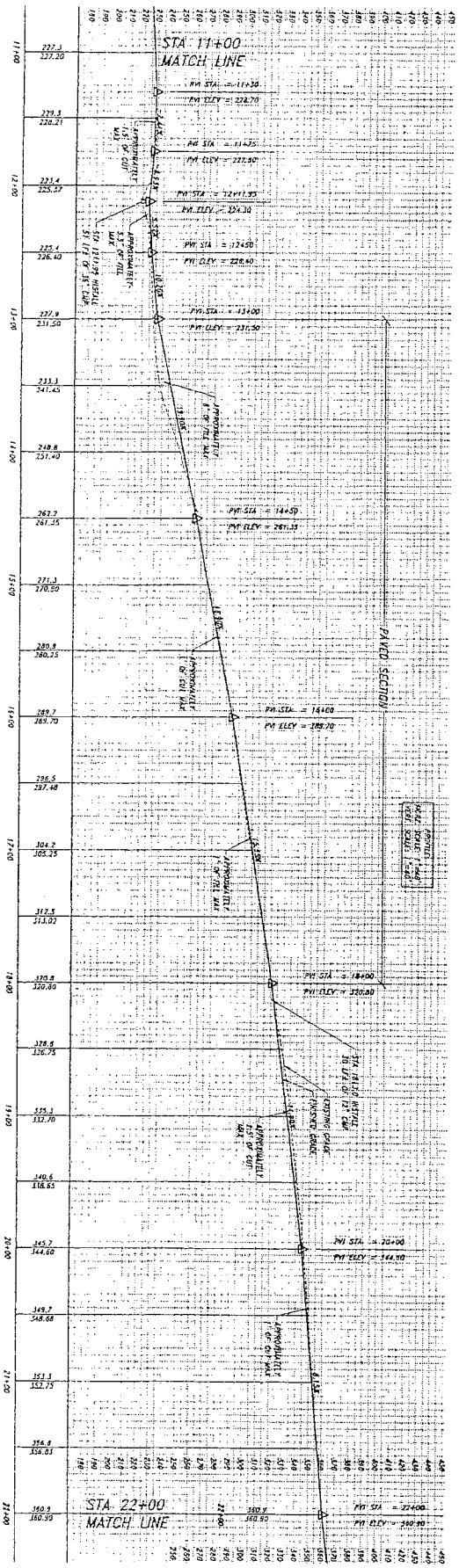
REVISIONS

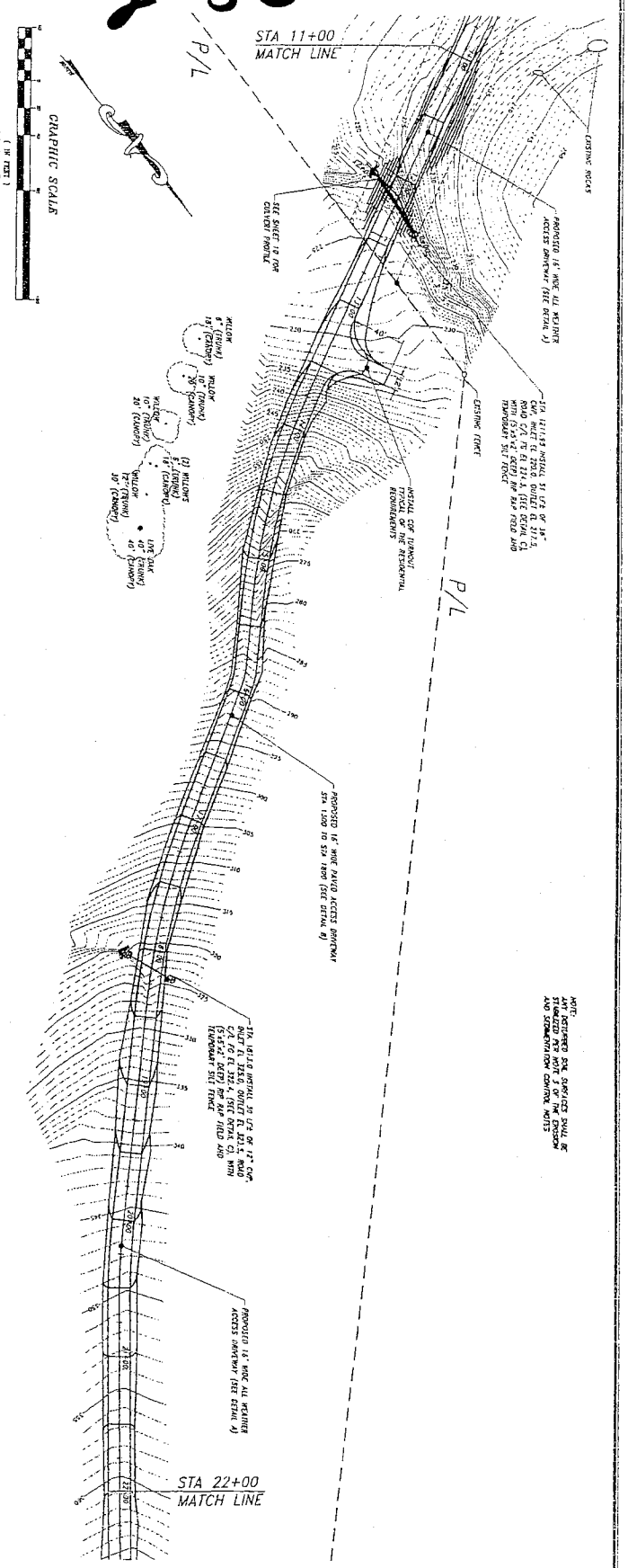
NO.	BY	DATE	DESCRIPTION

ACCEPTED BY:

COUNTY ENGINEER DATE

2-56





SHEET 5 OF 9	SCALE: NOTED	DESIGN BY: E.J.G.	DRAWN BY: E.J.G.	DATE: JANUARY 2005	PROJECT NO.: 03-118 REV 9

ACCESS DRIVEWAY PLAN & PROFILE STA 11+00 TO 22+00

JIM MALOUIN RESIDENCE
PARCEL 2, OF CO 75-214 (18PM37)
APN: 046-061-010 & 046-061-011
CABRILLO HIGHWAY (HWY 1) HARMONY, CA.

COUNTY OF SAN LUIS OBISPO

ENGINEERING BY:
ERIC J. GOBLER
CIVIL ENGINEERING
9110 ATASCADERO AVE
ATASCADERO, CA. 93422
(805) 466-8832
(805) 466-6465 FAX
(805) 459-3268 CELL

STATE OF CALIFORNIA
ERIC J. GOBLER
No. C 30436
Exp. 3/31/06
CIVIL
REGISTERED PROFESSIONAL ENGINEER

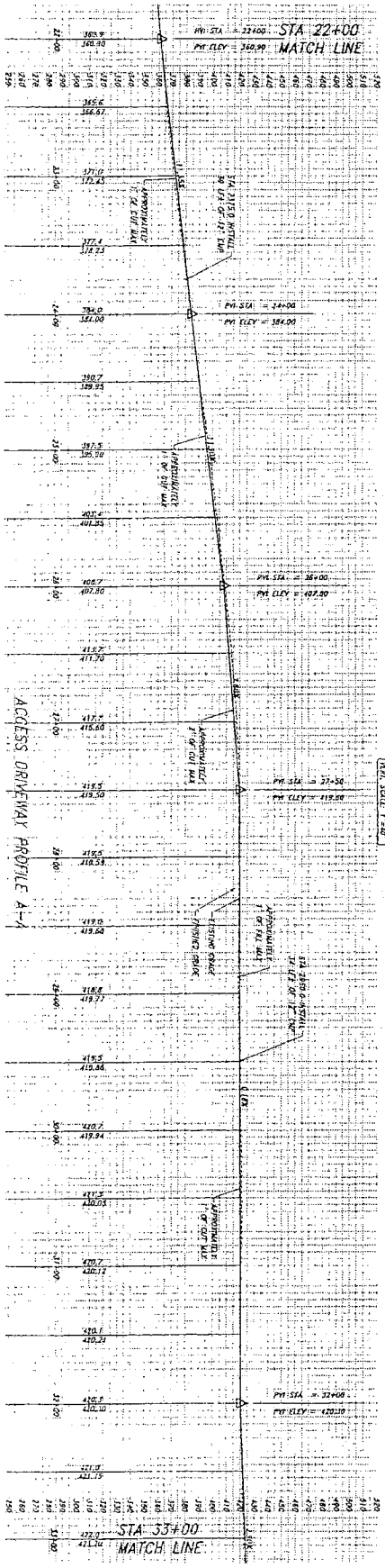
REVISIONS

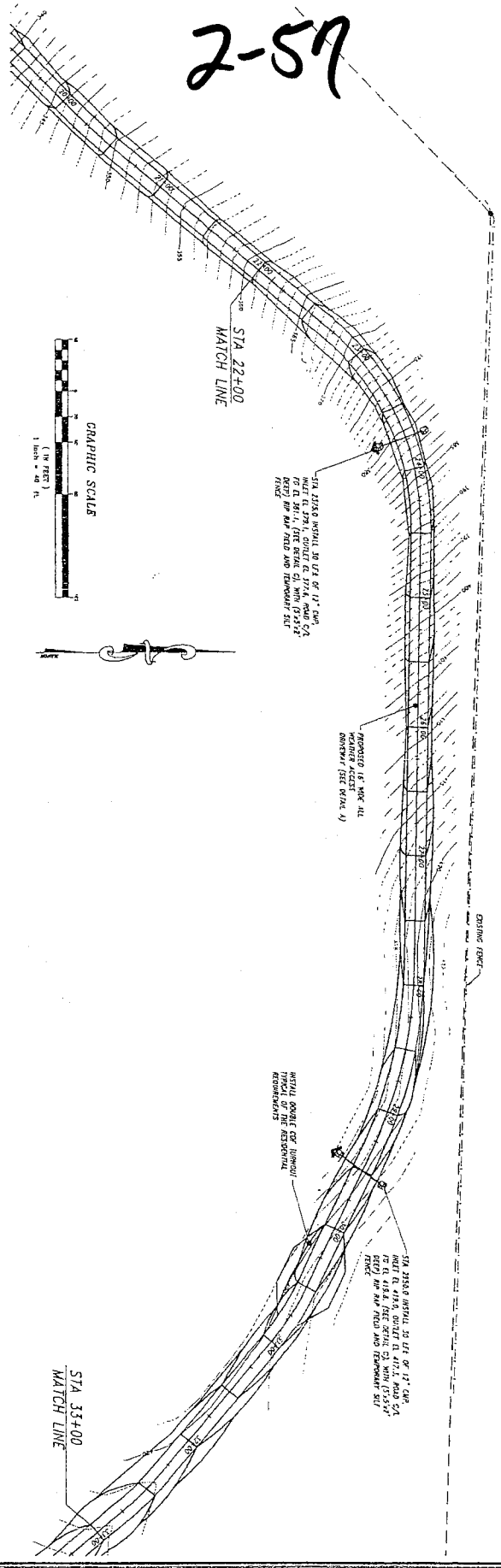
NO.	BY	DATE	DESCRIPTION

ACCEPTED BY:

COUNTY ENGINEER DATE

2-57





SHEET	6
OF	6
SCALE	NOTED
DESIGNED BY	E.J.G.
DRAWN BY	D.K.C.
CHECKED BY	E.J.G.
DATE	JANUARY 2005
PROJECT No.	03-118 REV 0

ACCESS DRIVEWAY PLAN & PROFILE STA 22+00 TO 33+00

JIM MALOUIN RESIDENCE
PARCEL 2, OF CO 75-214 (1BPM37)
APN: 046-061-010 & 046-061-011
CABRILLO HIGHWAY (HWY 1) HARMONY, CA.

COUNTY OF SAN LUIS OBISPO

ERIC J. GOBLER, R.C.E. 10438, EXP. 3/31/06 — DATE

ENGINEERING BY:
ERIC J. GOBLER
CIVIL ENGINEERING
9110 ATASCADERO AVE
ATASCADERO, CA. 93422
(805) 466-6632
(805) 466-6465 FAX
(805) 459-3268 CELL

STATE OF CALIFORNIA
ERIC J. GOBLER
No. C 10438
Exp. 3/31/06
CIVIL
REGISTERED PROFESSIONAL ENGINEER

SURVEYING BY:
CENTRAL COAST SURVEYS
INC. 1982
1150 MONTEREY STREET, SUITE C
SAN LUIS OBISPO, CA. 93401
(805) 543-1177

IMPROVEMENT PLANS BY:

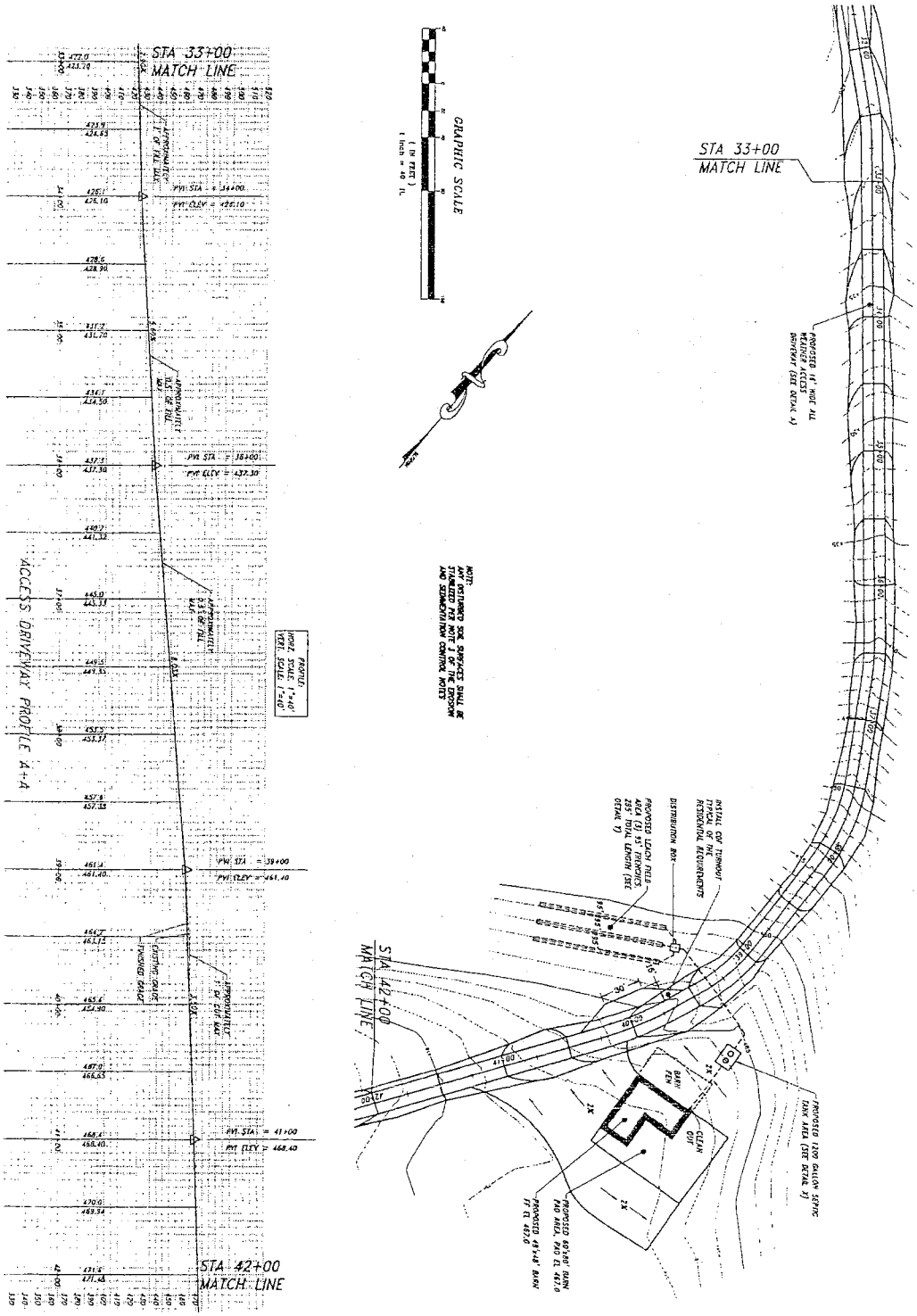
REVISIONS

NO.	BY	DATE	DESCRIPTION

ACCEPTED BY:

COUNTY ENGINEER — DATE

2-58



SHEET 7	SCALE: NOTED	DRAWN BY: E.J.G.	CHECKED BY: E.J.G.	DATE: JANUARY 2005	PROJECT NO.: 03-118 REV 9

ACCESS DRIVEWAY PLAN & PROFILE STA 33+00 TO 42+00

JIM MALOUIN RESIDENCE
PARCEL 2, OF CO 75-214 (18PM37)
APN: 046-061-010 & 046-061-011
CABRILLO HIGHWAY (HWY 1) HARMONY, CA.

COUNTY OF SAN LUIS OBISPO

ENGINEERING BY:
ERIC J. GOBLER
CIVIL ENGINEERING
9110 ATASCADERO AVE
ATASCADERO, CA. 93422
(805) 466-8632
(805) 466-6465 FAX
(805) 459-3268 CELL

STATE OF CALIFORNIA
ERIC J. GOBLER
No. C 30438
Exp. 3/31/06
CIVIL
REGISTERED PROFESSIONAL ENGINEER

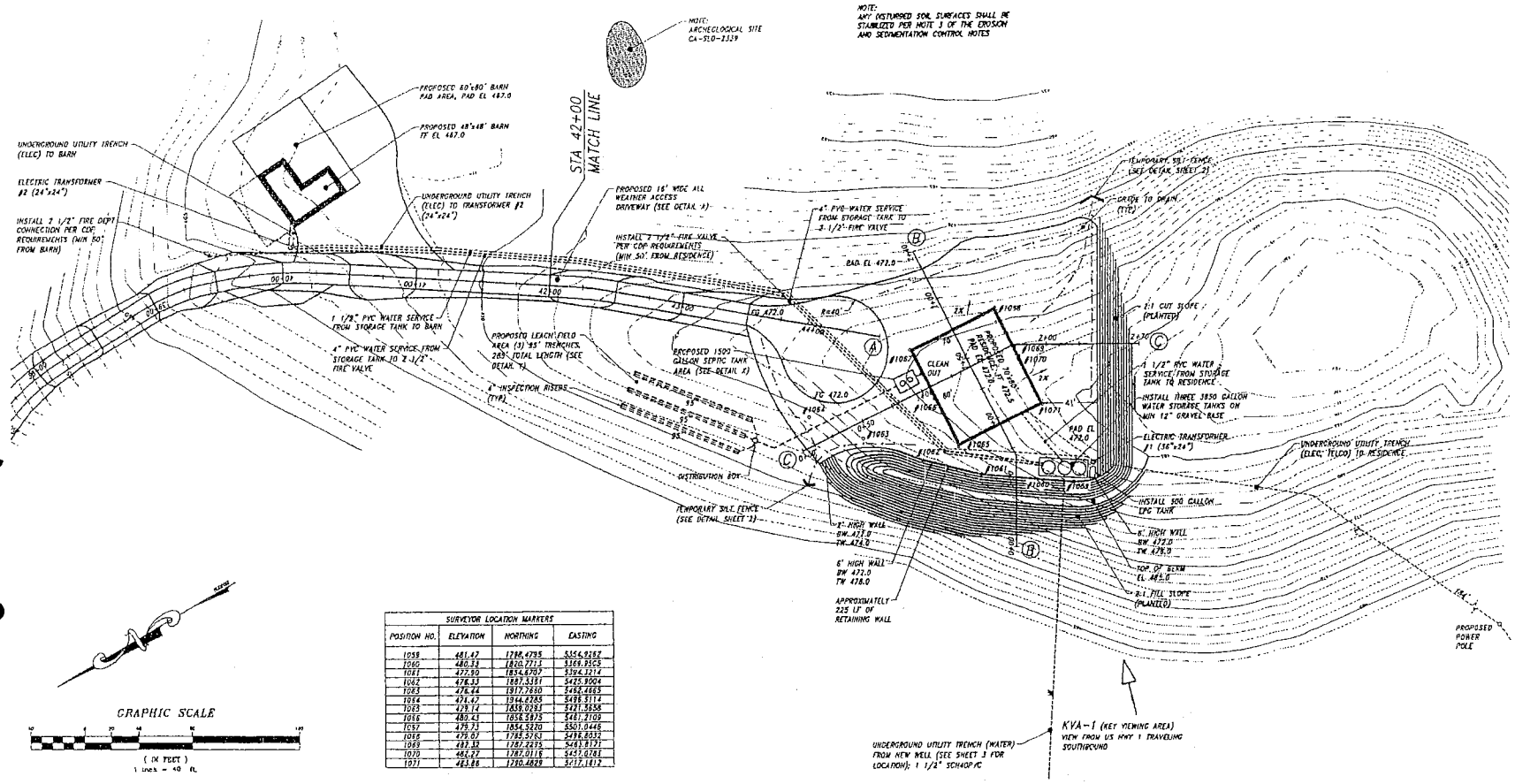
REVISIONS

NO.	BY	DATE	DESCRIPTION

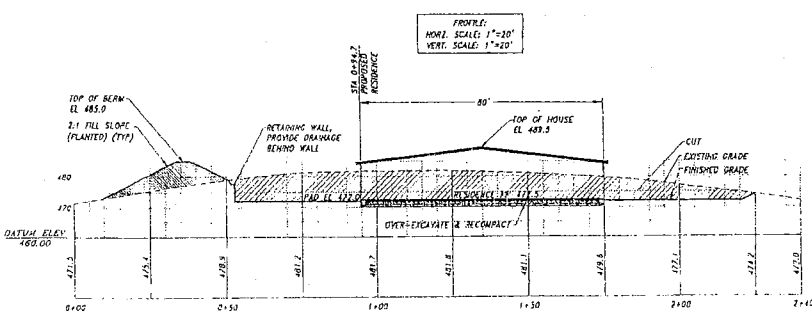
ACCEPTED BY:

COUNTY ENGINEER DATE

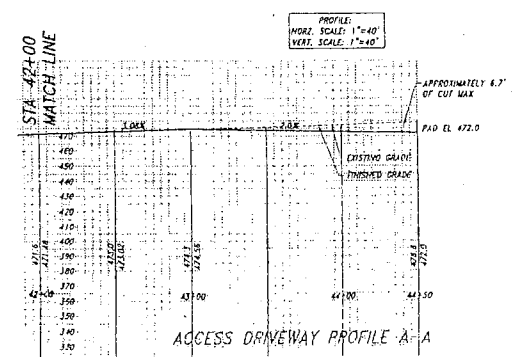
2-59



SURVEYOR LOCATION MARKERS			
POSITION NO.	ELEVATION	NORTHING	EASTING
1059	481.47	1798.4795	5356.9267
1060	480.34	1820.7713	5369.9505
1061	477.90	1834.6707	5394.1314
1062	476.33	1887.5351	5425.9004
1063	476.44	1917.7880	5462.4665
1064	474.47	1944.6285	5498.5114
1065	479.14	1858.0381	5471.5858
1066	480.43	1856.5975	5481.2109
1067	479.73	1854.5270	5501.0446
1068	479.07	1788.5763	5498.8032
1069	482.33	1787.2275	5481.8121
1070	482.27	1787.0116	5457.0781
1071	483.86	1790.4829	5417.1812



SITE PROFILE B-B



ACCESS DRIVEWAY PROFILE A-A

REVISIONS

NO.	BY	DATE	DESCRIPTION

ACCEPTED BY: DATE

TOPOGRAPHIC SURVEY BY:

HOLBROOK LAND SURVEYS

STATE OF CALIFORNIA ERIC J. GOBLER

ERIC J. GOBLER
CIVIL ENGINEERING
5110 ATASCADERO AVE
ATASCADERO, CA. 93422
(805) 466-6632
(805) 466-6465 FAX
(805) 429-1268 CELL

ACCESS DRIVEWAY PLAN & PROFILE STA 42+00 TO 46+25

JIM MALOUIN

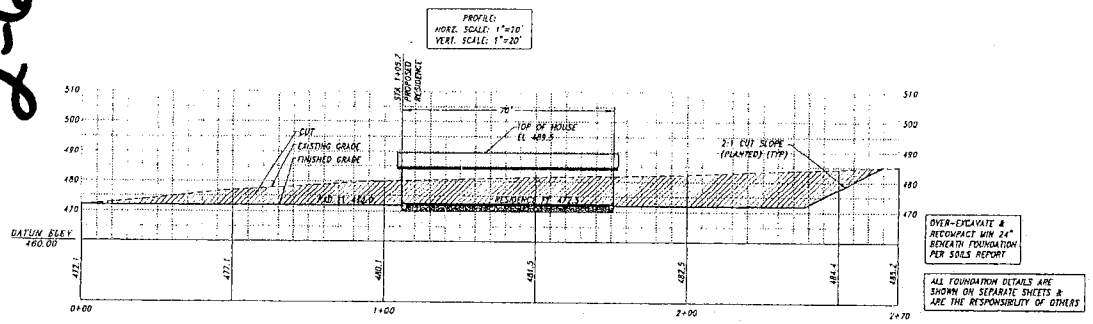
PARCEL 2, OF CO 75-214 (18PM17)
APN: 046-061-010 & 046-061-011
CABRILLO HIGHWAY (HWY 1) HARMONY, CA.

COUNTY OF SAN LUIS OBISPO

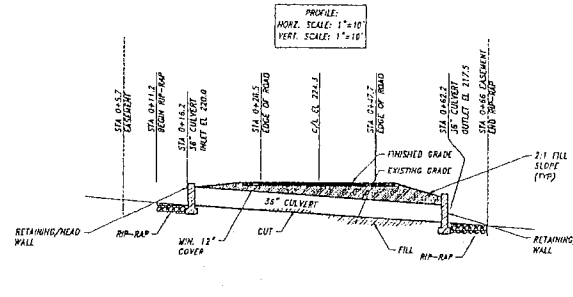
ERIC J. GOBLER, R.C.E. 34136 EXP. 12/31/06 DATE

PROJECT NO.: 03-118 REV 9
DATE: JANUARY 2005
DESIGN BY: E.J.G.
DRAWN BY: J.R.R.
CHECKED BY: E.J.G.
SCALE: NOTED
SHEET 8 OF 9

2-60



SITE PROFILE C-C



36" CULVERT PROFILE (STA 1211.95)

SEPTIC SYSTEM NOTES:

1. SEPTIC TANK CAPACITY SHALL BE AT LEAST 1500 GALLONS FOR THE RESIDENCE AND AT LEAST 1200 GALLONS FOR THE BARN. STANDARD TWO COMPARTMENT CONCRETE SEPTIC TANKS SHALL BE INSTALLED AS SHOWN (SEE DETAIL "A").

2. ALL PIPING TO AND FROM THE SEPTIC TANK SHALL BE 4 INCH ASTM APPROVED SEWER PIPE. MINIMUM PIPE SLOPE SHALL BE 1/8. SANITARY TEES SHALL BE PLACED AND SEALED (GROUT, SILICONE OR FOAM) INSIDE TANK INLET AND OUTLET.

3. EACH TRENCH BOTTOM SHALL BE LEVEL THROUGHOUT ITS ENTIRE LENGTH.

4. TRENCH DEPTH MUST BE SUFFICIENT TO MAINTAIN AT LEAST 15 FEET TO "DAYLIGHT" AT THE TOP OF THE INFILTRATIVE SURFACE.

5. THE LEACH SYSTEM MAY BE GRAVEL OR INFILTRATOR TYPE AS FOLLOWS:

	SYSTEM TYPE	TOTAL LENGTH (A)	WIDTH	TOTAL DEPTH	ROCK DEPTH (B)
RESIDENCE	GRAVEL (D)	285'	3'	6' MIN	3'
BARN	GRAVEL (D)	285'	3'	6' MIN	3'

A. NO TRENCH SHALL EXCEED 100 FEET IN LENGTH
B. TOTAL ROCK DEPTH BELOW DISTRIBUTION PIPING, PLUS SIX INCHES
C. INFILTRATOR CHAMBERS TO BE COVERED WITH 3/4" GRAVEL PRIOR TO BACKFILLING
D. FILTER FABRIC SHALL BE PLACED OVER GRAVEL PRIOR TO BACKFILLING

6. INSPECTION RISERS WITH REMOVABLE CAPS SHALL BE INSTALLED AS SHOWN.

7. SYSTEM INSTALLATION SHALL BE INSPECTED BY COUNTY OFFICIALS PRIOR TO BACKFILLING. MINIMUM 48 HOUR NOTICE IS NECESSARY IF INSPECTION BY ENGINEER IS REQUIRED.

8. FINISH GRADING SHALL DIRECT ALL SURFACE RUNOFF AROUND THE LEACH AREA, AS INDICATED BY ARROWS. THIS IS VERY IMPORTANT.

9. RESIDENCE DESIGN BASIS: FLOW (Q) = 500 (GALLONS/DAY)
80 MIN/IN. PERCOLATION RATE
APPLICATION RATE (q) = 0.25 (GPD/SQ FT)

LEACH AREA (A) : A = Q/q = 500
A = 500 GPD/0.25 GPD/SQ FT = 2000 SQ FT

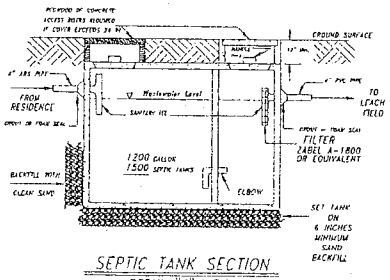
TRENCH LENGTH: Lp = 2000 SQ FT/7 SQ FT/FT = 285 FT (3x3 GRAVEL)

10. BARN DESIGN BASIS: FLOW (Q) = 280 (GALLONS/DAY)
120 MIN/IN. PERCOLATION RATE
APPLICATION RATE (q) = 0.1 (GPD/SQ FT)

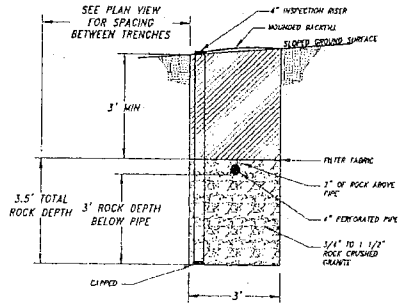
LEACH AREA (A) : A = Q/q = 280
A = 280 GPD/0.1 GPD/SQ FT = 2000 SQ FT

TRENCH LENGTH: Lp = 2000 SQ FT/7 SQ FT/FT = 285 FT (3x3 GRAVEL)

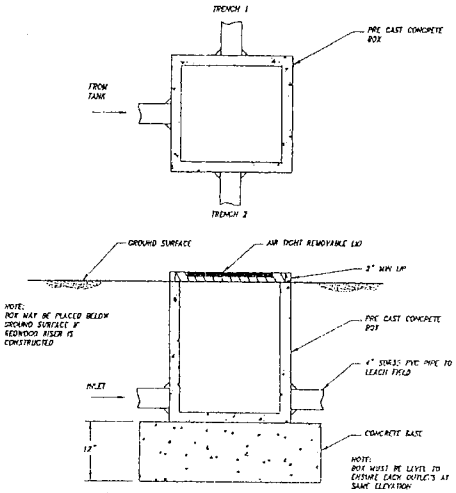
11. ALL UTILITY COMPANIES TO BE NOTIFIED PRIOR TO START OF CONSTRUCTION BY THE CONTRACTOR BY CALLING 1-800-642-2444.



SEPTIC TANK SECTION
DETAIL "X" N.T.S.



LEACH FIELD (DETAIL Y)
SCALE 1" = 2'



DISTRIBUTION BOX (DETAIL Z)
SCALE 1" = 1'

REVISIONS

NO.	BY	DATE	DESCRIPTION

ACCEPTED BY: COUNTY ENGINEER — DATE

TOPOGRAPHIC SURVEY BY:

DIGGENS CRANE SURVEYS

ERIC J. GOBLER
CIVIL ENGINEERING
9110 ATASCADERO AVE
ATASCADERO, CA. 93422
(805) 466-8632
(805) 466-8445 FAX
(805) 459-3268 CELL

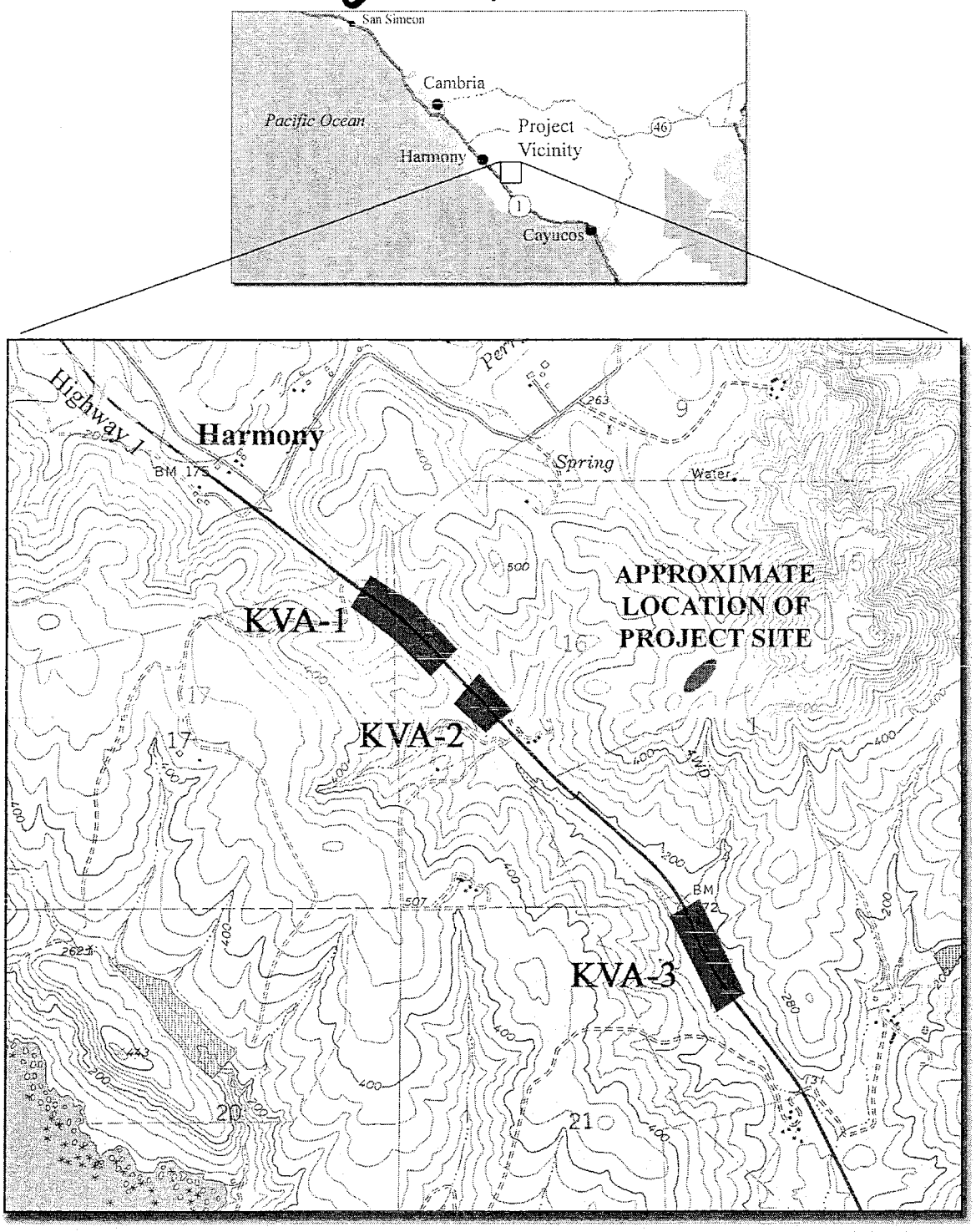
GRADING, DRAINAGE, SEPTIC NOTES & DETAILS

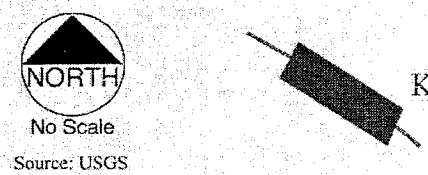
JIM MALOUIN
PARCEL 1 OF CO 75-274 (TRPM437)
APN: 046-061-010 & 046-061-011
CABRILLO HIGHWAY (HWY 1) HARMONY, CA.

COUNTY OF SAN LUIS OBISPO

PROJECT No:	03-118 REV 9
DATE:	JANUARY 2005
DESIGN BY:	E.J.G.
DRAWN BY:	E.J.G.
CHECKED BY:	E.J.G.
SCALE:	NOTED
SHEET	9 OF 9

2-61



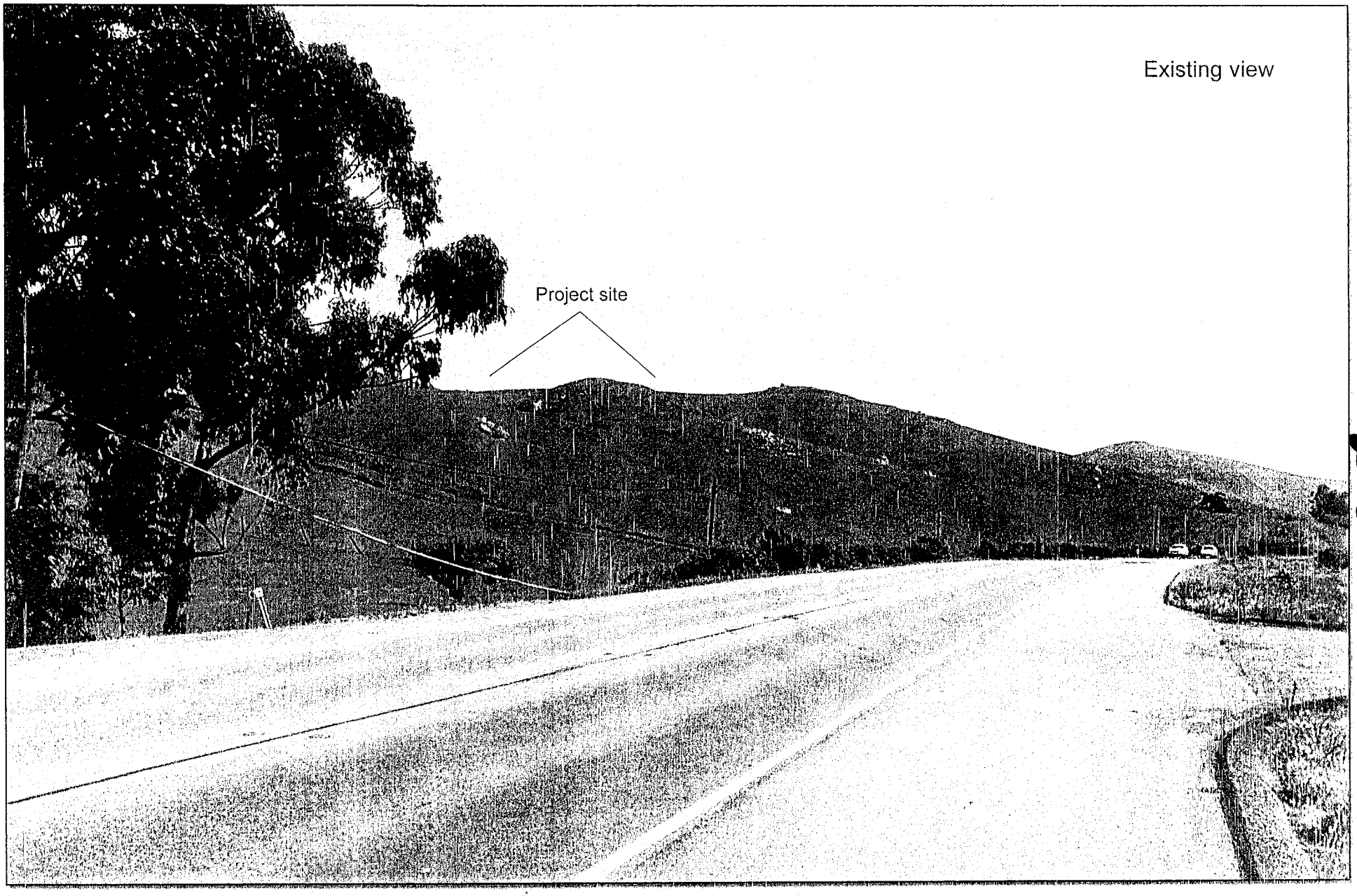


Source: USGS

Key Viewing Area along highway corridor

Malouin Residence
State Highway 1
Harmony, CA

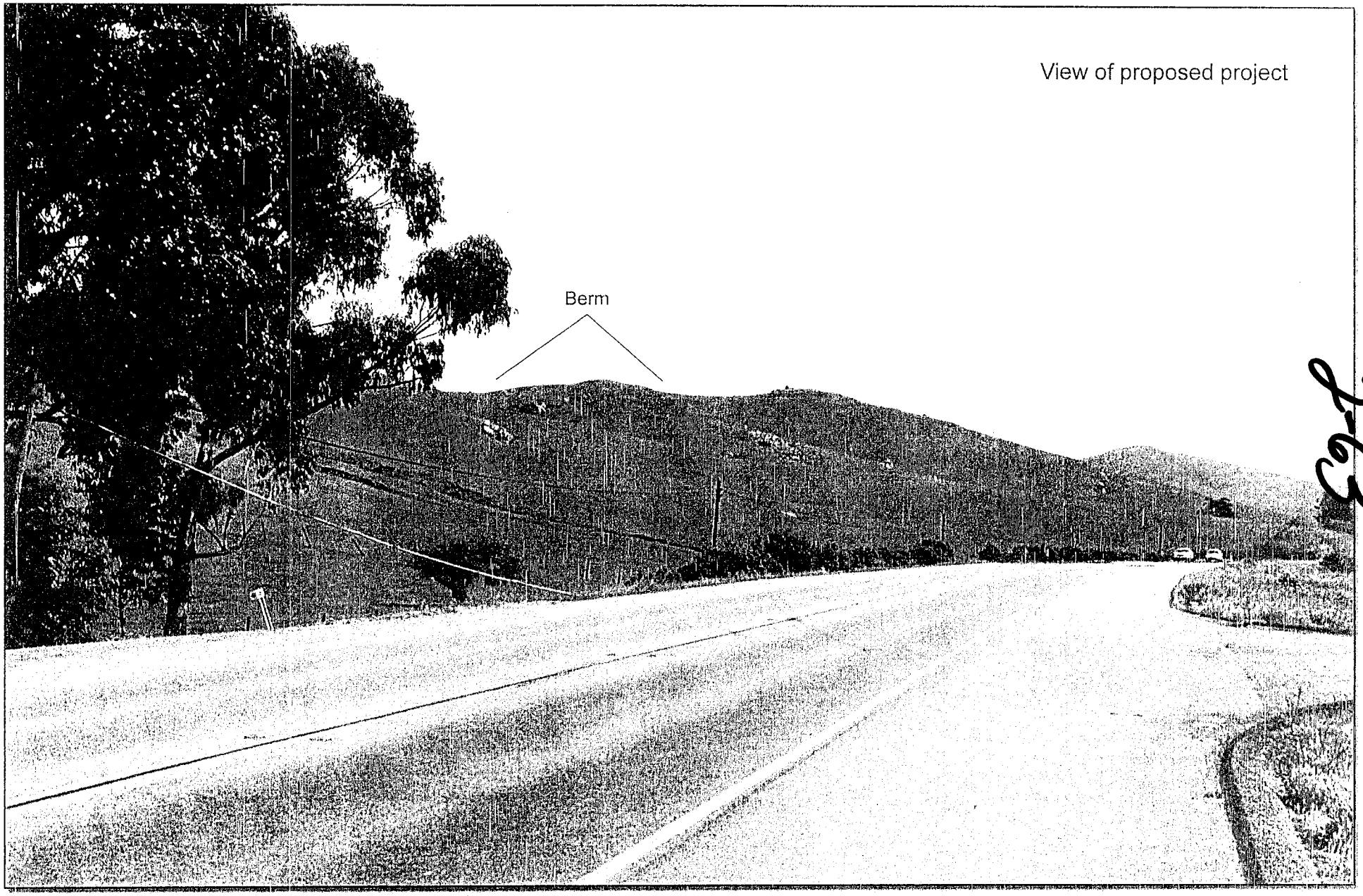
VIEWING LOCATION MAP
Key Viewing Areas



VISIBILITY ANALYSIS
Malouin Residence
HARMONY, SAN LUIS OBISPO COUNTY

This photograph was taken with a 50mm lens, and is similar to the view seen with the un-aided human eye.

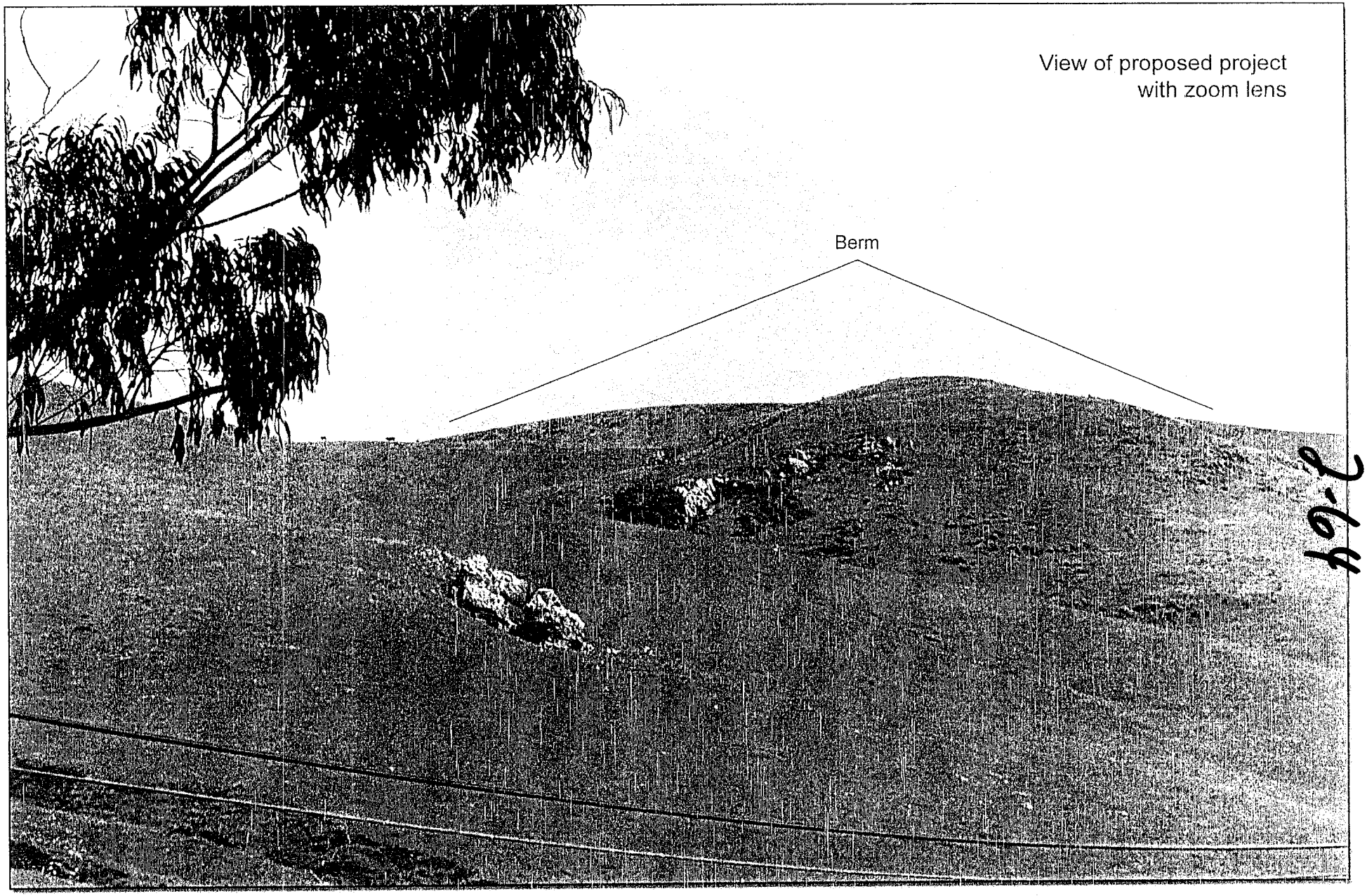
KEY VIEWING AREA 1
From southbound Highway 1
Figure 4



VISIBILITY ANALYSIS
Malouin Residence
HARMONY, SAN LUIS OBISPO COUNTY

This photograph was taken with a 50mm lens, and is similar to the view seen with the un-aided human eye.

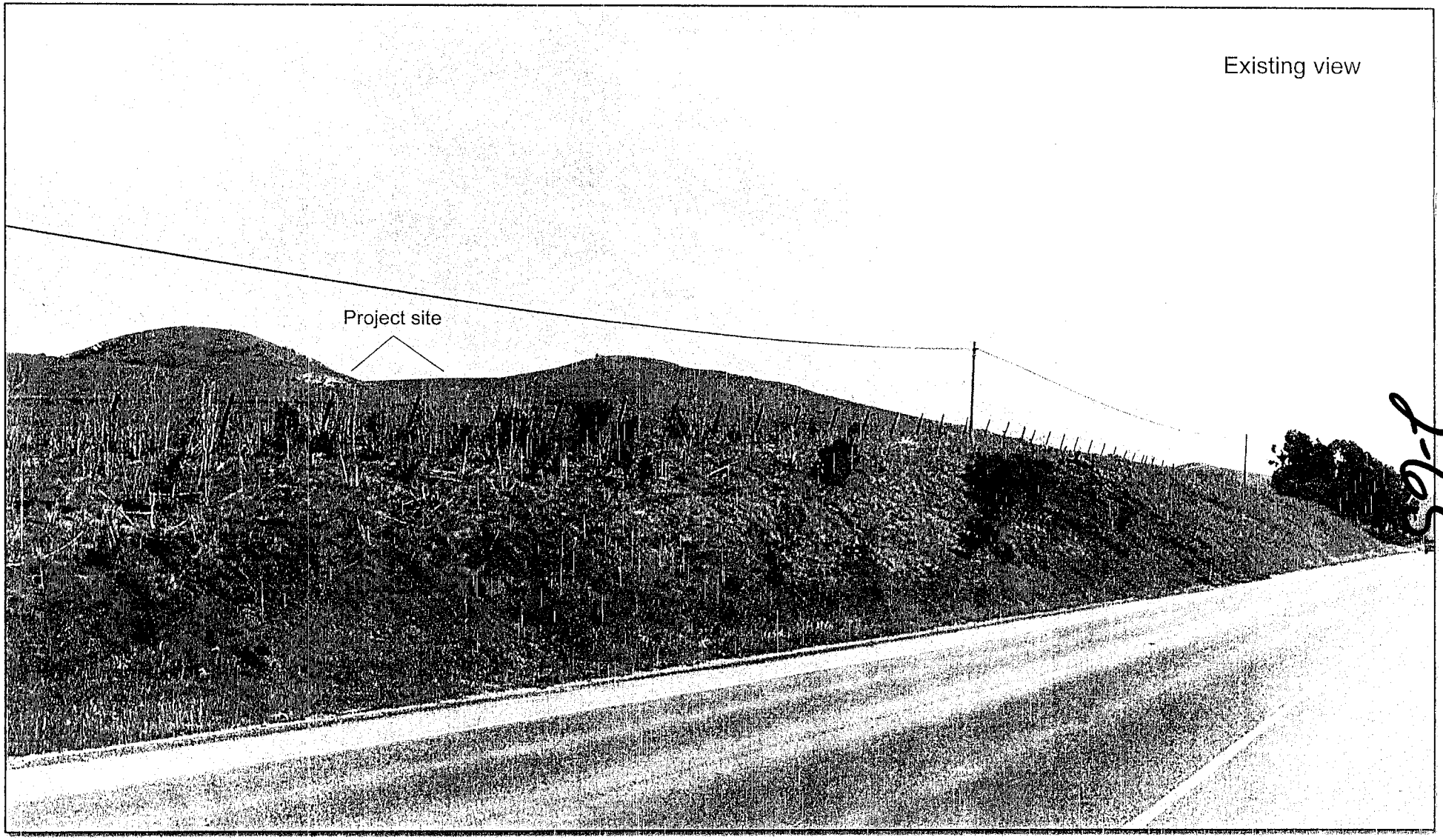
KEY VIEWING AREA 1
From southbound Highway 1
Figure 5



VISIBILITY ANALYSIS
Malouin Residence
HARMONY, SAN LUIS OBISPO COUNTY

This photograph was taken with a 200mm zoom lens to show the visual changes in closer detail.

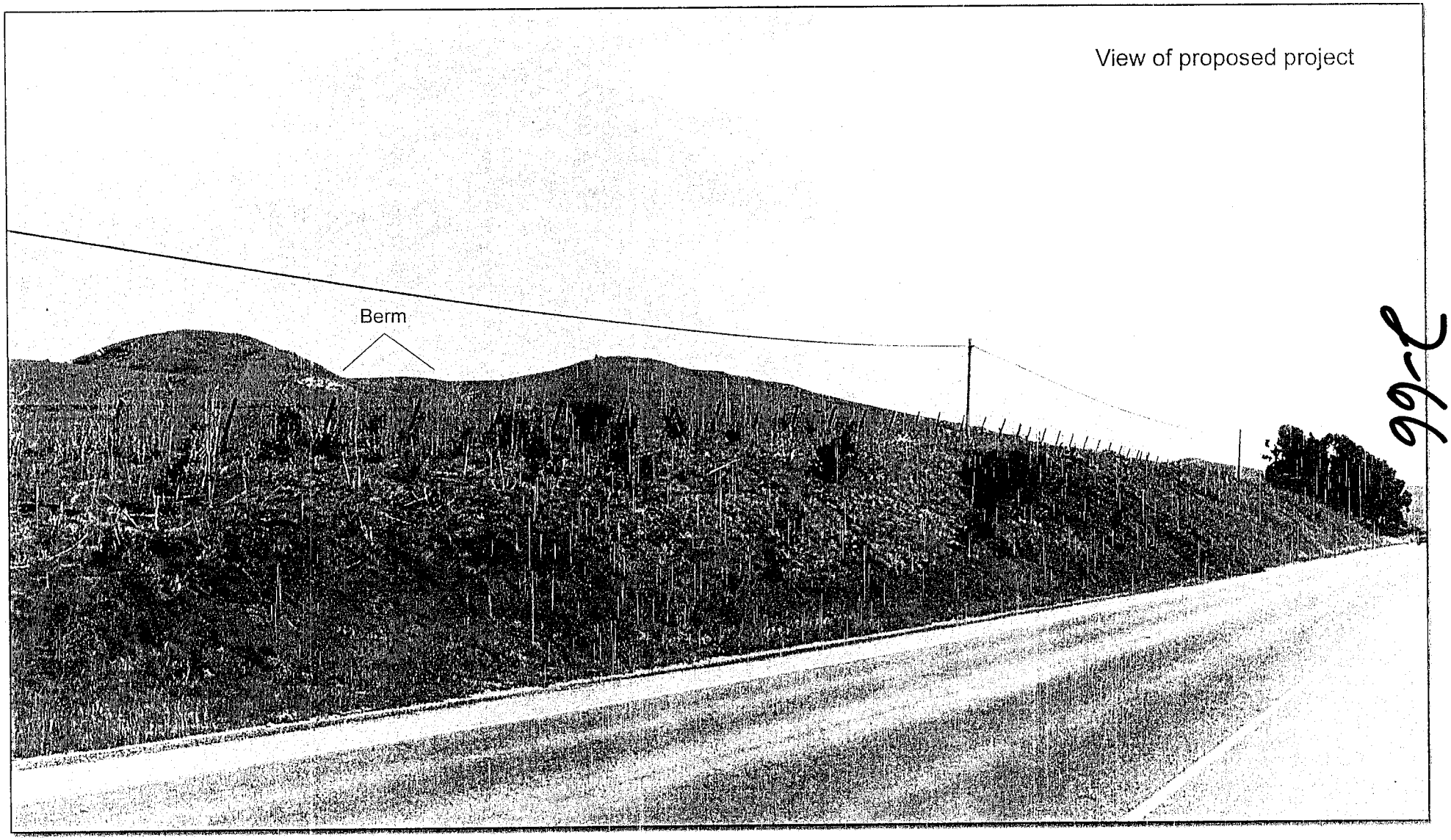
KEY VIEWING AREA 1
From southbound Highway 1
Figure 6



VISIBILITY ANALYSIS
Malouin Residence
HARMONY, SAN LUIS OBISPO COUNTY

This photograph was taken with a 50mm lens, and is similar to the view seen with the un-aided human eye.

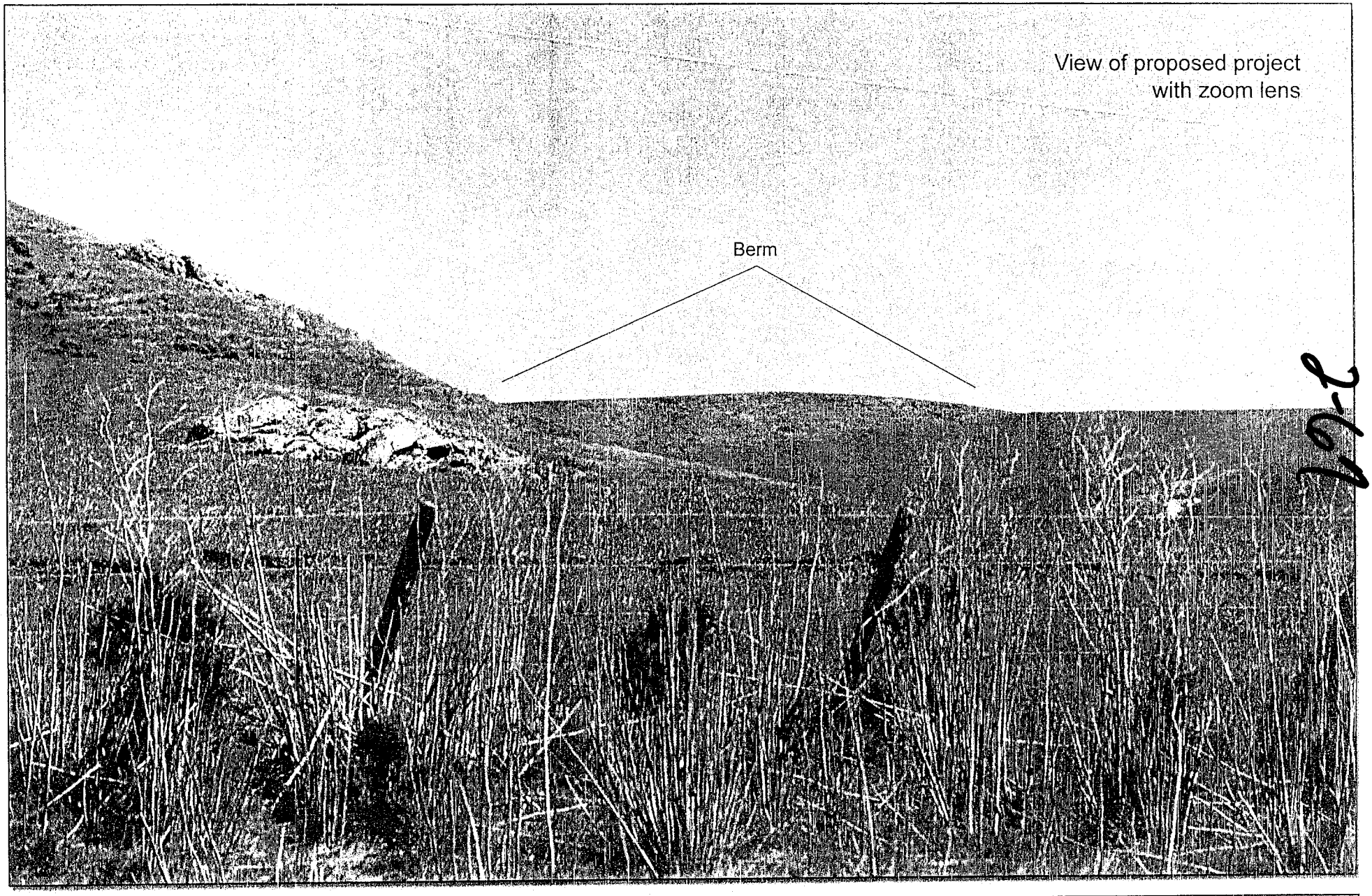
KEY VIEWING AREA 2
From southbound Highway 1
Figure 7



VISIBILITY ANALYSIS
Malouin Residence
HARMONY, SAN LUIS OBISPO COUNTY

This photograph was taken with a 50mm lens, and is similar to the view seen with the un-aided human eye.

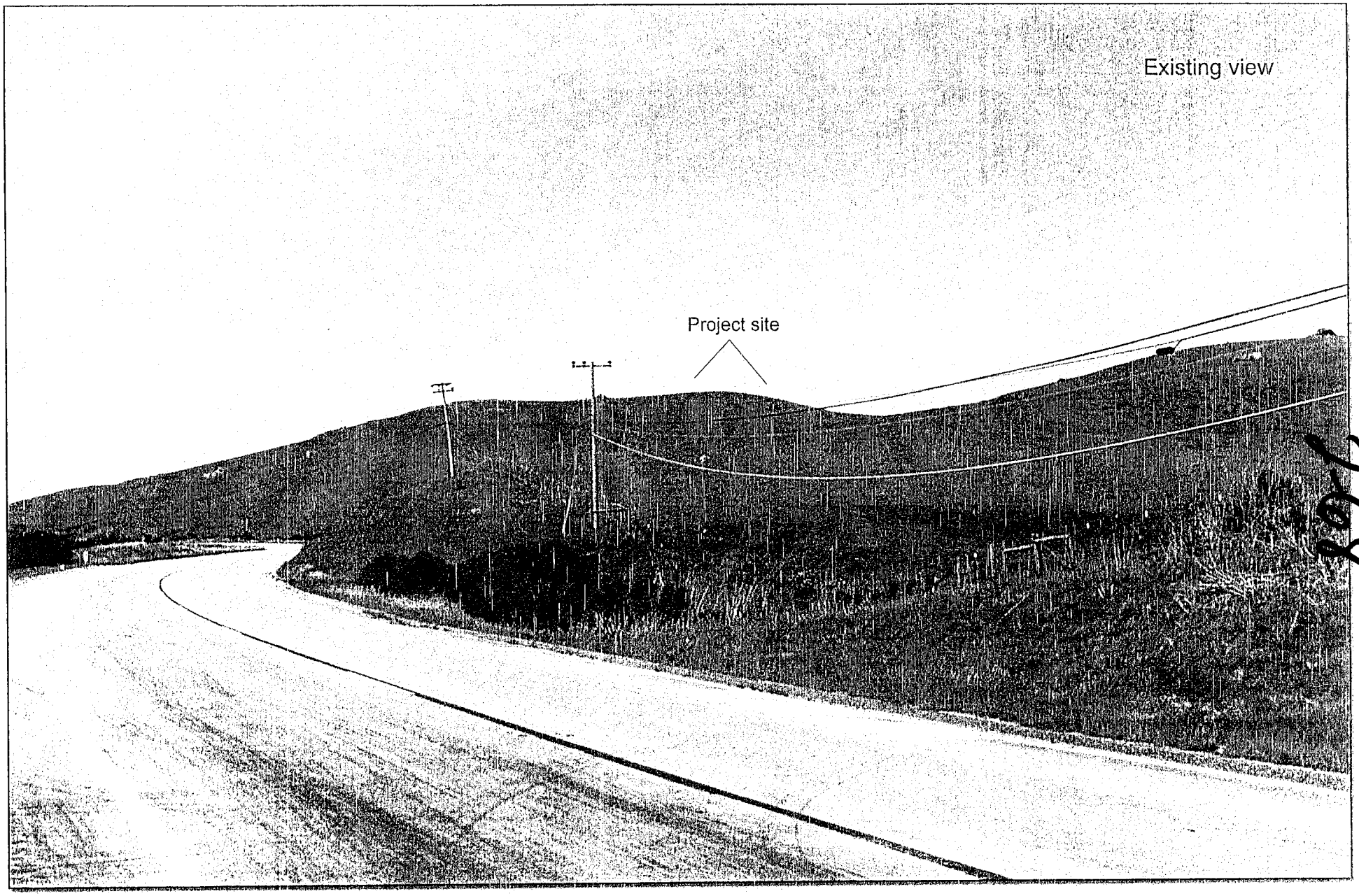
KEY VIEWING AREA 2
From southbound Highway 1
Figure 8



VISIBILITY ANALYSIS
Malouin Residence
HARMONY, SAN LUIS OBISPO COUNTY

This photograph was taken with a 200mm zoom lens to show the visual changes in closer detail.

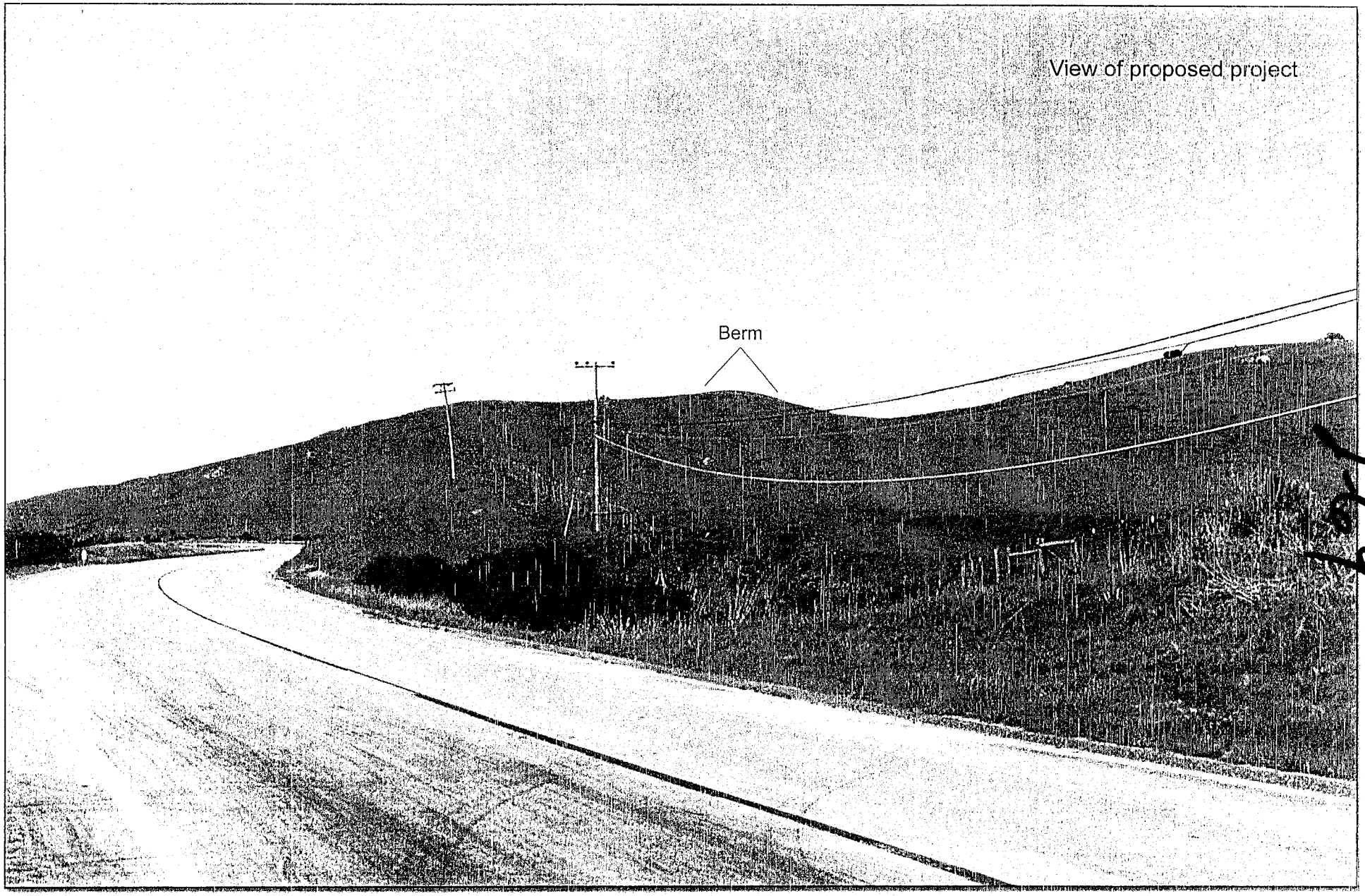
KEY VIEWING AREA 2
From southbound Highway 1
Figure 9



VISIBILITY ANALYSIS
Malouin Residence
HARMONY, SAN LUIS OBISPO COUNTY

This photograph was taken with a 50mm lens, and is similar to the view seen with the un-aided human eye.

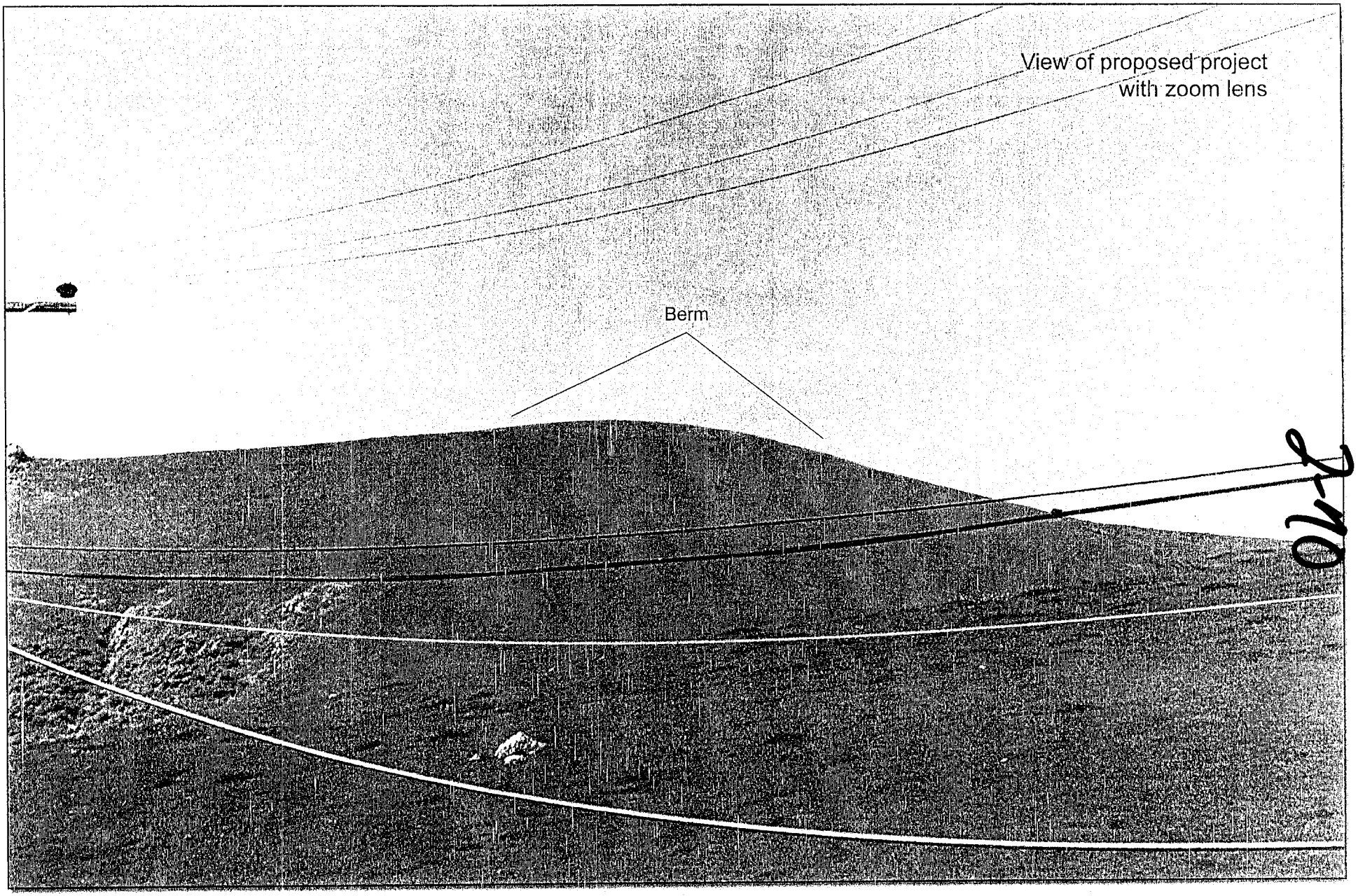
KEY VIEWING AREA 3
From northbound Highway 1
Figure 10



VISIBILITY ANALYSIS
Malouin Residence
HARMONY, SAN LUIS OBISPO COUNTY

This photograph was taken with a 50mm lens, and is similar to the view seen with the un-aided human eye.

KEY VIEWING AREA 3
From northbound Highway 1
Figure 11



VISIBILITY ANALYSIS
Malouin Residence
HARMONY, SAN LUIS OBISPO COUNTY

This photograph was taken with a 200mm zoom lens to show the visual changes in closer detail.

KEY VIEWING AREA 3
From northbound Highway 1
Figure 12

2-71

DATE: October 27, 2005

DEVELOPER'S STATEMENT FOR
MALOUIN CONDITION USE PERMIT / COASTAL DEVELOPMENT PERMIT
ED04-231 (DRC2004-00066)

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.

Aesthetics Mitigation

AS-1 **At the time of application for construction permits**, the applicant shall provide an exterior lighting plan. The plan shall include the height, location, and intensity of **all** exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from Highway 1 and the key viewing areas identified in the visibility assessment (April 2004). All lighting poles, fixtures, and hoods shall be dark colored. This plan shall be implemented **prior to final inspection or occupancy, whichever occurs first.**

AS-2 **Prior to framing inspection and after completion of rough grading of the site and berm,** a qualified visual resource expert shall verify the effectiveness and appearance of the berm relative to the proposed structure. Reference flags or markers shall be erected at the critical dimensions of the proposed residential and barn structure. The project site shall be viewed from the key visibility areas along Highway 1 identified in the Visibility Assessment, Morro Group, April 2004. If it appears after the final grading the residence will be visible above the berm, recommendations shall be made to eliminate such visibility. If necessary, final adjustments shall be implemented to ensure that the berm will successfully hide the structure and will appear as a naturally occurring landform.

AS-3 **Prior to final inspection,** to the greatest extent possible, final grading of the berms and all other earthwork shall be constructed with a rounded transition between adjacent slope and grade-angles. The radius of the rounding shall be as large as possible. This slope rounding measure will reduce the angular appearance of the berms and other earthwork as seen from State Highway 1 and the Key Viewing Areas.

AS-4 Topsoil from all disturbed areas shall be removed, stockpiled, and reapplied during final grading as a surface layer to the entire berm. This measure will reduce the potential visible contrast between the berm and the adjacent hillside and will promote grass growth.

AS-6 Absolutely no trees, shrubs, or ground cover shall be planted on or around the earthen berm such that the plant would be visible from Highway 1. No trees or shrubs shall be

planted between the residence and the residence side of the surrounding berm that will extend above the height of the berm and consequently be seen from Highway 1. Only grasses similar to the existing grass on the adjacent hillsides shall be planted on the side of the berm visible from the highway. No supplemental irrigation shall be applied to the grasses once they have been established. This measure will reduce noticeability of the project site, and will minimize visual contrast between the project site and the adjacent landcover.

AS-7 An erosion control/ seeding plan shall be prepared by a qualified erosion control and revegetation expert and approved by the appropriate County representative. The erosion control strategy shall include a mechanical component such as erosion control blanket, as well as a seed mix consisting of grass species found on the adjacent hillsides. Successful erosion control measures will reduce the potential for gullying and visual scars on the berm.

AS-8 The project applicant shall retain a qualified revegetation and erosion control expert to monitor the success of the erosion control and grass revegetation efforts for period of 2 years after construction. Between the months of October and April the monitor shall make bi-monthly site visits, identify any deficiencies, and recommend measures to fix deficiencies. The project applicant shall implement the recommendations of the monitor. The monitor shall provide an annual written report of the progress to the appropriate County representative.

Monitoring: Department of Planning and Building shall verify inclusion of required elements on plans in consultation with the Environmental Coordinator. Building inspector will verify compliance with approved plans.

AS-9 The roofs of the residential and barn structures should be designed with hipped rooflines. Roof and wall colors shall be limited to earth tones, muted greens, browns and grays and no brighter than 6 in chroma and value on the Munsell Color Scale on file in the County Department of Planning and Building. No shiny metal or glazed tile roofing material shall be used. These measures will ensure visual compatibility between the structures and the setting if for some reason in the future the effectiveness of the berm is compromised.

Monitoring: Building inspector will verify compliance with the approved Color Board, in consultation with the Department of Planning and Building and the Environmental Coordinator.

AS-10 At the location shown on the project map (Figure 1), the top of the proposed water tanks shall be no higher than 4 ft. above the proposed grade of 480.0 (2 ft. lower than the top of the adjacent berm). If the water tanks are redesigned to be located along the north side of the residence, the top of the proposed water tanks shall be no higher than 13 ft. above the proposed grade of 480.0 (2 ft. lower than the top of the adjacent berm on the north side). This will result in effective visual screening of the water tanks as seen from Highway 1.

AS-11 No solid fencing or walls shall be installed if they can be seen from Highway 1. Fencing shall have an open character and be agricultural or rural in appearance. Colors shall be generally earth-tone, and white or light colored materials or paint shall not be used. No

site amenities such as sheds, storage areas, stockpiles, etc. shall be built or placed along the outside of the berm. This measure will reduce visible contrast with the rural setting as seen from Highway 1.

AS-12 Planting of vegetation and/or construction of additional structures visible from Highway 1 may result in significant visual impacts. A visual analysis shall be conducted for future site improvements potentially visible from Highway 1.

AS-13 Prior to final inspection, the applicant shall provide verification (by means of consultation with the projects visual consultant and written documentation) that all required recommendations to reduce project visibility (numbers 1-10) have been implemented to the satisfaction of the County of San Luis Obispo per the recommendation of the Visibility Assessment, Morro Group, April 2004.

Monitoring: Department of Planning and Building shall verify inclusion of required elements on plans in consultation with the Environmental Coordinator. Building inspector will verify compliance with approved plans.

Air Quality Mitigation

AQ-1 During the site-disturbance and/or construction phase, the applicant shall reduce the amount of the disturbed area where possible.

AQ-2 During the site-disturbance and/or construction phase, the applicant shall use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency shall be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water shall be used whenever possible.

AQ-3 During the site-disturbance and/or construction phase, all dirt stock-pile areas shall be sprayed daily as needed.

AQ-4 During the site-disturbance and/or construction phase, permanent dust control measures identified in the approved project revegetation and landscape plans shall be implemented as soon as possible following completion of any soil disturbing activities.

AQ-5 Upon completion of initial site-disturbance/grading activities, exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown with a fast-germinating native grass seed and watered until vegetation is established.

AQ-6 Upon completion of site-disturbance/grading activities, all disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.

AQ-7 All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

AQ-8 During the site-disturbance and/or construction phase, vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.

AQ-9 During the site-disturbance and/or construction phase, all trucks hauling dirt, sand, soil, or other loose materials are to be covered or shall maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.

AQ-10 During the site-disturbance and/or construction phase, install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.

AQ-11 During the site-disturbance and/or construction phase, sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads.

Monitoring: The Planning and Building Department, in consultation with the County Air Pollution Control District shall verify compliance.

Biological Resource Mitigation

BR-1 Prior to issuance of construction permits, the limits of disturbance shall be shown on the project plans. Ground disturbance shall be confined to the smallest possible area during grading and construction activities.

Monitoring: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator. Building inspector will verify compliance with approved plans.

BR-2 Prior to issuance of construction permits and prior to conducting any ground disturbance work, a qualified botanist shall develop a restoration and monitoring plan that will be approved by the County Planning Department prior to its implementation. The restoration and monitoring plan shall include the following activities:

1) Prior to any ground disturbing activities, a qualified botanist shall inventory the area to be impacted (impact area) and record the number of paintbrush plants to be removed, the number of paintbrush plants in the surrounding area that will not be removed, and document all the number of each species of other associated plant species in the impact area. Similarly, the paintbrush populations on the remainder of the property shall be accurately mapped and counted.

2) Topsoil from the impact area shall be collected and stockpiled until project activities cease, after which the topsoil shall be replaced on the cut and fill slopes.

3) At least one year from restoring the topsoil to the cut and fill slopes, a qualified botanist shall monitor the plant regeneration in the impact area by documenting the numbers of paintbrush plants that regenerate in the area. The number of each species of other associated plants shall also be documented in the impact area. Monitoring efforts should be conducted during the flowering period for the paintbrush so that it can be identified if it occurs in the impact area.

4) At the conclusion of the monitoring effort, the botanist shall submit a monitoring report to the County Planning Department documenting the findings of the restoration efforts. If plants do not regenerate the first year, monitoring in two subsequent years during the paintbrush flowering period shall be required, with submittal of a monitoring report to the County. Upon approval of the final monitoring report by the County, restoration efforts would cease.

BR-3 **Prior to issuance of construction permits,** an open space easement shall be established over the remaining paintbrush populations. The easement shall be located away from roads and areas that receive on-going maintenance.

Monitoring: Department of Planning and Building shall verify inclusion of required elements on plans in consultation with the Environmental Coordinator. Building inspector will verify compliance with approved plans.

Cultural Resource Mitigation

CR-1 **Prior to issuance of construction permits,** the applicant shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the Environmental Coordinator. The consulting archaeologist responsible for the monitoring program shall be provided with a copy of the previous archaeological investigations (Singer, 2004).The monitoring plan shall include at a minimum:

A. List of personnel involved in the monitoring activities;

B. Description of how the monitoring shall occur;

C. Description of frequency of monitoring (e.g. full-time, part-time, spot checking);

D. Description of what resources are expected to be encountered;

E. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);

F. Description of procedures for halting work on the site and notification procedures;

G. Description of monitoring reporting procedures.

Monitoring: Department of Planning and Building shall verify inclusion of required elements on plans in consultation with the Environmental Coordinator. Building inspector will verify compliance with approved plans.

CR-2 **Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection (whichever occurs first)**, the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met. If the analysis included in the Phase III program is not complete by the time final inspection or occupancy will occur, the applicant shall provide to the Environmental Coordinator, proof of obligation to complete the required analysis.

Monitoring: Department of Planning and Building shall verify inclusion of required elements on plans in consultation with the Environmental Coordinator. Building inspector will verify compliance with approved plans.

Geology and Soils Mitigation

GS-1 Cut and fill slopes of 2:1 are recommended for newly created cut and fill slopes.

GS-2 **Upon completion of grading activities and as soon as feasible,** drainage improvements shall be installed to handle winter rainfall runoff in the vicinity of the proposed structures and roadway and designed to prevent erosion.

GS-3 **Prior to issuance of construction permits,** the roadbed design shall be based on sampling and testing of the underlying rock. The results of the sampling and testing shall be submitted with the proposed road design.

GS-4 The location of the on-site wastewater disposal system shall be located a minimum of 50 feet from any structure and sited where adequate percolation rates and sufficient unsaturated permeable sediments or rock are present. Disposal sites shall be located away from steep slopes where surfacing effluent could occur.

GS-5 The project engineer shall observe the leach field excavations to ensure compliance with the recommendations of the geotechnical reports and present the findings in an "as-graded" report prepared by the engineer of record **prior to final inspection.**

GS-6 **Prior to issuance of construction permits,** the applicant shall submit a Storm Water Pollution Prevention Plan to the Department of Planning and Building.

GS-7 **Prior to issuance of construction permits,** the applicant shall submit a sedimentation and erosion control plan (CZLUO Section 23.05.036) for review and approval by the County Planning Department.

GS-8 **Prior to issuance of construction permits,** the applicant shall submit a drainage plan (CZLUO Section 23.05.042) for review and approval by the County Planning Department.

Monitoring: Department of Planning and Building shall verify inclusion of required elements on plans in consultation with the Environmental Coordinator. Building inspector will verify compliance with approved plans.

Hazards and Hazardous Materials

HM-1 To minimize potential fire safety impacts, the applicant agrees to abide by the recommendations made by the California Department of Forestry (November 2, 2004 letter), and the Fire Safety Standards (CZLUO Sec. 23.05.086). All conditions stated in the fire safety plan shall be met **prior to final inspection.**

Monitoring: Compliance will be verified by the California Department of Forestry as a part of the required Fire Safety Plan to be approved prior to occupancy.

Transportation Mitigation

TR-1 **Prior to issuance of construction permits,** the applicant shall apply for an encroachment permit from The California Department of Transportation (Caltrans) and submit a written acknowledgement from the department permits office stating that the

driveway connection to State Route 1 has been designed to the satisfaction of the state engineering and environmental standards.

Monitoring: The Planning and Building Department, in consultation with the California Department of Transportation.

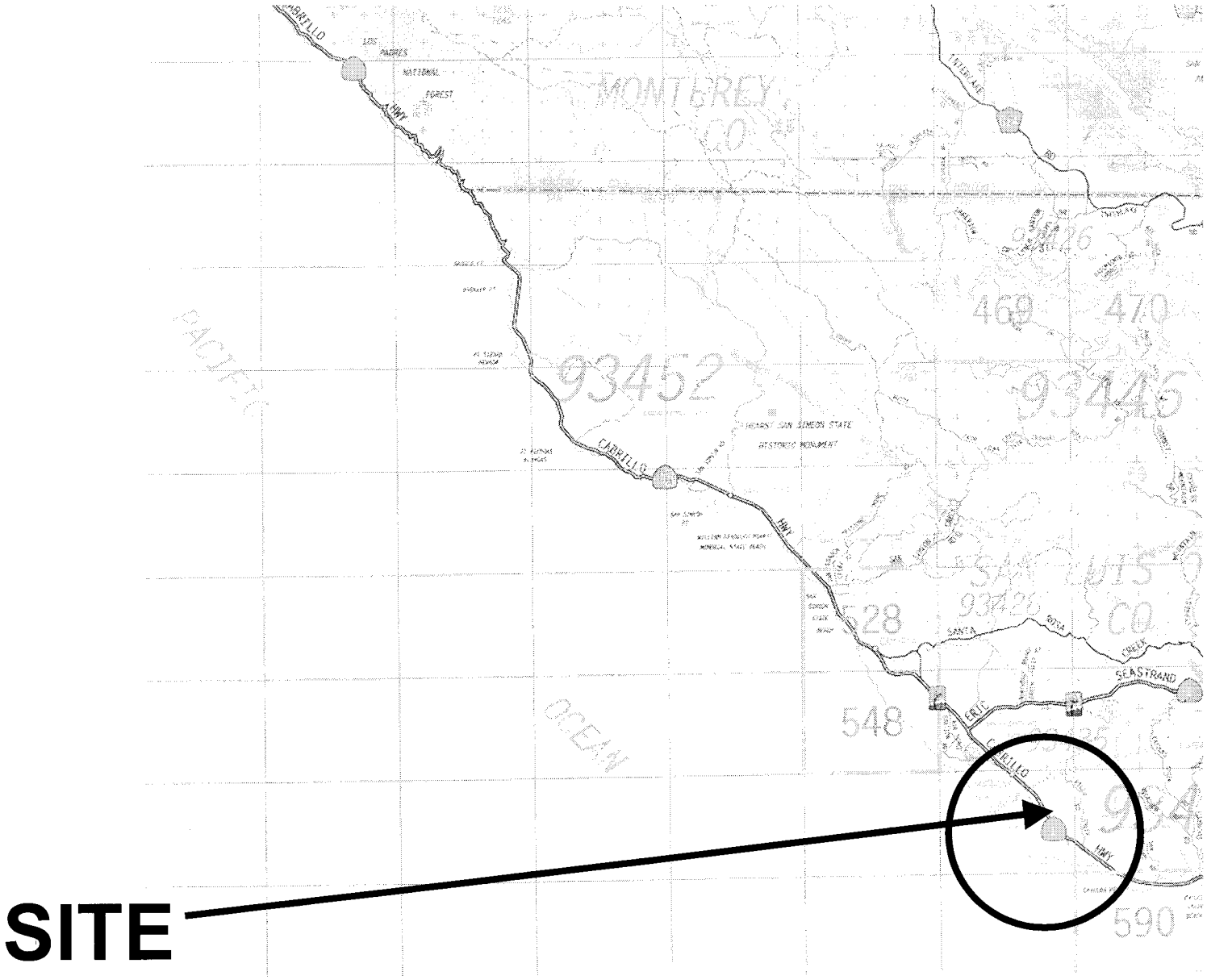
The applicant understands that any changes made to the project subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation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

Signature of Owner(s) Date 10/28/05

JAMES P. MALOUIN

Name (Print)

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

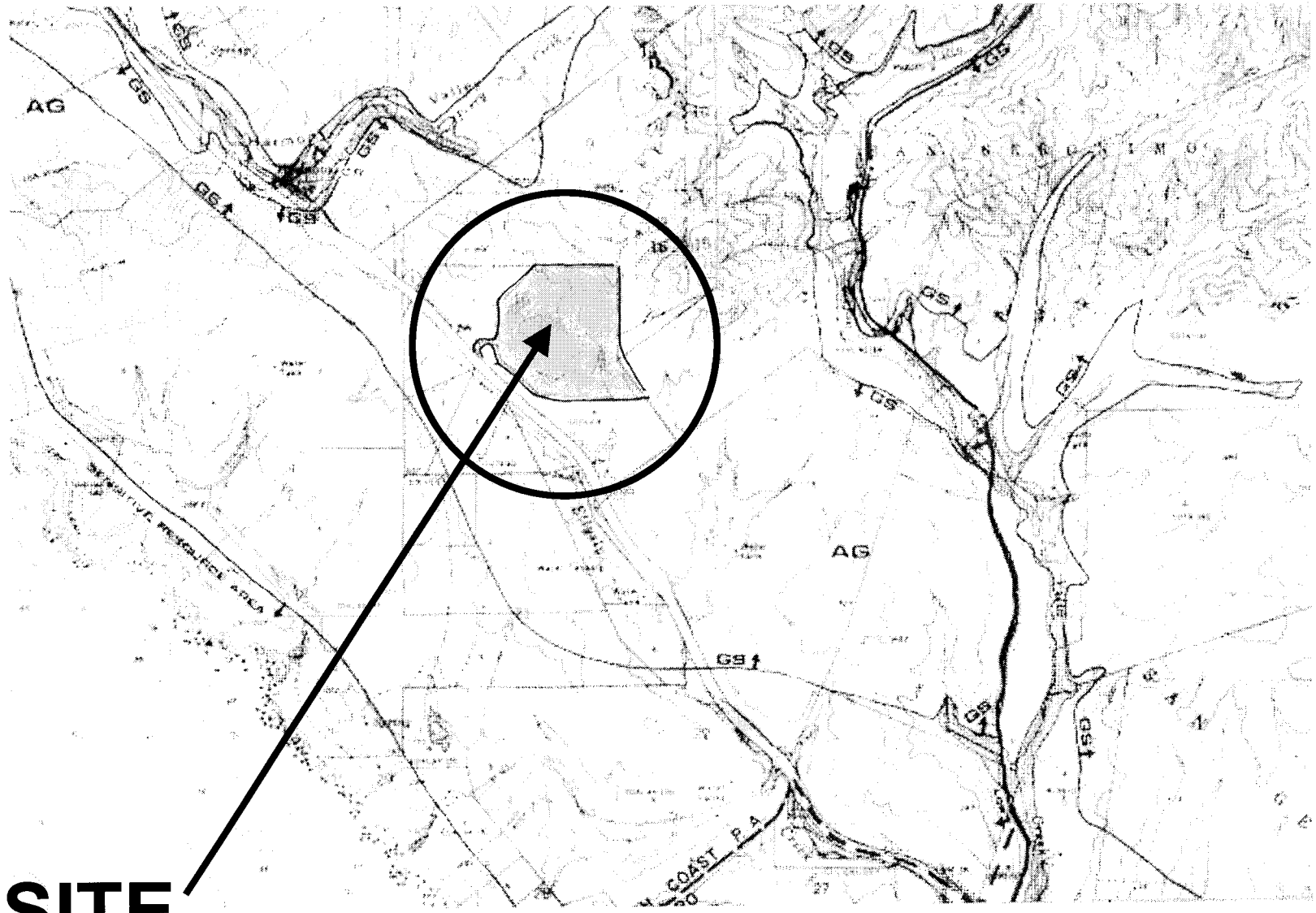


PROJECT
Conditional Use Permit
Malouin DRC2004-00066

EXHIBIT
Vicinity Map

2-28

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

Conditional Use Permit

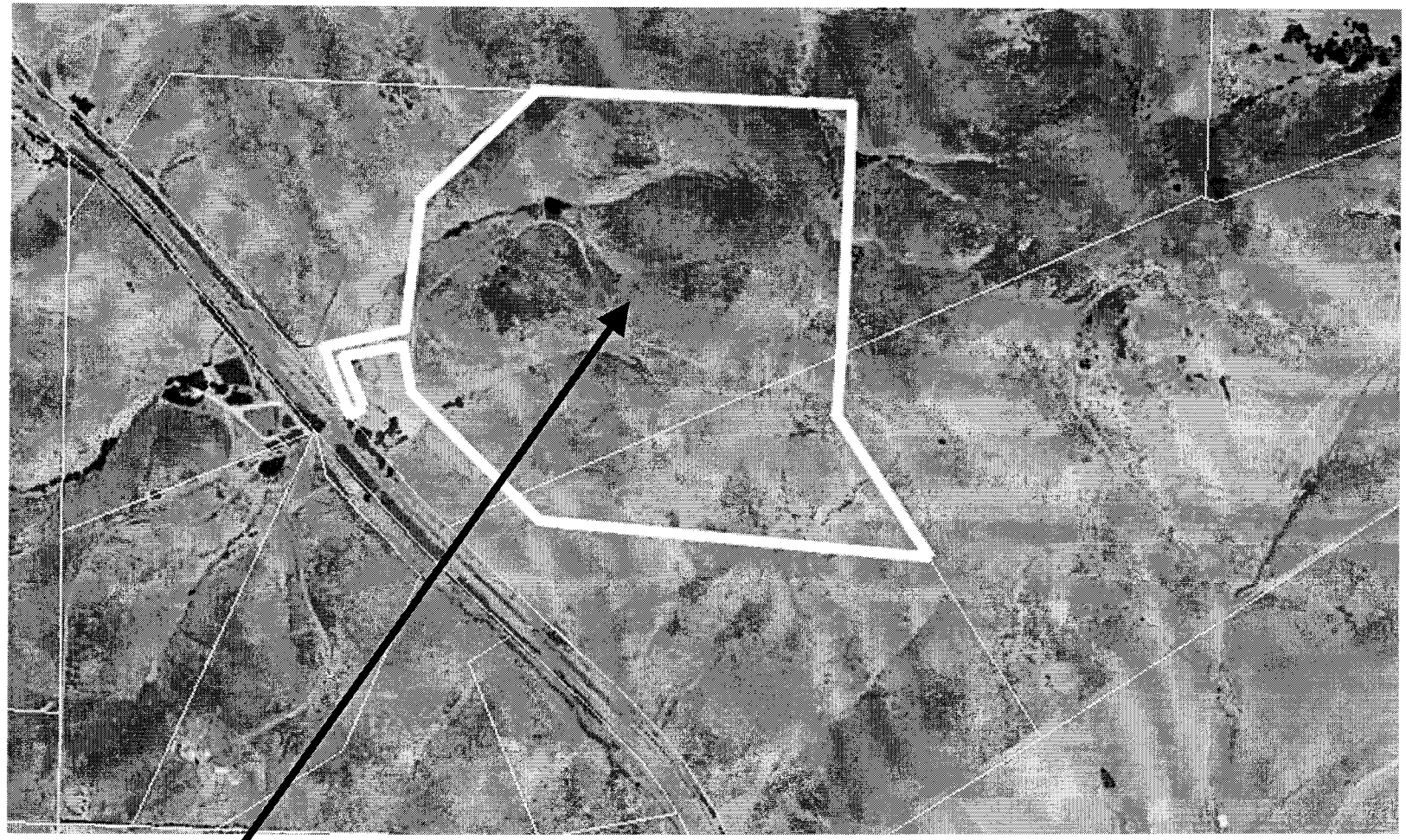
Malouin DRC2004-00066

EXHIBIT

Land Use Category

2-19

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

Conditional Use Permit

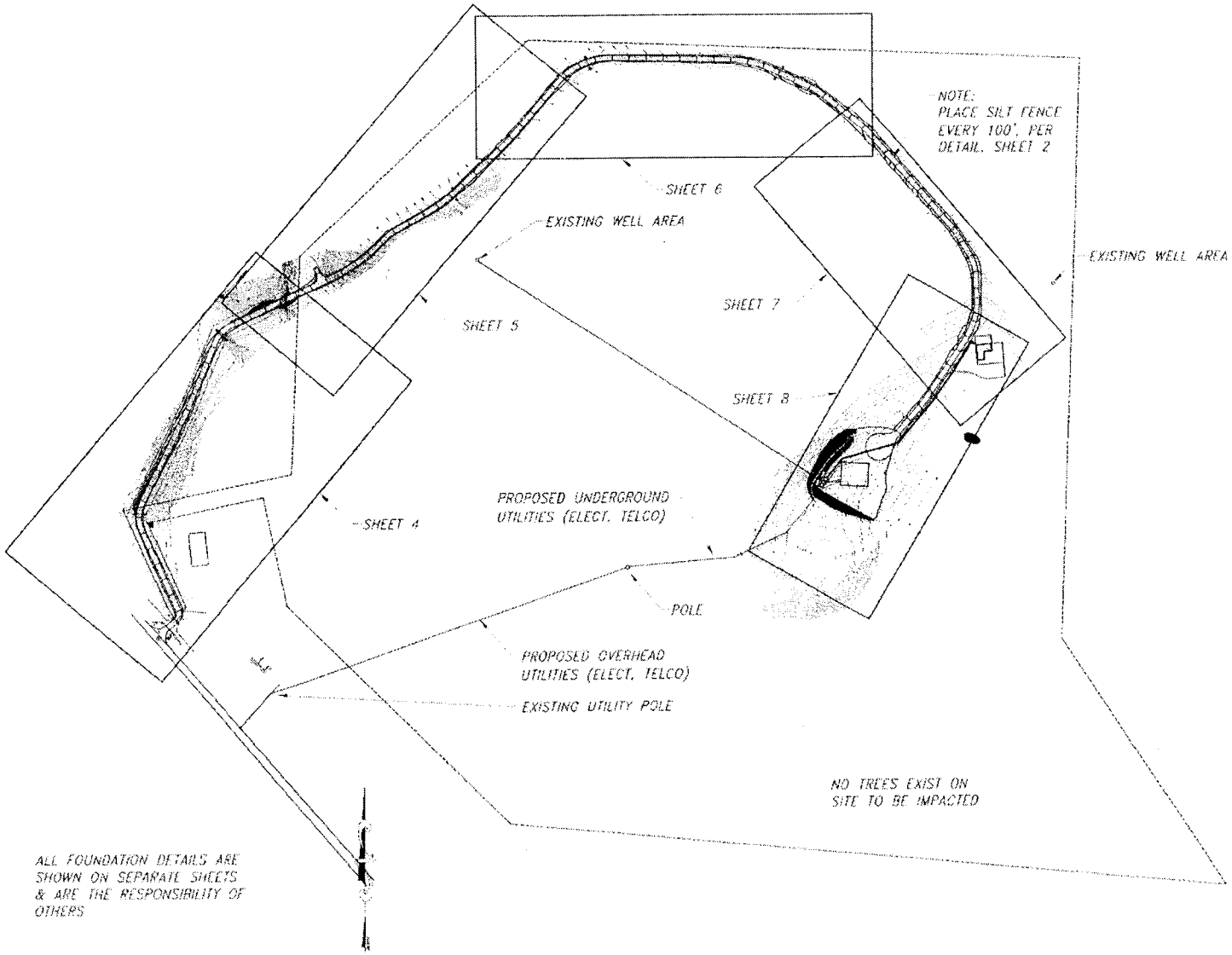
Malouin DRC2004-00066

EXHIBIT

Aerial

2-80

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



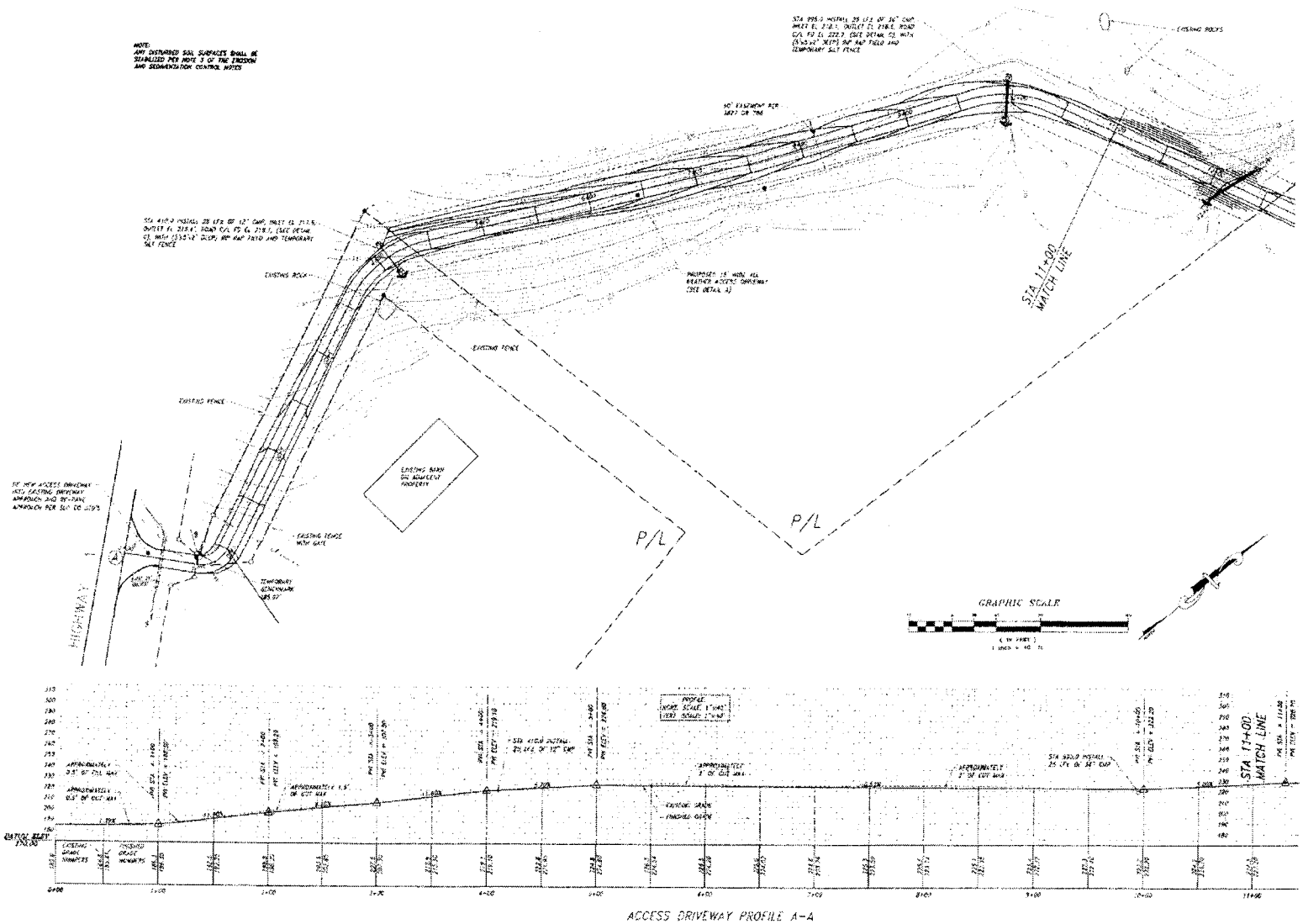
PROJECT

Conditional Use Permit
Malouin DRC2004-00066

EXHIBIT

Site Plan

2-81



PROJECT

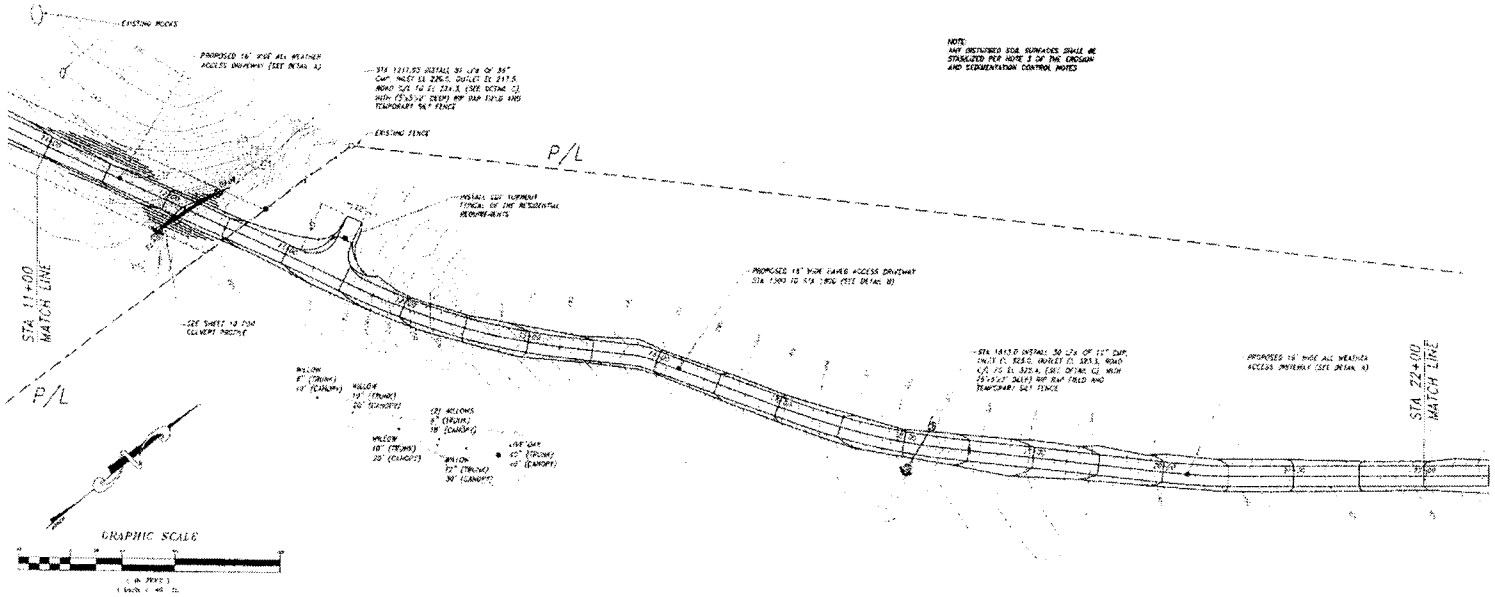
Conditional Use Permit

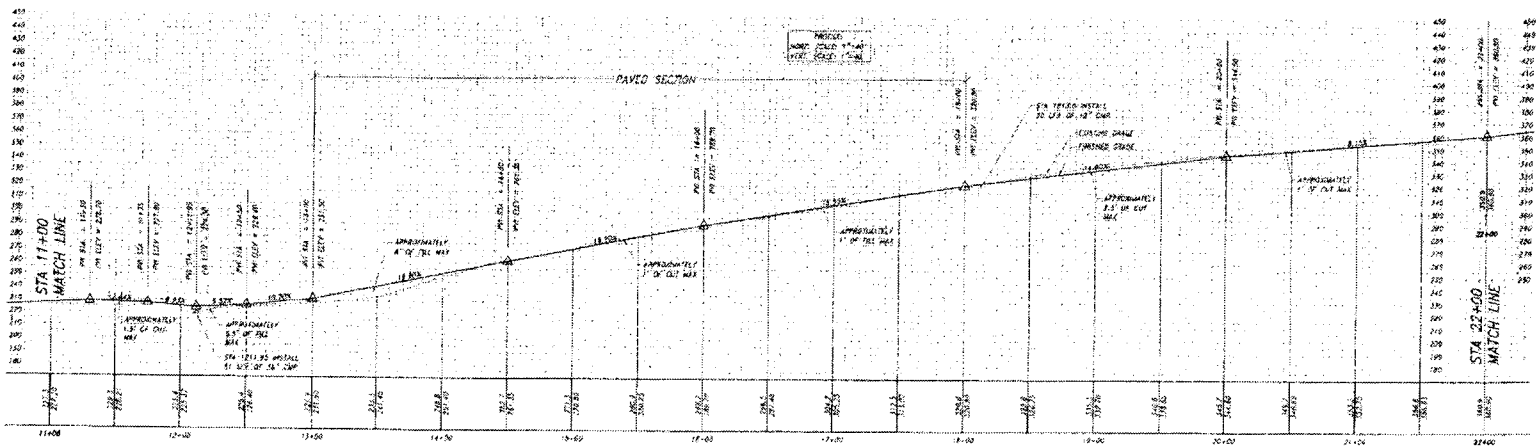
Malouin DRC2004-00066

EXHIBIT

Driveway Profile

2-27





ACCESS DRIVEWAY PROFILE A-A

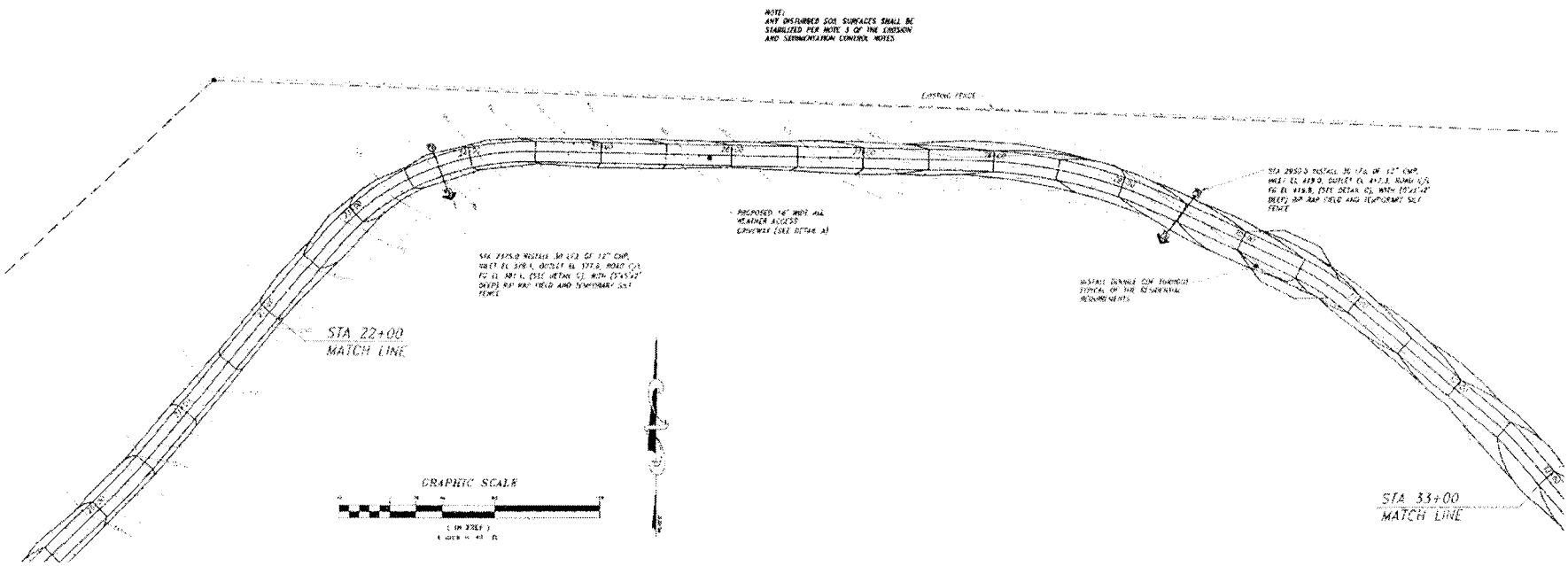
PROJECT

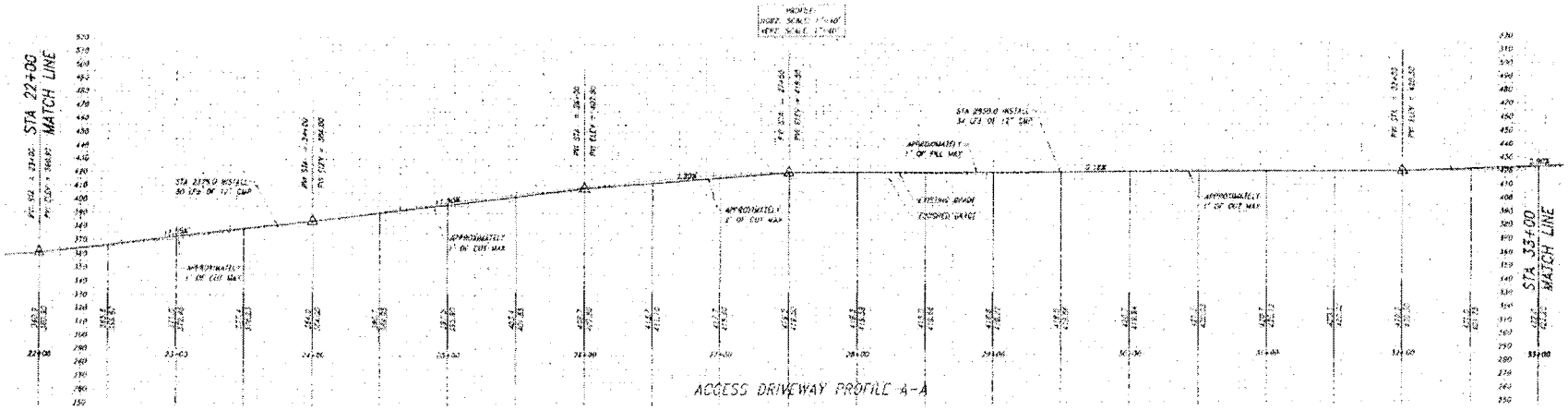
Conditional Use Permit
Malouin DRC2004-00066

EXHIBIT

Driveway Plan

2-93





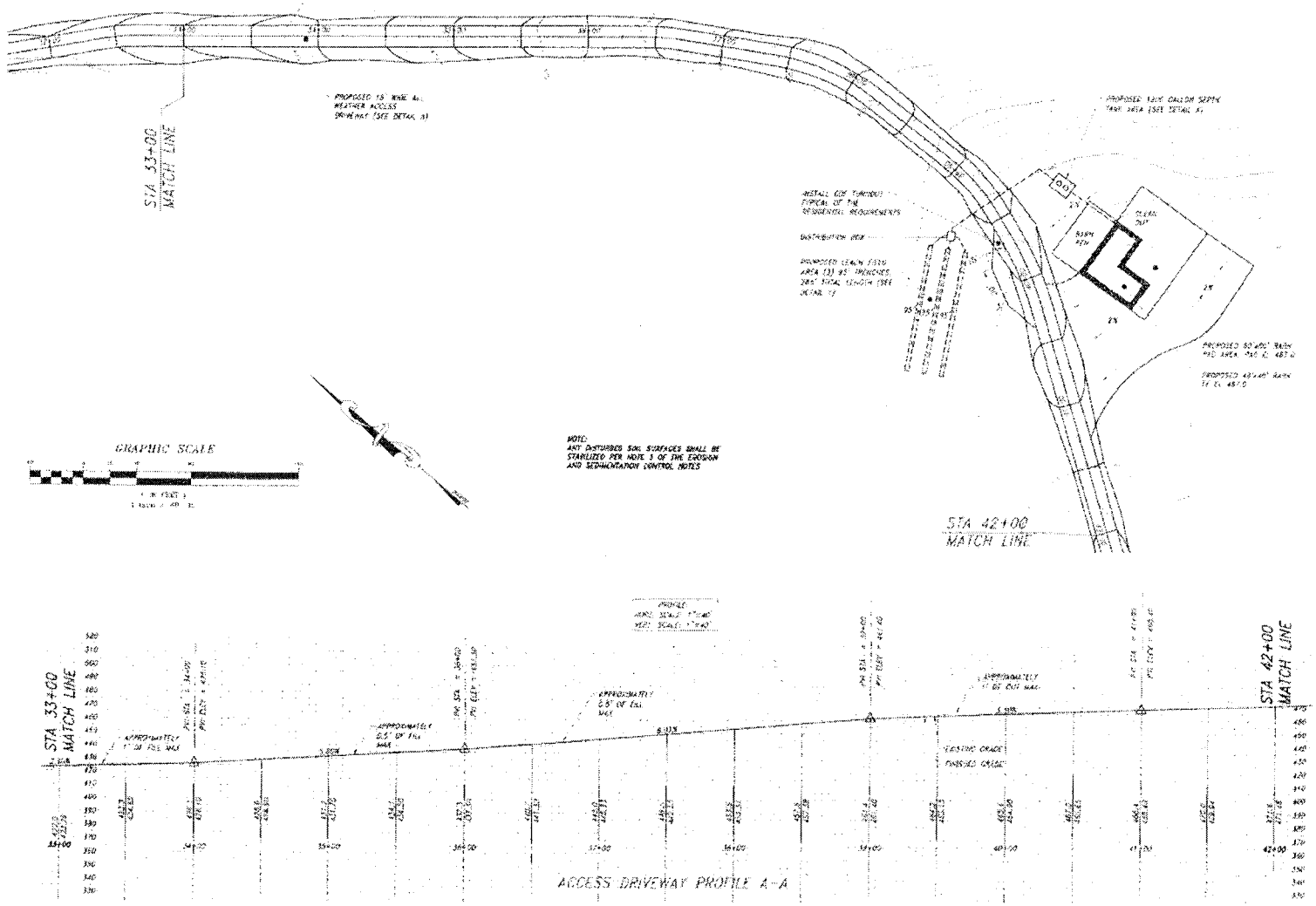
2-84

PROJECT

Conditional Use Permit
Malouin DRC2004-00066

EXHIBIT

Driveway Plan



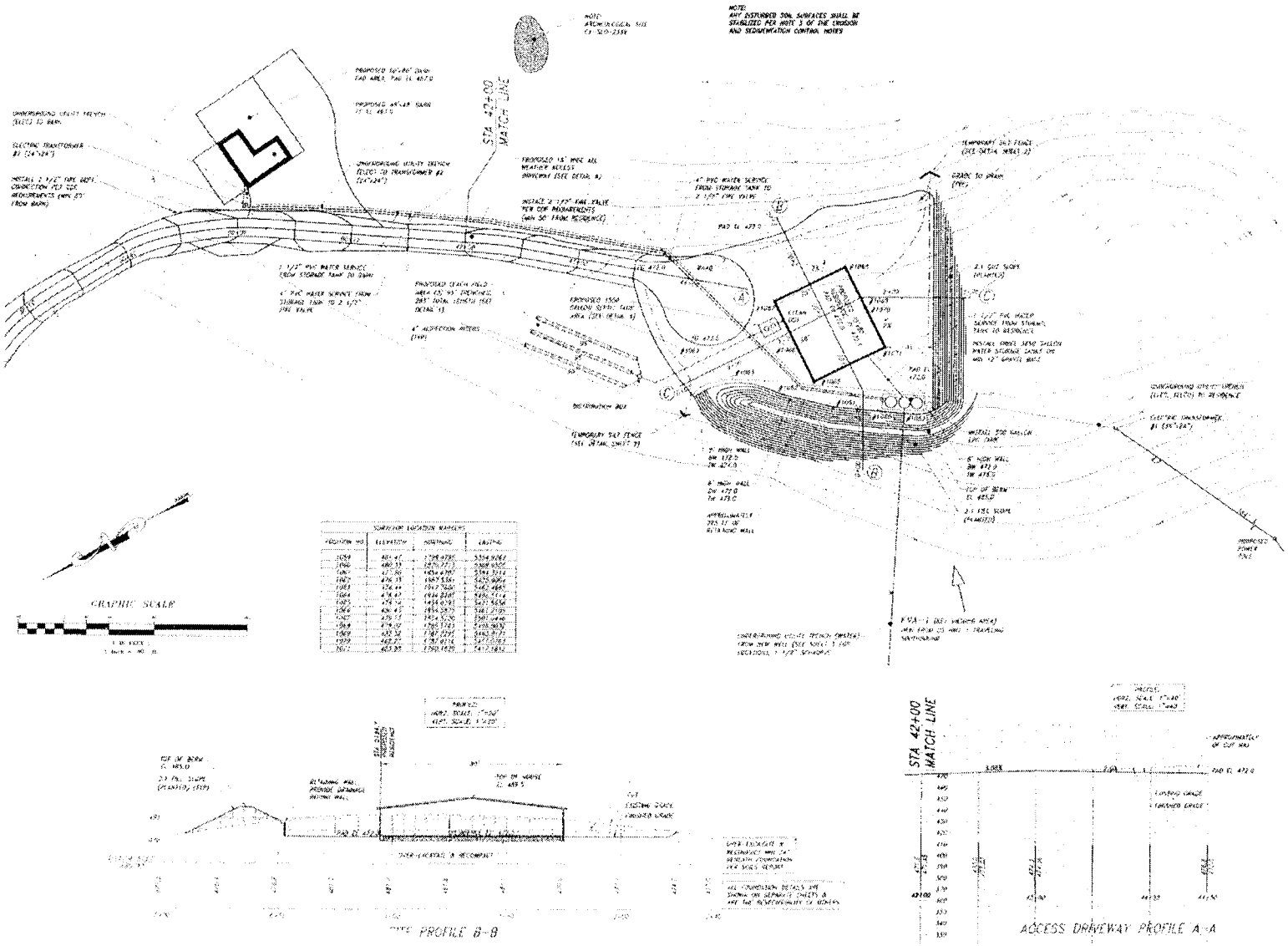
PROJECT

Conditional Use Permit

Malouin DRC2004-00066

EXHIBIT

Driveway Plan



PROJECT

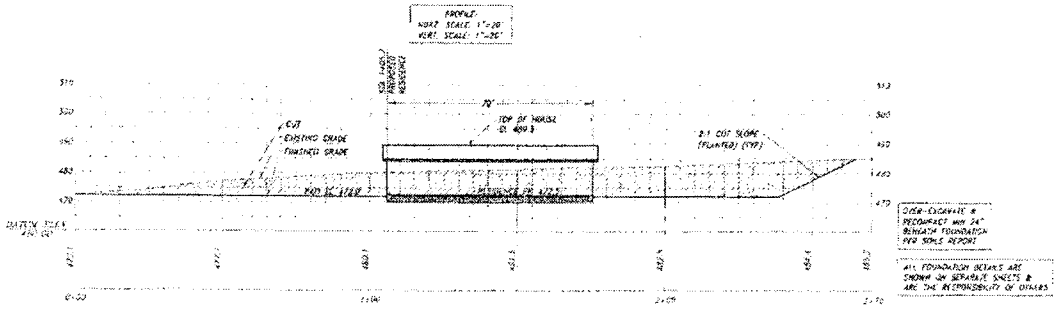
Conditional Use Permit

Malouin DRC2004-00066

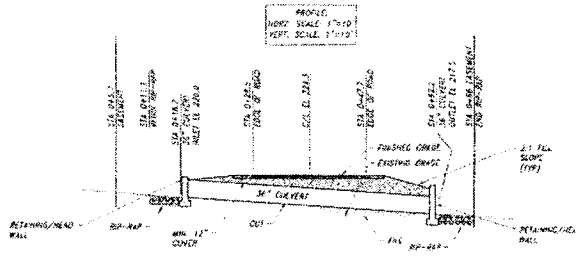
EXHIBIT

Driveway Plan

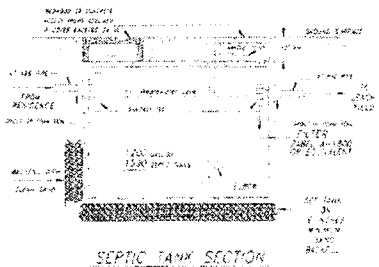
2-16



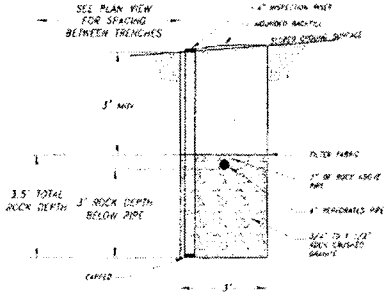
SITE PROFILE C-C



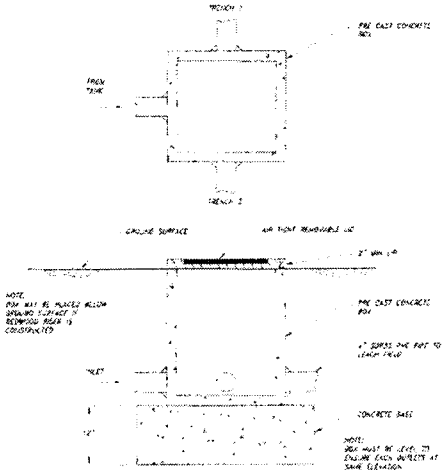
36" CULVERT PROFILE (STA 1211.95)



SEPTIC TANK SECTION



LEACH FIELD (DETAIL Y)
SCALE 1" = 2'



DISTRIBUTION BOX (DETAIL Z)
SCALE 1" = 1'

2-8-2

PROJECT

Conditional Use Permit
Malouin DRC2004-00066

EXHIBIT

Grading, drainage, and septic details