Negative Declaration & Notice Of Determination

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

ENVIRONMENTAL DETERMINATION NO. 17-100 **DATE:** April 26 2018

PROJECT/ENTITLEMENT: Moondance Partners LP Major Grading Permit PMTG2017-00144

APPLICANT NAME: Kirk Consulting **Email:** jamie@kirk-consulting.net
ADDRESS: 8830 Morro Road, Atascadero CA 93422
CONTACT PERSON: Jamie Jones **Telephone:** 805-461-5765

PROPOSED USES/INTENT: Request by Moondance Partners, LP for a Major Grading Permit to: construct a 16-foot wide dual use road (agricultural and residential) (Road A) that will provide primary access from Santa Rita Road, construct an internal 12-foot wide agricultural use road (Road B), installation of seven (7) culverts (Roads A & B), and grade for an approximately 10,000 square foot residential complex (single family residence, guesthouse, farm support quarters). The applicant owns four contiguous agricultural parcels totaling about 504 acres; the proposed project is located on two of the legal lots of record. Based on preliminary site plans and a site assessment (i.e., jurisdictional determination), six (6) of the seven drainage crossings will impact features determined to be within the jurisdiction of the California Department of Fish and Wildlife (CDFW). Total site disturbance is approximately 4.6 acres and includes 13,560 cubic yards of cut and fill.

LOCATION: 1835 Santa Rita Road, in San Luis Obispo County, CA - southwest of the community of Templeton and adjacent to the City of Atascadero, within the North County Planning Area, Salinas River Sub-area.

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

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

OTHER POTENTIAL PERMITTING AGENCIES: California Department of Fish and Wildlife

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

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

Notice of Determination

State Clearinghouse No. 2018041050

This is to advise that the San Luis Obispo County Planning & Building Dept as ☒ *Lead Agency* ☐ *Responsible Agency* (approved)/denied the above described project on JUNE 6, 2018, and has made the following determinations regarding the above described project:

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

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

Signature	Project Manager Name	Date	Public Agency
	Cindy Chambers (cchambers@co.slo.ca.us)		County of San Luis Obispo

Initial Study Summary – Environmental Checklist

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

(ver 5.8) Using Form

Project Title & No. Moondance Partners LP, Major Grading Permit/ED17-100/PMTG2017-00144

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

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

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

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

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

Cindy Chambers — Signature — 4-16-2018
Prepared by (Print) — Date

Steve McMasters — Signature — Ellen Carroll, Environmental Coordinator (for) — 4/10/18
Reviewed by (Print) — Date

Project Environmental Analysis

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

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

A. PROJECT

DESCRIPTION: Request by Moondance Partners, LP for a Major Grading Permit to: construct a 16-foot wide dual use road (agricultural and residential) (Road A) that will provide primary access from Santa Rita Road, construct an internal 12-foot wide agricultural use road (Road B), installation of seven (7) culverts (Roads A & B), and grade for an approximately 10,000 square foot residential complex (single family residence, guesthouse, farm support quarters). The project is located in the Agriculture land use category, at 1835 Santa Rita Road, southwest of the community of Templeton and adjacent to the City of Atascadero, within the North County Planning Area, Salinas River Sub-area.

Background

Moondance Partners LP owns four contiguous parcels totaling about 504 acres located in the rolling to steeply sloping hills southwest of the community of Templeton. Historical agricultural uses on the project site have included livestock grazing, dry farming and walnut orchards. The project site is within the Templeton Agricultural Preserve and is subject to a Williamson Act contract.

The proposed project is located on two of the legal lots of record that drain north and east to the Salinas River via Paso Robles Creek. The project area is located approximately 2.5 miles east of the Salinas River, within the Upper Salinas Watershed. Two unnamed, USGS-mapped blue line streams cross the property and converge near the western parcel boundary. These two ephemeral drainages flow north into Paso Robles Creek along Acorn Springs Road. Several other ephemeral drainages are present; some of which have been historically culverted to allow stormwater flow under existing ranch/agricultural roads. The primary site access is via Acorn Springs Road, an unimproved driveway that connects Santa Rita Road to a network of ranch roads on the property.

Topography consists of gently- to moderately-sloped rolling hills, with elevations ranging from approximately 1,100 to 1,500 feet (335 to 460 meters) above sea level. The southern half of the property consists of relatively intact oak woodland and oak savannah grassland habitat. In addition, riparian corridors associated with the unnamed blue line streams support intact, mixed oak woodland habitat.

In October, 2016 and January 2017, Agricultural Exempt grading statements (GRA2016-00004 & GRA2017-00010) were filed by the landowner in accordance with LUO Section 22.52.070(A) and (C) for intent to prepare the land for the planting of vineyards. The exemption allowed under Section 22.52.070 (C) applies to the following types of agricultural grading:

- New crop production or grazing purposes and vegetation removal on slopes of less than 30 percent.
- Construction of small reservoirs, subject to the standards listed in Section 22.52.150F.
- Projects which are undertaken for soil, water quality, habitat, or wildlife restoration, conservation, or enhancement occurring outside of the channel of a stream.

Substantial tilling and other surface site disturbance over the subject parcels has occurred under the Agricultural Grading statements. The Initial Study does not address these activities as they are not part of the requested grading permit. In addition, agricultural wells have been installed on the two Assessor's parcels under the appropriate permits from the Environmental Health Department (two in 2016, and three in 2017). The installation and operation of these wells is not part of the activities evaluated in this Initial Study.

A demolition permit was issued in 2016 to authorize the removal of a residence, residential accessory structures and agriculture related buildings. The structures have since been demolished. In June, 2017, the property owner applied for a minor grading permit to allow construction of a barn and access road. This work is currently under construction.

Proposed Project

The applicant is has proposed to construct a 16-foot wide dual use road (agricultural and residential) (Road A on Figure 3) that will provide primary access from Acorn Springs Road to the proposed home site (Building Permit PMTR2017-00707), and an internal 12-foot wide agricultural use road (Road B on Figure 2) that will connect the agricultural operations. Construction of Roads A and B will require the installation of seven (7) culverts; based on preliminary site plans and a site assessment (i.e., jurisdictional determination) six (6) of the seven drainage crossings (i.e., culverts 1 through 4 and culverts 6 and 7 on Figure 2) will impact features determined to be within the jurisdiction of the California Department of Fish and Wildlife (CDFW). The owner is also proposing to construct an approximately 10,000 square-foot residential complex comprised of several connected buildings and a pool area. Two single-family residences and a guesthouse, attached garage area totaling 2,200 square feet, and retaining walls with terraces are proposed within the complex.

The two new access roads will be constructed and improved largely on existing dirt roads; however, several sections will be constructed within undisturbed areas. The proposed project will also include stabilizing and restoring several degraded swale features on site that were damaged during the 2016/2017 rainy season.

Total site disturbance under the proposed grading permit is estimated to cover 4.61 acres including 13,560 cubic yards of cut and fill (Table 1).

Table 1 – Project Summary

Project Component	Pervious Area (Sq.Ft.)	Impervious Area (Sq.Ft.)	Total Area (Sq.Ft.)	Total Area (Acres)	Cut (Cu. Yd.)	Fill Cu. Yd.	Total (Cu. Yd.)
Road A (includes residence)	82,700	50,300	133,000	3.05	6,190	3,930	10,120
Road B	68,000	0	68,000	1.56	1,580	1,860	3,440
Total:	150,700	50,300	201,000	4.61	7,770	5,790	13,560

Source: Timothy P. Roberts, RPE, January 2018

The project is located at 1835 Santa Rita Road southwest of the community of Templeton and adjacent to the City of Atascadero within the Salinas River Sub-area of the North County Planning Area and within the Agriculture land use category.

Figure 1 – Project Location

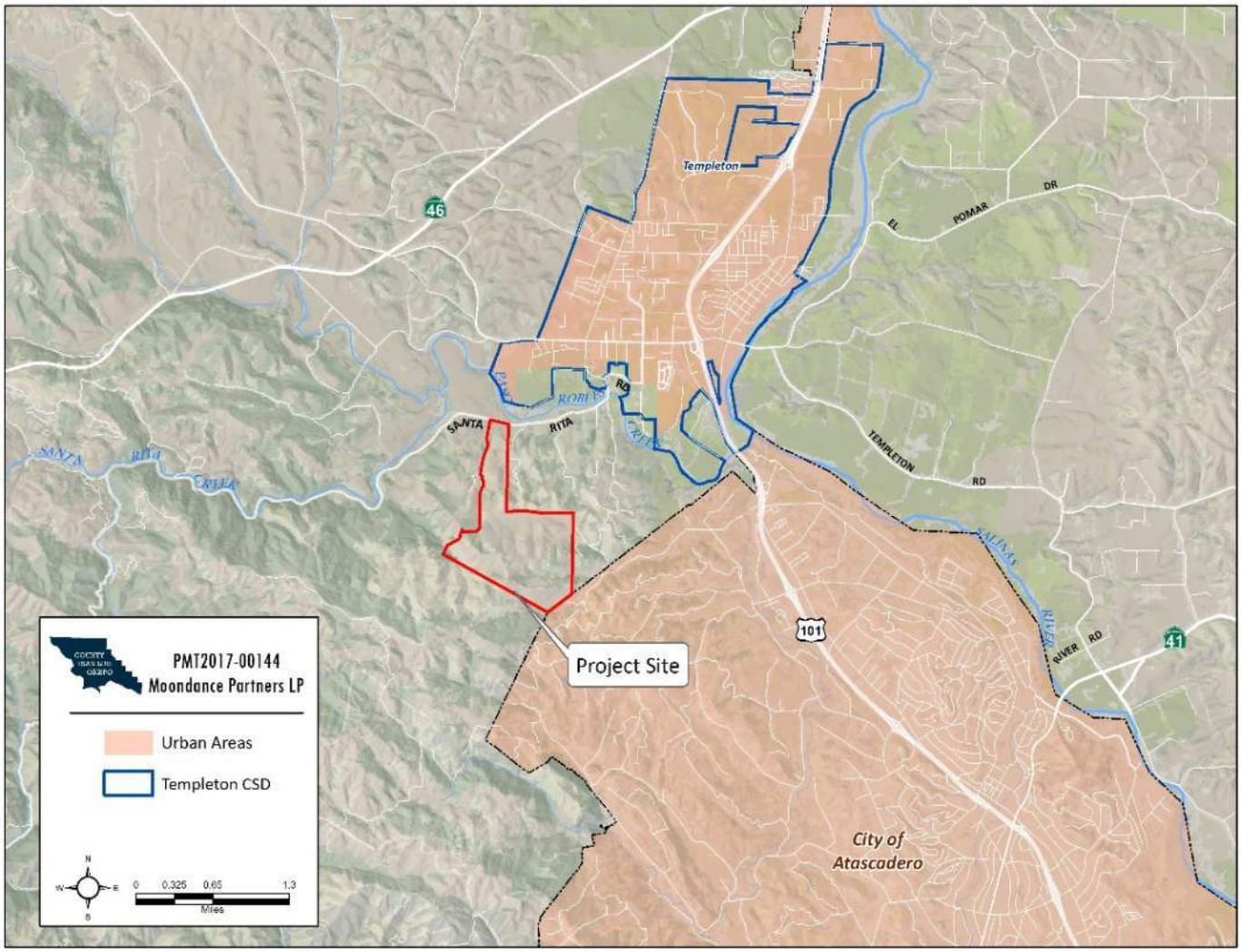


Figure 2 – Project Site

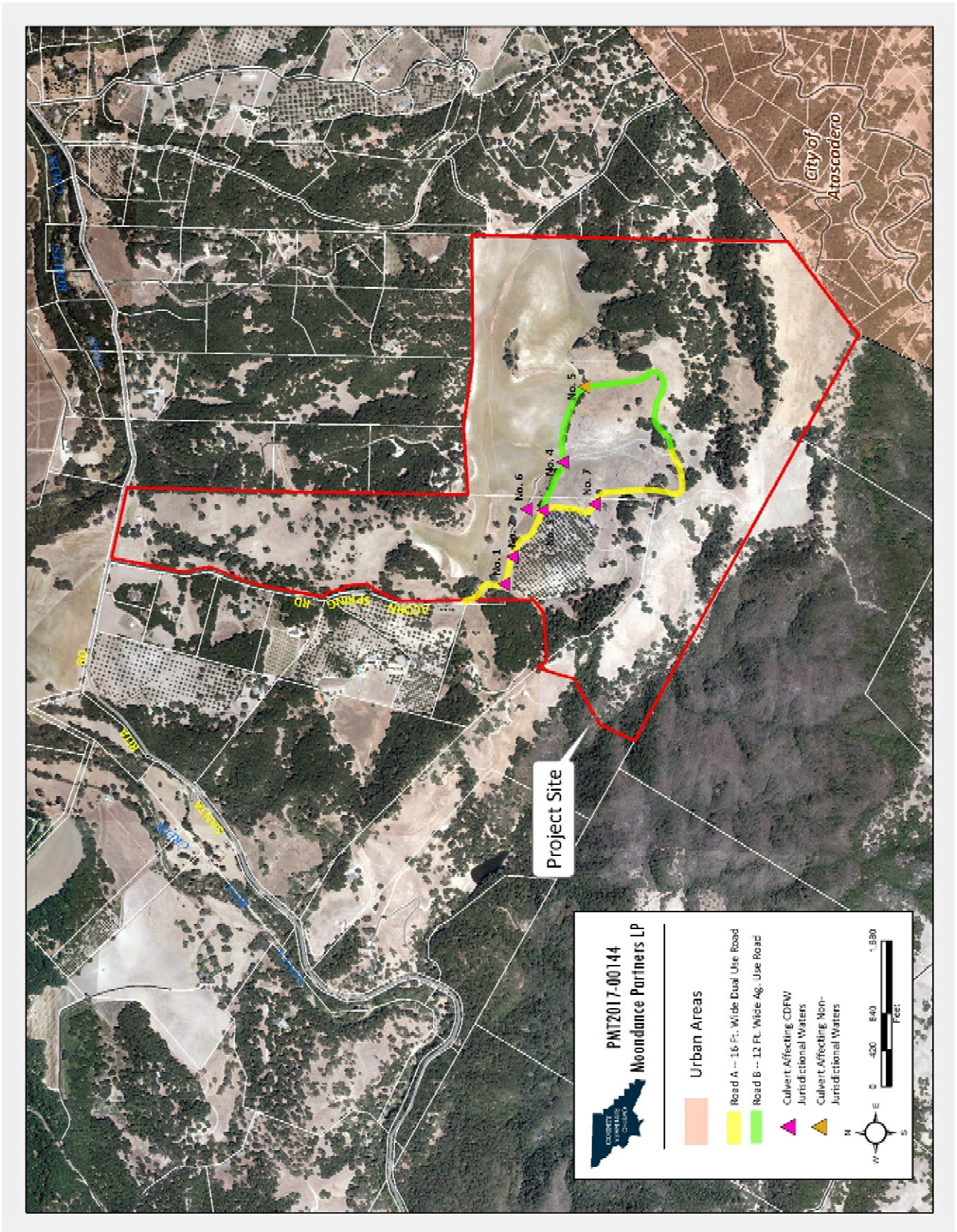
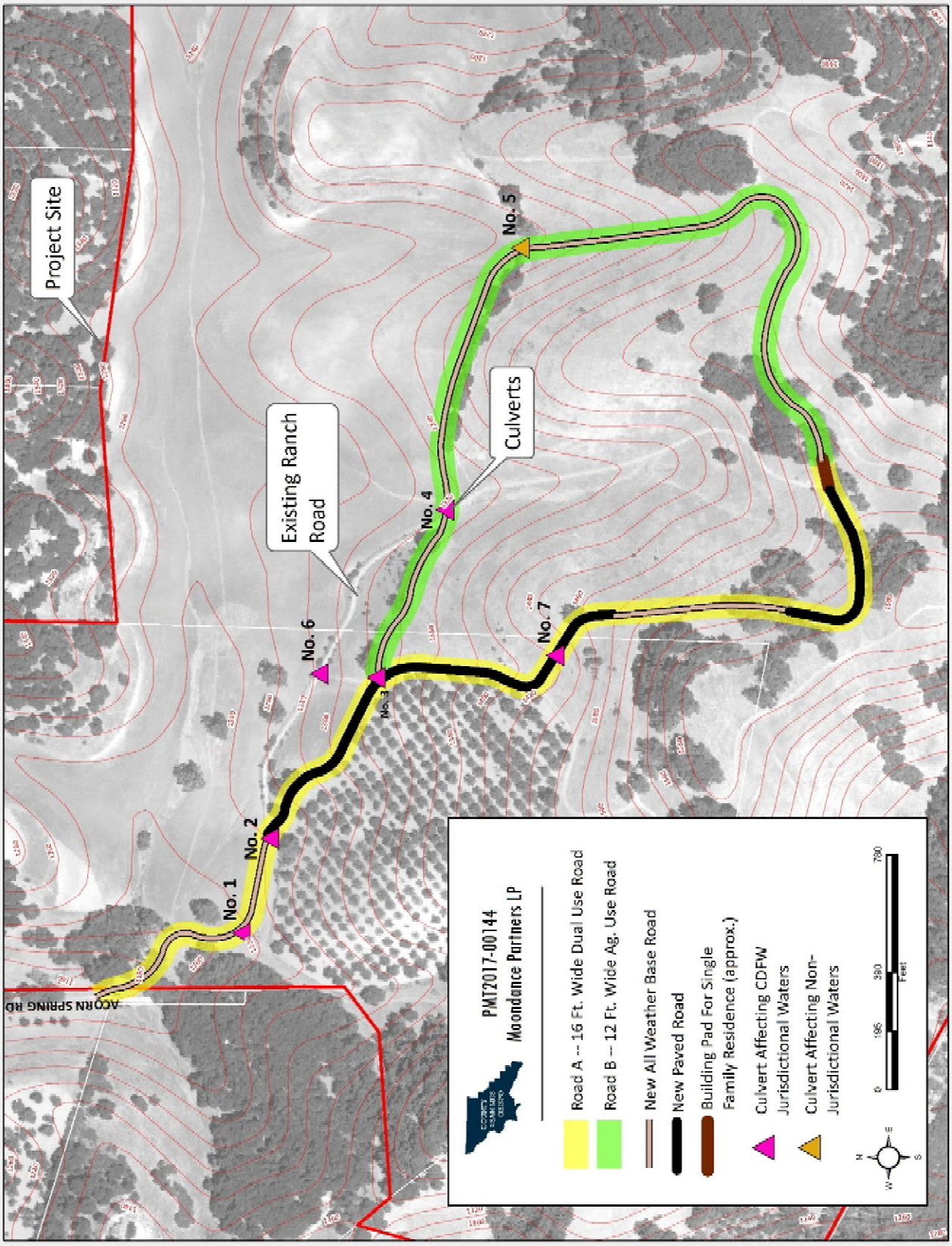


Figure 3 -- Site Plan



ASSESSOR PARCEL NUMBER(S): 039-261-051 and -052

Latitude: 35 degrees 31' 7.55" N Longitude: -120 degrees 44' 30.45" W

SUPERVISORIAL DISTRICT # 5

B. EXISTING SETTING

PLAN AREA: North County Rural **SUB**: Salinas River **COMM:** NA

LAND USE CATEGORY: Agriculture

COMB. DESIGNATION: None,

PARCEL SIZE: Four parcels totaling 504 acres

TOPOGRAPHY: Nearly level to steeply sloping

VEGETATION: Grasses Scattered Oaks Oak woodland

EXISTING USES: Agricultural uses

SURROUNDING LAND USE CATEGORIES AND USES:

North: Agriculture; agricultural uses	*East:* Residential Rural; residential
South: Agriculture; vacant undeveloped	*West:* Rural Lands; agricultural uses

C. ENVIRONMENTAL ANALYSIS

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

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST

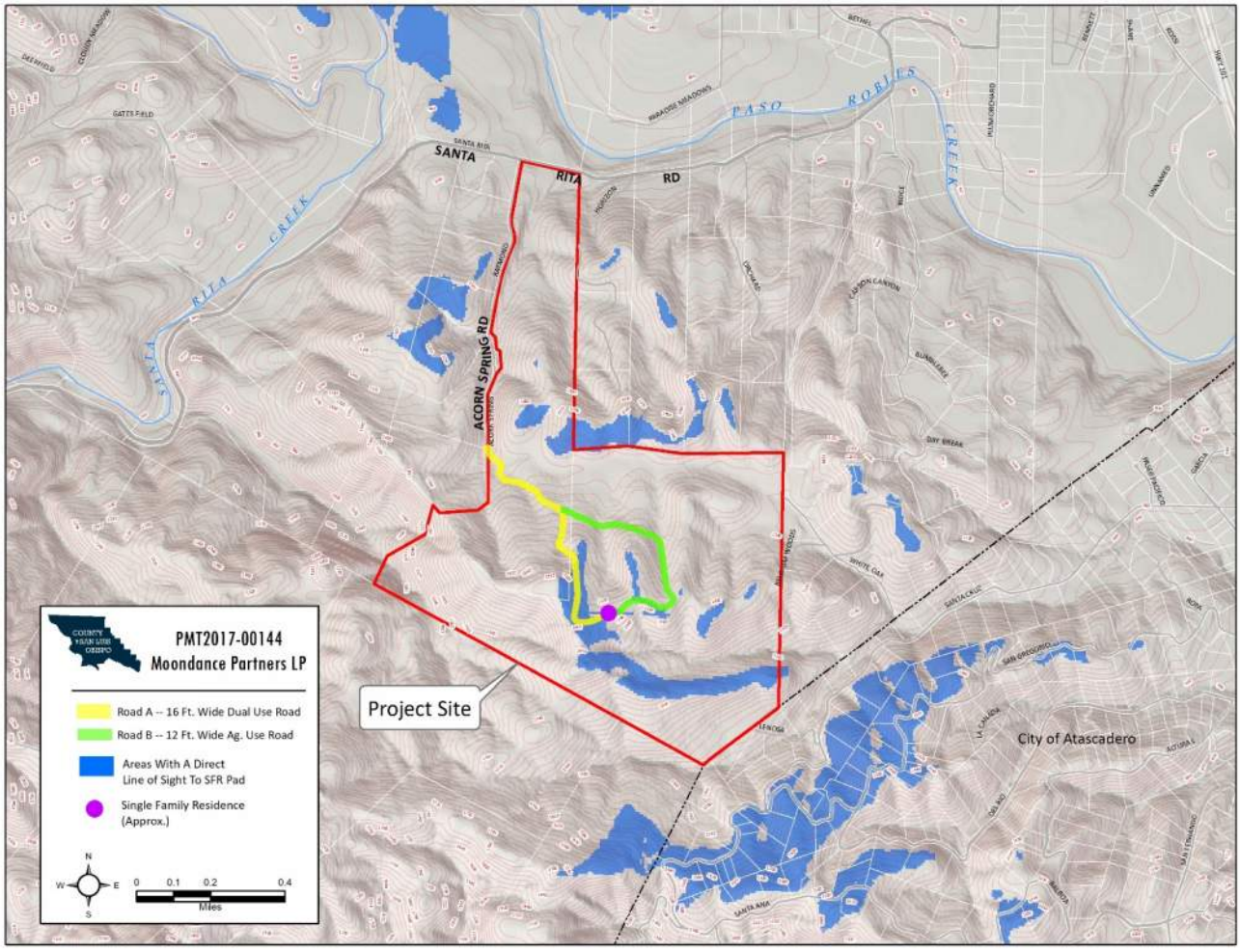
0. AESTHETICS *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Create an aesthetically incompatible site open to public view?	☐	☐	☒	☐
b) Introduce a use within a scenic view open to public view?	☐	☐	☒	☐
c) Change the visual character of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

Setting. The project area is in a predominantly rural area with views dominated by oak and grassland covered hillsides and drainages. While some scattered residential development is visible, most is hidden from view from public roads due to setbacks from the road, and topography. Roads A and B will be constructed primarily on the interior of the project site in areas that are not visible from public vantage points. Santa Rita Road is not a state-designated scenic highway, nor is it listed as a "suggested scenic corridor" by Table VR-2 of the Conservation and Open Space Element.

Preliminary construction plans show the home site atop a gently sloping ridgeline on the southern half of APN 039-261-052 on the interior of the site and approximately 1.2 miles south of Santa Rita Road.

Impact. Construction of the roadways will alter the appearance of the ranch by the clearing of vegetation and the grading of cut and fill slopes; no oak trees will be removed. In addition, the residence could be visible from portions of Santa Cruz Road within the City of Atascadero. However, project impacts on visual and aesthetics resources when viewed from major public roadways is considered less than significant because:

Figure 4 – Areas With A Direct Line of Sight To SFR Pad Location



- Although the proposed single family residences may be visible from portions of Santa Cruz Road within the City of Atascadero, as shown on Figure 2, views to the north from Santa Cruz Road are blocked by dense stands of coast live oak.
- Roads A and B generally follow the contours of the existing topography in the lowlands between the ridgelines that cross the project site.
- Portions of Roads A and B will be un-paved and will not detract from the agricultural character of the project site.
- No mature oak trees will be removed.
- No retaining walls, bridges or other visible features will be constructed.
- Figure 4 provides an illustration of locations on surrounding properties with a direct line of sight to the proposed single family residences assuming no screening is provided by the intervening vegetation. As shown on Figure 4, the residence and Roads A and B will not be visible from Santa Rita Road or other County roadways.

The project's residential development could have the potential to project light or glare that would impact nighttime views from offsite; however the development will be subject to the County's Land Use Ordinance Section 22.10.060 requiring downward-directed lighting and minimizing glare.

Mitigation/Conclusion. The potential for the project to impact aesthetic and visual resources are fully mitigated by ordinance requirements such that no additional mitigation measures are necessary beyond ordinance requirements.

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

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

Land Use Category: Agriculture

State Classification: Not prime farmland

Historic/Existing Commercial Crops: None

In Agricultural Preserve? Yes

Under Williamson Act contract? Yes

Setting. The project site includes topography ranging from nearly level-to-steeply sloping. Historical agricultural operations have occurred on much of the property since at least 1994, including regular tilling. An orchard of approximately 15 acres was removed from the western edge of the property in 2016, leaving the area denuded of vegetation.

The property owner has cleared much of the northern portion of the project site for the purpose of planting vineyards. The project site is within the Templeton Agricultural Preserve area and is subject to a Williamson Act contract which was entered in 1977 (Resolution No. 77-64).

The soil types and characteristics of the area where the ranch road extension will be constructed (Figure 5) include:

Balcom-Nacimiento association, moderately steep

The Balcom component makes up 45 percent of the map unit. Slopes are 9 to 30 percent. This component is on mountains. The parent material consists of residuum weathered from sandstone and shale. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Nonirrigated land capability classification is 4e. Irrigated land capability classification is 4e. This soil does not meet hydric criteria.

The Nacimiento component makes up 20 percent of the map unit. Slopes are 9 to 30 percent. This

component is on hills. The parent material consists of residuum weathered from calcareous shale and/or sandstone. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Nonirrigated land capability classification is 4e. Irrigated land capability classification is 4e. This soil does not meet hydric criteria.

Balcom-Nacimiento association, steep

The Balcom component makes up 45 percent of the map unit. Slopes are 30 to 50 percent. This component is on hills. The parent material consists of residuum weathered from sandstone and shale. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Nonirrigated land capability classification is 6e. Irrigated land capability classification is 6e. This soil does not meet hydric criteria.

The Nacimiento component makes up 20 percent of the map unit. Slopes are 30 to 50 percent. This component is on hills. The parent material consists of residuum weathered from calcareous shale and/or sandstone. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Nonirrigated land capability classification is 6e. Irrigated land capability classification is 6e. This soil does not meet hydric criteria.

Linne-Calodo complex, 9 to 30 percent slopes

The Linne component makes up 30 percent of the map unit. Slopes are 9 to 30 percent. This component is on hills. The parent material consists of residuum weathered from calcareous shale and/or sandstone. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Nonirrigated land capability classification is 4e. Irrigated land capability classification is 4e. This soil does not meet hydric criteria.

The Calodo component makes up 25 percent of the map unit. Slopes are 15 to 30 percent. This component is on hills. The parent material consists of residuum weathered from calcareous shale and/or residuum weathered from calcareous sandstone. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Nonirrigated land capability classification is 4e. Irrigated land capability classification is 4e. This soil does not meet hydric criteria.

Linne-Calodo complex, 30 to 50 percent slopes

The Linne component makes up 30 percent of the map unit. Slopes are 30 to 50 percent. This component is on hills. The parent material consists of residuum weathered from calcareous shale and/or sandstone. Depth to a root restrictive layer, bedrock, paralithic, is 20 to 40 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. Nonirrigated land capability classification is 6e. Irrigated land capability classification is 6e. This soil does not meet hydric criteria.

The Calodo component makes up 25 percent of the map unit. Slopes are 30 to 50 percent. This component is on hills. The parent material consists of residuum weathered from calcareous shale and/or residuum weathered from calcareous sandstone. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded.

There is no zone of water saturation within a depth of 72 inches. Non-irrigated land capability classification is 7e. Irrigated land capability classification is 7e. This soil does not meet hydric criteria.

Nacimiento-Los Osos complex, 9 to 30 percent slopes

The Nacimiento component makes up 30 percent of the map unit. Slopes are 9 to 30 percent. This component is on hills. The parent material consists of residuum weathered from calcareous shale and/or sandstone. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. Non-irrigated land capability classification is 4e. Irrigated land capability classification is 4e. This soil does not meet hydric criteria.

The Los Osos component makes up 20 percent of the map unit. Slopes are 9 to 30 percent. This component is on hills. The parent material consists of residuum weathered from shale and/or sandstone. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is high. This soil is not flooded. It is not ponded. Non-irrigated land capability classification is 4e. Irrigated land capability classification is 4e. This soil does not meet hydric criteria.

Rincon clay loam, 2 to 9 percent slopes

The Rincon component makes up 90 percent of the map unit. Slopes are 2 to 9 percent. This component is on terraces on valleys, alluvial fans on valleys. The parent material consists of clayey alluvium derived from sedimentary rock. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is high. This soil is not flooded. It is not ponded. Non-irrigated land capability classification is 4e. Irrigated land capability classification is 2e.

Sorrento clay loam, 2 to 9 percent slopes

The Sorrento component makes up 85 percent of the map unit. Slopes are 2 to 9 percent. This component is on alluvial fans, alluvial plains. The parent material consists of fine-loamy alluvium derived from sedimentary rock. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. Non-irrigated land capability classification is 3e. Irrigated land capability classification is 2e. This soil does not meet hydric criteria.

Linne-Zakme complex, 30 to 50 percent slopes

The Linne component makes up 30 percent of the map unit. Slopes are 30 to 50 percent. This component is on mountains. The parent material consists of residuum weathered from calcareous shale and/or sandstone. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Non-irrigated land capability classification is 6e. Irrigated land capability classification is 6e. This soil does not meet hydric criteria.

The Zakme component makes up 25 percent of the map unit. Slopes are 30 to 50 percent. This component is on mountains. The parent material consists of residuum weathered from calcareous shale and/or sandstone. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Irrigated land capability classification is 6e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 3 percent.

Map Unit: 165—McMullin-Rock outcrop complex, 50 to 75 percent slopes

The McMullin component makes up 45 percent of the map unit. Slopes are 50 to 75 percent. This component is on mountains. The parent material consists of residuum weathered from shale. Depth to a root restrictive layer, bedrock, lithic, is 10 to 20 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. Non-irrigated land capability classification is 7e. Irrigated land capability classification is 7e. This soil does not meet hydric criteria.

Lompico-McMullin complex, 50 to 75 percent slopes

The Lompico component makes up 30 percent of the map unit. Slopes are 50 to 75 percent. This component is on mountains. The parent material consists of residuum weathered from shale and/or sandstone. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Non-irrigated land capability classification is 7e. Irrigated land capability classification is 7e. This soil does not meet hydric criteria.

The McMullin component makes up 20 percent of the map unit. Slopes are 50 to 75 percent. This component is on mountains. The parent material consists of residuum weathered from shale. Depth to a root restrictive layer, bedrock, lithic, is 10 to 20 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Non-irrigated land capability classification is 7e. Irrigated land capability classification is 7e. This soil does not meet hydric criteria.

According to Table SL-2 of the Conservation and Open Space Element, the *Rincon clay loam, 2 to 9 percent slopes* association is considered Prime Farmland and Highly Productive Rangeland Soil. The *Sorrento clay loam, 2 to 9 percent slopes* soils association is considered “Prime Farmland”.

Figure 5 – Soils of the Project Site

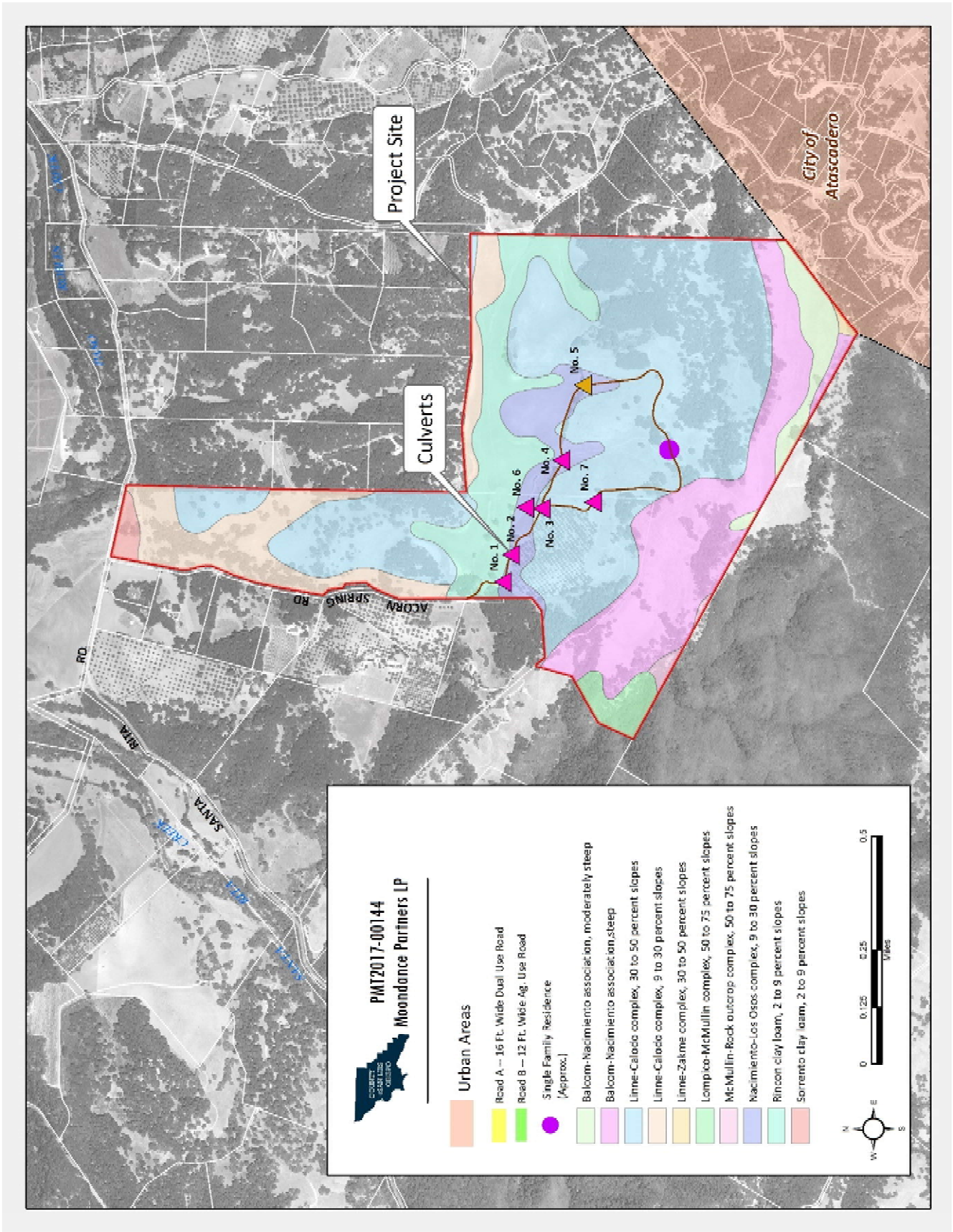
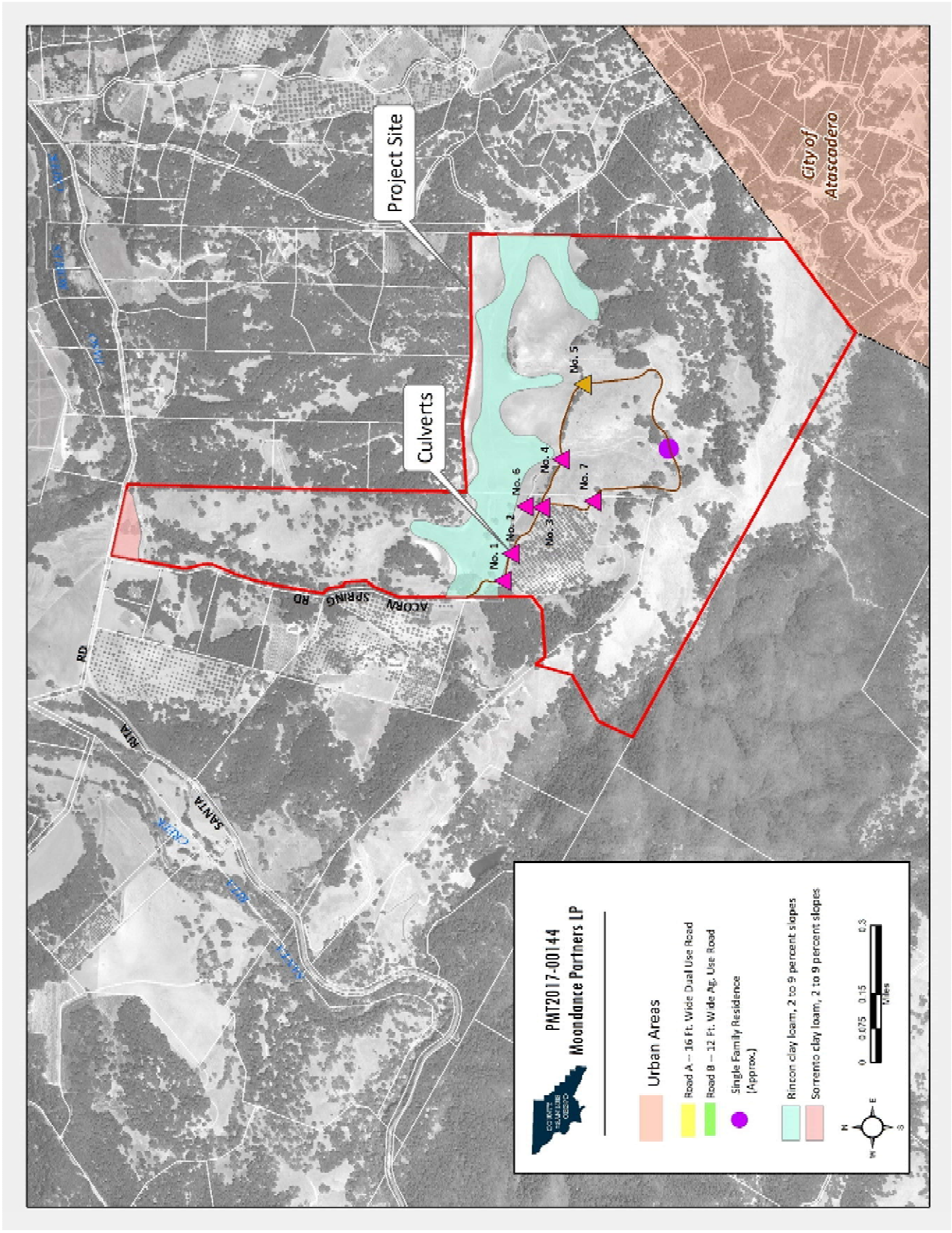


Figure 6 – Important Farmland of the Project Site



Impacts. Table 2 provides a summary of the soils impacted by construction of Roads A and B and the building site for the single family residences. As shown in Table 2, the roadways and residence will be constructed primarily on the least productive farmland. However, the project will impact 0.23 acres of Prime Farmland/Highly Productive Rangeland and 0.88 acres of Other Productive Soils.

Table 2 – Soils Impacted By Construction

Soil Complex[1]	Important Agricultural Soil Classification[2]	Area Impacted (Acres)[3]				
		Road A	Road B	SFR Site	Cut and Fill Areas	Total
Rincon Clay loam, 2 to 9 percent slopes	Prime Farmland, Highly Productive Rangeland	0.17	0	0	0.06	0.23
Nacimiento-Los Osos complex, 9 - 30 percent slopes	Other Productive Soils	0.27	0.38	0	0.23	0.88
Linne-Calodo complex, 30 to 50 percent slopes	Not Classified	0.62	0.54	1.32	0.99	3.47
Balcom-Nacimiento, steep	Not Classified	0.03	0	0	0.01	0.04
Total:	--	1.09	0.93	1.32	1.3	4.61

Notes:

1. NRCS Web Soil Survey, January 2017
2. Source: San Luis Obispo County Conservation and Open Space Element, Table SL-2
3. To provide a worse case analysis, the summary assumes a 16 foot wide roadway for all portions of Road A and Road B.

Conclusion. Impacts to agricultural resources are considered less than significant because:

- Roads A and B are located primarily on previously established ranch roads.
- The areas to be served by Roads A and B have been used for livestock grazing and other agricultural operations in the past and are intended to facilitate access to vineyards to be planted on the surrounding land. These roads will improve the use of these areas for such purposes by enabling more efficient access.
- With regard to the Land Conservation Act contract that affects the property, agricultural access roads are considered a compatible use in accordance with the County's Rules of Procedures to Implement the California Land Conservation Act of 1965.
- As shown in Table 2, Roads A and B have been located primarily on the least productive soils for agricultural production as directed by policy AGP18 of the Agriculture Element.
- Road B will be un-paved and designed to minimize soil erosion.

No mitigation measures are necessary.

3. AIR QUALITY

Will the project:

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

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

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

The passage of AB32, the California Global Warming Solutions Act (2006), recognized the need to reduce GHG emissions and set the greenhouse gas emissions reduction goal for the State of California into law. The law required that by 2020, State emissions must be reduced to 1990 levels. This is to be

accomplished by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions. Subsequent legislation (e.g., SB97-Greenhouse Gas Emissions bill) directed the California Air Resources Board (CARB) to develop statewide thresholds.

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

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

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

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

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

Impacts.

Construction-Related Impacts. The SLO APCD CEQA Handbook establishes thresholds of significance for various types of development and associated activities (Table 3). The Handbook also includes screening criteria for construction related impacts. According to the Handbook, a project with grading in excess of 4.0 acres and moving 1,200 cubic yards of earth per day can exceed the construction threshold for respirable particulate matter (PM_{10}). In addition, a project with the potential to generate 137 lbs per day of ozone precursors (ROG + NOx) or diesel particulates in excess of 7 lbs per day can result in a significant impact (Table 3).

Table 3 – Thresholds of Significance for Construction			
Pollutant	**Threshold[1]**		
	Daily	**Quarterly Tier 1**	**Quarterly Tier 2**
ROG+NOx (combined)	137 lbs	2.5 tons	6.3 tons
Diesel Particulate Matter	7 lbs	0.13 tons	0.32 tons
Fugitive Particulate Matter (PM10), Dust2		2.5 tons	
Greenhouse Gases (CO2, CH4, N2O, HFC, CFC, F6S)	Amortized and Combined with Operational Emissions		

Source: SLO County APCD CEQA Air Quality Handbook, page 2-2.
Notes:
1. Daily and quarterly emission thresholds are based on the California Health & Safety Code and the CARB Carl Moyer Guidelines.
2. Any project with a grading area greater than 4.0 acres of worked area can exceed the 2.5 ton PM10 quarterly threshold.

The project will result in the construction of two roads and a building site for a 7,100 square foot (sf) primary residence, a farm support quarters of 3,000 sf, and a 680 sf guest house. According to the project description, grading for the construction of Road A, Road B and the residential area will result in the disturbance of about 4.61 acres including about 7,770 cubic yards (cy) of cut and 5,790 cy of fill (total of 13,560 cy). Based on the size and type of construction, the project will likely generate ozone precursors that will be less than the APCD's thresholds of significance for as identified by Table 2-1 of the CEQA Air Quality Handbook. However, the project could generate fugitive dust that would exceed the APCD's thresholds. This is considered a potentially significant impact unless mitigated.

Impacts to Sensitive Receptors. Sensitive receptors are people or other organisms that may have a significantly increased sensitivity or exposure to air pollution by virtue of their age and health (e.g. schools, day care centers, hospitals, nursing homes), regulatory status (e.g. federal or state listing as a sensitive or endangered species), or proximity to the source. There are no sensitive receptors within 1,000 feet of areas where sensitive receptors could be exposed to diesel particulates and fugitive dust from construction activities. In addition, ground disturbance, including construction activities can carry the potential to release fungal spores of coccidioidomycosis, or Valley Fever, a fungus found in surface layers of soil in San Luis Obispo County that can cause illness when spores are inhaled. Given the difficulty of identifying specific soils or areas of infection, and the prevalence of agricultural activities in the County, it is considered a County-wide risk. Residents in the immediate area of the project expressed concerns regarding past agricultural activities on the site (preparation for vineyards) and incidents of Valley Fever. Contact was made the County Health Department (Ann McDowell, personal communication, March 6, 2018) regarding these reports. County Health indicated that it is difficult to link incidents of Valley Fever with specific activities due to multiple exposure possibilities. Fugitive dust control during construction activities would minimize the risk of exposure to, or release of, spores causing Valley Fever from the proposed grading activities.

Naturally Occurring Asbestos. According to the APCD web map, the project is not located in a candidate area for the potential presence of naturally occurring asbestos (NOA).

Operational Impacts. Following construction, Road A will be used to access a 7,100 sq. ft. single family residence, a farm support quarters of 3,000 sf, and a 680 sq. ft. guest house. The project will generate up to 29.4 trips per day.

The APCD has quantified the number of vehicular round trips travelling on an un-paved roadway that would exceed the District's 25 lbs per day threshold for the emission of particulates (PM10). The

distance travelled on un-paved road surfaces would be about 0.27 miles. Based on the APCD thresholds, an un-paved roadway of 0.27 miles can accommodate about 19.5 daily vehicular round trips before exceeding the 25 lbs per day threshold. Given the seasonal nature of farming activities and the intermittent nature of guest house occupancy, project related trips on un-paved surfaces are not expected to exceed the operational PM10 threshold.

Greenhouse Gases. As discussed above, motor vehicle trips associated with operation of the project are expected to generate emissions that fall below the APCD threshold for operational impacts. With regard to greenhouse gas emissions, using the GHG threshold information described in the Setting section, the project is expected to generate less than the Bright-Line Threshold of 1,150 metric tons of GHG emissions. Therefore, the project's potential direct and cumulative GHG emissions are found to be less significant and less than a cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts. If it is shown that an incremental contribution to a cumulative impact, such as global climate change, is not 'cumulatively considerable', no mitigation is required. Because this project's emissions fall under the threshold, no mitigation is required.

Mitigation/Conclusion. With incorporation of mitigation measures to reduce fugitive dust during construction, potential **i**mpacts to air quality are expected to be less than significant.

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

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

Setting. The project site consists of rolling hills, annual grasslands, and mixed oak woodlands and shows evidence of past anthropogenic disturbance including extensive grazing and past agriculture use.

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

On-site Vegetation: Grassland, oak woodlands, and shrubs.

Name and distance from blue line creek(s): Santa Rita Creek and Paso Robles Creek are approximately 2 miles to the north of the project site.

Habitat(s): Described below.

Tree canopy coverage: The area impacted by the ranch road contains 30% coastal oak woodland.

A biological assessment (BA) was prepared for the area impacted by the new roads and proposed single family residence (Terra Verde Environmental Consultants, July 2017, December 2017) which included jurisdictional delineations of the ephemeral creeks where they intersect the proposed roadways. The purpose of the jurisdictional survey was to conduct a focused assessment of the subject culvert crossings to determine the presence/absence of jurisdictional features that may trigger the need for permits from regulatory agencies. Specifically, the survey focused upon the location of 7 culverts located along the proposed road (Figure 3). The following is a summary of the findings and recommendations of those studies.

Methodology. Terra Verde completed a general botanical and wildlife survey and jurisdictional delineation of drainages found within the project area on April 06, 2017 and May 19, 2017. The purpose of the surveys was to identify the limits of agency jurisdiction within the five ephemeral drainages which may be impacted during proposed road construction including the U.S. Army Corps of Engineers

(Corps), California Department of Fish and Wildlife (CDFW), and Regional Water Quality Control Board (RWQCB) found. Specifically, the inferred ordinary high water mark (OHWM; Corps jurisdiction) and top of bank (CDFW/RWQCB jurisdiction) for each drainage were pin-flagged upstream and downstream of proposed culvert locations and surveyed in by a professional surveyor. On May 19, 2017 Terra Verde biologists conducted a focused botanical and wildlife survey of the project area.

Surveys included all limits of project disturbance (i.e., the home site, associated structures, and access Roads A and B) and an approximate 500-foot buffer on all sides, where access was feasible. Visibility was suitable to detect potentially occurring sensitive plant and wildlife species. Botanical species identifications and taxonomic nomenclature followed *The Jepson Manual: Vascular Plants of California*, 2nd edition (Baldwin et al., 2012) as well as taxonomic updates provided in the Jepson eFlora (Jepson Flora Project, 2017). Vegetation community classifications followed the second edition of *A Manual of California Vegetation* (MCV) classification system (Sawyer et al., 2009).

A list of regionally occurring special-status species reported in the scientific database queries was compiled. An analysis of the habitat requirements for each regionally occurring special-status species was completed and compared to the type and quality of habitats observed on site during the field surveys. The potential for many species to occur within the project area was eliminated due to lack of suitable habitat, elevation, lack of appropriate soils/substrate, and/or known distribution of the species. Special-status species determined to have potential, however low, to occur are discussed in-depth below and those determined to have no potential to occur are not discussed any further.

Habitat Types. Two natural vegetation communities were observed within the survey area, as well as several areas classified as ruderal/anthropogenic due to past disturbances. Classified vegetation communities include coast live oak woodland and annual brome grassland (Figure 7).

Annual Brome Grassland (47.8 acres)

This community covers a majority of the southern half of the survey area and is dominated by non-native, annual species including ripgut grass (*Bromus diandrus*), red brome (*Bromus madritensis* subsp. *rubens*), false brome (*Brachypodium distachyon*) slender wild oats (*Avena barbata*), and wall barley (*Hordeum murinum*). Common forbs documented in this community include hairy vetch (*Vicia villosa*), annual lupines (*Lupinus* spp.), Italian thistle (*Carduus pycnocephalus*), and yellow star-thistle (*Centaurea melitensis*).

This species composition was used in determining the community classification, which most closely corresponds with the *Bromus* (*diandrus*, *hordeaceus*) – *Brachypodium distachyon* Semi-Natural Herbaceous Stands, annual brome grasslands, in the MCV classification system. Typically, annual brome grasslands occur in foothills, waste places, rangelands, and openings in woodlands at elevations below 2,200 m. This community may provide habitat for nesting birds, small mammals, and other wildlife.

Coast Live Oak Woodland (16.6 acres)

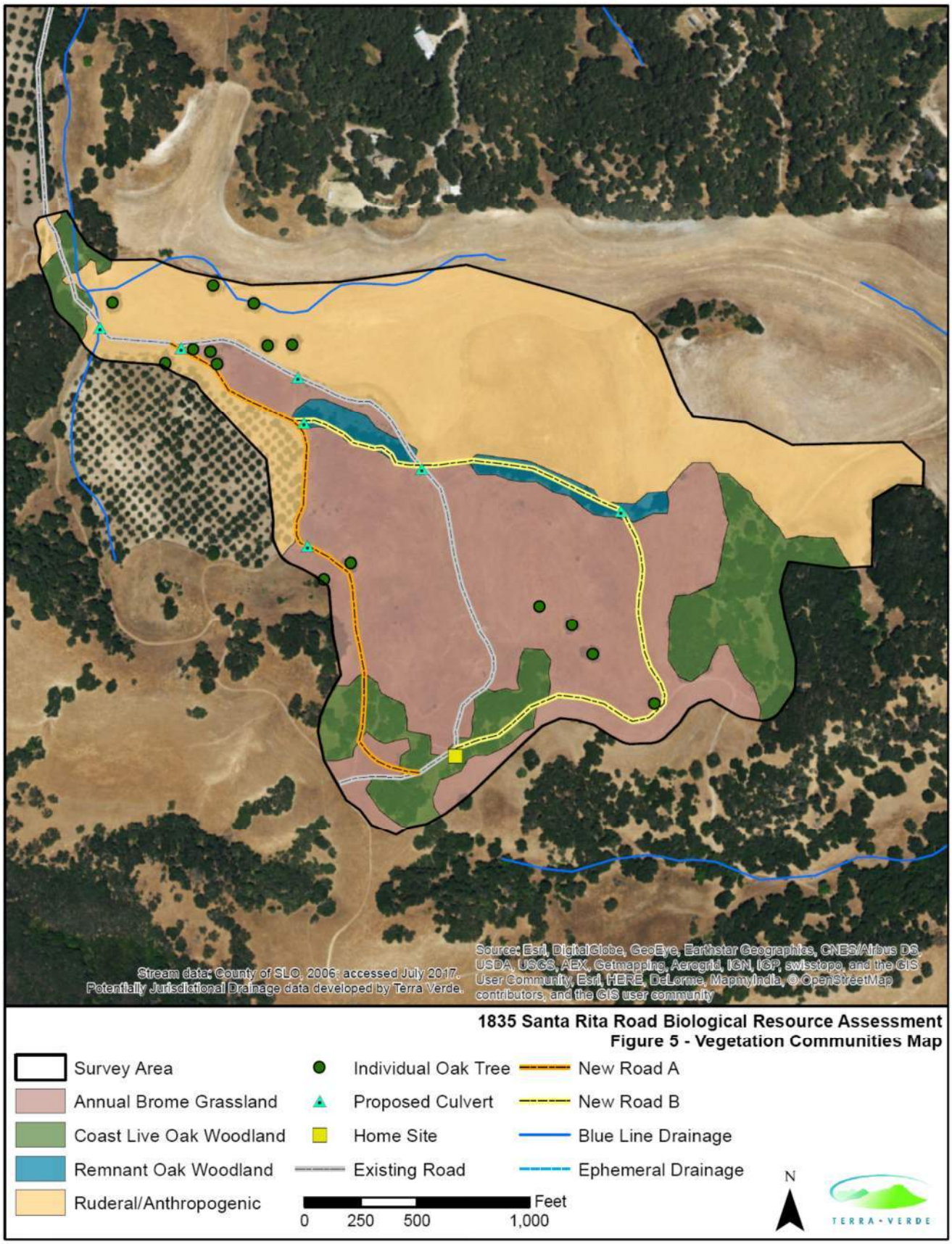
Intact coast live oak woodland was observed in discontinuous pockets along the hill crests at the southern and eastern edges of the survey area and in association with the blue line streams at the western property boundary. The proposed home site is situated at the edge of this community. The tree canopy is dominated by coast live oak (*Quercus agrifolia*), with a few individuals of valley oak (*Quercus lobata*). The shrub layer in this community, when present, is dominated by western poison oak (*Toxicodendron diversilobum*), California blackberry (*Rubus ursinus*), and California coffee berry (*Frangula californica*). The understory of this community in some areas supports dense stands of Italian thistle and/or milk thistle (*Silybum marianum*), which thrive in the shade. A few patches of remnant oak woodland habitat occur along the existing ranch road and include isolated oak trees. These areas are fragmented and the understory has been substantially impacted by adjacent agricultural operations. As such, they do not provide the same quality of habitat as intact coast live oak woodland habitat areas, and were mapped as ‘remnant oak woodland’.

This species composition was used in determining the community classification, which most closely corresponds with the *Quercus agrifolia* Woodland Alliance, Coast live oak woodland, in the MCV classification system. This community typically occurs in alluvial terraces, canyon bottoms, stream banks, slopes, and flats and may provide suitable habitat for various common and sensitive wildlife species.

Ruderal/Anthropogenic (48.8 acres)

Areas supporting minimal or ruderal vegetation and characterized by regular, ongoing and/or past agricultural disturbances were identified in large portions of the survey area. In particular, most of the northern half of the survey area and the recently cleared orchard support an assemblage of non-native weedy species including agricultural barley (*Hordeum vulgare),* Mediterranean hoary mustard (Hirschfeldia incana), black mustard (Brassica nigra), bindweed (Convolvulus arvensis), and redstem filaree (Erodium cicutarium). This species composition does not correspond to a natural vegetation community, but may provide marginally suitable foraging and cover habitat for various birds and other wildlife.

Figure 7 -- Habitat Types



Wildlife. Habitat for wildlife within and around the project area is generally high in quality and is present in a relatively natural condition where agricultural activities are not taking place. It is however, limited in structure and in its ability to support a high diversity of species by the presence of only two natural vegetation communities: oak woodlands and annual grasslands. Species that utilize these vegetation communities are expected to be present throughout the year. Others, such as amphibians, that rely on additional resources (e.g., aquatic and riparian corridors) may only be seasonally present and/or are more likely not to be found within the survey area. No perennial aquatic habitat or amphibians dependent upon permanent water sources were observed within the survey area. Agricultural disturbances at the site entrance and northern areas of the property may additionally discourage wildlife use within the project area, as it creates a barrier to movement, especially for small animals.

In total, 34 wildlife species were documented in the survey area, 30 of which were avian species. Other common wildlife such as bobcat (*Lynx rufus)*, Botta's pocket gopher (*Thomomys bottae)*, and multiple additional bird species can be expected to occur throughout the year and/or seasonally, but may not have been present at the time of surveys. No special-status wildlife species were observed.

Hydrologic Features. As previously discussed, multiple ephemeral and USGS blue line drainages were identified within the survey area. Upon completion of the jurisdictional delineation, it was determined that four ephemeral drainages which will be impacted by road construction likely fall under jurisdiction of the Corps, CDFW, an RWQCB. This determination was made by the clear presence of a defined bed and bank, debris racking, scouring, etc. within each of the drainages.

As previously noted, precipitation totals during the 2016 to 2017 rainy season were above average, which resulted in significant flows. As such, hydrological indicators were readily notable during the field surveys conducted in April and May of 2017. Saturated conditions and occasional standing water was observed. Flowing water was present within the westernmost, ephemeral drainage feature during the April field survey.

Sensitive Resources. The results of the desktop research of the area surrounding the proposed project site indicated that 2 sensitive natural communities and 98 sensitive species, including 63 plant and 35 wildlife species, could occur. A review of the habitat requirements for each of these species in comparison with site conditions narrowed the list to one sensitive plant community (oak woodland including isolated oak trees), 10 special-status plants, 8 special-status wildlife species, and nesting birds. A discussion of each sensitive resource deemed to have potential to occur on site, along with others for which further discussion was deemed warranted due to nearby occurrences, is included below.

Special-Status Plant Species. For the purpose of this investigation, special status species are those plants and animals listed, proposed for listing, or candidates for listing as Threatened or Endangered by the U.S. Fish and Wildlife Service (USFWS) under the federal Endangered Species Act (FESA); those listed or proposed for listing as Rare, Threatened, or Endangered by the CDFG under the California Endangered Species Act (CESA); animals designated as "Species of Special Concern," "Fully Protected," or "Watch List" by the CDFG; and plants with California Rare Plant Ranks 1, 2, 3 and 4 maintained by the California Department of Fish and Game with assistance from the California Native Plant Society. The California Rare Plant Rank definitions include the following:

- 1A = Plants presumed extinct in California;
- 1B.1 = Rare or endangered in California and elsewhere; seriously endangered in California (over 80% of occurrences threatened/high degree and immediacy of threat);
- 1B.2 = Rare or endangered in California and elsewhere; fairly endangered in California (20-80% occurrences threatened);
- 1B.3 = Rare or endangered in California and elsewhere, not very endangered in California «20% of occurrences threatened or no current threats known);
- 2 = Rare, threatened or endangered in California, but more common elsewhere;

- 3 = Plants needing more information (most are species that are taxonomically unresolved; some species on this list meet the definitions of rarity under CNPS and CESA);
- 4.2 = Plants of limited distribution (watch list), fairly endangered in California (20-80% occurrences threatened); and
- 4.3 = Plants of limited distribution (watch list), not very endangered in California.

No special-status plants were observed on site during either spring survey and as such, they are not expected to occur. A list and description of those which were the focus of field surveys, including a description of their habitat requirements and conservation status, is provided below. Oak woodland habitat areas including induvial oak trees, which are also afforded protection by the County of San Luis Obispo (County) and under the California Environmental Quality Act (CEQA), are also discussed under this section.

Hoover's Bent Grass (*Agrostis hooveri*), California Rare Plant Rank (CRPR) 1B.2

Hoover's bent grass is a perennial herb that is endemic to the central coast of California. Its known range is concentrated along the western edge of the Outer South Coast Ranges from central San Luis Obispo County to northern Santa Barbara County. This species typically occurs in dry, sandy soils in association with open chaparral or oak woodland communities.

It has been documented at elevations of less than 600 meters (m). The typical blooming period is from April to August (Jepson eFlora, 2017). Documented threats to this species include development, vegetation clearing, and competition from non-native species. According to CCH records (2017), the nearest documented occurrence is approximately 17 miles southeast of the site. Although marginally suitable habitat for this species is present on site, it was not observed during appropriately timed surveys. As such, this species is not expected to occur on site.

Oval-leaved Snapdragon *(Antirrhinum ovatum),* CRPR 4.2

Oval-leaved snapdragon is an annual herb that is endemic to California. Its known range is concentrated along the eastern edge of the Inner South Coast Ranges from central Monterey County to northern Santa Barbara County. This species typically occurs in heavy clay soils in association with various vegetation communities including grassland, chaparral, and woodland. It has been documented at elevations ranging from 200 to 1,400 meters (m) and is known to tolerate some disturbance. The typical blooming period is from May to July (Jepson eFlora, 2017). Documented threats to this species include grazing and vehicle traffic. This species is known to germinate in cyclic phases, with large populations appearing every 20 to 50 years (Jepson eFlora, 2017). According to CNDDB records (2017), the nearest documented occurrence is approximately 14 miles northeast of the site. Although marginally suitable habitat for this species is present on site, it was not observed during appropriately timed surveys. As such, this species is not expected to occur on site.

Dwarf Calycadenia (*Calycadenia villosa*), CRPR 1B.1

Dwarf calycadenia is an annual herb that is known to occur along the length of the Outer South Coast Ranges, from northern Monterey County to central Santa Barbara County. This species typically occurs in association with grassland and openings in foothill woodland on dry, rocky hills and ridges at elevations ranging from 250 to 850 m. The typical blooming period is from May to September (Jepson eFlora, 2017). According to CNDDB (2017) records, the nearest documented occurrence of this species is approximately 12 miles east of the site. Although marginally suitable habitat for this species is present on site, it was not observed during appropriately timed surveys. As such, this species is not expected to occur on site.

Cambria morning-glory *(Calystegia subacaulis* subsp. *episcopalis),* CRPR 4.2

Cambria morning-glory is a perennial herb that is endemic to central California. Its known range

is concentrated along the coastal ridges and foothills of the Outer South Coast Ranges of the County. This species typically occurs in clay soils in association with various vegetation communities including grassland, chaparral, and woodland. It has been documented at elevations up to 500 meters (m) and is known to tolerate disturbance. The typical blooming period is from April to June (Jepson eFlora 2017). Documented threats to this species include development, alteration of fire regimes, and competition from nonnative species (CNPS 2017). According to CCH (2017) records, the nearest documented occurrence of this species is approximately 4 miles southwest of the site. Although marginally suitable habitat for this species is present on site, it was not observed during appropriately timed surveys. As such, this species is not expected to occur on site.

San Luis Obispo Owl's Clover (*Castilleja densiflora* subsp. *obispoensis*), CRPR 1B.2

San Luis Obispo owl's clover is an annual herb that is endemic to San Luis Obispo County. Specifically, it is known to occur mostly in coastal areas along the Outer South Coast Ranges from just south of Ragged Point to Avila Beach. This species typically occurs in coastal grasslands at elevations below 400 m, and may be somewhat tolerant of disturbance. The typical blooming period is from March to June (Jepson eFlora 2017). According to CNDDB (2017) records, the nearest documented occurrence of this species is approximately 11 miles northeast of the site. Although marginally suitable habitat for this species is present on site, it was not observed during appropriately timed surveys. As such, this species is not expected to occur on site.

Lemmon's Jewelflower (*Caulanthus lemmonii*), CRPR 1B.2

Lemmon's jewelflower is an annual herb that is endemic to California. It is known to occur throughout the Inner and Outer South Coast Ranges and along the western foothills of the San Joaquin Valley, with unconfirmed populations extending east along the Transverse Ranges and into the northwest corner of the Mojave Desert. This species typically occurs in grassland, chaparral, and scrub communities at elevations ranging from 80 to 1,100 m. The typical blooming period is from March to May (Jepson eFlora 2017). According to CNDDB (2017) records, the nearest documented occurrence of this species is approximately 9 miles northeast of the site. Although marginally suitable habitat for this species is present on site, it was not observed during appropriately timed surveys. As such, this species is not expected to occur on site.

Monkey-flower savory (*Clinopodium mimuloides*), CRPR 4.2

Monkey-flower savory is a perennial herb that is endemic to California. It is known from several populations along the central and southern coast, including the outer South Coast Ranges, the western Transverse Ranges, and into the San Gabriel Mountains. This species typically occurs along stream banks and other moist places in association with chaparral and woodland communities at elevations ranging from 400 to 1,800 m. The typical blooming period is from June through October (Jepson eFlora 2017). Known threats to this species are not well documented, but may include development. According to CCH records (2017), the nearest documented occurrence is greater than 13 miles away from the site. Although suitable habitat is present on site, no individuals of monkey-flower savory were observed during appropriately-timed surveys. As such, this species is not expected to occur on site.

Paniculate tarplant (*Deinandra paniculata*), CRPR 4.2

Paniculate tarplant is an annual herb that is native to California and northern Baja California. Known populations are concentrated along the central and southern coastal ranges of California between San Luis Obispo and Baja, with an isolated occurrence along the eastern San Francisco Bay. This species typically occurs in sandy soils in grassland, open chaparral, and woodland communities at elevations up to 1,320 m. It is known to tolerate disturbance. The

typical blooming period is from May to November (Jepson eFlora 2017).

Documented threats to this species include development, with some historical occurrences known to be extirpated by urbanization (CNPS 2017). According to CCH (2017) records, the nearest documented occurrence of this species is greater than 11 miles away from the site. Although suitable habitat is present on site, no individuals of monkey-flower savory were observed during appropriately-timed surveys. As such, this species is not expected to occur on site.

Yellow-flowered eriastrum (*Eriastrum luteum*), CRPR 1B.3

Yellow-flowered eriastrum is an annual herb that is endemic to California. It is known only to occur along the inner and outer South Coast Ranges. This species typically occurs on drying slopes in association with various vegetation communities at elevations of less than 1,000 m. The typical blooming period for this species is between May and June (Jepson eFlora 2017). Threats to this species include grazing and development. According to CCH (2017), the nearest documented occurrence of this species is approximately 5 miles southeast of the survey area. Suitable habitat is present on site, however this species was not observed during appropriately-timed surveys. As such, this species is not expected to occur on site.

Large-flowered nemacladus (*Nemacladus secundiflorus* var. *secundiflorus*), CRPR 4.3

Large-flowered nemacladus is an annual herb that is endemic to California. Its known range is limited to the valleys and foothills around the southern end of the Central Valley, including the Inner and Outer South Coast Ranges and the southern High Sierra. This species typically occurs on dry, gravelly slopes in association with chaparral and foothill grassland communities. It has been documented at elevations ranging from 200 to 2,000 m. The typical blooming period is from April to May (Jepson eFlora 2017). Known threats to this species are not well documented, but may include development. According to CCH records (2017), the nearest documented occurrence is approximately 4.75 miles southeast of the site. Although suitable habitat is present on site, it was not observed during appropriately timed surveys. As such, this species is not expected to occur on site.

Valley Oak (*Quercus lobata*) and Coast Live Oak (*Quercus agrifolia)*, Protection under County of San Luis Obispo/CEQA

Potential impacts to or the removal of any mature oak species greater than 5 inches in diameter at breast height (DBH; 4.5 feet above the ground) are regulated by the County per Section 21083.4 of the Public Resources Code and guided by the Oak Woodland Ordinance, under Chapter 22.58 of the County Code. As such, impacts to these species are included in the CEQA review process.

The proposed home site is located at the edge of mapped coast live oak woodland, and several mature valley oak and coast live oak trees are present along the proposed new access routes. The residence has been designed to avoid impacts to individual oak trees. If any trimming, removals, and/or soil compaction within the root zone occurs, mitigation in the form of on-site plantings or off-site protection of existing oak woodland will be required by the County. The potential for impacts to oak woodland will be reduced to less than significant with implementation of the proposed mitigation measures that require a tree protection and replacement plan prior to issuance of a grading permit or construction permits for any residential structures on the site.

Special-status Wildlife Species. A list and description of the sensitive wildlife species with potential to occur, their habitats, conservation status, and likelihood for occurrence within the survey area is provided below.

Sensitive Mammal Species

Monterey dusky-footed woodrat (*Neotoma macrotis luciana),* State Status – Species of Special Concern (CSC)

This species is known only from the Santa Lucia Mountains in southeastern Monterey and portions of San Luis Obispo County. Woodrats typically occur in dense chaparral, hardwood and conifer mixed forests, and riparian woodlands. In most instances, this species constructs its nests in thick and inaccessible areas on the ground or on the lower portions of trees and shrubs.

Several woodrat (*Neotoma* sp.) houses were observed during the survey and one location was observed immediately adjacent to the proposed residence. Others were noted under or within coast live oak canopies and outside the proposed impact area. Woodrats are not readily identifiable to species level without the implementation of trapping; however, there is potential for Monterey dusky-footed woodrat to occur within the project area; therefore, the presence of this species is assumed.

American badger (*Taxidea taxus*), State Status – CSC

American badger is a non-migratory species that occurs throughout most of California. It occurs in open and arid habitats including grasslands, meadows, savannahs, open-canopy desert scrub, and open chaparral. This species requires friable soils in areas with low to moderate slopes. American badger is known to occur in nearly every region of California except for the North Coast region which includes Del Norte, Humboldt, Mendocino, Sonoma, and Marin counties.

According to CNDDB (2017) records, the nearest documented occurrence of this species is approximately 4.25 miles northwest of the project area, along the Salinas River. Evidence of American badger (e.g., diagnostic burrows and/or dens) was not observed during surveys and the habitat on site is limited in suitability due to steep topography and tall vegetation.

Although the likelihood of occurrence is considered low, recommended avoidance and minimization measures are provided in section 4.2, which will avoid any potential impacts to this species.

San Joaquin kit fox (*Vulpes macrotis mutica*), State Status – Endangered, Federal Status – Endangered

This species is the smallest member of the canine family of North America. The San Joaquin kit fox (SJKF) typically occurs in grasslands and scrublands with low-growing vegetation in arid climates and areas of low precipitation levels (generally less than 10 inches per year). The SJKF is nocturnal, but individuals may be seen during the day. They dig burrows or occupy abandoned burrows from other species and utilize the underground refugia yearround for cover and seasonal reproduction.

Due to the steep topography, surrounding tree density and height of annual grasses on site, habitat for this species within the survey area is extremely limited. SJKF generally avoid wooded areas and the excessive height and density of grasses and forbs observed on site limits their ability to forage and avoid predation. Further, no potential dens were observed during the surveys. No CNDDB records were noted within 2 miles of the project area. The project area is also not located within the County designated SJKF habitat and mitigation area. As such, this species is not expected to occur on site and no impacts are anticipated.

Sensitive Invertebrate Species

Vernal pool fairy shrimp (VPFS; *Branchinecta lynchi*), Federal Status – Threatened

VPFS typically occupy vernal pools, which are defined as shallow depressions in relatively flat grassland areas lined with impervious clay pan bottoms that hold rain water for a period of weeks to months. This

species will exist in a dormant life phase until triggered by adequate moisture and heat to complete a short-lived life cycle. Breeding generally occurs between December and May. VPFS are known to occur throughout the Central Valley from Shasta to Tulare County and along the Coast Range from Solano to Santa Barbara County.

During the winter preceding the survey, Templeton received 27.15 inches of rain (County, 2017), as compared to the 18-inch average for this area. As such, it would be expected that aquatic habitat for VPFS would be detectable if present. No ponded water or depressions, suitable for sustaining VPFS were observed during the spring survey. Therefore, this species is not expected to occur on site.

California linderiella (*Linderiella occidentalis*), State Status – Special Animal

California linderiella is a member of the family Linderiellidae, which is closely related to the fairy shrimp family (Branchinectidae). California linderiella exhibits a life history strategy and has habitat requirements very similar to VPFS. Therefore, habitat is not present for this species and it is not expected to occur on site.

Sensitive Amphibian Species

California red-legged frog (*Rana draytonii),* Federal Status – Threatened, State Status – CSC

California red-legged frogs (CRLF) require permanent or semi-permanent bodies of water such as lakes, streams, and ponds with plant cover for foraging and breeding habitat. These frogs use lowland and grassland areas to hunt and forage. Reproduction occurs in aquatic habitats and occurs from late November to early April. Egg masses are laid in the water, often on emergent vegetation. Adult frogs consume invertebrates, mice, fish, frogs, and larvae of other amphibians. During the breeding season, CRLF may make overland migrations to other, nearby (within approximately 1 mile) aquatic areas and juveniles may disperse this distance in the late summer or early fall.

The nearest documented occurrence of CRLF is approximately 2 miles east of the project area, within the Salinas River (CNDDB, 2017). There is no suitable breeding habitat within the survey area, but there are sources of seasonal water within 1 mile. Though unlikely, there is a potential for CRLF to use the upland habitats on site for migration, foraging, and dispersal. During wet conditions, they may enter the project area from downstream drainages. Therefore, there is low potential for this species to occur in the project area.

Lesser slender salamander (*Batrachoseps minor),* State Status – CSC

The lesser slender salamander is a less commonly encountered species than the very similar and sympatric black-bellied slender salamander (*Batrachoseps nigriventris).* The lesser slender salamander is known to occur only from the Black Mountain area of the County, along Paso Robles, Santa Rosa, and Old Creeks (Stebbins, 2003). These watersheds surround the project area to the west and, therefore, there is potential to encounter this species in narrow habitat types. Specifically, this species may be found under damp oak canopies with dense understory of poison oak, decomposing logs, and leaf litter.

Western spadefoot toad (*Spea hammondii*), State Status - CSC

Western spadefoot toads generally inhabit lowlands, sandy washes, and river flood plains but also may be found in woodlands, grasslands, and chaparral where soils are sandy and loose. This species will occupy small mammal burrows where it may remain buried until the rainy season when it emerges to breed in ephemeral or seasonal pools. There is no suitable breeding habitat for this species within the survey area, due to the flashy, ephemeral nature of the drainages within the project area. Therefore, western spadefoot toad is not expected to occur on site.

Sensitive Reptile Species

California legless lizard (*Anniella pulchra pulchra),* State Status – CSC

California legless lizard requires sandy or loose loamy soils within coastal dune scrub, coastal sage

scrub, chaparral, woodland, riparian, or forest habitats. It requires cover such as logs, leaf litter, or rocks and will cover itself with loose soil. Relatively little is known about the specific behavior and ecology of this species, but it is thought to be diurnal and breeds between the months of March and July. This species occurs from Antioch in Contra Costa County south through the Coast, Transverse, and Peninsular Ranges, and along the western edge of the Sierra Nevada.

This species has been documented within 3.5 miles and is expected to be present within the project area, particularly under oak woodland canopies and dense leaf litter.

Western pond turtle (*Actinemys marmorata*), State Status - CSC

Western pond turtle is commonly found in a variety of freshwater aquatic habitats including ponds, lakes, rivers, streams, and marshes. Preferentially, this species utilizes deeper pools with abundant vegetation and muddy bottoms where it can burrow to hibernate during winter months or aestivate during summer droughts. There is no potential breeding habitat on site and it is unlikely that this species would occur in upland habitats of the project area; therefore, this species is not expected to occur on site.

Migratory Nesting Birds and Sensitive Avian Species

All avian species, with exceptions of introduced species, are protected by state and federal legislature, most notably the Migratory Bird Treaty Act (MBTA) and the CDFW Fish and Game code. Collectively, these and other international regulations make it unlawful to collect, sell, pursue, hunt, or kill native migratory birds, their eggs, nests, or any parts thereof. These laws were adopted to eliminate the commercial market for migratory bird feathers and parts, especially those of larger raptors and other birds of prey.

Common and special-status avian species can be expected to occur within the survey area during all seasons and throughout construction of the proposed project. The potential to encounter and impact these species is highest during their nesting season (generally February 1 through September 15) when nests are likely to be active, and eggs and young are present. Large oak trees present the highest quality habitat for nesting birds on site.

Raptors are particularly drawn to large trees and structures, and they are generally less tolerant of disturbances than other species. Annual grasslands are also suitable for groundnesting species.

Golden eagle (*Aquila chrysaetos*), a Fully Protected species, was observed soaring overhead on April 6, 2017 and there is potential for this species to nest on site. Other special-status avian species that may nest on site include white-tailed kite (*Elanus leucurus)*, grasshopper sparrow (*Ammodramus savannarum*), and burrowing owl (*Athene cunicularia)*.

Sensitive Habitats.

Federal and State Waters and Wetlands

Four ephemeral drainages were identified as potentially jurisdictional features and are present within the project footprint, and a fifth drainage was identified near the immediate project footprint. The limits of jurisdiction were defined based on the presence of a well-defined bed and bank, evidence of water ponding and/or flow, and a significant nexus to navigable waters of the U.S. (i.e., the Salinas River). Any impacts within the channel and/or banks of these drainages, such as the culverts proposed in drainages 1 through 4, would likely require permits and compensatory mitigation, per the Corps, Regional Water Quality Control Board (RWQCB), and CDFW requirements.

Permit applications for the installation of the six culverts that occur within jurisdictional drainages are in progress, and it is expected that further requirements, such as compensatory mitigation, are likely upon their authorization to proceed.

USFWS-designated Critical Habitats
No critical habitat for federally threatened or endangered species occurs within the project area.

Habitat Connectivity. Maintaining connectivity between areas of suitable habitat is critical for dispersal, migration, foraging, and genetic health of plant and wildlife species. The project area is located in a rural area of the County on the fringe of agricultural activity and open land, with only low-density residential activity. As such, the project area is situated within a large contiguous area of undeveloped land with natural habitat and connectivity to surrounding areas. There are minimal existing barriers to and from the property, particularly from the west where development is nearly absent.

The proposed project is not expected to substantially increase the level of fragmentation in the region nor is it expected to create a barrier to terrestrial or avian migration. Further, the ephemeral drainages on site do not provide suitable habitat for anadromous fish species. Therefore, the proposed drainage crossing culverts will not result in stream passage barriers.

Impacts.

Effects on Unique or Special-status Species or their Habitats.

Plants

Oak Trees

No native oak trees are planned for removal during construction. Several oak trees will require trimming, and development is planned within the critical root zone (CRZ) of multiple trees adjacent to the home site and along the proposed access roads. Avoidance and mitigation measures that comply with the Land Use Ordinance of the County Code will be required as a result of proposed impacts to oak trees. This will include the implementation of oak tree protection measures during construction (e.g., protective fencing) as well as mitigation for impacts to and removal of any oak trees, which will require oak tree replacement plantings coinciding with the level of impact.

Special Status Wildlife

Mammals

It is anticipated that all woodrat houses within the project area can be avoided and given a sufficient buffer to avoid disturbance. Impacts, however, may occur to Monterey dusky-footed woodrat if the placement of permanent structures or construction activities overlaps their location and/or if trimming of trees or shrubs becomes necessary near occupied woodrat houses. Further, through the implementation of mitigation measures described below (e.g., preconstruction surveys), American badger dens can be identified prior to construction and avoided during construction. As such, if this species becomes present, appropriate avoidance buffers would be implemented and impacts are not expected to occur. A negligible loss of habitat can be expected for both of these species as abundant suitable habitat is present in the immediate vicinity of the proposed impact areas.

Reptiles and Amphibians

No impacts to CRLF are expected. Although this species may travel into upland areas periodically, the on-site drainages provide extremely low suitability habitat, and if present, they would most likely only occur during wet conditions for very short time periods.

Lesser slender salamander and California legless lizard may occur in similar habitat types with the highest likelihood occurring with the coast live oak woodland areas. As such, these species have the potential to be impacted when ground disturbance such as grading and excavations are planned within these locations.

Sensitive Avian Species and Nesting Birds

Direct impacts to listed, protected, or other bird species are most likely to occur if construction activities take place during the typical avian nesting season, generally February 1 through September 15, and as early as January for golden eagles. Indirect impacts may occur due to habitat loss (e.g., removal of suitable nesting trees) or construction-related disturbances that may deter nesting or cause nests to fail. However, impacts to nesting habitat are expected to be minimal. With the implementation of preconstruction surveys for nesting birds, impacts are expected to be avoided.

Impacts to Sensitive Communities and Habitats.

Hydrological Resources

Impacts to jurisdictional drainages will occur in association with the construction of Roads A and B. The limits of jurisdiction within drainage 5 were determined to be sufficiently downslope of and outside the proposed limits of disturbance and culvert installation such that no impacts to jurisdictional areas are anticipated in this drainage. The following table provides a summary of the planned construction at each crossing and anticipated permitting requirements:

Table 4 -- Summary of Permitting Requirements for Culverts

Crossing	General Location	Impact[1]	Anticipated Permit Requirements[2]
1	Near property entrance at Acorn Springs Road	18" High-density polyethylene (HDPE) culvert at 1% slope, 2 cubic yards (CY) rock rip rap	CDFW 1600, Corps 404, RWQCB 401
2	Approx. 450 feet from start of on Road A	24" HDPE culvert at 1% slope, 2 cubic yards (CY) rock rip rap	CDFW 1600, Corps 404, RWQCB 401
3	Approx. 150 feet from start of on Road B	18" HDPE culvert at 1% slope, 2 cubic yards (CY) rock rip rap	CDFW 1600, Corps 404, RWQCB 401
4	Approx. 800 feet from start of on Road B	24" HDPE culvert at 1% slope, 2 cubic yards (CY) rock rip rap	CDFW 1600, Corps 404, RWQCB 401
5	Approx. 1,700 feet from start of on Road B	18" HDPE culvert at 1% slope, 2 cubic yards (CY) rock rip rap	None
6	Downslope of Culvert No. 3 on existing ranch road.	18" HDPE culvert at 1% slope, 2 cubic yards rip rap.	CDFW 1600, Corps 404, RWQCB 401
7	Upslope of Culvert No. 3 on Road A	18" HDPE culvert at 1% slope, 2 cubic yards rip rap.	CDFW 1600, RWQCB 401

Notes:

1. Impacts/culvert specifications based on preliminary site plans prepared by Roberts Engineering.
2. Delineation of agency jurisdiction and identification of likely permit requirements conducted by Terra Verde in April and December 2017; may be subject to agency concurrence.

Both temporary and permanent impacts will occur as a result of culvert installation within drainages 1 through 4. Short-term, temporary impacts may result from machinery and equipment working in and along the stream channel and bank, equipment and/or materials staging, and construction personnel. Long-term, permanent impacts will result from the installation of the culverts and associated infrastructure (e.g., rock rip rap). Only minimal, herbaceous vegetation is present along the banks of drainages 1 through 4 in the vicinity of proposed work and, as such, no removal of trees or woody riparian vegetation is anticipated. However, the bed and banks of the drainage features within the work areas will be impacted. Recommended mitigation measures are provided below to offset impacts to jurisdictional drainage features, including preparation of a compensatory mitigation plan.

Conclusion/Recommended Mitigation.

No special-status species, beyond one golden eagle observed flying by overhead, were observed during the field surveys; however, there is potential for special-status wildlife to occur within the project area based upon the presence of suitable habitat. Wildlife species that have potential to occur include: Monterey dusky-footed woodrat, American badger, CRLF, lesser slender salamander, California legless lizard, and nesting birds. No special-status plants were observed during an appropriately timed survey; minor impacts to oak trees are expected and will result in County-required mitigation. Finally, four jurisdictional hydrological features will be impacted in association with the installation of two new access roads and four associated culverts. Permitting through the Corps, CDFW, and RWQCB are anticipated to be required and applications are being developed for each of these agencies.

Mitigation measures are incorporated requiring:

- preparation and implementation of an oak tree impact assessment and mitigation plan;
- pre-construction training and pre-construction surveys for sensitive wildlife and avian species;
- a compensatory mitigation plan for impacts to jurisdictional areas, and,
- avoidance measures to protect sensitive species prior to and during construction.

Implementation of the recommended mitigation measures will avoid and/or minimize impacts to potentially occurring sensitive resources to a less than significant level.

5. CULTURAL RESOURCES *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Disturb archaeological resources?	☐	☐	☒	☐
b) Disturb historical resources?	☐	☐	☒	☐
c) Disturb paleontological resources?	☐	☐	☒	☐
d) Cause a substantial adverse change to a Tribal Cultural Resource?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☒

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

In July, 2015, the legislature added the new requirements to the CEQA process regarding tribal cultural resources in Assembly Bill 52 (Gatto, 2014). By including tribal cultural resources early in the CEQA process, the legislature intended to ensure that local and Tribal governments, public agencies, and project proponents would have information available, early in the project planning process, to identify and address potential adverse impacts to tribal cultural resources. By taking this proactive approach, the legislature also intended to reduce the potential for delay and conflicts in the environmental review process.

The project is not located in a designated Archaeologically Sensitive combining designation area. However culturally sensitive and archaeological resources are known to exist in the region. Letters requesting information concerning cultural resources in the area were sent to each of the tribal contacts identified by the Native American Heritage Commission (NAHC) on August 15, 2017. A response received from the Xolon Salinan tribe indicated that the Tribe was not aware of known resources on the site, but preparation of a Phase I Archaeology report was requested for the project.

Impacts. A Phase I archaeological survey was conducted for the project site by Thor Conway of Heritage Discoveries, Inc. in September, 2017. On September 13, 2017 Archaeologist Alison Bryson Deveraux completed a Phase I pedestrian survey of the project site. A standard surface survey was completed using 3-meter transect in all accessible areas. The survey areas were confirmed by Francisco Vargas of Kirk Consulting, and consisted of the listed A Road, B Road, and the to-be constructed house footprint. The survey was conducted in overcast weather with ground visibility ranging from good (at 60-80% visibility) to poor (0-10% visibility). Various native and non-native grasses, oak, poison oak, weeds and other vegetation were noted throughout the property. Additionally, the area was heavily modified by existing roads, graded access roads, and historic and modern ranching, as well as a current vineyard installation.

The archaeological surface survey of the study area did not identify any cultural resources on the site. The literature search and records search also suggest that this part of the greater Salinas River Valley did not have geographical features, such as springs or major streams, or special food resource concentrations to attract prehistoric settlement. The closest nearby archaeological sites have been found on terraces directly above streams flowing into the Salinas River or at the mouth of streams.

Based on the negative results of the intensive surface survey and the negative findings of other nearby archaeological surveys, the Phase I study recommended that no further cultural resource studies be required for this project.

Mitigation/Conclusion. No historical resources or unique archaeological resources, as defined by the

California Environmental Quality Act, have been identified previously within or adjacent to the project site. Based on the consultation with the tribal representative, it was agreed that LUO Section 20.10.040 standards for archeological resources discovery during construction activities are sufficient to mitigate potential impacts to cultural resources, in the event of a discovery. No significant cultural resource impacts are expected to occur, and no mitigation measures above what are already required by ordinance are necessary.

6. GEOLOGY AND SOILS

Will the project:

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

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

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

Topography: Gently sloping to steeply sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Moderate to high

Liquefaction Potential: Low

Nearby potentially active faults?: No Distance?

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

Shrink/Swell potential of soil: Moderate to high

Other notable geologic features? None

The following geotechnical reports were prepared for the project:

- A geotechnical investigation of March, 2017 by Beacon Geotechnical, Inc. This study presents the result of subsurface exploration, laboratory testing and recommendations for geotechnical

engineering aspects of the project design.

- Geological Characterization Report, John Helms, CEG, October, 2017. The main objective of this study was to evaluate the slope conditions of the site with respect to the proposed roadway and residence design.

Both studies incorporate the findings and recommendations of peer review conducted under the direction of the County Geologist. The following discussion is a summary of the findings and recommendations of these studies.

The proposed access roads will cross five ephemeral drainages. Topographically the site contains relatively flat to very steep areas that contain brush and trees. Soils of the project area are described in section 2, Agricultural Resources and are generally light brown sandy clayey Monterey Shale overlain by dark brown sandy clayey silt. Groundwater was not encountered to a maximum depth of 40 feet.

This portion of Central California is subject to significant seismic hazards from moderate to large earthquake events. Ground shaking resulting from earthquakes is the primary geologic hazard at the project site. Ground displacement resulting from faulting is a potential hazard at or near faults. The site does not lie within an Earthquake Fault Zone identified on a State of California Earthquake Fault Zone Map. The nearest active fault to the project site is the Rinconada Fault which is about 6.8 kilometers to the south.

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. A drainage plan was prepared for the proposed access road and is included as part of the project description. The grading and drainage plan incorporates culverts sized to convey the runoff under the access road while preventing erosion and sedimentation.

Impact. The roadways will be 12 - 16 feet wide and will require grading and the installation of seven culverts associated with four ephemeral drainages. Grading will disturb approximately 4.61 acres and will result in 7,770 cubic yards of cut and 5,790 cubic yards of fill (13,560 cy, total).

Liquefaction. Based on the quality and conditions of the in-place soils and the absence of groundwater in the boring explorations, the geotechnical studies conclude that the potential for liquefaction and/or lateral spreading is low.

Landslides/Slope Stability. The site topography and exposed soil types indicate that the potential for landslides is minimal at this site. Furthermore, no evidence of previous landslides was observed at the site. However, the potential for earthquake induced landslides is considered moderate.

Erosion. As discussed above, the project will result in the disturbance of approximately 4.61 acres. Based on the NRCS soil survey, soils covering the project site exhibit a moderate susceptibility for erosion. According to the preliminary grading plan for the project, the finish grades will result in manufactured slopes that would be subject to erosion. Construction of the access roads and building site and the compaction of the soils would also result in a slight increase to the volume and velocity of runoff when compared to existing conditions. The additional runoff could result in erosion and sedimentation. Grading activities and the construction of the access roadway are subject to the provisions of the California Building Code and County standards for grading and road construction. The entire project site is located outside the 100-year floodplain of the ephemeral creeks. The project site is not located within an extractive zone, and no mineral resources are known to be present within the project site.

The project was reviewed by Public Works (letter from Glen Marshall, August 22, 2017). The project will be required to provide a grading and drainage plan prior to grading permit issuance.

The project plans, Beacon geotechnical engineering report and the Geological Characterization Report prepared by John Helms were reviewed by the County Geologist, Brian Papurello (letter dated January

3, 2018). The County Geologist recommends that the project engineering geologist and the project geotechnical engineer provide written verification of conformance of the construction plans with the geological characterization report and the geotechnical engineering report, prior to issuance of grading or construction permits.

Mitigation/Conclusion. Due to the presence of low density soils and a cut/fill situation at the proposed access roads location, overexcavation and recompaction of soils along the access road will be necessary to decrease the potential for differential settlement and to provide more stable roadway conditions. However, compliance with relevant provisions of the Building Code and Land Use Ordinance, along with the recommendations of the geotechnical study, will ensure that no significant impacts associated with unstable earth conditions, earthquakes or ground failure will occur. There is no evidence that measures above what will already be required by ordinance or codes are needed.

Compliance with relevant provisions of the Building Code and Land Use Ordinance (described in the Setting, above) will address potential impacts to erosion.

With implementation of the recommendation of the County Geologist through the building permit process, the project's potential for geology and soils impacts will be less than significant. No additional mitigation measures are necessary.

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

Setting. The State of California Hazardous Waste and Substances Site List (also known as the "Cortese List") is a planning document used by state and local agencies and developers to comply with the siting requirements prescribed by federal, State, and local regulations relating to hazardous

materials sites. A search of the Cortese database conducted in September, 2017 revealed no active sites in the vicinity, including the project site.

The project is not within an Airport Review area.

According to the CalFire map of fire hazard severity zones for San Luis Obispo County, the project site is located in an area where the fire risk is Very High. It will take approximately 10-15 minutes to respond to a call from the fire station located in Templeton.

Impact. Grading activities may involve the use of oils, fuels and solvents. In the event of a leak or spill, persons, soil, and vegetation down-slope from the site may be affected. The use, storage, and transport of hazardous materials is regulated by the Department of Toxic Substances Control (DTSC) (22 Cal. Code of Regulations Section 66001, et seq.). The use of hazardous materials on the project site for construction and maintenance is required to be in compliance with local, state, and federal regulations.

The project was reviewed by CalFIRE. No portion of any roadway providing access to the proposed residence may exceed 16% grade. Road A (the multi-use road for agriculture and SFR access) has been designed to meet CalFIRE access and turnaround requirements. In addition, the roadways and future home construction are required to comply with the California Building Code. Regarding road impacts, the project has been reviewed by County Public Works, which is discussed further in the Transportation section.

The project is not expected to conflict with any regional emergency response or evacuation plan.

Mitigation/Conclusion. Although the project is located within a Very High Fire Hazard area, the project is not expected to result in a significant impact related to fire hazards because:

- Residential construction will be required to comply with CalFire standards for fire sprinklers, water storage, fuel clearance and the design of the residential access road.
- Construction of the ranch road extension beyond the residential pad consistent with CalFire standards is expected to improve response times for fire protection to the interior of the project site.

No additional mitigation measures are required.

Compliance with existing regulations and code requirements will ensure potential impacts associated with hazards and hazardous materials impacts will be less than significant.

8. NOISE

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

Setting. The project is located in a rural area of the County surrounded by grazing and agricultural operations. The nearest sensitive receptors in the area are located over 1,000 feet from any roadway construction; the prevailing land use in the area is agriculture. The primary noise source in the area is roadway noise on Santa Rita Road and ongoing agricultural activities.

The Noise Element includes projections for future noise levels from known stationary and vehicle-generated noise sources. According to the Noise Element, the project lies within an area where future noise levels are expected to remain within an acceptable threshold.

Impact.

Construction Impacts. Construction activities may involve the use of heavy equipment for grading and for the delivery and movement of materials on the project site. The use of construction machinery will also be a source of noise. Construction-related noise impacts would be temporary and localized. However, the nearest sensitive receptors in the area are more than 1,000 feet away. County regulations limit the hours of construction to day time hours between 7:00 AM and 9:00 PM weekdays, and from 8:00 AM to 5:00 PM on weekends.

Operational Impacts. Following construction, noise generated by the vehicular traffic on the access road would be comparable to the background noise generated by ongoing agricultural operations.

Mitigation/Conclusion. Compliance with County standards for the management of construction noise will ensure impacts to surrounding residences will be less than significant. No additional mitigation measures are recommended.

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

Setting In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county. The County's Inclusionary Housing Ordinance requires provision of new affordable housing in conjunction with both residential and nonresidential development and subdivisions.

Impact/Mitigation/Conclusion. No significant population and housing impacts are anticipated. The project involves the construction of access roadways and residential building pad for two single family residences at an existing ranch. The project will mitigate its cumulative impact to the shortage of affordable housing stock by providing affordable housing unit(s) either on-site and/or by payment of the in-lieu fee (residential projects), or housing impact fee (commercial projects)]. No mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES

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

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

Police: County Sheriff — Location: Templeton Approximately 10 miles to the north west

Fire: CalFIRE — Hazard Severity: Very High — Response Time: 10-15 minutes for CalFire.

Location: Templeton

School District: Templeton Unified School District, San Luis Obispo Joint Community College District

Setting. The project site is located on a ranch which is provided with the full range of public services. The project site is located within the Templeton Road Fee Area.

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

Mitigation/Conclusion. To mitigate the demand for new or expanded public facilities caused by development, the County has adopted development impact fees in accordance with Government Code Section 66000 et seq.. Under this program private development is required to pay a fee that is proportional to the incremental demand for a particular facility needed to serve such development. The amount of the fees must be justified by a supporting study (fee justification study) which identifies the new or expanded facilities needed to serve expected demand into the future and apportions these costs to new development. New development is required to pay the appropriate fees for new or expanded public facilities commensurate with the type and size of development. The project's direct and cumulative impacts are within the general assumptions for allowable uses for the subject property that was used to estimate the county's impact fees.

Payment of the required impact fees will mitigate the project's direct and cumulative impacts.

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 has adopted a Parks and Recreation Element and a Trails Plan for the purpose of establishing a trail system serving the unincorporated areas of the County.

Impact. Based on the project description, the proposed project will not create a significant need for additional park, Natural Area, and/or recreational resources. The Trails Plan shows a potential trail corridor along Santa Rita Road which may affect the project property, however the proposed improvement location is approximately 4,000 feet south of Santa Rita Road and would not affect any future trail alignment. As discussed in Section 10. Public Services/Utilities cumulative impacts to public facilities and services are addressed through the payment of fees for new residential construction.

Mitigation/Conclusion. The construction area is not in a location that will affect any trail, park, recreational resource, and/or Natural Area. No significant recreation impacts are anticipated, and no mitigation measures are necessary beyond the application of building regulations and the payment of applicable fees.

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

Setting. The project site is located entirely on private property within the Moondance Partners LP property. Access to the ranch is provided by Acorn Springs Road from Santa Rita Road from the north. Traffic counts taken by the County on Santa Rita Road in May, 2015 showed an afternoon peak traffic volume of 1,415. Both roadways are currently operating at an acceptable level of service in the project vicinity. The project site currently has no residences and generates a very low volume of traffic associated with ongoing agricultural operations.

Impacts.

Construction Impacts. Construction related traffic will consist of the delivery of construction machinery to the project site and the delivery of materials. Based on the project application materials, it is expected that as many as 3 workers may be arriving and leaving the project site on a typical construction work day. The temporary increase in traffic is not expected to reduce the currently-acceptable level of service.

Operational Impacts. Once the access road is completed, it will be used periodically for agricultural operations and to provide access to the proposed single family residence, farm support quarters and guest house. Under County regulations, the project site is allowed up to three single family dwellings under the terms of the Williamson Act contracts on the two legal parcels. Each residence can generate up to 9.8 trips per day for a total of 29.4 average daily trips. The additional trips are not expected to adversely impact Acorn Springs Road or Santa Rita Road.

Mitigation/Conclusion. The project will have a less than significant impact on transportation systems serving the project site.

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

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

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

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

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

- ✓ the ability of the soil to "filter" effluent is either too fast (percolation rate is faster or less than 30 minutes per inch and has "poor filtering" characteristics) or is too slow (slower or more than 120 minutes per inch);

- ✓ the topography on which a system is placed is steep enough to potentially allow "daylighting" of effluent downslope; or
- ✓ the separation between the bottom of the leach line to bedrock or high groundwater is inadequate.

Based on Natural Resource Conservation Service (NRCS) Soil Survey map, the soil type(s) for the area of the project building site is Linne-Calodo complex, 30 to 50 percent slopes, as listed in the previous Agricultural Resource section. The main limitation(s) of this soil for wastewater effluent include:

--***shallow depth to bedrock***, which is an indication that there may not be sufficient soil depth to provide adequate soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, the chances increase for the effluent to infiltrate cracks that could lead directly to groundwater source or surrounding wells without adequate filtering, or allow for daylighting of effluent where bedrock is exposed to the earth's surface. In this case, an engineered wastewater system featuring deep-bore dry wells are proposed to meet the basin plan criteria.

--***steep slopes***, where portions of the soil unit contain slopes steep enough to result in potential 'daylighting' of wastewater effluent. In this case, the dry well systems are located within close proximity of steep slopes where some potential of effluent 'daylighting' exists. A registered civil engineer familiar with wastewater systems, shall prepare an analysis that shows the location and depth of the of he engineered system will have no potential for 'daylighting' of effluent.

--***slow percolation***, where fluids will percolate 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 greater than 30 and less than 120 minutes per inch. In this case, due to limited surface percolation, the applicant proposes to submit plans for an engineered wastewater system (of acceptable design by RWQCB) that shows how the CPC/Basin Plan criteria can be met.

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

- ✓ The project has sufficient land area per the County's Land Use Ordinance to support an on-site system;
- ✓ The proposed engineered drywells can be designed to ensure adequate separation between the bottom of the dry well to bedrock or high groundwater;
- ✓ The soil's slope is less than 20%;
- ✓ The proposed building site is well outside of the 100-year flood hazard area;
- ✓ There is adequate distance between the proposed wastewater disposal system and existing or proposed wells;
- ✓ The building site and wastewater disposal areas are at least 100 feet from creeks and water bodies.

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

Mitigation/Conclusion. Given that the site is suitable to accommodate the proposed wastewater system and the engineered drywell system will be required to be designed to comply with building code requirements, no mitigation measures are necessary.

14. WATER & HYDROLOGY

Will the project:

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

Setting. The project site is located on a gently to steeply sloping terrain covered with annual grasses and forbs and oak woodlands.

Santa Rita Creek and Paso Robles Creek are located about 1.0 mile to the north. In addition, the proposed roadways cross five ephemeral drainages. As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility.

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

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

Within the 100-year Flood Hazard designation? No

Closest creek? Santa Rita Creek Distance? About 1.0 miles north of the project site.

Soil drainage characteristics: Not well drained

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

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

Soil erodibility: Moderate

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

Impact – Water Quality/Hydrology

As discussed in the project description, the project will involve construction of 1.3 miles of roadways with seven culverts, and a residential pad for construction of two residences and a guest house. The area of disturbance will be 4.61 acres and will include 13,560 cy of cut and fill.

A drainage plan was prepared for the proposed access roads and is included as part of the project description. The grading and drainage plan incorporates the following features to control erosion and sedimentation and protect surface and groundwater quality:

- Graded areas and stockpiles will protected by employing best management practices, including the use of fiber rolls and straw bale dikes and other measures as required by the NPDES permit.
- Graded areas will be hydroseeded as soon as practical following construction;
- The number of culverts has been minimized. Culverts are sized to the minimum length feasible and include biodegradable fabric;
- All staging areas are a minimum 100 feet from water bodies;

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

- ✓ Approximately 4.61 acres of site disturbance is proposed and the movement of approximately 13,560 cubic yards of material;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project is not within a 100-year Flood Hazard designation;
- ✓ The project includes a new access road with riparian crossings to be constructed within 100 feet of an onsite creek or surface water body subject to CDFW permitting requirements;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- ✓ Bioswales will be installed as a part of the drainage plan;

- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur;

Compliance with relevant provisions of the Building Code and Land Use Ordinance, along with the recommendations of the drainage plan submitted with the project, will ensure impacts to water quality and hydrology from new construction will be less than significant

Impact -- Water Quantity

Based on the project scope (limited to impacts of grading for access and residential pad development) and the proposed development of one primary residence, one farm support quarters and one guesthouse, as calculated on the County's water usage worksheet (using 2.5 residences for the proposed residential complex), the project's domestic water usage for residential development is estimated as follows:

Indoor:	0.45 acre feet/year (AFY);
Outdoor:	1.57 AFY
Total Use:	1.95 AFY
Water Conservation:	0 AFY
Total Use w/ Conservation:	1.95 AFY

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

As depicted above, the project is anticipated to create an additional water demand of approximately 1.95 acre-feet per year for proposed residential development. The site is located within the Atascadero/Templeton Water Planning Area, and is not within the Paso Robles Groundwater basin. The applicant is required to provide satisfactory evidence of water availability and receive clearance from County Environmental Health for the domestic water supply prior to building permit issuance.

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

Based on the land use, amount of water proposed to be used and onsite water source, the applicant can demonstrate availability of adequate water supply to serve the project. No additional measures above what will already be required by ordinance were determined necessary.

15. LAND USE

Will the project:

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

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

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

1. LUO Section 22.10.040: Archaeological Resources
2. LUO Section 22.10.120: Noise Standards
3. LUO Section 22.10.155 Stormwater Management
4. LUO Section 22.10.180: Water Quality
5. LUO Section 22.52: Grading and Drainage

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

The project site is currently undergoing conversion to a more intensive agricultural use (e.g. vineyards). The physical conversion from one agricultural use to a new use does not involve a discretionary action by the County and thus is not a land use regulated by the County. The project evaluated in this Initial Study is limited to the activities and improvements associated with the proposed grading permit (PMT2017-00144).

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

16. MANDATORY FINDINGS OF SIGNIFICANCE

Will the project:

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

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

Exhibit A - Initial Study References and Agency Contacts

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

Contacted	Agency	Response
☒	County Public Works Department	**In File****
☐	County Environmental Health Services	**Not Applicable**
☐	County Agricultural Commissioner's Office	**Not Applicable**
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☐	Air Pollution Control District	**Not Applicable**
☐	County Sheriff's Department	**Not Applicable**
☐	Regional Water Quality Control Board	**Not Applicable**
☐	CA Coastal Commission	**Not Applicable**
☒	CA Department of Fish and Wildlife	**None**
☒	CA Department of Forestry (Cal Fire)	**None**
☐	CA Department of Transportation	**Not Applicable**
☐	Community Services District	**Not Applicable**
☒	Other TAAG	**In File****
☒	Other AB52 Tribal Consult	**In File****

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

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

☒ Project File for the Subject Application

County documents

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

Other documents

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

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

Technical Studies

Thor Conway, Heritage Discoveries, Inc., August 17, 2014, An Archaeological Surface Survey of Road Corridors at Rocky Canyon, 6410 Rocky Canyon Road

John Helms, CEG, October, 2017, Geological Characterization Report for Proposed Driveways and Single Family Residence3, 1835 Santa Rita Road

Beacon Geotechnical, Inc., March 2017, Geotechnical Engineering Report For Proposed Single Family Residence and Access Road Santa Rita Road APN 039-261-052

Beacon Geotechnical, Inc., letter of January 4, 2018, review of grading and foundation plans

Terra Verde Environmental Consulting, LLC. December 2017, Amended Biological Resources Assessment 1835 Santa Rita Road Development Project

LandSet Engineers, Inc., January 3, 2018, Review of Geological Characterizations Report, Moondance Partners Residence and Driveways

Other Materials

Application and associated materials

Letter of September 30, 2016 from Kirk Consulting filing for amended agricultural exempt grading

Terra Verde Environmental Consultants, LLC, January 3, 2018, Response to Incomplete Notification of Lake or Streambed Alteration Agreement Application for the Moondance Partners GP.

Exhibit B - Mitigation Summary Table

Aesthetics

AES-1 **At the time of application for construction permits**, the applicant shall submit an Exterior Lighting Plan for County review and approval. The Plan shall define the height, location, and intensity of all exterior lighting. All lighting fixtures shall be positioned "down and into" the development, and shielded so that neither the lamp nor the related reflector interior surface is visible from surrounding properties. All lighting poles, fixtures, and hoods shall be dark colored. These measures shall be shown on applicable construction drawings **prior to issuance of construction permits** and permanent lighting shall be installed **prior to final inspection**.

Air Quality

AQ-1 Construction phase mitigation measures to control fugitive dust impacts shall be reproduced on grading and construction plans prior to permit issuance, and implemented throughout construction:

a. Reduce the amount of the disturbed area where possible;

b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;

c. All dirt stock pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;

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

e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive, grass seed and watered until vegetation is established;

f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;

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

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

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

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

k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water should be used where feasible. Roads shall be pre-wetted prior to sweeping when feasible;

l. All PM10 mitigation measures required should be shown on grading and building plans; and,

m. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.

Biological Resources

BIO-1 Environmental Awareness Training. An environmental awareness training shall be presented by a qualified biologist to all construction personnel prior to the start of project activities. The environmental training shall include an overview of special-status species and sensitive resources, such as oak trees, with potential to occur on the project site, habitat requirements, their protection status, and all mitigation measures required by the County and other permitting agencies.

BIO-2 Prior to grading permit or residential construction permit issuance, an "Oak Tree Impact and Replacement Plan" prepared by a qualified professional (e.g., e.g., landscape contractor, certified arborist, nurseryman, botanist) shall be submitted for County review and approval, and construction drawings shall provide a 'Native Oak Tree Inventory' of all native trees within 50 feet of the proposed project limits along with the other applicable replacement/ planting provisions specified within this measure. The following requirements of this measure shall be reproduced on grading and construction plans:

A. Prior to issuance of Permits: Grading and/or construction plans shall provide a 'Native Oak Tree Inventory' and show locations of all native trees within 50 feet of the proposed project limits (including ancillary elements, such as trenching). Each tree shall be marked with one of the following: 1) to be removed, 2) to be impacted, or 3) to remain intact/protected. This information should be noted in the "Native Oak Tree Impact and Replacement Plan".

B. Trees identified as 'impacted' or 'to remain protected' shall be marked in the field as such and protected to the extent possible. Protective fencing shall be placed at the dripline, be visible to work crews and be able to remain in good working order for the duration of the construction work. Waterproof signage at protective edge is recommended (e.g., "TREE PROTECTION AREA – STAY OUT"). Grading, trenching, compaction of soil, construction material/equipment storage, or placement of fill shall not occur within these protected areas.

C. To minimize impacts from tree trimming, the following approach shall be used:

   i. Removal of larger lower branches shall be minimized to 1) avoid making tree top heavy and more susceptible to "blow-overs" (due to wind), 2) reduce number of large limb cuts that take longer to heal and are much more susceptible to disease and infestation, 3) retain the wildlife that is found only in the lower branches, 4) retain shade to keep summer temperatures cooler (retains higher soil moisture, creates greater passive solar potential, provides better conditions for oak seedling volunteers) and 5) retain the natural shape of the tree.

   ii. If trimming is unavoidable, no more than 10% of the oak canopy shall be removed.

   iii. If trimming is done, either a skilled certified arborist will be used, or trimming techniques accepted by the International Society of Arboriculture will be used (Figure 1). Unless a hazardous or unsafe situation exists, trimming will be done only during the winter for

deciduous species.

D. Smaller native trees (smaller than 5 inches in diameter at four feet six inches above the ground) within the project area are considered to be of high importance, and where possible, will be protected.

E. Per the 'Native Oak Tree Inventory' and "Native Oak Tree Impact and Replacement Plan" specified above, the applicant will be replacing "in-kind" trees prior to Final Inspection or Occupancy, at the following ratios:

   1. For each tree identified as impacted, two (2) seedlings will be planted.
   2. For each tree identified for removal, four (4) seedlings will be planted.
   3. The total number of required replacement trees shall be identified and addressed in the Oak Tree Replacement Plan, and shall be installed per the requirements below, prior to Final Inspection or Building Occupancy.

   Alternatively, the Applicant has the option to pay a mitigation fee of $970.00 per oak tree removed, or $485.00 per tree impacted, to the State Department of Fish and Wildlife Oak Woodland fund, and provide a copy of the receipt to County Planning staff prior to Final Inspection or Occupancy.

F. The following planting and maintenance measures for replacement trees will be incorporated in the Oak Tree Impact and Replacement Plan and shown on the grading or construction plans and implemented to improve successful establishment:

   1. Indicate the proposed areas for replacement planting;
   2. Providing and maintaining protection (e.g. tree shelters, tubing, caging) from animals (e.g., deer, rodents, etc.);
   3. Regular mulching and weeding (minimum of once early Fall and once early Spring) of at least a three-foot radius out from plant; herbicides should be avoided;
   4. Adequate watering (e.g., drip-irrigation system). Watering should be controlled so only enough is used to initially establish the tree, and reducing to zero over a three-year period;
   5. Avoidance of planting between April and September unless irrigation system with timer is provided, where trees are watered 1-gallon every four weeks (may vary for certain species);
   6. Applying standard planting procedures (e.g., planting nutrient tablets, initial deep watering, etc.).
   7. When planting with, or near, other landscaping, all landscape vegetation within the eventual mature oak tree root zone (25-foot radius of planted oak) will need to have similar water requirements as the (oak) (including no summer watering once established).

G. The 'Oak Tree Impact and Replacement Plan' shall include success criteria and adaptive management provisions to ensure that at seven years from planting there is no net loss of trees when compared to those removed/ impacted and that those replanted trees are alive and in a vigorous and healthy condition.

H. Prior to final inspection or building occupancy, verification shall be provided by the applicant with a letter to the County from a qualified individual (e.g., landscape contractor, arborist, nurseryman, botanist) stating that the County-required replacement/planting provisions specified in this measure have been adhered to and successfully completed.

BIO-3 **Pre-construction Survey for Sensitive Wildlife.** A qualified biologist shall conduct a pre-activity survey(s) prior to the initiation of initial project activities to ensure special-status wildlife species are not present during the start of construction. In the event sensitive wildlife species are found, they shall be allowed to leave the area on their own volition or relocated (as permitted) to suitable habitat areas located outside the work area(s). If necessary, resource agencies will be contacted for further guidance. Preactivity surveys shall be conducted as follows:

(A) American badger - A qualified biologist shall conduct a pre-construction survey within 30 days prior to the onset of construction activities within all suitable badger habitat. If new or active dens are discovered, they will be inspected to determine if they are currently occupied. Any potential badger dens shall be avoided during construction. If the biologist determines that a den may be active or occupied during the pre-construction survey, CDFW shall be contacted for further guidance.

(B) Monterey dusky-footed woodrat - To protect Monterey dusky-footed woodrat, all woodrat houses within the project area shall be flagged and fenced with an avoidance area of no less than 10 feet. This shall occur prior to initial project activities. If woodrat houses cannot be avoided, CDFW shall be contacted for further guidance.

(C) Lesser slender salamander and California legless lizard - To protect lesser slender salamander and California legless lizard, the disturbance area around the proposed residence and other disturbance areas under tree canopies shall be surveyed within 48 hours immediately prior to initial disturbance activities. The survey shall include gently raking leaf litter (e.g., under trees and shrubs) within the proposed impact area. Any individuals discovered during the surveys will be moved to a suitable habitat location on the property, well outside of the construction zone. If these species are unearthed during the later development phases, a biologist will be contacted and they will be relocated to suitable habitat areas that will not be disturbed by the remaining construction activities.

BIO-4 **Pre-construction Survey for Nesting Birds.** If work is planned to occur between February 1 and September 15, a qualified biologist shall survey the area for nesting birds within one week prior to activity beginning on site. If nesting birds are located on or near the proposed project site, they shall be avoided until they have successfully fledged. A non-disturbance buffer of 250 feet will be placed around non-listed, passerine species, and a 500-foot buffer will be implemented for raptor species. All activity will remain outside of that buffer until a qualified biologist has determined that the young have fledged or that proposed construction activities would not cause adverse impacts to the nest, adults, eggs, or young. If the latter is decided, the biologist may recommend a suitable buffer and/or biological monitoring to implement during construction. If special-status avian species are identified, no work will begin until an appropriate buffer is determined in consultation with the local CDFW biologist, and/or the USFWS.

BIO-5 **Limitation on Work within Flowing Water.** To protect CRLF, no work shall occur within any jurisdictional drainage feature during wet conditions. Wet conditions are defined by periods of flowing or ponded water or within 24 hours of forecast precipitation exceeding 0.25 inch in a single rain event. If work must occur during these conditions, a qualified biologist shall survey the work areas prior to the start of construction.

BIO-5 **Mitigation for Impacts to Sensitive Communities and Habitats.** To protect drainage features and aquatic resources, construction activities shall occur only when conditions are dry.

(A) For short-term, temporary stabilization, an erosion and sedimentation control plan shall be

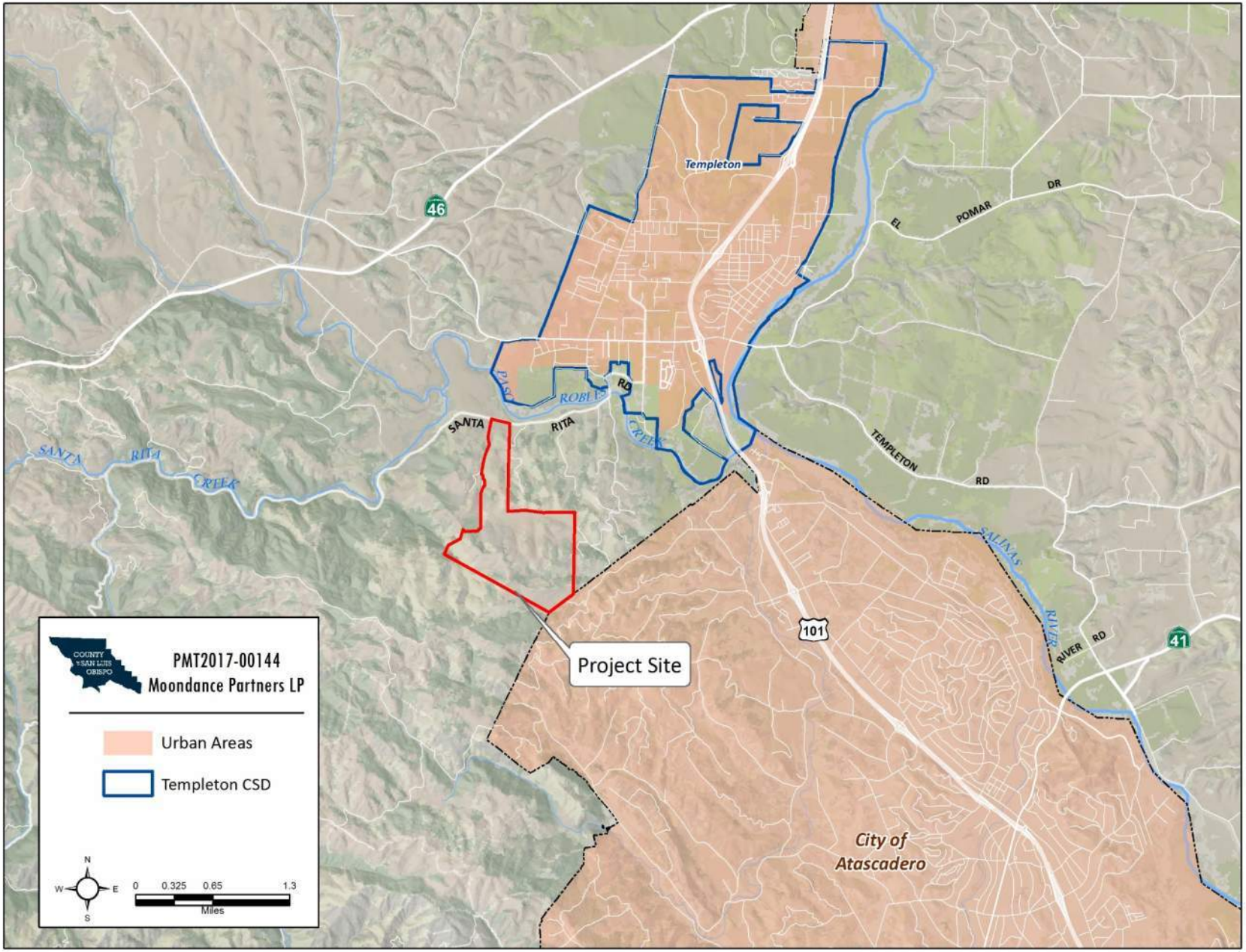
developed outlining Best Management Practices (BMPs), which shall be implemented to prevent erosion and sedimentation into the channel during construction. Acceptable stabilization methods include the use of weed-free, natural fiber (i.e., non-monofilament) fiber rolls, jute or coir netting, and/or other industry standards. BMPs shall be installed and maintained for the duration of the project.

(B) In addition, a compensatory mitigation plan shall be developed to offset permanent impacts to jurisdictional areas. Mitigation for CDFW and RWQCB jurisdictional impacts is 2:1 and 1:1 (minimum) for permanent and temporary impacts, respectively. The exact details and performance criteria of the restoration plan shall be determined during agency coordination, as necessary. Stabilization and restoration measures may include the installation of BMPs and/or revegetation using native seed mixes and plantings. The following general measures are recommended to minimize impacts to sensitive resources:

- The use of heavy equipment and vehicles shall be limited to the proposed project limits, roadway, and defined staging areas/access points. The boundaries of each work area shall be clearly defined and marked with visible flagging and/or fencing. No work shall occur outside these limits.
- All equipment and materials shall be stored out of the streambed at the end of each working day, and secondary containment shall be used to prevent leaks and spills of potential contaminants from entering the stream.
- During construction, washing of concrete, paint, or equipment and refueling and maintenance of equipment shall occur only in designated areas a minimum of 50 feet from all drainages and aquatic features. Sandbags and/or sorbent pads shall be available to prevent water and/or spilled fuel from entering drainages. In addition, all equipment and materials shall be stored/stockpiled away from the channel. Construction equipment shall be inspected by the operator on a daily basis to ensure that equipment is in good working order and no fuel or lubricant leaks are present.
- Prior to project initiation, all applicable agency permits with jurisdiction over the project area (i.e., Corps, CDFW, RWQCB) should be obtained, as necessary. All additional mitigation measures required by these agencies would be implemented as necessary throughout the project.

Geology and Soils

GEO-1 Prior to Issuance of Grading or Construction Permits, the project Engineering Geologist and Geotechnical Engineer shall review the project improvement plans and prepare a written review letter, each certifying conformance with the recommendations of the project geological characterization and the project geotechnical engineering report, consistent with the recommendations of the County Geologist (Letter dated January 3, 2018).


Templeton
46
EL POMAR DR
PASO ROBLES
SANTA RITA CREEK
SANTA RITA CREEK RD
TEMPLETON RD
SALINAS RIVER
RIVER RD
41
101
Project Site
City of Atascadero
PMT2017-00144
Moondance Partners LP
Urban Areas
Templeton CSD
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Miles

DATE: April 4, 2018

DEVELOPER'S STATEMENT & MITIGATION MONITORING PROGRAM FOR MOONDANCE PARTNERS, LP MAJOR GRADING PERMIT (PMT2017-00144 / ED17-100)

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

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

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

AESTHETICS (AES)

AES-1 **At the time of application for construction permits**, the applicant shall submit an Exterior Lighting Plan for County review and approval. The Plan shall define the height, location, and intensity of all exterior lighting. All lighting fixtures shall be positioned "down and into" the development, and shielded so that neither the lamp nor the related reflector interior surface is visible from surrounding properties. All lighting poles, fixtures, and hoods shall be dark colored. These measures shall be shown on applicable construction drawings **prior to issuance of construction permits** and permanent lighting shall be installed **prior to final inspection**.

Monitoring: Required at time of application to, or prior to issuance of, construction permits. Compliance will be verified by the County Department of Planning and Building.

AIR QUALITY (AQ)

AQ-1 Construction phase mitigation measures to control fugitive dust impacts shall be reproduced on grading and construction plans prior to permit issuance, and implemented throughout construction:

a. Reduce the amount of the disturbed area where possible;

b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-

potable) water should be used whenever possible;

c. All dirt stock pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;

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

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Monitoring: Required at time of construction. Compliance will be verified by the County Department of Planning and Building.

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BIO-6 Mitigation for Impacts to Sensitive Communities and Habitats. To protect drainage features and aquatic resources, construction activities shall occur only when conditions are dry.

(A) For short-term, temporary stabilization, an erosion and sedimentation control plan shall be developed outlining Best Management Practices (BMPs), which shall be implemented to prevent erosion and sedimentation into the channel during construction. Acceptable stabilization methods include the use of weed-free, natural fiber (i.e., non-monofilament) fiber rolls, jute or coir netting, and/or other industry standards. BMPs shall be installed and maintained for the duration of the project.

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- Prior to project initiation, all applicable agency permits with jurisdiction over the project area (i.e., Corps, CDFW, RWQCB) should be obtained, as necessary. All additional mitigation measures required by these agencies would be implemented as necessary throughout the project.

Monitoring: Required at time of application of construction permits and during construction. Compliance will be verified by the County Department of Planning and Building.

GEOLOGY AND SOILS (GEO)

GEO-1 Prior to Issuance of Grading or Construction Permits, the project Engineering Geologist and Geotechnical Engineer shall review the project improvement plans and prepare a written review letter, each certifying conformance with the recommendations of the project geological characterization and the project geotechnical engineering report, consistent with the recommendations of the County Geologist (Letter dated January 3, 2018).

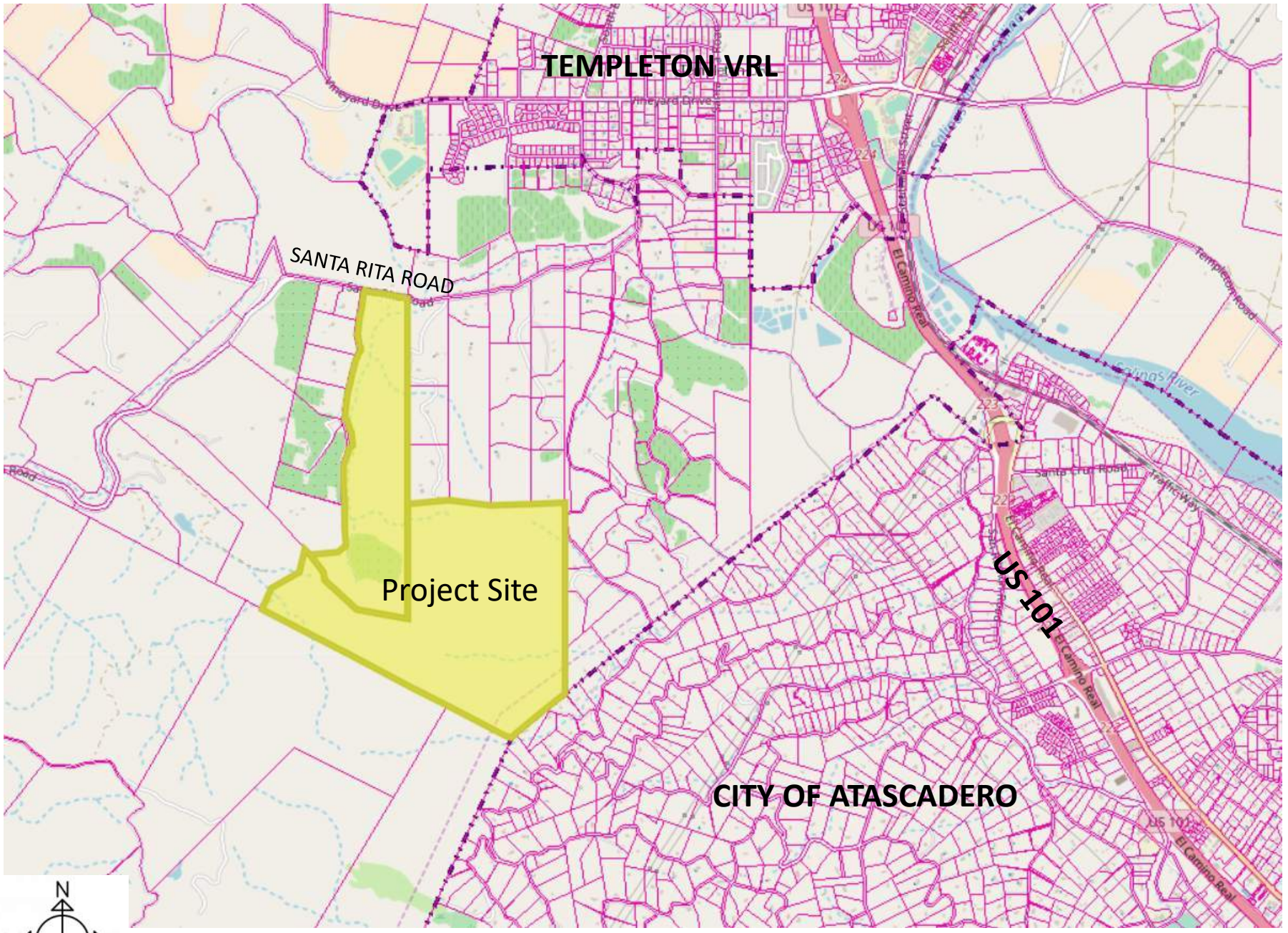
Monitoring: Required at time of application of construction permits. Compliance will be verified by the County Department of Planning and Building and the County Geologist.

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

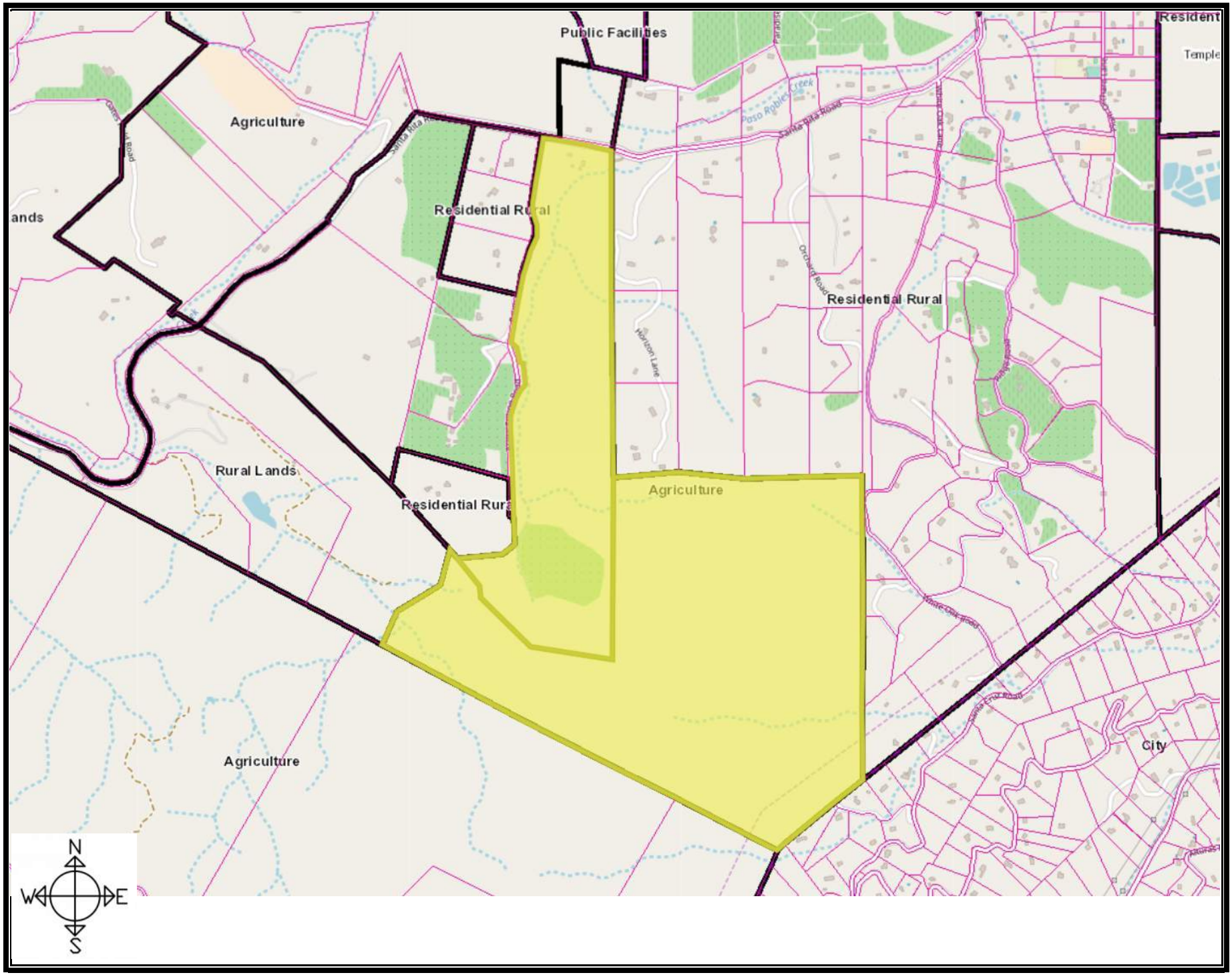
Moondance Partners LP
By Moondance Partners GP, LLC
By R. Dwelle Carey R. Dwelle Carey 4/4/18

Signature of Applicant **Name (Print)** **Date**

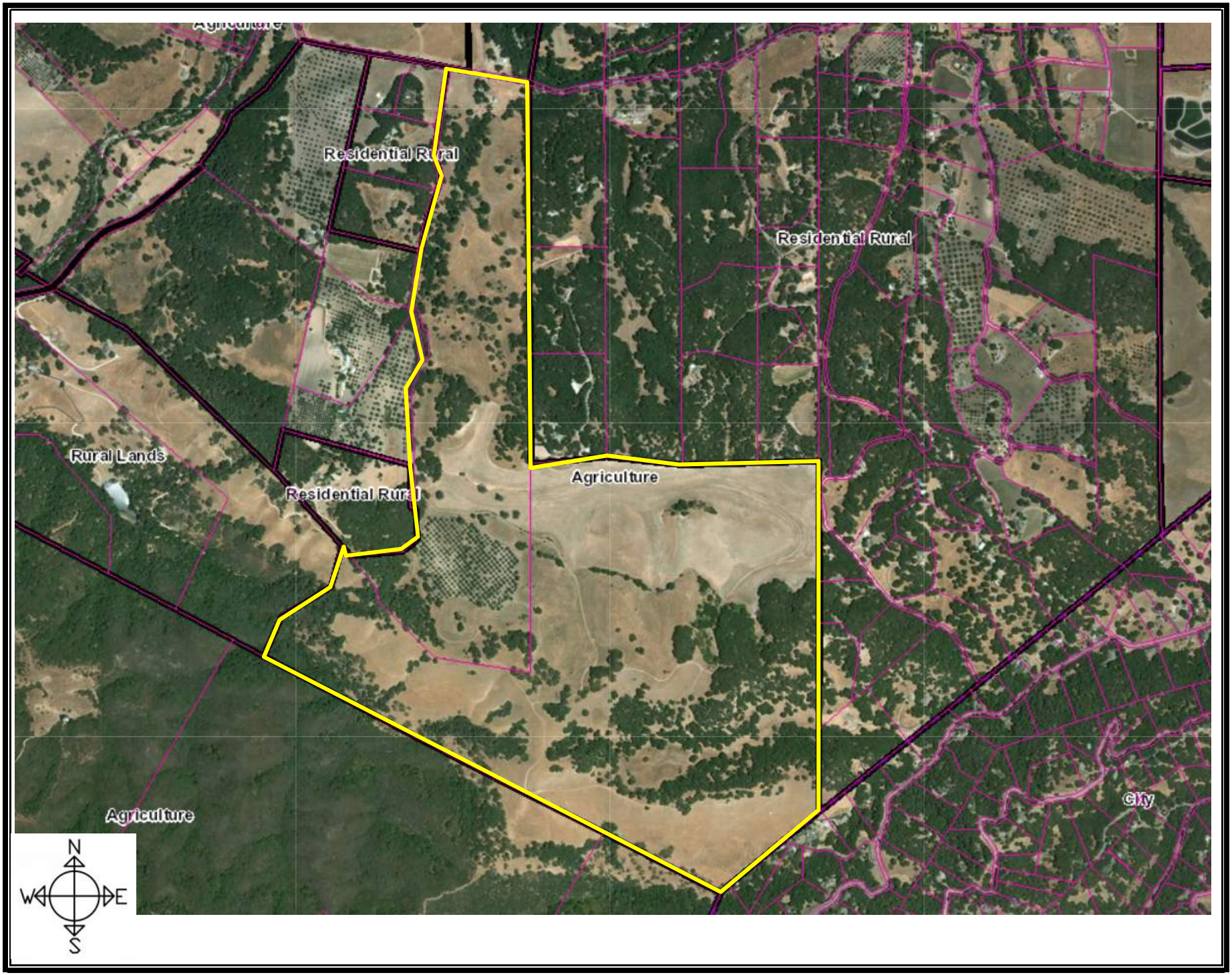
Manager GP



MAJOR GRADING PMT2017-00144 – MOONDANCE LLC – VICINITY MAP



MAJOR GRADING PMT2017-00144 – MOONDANCE LLC – LAND USE MAP



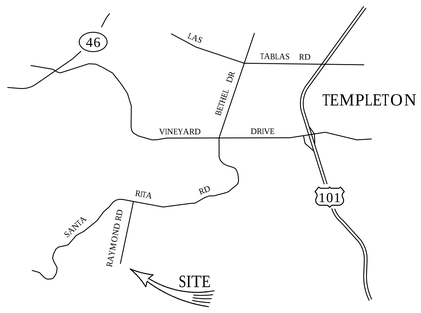
MAJOR GRADING PMT2017-00144 – MOONDANCE LLC – AERIAL VIEW

Moondance Farms - 1835 Santa Rita Road - Grading, Drainage & Erosion Control Plan

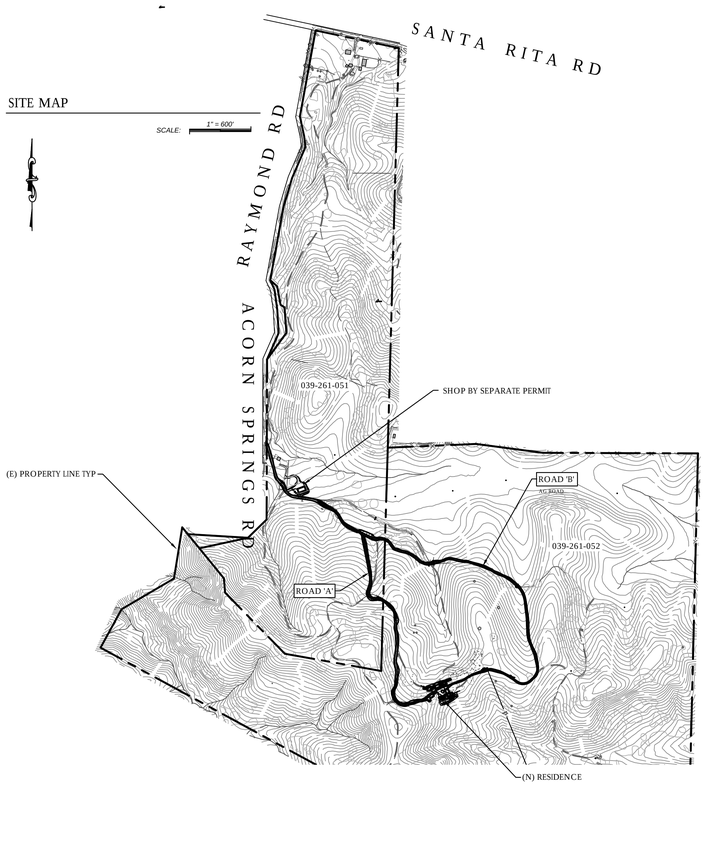
PROJECT DESCRIPTION: New residence, driveway and ag road.

VICINITY MAP

Not to Scale



SITE MAP



LEGAL DESCRIPTION

PORTION OF LOT 120 OF A/MB/164 PER CC OR 11-031865.

APN 039-261-051& 039-261-052

OWNER

Moondance Partners GP, LLC
4225 Beverly Dr.
Dallas, TX 75205

SURVEYOR

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

APPLICABLE CODES

- 2016 California Building Code, Vols 1 & 2
- 2016 California Residential Code
- 2016 California Plumbing Code
- 2016 California Mechanical Code
- 2016 California Electrical Code
- 2016 California Energy Code
- 2016 California Green Building Code
- 2016 California Fire Code
- 2016 California Reference Standards Code
- County Building and Construction Ordinance -Title 19
- County Coastal Zone Land Use Ordinance - Title 23
- County Fire Code Ordinance - Title 16
- County Land Use Ordinance -Title 22

PROJECT STATISTICS

ROAD 'A' (INCLUDES RESIDENCE)
Cut 6190 CY±, Fill 3930 CY±, Total 10120 CY±
Max. cut = 12.9 ft, Max. fill = 7.9 ft
Average slope > 10%
Parcel Area = 514.88 ac±
Pre-Project (sf ±)
Impervious Area = 0, Total Project Area = 133,000
Post-Project (sf ±)
Total Impervious Area = 50,300, Pervious Area = 82,700
New Imp. Area = 50,300, Removed Imp. Area = 0
Replaced Imp. Surface = 0
Total Site Disturbance = 133,000 (3.05 acres)

ROAD 'B' (AG ROAD)
Cut 1580 CY±, Fill 1860 CY±, Total 3440 CY±
Max. cut = 4.5 ft, Max. fill = 6.9 ft
Average slope > 10%
Pre-Project (sf ±)
Impervious Area = 0, Total Project Area = 68,000
Post-Project (sf ±)
Total Impervious Area = 0, Pervious Area = 68,000
New Imp. Area = 0, Removed Imp. Area = 0
Replaced Imp. Surface = 0
Total Site Disturbance = 68,000 (1.56 acres)

Sheet Index	
Number	Title
C-1	Title Sheet
C-2	Notes & Details
C-3	Site Plan
C-4	Grading, Drainage & Erosion Control Plan
C-5	Road 'A' Plan
C-6	Road 'A' Plan
C-7	Road 'A' Plan
C-8	Road 'B' Plan
C-9	Road 'B' Plan
C-10	Road 'B' Plan
C-11	Gully Erosional Features Plan
C-12	Gully Erosional Features Plan

SPECIAL INSPECTIONS

1. All construction & inspections shall conform to 2016 California Building Code (CBC) Chapter 17.
2. Special inspection requirement are required for this project, the owner or registered design professional in responsible charge acting as the owner's agent shall employ one or more special inspectors to provide inspections during construction on all tasks identified below.
3. Special inspectors shall be a qualified person who shall demonstrate competence, to the satisfaction of the County Building Department. Names and qualifications of special inspector(s) shall be submitted to the County Building Department for approval.
4. Each contractor responsible for the construction of components listed in the special inspections shall submit a written statement of responsibility to the County Building Department and the owner prior to the commencement of work. The statement shall contain the items listed in CBC 1706.1.
5. A final report prepared by a soil or civil engineer shall be submitted to the field inspector stating the work performed is in substantial conformance with the approved plans, applicable codes, and is found to be suitable to support the intended structure. Such report shall include any field progress reports, compaction data etc.

Section 1705, Statement of Special Inspections:

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

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

b) The type and extent of each special inspection.

c) The type and extent of each test.

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

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

1706.5 Soils. Special inspections for existing site soil conditions, fill placement and load-bearing requirements shall be as required by this section and Table 1705.6. The approved geotechnical report, and the construction documents prepared by the registered design professionals shall be used to determine compliance. During fill placement, the special inspector shall determine that proper materials and procedures are used in accordance with the provisions of the approved geotechnical report.

Observation & Testing Program.

The project soils engineer shall perform periodic inspection & testing for the following tasks:

- Final plan review
- Stripping and clearing of vegetation
- Verification of overexcavation to the correct depth
- Utility trench backfill
- Fill quality, placement, moisture conditioning, and compaction, including nonexpansive material
- Foundation excavations

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

Soils report #F-101537.

The project engineer of work shall perform periodic inspection for the following tasks:

- Rough grading & site preparation
- Final grading inspection prior to final County inspection

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

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

The person responsible for BMP inspection is Ted Plemons, phone 674-8169

GENERAL NOTES

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

GRADING NOTES

1. All grading construction shall conform to the applicable codes as noted under "Applicable Codes" heading.
2. The developer shall be responsible for scheduling a pre-construction meeting with the County and other affected agencies. The contractor shall notify the County Building Department at least 24 hours prior to any work being performed, and arrange for inspection.
3. Grading shall comply with the recommendations of the preliminary soils report by Beacon Geotechnical, Inc., dated March 15, 2017, filed with the County of San Luis Obispo.
4. Estimated earth quantities:
   Cut: 7770 CY± Fill: 5790 CY±

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

UNDERGROUND UTILITY NOTES

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

DIGALERT 811

TABLE 1705.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	-	X
2. Verify excavations are extended to proper depth and have reached proper material.	-	X
3. Perform classification and testing of compacted fill materials.	-	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	X	-
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	-	X

OVERLAND
PARTNERS | ARCHITECTS

Richard M. Archer, FAIA
203 E. Jones Ave. Suite 104
San Antonio, Texas 78215
TEL (210) 829-7003 FAX (210) 829-0844

Structural Engineer
Eric Ko
Arup
10370 Richmond Avenue Suite 475
Houston, Texas 77042
TEL (713) 783-2787

Mechanical, Electrical, and Plumbing Engineer
Mechanical and Plumbing: Todd Stonebraker, PE
Electrical: Shaun Landman
Arup
10370 Richmond Avenue Suite 475
Houston, Texas 77042
TEL (713) 783-2787

Interior Designer
Paul Draper and Associates
4106 Swiss Ave.
Dallas, Texas 75204
TEL (214) 824-8352 FAX (214) 824-0932

Civil Engineer
Timothy P. Roberts, RCE 35366 QSD/QSP
Roberts Engineering Inc.
Templeton, California 93465
Tel (805) 239-0664

Landscape Architect
Jeffrey Gordon Smith Landscape Architecture
1212 2nd St.
Los Osos, California 93402
TEL (805) 528-2118

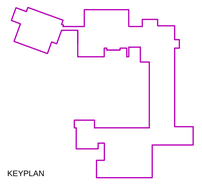
Lighting Design
Studio Lumina
9411 Chapel Down Street
Austin, Texas 78729
TEL (512) 382-1656

No.	Date	Description

MOONDANCE RESIDENCE

2400 ACORN SPRINGS RD
APN 039-261-051 & -052
TEMPLETON, CA 93465

KEYPLAN



TITLE SHEET

Project number	16117
Date	12/21/2017
Drawn by	JM
Checked by	TR

C-1

12/6/2017 6:17:53 PM

EROSION CONTROL NOTES

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

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

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

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

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

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

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

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

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

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

    WDID No.: pending

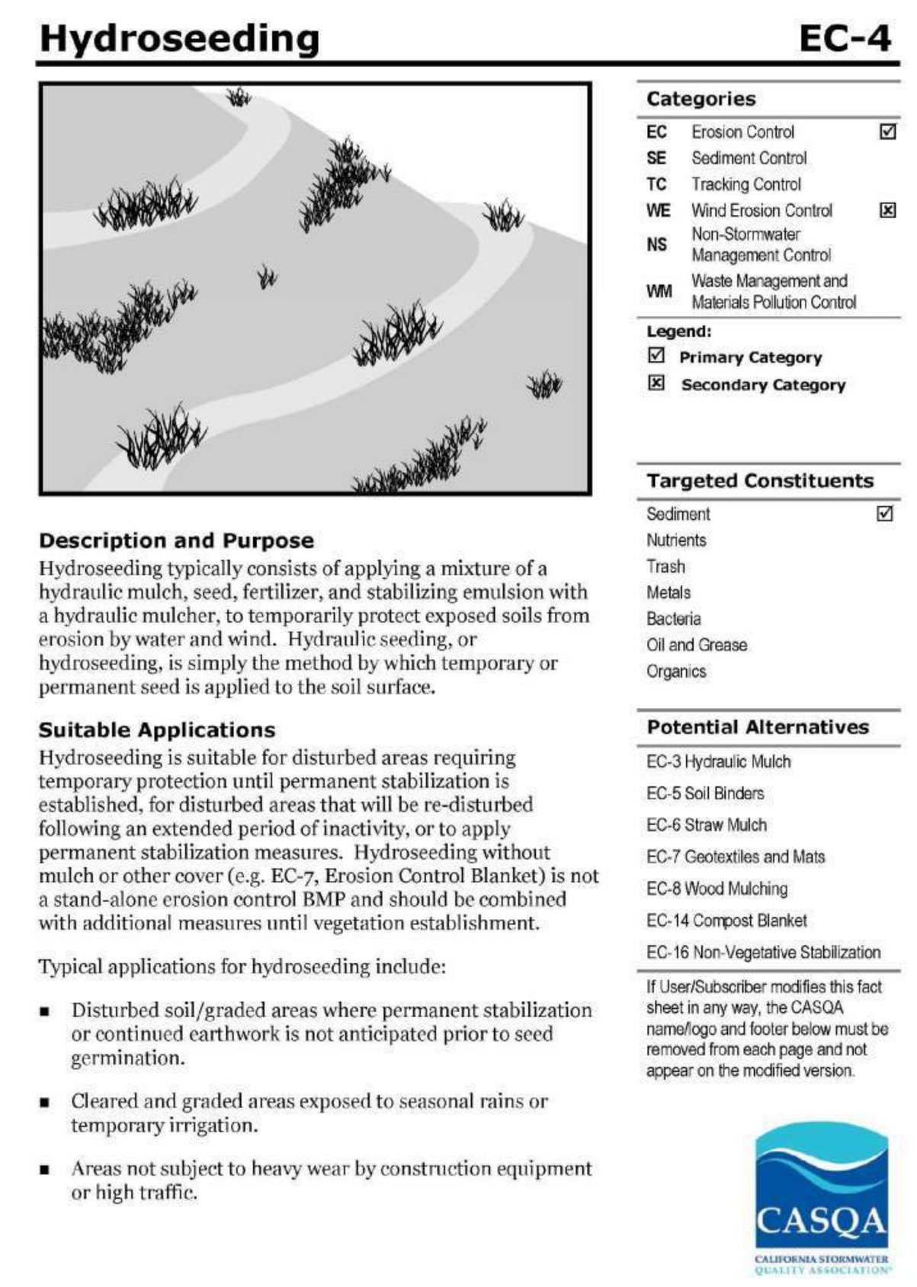
    Person to contact 24 hours a day in the event there is an erosion control/sedimentation problem (Storm Water Compliance Officer):
    Name: Ted Plemons
    Local Phone: 674-8169

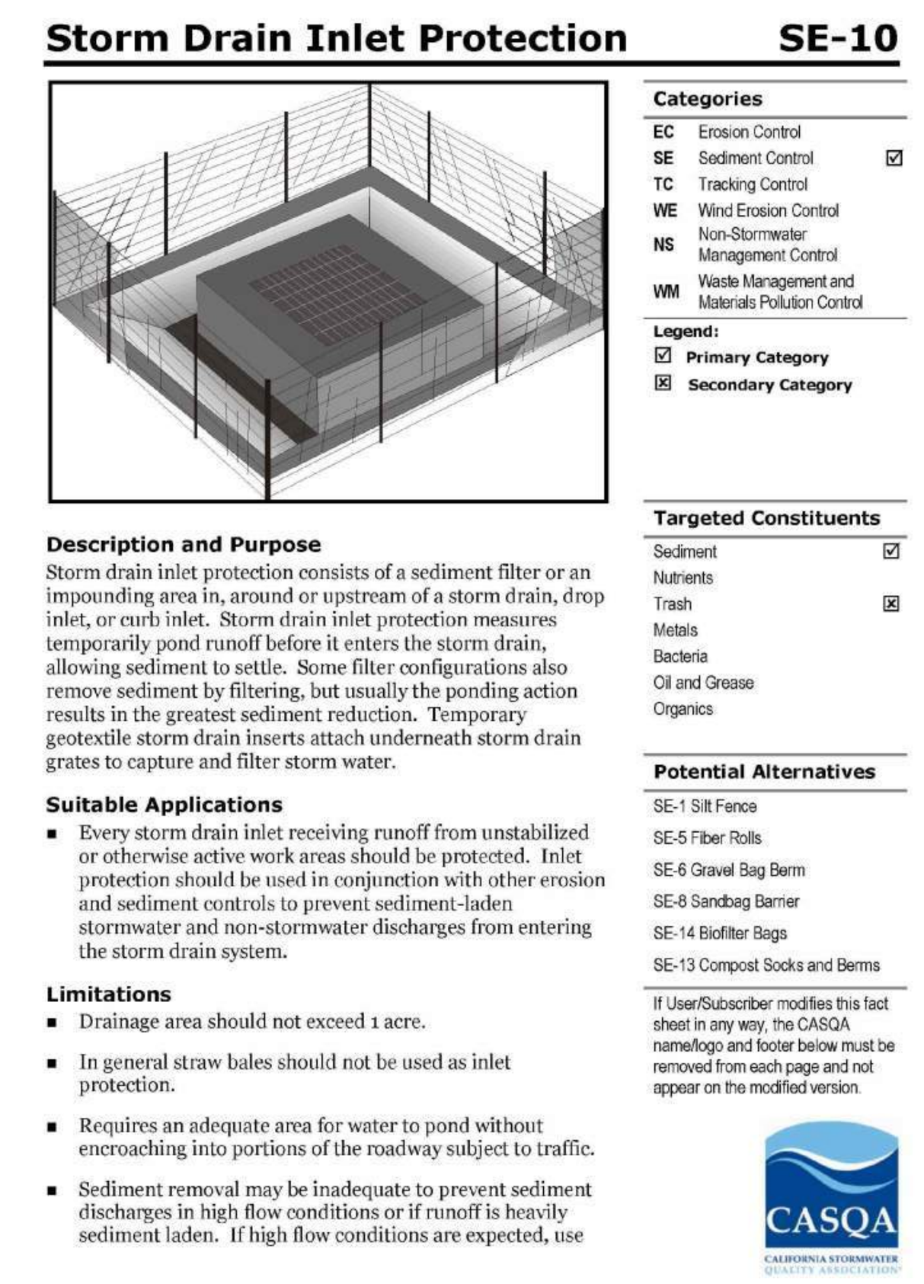
TREE PROTECTION NOTES

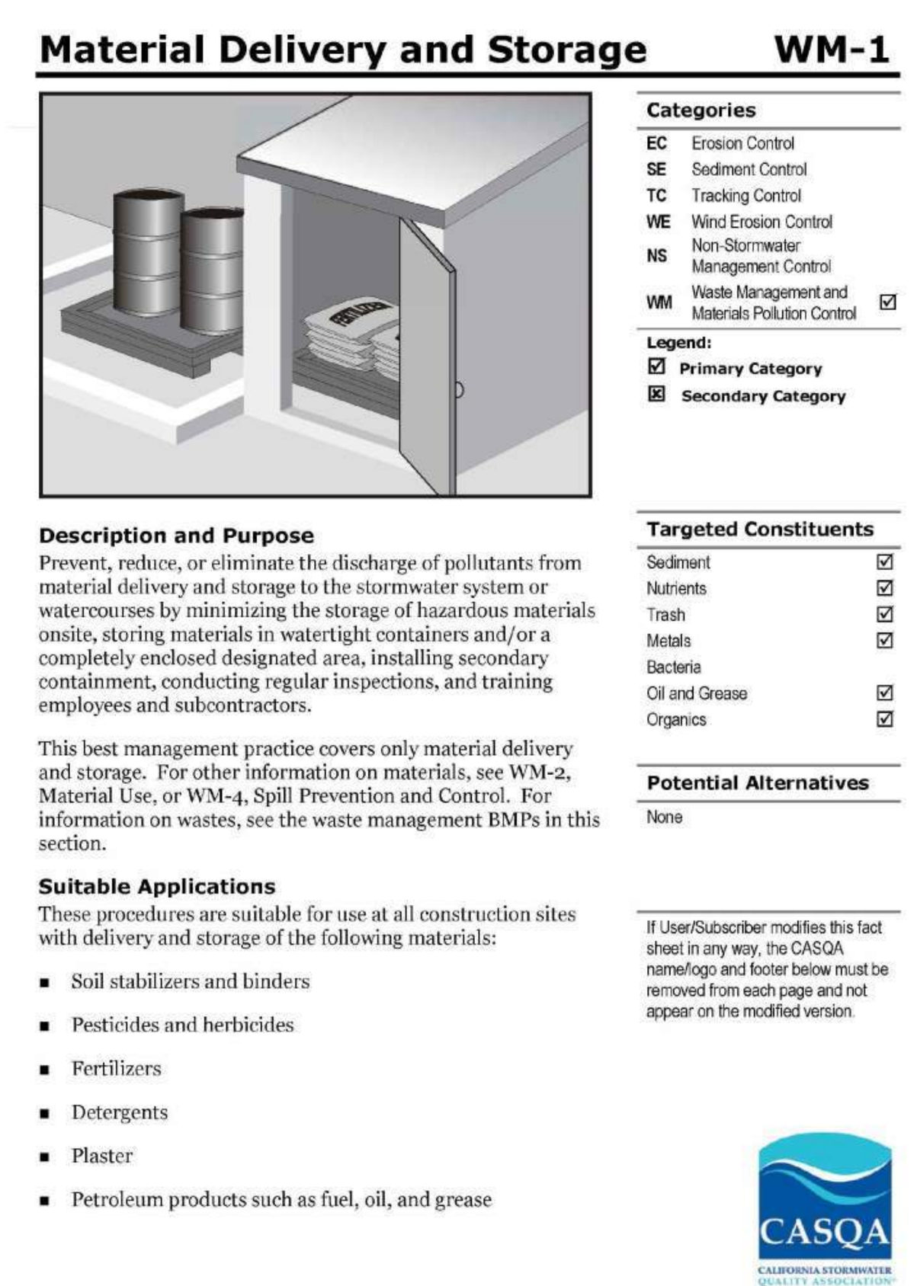
1. No oak tree shall be removed without prior County approval.
2. Trees within 20 feet of grading or trenching shall be protected by placement of protective fencing as indicated.
3. Protective fencing shall be four feet high chain link or safety fence, and shall be placed at the dripline unless otherwise indicated
4. Trenching and excavation within tree driplines shall be hand dug or bored to minimize root disturbance. Any root encountered 1" diameter or greater, shall be hand cut and appropriately treated.
5. Pruning of lower limbs in the construction area shall occur prior to construction activities to minimize damage.

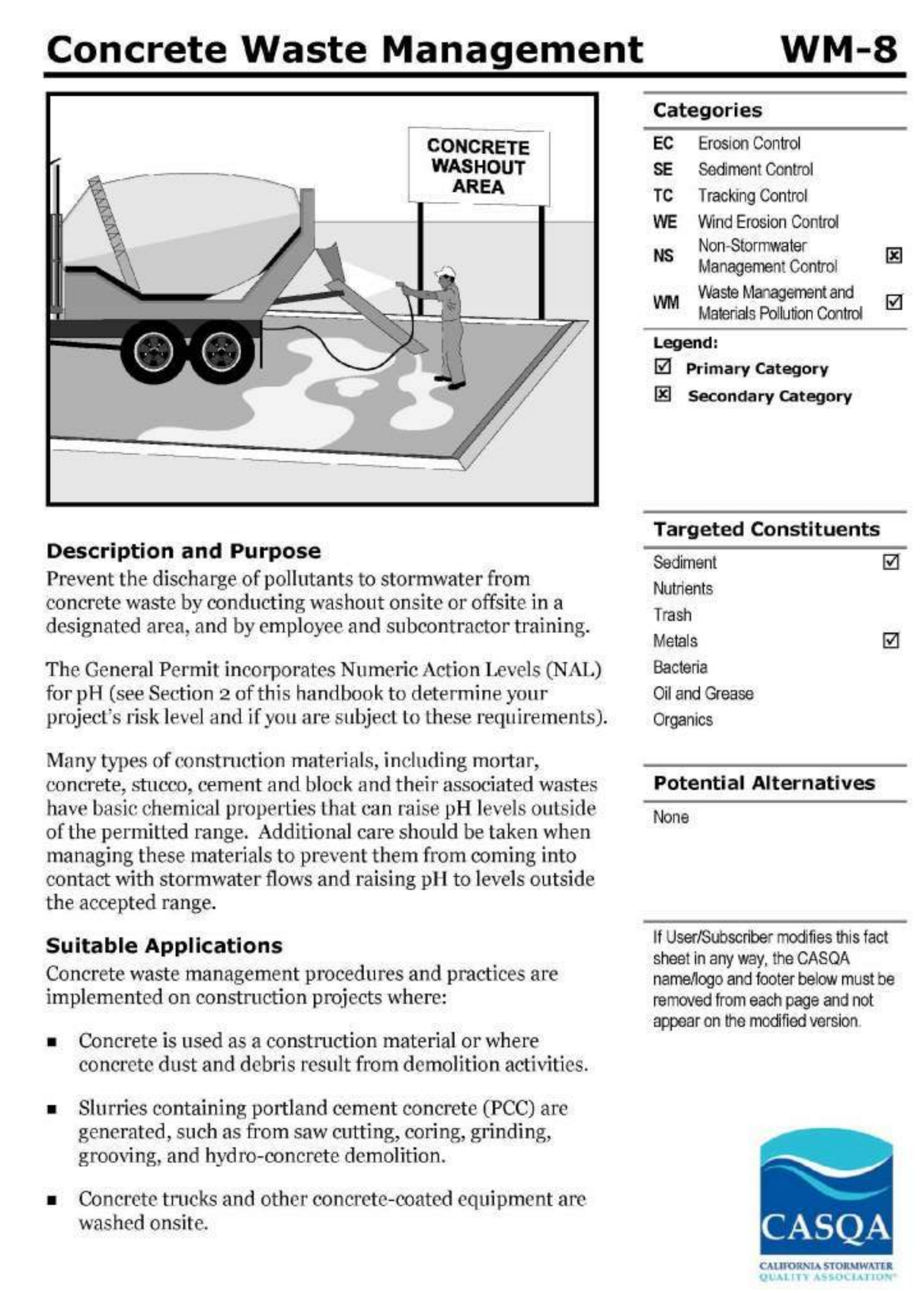
EROSION CONTROL & INSPECTIONS

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







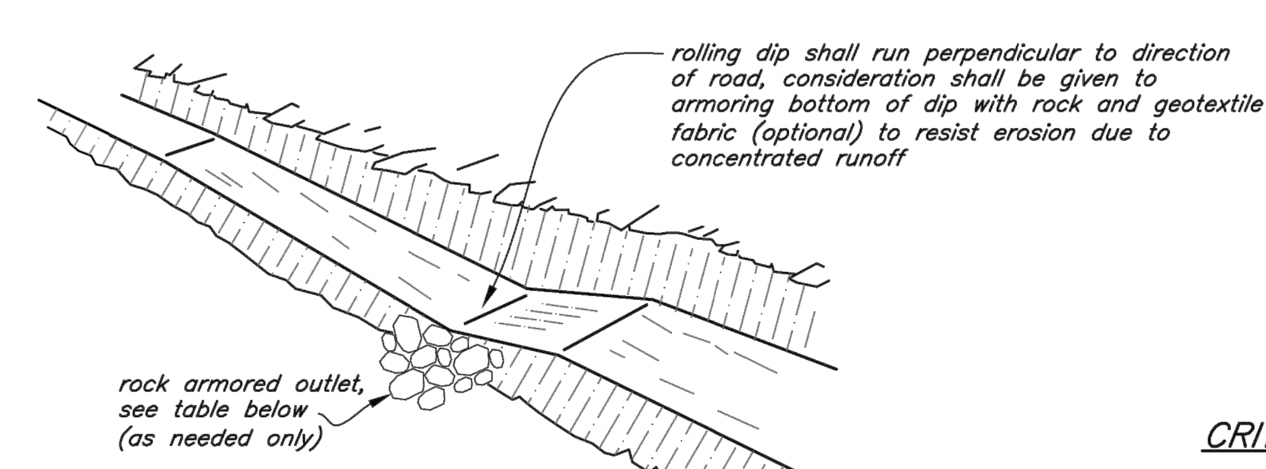


ABBREVIATIONS

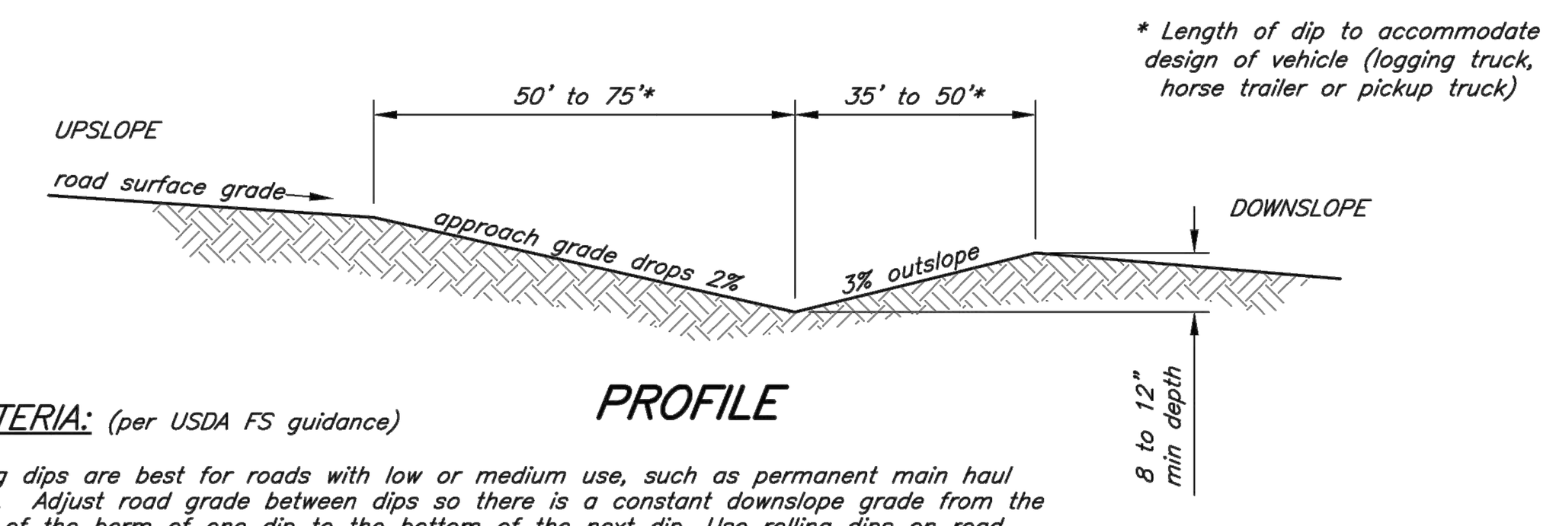
AC	Asphalt Concrete Paving
BW	Bottom of Wall
CO	Clean-out
CL	Centerline
CONC	Concrete
CONST	Construction
DIA & Ø	Diameter
ELEV	Elevation
(E) & ( )	Existing
FF	Finished Floor
FS	Finished Surface
FH	Fire Hydrant
FL	Flow Line
G	Gas
GB	Grade Break
GR	Finished Grade
HDPE	Hi-density Polyethylene
HP	High Point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

LEGEND

Symbol	Description
	Property Line
	Centerline
550	Existing Ground Contour
550	Finish Grade Contour
	Concrete
	Edge of Pavement
W	Water Line
WV	Water Valve
HYD	Fire Hydrant
S	Sanitary Sewer Main
FM	Sanitary Sewer Force Main
E	Electrical Line
OH	Overhead Line
	Utility Pole
	Guy Anchor
E	Elec. Vault / Pedestal / Pull Box
T	Telephone Line
T	Tele. Vault / Pedestal / Pull Box
	Fence
G	Gas Main
	Flowline
2%	Proposed Grade & Direction
1	Construction Note Reference
100.00 ELEV	Spot Elevation
	Proposed Slope
	Retaining Wall
	Silt Fence



ISOMETRIC



PROFILE

* Length of dip to accommodate design of vehicle (logging truck, horse trailer or pickup truck)

DESIGN CRITERIA
(BASED ON FIGURE 1 BELOW)

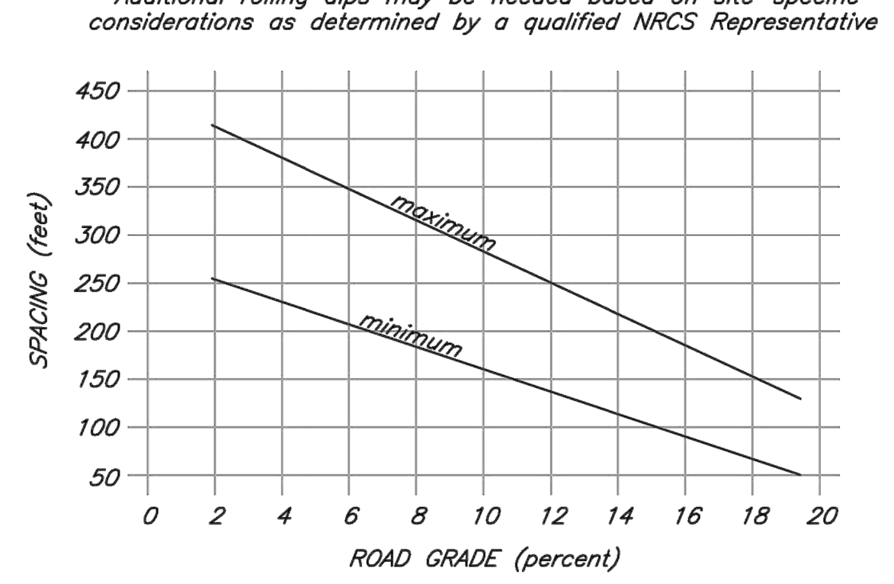
Minimum Spacing ____________________(ft)

Rock Armoring _____(Y/N) if yes, see Table 1 below

Volume of Rock Armoring ______________(yd^3)

FIGURE 1. MINIMUM SPACING OF ROLLING DIPS

*Additional rolling dips may be needed based on site-specific considerations as determined by a qualified NRCS Representative



$$EQ\ \#1 = \frac{400}{slope\ \%} + 100\ ft$$

TABLE 1. ROCK ARMORING GRADATION FOR ROLLING DIP OUTLETS

Size of stone (inches)	Range D50 (inches)	Percent of total weight smaller than the given size
1.5 to 2.0 x D50	8 to 12	100
1.3 to 1.8 x D50	7 to 10	85
1.0 to 1.5 x D50	4 to 6	50
0.3 to 1.5 x D50	2 to 3	15

CRITERIA: (per USDA FS guidance)

1. Rolling dips are best for roads with low or medium use, such as permanent main haul roads. Adjust road grade between dips so there is a constant downslope grade from the crest of the berm of one dip to the bottom of the next dip. Use rolling dips on road grades up to 10 percent and on roads with infrequent surface maintenance
2. Use where traditional cross-drain pipes are not applicable or desired
3. Use before stream crossings to direct water into vegetative filters and reduce hydrologic connectivity. Use to divert road drainage only, (not for springs or small streams)

NOTES:

1. The landowner is responsible for procuring and complying with all permits and easements, including all Federal, State and local requirements. The landowner is also responsible for insuring that all work done on access roads that join state or county roads shall be in compliance with the requirements for these roads.
2. All construction operations shall be carried out in such a manner that potential erosion, air and water pollution are minimized. Work shall be performed in accordance with CS-OR-001, Clearing, CS-OR-002, Clearing and Grubbing and CS-OR-005, Pollution Control.
3. Minimum spacing of rolling dips shall be determined using EQ #1 or graph. Additional spacing may be needed based on site-specific considerations. When a road is within 25 feet of a stream and runs parallel to a stream for more than 300 feet, decrease spacing (as specified by EQ #1 or graph) by a minimum of 25 percent.
4. Where a road is grading down towards a stream, locate the last rolling dip at about 10 to 30 feet from stream (depending upon filtering capability at the outlet). Place the next rolling dip upgrade at 75 percent of the spacing guide value.
5. If road has drainage ditch, extend rolling dips to intercept the runoff.
6. Protect outlet area of rolling dip with riprap, stone, or appropriate vegetative cover.
7. Inspect rolling dips after each major runoff event and provide maintenance as needed to maintain proper drainage. See Practice Standard 560 Operation & Maintenance for additional guidance.
8. Rolling dips are best for spur or temporary roads that have little traffic and low speeds. Rolling dips function as "stretched out" waterbars. The dip is excavated out of the existing road grade.
9. All rolling dips shall begin at the intersection of the roadbed and cut slope and shall extend the entire width of the roadbed. They shall be installed perpendicular (no skew) to direction of road.
10. Vegetated outlets shall be maintained with adequate cover. Reseed and mow as needed per Practice Standard 342, Critical Area Planting.
11. All rolling dips shall have free flowing outlets and shall be armored at outlet. See Rock Armoring Table. For additional information see Minnesota Technical Note #3: "Loose Riprap Protection".
12. For additional information guidance see Oregon's Forest Protection Laws, 2nd Edition and USDA – Forest Service "Environmentally Sensitive Maintenance for Dirt and Gravel Roads", April 2012.

This drawing requires supporting technical documentation prior to use and must be adapted to the specific site.

Drawing not to scale

Drawings were developed by the Oregon NRCS State Design Engineer and State Forester. For additional guidance please contact either one regarding these drawings or any general questions on access roads

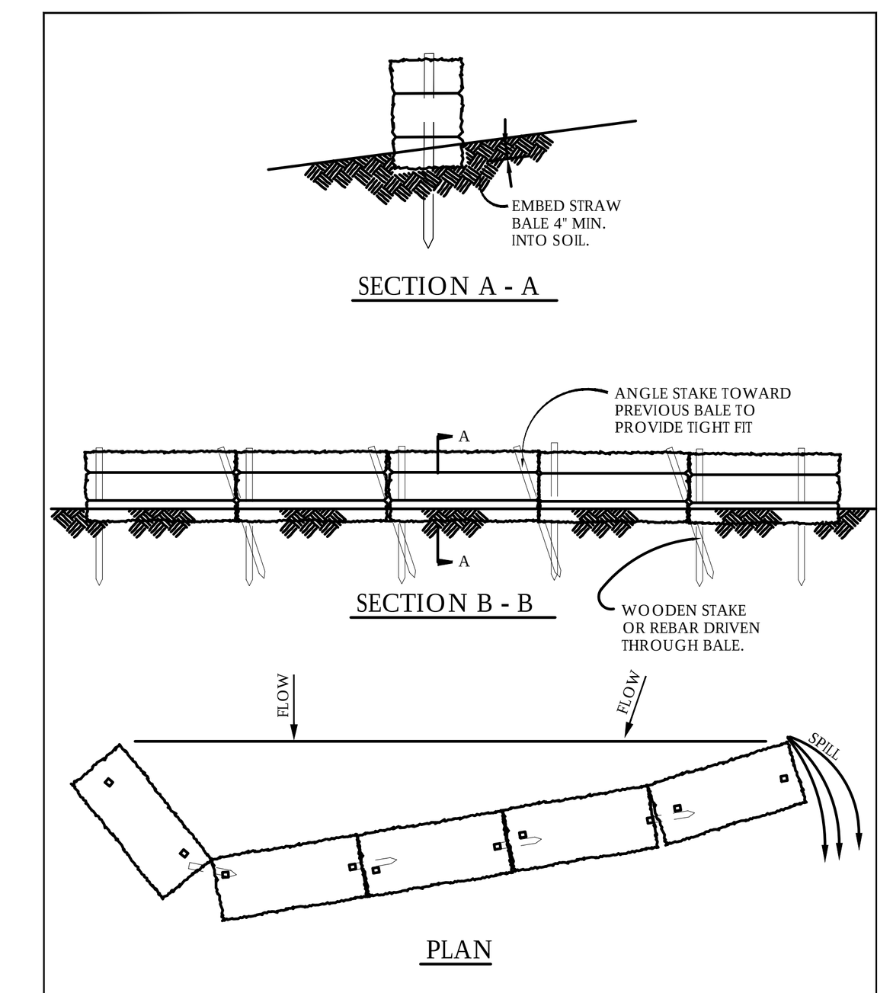
NRCS
Natural Resources Conservation Service
United States Department of Agriculture

ROLLING DIPS (LOW OR MEDIUM USE ROADS)

PRACTICE STANDARD 560 – ACCESS ROADS

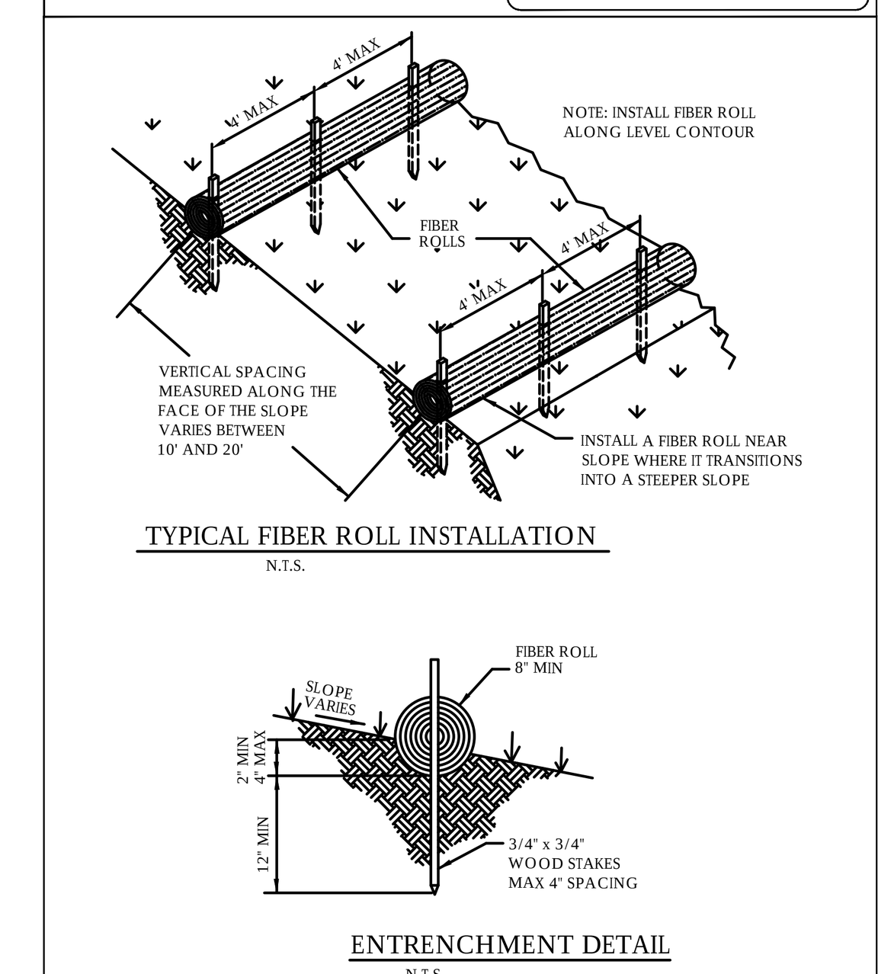
Designed ____ Drawn KLY Checked ____ Approved ____ Title State Conservation Engineer Date 1/2013

File Name access_roads.dwg
Drawing No.
Sheet of



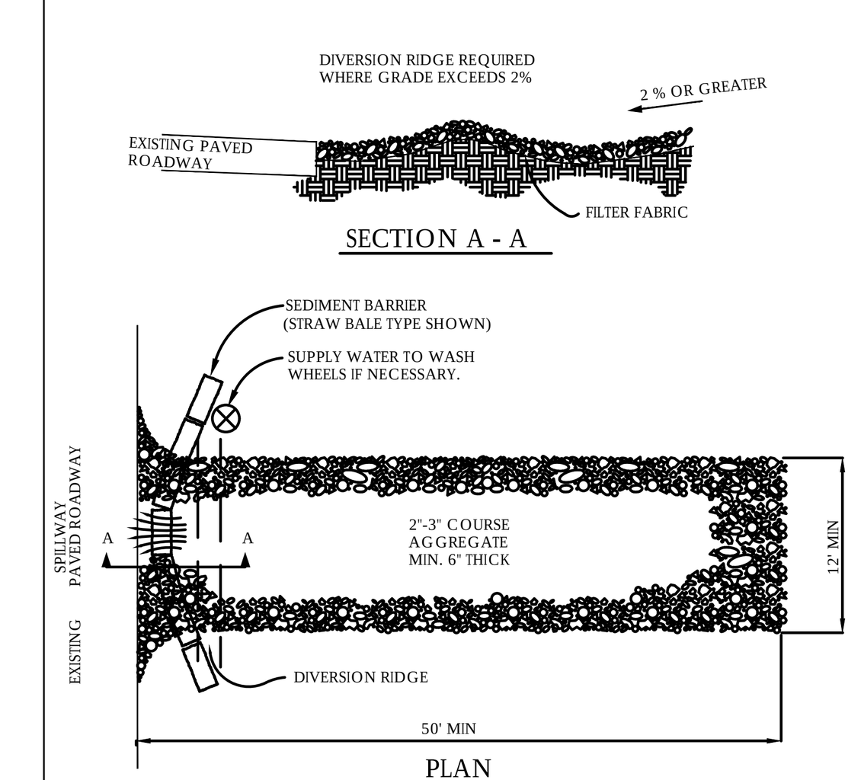
NOTES:
1. THE STRAW BALES SHALL BE PLACED ON SLOPE CONTOUR.
2. BALES TO BE PLACED IN A ROW WITH THE ENDS TIGHTLY ABUTTING. USE STRAW, ROCKS, OR FILTER FABRIC TO FILL GAPS BETWEEN THE BALES AND TAMP THE BACKFILL MATERIAL TO PREVENT EROSION OR FLOW AROUND BALES.

STRAW BALE DIKE



NOTE:
1. INSPECT AND REPAIR FIBER ROLLS AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. FIBER ROLLS SHALL BE PLACED ALONG LEVEL SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

FIBER ROLLS



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABLIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

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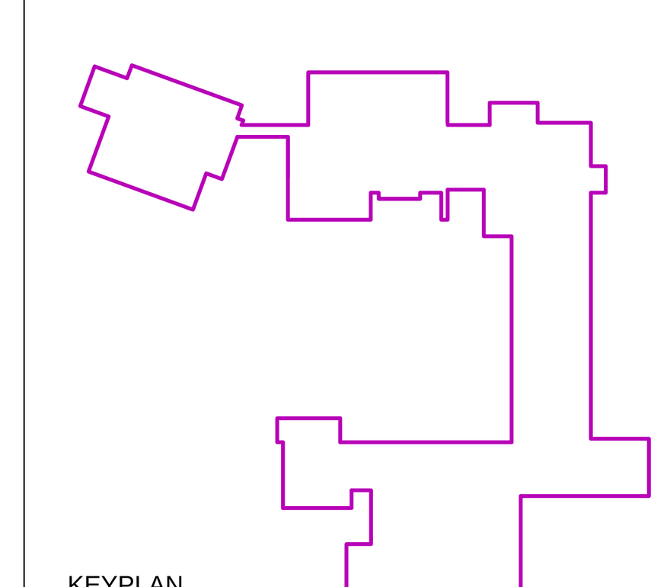
TEL (512) 382-1656

MOONDANCE RESIDENCE

2400 ACORN SPRINGS RD
APN 039-261-051 & -052
TEMPLETON, CA 93465

No.	Date	Description



KEYPLAN

NOTES & DETAILS

Project number	16117
Date	12/21/2017
Drawn by	JM
Checked by	TR

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LEGEND

= Existing ranch road

= New all-weather base road

= New paved road

200 100 0 200 400

SCALE: 1" = 200'

NOTE:
THE SHOP BUILDING AND PAD WILL BE CONSTRUCTED UNDER A SEPARATE PERMIT.

ACORN SPRINGS RD

ROAD 'A'

ROAD 'B'

NORTH WELL

MOONDANCE WELL

HAY FIELD WELL

EAST GATE WELL

CANYON WELL

MIDDLE WELL

EAST WELL A

EAST WELL B

RIDGE WELL

WINDMILL WELL

SOUTH WELL

STRUCTURE IS REMOVED

SHOP UNDER SEPARATE PERMIT

ERODED AREA TYP

ERODED AREA TYP

CULVERT #1

CULVERT #2

CULVERT #3

CULVERT #4

CULVERT #5

CULVERT #6

CULVERT #7

(E) UNPAVED RANCH ROAD TYP

(N) ALL-WEATHER BASE ROAD

(N) 16' CALFIRE APPROVED ACCESS DRIVEWAY

(N) PAVED ROAD

(N) 12' AG ROAD ALL-WEATHER BASE

INSTALL 3" SCH 80 PVC WATER SUPPLY LINE (SEE TYPICAL ROAD SECTION)

INSTALL (2) - 2" TELEPHONE CONDUIT WITH PULL BOXES AT 400' INTERVALS (SEE TYPICAL ROAD SECTION)

NEW FIRE WATER & DOMESTIC WATER LINE

NEW UTILITY POLE & METER PANEL, WATER STORAGE, PRESSURE PUMP, GENERATOR, AND LPG TANK - SEE MECHANICAL PLANS

(N) RESIDENCE

NEW UNDERGROUND ELECTRIC & GAS

NEW FIRE DEPT CONNECTION

NEW OVERHEAD ELECTRICAL

NEW OVERHEAD ELECTRICAL

EXISTING UTILITY POLE POINT OF CONNECTION

5 8 9 6 10 4 7

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MOONDANCE RESIDENCE

2400 ACORN SPRINGS RD
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TEMPLETON, CA 93465

No.	Date	Description

KEYPLAN

SITE PLAN

REGISTERED PROFESSIONAL ENGINEER
Timothy P. Roberts
35366
Exp. 9/30/19
CIVIL
STATE OF CALIFORNIA

Project number	16117
Date	12/21/2017
Drawn by	JM
Checked by	TR

C-3

12/6/2017 6:17:53 PM

CONSTRUCTION NOTES

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

1. Existing unpaved road.
2. Existing fence.
3. Existing gate.
4. Existing well.
5. Construct 6" all-weather aggregate base driveway per typical section.
6. Construct 2" min asphalt driveway over 6" Class 2 aggregate base on longitudinal slopes > 12% per typical section.
7. Install 18" HPDE culvert @ S=1% min.
8. Install 24" HPDE culvert @ S=1% min.
9. Install 1 CY rock rip rap slope protection comprised of onsite native rock over gravel filter.
10. Track straw into, or hydro seed all newly graded slopes with County approved native erosion control seed mix.
11. Construct temporary construction entrance per CASQA detail sheet C-2.
12. Install biodegradable fiber rolls at toe of slope and as indicated. See CASQA detail sheet C-2.
13. Construct concrete washout structure per CASQA detail sheet C-2.
14. Construct temporary material storage area per CASQA detail sheet C-2.
15. Install temporary tree protection fencing.
16. Construct gravel driveway.
17. Construct garden wall. See architect's plans for detail.
18. Construct garden terrace wall typ. See architect's plan for detail.
19. Grade to drain away from proposed structure at S = 5% for 10 feet min. typical
20. Install 4" PCC concrete flatwork, S=2% typical. See architect's plans for details.
21. Construct concrete masonry retaining wall, see architect's plans for detail.
22. Construct 6" all-weather base fire vehicle turn-around per CalFire standards.
23. Construct earth swale at S = 1% typical (36" wide by 6" deep)
24. Construct level spreader per detail sheet 2, typical.
25. Construct concrete driveway apron.
26. Install 1,000-gallon septic tank.
27. Install 4" PVC sewer pipe at S=2% min.
28. Install sanitary sewer clean out.
29. Install distribution box.
30. Construct dry well, 20' minimum distance required between pits. See septic system design report package for details and specifications.
31. Install rolling dip per detail Sheet C-2.

OVERLAND
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MOONDANCE RESIDENCE

2400 ACORN SPRINGS RD
APN 039-261-051 & -052
TEMPLETON, CA 93465

No.	Date	Description

KEYPLAN

GRADING, DRAINAGE & EROSION CONTROL PLAN

REGISTERED PROFESSIONAL ENGINEER
TIMOTHY P. ROBERTS
35366
Exp. 9/30/19
CIVIL
STATE OF CALIFORNIA

Project number	16117
Date	12/21/2017
Drawn by	JM
Checked by	TR

C-4

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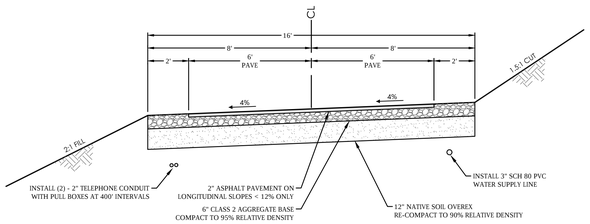
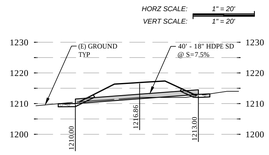
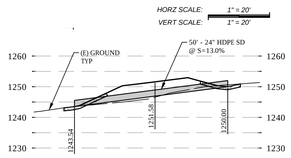


DRIVEWAY TYPICAL SECTION

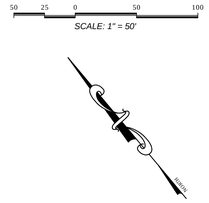
NOT TO SCALE



CULVERT #1 SECTION



CULVERT #2 SECTION



CONSTRUCTION NOTES

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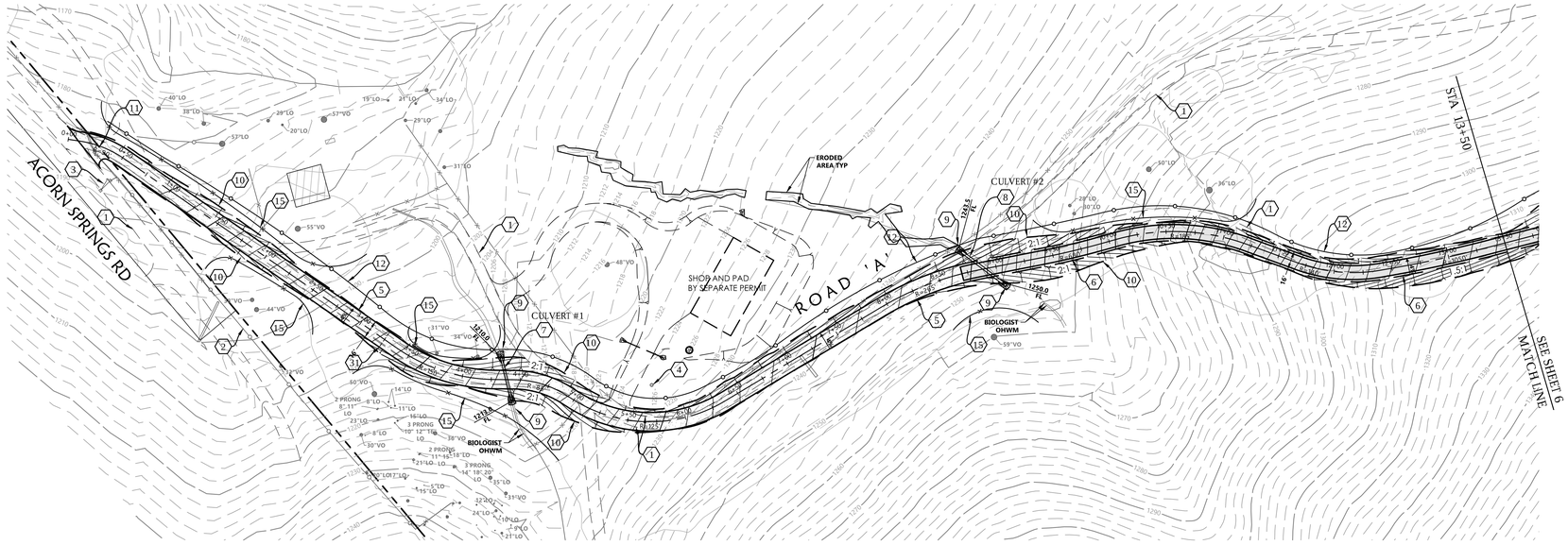
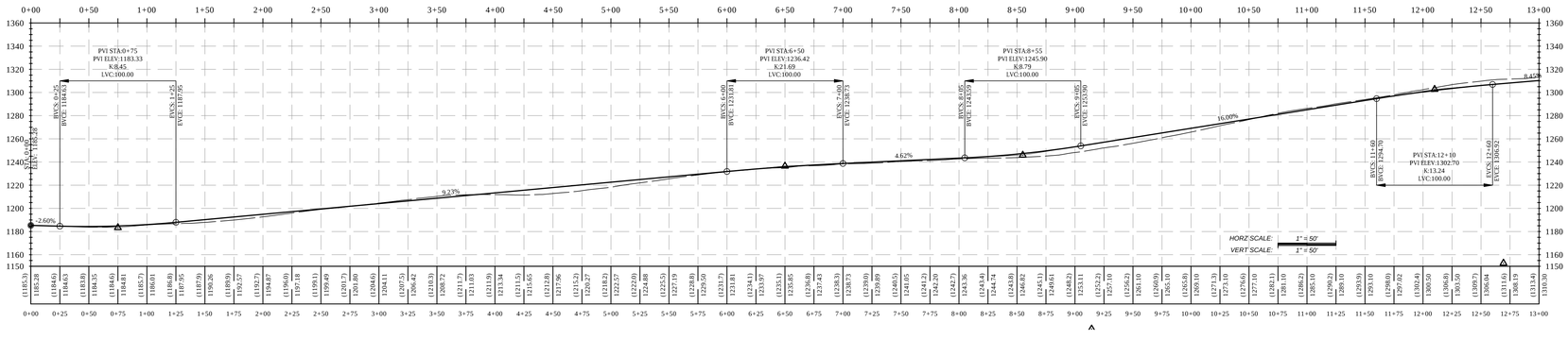
1. Existing unpaved road.
2. Existing fence.
3. Existing gate.
4. Existing well.
5. Construct 6" all-weather aggregate base driveway per typical section.
6. Construct 2" min asphalt driveway over 6" Class 2 aggregate base on longitudinal slopes > 12% per typical section.
7. Install 18" HPDE culvert @ S=1% min.
8. Install 24" HPDE culvert @ S=1% min.
9. Install 1 CY rock rip rap slope protection comprised of onsite native rock over gravel filter.
10. Track straw into, or hydro seed all newly graded slopes with County approved native erosion control seed mix.
11. Construct temporary construction entrance per CASQA detail sheet C-2.
12. Install biodegradable fiber rolls at toe of slope and as indicated. See CASQA detail sheet C-2.
13. Construct concrete washout structure per CASQA detail sheet C-2.
14. Construct temporary material storage area per CASQA detail sheet C-2.
15. Install temporary tree protection fencing.
16. Construct gravel driveway.
17. Construct garden wall. See architect's plans for detail.
18. Construct garden terrace wall typ. See architect's plan for detail.
19. Grade to drain away from proposed structure at S = 5% for 10 feet min. typical
20. Install 4" PCC concrete flatwork, S=2% typical. See architect's plans for details.
21. Construct concrete masonry retaining wall, see architect's plans for detail.
22. Construct 6' all-weather base fire vehicle turn-around per CalFire standards.
23. Construct earth swale at S = 1% typical (36" wide by 6" deep)
24. Construct level spreader per detail sheet 2, typical.
25. Construct concrete driveway apron.
26. Install 1,000-gallon septic tank.
27. Install 4" PVC sewer pipe at S=2% min.
28. Install sanitary sewer clean out.
29. Install distribution box.
30. Construct dry well, 20' minimum distance required between pits. See septic system design report package for details and specifications.
31. Install rolling dip per detail Sheet C-2.



ROAD 'A' PLAN



ROAD 'A' PROFILE

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APN 039-261-051 & -052
TEMPLETON, CA 93465

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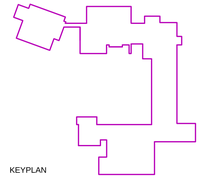

KEYPLAN

ROAD 'A' PLAN

Project number	16117
Date	12/21/2017
Drawn by	JM
Checked by	TR

C-5

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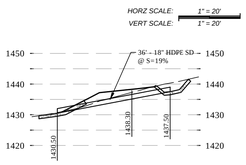
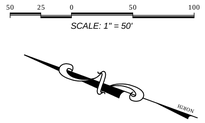
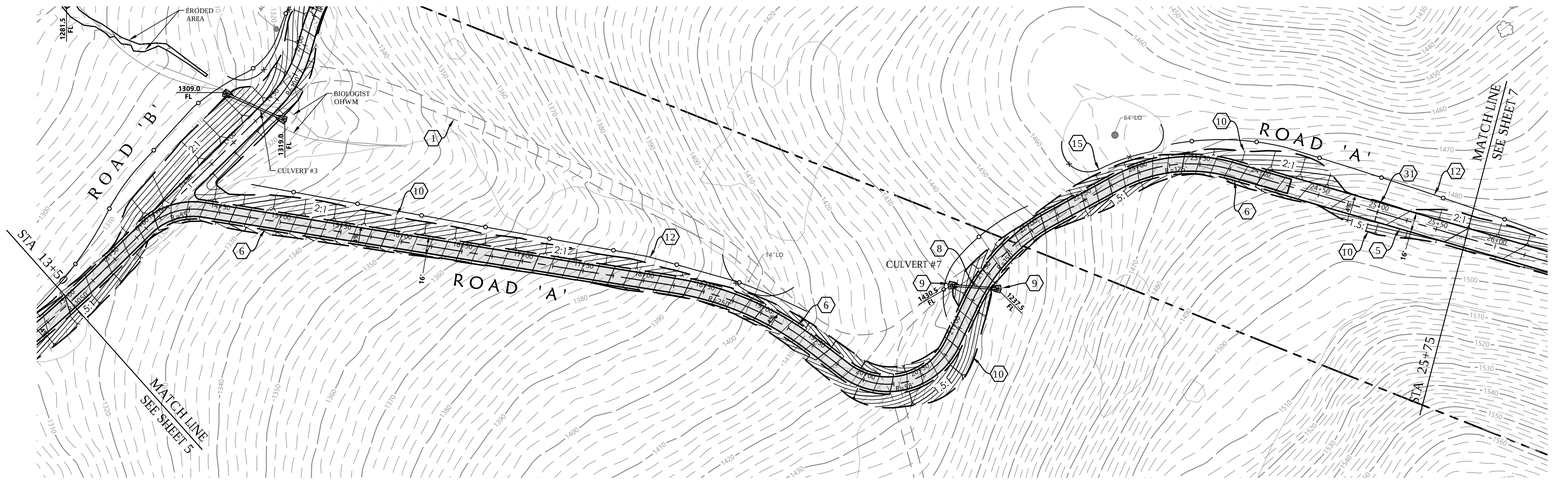


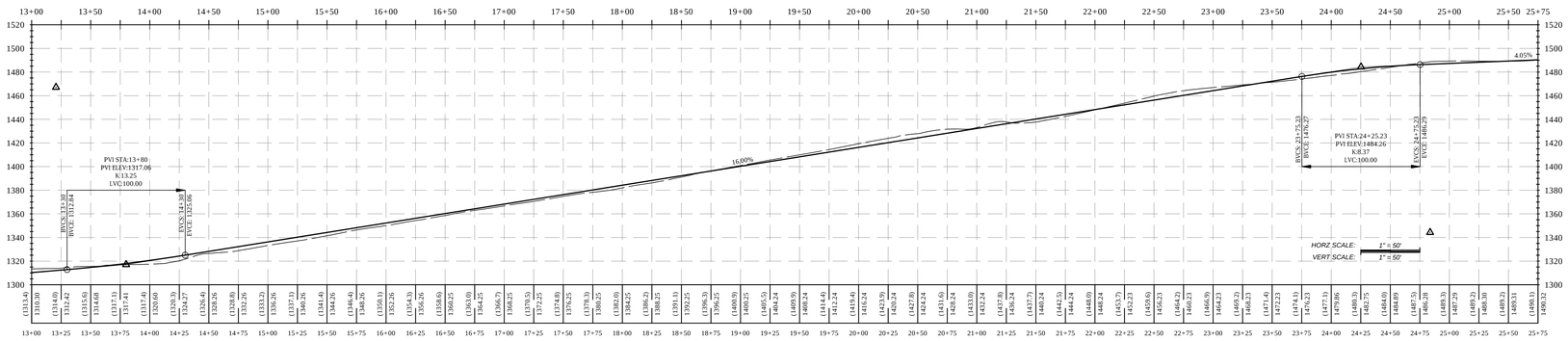
CULVERT #7 SECTION



SEE SHEET 8 FOR ROAD 'B' PLAN



ROAD 'A' PLAN



ROAD 'A' PROFILE

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6. Construct 2" min asphalt driveway over 6" Class 2 aggregate base on longitudinal slopes > 12% per typical section.
7. Install 18" HPDE culvert @ S=1% min.
8. Install 24" HPDE culvert @ S=1% min.
9. Install 1 CY rock rip rap slope protection comprised of onsite native rock over gravel filter.
10. Track straw into, or hydro seed all newly graded slopes with County approved native erosion control seed mix.
11. Construct temporary construction entrance per CASQA detail sheet C-2.
12. Install biodegradable fiber rolls at toe of slope and as indicated. See CASQA detail sheet C-2.
13. Construct concrete washout structure per CASQA detail sheet C-2.
14. Construct temporary material storage area per CASQA detail sheet C-2.
15. Install temporary tree protection fencing.
16. Construct gravel driveway.
17. Construct garden wall. See architect's plans for detail.
18. Construct garden terrace wall typ. See architect's plan for detail.
19. Grade to drain away from proposed structure at S = 5% for 10 feet min. typical
20. Install 4" PCC concrete flatwork, S=2% typical. See architect's plans for details.
21. Construct concrete masonry retaining wall, see architect's plans for detail.
22. Construct 6' all-weather base fire vehicle turn-around per CalFire standards.
23. Construct earth swale at S = 1% typical (36" wide by 6" deep)
24. Construct level spreader per detail sheet 2, typical.
25. Construct concrete driveway apron.
26. Install 1,000-gallon septic tank.
27. Install 4" PVC sewer pipe at S=2% min.
28. Install sanitary sewer clean out.
29. Install distribution box.
30. Construct dry well, 20' minimum distance required between pits. See septic system design report package for details and specifications.
31. Install rolling dip per detail Sheet C-2.

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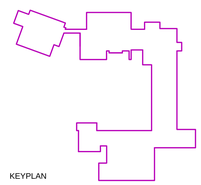

KEYPLAN

ROAD 'A' PLAN

Project number	16117
Date	12/21/2017
Drawn by	JM
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C-6

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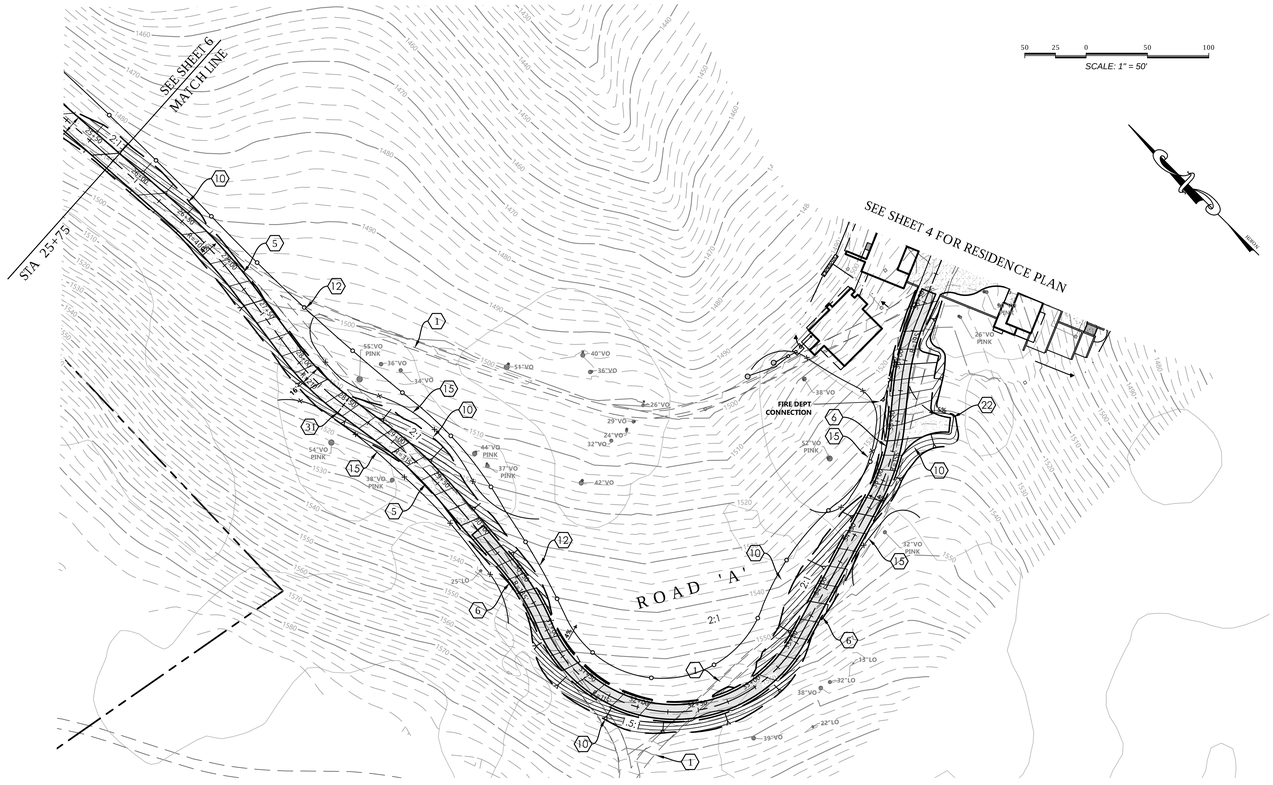
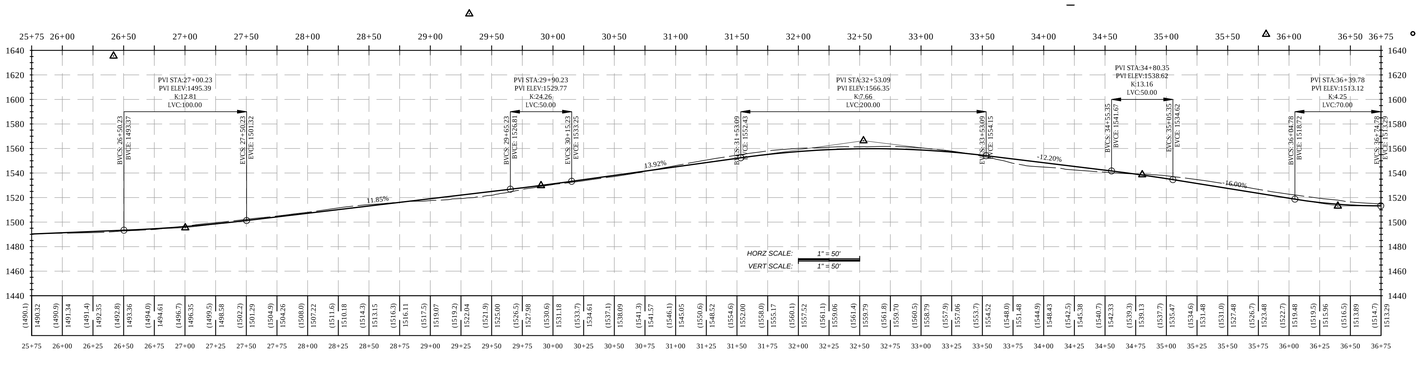


ROAD 'A' PLAN



ROAD 'A' PROFILE

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6. Construct 2' min asphalt driveway over 6' Class 2 aggregate base on longitudinal slopes > 12% per typical section.
7. Install 18" HPDE culvert @ S=1% min.
8. Install 24" HPDE culvert @ S=1% min.
9. Install 1 CY rock rip rap slope protection comprised of onsite native rock over gravel filter.
10. Track straw into, or hydro seed all newly graded slopes with County approved native erosion control seed mix.
11. Construct temporary construction entrance per CASQA detail sheet C-2.
12. Install biodegradable fiber rolls at toe of slope and as indicated. See CASQA detail sheet C-2.
13. Construct concrete washout structure per CASQA detail sheet C-2.
14. Construct temporary material storage area per CASQA detail sheet C-2.
15. Install temporary tree protection fencing.
16. Construct gravel driveway.
17. Construct garden wall. See architect's plans for detail.
18. Construct garden terrace wall typ. See architect's plan for detail.
19. Grade to drain away from proposed structure at S = 5% for 10 feet min. typical
20. Install 4" PCC concrete flatwork, S=2% typical. See architect's plans for details.
21. Construct concrete masonry retaining wall, see architect's plans for detail.
22. Construct 6" all-weather base fire vehicle turn-around per CalFire standards.
23. Construct earth swale at S = 1% typical (36" wide by 6" deep)
24. Construct level spreader per detail sheet 2, typical.
25. Construct concrete driveway apron.
26. Install 1,000-gallon septic tank.
27. Install 4" PVC sewer pipe at S=2% min.
28. Install sanitary sewer clean out.
29. Install distribution box.
30. Construct dry well, 20' minimum distance required between pits. See septic system design report package for details and specifications.
31. Install rolling dip per detail Sheet C-2.

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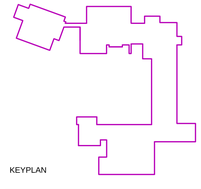

KEYPLAN

ROAD 'A' PLAN

Project number	16117
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C-7

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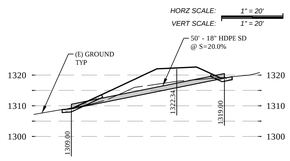
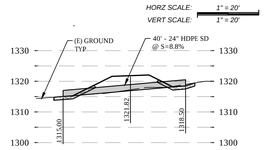


CULVERT #3 SECTION



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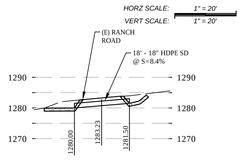

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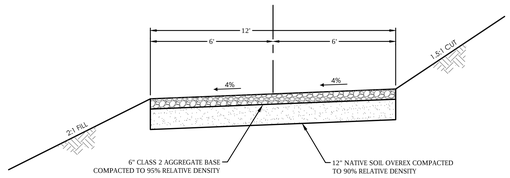
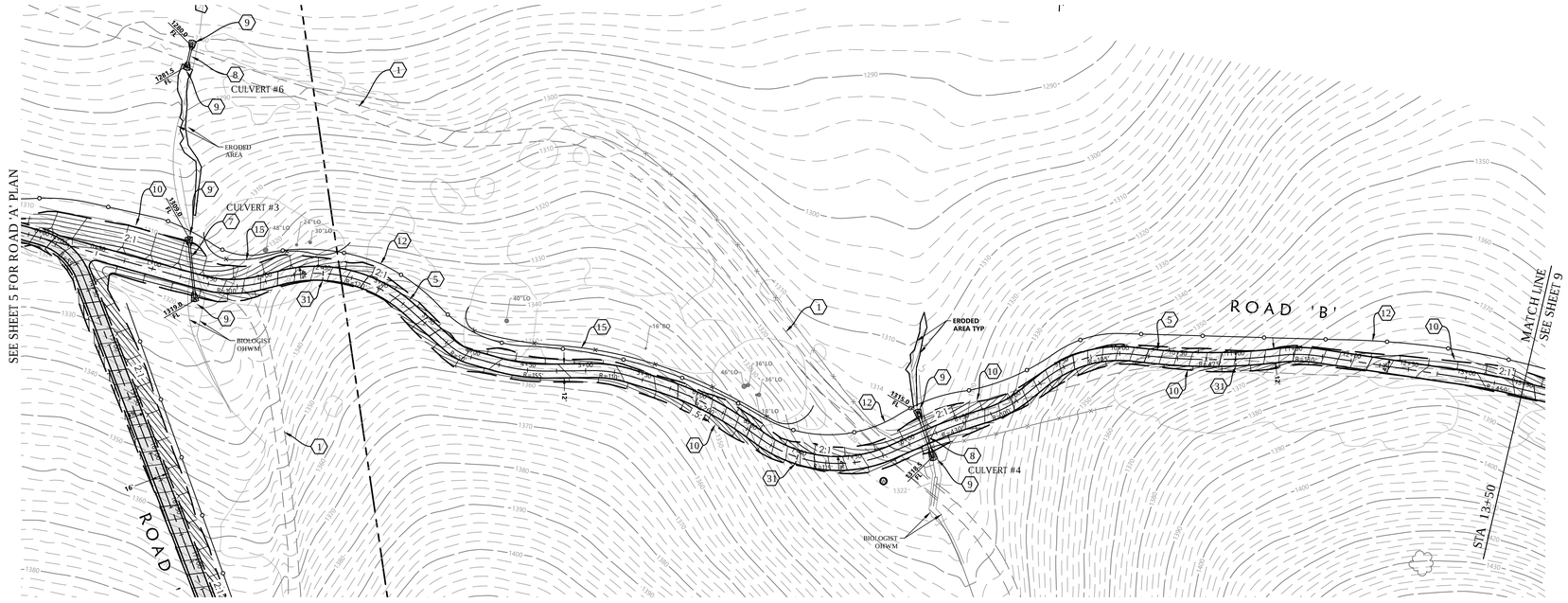
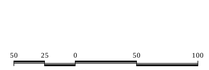


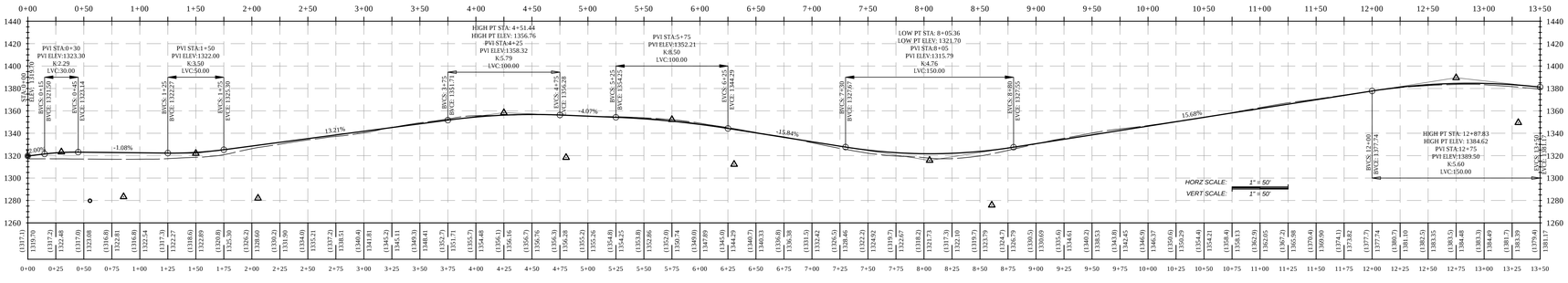
AG ROAD TYPICAL SECTION

NOT TO SCALE



ROAD 'B' PLAN





ROAD 'B' PROFILE

CONSTRUCTION NOTES

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

1. Existing unpaved road.
2. Existing fence.
3. Existing gate.
4. Existing well.
5. Construct 6" all-weather aggregate base driveway per typical section.
6. Construct 2" min asphalt driveway over 6" Class 2 aggregate base on longitudinal slopes > 12% per typical section.
7. Install 18" HPDE culvert @ S=1% min.
8. Install 24" HPDE culvert @ S=1% min.
9. Install 1 CY rock rip rap slope protection comprised of onsite native rock over gravel filter.
10. Track straw into, or hydro seed all newly graded slopes with County approved native erosion control seed mix.
11. Construct temporary construction entrance per CASQA detail sheet C-2.
12. Install biodegradable fiber rolls at toe of slope and as indicated. See CASQA detail sheet C-2.
13. Construct concrete washout structure per CASQA detail sheet C-2.
14. Construct temporary material storage area per CASQA detail sheet C-2.
15. Install temporary tree protection fencing.
16. Construct gravel driveway.
17. Construct garden wall. See architect's plans for detail.
18. Construct garden terrace wall typ. See architect's plan for detail.
19. Grade to drain away from proposed structure at S = 5% for 10 feet min. typical
20. Install 4" PCC concrete flatwork, S=2% typical. See architect's plans for details.
21. Construct concrete masonry retaining wall, see architect's plans for detail.
22. Construct 6" all-weather base fire vehicle turn-around per CalFire standards.
23. Construct earth swale at S = 1% typical (36" wide by 6" deep)
24. Construct level spreader per detail sheet 2, typical.
25. Construct concrete driveway apron.
26. Install 1,000-gallon septic tank.
27. Install 4" PVC sewer pipe at S=2% min.
28. Install sanitary sewer clean out.
29. Install distribution box.
30. Construct dry well, 20' minimum distance required between pits. See septic system design report package for details and specifications.
31. Install rolling dip per detail Sheet C-2.

OVERLAND

PARTNERS | ARCHITECTS

Richard M. Archer, FAIA
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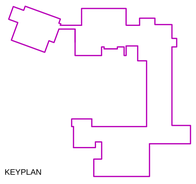
Studio Lumina
9411 Chapel Down Street
Austin, Texas 78729
TEL (512) 382-1656

MOONDANCE RESIDENCE

2400 ACORN SPRINGS RD
APN 039-261-051 & -052
TEMPLETON, CA 93465

No.	Date	Description



KEYPLAN

ROAD 'B' PLAN

Project number	16117
Date	12/21/2017
Drawn by	JM
Checked by	TR

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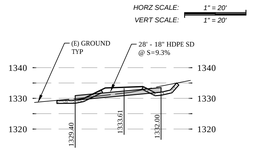
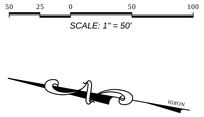
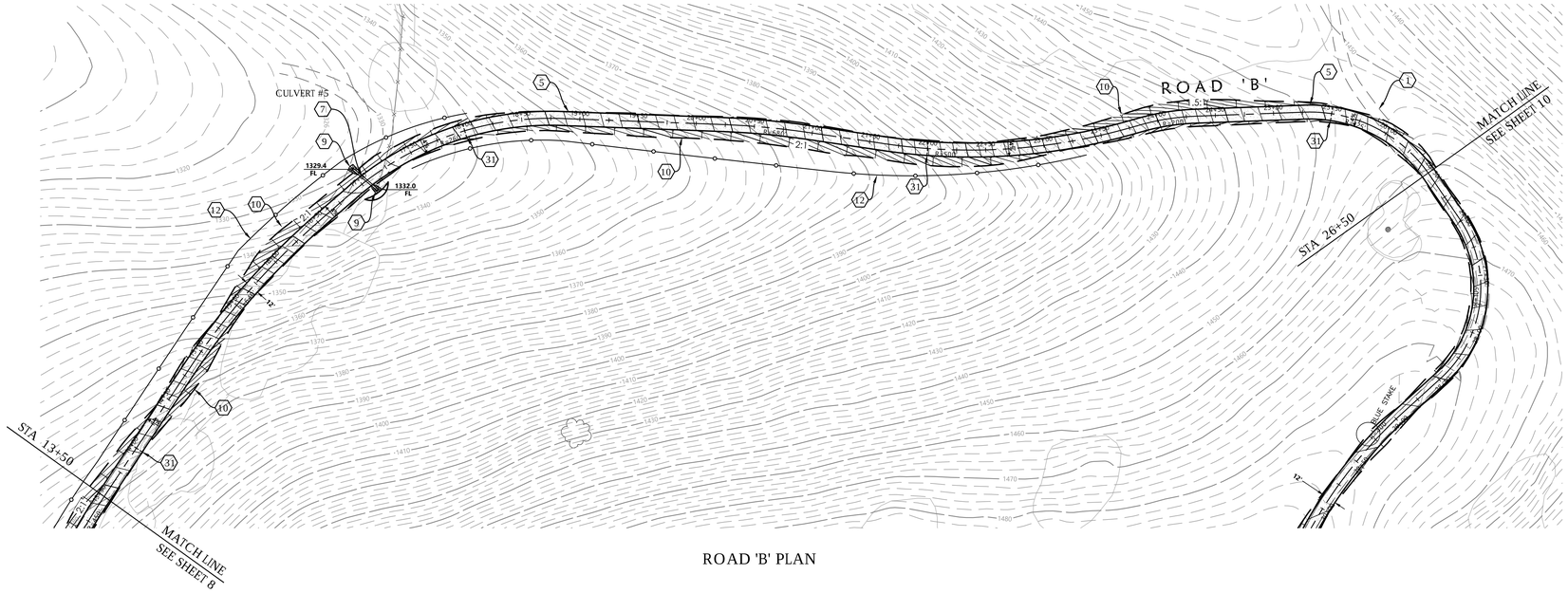
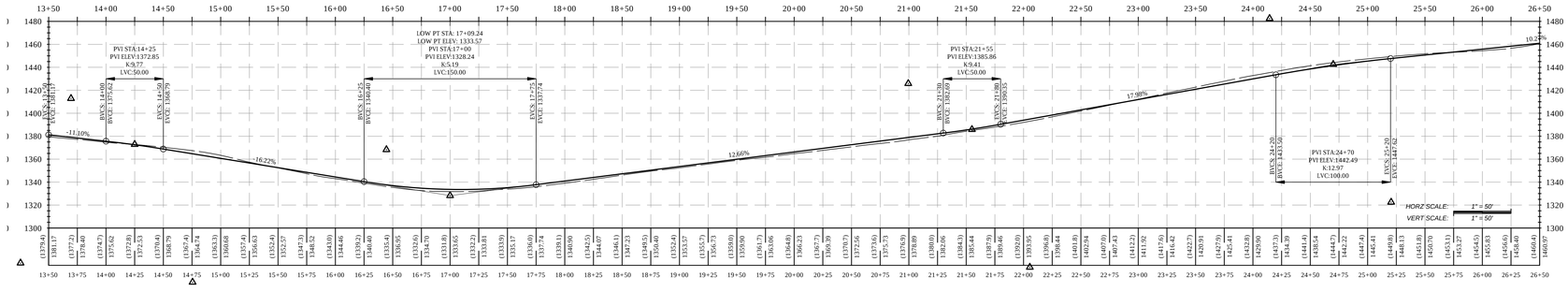


CULVERT #5 SECTION





ROAD 'B' PLAN



ROAD 'B' PROFILE

CONSTRUCTION NOTES

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

1. Existing unpaved road.
2. Existing fence.
3. Existing gate.
4. Existing well.
5. Construct 6" all-weather aggregate base driveway per typical section.
6. Construct 2" min asphalt driveway over 6" Class 2 aggregate base on longitudinal slopes > 12% per typical section.
7. Install 18" HPDE culvert @ S=1% min.
8. Install 24" HPDE culvert @ S=1% min.
9. Install 1 CY rock rip rap slope protection comprised of onsite native rock over gravel filter.
10. Track straw into, or hydro seed all newly graded slopes with County approved native erosion control seed mix.
11. Construct temporary construction entrance per CASQA detail sheet C-2.
12. Install biodegradable fiber rolls at toe of slope and as indicated. See CASQA detail sheet C-2.
13. Construct concrete washout structure per CASQA detail sheet C-2.
14. Construct temporary material storage area per CASQA detail sheet C-2.
15. Install temporary tree protection fencing.
16. Construct gravel driveway.
17. Construct garden wall. See architect's plans for detail.
18. Construct garden terrace wall typ. See architect's plan for detail.
19. Grade to drain away from proposed structure at S = 5% for 10 feet min. typical
20. Install 4" PCC concrete flatwork, S=2% typical. See architect's plans for details.
21. Construct concrete masonry retaining wall, see architect's plans for detail.
22. Construct 6' all-weather base fire vehicle turn-around per CalFire standards.
23. Construct earth swale at S = 1% typical (36" wide by 6" deep)
24. Construct level spreader per detail sheet 2, typical.
25. Construct concrete driveway apron.
26. Install 1,000-gallon septic tank.
27. Install 4" PVC sewer pipe at S=2% min.
28. Install sanitary sewer clean out.
29. Install distribution box.
30. Construct dry well, 20' minimum distance required between pits. See septic system design report package for details and specifications.
31. Install rolling dip per detail Sheet C-2.

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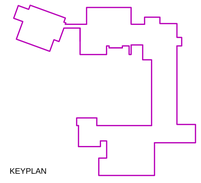


KEYPLAN

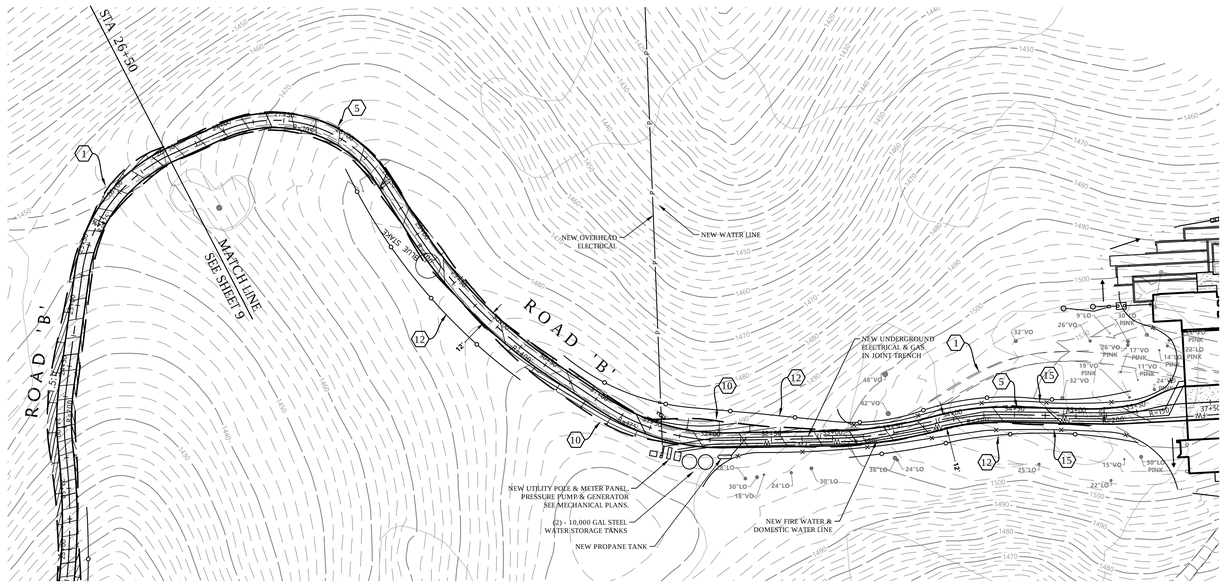
ROAD 'B' PLAN

REGISTERED PROFESSIONAL ENGINEER
Timothy P. Roberts
35366
Exp: 9/30/19
CIVIL
STATE OF CALIFORNIA

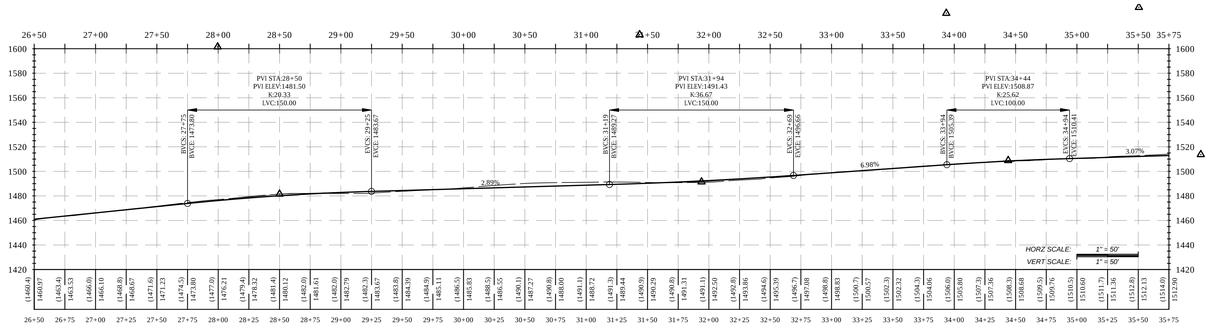
Project number	16117
Date	12/21/2017
Drawn by	JM
Checked by	TR

C-9

12/6/2017 6:17:53 PM



ROAD 'B' PLAN



ROAD 'B' PROFILE

50 25 0 50 100

SCALE: 1" = 50'

NORTH

CONSTRUCTION NOTES

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1. Existing unpaved road.
2. Existing fence.
3. Existing gate.
4. Existing well.
5. Construct 6" all-weather aggregate base driveway per typical section.
6. Construct 2" min asphalt driveway over 6" Class 2 aggregate base on longitudinal slopes > 12% per typical section.
7. Install 18" HPDE culvert @ S=1% min.
8. Install 24" HPDE culvert @ S=1% min.
9. Install 1 CY rock rip rap slope protection comprised of onsite native rock over gravel filter.
10. Track straw into, or hydro seed all newly graded slopes with County approved native erosion control seed mix.
11. Construct temporary construction entrance per CASQA detail sheet C-2.
12. Install biodegradable fiber rolls at toe of slope and as indicated. See CASQA detail sheet C-2.
13. Construct concrete washout structure per CASQA detail sheet C-2.
14. Construct temporary material storage area per CASQA detail sheet C-2.
15. Install temporary tree protection fencing.
16. Construct gravel driveway.
17. Construct garden wall. See architect's plans for detail.
18. Construct garden terrace wall typ. See architect's plan for detail.
19. Grade to drain away from proposed structure at S = 5% for 10 feet min. typical
20. Install 4" PCC concrete flatwork, S=2% typical. See architect's plans for details.
21. Construct concrete masonry retaining wall, see architect's plans for detail.
22. Construct 6' all-weather base fire vehicle turn-around per CalFire standards.
23. Construct earth swale at S = 1% typical (36" wide by 6" deep)
24. Construct level spreader per detail sheet 2, typical.
25. Construct concrete driveway apron.
26. Install 1,000-gallon septic tank.
27. Install 4" PVC sewer pipe at S=2% min.
28. Install sanitary sewer clean out.
29. Install distribution box.
30. Construct dry well, 20' minimum distance required between pits. See septic system design report package for details and specifications.
31. Install rolling dip per detail Sheet C-2.

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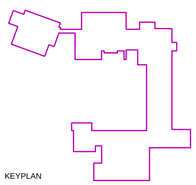
APN 039-261-051 & -052
TEMPLETON, CA 93465

No.	Date	Description



KEYPLAN

ROAD 'B' PLAN

REGISTERED PROFESSIONAL ENGINEER
TIMOTHY P. ROBERTS
35366
Exp. 9/30/19
CIVIL
STATE OF CALIFORNIA

Project number	16117
Date	12/21/2017
Drawn by	JM
Checked by	TR

C-10

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Moondance Farms - 1835 Santa Rita Road - Gully Erosional Features Plan

EROSION CONTROL NOTES

1. Erosion control measures for wind, water, material stockpiles, and tracking shall be implemented on all projects at all times and shall include source control, including protection of stockpiles, protection of slopes, protection of all disturbed areas, protection of accesses, and perimeter containment measures. Erosion control shall be placed prior to the commencement of grading and site disturbance activities unless the Building Department determines temporary measures to be unnecessary based upon location, site characteristics or time of year. The intent of erosion control measures shall be to keep all generated sediments from entering a swale, drainage way, watercourse, atmosphere, or migrate onto adjacent properties or onto the public right-of-way.
2. Site inspections and appropriate maintenance of all erosion control measures/devices shall be conducted and documented at all times during construction and especially prior to, during, and after rain events.
3. The Developer shall be responsible for the placement and maintenance of all erosion control measures/devices as specified by the approved plan. Erosion control measures/devices may be relocated, deleted or additional measures/devices may be required depending on the actual conditions encountered during construction. Additional erosion control measures/devices shall be placed at the discretion of the Engineer of Work, or County Inspector. Guidelines for determining appropriate erosion control devices shall be included in the plans with additional measures/devices noted from the appendix of the Public Improvement Standards.
4. Wet weather erosion control measures/devices shall be available, installed, and/or applied between October 15 and April 15 or anytime when the rain probability exceeds 30%.
5. The Contractor, Developer, and Engineer of Work shall be responsible to review the project site prior to October 15 (rainy season) and to coordinate an implementation plan for wet weather erosion control devices. A locally based standby crew for emergency work shall be available at all times during the rainy season (October 15 through April 15). Necessary materials shall be available and stock piled at convenient locations to facilitate rapid construction or maintenance of temporary devices when rain is imminent.
6. In the event of a failure, the Developer and/or his representative shall be responsible for cleanup and all associated costs or damage. In the event that damage occurs within the right-of-way and the County is required to perform cleanup, the owner shall be responsible for County reimbursement of all associated costs or damage.
7. In the event of failure and/or lack of performance by the owner and/or contractor to correct erosion control related problems the Building Department may revoke all active permits and recommend that County Code Enforcement provide a written notice or stop work order in accordance with Section 22.52.140 [23.10] of the Land Use Ordinance.
8. Permanent erosion control shall be placed and established with 90% coverage on all disturbed surfaces other than paved or gravel surfaces, prior to final inspection. Permanent erosion control shall be fully established prior to final acceptance. Temporary erosion control measures shall remain in place until permanent measures are established.
9. The County Air Pollution Control District (APCD) may have additional project specific erosion control requirements. The Contractor, Developer, and Engineer of Work shall be responsible for maintaining self-regulation of these requirements.
10. All projects involving site disturbance of one acre or greater shall comply with the requirements of the National Pollutant Discharge Elimination System (NPDES). The Developer shall submit a Notice of intent (NOI) to comply with the General Permit for Construction Activity with the Regional Water Quality Control Board (RWQCB). The Developer shall provide the County with the Waste Discharge Identification Number (WDID #) or with verification that an exemption has been granted by RWQCB.

    WDID No.: n/a Exempt due to agricultural operations.

    Person to contact 24 hours a day in the event there is an erosion control/sedimentation problem (Storm Water Compliance Officer):
    Name: Neil Roberts
    Local Phone: 805-226-0174

EROSION CONTROL & INSPECTIONS

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

SEED SPECIFICATIONS

1. **Road Mix 3454010**

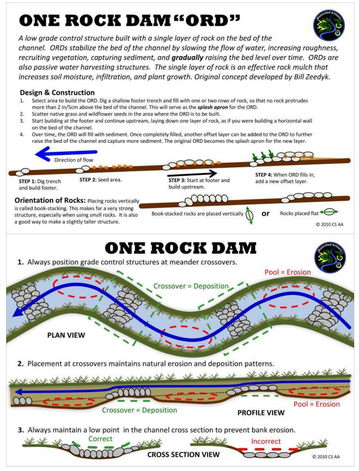
   85% Rhizing Moon Fescue
   15% Annual Ryegrass
   This you would plant about 35 pounds per acre

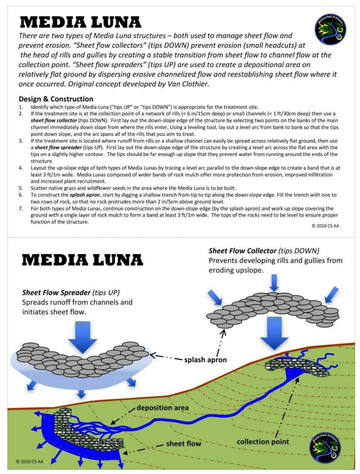
2. **Roberts Custom Erosion Mix**

   Merced Ryegrain 45.000%
   UC969 Barley 35.000%
   Coated Blando Brome 13.000%
   Flecha Fescue 7.000%
   On This mix you may want to go heavy up to 80 pound per acre on the steepest areas and about 60-70 on the other area

3. **Roberts Steep Road Mix**

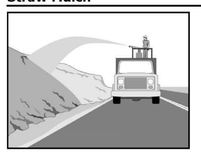
   Merced Ryegrain 70.000%
   Rhizing Moon Fescue 30.000%
   This you would plant about 60 pounds per acre





http://www.watershedartisans.com/wp-content/uploads/2016/03/Erosion-Control-Field-Guide.pdf

Straw Mulch EC-6



Categories
EC Erosion Control ☑
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control ☒
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents
Sediment ☑
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics

Potential Alternatives
EC-3 Hydraulic Mulch
EC-4 Hydroseeding
EC-5 Soil Binders
EC-7 Geotextiles and Mats
EC-8 Wood Mulching
EC-14 Compost Blanket

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.

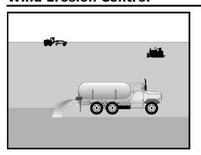
Description and Purpose
Straw mulch consists of placing a uniform layer of straw and incorporating it into the soil with a studded roller or crimper, or anchoring it with a tackifier or stabilizing emulsion. Straw mulch protects the soil surface from the impact of rain drops, preventing soil particles from becoming dislodged.

Suitable Applications
Straw mulch is suitable for disturbed areas requiring temporary protection until permanent stabilization is established. Straw mulch can be specified for the following applications:

- As a stand-alone BMP on disturbed areas until soils can be prepared for permanent vegetation. The longevity of straw mulch is typically less than six months.
- Applied in combination with temporary seeding strategies
- Applied in combination with permanent seeding strategies to enhance plant establishment and final soil stabilization
- Applied around containerized plantings to control erosion until the plants become established to provide permanent stabilization

Limitations
Availability of straw and straw blowing equipment may be limited just prior to the rainy season and prior to storms due to high demand.

Wind Erosion Control WE-1



Categories
EC Erosion Control
SE Sediment Control ☒
TC Tracking Control
WE Wind Erosion Control ☑
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents
Sediment ☑
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics

Potential Alternatives
EC-5 Soil Binders

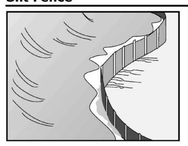
If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.

Description and Purpose
Wind erosion or dust control consists of applying water or other chemical dust suppressants as necessary to prevent or alleviate dust nuisance generated by construction activities. Covering small stockpiles or areas is an alternative to applying water or other dust palliatives.

California's Mediterranean climate, with a short "wet" season and a typically long, hot "dry" season, allows the soils to thoroughly dry out. During the dry season, construction activities are at their peak, and disturbed and exposed areas are increasingly subject to wind erosion, sediment tracking and dust generated by construction equipment. Site conditions and climate can make dust control more of an erosion problem than water based erosion. Additionally, many local agencies, including Air Quality Management Districts, require dust control and/or dust control permits in order to comply with local nuisance laws, opacity laws (visibility impairment) and the requirements of the Clean Air Act. Wind erosion control is required to be implemented at all construction sites greater than 1 acre by the General Permit.

Suitable Applications
Most BMPs that provide protection against water-based erosion will also protect against wind-based erosion and dust control requirements required by other agencies will generally meet wind erosion control requirements for water quality protection. Wind erosion control BMPs are suitable during the following construction activities:

Silt Fence SE-1



Categories
EC Erosion Control
SE Sediment Control ☑
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents
Sediment (coarse sediment) ☑
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics

Potential Alternatives
SE-5 Fiber Rolls
SE-6 Gravel Bag Berm SE-12 Manufactured Linear Sediment Controls
SE-13 Compost Socks and Berms
SE-14 Biofilter Bags

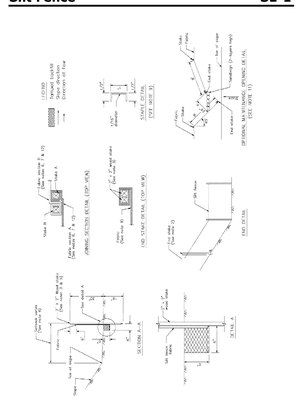
If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.

Description and Purpose
A silt fence is made of a woven geotextile that has been entrenched, attached to supporting poles, and sometimes backed by a plastic or wire mesh for support. The silt fence detains water, promoting sedimentation of coarse sediment behind the fence. Silt fence does not retain soil fine particles like clays or silts.

Suitable Applications
Silt fences are suitable for perimeter control, placed below areas where sheet flows discharge from the site. They could also be used as interior controls below disturbed areas where runoff may occur in the form of sheet and rill erosion and around inlets within disturbed areas (SE-10). Silt fences should not be used in locations where the flow is concentrated. Silt fences should always be used in combination with erosion controls. Suitable applications include:

- At perimeter of a project.
- Below the toe or down slope of exposed and erodible slopes.
- Along streams and channels.
- Around temporary spoil areas and stockpiles.
- Around inlets.
- Below other small cleared areas.

Silt Fence SE-1



OVERLAND
PARTNERS | ARCHITECTS
Richard M. Archer, FAIA
203 E. Jones Ave. Suite 104
San Antonio, Texas 78215
TEL (210) 829-7003 FAX (210) 829-0844

Structural Engineer
Eric Ko
Arup
10370 Richmond Avenue Suite 475
Houston, Texas 77042
TEL (713) 783-2787

Mechanical, Electrical, and Plumbing Engineer
Mechanical and Plumbing: Todd Stonebraker, PE
Electrical: Shaun Landman
Arup
10370 Richmond Avenue Suite 475
Houston, Texas 77042
TEL (713) 783-2787

Interior Designer
Paul Draper and Associates
4106 Swiss Ave.
Dallas, Texas 75204
TEL (214) 824-8352 FAX (214) 824-0932

Civil Engineer
Timothy P. Roberts, RCE 35366 QSD/QSP
Roberts Engineering Inc.
Templeton, California 93465
Tel (805) 239-0664

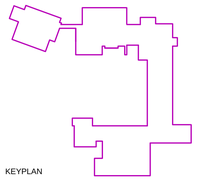
Landscape Architect
Jeffrey Gordon Smith Landscape Architecture
1212 2nd St.
Los Osos, California 93402
TEL (805) 528-2118

Lighting Design
Studio Lumina
9411 Chapel Down Street
Austin, Texas 78729
TEL (512) 382-1656

MOONDANCE RESIDENCE

2400 ACORN SPRINGS RD
APN 039-261-051 & -052
TEMPLETON, CA 93465

No.	Date	Description



KEYPLAN

GULLY EROSIONAL FEATURES PLAN

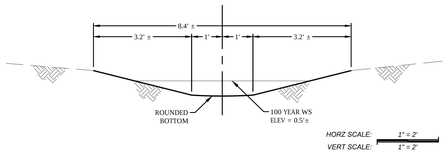
Project number	16117
Date	12/21/2017
Drawn by	JM
Checked by	TR

C-11

12/6/2017 6:17:53 PM

80 40 0 80 160

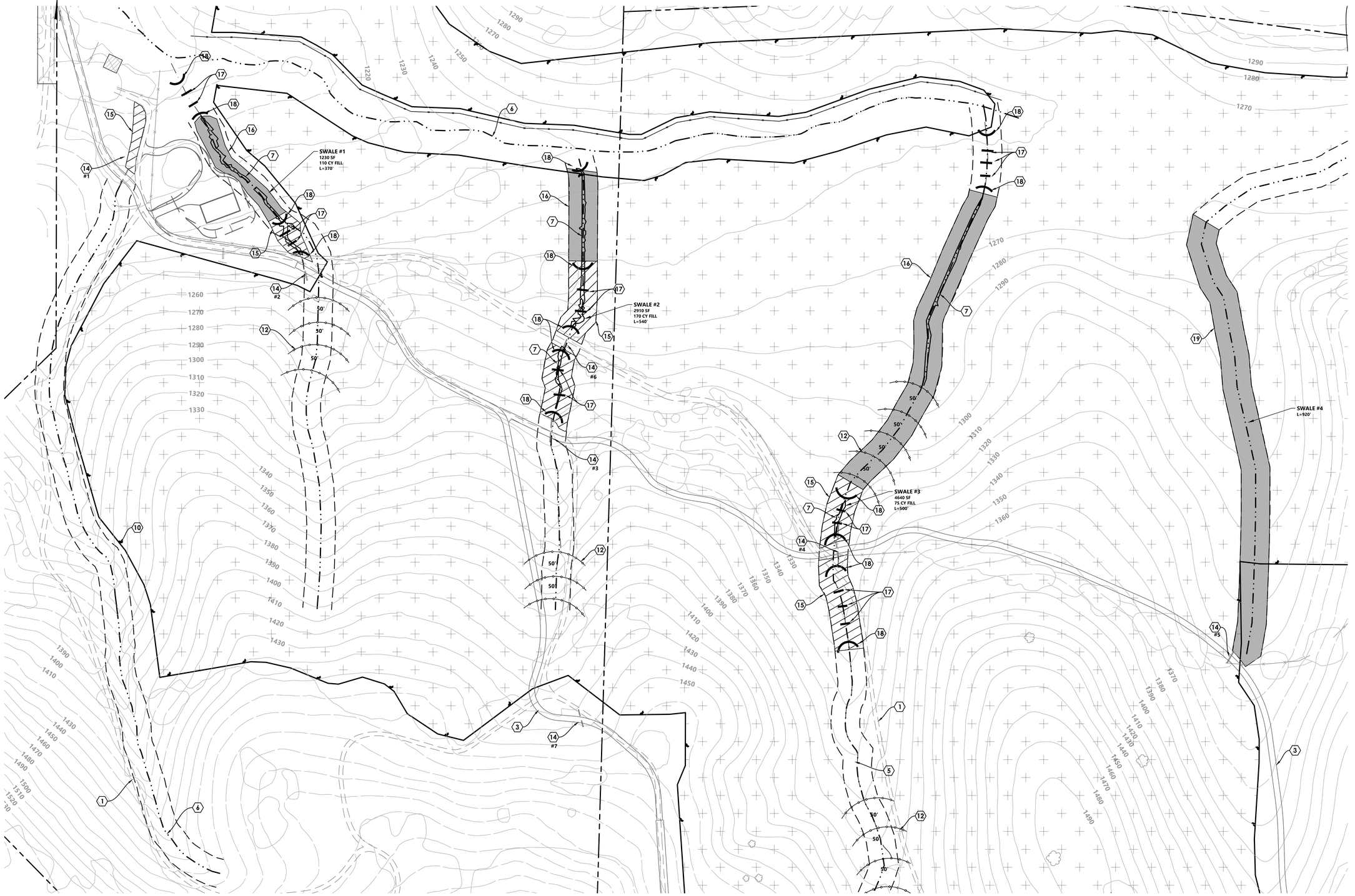
SCALE: 1" = 80'



TYPICAL CHANNEL SECTION

GULLY EROSIONAL FEATURES NOTES

1. Existing ranch road typ.
2. Not used.
3. Proposed driveway.
4. Not used.
5. Existing ephemeral swale.
6. Existing blueline creek.
7. CDFW jurisdictional area.
8. Not used.
9. Not used.
10. Limits of vineyard planting.
11. Not used.
12. Install fiber rolls, non-monofilament only, as indicated typ. See CASQA detail sheet 2.
13. Not used.
14. Install culvert. Rock rip rap slope protection at inlet and outlet shall be comprised of onsite native rock over gravel filter.
15. Native planting area hatched
16. 4:1 slopes seeded with native erosion control seed mix. See Typical Channel Section for detail.
17. Install rock check dam per detail Sheet 11.
18. Install media luna feature per detail Sheet 11.
19. Vegetated swale.



12/6/2017 6:17:53 PM

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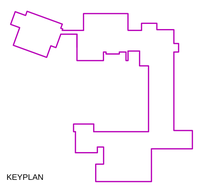


KEYPLAN

GULLY EROSIONAL FEATURES PLAN

Project number	16117
Date	12/21/2017
Drawn by	JM
Checked by	TR

C-12

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
MARVIN A. ROSE, *INTERIM DIRECTOR*

THIS IS A NEW PROJECT REFERRAL

DATE: 6/7/2018

TO: 2nd District Legislative Assistant, Building Division, Public Works, Cayucos Fire, Cayucos Sanitary, County Service Area10 (Cayucos Water), Coastal Commission, Cayucos Citizens Advisory Council, Brian Papurello

FROM: Young Choi (805-788-2086 or ychoi@co.slo.ca.us)

PROJECT NUMBER & NAME: DRC2018-00082 Riesner
PROJECT DESCRIPTION: Proposed Minor Use Permit for a new 1798 sqft. Single Family Residence and a new 570 sqft. Garage located at the 2600 block of Studio Drive in Cayucos.
APN(s)**:** 064-254-024

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

PART I: IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

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

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

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

PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.
Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

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

_____

_____ _____ _____
Date **Name** **Phone**

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Emergency Permit ☐ Tree Permit ☒ Minor Use Permit
- ☐ Conditional Use Permit/Development Plan ☐ Plot Plan
- ☐ Curb, Gutter & Sidewalk Waiver ☐ Other ☐ Site Plan
- ☐ Surface Mining/Reclamation Plan ☐ Zoning Clearance
- ☐ Amendment to approved land use permit ☐ Variance

DRC2018-00082

Minor Use Permit / Coastal Development Permit
064-254-024 /
RIESNER RONALD M TRE ETAL
NEW TWO STORY sfr W / ATTACHED GARAGE - 1798
SF/570 GARAGE =2367 SQFT

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name RIESNER RONALD M. TRE ETAL Daytime Phone 530-758-0639
Mailing Address 4211 ROBINA PLACE, DAVIS, CALIFORNIA Zip Code 95618
Email Address: triesner@comcast.net

☐ Applicant Name SAME AS ABOVE Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

☒ Agent Name JOHN PRYOR, ARCHITECT Daytime Phone 805-541-5130
Mailing Address 230 LOMA BONITA DRIVE, SLO, CA Zip Code 93401
Email Address: jmpryor@pacbell.net

PROPERTY INFORMATION

Total Size of Site: 5,110 SF Assessor Parcel Number(s): 064-254-024
Legal Description: LOT 4, POR LOT 5, BLOCK 67, MORRO STRAND NO. 5, RM BK 5 PG 11
Address of the project (if known): _____
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: STUDIO DRIVE NORTH OF OLD CREEK ROAD
Describe current uses, existing structures, and other improvements and vegetation on the property:
EXISTING LOT IS UNDEVELOPED ADJACENT CARPORT AND RET WALL ENCROACHES
LANDSCAPING IS COMPLETELY "ICEPLANT"

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): NEW TWO STORY SINGLE FAMILY RESIDENCE AND ATTACHED GARAGE 1798 SF LIVING / 570 SF GARAGE
TOTAL GSA = 2367 SF

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature _____ Date 5-18-18
JOHN PRYOR, AGENT FOR LANDOWNER

FOR STAFF USE ONLY

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building File No _____

Type of project: ☐ Commercial ☐ Industrial ☒ Residential ☐ Recreational ☐ Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): MINOR USE PERMIT W/ NO MODIFICATIONS TO ORDINANCE

Describe existing and future access to the proposed project site: 37.7' FRONTAGE @ STUDIO DRIVE

Surrounding parcel ownership: Do you own adjacent property? ☐ Yes ☒ No
If yes, what is the acreage of all property you own that surrounds the project site? _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):
North: RESIDENTIAL SFD South: RESIDENTIAL - SFD
East: HWY 1 - CABRILLO HWY West: PACIFIC OCEAN + BEACH

For all projects, answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 1532 sq. feet ___ % OF BUILDABLE SITE Landscaping: 1262 sq. feet ___ %
Paving: 630 sq. feet 11 % Other (specify) _____
Total area of all paving and structures: 1767 ☒ sq. feet ☐ acres
Total area of grading or removal of ground cover: 1262 ☒ sq. feet ☐ acres
Number of parking spaces proposed: 2 (GARAGE) Height of tallest structure: 15 FT ABOVE ST. CENTERLINE
Number of trees to be removed: _____ Type: _____
Setbacks: Front 0 FT Right 3 ET Left 3 ET Back 25' + BLUFF TOP SETBACK

Proposed water source: ☐ On-site well ☐ Shared well ☐ Other CSD 10
☒ Community System - List the agency or company responsible for provision: _____
Do you have a valid will-serve letter? ☐ Yes ☒ No (If yes, please submit copy)

Proposed sewage disposal: ☐ Individual on-site system ☐ Other _____
☒ Community System - List the agency or company responsible for sewage disposal: CAYUCOS SANITARY
Do you have a valid will-serve letter? ☐ Yes ☒ No (If yes, please submit copy) ~~+~~ WITH BUILDING PERMIT

Fire Agency: List the agency responsible for fire protection: CAYUCOS FIRE DEPT - CAL FIRE

For commercial/industrial projects answer the following:
Total outdoor use area: ___ ☐ sq. feet ☐ acres
Total floor area of all structures including upper stories: ___ sq. feet

For residential projects, answer the following:
Number of residential units: 1 Number of bedrooms per unit: 3
Total floor area of all structures including upper stories, but not garages and carports: 1798 sf
Total of area of the lot(s) minus building footprint and parking spaces: 3578 sf (TOTAL SITE OWNERSHIP)
TOTAL AREA OF BUILDABLE SITE 3524 SF
(EAST OF BLUFF TOP) - 1532 SF BLDG FOOTPRINT + PARKING
2046 SF

RIESER MUP
STUDIO DRIVE
APN 064-254-024

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

a. Answer **ALL** of the questions as accurately and completely as possible.
b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
c. If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
d. Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

1. Describe the topography of the site:
   Level to gently rolling, 0-10% slopes: 0.8 acres
   Moderate slopes - 10-20%: _____ acres
   20-30%: _____ acres
   Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No
   If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
   If yes, please describe: _____
4. Has a drainage plan been prepared? ☐ Yes ☐ No
   If yes, please include with application.
5. Has there been any grading or earthwork on the project site? ☐ Yes ☒ No
   If yes, please explain: _____
6. Has a grading plan been prepared? ☐ Yes ☐ No
   If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
8. Is a railroad or highway within 300 feet of your project site? ☒ Yes ☐ No
9. Can the proposed project be seen from surrounding public roads? ☒ Yes ☐ No
   If yes, please list: STUDIO DRIVE AND HWY 1

Water Supply Information

1. What type of water supply is proposed?
   ☐ Individual well ☐ Shared well ☒ Community water system
2. What is the proposed use of the water?
   ☒ Residential ☐ Agricultural - Explain _____
   ☐ Commercial/Office - Explain _____
   ☐ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? TYPICAL RESIDENTIAL
4. How many service connections will be required? 1
5. Do operable water facilities exist on the site?
   ☐ Yes ☒ No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
   ☐ Yes ☐ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?

Bacteriological?	☐ Yes	☐ No
Chemical?	☐ Yes	☐ No
Physical	☐ Yes	☐ No
Water analysis report submitted?	☐ Yes	☐ No

8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
   ☐ Well Driller's Letter ☐ Water Quality Analysis(☐ OK or ☐ Problems)
   ☐ Will Serve Letter ☐ Pump Test _____Hours /_____ GPM
   ☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
   ☐ Yes ☐ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
   ☐ Yes ☐ No
4. Has a piezometer test been completed?
   ☐ Yes ☐ No If 'Yes', please attach.
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
   ☐ Yes ☐ No *(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)*

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? ☐ Yes ☒ No
   Distance to nearest sewer line: 20 FEET Location of connection: NO CURRENT CATERAL
2. What is the amount of proposed flow? _____ GPD
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ☒ Yes ☐ No

Solid Waste Information

1. What type of solid waste will be generated by the project?
   ☒ Domestic ☐ Industrial ☐ Agricultural ☐ Other, please explain? _____
2. Name of Solid Waste Disposal Company: MISSION GARBAGE
3. Where is the waste disposal storage in relation to buildings? FENCED SIDEYARD
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☒ Yes ☐ No
   FUTURE BLUE WASTE WHEELER

Community Service Information

1. Name of School District: LUCIA MAR SCHOOL DISTRICT
2. Location of nearest police station: MORRO BAY - 5 MINUTES AWAY
3. Location of nearest fire station: CAYUCOS FIRE STATION - 3 MINUTES AWAY
4. Location of nearest public transit stop: DOWNTOWN CAYUCOS
5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project? ☐ Yes ☒ No

Historic and Archeological Information

1. Please describe the historic use of the property: UNDEVELOPED
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☐ Yes ☒ No
   If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? ☐ Yes ☒ No
   If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: _____ Hours of Operation: _____
2. How many people will this project employ? _____
3. Will employees work in shifts? ☐ Yes ☐ No
   If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
   ☐ Yes ☐ No If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? ☐ Yes ☐ No
   If yes, please explain: _____
   (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: _____
7. Will hazardous products be used or stored on-site? ☐ Yes ☐ No
   If yes, please describe in detail: _____
8. Has a traffic study been prepared? ☐ Yes ☐ No If yes, please attach a copy.
9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. _____ Between 4:00 to 6:00 p.m. _____

10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees ☐ Yes ☒ No
    If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
    ☐ Yes ☒ No If yes, please describe: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? ☐ Yes ☐ No
2. If yes, is the site currently under land conservation contract? ☐ Yes ☐ No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): _____
   NOTHING IS PROPOSED
2. Will the development occur in phases? ☐ Yes ☒ No
   If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? ☐ Yes ☒ No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? ☐ Yes ☐ No
   If yes, please describe: UNKNOWN – POSSIBLE SEAWALL MAINT. AGREEMENT

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: ONLY AS REQUIRED

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
   NONE
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ☒ No
   If yes, please list: _____

3. Are you aware of any previous environmental determinations for all or portions of this property?
   ☐ Yes ☒ No
   If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): MINOR USE PERMIT, BUILDING PERMIT

   (If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned to the project

PARCEL SUMMARY REPORT FOR APN 064-254-024
PRINTED ON 05/31/2018

OVERVIEW

PARCEL STATUS	Active
TAX CODE	000
PRIMARY OWNER	RIESNER RONALD M TRE ETAL 4211 ROBINIA PL DAVIS, CA 95618
SECONDARY OWNERS	RIESNER TRENT D RIESNER RONALD M & TRENT D REVOCABLE TRUST RIESNER RONALD M
PARCEL ADDRESS(ES)	,
COMMUNITY	Cayucos
ADVISORY COUNCIL	Cayucos Citizens Advisory Council
LEGAL DESCRIPTION	MORRO STR U5 BL 67 LT 4 & PTN LT 5
PLANNING AREA(S)	Estero Planning Area
LAND USE	Residential Single-Family
COMBINING DESIGNATIONS	Geologic Study Area, Local Coastal Program
PLANNING AREA STANDARDS	22.14.070, T23 Estero, T23 Estero Cay
PARCEL FLAGS	10A - CSA 10A Water Wait List, BLF - Blufftop Review Area, CAY - Cayucos Sanitary District, MS4 - MS4 Stormwater Area, RSF - Residential Single-Family, STM - Stormwater Management Area
NOTES	TW: TALKED TO TRENT RIESNER (530-758-0639) RE FOLLOWUP FROM PREAPP, SITE VISIT AND 25 FOOT BLUFF SETBACK. RECOMMENDED THAT THE HOUSE BE DESIGNED TO CONFORM TO 25 FOOT BLUUF SETBACK DETERMINED BY R. GORMAN. LEGAL AND PRACTICAL CONCERNS REMAIN RE USING RIP RAP SEA WALL LOCATED MOSTLY ON NEIGHBORING PROPERTY AS BASIS FOR LESSER SETBACK AT THIS CORNER OF THE PROPERTY. LANDOWNER WILL EXPLORE DESIGN APPROACH THAT ADHERES TO 25 FOOT SETBACK AND DOES NOT TRY TO RELY ON SEAWALL. (9/22/17)

RECORDED LOTS

Lot Number	Lot Flags
T-APV.C76-038-A-N	
T-AL71-42-A-Y	BS - Sea Wall Problem-State Ownership

PARCEL HISTORY

Submitted	Case Number	Case Type	Status
05/30/2018	DRC2018-00082	Land Use	Submitted

NEW TWO STORY sfr W/ ATTACHED GARAGE - 1798 SF/570 GARAGE =2367 SQFT

11/20/2015	PRE2015-00027	Pre-Application	Submitted

NEW SFR ON VACANT BLUFF
SEE CASE NOTES ON BLUFF DETERMINATION.

05/03/1998	S760038C	Subdivision	Recorded

PROP 2 CERTS OF COMP TO RECORD AL- 71-042

Department of Planning & Building

Interactive Data Viewer

Legend

- SLO County Parcels
- Roads
  - CalTrans
  - Maintained by SLO CO
  - Private Maintenance
  - Federal or State Maintenance
- Community Advisory Groups
  - Community Advisory Group Boundary
  - Cayucos Citizens Advisory Council Subarea
  - Creston Advisory Body Sub Areas
- Supervisor Districts
- Land Use Outlines

-376.17 0 188.08 376.17 Feet 1: 2,257

WGS_1984_Web_Mercator_Auxiliary_Sphere

Department of Planning & Building

Interactive Data Viewer

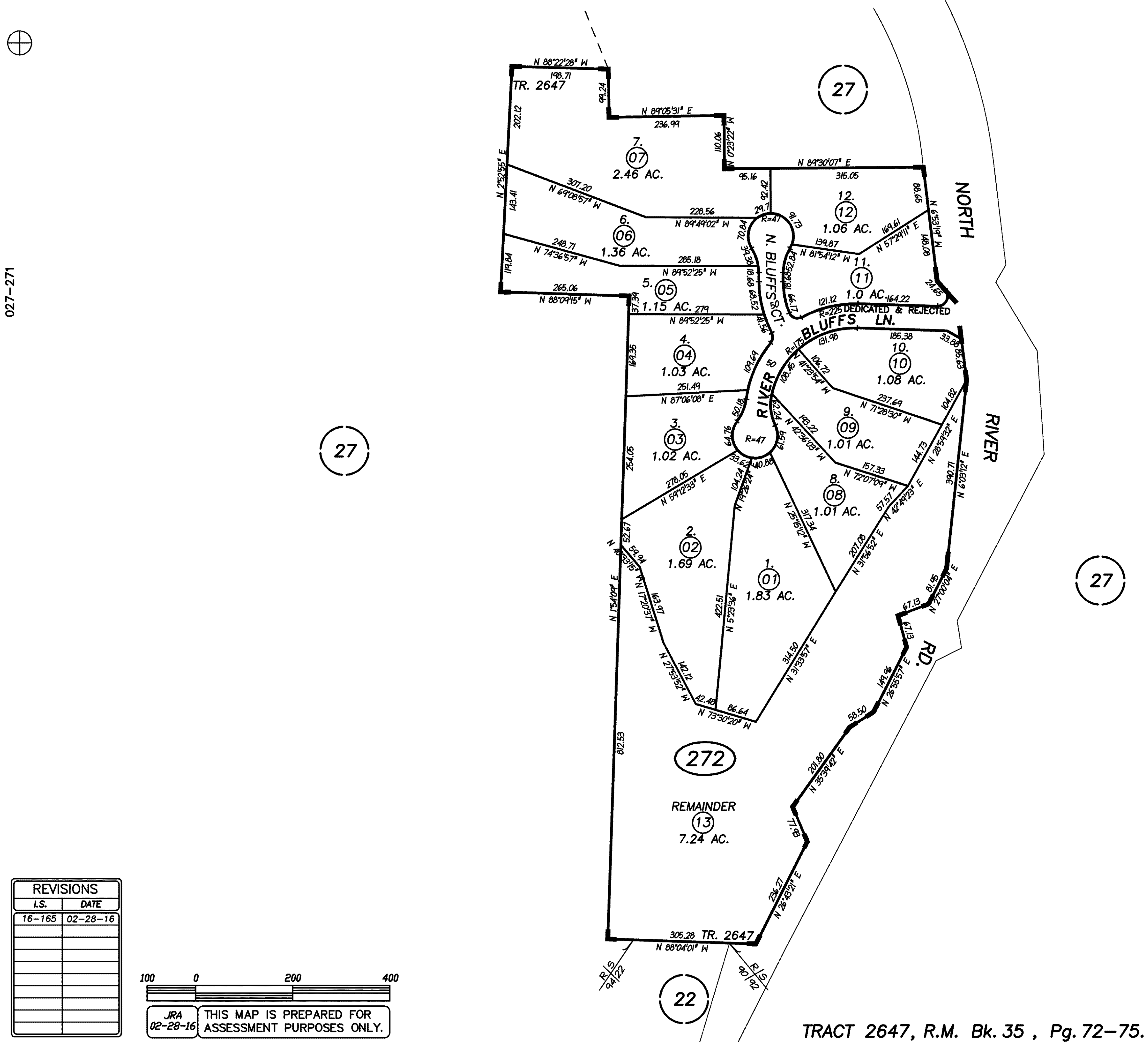
Legend

- SLO County Parcels

-96.00 0 48.00 96.00 Feet 1: 576

WGS_1984_Web_Mercator_Auxiliary_Sphere

027-272



REVISIONS	
I.S.	DATE
16-165	02-28-16

100 0 200 400

JRA 02-28-16 | THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT 2647, R.M. Bk. 35 , Pg. 72–75.

SAN MIGUEL
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 027 PAGE 272

RIESNER BEACH HOUSE

PROPERTY OWNERS
TRENT & RON RIESNER

STUDIO DRIVE, CAYUCOS
APN 064-254-024

MINOR USE PERMIT
APPLICATION
SAN LUIS OBISPO COUNTY

INDEX OF SHEETS

LICENSED ARCHITECT
JOHN M. PRYOR
C 11959
EXP 1-30-19
STATE OF CALIFORNIA

ARCHITECT
JOHN PRYOR
ARCHITECT
P.O. BOX 746
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COUNTY OF
SAN LUIS OBISPO
MINOR USE PERMIT
APPLICATION

PROPERTY
A.P.N.
064-254-024
STUDIO DRIVE
CAYUCOS
CA 93430

PLAN
EXTERIOR VIEWS
COVER SHEET

DATE
MAY
28
2018

SHEET
1
OF SHEETS

A NEW VACATION HOME for TRENT & RON RIESNER, CAYUCOS, CA

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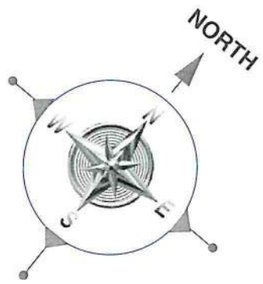


PACIFIC OCEAN

RIP-RAP SEAWALL PERMIT

134.70'

APN 064-254-023
LOT 8

ONE STORY

TWO STORY

25.0'

2680

120.90'

APN 064-254-022
LOT 7

ONE STORY

TWO STORY

25.0'

2684

118.40'

APN 064-254-025
LOT 6

ONE STORY

37.5'

2686

121.70'

SUBJECT PROPERTY

LOT 5

APN 064-254-024
LOT 4

TOP OF BLUFF

140.10'

TWO STORY

PROPOSED RIESNER RESIDENCE

ONE STORY

APN 064-254-002
LOT 3

ONE STORY

TWO STORY

26.92'

2692

LOT 2

APN 064-254-001

LOT 1

ONE STORY

2698

88'-0"

nearest coastal access

16 FT WIDE PUBLIC BEACH ACCESS

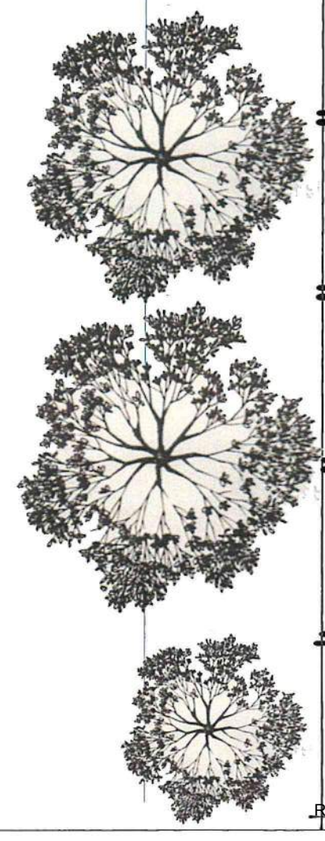
STUDIO DRIVE

HWY 1

NEIGHBORHOOD PROPERTIES AND STRUCTURES

MAP SCALE : 1' = 10'-0"

CAYUCOS VICINITY MAP



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PLAN
NEIGHBORHING STRUCTURES PLAN

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MAY 28 2018

SHEET
2
Of [illegible] SHEETS

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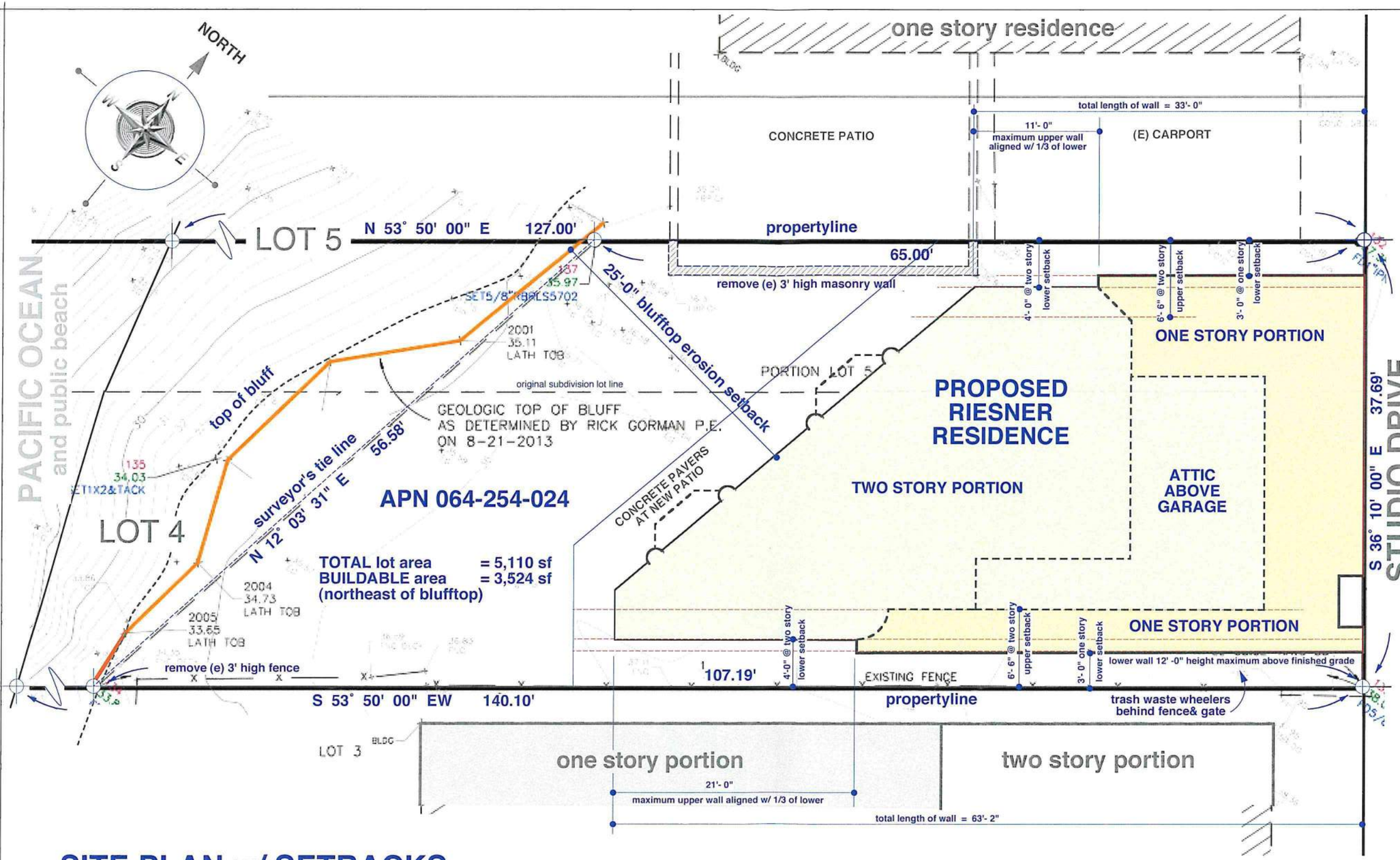

SITE PLAN w/ SETBACKS

PLAN SCALE: 1/4" = 1'-0"

LEGAL DESCRIPTION

LOT 4 AND A PORTION OF LOT 5 OF BLOCK 67 OF MORRO STRAND UNIT NO. 5 AS SHOWN ON MAP FILED IN BOOK 5 AT PAGE 11, IN COUNTY RECORDS OF SAN LUIS OBISPO, CALIFNORNIA

CERTIFICATE OF COMPLIANCE #1976-53571

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SITE PLAN W/MUP CONSTRAINTS

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SHEET
3
OF SHEETS

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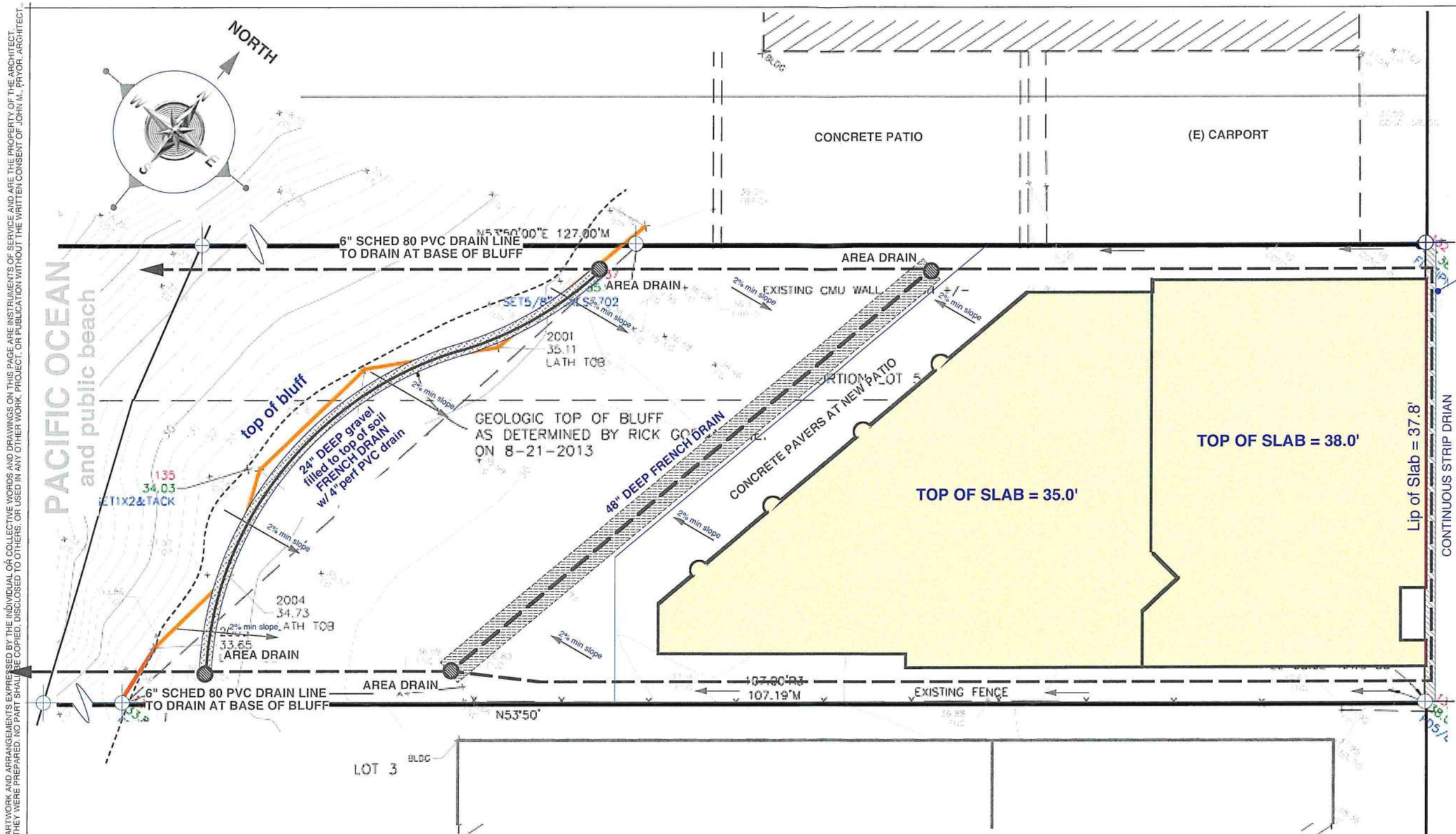

SITE PLAN w/ PROPOSED DRAINAGE

PLAN SCALE: 1/4" = 1'-0"

buildable lot area (east of bluff top) = 3524 sf
proposed impervious surface area = 2120 sf

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PLAN
SITE DRAINAGE PLAN

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OF 10 SHEETS

A NEW VACATION HOME for TRENT & RON RIESNER, CAYUCOS, CA

PACIFIC OCEAN
and public beach

top of bluff

AREA DRAIN

AREA DRAIN

PP KPC

PP

CONCRETE PAVERS AT NEW PATIO

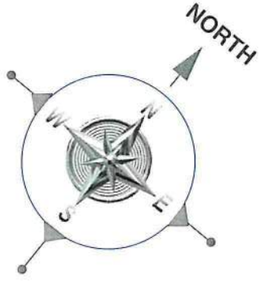
KP-CR
KP-CR
KP-CR
KP-BR
KP-BR
PP
KPC
PP
AREA DRAIN
KPC
CS

AREA DRAIN

STUDIO DRIVE

SITE PLAN w/ LANDSCAPING

PLAN SCALE: 1/4" = 1'-0"



PLANT MATERIALS SYMBOL KEY

Pincusion Protea - Pickford -
Leucospermum Pickford
5 gallon — PP

King Protea
giant protea, honeypot
or king sugar bush
Protea cynaroides
5 gallon — KPC

Blue Festuca Grass festuca ovina glauca
1 gallon

Maritime California Lilac
ceanothus maritimus
ground cover

Kangaroo Paw
anigozanthus "Big Red"
5 gallon — KP-BR

Kangaroo Paw
anigozanthus "Cape Red Lead"
1 gallon — KP-CR

Blue Chaulk Sticks senecio mandraliscae
4" x groupings of 5 — CS

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PLAN
LANDSCAPE
& PLANT
MATERIALS

DATE
MAY
28
2018

SHEET
5
OF 10 SHEETS

A NEW VACATION HOME for TRENT & RON RIESNER, CAYUCOS, CA

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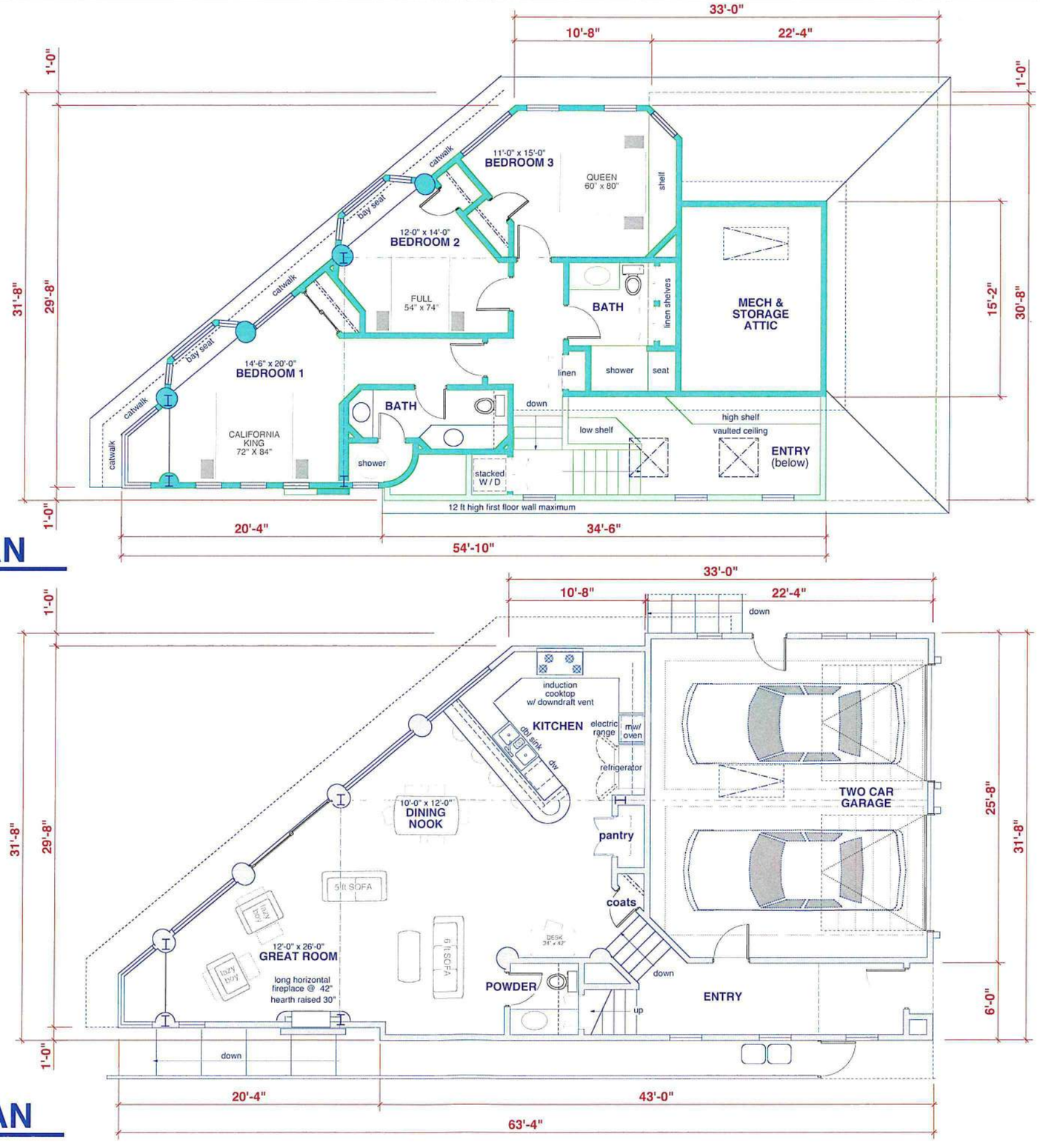

UPPER FLOOR PLAN

PLAN SCALE: 1/4" = 1'-0"

LOWER FLOOR PLAN

PLAN SCALE: 1/4" = 1'-0"

970 sf lower living
828 sf upper living

1798 sf total living

570 sf garage

2367 sf GSA gross structural area

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PLAN
FLOOR PLANS

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SHEET
6
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A NEW VACATION HOME for TRENT & RON RIESNER, CAYUCOS, CA

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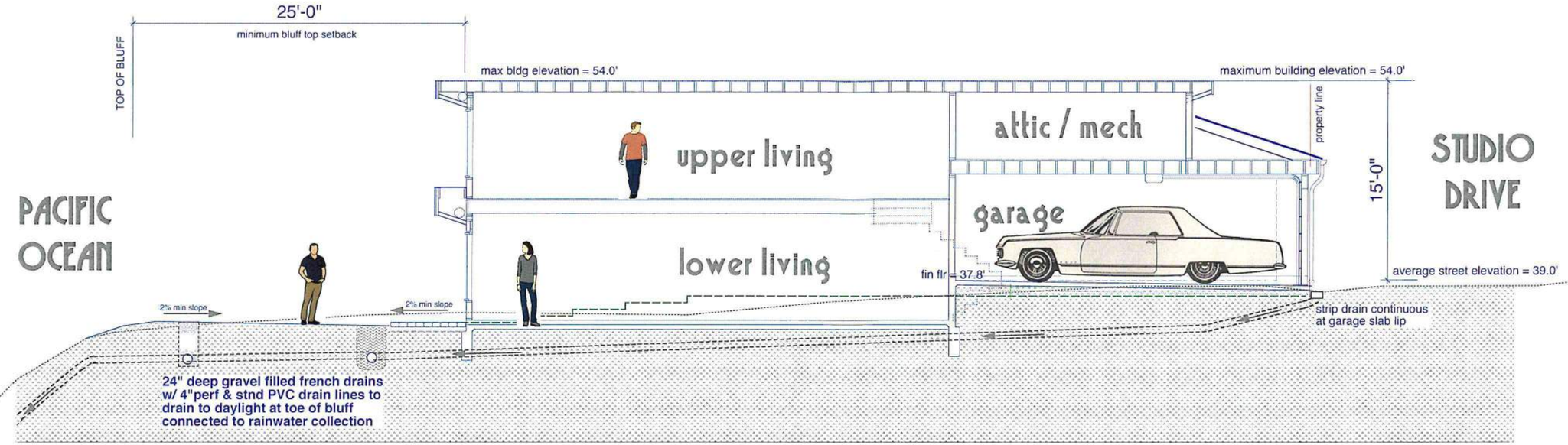
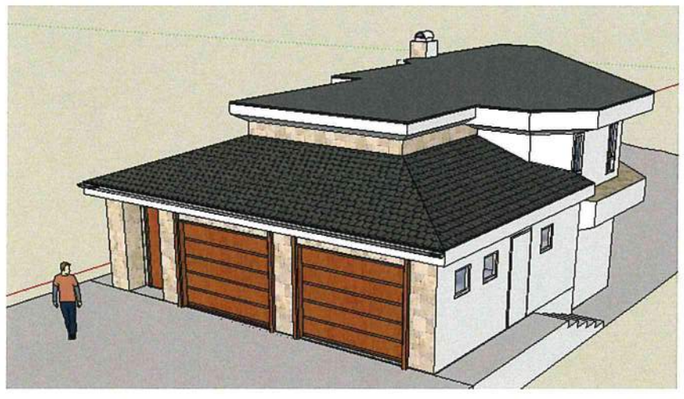
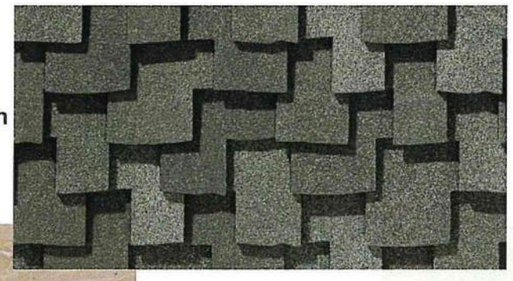
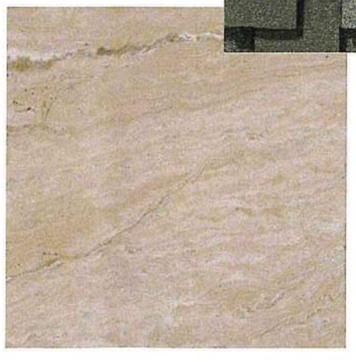


SITE & BUILDING SECTION VIEW

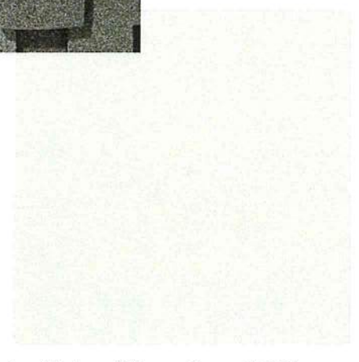


Certainteed "Platinum" Presidential Shake TL heavy asphalt composition shingle roofing





Home Depot MSI Vezio Biege 12"x12" porcelean tiles as wall & catwalk surface finish



La Habra Silver Gray 16 Stucco (57) Base 200 Standard Color Smooth "Mission" finish

COLORS & MATERIALS

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A NEW VACATION HOME for TRENT & RON RIESNER, CAYUCOS, CA

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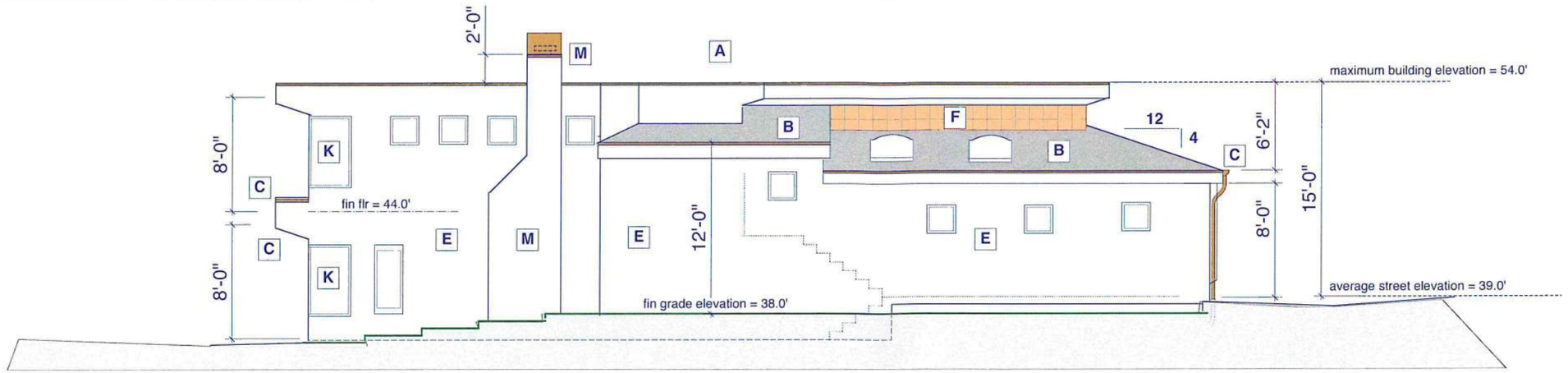
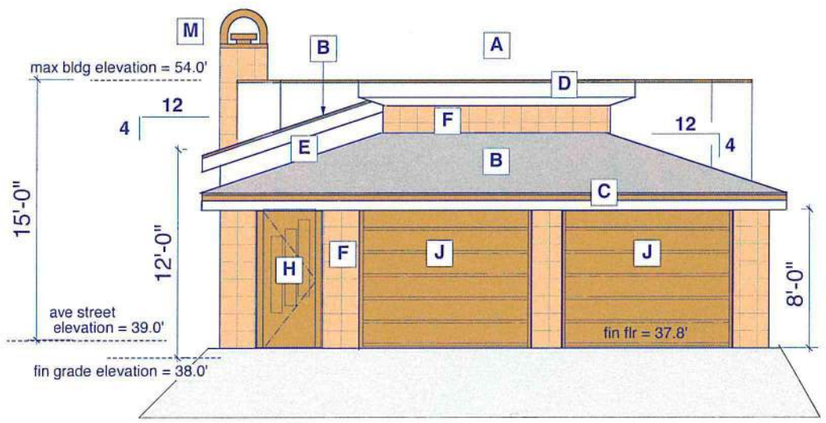


LEFT SIDE

1" = 4'-0"

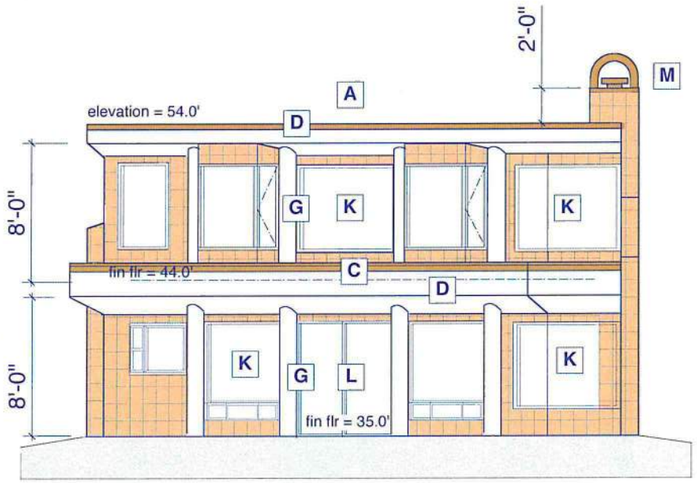


FRONT

1" = 4'-0"

FINISH MATERIALS KEY

- **A** roll roofing at flat roof w/ min 1/8" slopes to drains
- **B** Certainteed "Platinum" Presidential Shake TL heavy asphalt composition shingle roofing at roof slopes with 4:12 pitch
- **C** half round copper raingutters & round copper downspouts
- **D** La Habra Silver Gray 16 (57) Base 200 Stucco Standard Color smooth mission finished stucco parapet / facia / reverse angle soffit stucco "eyebrow" conceals perimeter mechanical chase and also acts as a catwalk at second floor level
- **E** La Habra Silver Gray 16 (57) Base 200 Stucco Standard Color smooth mission finished stucco plaster
- **F** Home Depot MSI Vezio Biege 12"x12" porcelean tiles applied as wall finish o/ stucco brown coat
- **G** half round fiberglass faux columns with painted gloss finish coat to resemble marble material, columns injected with rigid setting filler
- **H** decorative stained mahogany door with cut-out obscure glass lites and weathered bronze door hardware
- **J** stained raised panel mahogany sectional roll-up garage door and weathered bronze door hardware
- **K** vinyl framed windows w/ dual paned, tinted, low-e glazing
- **L** vinyl framed sliding doors w/ dual paned, tinted, low-e glazing
- **M** stucco chimney and fire place frame-out



1" = 4'-0"

REAR

RIGHT SIDE

1" = 4'-0"

EXTERIOR ELEVATION VIEWS

SCALE: 1/4 INCH EQUALS ONE FOOT

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EXTERIOR ELEVATION VIEWS

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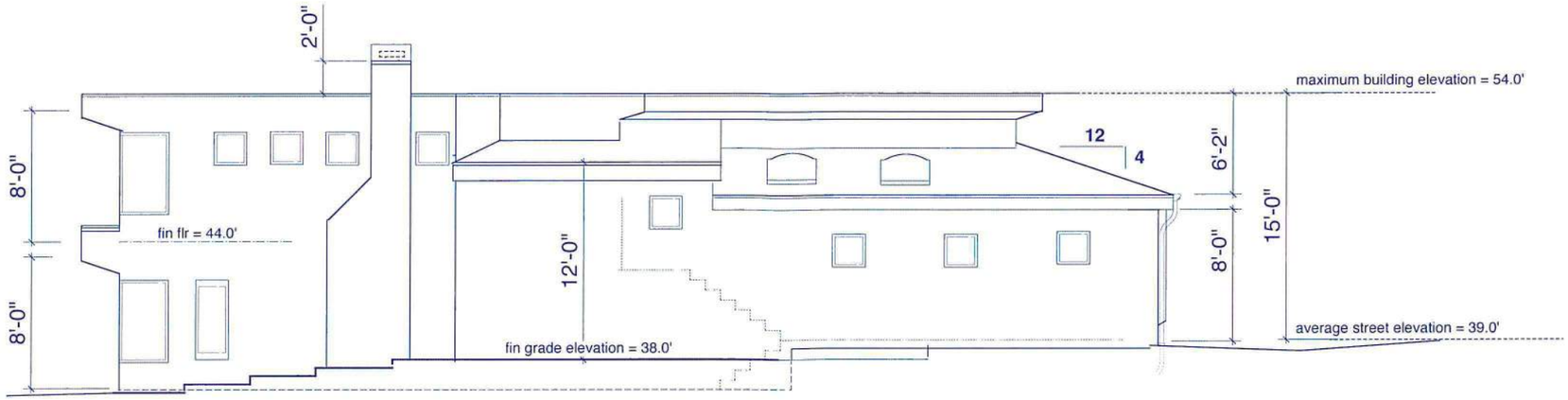
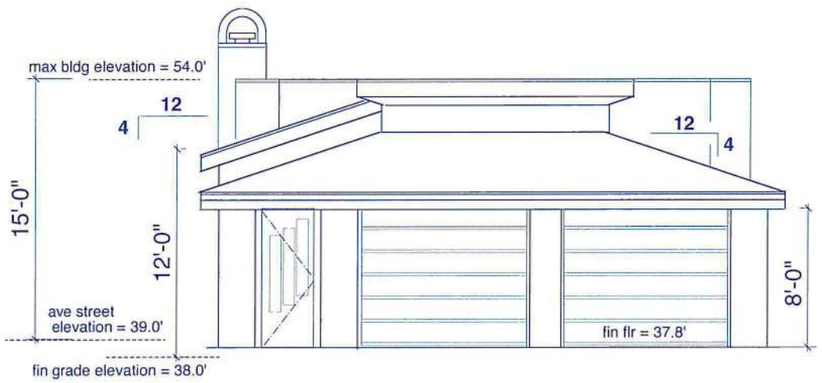
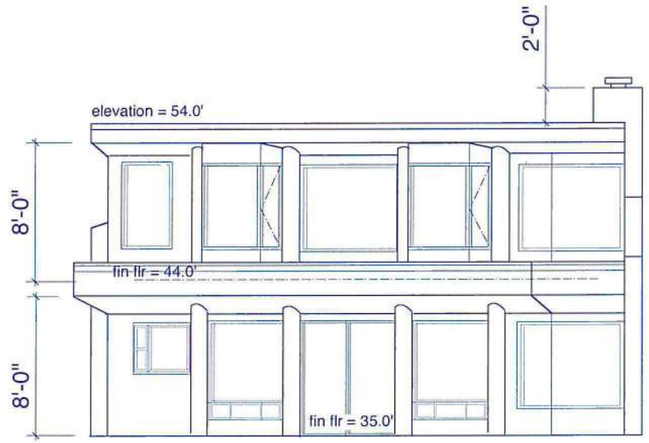


LEFT SIDE 1" = 4'-0"



FRONT 1" = 4'-0"



1" = 4'-0" REAR

RIGHT SIDE 1" = 4'-0"

EXTERIOR ELEVATION VIEWS

SCALE: 1/4 INCH EQUALS ONE FOOT

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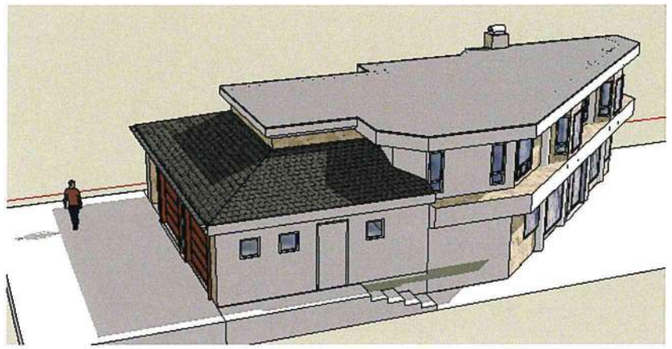
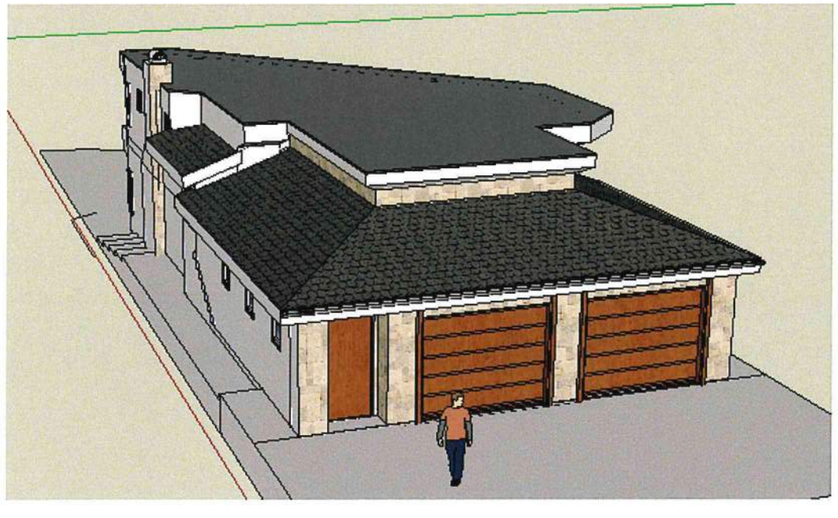


RIESNER BEACH HOUSE STUDIO DRIVE CAYUCOS

BUILDING FORM VIEWS



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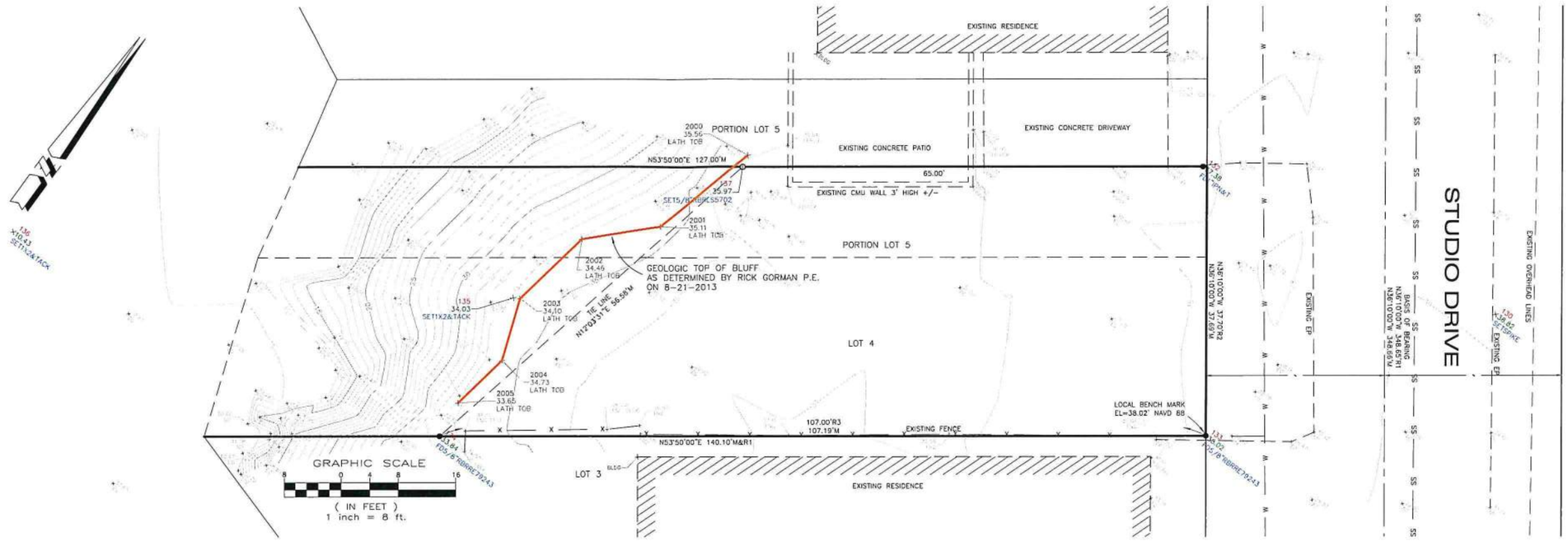
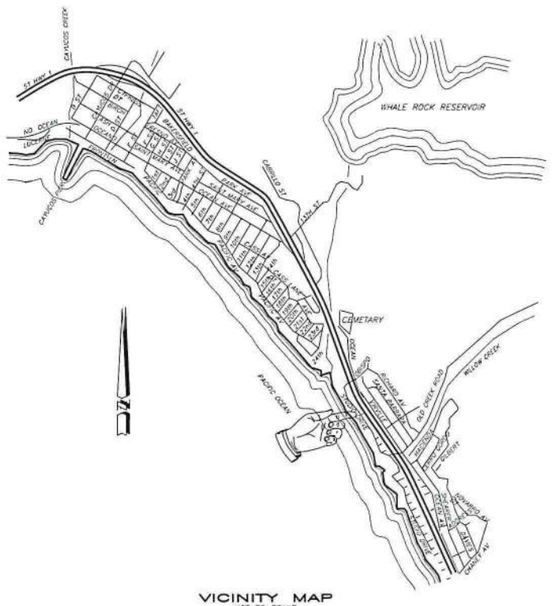


SYMBOL LEGEND:

FENCE LINE	RETAINING WALL
SEWER MAIN	PG&E BOX
WATER MAIN	GAS METER
GAS MAIN	TELEPHONE BOX
ELEC/TELEPHONE/CABLE	SIGNAL BOX
OVERHEAD ELECTRIC	CABLE T.V. BOX
DROP INLET AT CURB	ELECTRIC BOX
DROP INLET	TELEPHONE MANHOLE
STORM DRAIN MANHOLE	STREET LIGHT
FIRE HYDRANT	JOINT POLE
WATER WELL	POWER POLE
WATER VALVE	GUY WIRE
WATER METER	GEOLOGIC TOP OF BLUFF
SEWER MANHOLE	
SEWER CLEANOUT	

ABREVIATIONS

AC	ASPHALT CONCRETE	IP	IRON PIPE
AP	ANGLE POINT	GB	GRADE BREAK
BM	BENCH MARK	GM	GAS METER
BLDG	BUILDING	HP	HIGH POINT
BOW	BACK OF WALK	LT	LIGHT
CB	CATCH BASIN	MH	MANHOLE
CF	CURB FACE	PP	POWER POLE
CO	CLEAN OUT	PVC	POLYVINYL PIPE
COL	COLUMN	RB	REBAR
COR	CORNER	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	R10	CANOPY RADIUS
CMP	CORRUGATED METAL PIPE	SD	STORM DRAIN
CMU	CONCRETE MASONRY UNITS	SL	POINT ON SLOPE
CRN	CROWN OF STREET	SS	SEWER
DI	DROP INLET	STP	STEP
EG	EXISTING GRADE	STR	STAIRS
EP	EDGE OF PAVEMENT	TOP	TOP OF SLOPE
FD	FOUND	TOE	TOE OF SLOPE
FL	FLOW LINE	TW	TOP OF WALL
FF	FINISH FLOOR	W	WATER
FOW	FACE OF WALL	WL	WALL
HSE	HOUSE COR	WM	WATER METER
GR	GRASS	WV	WATER VALVE
GM	GAS METER	LATH TOB	FOUND LATH GEOLOGIC TOP OF BLUFF
IP	IRON PIPE	DI=1.5FL	TOP OF GRATE -1.5' FLOW LINE



VICINITY MAP
NOT TO SCALE

SURVEYOR'S STATEMENT:

THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON AUGUST 6, 2013.

MICHAEL B. STANTON, PLS 5702 DATE

LICENSED LAND SURVEYOR MICHAEL B. STANTON LIC. NO. 5702 STATE OF CALIFORNIA

SURVEYOR'S NOTES:

1. NO TITLE SEARCH (TITLE REPORT) WAS PROVIDED TO THE SURVEYOR. EASEMENTS WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN PLOTTED.

2. ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARRANTEE AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-642-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

3. IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.

4. THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MBS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.

5. THE BOUNDARY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION (I.E. RECORDED MAPS OR DEEDS) AND ARE NOT INTENDED TO REPRESENT THE TRUE OR ACTUAL BOUNDARY LINES OF THE SUBJECT PROPERTY. TO DETERMINE THE ACTUAL BOUNDARIES OF THE PARCEL WILL REQUIRE A COMPLETE BOUNDARY SURVEY, THE SETTING OF PROPERTY MONUMENTS AND THE FILING OF A CORNER RECORD OR RECORD OF SURVEY IN CONFORMANCE WITH STATE LAW (LS ACT SEC. 8762). APPROXIMATE DIMENSIONAL TIES FROM THE BOUNDARY LINES SHOWN TO PHYSICAL FEATURES (E.G. BUILDINGS, FENCES, WALLS OR TREES, ETC.) SHOWN ON THIS MAP CAN BE DERIVED BY SCALING THE FINISHED WORK PRODUCT WHICH IS PLOTTED AT THE SCALE INDICATED. HOWEVER, DIMENSIONAL TIES DERIVED DIRECTLY FROM THE DIGITAL PRODUCT (AUTOCAD DRAWING) ARE NOT ACCURATE AND CANNOT BE RELIED UPON FOR DETERMINING BUILDING SETBACKS OR THE PLACEMENT OF ANY PROPOSED NEW CONSTRUCTION. THE LOCATION OF NEW CONSTRUCTION CAN ONLY BE PROPERLY DESIGNED WHEN IT IS BASED ON AN ACTUAL BOUNDARY SURVEY OF THE PARCEL. OTHERWISE, MODIFICATIONS TO THE STRUCTURE MAY BE NECESSARY DURING CONSTRUCTION TO COMPLY WITH AGENCY SETBACK REQUIREMENTS.

BENCH MARK:

THE BENCH MARK FOR THIS PROJECT IS A USGS BENCH MARK FV0745, DESIGNATION N 693. BEING A BRASS CAP STAMPED "N 693 1943" SET ON THE NORTHEAST BRIDGE ABUTMENT ON OCEAN AVENUE OVER WILLOW CREEK.

ELEVATION=35.43 NAVD 88

LOCAL BENCH MARK IS A FOUND 5/8" REBAR "RCE 28743" AT THE EASTERLY CORNER OF LOT 4 AS SHOWN.

ELEVATION=38.02' NAVD 88

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG THE CENTERLINE OF STUDIO DRIVE BEARING N 36° 10' 00" W.

SITE DATA:

ADDRESS: 2686 STUDIO DRIVE, CAYUCOS

ASSESSOR'S PARCEL NO. APN 064-254-019

TOPOGRAPHIC MAP

LOT 4 AND A PORTION OF LOT 5 OF BLOCK 67 OF MORRO STRAND UNIT NO. 5 AS SHOWN ON MAP FILED IN BOOK 5 AT PAGE 11, IN THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA
AT THE REQUEST OF TRENT & RONALD RIESNER

AUGUST 2013 SCALE:1"=8'

MBS LAND SURVEYS
MICHAEL B. STANTON, PLS 5702
3563 SUELDO ST. UNIT Q
SAN LUIS OBISPO, CA 93401
805-594-1960

JOB No. 13-151

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
MARVIN A. ROSE, *INTERIM DIRECTOR*

THIS IS A NEW PROJECT REFERRAL

DATE: 6/7/2018

TO: 3RD District Legislative Assistant, Airport, Building Division, Cal Fire /County Fire, Public Works, Airport, Cal Trans,

FROM: Cody Scheel (805-781-5157 or cscheel@co.slo.ca.us)

PROJECT NUMBER & NAME: DRC2018-00087 McKee
PROJECT DESCRIPTION: Proposed Minor Use Permit for a new 1938 sqft. Single Family Residence located at 6494 Edna Valley Rd in San Luis Obispo.
APN(s)**: 044-401-046**

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

PART I: IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

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

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

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

PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.
Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

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

_____

_____	_____	_____
Date	**Name**	**Phone**

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

☐ Emergency Permit ☐ Tree Permit ☒ Minor Use Permit
☐ Conditional Use Permit/Development Plan ☐ Plot Plan
☐ Curb, Gutter & Sidewalk Waiver ☐ Other ☐ Site Plan
☐ Surface Mining/Reclamation Plan ☐ Zoning Clearance
☐ Amendment to approved land use permit ☐ Variance

DRC2018-00087
Minor Use Permit
044-401-046 / 6494 EDNA RD
JOE MCKEE
DISTANCE WAIVER - ADD 1938 SQFT HOUSE, KEEP EXISTING 795 SQFT GRANNY UNIT

APPLICANT INFORMATION Check box for contact person assigned to this project

☒ Landowner Name Joe McKee Daytime Phone 805-748-8095
Mailing Address 6494 Edna Road, San Luis Obispo CA 93401 Zip Code 93401
Email Address: M37DSL@gmail.com

☐ Applicant Name _____ Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

☐ Agent Name _____ Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 1.78 Acres Assessor Parcel Number(s): 044-401-046
Legal Description: PM 75/11-13 PAR 3
Address of the project (if known): 6494 Edna Road San Luis Obispo CA 93401
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: On East side of Highway 227 (Edna Road)
Describe current uses, existing structures, and other improvements and vegetation on the property:
Current 795 squareft house on 1.78 Acres

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Add 1938 sq ft house, keep existing 795 sq Ft as granny unit.

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature _____ Date 6/1/18 ~~5/23/18~~

FOR STAFF USE ONLY

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building File No _____

Type of project: ☐ Commercial ☐ Industrial ☒ Residential ☐ Recreational ☐ Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): Requesting Increased distance between existing 795 sq ft house and proposed 1938 sq ft due to Highway Cooridor Setback and existing septic.
Describe existing and future access to the proposed project site: Existing Driveway to 227

Surrounding parcel ownership: Do you own adjacent property? ☐ Yes ☒ No
If yes, what is the acreage of all property you own that surrounds the project site? _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):
North: Residential South: Residential
East: Creek / Residential West: Highway 227 / Residential

For all projects, answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 1938 sq. feet 2.5 % Landscaping: — sq. feet — %
Paving: — sq. feet — % Other (specify) — —
Total area of all paving and structures: 1938 ☒ sq. feet ☐ acres
Total area of grading or removal of ground cover: 6300 ☒ sq. feet ☐ acres
Number of parking spaces proposed: 2 Height of tallest structure: 17'
Number of trees to be removed: 0 Type: —
Setbacks: Front 100' Right 30' Left 30' Back 30'

Proposed water source: ☒ On-site well ☐ Shared well ☐ Other _____
☐ Community System - List the agency or company responsible for provision: _____
Do you have a valid will-serve letter? ☐ Yes ☒ No (If yes, please submit copy)

Proposed sewage disposal: ☒ Individual on-site system ☐ Other _____
☐ Community System - List the agency or company responsible for sewage disposal: _____
Do you have a valid will-serve letter? ☐ Yes ☒ No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: Cal Fire

For commercial/industrial projects answer the following:
Total outdoor use area: _____ ☐ sq. feet ☐ acres
Total floor area of all structures including upper stories: _____ sq. feet

795 + 1938 = 2733 sf

For residential projects, answer the following:
Number of residential units: 2 Number of bedrooms per unit: 2 1 3
Total floor area of all structures including upper stories, but not garages and carports: 2733 sf
Total of area of the lot(s) minus building footprint and parking spaces: 74803 sf

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

a. Answer **ALL** of the questions as accurately and completely as possible.
b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
c. If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
d. Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

1. Describe the topography of the site:
   Level to gently rolling, 0-10% slopes: 1.78 acres
   Moderate slopes - 10-20%: - acres
   20-30%: - acres
   Steep slopes over 30%: - acres
2. Are there any springs, streams, lakes or marshes on or near the site? ☒ Yes ☐ No
   If yes, please describe: Villa Creek to east
3. Are there any flooding problems on the site or in the surrounding area? ☒ Yes ☐ No
   If yes, please describe: Proposed Project not in flood zone
4. Has a drainage plan been prepared? ☐ Yes ☒ No
   If yes, please include with application.
5. Has there been any grading or earthwork on the project site? ☐ Yes ☒ No
   If yes, please explain: _____
6. Has a grading plan been prepared? ☐ Yes ☐ No
   If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
8. Is a railroad or highway within 300 feet of your project site? (Hwy 227) ☒ Yes ☐ No
9. Can the proposed project be seen from surrounding public roads? ☒ Yes ☐ No
   If yes, please list: Highway 227

Water Supply Information

1. What type of water supply is proposed?
   ☒ Individual well ☐ Shared well ☐ Community water system
2. What is the proposed use of the water?
   ☒ Residential ☐ Agricultural - Explain _____
   ☐ Commercial/Office - Explain _____
   ☐ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? 300 gallon / Day
4. How many service connections will be required? 0
5. Do operable water facilities exist on the site?
   ☒ Yes ☐ No If yes, please describe: Existing Well
6. Has there been a sustained yield test on proposed or existing wells?
   ☐ Yes ☒ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?

Bacteriological?	☒ Yes	☐ No
Chemical?	☒ Yes	☐ No
Physical	☒ Yes	☐ No
Water analysis report submitted?	☒ Yes	☐ No (Attached)

8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
   ☒ Well Driller's Letter ☒ Water Quality Analysis(☒ OK or ☐ Problems)
   ☐ Will Serve Letter ☐ Pump Test _____Hours /_____ GPM
   ☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
   ☐ Yes ☒ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? Over 100' feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
   ☐ Yes ☒ No
4. Has a piezometer test been completed?
   ☐ Yes ☒ No If 'Yes', please attach.
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
   ☐ Yes ☒ No *(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)*

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? ☐ Yes ☒ No
   Distance to nearest sewer line: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ GPD
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ☐ Yes ☐ No

Solid Waste Information

1. What type of solid waste will be generated by the project?
   ☒ Domestic ☐ Industrial ☐ Agricultural ☐ Other, please explain? _____
2. Name of Solid Waste Disposal Company: San Luis Garbage CO.
3. Where is the waste disposal storage in relation to buildings? TBD
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☐ Yes ☒ No

Community Service Information

1. Name of School District: Los Ranchos
2. Location of nearest police station: Pismo Beach Police Department
3. Location of nearest fire station: Cal Fire S lo Airport
4. Location of nearest public transit stop: San Luis Airport Bus stop
5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project? ☐ Yes ☒ No

Historic and Archeological Information

1. Please describe the historic use of the property: Ranch / Ag land
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☐ Yes ☒ No
   If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? ☐ Yes ☒ No
   If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: _____ Hours of Operation: _____
2. How many people will this project employ? _____
3. Will employees work in shifts? ☐ Yes ☐ No
   If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
   ☐ Yes ☐ No If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? ☐ Yes ☐ No
   If yes, please explain: _____
   (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: _____
7. Will hazardous products be used or stored on-site? ☐ Yes ☐ No
   If yes, please describe in detail: _____
8. Has a traffic study been prepared? ☐ Yes ☐ No If yes, please attach a copy.
9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. _____ Between 4:00 to 6:00 p.m. _____

10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees ☐ Yes ☐ No
    If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
    ☐ Yes ☐ No If yes, please describe: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? ☐ Yes ☐ No
2. If yes, is the site currently under land conservation contract? ☐ Yes ☐ No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): None
2. Will the development occur in phases? ☐ Yes ☒ No
   If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? ☐ Yes ☒ No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? ☐ Yes ☒ No
   If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: _____

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project: All Enviromental guidelines will Be followed.
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ☒ No
   If yes, please list: _____

3. Are you aware of any previous environmental determinations for all or portions of this property?
   ☐ Yes ☒ No
   If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Will Apply for Building Permits After Minor Use.

   (If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned to the project

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

PARCEL SUMMARY REPORT FOR APN 044-401-046
PRINTED ON 06/07/2018

OVERVIEW

PARCEL STATUS	Active
TAX CODE	000
PRIMARY OWNER	MCKEE JOSEPH 6494 EDNA RD SLO, CA 93401-7997
PARCEL ADDRESS(ES)	6494 EDNA RD SAN LUIS OBISPO, CA 93401
LEGAL DESCRIPTION	PM 75/11-13 PAR 3
PLANNING AREA(S)	South County Planning Area
LAND USE	Agriculture
COMBINING DESIGNATIONS	Airport Review, Flood Hazard
PLANNING AREA STANDARDS	22.10.095 C, 22.14.060, 22.96.020, 22.96.040
PARCEL FLAGS	AG - Agriculture, AR - Airport Review Area, FAA - FAA Height Restrictions Apply, FH - Flood Hazard, HWY - Highway Corridor Design Stds
NOTES	PER COUNTER CALL/REQUEST BY NEW OWNER (MR. MCKEE), CONFIRMED EXISTING ADDRESS 6494 EDNA RD, ASSOCIATED ADDRESS TO APN, ISSUED ADDRESS VERIFICATION LETTER AND NOTICED. 3/27/13-PCS PER FAX REQUEST BY GAS CO (JOHN DUFFY @ 818-701-4521), CONFIRMED ADDRESS 6494 EDNA RD AND NOT "ST". 3/18/14-PCS

PARCEL DOCUMENTS

Recorded Date	Document Type	Document Number
05/18/2012	Lot (C)	2012-I-001897

RECORDED LOTS

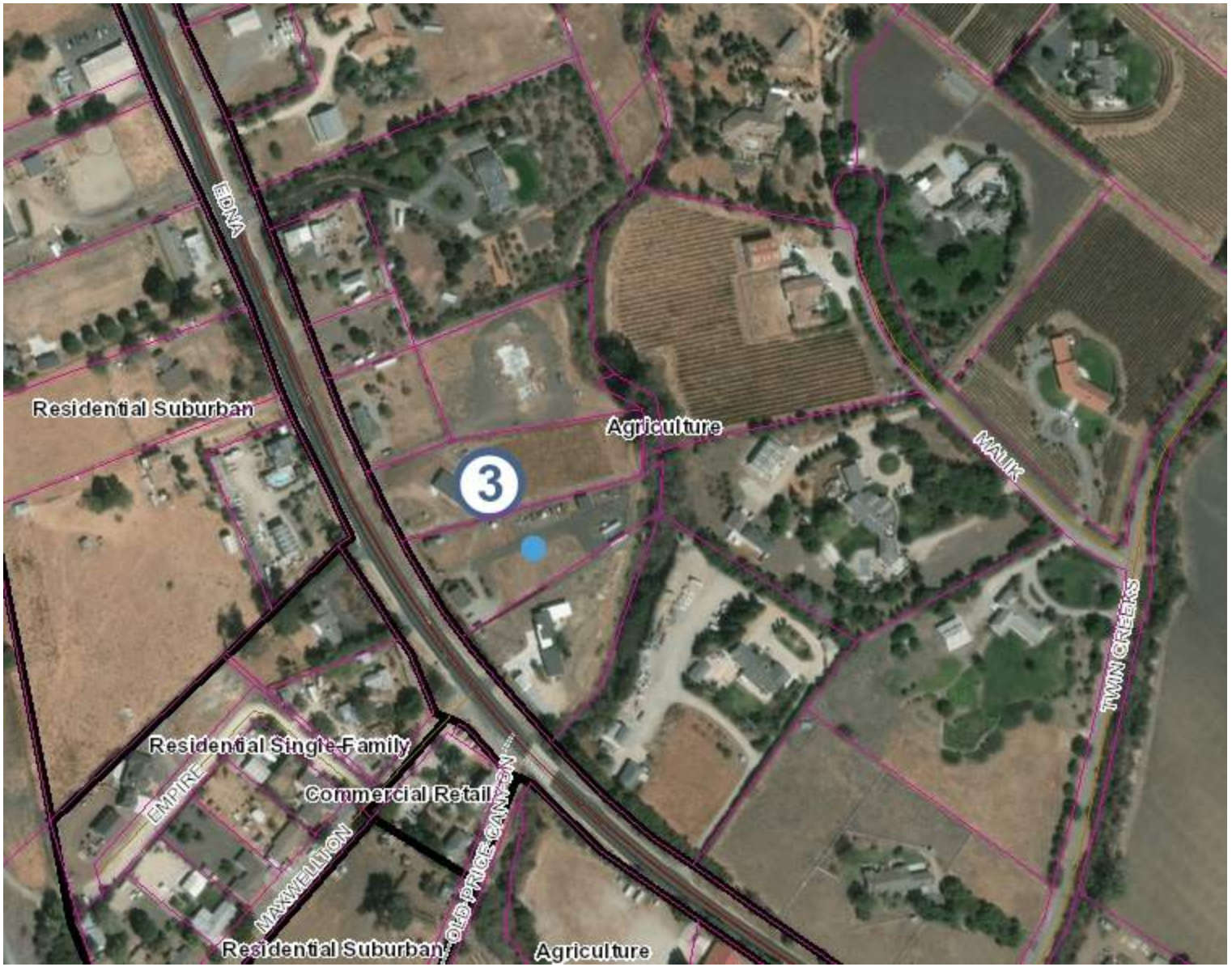
Lot Number	Lot Flags
T-COAL10-0021-0003-Y	

PARCEL HISTORY

Submitted	Case Number	Case Type	Status
06/01/2018	DRC2018-00087	Land Use	Submitted
DISTANCE WAIVER - ADD 1938 SQFT HOUSE, KEEP EXISTING 795 SQFT GRANNY UNIT			
06/16/2017	COD2016-00849	Code Enforcement	Closed - Resolved
OCCUPIED OUTBUILDINGS W/SEPTIC CLOSE TO CREEK.			
12/26/2013	SEP2013-00350	CCM - Condition Compliance Moni	Permit Issued
Septic Inspection			
11/29/2012	PRE2012-00038	Pre-Application	Submitted
3 ACRES +/-/ MEETING CANCELLED			
03/18/2010	SUB2009-00040	Subdivision	Recorded
LOT LINE ADJUSTMENT- 4 LOTS			

Department of Planning & Building

Interactive Data Viewer



Legend

- SLO County Parcels
- Roads
  - CalTrans
  - Maintained by SLO CO
  - Private Maintenance
  - Federal or State Maintenance
- Community Advisory Groups
  - Community Advisory Group Boundary
  - Cayucos Citizens Advisory Council Subarea
  - Creston Advisory Body Sub Areas
- Supervisor Districts
- Land Use Outlines

-752.33 0 376.17 752.33 Feet 1: 4,514

WGS_1984_Web_Mercator_Auxiliary_Sphere

Department of Planning & Building

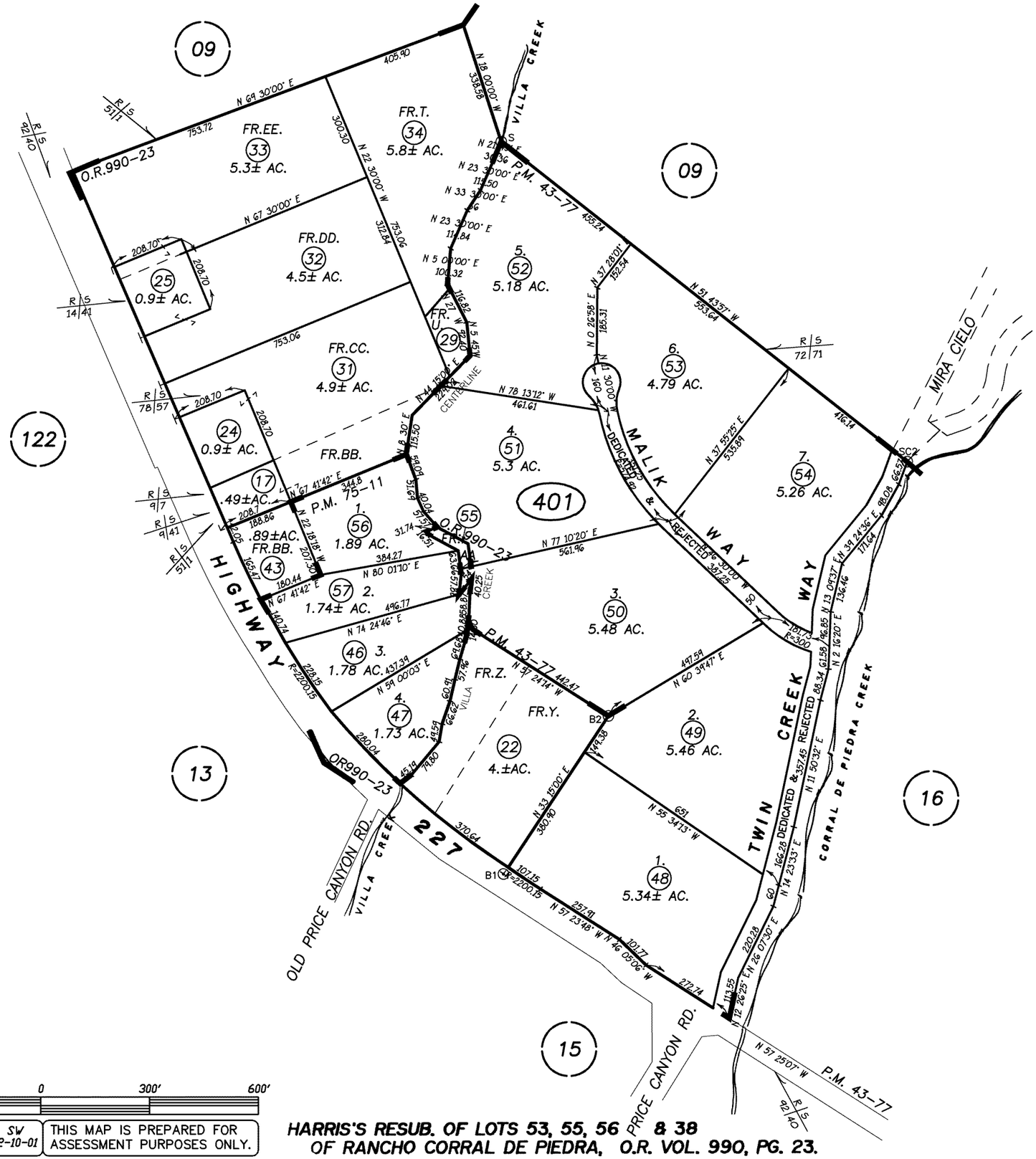
Interactive Data Viewer

Legend

- SLO County Parcels

-188.08 0 94.04 188.08 Feet 1: 1,128

WGS_1984_Web_Mercator_Auxiliary_Sphere



REVISIONS	
I.S.	DATE
12-109	01-12-12
14-064	09-19-13
16-135	02-05-16

150' 0 300' 600'

SW 12-10-01 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

HARRIS'S RESUB. OF LOTS 53, 55, 56 & 38 OF RANCHO CORRAL DE PIEDRA, O.R. VOL. 990, PG. 23.

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 044 PAGE 401

KEY NOTES:

1. FIRE SEPARATION BETWEEN GARAGE AND HOUSE, IS MEANT TO ENCLOSE THE GARAGE SPACE. DOOR TO LIVING AREA MUST BE 1-3/8" SOLID CORE OR EQUAL. DOORS WILL BE SELF-CLOSING, WEATHER STRIPPED AND HAVE A POSITIVE LATCH. NO NON-APPROVED, NON-METALLIC PENETRATIONS ARE ALLOWED. SEPARATING WALLS, CEILING, AND BEARING WALLS, POSTS AND BEAMS SUPPORTING LIVING SPACE SHALL BE COVERED WITH 5/8" TYPE "X" DRYWALL.

2. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. THE ALARM SHALL BE AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING.

3. KITCHEN LIGHTING TO HAVE AN EFFICACY OF AT LEAST 40 LUMENS PER WATT, I.E. FLUORESCENT, AND CONTROLLED BY THE MOST ACCESSIBLE SWITCH(ES) IN THE KITCHEN.

4. FULL BATH MUST HAVE AT LEAST ONE LUMINARE WITH LAMPS WITH AN EFFICACY OF AT LEAST 40 LUMES PER WATT. I.E. FLUORESCENT.

5. FLUSH MOUNT LIGHT IN WALK-IN CLOSET.

6. ALL RECEPTACLE OUTLETS INSTALLED IN BEDROOMS TO BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.

7. WATER HEATER TO HAVE SEISMIC BRACING AS PER MANUFACTURERS INSTRUCTIONS OR STATE ARCHITECT OFFICE GUIDELINES. SEE DETAIL 1-D. ALL STORAGE TYPE WATER HEATERS NEED A TEMPERATURE/PRESSURE RELIEF VALVE WITHIN A 3/4" HARD PIPE DRAIN WHICH TERMINATES 6" TO 24" ABOVE GRADE AND POINTING DOWNWARD. THE DRAIN PIPE SHALL MAINTAIN A DOWNWARD SLOPE TO THE EXTERIOR.

8. ALL GAS FIRED EQUIPMENT IN GARAGE NEED TO BE MOUNTED 18" ABOVE ABOVE THE FLOOR AND BE PROTECTED FROM AUTO IMPACT, I.E. BOLLARD (CONCRETE FILLED 3" GALV. STEEL PIPE).

9. SHOWER AND/OR TUB-SHOWER COMBINATIONS ARE TO BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. THE WATER TEMPERATURE MAXIMUM IS A SETTING OR 120 F

10. VENT DRYER THROUGH ROOF. IF LENGHT IS OVER 14FT WITH 2-90 DEGREE BENDS, USE VENT BOOSTER SUCH AS : ACME MIAMI "DRYER JET" MODEL #9460 TESTED TO CSA STANDARD C22.2 113-M 1984

11. ANTI-SIPHON DEVICES ARE REQUIRED AT ALL HOSE BIBBS. MIN ONE BACK AND ONE FRONT OF STRUCTURE. THIS IS TO PREVENT THE POSSIBLE BACKFLOW OF CONTAMINATED WATER INTO THE POTABLE WATER SYSTEM.

12. CONCRETE LANDING MIN DOOR WIDTH & 36" IN DIRECTION OF TRAVEL.

13. A 22" X 30" ATTIC ACCESS IS REQUIRED FOR ALL ATTICS WHICH ARE MORE THAN 30" IN HEIGHT. THE ATTIC ACCESS NEEDS TO BE IN AN ACCESSIBLE LOCATION AND IS NOT TO BE LOCATED ABOVE A CLOSET SHELF OR POLE 30" MINIMUM HEADROOM IS REQUIRED ABOVE THE ACCESS.

14. 2X REDWOOD GARAGE DOOR JAMB.

15. MECHANICAL DEVICE CAPABLE OF PROVIDING (5) FIVE AIR CHANGES/HOUR.

16. PLUMBING FIXTURES AND PLUMBING FITTINGS SHALL MEET THE FOLLOWING SANDARDS:

LAVATORY AND SINK FAUCETS	2.2 GPM MAX
WATER CLOSETS	1.6 GAL/FLUSH MAX
SHOWER HEADS	2.5 GPM MAX

17. BATHROOM BRANCH CIRCUITS: ONE 20 AMP BRANCH CIRCUIT SHALL BE REQUIRED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. OTHER EQUIPMENT (LIGHTING, FANS), WITHIN THE SAME BATHROOM MAYBE SUPPLIED BY THE SAME BRANCH CIRCUIT WHERE THE BRANCH CIRCUIT SUPPLIES A SINGLE BATHROOM ONLY.

18. AIR DUCTS IN GARAGE THAT PASS THROUGH THE LIVING/GARAGE COMMON WALL ARE TO BE MIN. NO. 26 GAGE STEEL.

SQUARE FOOTAGE

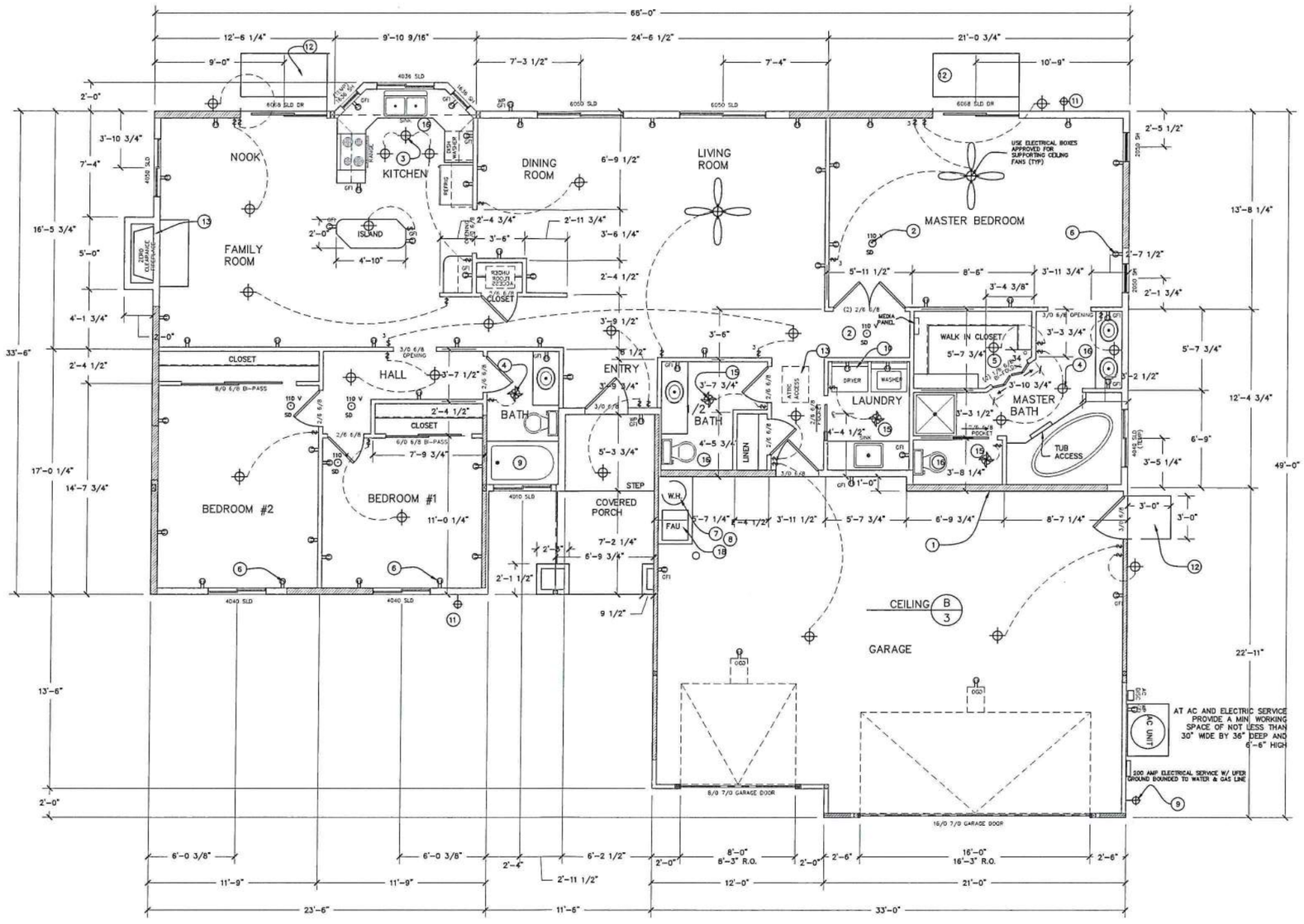
LIVING TOTAL	1938 SQ FT
GARAGE	744 SQ FT
PORCH	84 SQ FT

HEADERS UNLESS OTHERWISE NOTED:

OPENING	HEADER	TRIMMER	KING STUDS
0'-0" TO 6'-0"	4X12 #2 DF	SINGLE 2X	SINGLE 2X
OVER 6'-0" TO 8'-0"	4X12 #2 DF	DOUBLE 2X	DOUBLE 2X

LEGEND

- $ SWITCH
- RECEPTACLE
- LIGHT
- 110 V / SD SMOKE DETECTOR
- HOSE BIB
- FAN LIGHT



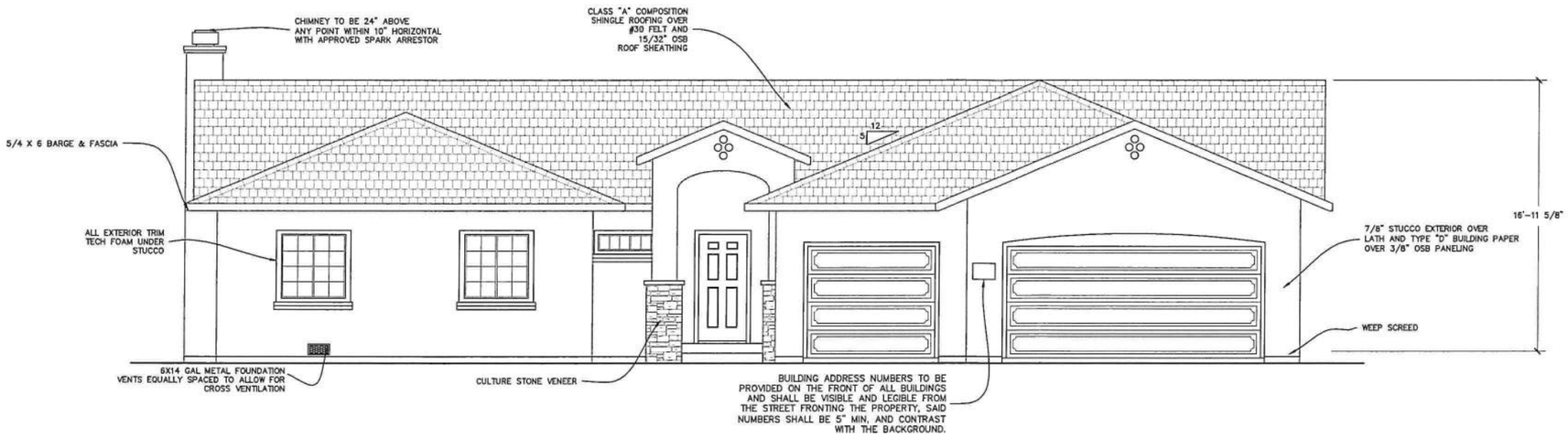
PACIFIC MODERN HOMES
P.O. BOX 670
ELK GROVE, CA.
95759-9514
PHONE: (916) 685-9514

FLOOR PLAN

SIGNATURE SERIES
LAGUNA

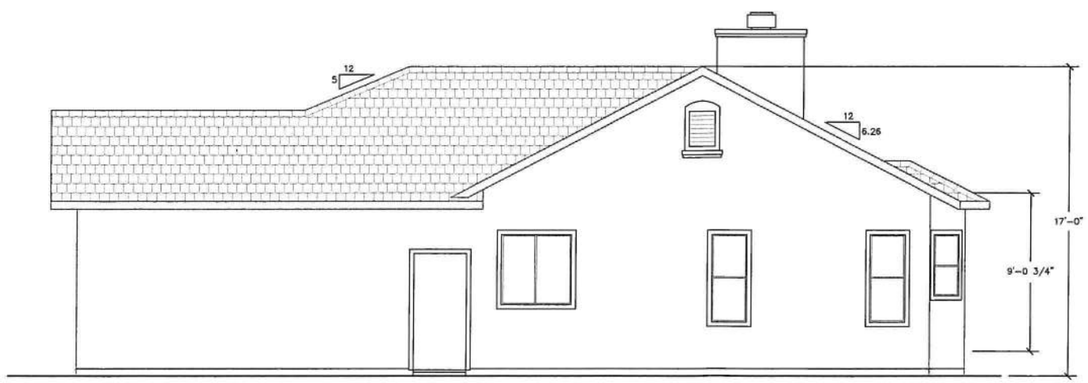
DATE: 10/18/07
SCALE: 1/4" = 1'-0"
DRAWN BY: JUSTA
PLAN NO:

3



FRONT ELEVATION 1938 SQ FT

SCALE 1/4" = 1'-0"



RIGHT ELEVATION 1938 SQ FT

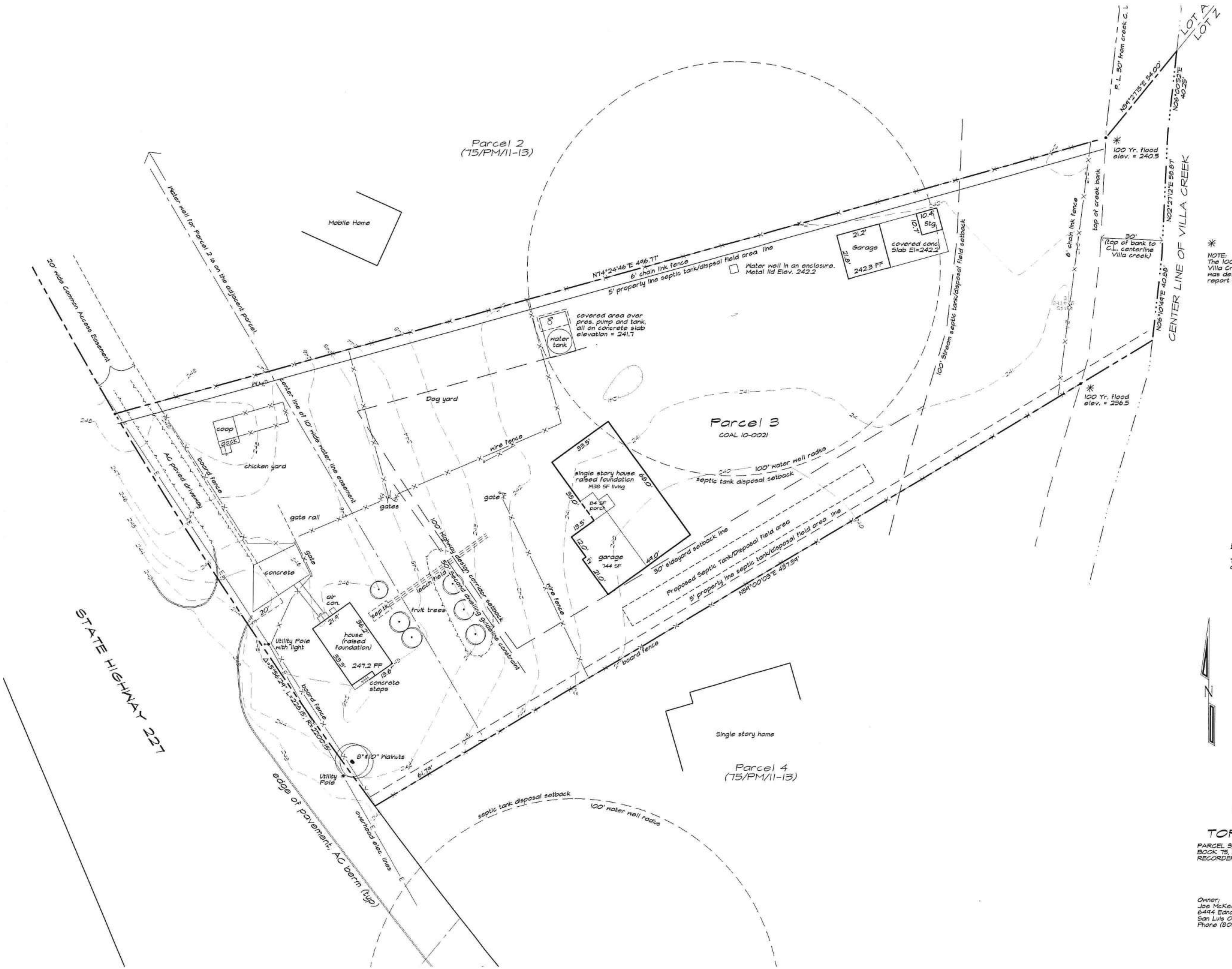
SCALE 1/4" = 1'-0"

REVISIONS	BY

PACIFIC MODERN HOMES
P.O. BOX 670
ELK GROVE, CA.
95759-9514
PHONE:(916) 685-9514

ELEVATIONS

SIGNATURE SERIES
LAGUNA

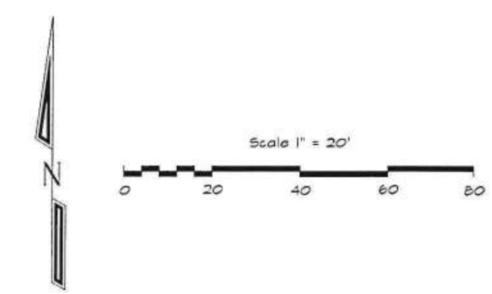

Parcel 2
(75/PM/11-13)
Mobile Home
Parcel 3
COAL 10-0021
Parcel 4
(75/PM/11-13)
Single story home
STATE HIGHWAY 227
CENTER LINE OF VILLA CREEK
LOT A
LOT Z
20' wide Common Access Easement
Water well for Parcel 2 is on the adjacent parcel.
center line of 10' wide water line easement
N74°24'46"E 496.77'
6' chain link fence
5' property line septic tank/disposal field area line
Water well in an enclosure.
Metal lid Elev. 242.2
Garage
242.3 FF
covered conc
Slab El=242.2'
Stg
covered area over
pres. pump and tank,
all on concrete slab
elevation = 241.7
water tank
100' Stream septic tank/disposal field setback
6' chain link fence
top of creek bank
(top of bank to
C.L. centerline
Villa creek)
100 Yr. flood
elev. = 240.5
100 Yr. flood
elev. = 236.5
Dog yard
wire fence
coop
dock
chicken yard
board fence
AC paved driveway
gate rail
gates
gate
concrete
single story house
raised foundation
1938 SF living
84 SF porch
garage
744 SF
100' water well radius
septic tank disposal setback
30' sideyard setback line
Proposed Septic Tank/Disposal field area
5' property line septic tank/disposal field area line
N84°00'03"E 497.94'
100' Highway design corridor setback
second dwelling guideline constraint
leach field
septk
fruit trees
air con.
house
(raised
foundation)
247.2 FF
concrete
steps
Utility Pole
with light
Utility Pole
8"&10" Walnuts
board fence
edge of pavement, AC berm (typ)
overhead elec. lines
septic tank disposal setback
100' water well radius

*

NOTE:
The 100 year flood water as this site is contained with the bank of the Villa Creek. The flood water elevation as noted at both ends of the creek was determined by Keith Crowe, RCE 31,581, for this property in his report dated April 17, 2018.

ELEVATION DATUM

The elevations used on this survey are all based on NAVD 1986 .



Minor Use Permit and TOPOGRAPHIC SURVEY

PARCEL 3, OF PARCEL MAP COAL 10-0021, FILED IN PARCEL MAP BOOK 75, AT PAGE 11, et.seq. IN THE SAN LUIS OBISPO COUNTY RECORDER'S OFFICE, STATE OF CALIFORNIA.

APN 044-401-046
6494 Edna Road

Owner;
Joe McKee
6494 Edna Road
San Luis Obispo, CA. 93401
Phone (805) 748-8095

Surveyed by:
Leonard Lenger, LS 3877
1203 Carpenter Canyon Road
Arroyo Grande, CA. 93420
Phone (805) 489-1127
May, 2018

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
MARVIN A. ROSE, *INTERIM DIRECTOR*

THIS IS A NEW PROJECT REFERRAL

DATE: 6/7/2018

TO: 2ND District Legislative Assistant, Cayucos Fire, County Service Area 10, Building Division, Public Works, Cayucos Citizens Advisory Council

FROM: Young Choi (805-788-2086 or ychoi@co.slo.ca.us)

PROJECT NUMBER & NAME: DRC2018-00088 Garabedian
PROJECT DESCRIPTION: Proposed Minor Use Permit for a new 2,134 sqft. Single family residence located at 2739 Santa Barbara Ave in Cayucos.
APN(s): 064-204-064

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

PART I: IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

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

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

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

PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.
Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

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

_____

_____	_____	_____
Date	**Name**	**Phone**

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Emergency Permit ☐ Tree Permit ☒ Minor Use Permit
- ☐ Conditional Use Permit/Development Plan ☐ Plot Plan
- ☐ Curb, Gutter & Sidewalk Waiver ☐ Other ☐ Site Plan
- ☐ Surface Mining/Reclamation Plan ☐ Zoning Clearance
- ☐ Amendment to approved land use permit ☐ Variance

DRC2018-00088

Minor Use Permit / Coastal Development Permit
064-204-064 / 2739 SANTA BARBARA AVE
GAIL GARABEDIAN
SFR - 2134 SQFT ON 3 LEVELS

APPLICANT INFORMATION Check box for contact person assigned to this project

☒ Landowner Name MICHAEL & GAIL GARABEDIAN Daytime Phone (559) 436-4065
Mailing Address 2133 W. BEECHWOOD AVE / FRESNO / CA. Zip Code 93711
Email Address: michaelg@londonproperties.com & gailgaro@gmail.com

☐ Applicant Name SAME AS ABOVE Daytime Phone
Mailing Address Zip Code
Email Address:

☒ Agent Name ROBBY ANTOYAN Daytime Phone (559) 908 0418
Mailing Address 2133 AMADOR STREET / FRESNO, CA Zip Code 93721
Email Address: antoyanarcy@yahoo.com

PROPERTY INFORMATION

Total Size of Site: 50'x70' = 3,500 SF Assessor Parcel Number(s): 064 - 204 - 064
Legal Description:
Address of the project (if known): 2739 SANTA BARBARA AVE. / CAYUCOS, CA 93430
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: HIGHWAY 1 TO OLD CREEK ROAD TO SANTA BARBARA AVE.
Describe current uses, existing structures, and other improvements and vegetation on the property:
VACANT LOT - NEVER DEVELOPED

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): SFR - 3BR/2BA - OCCUPIED AREA = 2,134 SF. ON 3 LEVELS. GARAGE (2 CAR) ON BOTTOM/KITCHEN, LV., 2BR, 1BA ON MAIN LEVEL, MBR ON 3RD.

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature Date 5/12/18

FOR STAFF USE ONLY

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building File No _____

Type of project: ☐ Commercial ☐ Industrial ☒ Residential ☐ Recreational ☐ Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): NEW SINGLE FAMILY RESIDENCE (SFR)

Describe existing and future access to the proposed project site: FROM SANTA BARBARA AVE.

Surrounding parcel ownership: Do you own adjacent property? ☐ Yes ☒ No
If yes, what is the acreage of all property you own that surrounds the project site? _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):
North: SFR South: SFR
East: SFR West: SFR

For all projects, answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 1668 sq. feet 47.6% Landscaping: 1267 sq. feet 36.2% - SHALL BE LEFT AS IS
Paving: 160 sq. feet 4.5 % Other (specify) 405 SF. OF ALLEY STAIRS
Total area of all paving and structures: 2,233 ☒ sq. feet ☐ acres
Total area of grading or removal of ground cover: 2,700 +/- ☒ sq. feet ☐ acres
Number of parking spaces proposed: 2 Height of tallest structure: 34' FROM GARAGE FLOOR TO TOP OF ONE COLUMN.
Number of trees to be removed: NONE Type: _____
Setbacks: Front 10' Right 3' Left 3' Back 5'

Proposed water source: ☐ On-site well ☐ Shared well ☐ Other _____
☒ Community System - List the agency or company responsible for provision: SLO COUNTY PUBLIC WORKS
Do you have a valid will-serve letter? ☒ Yes ☐ No (If yes, please submit copy)

Proposed sewage disposal: ☐ Individual on-site system ☐ Other _____
☒ Community System - List the agency or company responsible for sewage disposal: CAYUCOS SANITARY
Do you have a valid will-serve letter? ☒ Yes ☐ No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: CAYUCOS FIRE PROTECTION DIST.

For commercial/industrial projects answer the following:
Total outdoor use area: _____ ☐ sq. feet ☐ acres
Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following:
Number of residential units: 1 Number of bedrooms per unit: 3
Total floor area of all structures including upper stories, but not garages and carports: 2,134 sf
Total of area of the lot(s) minus building footprint and parking spaces: 1,332 sf

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

a. Answer **ALL** of the questions as accurately and completely as possible.
b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
c. If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
d. Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

1. Describe the topography of the site:
   Level to gently rolling, 0-10% slopes: 0.00 acres
   Moderate slopes - 10-20%: 0.00 acres
   20-30%: 0.08 acres
   Steep slopes over 30%: 0.00 acres
2. Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No
   If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
   If yes, please describe: _____
4. Has a drainage plan been prepared? ☒ Yes ☐ No
   If yes, please include with application.
5. Has there been any grading or earthwork on the project site? ☐ Yes ☒ No
   If yes, please explain: _____
6. Has a grading plan been prepared? ☒ Yes ☐ No
   If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
8. Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
9. Can the proposed project be seen from surrounding public roads? ☒ Yes ☐ No
   If yes, please list: SANTA BARBARA AVE.

Water Supply Information

1. What type of water supply is proposed?
   ☐ Individual well ☐ Shared well ☒ Community water system
2. What is the proposed use of the water?
   ☒ Residential ☐ Agricultural - Explain _____
   ☐ Commercial/Office - Explain _____
   ☐ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? 325 GALLONS WHEN OCCUPIED
4. How many service connections will be required? ONE SHALL BE USED AS A VACATION HOME
5. Do operable water facilities exist on the site?
   ☐ Yes ☒ No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
   ☐ Yes ☒ No If yes, please attach. NA
7. Does water meet the Health Agency's quality requirements? NA

Bacteriological?	☐ Yes	☐ No
Chemical?	☐ Yes	☐ No
Physical	☐ Yes	☐ No
Water analysis report submitted?	☐ Yes	☐ No

8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
   ☐ Well Driller's Letter ☐ Water Quality Analysis(☐ OK or ☐ Problems)
   ☐ Will Serve Letter ☐ Pump Test _____ Hours / _____ GPM
   ☐ Surrounding Well Logs ☐ Hydrologic Study ☒ Other NA

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used: NA

1. Has an engineered percolation test been accomplished?
   ☐ Yes ☐ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
   ☐ Yes ☐ No
4. Has a piezometer test been completed?
   ☐ Yes ☐ No If 'Yes', please attach.
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
   ☐ Yes ☐ No *(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)*

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? ☒ Yes ☐ No
   Distance to nearest sewer line: 20' FROM PROPERTY LINE Location of connection: SANTA BARBARA AVE.
2. What is the amount of proposed flow? 300 GPD
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ☒ Yes ☐ No

Solid Waste Information

1. What type of solid waste will be generated by the project?
   ☒ Domestic ☐ Industrial ☐ Agricultural ☐ Other, please explain? _____
2. Name of Solid Waste Disposal Company: CAYUCOS SANITARY DISTRICT
3. Where is the waste disposal storage in relation to buildings? _____
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☒ Yes ☐ No

Community Service Information

1. Name of School District: COAST UNIFIED SCHOOL DISTRICT
2. Location of nearest police station: MORRO BAY POLICE ± 5.5 MILES / SLO CO. SHERIFF: 13 MIN.
3. Location of nearest fire station: CAYUCOS FIRE STATION 11 ± 108 CHANEY, CAYUCOS = 0.9 MILES
4. Location of nearest public transit stop: AT OLD CREEK ROAD & OCEAN BLVD. ± 0.1 MILES
5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project? ☐ Yes ☒ No

Historic and Archeological Information

1. Please describe the historic use of the property: OPEN LAND
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☐ Yes ☒ No
   If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? ☐ Yes ☒ No
   If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: _____ Hours of Operation: _____
2. How many people will this project employ? _____
3. Will employees work in shifts? ☐ Yes ☐ No
   If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
   ☐ Yes ☐ No If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? ☐ Yes ☐ No
   If yes, please explain: _____
   (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: _____
7. Will hazardous products be used or stored on-site? ☐ Yes ☐ No
   If yes, please describe in detail: _____
8. Has a traffic study been prepared? ☐ Yes ☐ No If yes, please attach a copy.
9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. _____ Between 4:00 to 6:00 p.m. _____

10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees ☐ Yes ☐ No
    If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
    ☐ Yes ☐ No If yes, please describe: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? ☐ Yes ☐ No
2. If yes, is the site currently under land conservation contract? ☐ Yes ☐ No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): _____
2. Will the development occur in phases? ☐ Yes ☒ No
   If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? ☐ Yes ☒ No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? ☒ Yes ☐ No
   If yes, please describe: 3' PUE ALONG NORTH PROPERTY LINE.

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: OFF WHITE EXTERIOR PLASTER WALLS / LIGHT COLORED ROOFING / SOLAR PANELS / DUAL GLAZED WINDOWS / R-30 IN C ROOF / R-19 IN C EXTERIOR WALLS.
   *The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project: USE OF LOCALLY AVAILABLE BUILDING MATERIALS / USE OF RECYCLED MATERIALS DURING CONSTRUCTION & ONCE OCCUPIED.
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ☒ No
   If yes, please list: _____

3. Are you aware of any previous environmental determinations for all or portions of this property?
   ☐ Yes ☐ No
   If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): MUP / BUILDING PERMITS / FIRE DEPT / WATER SERVICE / SEWER SERVICE SCHOOL DISTRICT
   (If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned to the project

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

PARCEL SUMMARY REPORT FOR APN 064-204-064
PRINTED ON 06/07/2018

OVERVIEW

PARCEL STATUS	Active
TAX CODE	000
PRIMARY OWNER	GARABEDIAN MICHAEL ETUX 2183 W BEECHWOOD AVE FRESNO, CA 93711-7146
SECONDARY OWNERS	GARABEDIAN MICHAEL TOROIAN GAIL M
PARCEL ADDRESS(ES)	2739 SANTA BARBARA AVE CAYUCOS, CA 93430
COMMUNITY	Cayucos
ADVISORY COUNCIL	Cayucos Citizens Advisory Council
LEGAL DESCRIPTION	MORRO STR U5 BL 82 LTS 24 & 25
PLANNING AREA(S)	Estero Planning Area
LAND USE	Residential Single-Family
COMBINING DESIGNATIONS	Geologic Study Area, Local Coastal Program
PLANNING AREA STANDARDS	22.14.070, T23 Estero
PARCEL FLAGS	10A - CSA 10A Water Wait List, CAY - Cayucos Sanitary District, GS - Geologic Study Area, LCP - Local Coastal Plan, MS4 - MS4 Stormwater Area, RSF - Residential Single-Family, STM - Stormwater Management Area
NOTES	THE OWNER WANTED TO KNOW WHAT WOULD BE NECESSARY TO REDO THE MUP SINCE IT HAS EXPIRED. ACCORDING TO BRIAN P. OUR GEOLOGIST THE OLD REPORT WOULD NEED TO BE UPDATED WITH A LETTER AND ADDRESS THE NEW SEISMIC CALIF BUILDING CODES. WE DISCUSSED THE FEE FOR THE MUP. IT MIGHT BE A GOOD IDEA TO RTB BASED ON THE PREVIOUS ENVIRONMENTAL REVIEW DONE. I TOLD HIM TIER III MUP WITH PREVIOUS ND. GS FEE IS THE ISSUE. IF THE PROJECT IS RTB'D THIS MAY MAKE MORE SENSE BASED ON DISCUSSIONS WITH BRIAN THAT HE DOES NOT NEED TO DO FULL BLOWN PIER REVIEW ON THIS PROJECT. SWC 10/18/12

PARCEL DOCUMENTS

Recorded Date	Document Type	Document Number
03/08/2007	Lot (C)	2007-I-000616
03/08/2007	Lot (C)	2007-I-000616

RECORDED LOTS

Lot Number	Lot Flags
T-M06-209-0001-Y	

PARCEL HISTORY

Submitted	Case Number	Case Type	Status
06/05/2018	DRC2018-00088	Land Use	Submitted
SFR - 2134 SQFT ON 3 LEVELS			
12/04/2014	PMT2014-01521	PMTR - Residential Permit	Application Withdrawn
WITHDRAWN /FIRESPRINKLERS FOR SFD - PMT 2013-01379			
12/06/2013	PMT2013-01380	PMTG - Grading Permit	Application Expired
EXPIRED - MAJOR GRADING FOR SFD (PMT2013-01379) DRC2013-00002			
12/06/2013	PMTR2013-01379	PMTR - Residential Permit	Application Expired
EXPIRED - 3-STORY SFD (2,135 SF), ATTACHED GARAGE (524 SF), DECKS (290 SF),STORAGE (76 SF) & RETAINING WALLS (MAJOR GRADING - PMT2013-01380) DRC2013-00002			
07/02/2013	DRC2013-00002	Land Use	Approved
NEW SINGLE FAMILY DWELLING' SLOPES OVER 20%/ MINOR USE PERMIT FOR A PROPOSED 3 STORY 2,134 SF SFR. PROJECT SITE LOCATED OFF SANTA BARBARA AVE. IN CAYUCOS.			
05/23/2013	PRE2012-00072	Pre-Application	Submitted
3 BEDROOM AND 2 BATHROOMS			
01/15/2008	PMT2007-01809	PMTG - Grading Permit	Application Expired
EXPIRED - MAJOR GRADING FOR SFD PAD, DRIVEWAY, 288 SF SITE WALLS & 1,500 SF SHORING INCLUDED, - NO SPECIAL INSP REQD FOR SHORING PER ARCH DAVID MARCHELL,RCE/SOILS:GEOSLOUTIONS [SFR:2006-00631, DRC2006-00053]			
09/25/2006	SUB2006-00054	Subdivision	Recorded
PROP 2 TO 1 MERGER			
09/07/2006	PMT2006-00631	PMTR - Residential Permit	Application Expired
EXPIRED - SFD (2,716 SF) W/ATTACHED GARAGE (556 SF), TO INCLUDE ELEVATOR & RETAINING WALL (MAJOR GRADING PMT2007-01809) DRC2006-00053			
09/07/2006	DRC2006-00053	Land Use	Expired
GRADING ON SLOPES GREATER THAN 20%			
04/20/2006	PRE2005-00212	Pre-Application	Submitted

Department of Planning & Building

Interactive Data Viewer

Legend

- SLO County Parcels
- Roads
  - CalTrans
  - Maintained by SLO CO
  - Private Maintenance
  - Federal or State Maintenance
- Community Advisory Groups
  - Community Advisory Group Boundary
  - Cayucos Citizens Advisory Council Subarea
  - Creston Advisory Body Sub Areas
- Supervisor Districts
- Land Use Outlines

-376.17 0 188.08 376.17 Feet 1: 2,257

WGS_1984_Web_Mercator_Auxiliary_Sphere

Department of Planning & Building

Interactive Data Viewer

Legend

- SLO County Parcels

-96.00 0 48.00 96.00 Feet 1: 576

WGS_1984_Web_Mercator_Auxiliary_Sphere

1" = 100'

REVISIONS	
I.S.	DATE
NA	10-07-03
06-004	07-01-05
07-268	12-12-06
07-276	12-26-06
08-026	03-19-07
17-013	05-13-16
17-013	05-14-16

50 0 100 200

JAW 09-18-97 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

HWY. 1

CAYUCOS

MORRO STRAND UNIT #5, R.M. Bk. 5 , Pg. 11

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 064 PAGE 20

ABBREVIATIONS

A		E		J				
AB	- ANCHOR BOLT	E	- EAST	J	- JUNCTION BOX	REV	- REVISED	
ABAN	- ABANDON	(E)	- EXISTING	JST	- JOIST	R.JST.	- RIM JOIST	
AC	- ALTERNATING CURRENT	EA	- EACH			RM	- ROOM	
ACU	- AIR CONDITIONING UNIT	EDF	- ELECTRIC DRINKING FOUNTAIN	K		RMV	- REMOVE	
A/C	- ASPHALTIC CONCRETE	ELEV	- ELEVATION			RND	- ROUND	
ACT	- ACOUSTICAL TILE	EQUIP	- EQUIPMENT	KD	- KILN DRIED	RO	- ROUGH OPENING	
ADD	- ADDITIONAL	EQL	- EQUAL	KIT	- KITCHEN	RS	- RESAWN	
ADDM	- ADDENDUM	EXH	- EXHAUST	KPL	- KICK PLATE	RTB	- RUBBER TOPSET BASE	
ADJ	- ADJUSTABLE	EXT	- EXTERIOR			RWD	- BEDWOOD	
ADJC	- ADJACENT	EW	- EACH WAY	L				
AGGR	- AGGREGATE					S		
AL	- ALUMINUM	F		LAV	- LAVATORY			
ALT	- ALTERNATE			LIN. CLOS	- LINEN CLOSET	S	- SOUTH	
AMP	- AMPERE	F	- FIXED	LP	- LAMINATED PLASTIC	SC	- SOLID CORE	
ANOD	- ANODIZED	FCHD	- FRENCH DOOR	LPG	- LIQUID PETROLEUM GAS	SDT	- SAFE DEPOSIT	
AP	- ACCESS PANEL	FD	- FLOOR DRAIN	LT	- LIGHT	SEC	- SECTION	
APPL	- APPLIANCE	FDN	- FOUNDATION	LTG	- LIGHTING	SGL	- SAFETY GLASS	
AVE	- AVENUE	FE	- FIRE EXTINGUISHER	LTL	- LINTEL	SHR	- SHOWER	
		FF	- FACTORY FINISH			SHT	- SHEET	
B		FHPWS	- FLAT HEAD PHILLIPS WOOD SCREW	M		SIM	- SIMILAR	
		F. HT.	- FULL HEIGHT			SMP	- SIMPSON	
BD	- BOARD	FHWS	- FLAT HEAT WOOD SCREW	MAR.	- MARBLE	SK	- SINK	
BFP	- BACKFLOW PREVENTER	FIN	- FINISH	MATL	- MATERIAL	SL	- SLIDER	
BI	- BLACK IRON	FIN. FL.	- FINISH FLOOR	MAX	- MAXIMUM	SPEC	- SPECIFICATION	
BLDG	- BUILDING	FIN. GR.	- FINISH GRADE	MB	- MACHINE BOLT	SPKLR	- SPRINKLER	
BLKG	- BLOCKING	FL	- FLASHING	MBR	- MASTER BEDROOM	SS	- SANITARY SEWER	
BMT	- BUILT	FLA	- FULL LOAD AMPS	MDO	- MEDIUM DENSITY OVERLAY	SST	- STAINLESS STEEL	
BLT-IN	- BUILT-IN	FL. JST	- FLOOR JOIST	MECH	- MECHANICAL	STA	- STATION	
BLVD	- BOULEVARD	FLL	- FLOW LINE	MFGR	- MANUFACTURER	STD	- STANDARD	
BM	- BENCH MARK	FLR	- FLOOR	MIN	- MINIMUM	STG	- STAGGERED	
BOT	- BOTTOM	FLUOR	- FLOURESCENT	MIR	- MIRROR	STN	- STAIN	
BP	- BASE PLATE	FOC	- FACE OF CONCRETE	MT	- MOSAIC TILE	STOR	- STORAGE	
BRK	- BRICK	FO(E)S	- FACE OF EXISTING STUD	MTD	- MOUNTED	STL	- STEEL	
BSMT	- BASEMENT	FOF	- FACE OF FINISH	MTL	- METAL	SUSP	- SUSPENDED	
BTU	- BRITISH THERMAL UNIT	FOFR	- FACE OF FURRING			SV	- SHEET VINYL	
BW	- BACK OF WLK	FOPLY	- FACE OF PLYWOOD	N		S4S	- SURACED FOUR SIDES	
		FOS	- FACE OF STUD					
C		FOST	- FACE OF STEEL	N	- NORTH	T		
		FPL	- FIREPLACE	(N)	- NEW			
C	- COLOR	FRP	- FIBER REINFORCED PLASTIC	NA	- NOT APPLICABLE	TC	- TOP OF CURB	
C&G	- CURB AND GUTTER	FS	- FIRE SPRINKLER	NAT	- NATURAL	T&G	- TONGUE AND GROOVE	
CAB	- CABINET	FT	- FOOT	(N)D	- NEW DOOR	TEMP	- TEMPORARY	
CB	- CATCH BASIN	FTG	- FOOTING	NG	- NATURAL GAS	THK	- THICK	
CBT	- COUPON BOOTH	FV	- FIELD VERIFY	NGR	- NATURAL GRADE	TMPD	- TEMPERED	
C / F	- CEILING FAN	FXTR	- FIXTURE	NIC	- NOT IN CONTRACT	TOB	- TOP OF BEAM	
CFLG	- COUNTER FLASHING	FZR	- FREEZER	NTS	- NOT TO SCALE	TOC	- TOP OF CONCRETE	
CI	- CAST IRON					TOP	- TOP OF PARAPET	
CJ	- CONTRUCTION JOINT	G		O		TP	- TOP PLATE	
CL	- CENTER LINE					TS	- TUBULAR STEEL	
CLG	- CEILING	G	- GAS	O/	- OVER	TV	- TELEVISION	
CLG. JST.	- CEILING JOIST	GA	- GAUGE	OA	- OUTSIDE AIR	TYP	- TYPICAL	
CLJ	- CONTOL JOINT	GALVI	- GALVINIZED IRON	O.C.	- ON CENTER			
CLO	- CLOSET	GB	- GRAB BAR	OCT.	- OCTAGON	U		
CLR	- CLEAR	GC	- GENERAL CONTRACTOR	OD	- OUTSIDE DIAMETER			
CMU	- CONCRETE MASONRY UNIT	GFI	- GROUND FAULT INTERUPTER	OFF	- OFFICE	U/L	- UPPER/LOWER	
CNTR. TP	- COUNTER TOP	GL	- GLASS	OH	- OPPOSITE HAND	UON	- UNLESS OTHERWISE NOTED	
CO	- CLEAN OUT	GL. BLK.	- GLASS BLOCK	OPNG	- OPENING	UR	- URINAL	
COL	- COLUMN	GLB	- GLUE LAMINATED BEAM	OPT	- OPTIONAL			
CONC	- CONCRETE	GTR	- GUTTER	ORD	- OVERFLOW ROOF DRAIN	V		
CONST	- CONSTRUCTION	GYP. BD.	- GYPSUM BOARD	ORIG	- ORIGINAL			
CONT	- CONTINUOUS					VAR	- VARIES	
COPNG	- CASED OPENING	H		P		VCT	- VINYL COMPOSITION TILE	
CORR	- CORRIDOR					CERT	- VERTICAL	
CPT	- CARPET	H	- HIGH	P	- PAINT	VNR	- VENEER	
CSK	- COUNTERSUNK	HB	- HOSE BIBB	PRKG	- PARKING	V. SL.	- VERTICAL SLIDE	
CSWK	- CASEWORK	HC	- HOLLOW CORE	PBD	- PARTICLE BOARD	VTR	- VENT THOUGH ROOF	
CT	- CERAMIC TILE	HDR	- HEADER	PEN	- PERIMETER EDGE NAILING	VWC	- VINYL WALL COVERING	
CTR	- CENTER	HDW	- HARDWARE	PER	- PERIMETER			
CTV	- CABLE TELEVISION	HGT	- HEIGHT	PL	- PROPERTY LINE	W		
CW	- COLD WATER	HM	- HOLLOW METAL	PLAS	- PLASTER			
		HORIZ	- HORIZONTAL	PLYWD	- PLYWOOD	W	- WEST	
D		HR	- HOUR	PR	- PAIR	W/	- WITH	
		H. SL.	- HORIZONTAL SLIDE	PRELIM	- PRELIMINARY	WC	- WALL COVERING	
D	- DOOR	HVAC	- HEATING, VENTILATING AND AIR CONDITIONING	PR. TR.	- PRESSURE TREATED	W/C	- WATER CLOSET	
DBL	- DOUBLE	HW	- HOT WATER	Q		WD	- WOOD	
DEMO	- DEMOLITION					WGL	- WIRED GLASS	
DEPT	- DEPARTMENT	I		QT	- QUARRY TILE	WH	- WATER HEATER	
DES	- DESIGN					WI	- WROUGHT IRON	
DET	- DETAIL	ID	- INSIDE DIATAMETER	R		WK	- WORK	
DF	- DOUGLAS FIR	INFO	- INFORMATION			W/O	- WITHOUT	
DH	- DOUBLE HUNG	INSUL	- INSULATION	RA	- RETURN AIR	WP	- WATERPROOF	
DIA	- DIAMETER	INT	- INTERIOR	RAD	- RADIUS	WSCT	- WAINSCOT	
DIM	- DIMENTION			RD	- ROOF DRAIN	WSR	- WASHER	
DN	- DOWN			REFR	- REFRIGERATOR	WT	- WEIGHT	
DW	- DISHWASHER			REQD	- REQUIRED	WTR	- WATER	
DWG	- DRAWING							

PROJECT DATA

APN:	= 064-204-064
ZONING:	= CAYUCOS - ESTERO AREA
SEISMIC CATEGORY:	= TBD
FIRE ZONE:	= TBD
COMMUNITY PLAN DISTRICT:	= CAYU-CAYUCOS
REDEVELOPMENT AREA:	= NO
HISTORIC STRUCTURE:	= NO
SPECIFIC PLAN:	= TBD
TYPE OF CONSTRUCTION:	= TYPE VA
GROUP:	= R
SITE AREA:	= 50' X 70' = 3,500 SF

LOT COVERAGE:

MAIN RESIDENCE AT GROUND LEVEL W/ GARAGE:	= 1,587 SF
COVERED FRONT PORCH:	= 31 SF
TOTAL	= 1,618 SF

ALLOWABLE PERCENTAGE OF LOT COVERAGE PER ESTERO AREA = 50% MAXIMUM.

WITH TOTAL LOT AT 3,500SF X 50% = 1,750 SF ALLOWABLE.

1,618 SF ≤ 1,750 SF = OK.

BUILDING AREA - HABITABLE

LOWER (FIRST) LEVEL - UTILITY AND STAIRS ONLY:	= 218.50 SF
MAIN (SECOND) LEVEL:	= 752.50 SF
INTERMEDIATE LEVEL:	= 553.50 SF
UPPER (THIRD) LEVEL:	= 610.00 SF
TOTAL	= 2,134.50 SF

MISC. AREAS:

ENCLOSED GARAGE:	= 524.00 SF
MAIN LEVEL EXTERIOR DECK:	= 164.00 SF
UPPER LEVEL EXTERIOR DECK:	= 126.00 SF

REQUIRED BUILDING CODES USED FOR THIS PROJECT:

2016 CALIFORNIA BUILDING CODE (CBC)
2016 CALIFORNIA MECHANICAL CODE (CMC)
2016 CALIFORNIA PLUMBING CODE (CPC)
2016 CALIFORNIA ENERGY CODE (T-24)
2016 CALIFORNIA FIRE CODE (CFC)
2016 CALIFORNIA GREEN CODE (CGC) DOES NOT APPLY TO THIS PROJECT

DEFERRED SUBMITTALS:

TRUSS DRAWINGS
FIRE SPRINKLER DESIGN/DRAWINGS

NOTE:

GC SHALL REFER TO THE PREPARED DOCUMENTS:

ENGINEERING GEOLOGY INVESTIGATION
PROJECT # SLO5425-6 DATED 02/05/2013

AND

SOILS ENGINEERING REPORT UPDATE
PROJECT # SLO5425-3 DATED 02/5/2013

BY GEO_SOLUTIONS , INC FOR THE ADDRESS OF 2739 SANTA BARBARA AVE., CAYUCOS, CA FOR ALL SOILS PREPARATIONS AT PAVING, SLAB ON-GRADE, MOISTURE CONTROL AND BACKFILL PROCEDURES AT VERTICLE RETAINING WALLS, SITE DRAINAGE CONTROL, ETC.

PROJECT NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNO.
2. ALL WORK SHALL CONFORM WITH THE CURRENT EDITION OF ALL APPLICABLE BUILDING AND FIRE CODES ENFORCED BY THE GOVERNING MUNICIPALITY IN WHICH THIS PROJECT IS LOCATED.
3. DO NOT SCALE DRAWINGS . WRITTEN DIMENSIONS SUPERSEDE. CONTRACTOR SHALL NOTIFY ARCHITECT AS SOON AS A DISCREPANCY IS FOUND.
4. PROVIDE A MINIMUM OF 2% SLOPE AWAY FROM THE BUILDING FOR A MINIMUM DISTANCE OF 5'-0".
5. ALL MANUFACTURED WINDOWS AND DOORS SHALL BE CERTIFIED AND LABELED.
6. ALL EXTERIOR WINDOWS AND DOORS SHALL BE WEATHERSTRIPPED .
7. ALL HVAC, WATER HEATERS , PLUMBING FIXTURES , AND FLUORESCENT LAMP BALLASTS SHALL HAVE CEC CERTIFICATION .
8. AN ORIGINALLY STAMPED COPY OF THESE PLANS AND ALL PERMITTED ITEMS SHALL BE MADE AVAILABLE AT THE JOBSITE DURING ALL INSPECTIONS .
9. GENERAL CONTRACTOR SHALL PROVIDE THE OWNER OF THIS PROJECT WITH A LIST OF THE HVAC SYSTEM, WATER HEATING DEVICES , LIGHTING SYSTEMS, ANY CONSERVATION OR SOLAR SYSTEMS , AND ALL OTHER EQUIPMENT INSTALLED, THEIR MANUFACTURER'S OPERATIONAL AND MAINTAINANCE INSTRUCTIONS . THE GENERAL CONTRACTOR AND ANY AFFECTED SUB CONTRACTORS SHALL SHOW THE OWNER HOW TO PROPERLY USE EACH OF THOSE ITEMS PRIOR TO OCCUPANCY.
10. ALL TUB AND SHOWER OPENINGS SHALL BE RODENT PROOF WITH 1" CONCRETE COVER IN AN APPROVED MANNER .
11. EVERY MANUFACTURED AND SITE BUILT FENESTRATION PRODUCT OR FENESTRATION SYSTEM INSTALLED ON THE PROJECT THAT ARE SUBJECT TO TITLE 24, PART 6 SHALL HAVE ATTACHED TO IT A CLEARLY VISABLE TEMPORARY LABLE OR HAVE AN ASSOCIATED CERTIFICATE THAT LISTS THE U-FACTOR, SOLAR HEAT GAIN COEFFICIENT OF THAT PRODUCT AND THE METHOD USED TO DERIVE THOSE VALUES . IT SHALL ALSO CERTIFY COMPLIANCE WITH AIR LEAKAGE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE 116(A)1. THE LABEL SHALL NOT BE REMOVED UNTIL APPROVED BY THE BUILDING INSPECTOR .
12. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND IN-SWINGING DOORS SHALL BE TEMPERED .
13. INSTALL 2X FIREBLOCKING AT FLOOR-CEILING COVES AND SOFFITS AND WOOD STUDS AT 10'-0" MAXIMUM INTERVALS IN HEIGHT.
14. NO WATER SHALL DRAIN TO ADJACENT PROPERTY AND NO WATER SHALL BE RETAINED ON SITE UNO.
15. GRADING SHALL COMPLY WITH MUNICIPAL AND ADOPTED CBC STANDARDS .
16. INSULATING MATERIALS SHALL BE CERTIFIED AND COMPLY WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL . INSULATION MATERIALS SHALL BE NSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF SECTION 804 AND OF THE CBC.
17. JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED , EQUIPPED WITH GASKETS , WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INTERNAL OR EXTERNAL AIR INFILTRATION .
18. ALL WEATHERSTIPPING , CAULKING , AND SEALING OF EXTERIOR DOORS, WINDOWS AND BUILDING ENVELOPE OPENINGS AS REQUIRED BY THE BUILDING STANDARDS SHALL BE SUBJECT TO FIELD INSPECTION .
19. AFTER INSTALLING INSULATION , THE INSULATION CONTRACTOR SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING , A CERTIFICATE SIGNED BY THE INSTALLER AND GENERAL CONTRACTOR STATING THAT THE INSTALLATION ONFORMS WITH THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2, SUBCHAPTER 4, ARTICLE 3. THE CERTIFICATE SHALL STATE THE MANUFACTURER'S NAME AND MATERIALS INSTALLED 'R' VALUE AND IN APPLICATIONS OF LOOSE FILL INSULATION , THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT CONSISTANT WITH THE MANUFACTURER'S LABELED DENSITY FOR THE DESIRED 'R' VALUE PER SECTION 1403D, TITLE 24, CALIFORNIA CODE OF REGS.
20. ATTIC ACCESSES SHALL BE WEATHERSTRIPPED AND EQUALLY INSULATED .
21. PROVIDE GLU-LAM BEAM CERTIFICATES PRIOR TO BUILDING'S FINAL INSPECTION .
22. PROVIDE AN A.U.L APPROVED DETECTOR OF COMBUSTION OTHER THAN HEAT AND SHALL BE 110V DIRECT WIRED, BRK, NER #111 WITH BATTERY BACKUP.
23. PROVIDE AN APPROVED WATERPROOF BACKING FOR ALL EXTERIOR WALL FINISHES .
24. A CHEMICAL TOILET IS REQUIRED ON SITE DURING CONSTRUCTION .
25. THE STREET ADDRESS AND NUMBER SHALL BE POSTED PRIOR TO FIRST INSPECTION .
26. REPAIR ALL DAMAGED ON OR OFF-SITE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY .
27. A MINIMUM OF 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT OF WAY AND/OR UTILIT EASEMENTS , ALL EXISTING UNDER-GROUND FACILITIES SHALL HAE BEEN LOCATED BY AN UNDERGROUND SERVICE ALERT (USA). CALL 1-800-642-2444 .
28. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PERSERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR .
29. HVAC EQUIPMENT DESIGNED TO BE IN A FIXED POSITION SHALL BE SECURELY FASTENED . COMPRESSORS OR CONDENSING UNITS SUPPORTED FROM THE GROUND SHALL REST ON A CONCRETE BAS EXTENDING NOT LESS THAN 3" ABOVE GRADE LEVEL. CMC1105 .3
30. ALL WINDOWS IN SLEEPING ROOMS DESIGNATED FOR EMERGENCY EXIT SHALL HAVE A SILL HEIGHT NOT TO EXCEED (+)44" ABOVE FINISHED FLOOR .
31. FINISHED FLOOR ELEVATION SHALL BE MINIMUM 6" HIGHER THAN THE CROWN OF THE ROAD WITHIN 100'.
32. ALL CONSTRUCTION WASTE WITHIN 30' OF THE STRUCTURE SHALL BE REMOVED .
33. INSTALL STREET ADDRESS NUMERALS AT LEAST 3" HIGH WITH A 3/8" STROKE MOUNTED ON A CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET.
34. FASTENERS FOR PRESSURE PRESERVATIVE TREATED WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED , STAINLESS STEEL, SILICON, BRONZE OR COPPER .
35. GAS PIPING SHALL NOT BE ALLOWED TO RUN UNDER A CONCRETE SLAB WHEN A ROOF EXISTS OVER IT.

COUNTY OF SAN LUIS OBISPO NOTES:

1) SEPARATE REVIEW/PERMIT IS REQUIRED FOR FIRE SPRINKLERS:
AN AUTOMATIC SPRINKLER SYSTEM DESIGN PER NFPA 13-D OR 2010 CRC, SECTION R313.3. A SEPARATE PERMIT FOR THE FIRE SPRINKLERS MUST BE APPLIED FOR PRIOR TO ISSUANCE OF THIS BUILDING PERMIT. THIS SUBMITTAL CANNOT BE DEFERRED .

2) INSTALL A MIN. 1-3/8" THK, SELF-CLOSING , SELF-LATCHING , SOLID-CORE WOOD, STEEL HONEYCOMB OR 20 MINUTE FIRE RATED DOOR PER CRC R302.5.1.

3) FIREBLOCKING IS REQUIRED AT THE FOLLOWING LOCATIONS:
A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZ. AT THE INTERVALS NOT EXCEEDING 10'-0".
B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZ. SPACES; SOFFITS, DROP CEILINGS , AND COVE CEILINGS .
C. IN CONCEALED SPACES BETWEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN .
D. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILINGS AND FLOOR LEVEL.

4) STAIRWAY HANDRAILS:
A. HANDRAILS ARE REQUIRED FOR STAIRS WITH 4 OR MORE RISERS.
B. HANDRAILS ARE TO BE INSTALLED:
1. BETWEEN 34" AND 38" ABOVE THE NOSING OF THE TREAD AND LANDINGS .
2. CIRCULAR HANDGRIPS SHALL BE BETWEEN 1 1/4" TO 2" IN DIAMETER.
3. THERE SHALL BE A MIN. OF 1 1/2" CLEARANCE FROM THE WALL.

5) TEMPERED GLAZING:
A. GLAZING SHALL BE TEMPERED WHERE THE NEAREST EXPOSED EDGE OF THE GLASS IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE WALKING SURFACE.
B. GLAZING SHALL BE TEMPERED WHEN ADJACENT TO STAIRWAYS , LANDINGS , RAMPS , WITHIN 36" HORIZ. OF THE WALKING SURFACE AND EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
C. GLAZING SHALL BE TEMPERED WHEN IN ENCLOSURES FOR OR WALLS FACING BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 60" ABOVE ANY STANDING OR WALKING SURFACE.

6) LANDSCAPE AND IRRIGATION INSTALLATION:
NO LANDSCAPE OR IRRIGATION SHALL BE INSTALLED AT THIS TIME AND SHALL BE DEFERRED . THE OWNER SHALL SUBMIT LANDSCAPE AND IRRIGATION PLANS TO THE COUNTY OF SAN LUIS OBISPO, CA FOR REVIEW AND APPROVAL ONCE THE OWNER DECIDES IT IS TIME TO DO SO. THE DESIGN AND PLANS SHALL BE IN ACCORDANCE WITH EITHER CAL GREEN TIER 1 FOR OUTDOOR WATER REQUIRMENTS OR WHICHEVER IS THE MOST CURRENT REQUIREMENT FROM THE COUNTY OF SAN LUIS OBISPO, CA BUILDING AND PLANNING DEPARTMENTS .

7) ENERGY COMPLIANCE_LIGHTING:
ROOMS OTHER THAN KITCHENS, BATHROOMS , GARAGES , LAUNDRY ROOMS, AND UTILITY ROOMS (EXCEPT CLOSETS LESS THAN 70SF.), ALL LUMINAIRS SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A DIMMER SWITCH OR AN OCCUPANT SENSOR THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS 'ON' OPTION.

8) ARC-FAULT CIRCUIT INTERRUPTER SHALL BE REQUIRED FOR ALL BRANCH CIRCUITS W/OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS , SUNROOMS , REC ROOMS, CLOSESTS , HALLWAYS , OR SIMILAR ROOMS OR AREAS.

9) GFCI IN GARAGES:
ALL RECEPTACLES IN GARAGES SHALL HAVE GFCI PROTECTION , EXCEPT FOR RECEPTACLES IN THE GARAGE DEDICATED FOR CORD-AND PLUG-CONNECTED APPLIANCES .

10) GFCI IN KITCHENS:
ALL RECEPTACLES INSTALLED TO SERVE KITCHEN COUNTERTOP SURFACES SHALL HAVE GFCI PROTECTION . INCLUDING ANY KITCHEN ISLAND.

11) BATHROOM RECEPTACLES:
BATH OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20AMP BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS .

12) EXTERIOR RECEPTACLES:
ALL EXTERIOR RECEPTACLES SHALL HAVE GFCI PROTECTION .

13) DOMESTIC DRYER MOISTURE EXHAUST DUCTS:
DOMESTIC DRYER DUCTS SHALL NOT EXCEED A COMBINED HORIZ. AND VERTICAL LENGTH OF OF 14'-0", INCLUDING TWO-90° ELBOWS. TWO FEET WILL BE DEDUCTED FOR EACH ELBOW IN EXCESS OF TWO.

14) SOILS ENGINEER AND GEOLOGIST-FINAL PLAN REVIEW
PROVIDE WRITTEN VERIFICATION (EACH) FROM THE SOILS ENGINEER AND GEOLOGIST THAT THE FINAL PLANS HAVE BEEN REVIEWED AND FOUND TO BE CONSISTENT WITH THE SOILS REPORT AND GEOLOGY INVESTIGATION .

15) PAD CERTIFICATION:
PAD CERTIFICATION IS REQUIRED . A SOILS OR CIVIL ENGINEER SHALL DETERMINE THE GRADING PERFORMED IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS AND IS SUITABLE TO SUPPORT THE INTENDED STRUCTURE .

OWNER/CONSULTANT LIS

1 **OWNER:**
QAIL AND MICHAEL DARABEDIAN
2183 W. BEECHWOOD AVENUE
FRESNO, CA 93711
PH: 559_681_3717

2 **ARCHITECT OF RECORD:**
ANTOYAN ARCHITECTURE
c/oROBBY ANTOYAN
2133 AMADOR STREET
FRESNO, CA 93721
PH: 559_497_6942

3 **CIVIL ENGINEER:**
OMNI DESIGN GROUP
c/o DAVID MARCHELL
711 TANK FARM ROAD, SUITE 100
SAN LUIS OBISPO, CA 93401
PH: 805_544_9700

4 **SOILS ENGINEER:**
GEO SOLUTIONS , INC.
c/o KRAIG R. CROZIER
220 HIGH STREET
SAN LUIS OBISPO, CA 93401
PH: 805_543_8539

5 **STRUCTUAL ENGINEER:**
TAYLOR AND SYFAN
c/o RYE SYFAN
684 CLARION COURT
SAN LUIS OBISPO, CA 93401
PH: 805_547_5000

6 **PLUMBING ENGINEER:**
TBD

7 **MECHANICAL ENGINEER:**
ANTOYAN ARCHITECTURE

8 **ELECTRICAL ENGINEER:**
ANTOYAN ARCHITECTURE

9 **GENERAL CONTRACTOR:**
TBS

SHEET INDEX

LICENSED ARCHITECT ROBERT S. ANTOYAN No. C12626 Ren. 08/31/19 STATE OF CALIFORNIA

PROPOSED RESIDENCE
2739 SANTA BARBARA AVE.
CAYUCOS, CALIFORNIA 93430

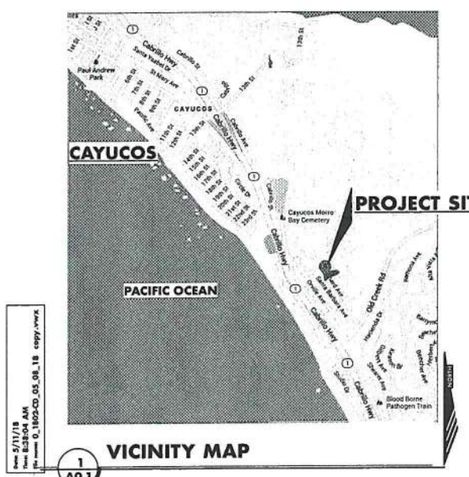
ANTOYAN ARCHITECTURE
2133 AMADOR ST. • FRESNO, CA • 93721-1102
559 • 497 • 6942

PERMIT No.	
Plan Ck No.	
SPR/CUP No.	
Plan Ck'd	05_11_18 MAUP

JOB NUMBER 1802

A_0.1

SHEET OF



1 A0.1 **VICINITY MAP**

WALL LEGEND

INTERIOR 2 X 4 WD STUD WALL W/STUDS @ 16"OC. MAX. W/1 LAYER OF 5/8", TYPE 'X' GB ON EA. SIDE. 1 LAYER OF 5/8", TYPE 'X' GB. 5/8" WATER AND MOLD RESISTANT TYPE 'X' O/ WD STUDS IN ANY WET AREAS TO RECEIVE TEXTURE AND PAINT. 1/2" DUROK OR EQUAL SHALL BE INSTALLED O/WD STUDS AS AN UNDERLAYMENT TO ANY CERAMIC, GLASS, PORCELEIN TILES, SOLID SURFACE, STONE, OR CONCRETE VENEERS .R-13 BATT INSULATON SHALL BE INSTALLED IN ALL WALLS .

2 X 6 WD STUD WALL W/STUDS @ 16"OC. MAX. R-19 BATT INSULATON SHALL BE INSTALLED IN ALL WALLS.

EXTERIOR WALL CONDITION:
7/8" EXTERIOR PLASTER O/MTL. LATH. O/BUILDING PAPER OR TYVEK. O/1/2" STRUCTURAL PLYWD WHERE OCCURS ON EXTERIOR SURFACE . PLEASE REFER TO STRUCTURAL DRAWINGS FOR MORE INFO. 1 LAYER OF 5/8", TYPE 'X' GB. ON INTERIOR SURFACE . 5/8" WATER AND MOLD RESISTANT TYPE 'X' GB. O/ WD STUDS IN ANY WET AREAS TO RECEIVE TEXTURE AND PAINT. 1/2" DUROK OR EQUAL SHALL BE INSTALLED O/WD STUDS AS AN UNDERLAYMENT TO ANY CERAMIC, GLASS , PORCELEIN TILES, SOLID SURFACE , STONE, OR CONCRETE VENEER INSTALLATIONS .

INTERIOR WALL CONDITION:
1 LAYER OF 5/8", TYPE 'X' GB. ON EA. SIDE. 5/8" WATER AND MOLD RESISTANT TYPE 'X' GB. O/ WD STUDS IN ANY WET AREAS TO RECEIVE TEXTURE AND PAINT. 1/2" DUROK OR EQUAL SHALL BE INSTALLED O/WD STUDS AS AN UNDERLAYMENT TO ANY CERAMIC, GLASS , PORCELEIN TILES, SOLID SURFACE , STONE, OR CONCRETE VENEER INSTALLATIONS .

SHOWING 2 X WALL PLACEMENT TO BE INSTALLED O/CONCRETE RETAINING WALLS, CURBS AND CONCRETE SLAB AREAS ON DRAWING 1/A_1.1 FOR CLARITY ONLY. HOPEFULLY.

6" THK REINFORCED , FOURED IN PLACE CONCRETE WALL PER STRUCTRUAL REQUIREMENTS . PLEASE REFER TO STRUCTURAL DRAWINGS FOR MORE INFO.

8" THK REINFORCED , FOURED IN PLACE CONCRETE WALL PER STRUCTRUAL REQUIREMENTS . PLEASE REFER TO STRUCTURAL DRAWINGS FOR MORE INFO.

12" THK REINFORCED , FOURED IN PLACE CONCRETE WALL PER STRUCTRUAL REQUIREMENTS . PLEASE REFER TO STRUCTURAL DRAWINGS FOR MORE INFO.

14" THK REINFORCED , FOURED IN PLACE CONCRETE WALL PER STRUCTRUAL REQUIREMENTS . PLEASE REFER TO STRUCTURAL DRAWINGS FOR MORE INFO.

GRADING/DRAINAGE PLANS FOR
GARABEDIAN RESIDENCE
LOTS 24 & 25, BLOCK 82 OF MORRO STRAND UNIT #5
2739 SANTA BARBARA AVE.
CAYUCOS, CALIFORNIA

LEGEND

BACKFLOW PREVENTER VALVE	⋈
CENTERLINE MONUMENT	△
DIRECTION OF DRAINAGE	10%
FIRE HYDRANT	✱
GAS METER	GM
GAS VALVE	GV
HOSE BIB	HB
POINT OF GEODETIC COORDINATES	⊕
SANITARY SEWER MANHOLE	⊙SS
SLOPES	HIGH → LOW
STORM DRAIN MANHOLE	⊙SD
STREET LIGHT	☼
STREET SIGN	þ
TELEPHONE PEDESTAL	TEL PED
UTILITY POLE	○
WATER METER	WM
(E) SPOT ELEVATIONS	(100.00 FG)
(N) SPOT ELEVATIONS	100.00 FG
EXISTING CONTOUR	— — 932 — —
NEW CONTOUR	—— 932 ——
CABLE TV LINES	—TV—TV—TV—
CENTERLINE	—— – ——
COMMON UTILITY TRENCH	—CU—CU—CU—
CONCRETE OR CMU WALL	━━━
FLOW LINE	→···→···→···
ELECTRIC LINES	—E—E—E—
ELECTRIC\TELEPHONE LINES	—E\T—E\T—E\T—
EDGE OF PAVING	—///—///—///—
FENCE	———
GAS LINES	—G—G—G—
OVERHEAD UTILITIES	—OH—OH—OH—
PROPERTY LINE	—— - - ——
SANITARY SEWER LINES	—SS—SS—SS—
STORM DRAIN LINES	—SD—SD—SD—
TELEPHONE LINES	—T—T—T—
TREE DRIP LINE	⌒⌒⌒
WATER LINES	—W—W—W—
REFER TO DETAIL NUMBER	22
ON SHEET NUMBER	5

DUST CONTROL NOTES

1. THE CONTRACTOR SHALL PROVIDE DUST CONTROL DURING ALL PHASES OF THE WORK.
2. THE CONTRACTOR SHALL DESIGNATE A PERSON OR PERSONS TO MONITOR THE DUST CONTROL PROGRAM AND TO ORDER INCREASED WATERING, AS NECESSARY, TO PREVENT TRANSPORT OF DUST OFF SITE. DUTIES SHALL INCLUDE HOLIDAY AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS. THE NAME AND TELEPHONE NUMBER OF SUCH PERSONS SHALL BE PROVIDED TO THE AIR POLLUTION CONTROL DISTRICT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. MINIMIZE THE AMOUNT OF DISTURBED AREA
4. PERMANENT DUST CONTROL MEASURES IDENTIFIED IN THE APPROVED PROJECT GRADING AND DRAINAGE AND EROSION CONTROL PLAN SHALL BE IMPLEMENTED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF ANY SOIL DISTURBING ACTIVITIES.
5. ALL ROADWAYS, DRIVEWAYS, SIDEWALKS, ETC. TO BE PAVED SHOULD BE COMPLETED AS SOON AS POSSIBLE. IN ADDITION, CONCRETE SLABS SHOULD BE PLACED AS SOON AS POSSIBLE AFTER GRADING UNLESS SEEDING OR SOIL BINDERS ARE USED.
6. VEHICLE SPEED FOR ALL CONSTRUCTION VEHICLES SHALL NOT EXCEED 15 MPH ON ANY UNPAVED SURFACE AT THE CONSTRUCTION SITE.
7. ALL TRUCKS HAULING DIRT, SAND, SOIL, OR OTHER LOOSE MATERIALS ARE TO BE COVERED OR SHOULD MAINTAIN AT LEAST TWO FEET OF FREEBOARD (MINIMUM VERTICAL DISTANCE BETWEEN TOP OF LOAD AND TOP OF TRAILER) IN ACCORDANCE WITH CALIFORNIA VEHICLE CODE SECTION 23114.
8. INSTALL WHEEL WASHERS WHERE VEHICLES ENTER AND EXIT UNPAVED ROADS ONTO PAVED STREETS, OR WASH OFF TRUCKS AND EQUIPMENT LEAVING THE SITE.
9. SWEEP STREETS AT THE END OF EACH DAY IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PAVED ROADS. WATER SWEEPERS WITH RECLAIMED WATER SHOULD BE USED WHERE FEASIBLE.
10. DURING CLEARING, GRADING, EARTH MOVING OR EXCAVATION:
    - A. USE WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. FREQUENCY OF WATERING WILL VARY WITH EXISTING WEATHER CONDITIONS, BUT, AT A MINIMUM SHOULD INCLUDE THE WETTING OF ALL ACTIVELY WORKED AREAS AT LEAST ONCE IN THE MORNING AND ONCE IN THE AFTERNOON.
    - B. ALL DIRT STOCKPILE AREAS SHALL BE SPRAYED DAILY AS NEEDED.
11. AFTER CLEARING, GRADING, EARTH MOVING OR EXCAVATION IS COMPLETED, 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 GRASS SEED AND WATERED UNTIL VEGETATION IS ESTABLISHED.
12. DURING CONSTRUCTION:
    - A. WATER TRUCKS OR SPRINKLER SYSTEMS SHALL BE USED IN SUFFICIENT QUANTITIES ON HAUL ROADS AND OTHER AREAS OF VEHICLE MOVEMENT TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. AT A MINIMUM THIS INCLUDES WETTING DOWN SUCH AREAS IN THE LATE MORNING AND AFTER WORK IS COMPLETED FOR THE DAY. INCREASED WATERING FREQUENCY IS REQUIRED WHENEVER THE WIND SPEEDS EXCEEDS 15 MPH.

COUNTY STANDARD NOTES

1. ALL GRADING CONSTRUCTION MUST CONFORM TO THE APPLICABLE CODES NOTED IN GENERAL NOTES, NOTE 16.
2. MAINTAIN DUST CONTROL DURING ALL CONSTRUCTION .
3. AREAS OF FILL SHALL BE SCARIFIED, BENCHED, AND RECOMPACTED UNDER THE SUPERVISION OF A SOILS OR CIVIL ENGINEER PRIOR TO REPLACING FILL.
4. RECOMPACT FILL MATERIAL TO 90% OF MAXIMUM DENSITY.
5. REMOVE ORGANIC MATTER AND DELETERIOUS MATERIAL BEFORE PLACING FILL AND SPREAD IN LIFTS AS REQUIRED.
6. CUT/FILL SLOPES SHALL NOT EXCEED TWO HORIZONTAL TO ONE VERTICAL (2:1).
7. HYDRO-SEED OR PLANT DISTURBED AREAS WITH APPROVED EROSION CONTROL VEGETATION AS SOON AS POSSIBLE.
8. MAINTAIN MINIMUM SETBACK TO CREEKS AND BLUFFS SHALL BE MAINTAINED AND 2FT. SETBACKS FROM ALL PROPERTY LINES FOR GRADING.
9. MAINTAIN A MINIMUM 2% SLOPE AWAY FROM BUILDINGS AT LEAST 3FT. FROM BUILDING.
10. ENGINEERING REPORTS FOR CUT AND FILL SLOPE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1) MUST BE SUBMITTED TO THE FIELD INSPECTOR.
11. IF APPLICABLE, THE ENGINEER OF RECORD SHALL PROVIDE PAD CERTIFICATION. A SOILS OR CIVIL ENGINEER MUST DETERMINE WHETHER THE BUILDING PAD IS SUITABLE TO SUPPORT THE INTENDED STRUCTURE AND PROVIDE A WRITTEN FINAL REPORT TO THE BUILDING INSPECTO R THAT INCLUDES COMPACTION REPORTS FOR FILL.
12. PROVIDE WRITTEN COMPLIANCE WITH SPECIAL INSPECTION TABLE 1705.6 FOR SOILS AND ANY SUPPORTING REPORTS.
13. SUBMIT A SOILS ENGINEER REPORT THAT VERIFIES SOILS ARE ABLE TO SUPPORT THE PROPOSED STRUCTURE WITH PROGRESS AND/OR COMPACTION REPORTS TO THE FIELD INSPECTOR PRIOR TO FINAL INSPECTION. IF APPLICABLE, ENGINEER MUST PROVIDE GRADING OPERATION(S) AND COMPACTION REPORTS TO THE FIELD INSPECTOR STATING PERFORMANCE COMPLIES WITH CALIFORNIA BUILDING CODE AND COUNTY ORDINANCES.
14. THE OWNER OR THE ENGINEER OF RECORD MAY REQUIRE EROSION CONTROL DEVICE INSTALLATION WITHIN DOWNSTREAM DRAINAGE FACILITY.
15. POSITIVE DRAINAGE MUST BE PROVIDED AWAY FROM MANMADE SLOPES AND NO RUNOFF MAY BE CONCENTRATED.
16. EXPOSED GROUND AREAS EXPECTED TO BE REWORKED MORE THAN THREE WEEKS AFTER INITIAL GRADING SHALL BE SOWN WITH A FAST GERMINATING NATIVE GRASS SEED AND WATERED UNTIL VEGETATION IS ESTABLISHED.
17. ALL DISTURBED SURFACES SLOPED FOUR HORIZONTAL TO ONE VERTICAL (4:1) AND GREATER SHALL BE PREPARED AND MAINTAINED TO CONTROL EROSION BY EFFECTIVE PLANTING TO BE COMPLETED NO LATER THAN THIRTY DAYS PRIOR TO REQUEST FOR FINAL APPROVAL.
18. OVER EXCAVATION, REPLACEMENT, AND COMPACTION REQUIREMENTS SHALL CONFORM TO THE SOILS INVESTIGATION REPORT FOR THIS PROJECT.
19. ALL CONTACT SURFACES BETWEEN ORIGINAL GROUND AND RECOMPACTED FILL MATERIAL MUST BE HORIZONTAL OR VERTICAL.
20. FIELD DENSITY TESTS MUST BE MADE UNDER THE DIRECTION OF THE SOILS ENGINEER. AT LEAST ONE TEST SHALL BE MADE FOR EACH FIVE HUNDRED CUBIC YARDS, OR A FRACTION THEREOF, PLACED WITH A MINIMUM OF TWO TESTS PER LAYER IN ISOLATED AREAS OR AS DIRECTED BY THE SOILS ENGINEER.
21. UPON COMPLETION OF THE GRADING OPERATION, THE SOILS ENGINEER MUST CERTIFY THAT ALL GRADING COMPLIES WITH THE RECOMMENDATIONS OF THE SPECIFICATIONS REFERENCED IN THE SOILS INVESTIGATION REPORT.
22. EXPORT MATERIAL, IF ANY, SHALL BE DISPOSED OF IN AN ACCEPTABLE LOCATION.
23. THE PAVING STRUCTURAL SECTION SHALL BE BASED ON THE SOILS TESTS PERFORMED AT THE TIME OF CONSTRUCTION.
24. ALL SITES LOCATED WITHIN THE COUNTY OF SAN LUIS OBISPO THAT ARE LESS THAN FIVE ACRES SHALL HAVE ALL UTILITIES UNDERGROUNDED.
25. VERIFY FOUNDATION COMPLIANCE ON OR ADJACENT TO SLOPES FOR BUILDING CLEARANCE TO ASCENDING SLOPES AND FOUNDATION SETBACK FROM DESCENDING SLOPES [CBC 1808.7, 1808.7.1–1808.7.2]

COUNTY STANDARD EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES FOR WIND, WATER, MATERIAL STOCKPILES, AND TRACKING SHALL BE IMPLEMENTED ON ALL PROJECTS AT ALL TIMES AND SHALL INCLUDE SOURCE CONTROL, INCLUDING PROTECTION OF STOCKPILES, PROTECTION OF SLOPES, PROTECTION OF ALL DISTURBED AREAS, PROTECTION OF ACCESSES, AND PERIMETER CONTAINMENT MEASURES. EROSION CONTROL SHALL BE PLACED PRIOR TO THE COMMENCEMENT OF GRADING AND SITE DISTURBANCE ACTIVITIES UNLESS THE PUBLIC WORKS DEPARTMENT DETERMINES TEMPORARY MEASURES TO BE UNNECESSARY BASED UPON LOCATION, SITE CHARACTERISTICS OR TIME OF YEAR. THE INTENT OF EROSION CONTROL MEASURES SHALL BE TO KEEP ALL GENERATED SEDIMENTS FROM ENTERING A SWALE, DRAINAGE WAY, WATERCOURSE, ATMOSPHERE, OR MIGRATE ONTO ADJACENT PROPERTIES OR ONTO THE PUBLIC RIGHT-OF-WAY.
2. SITE INSPECTIONS AND APPROPRIATE MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES SHALL BE CONDUCTED AND DOCUMENTED AT ALL TIMES DURING CONSTRUCTION AND ESPECIALLY PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PLACEMENT AND MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES AS SPECIFIED BY THE APPROVED PLAN UNTIL SUCH TIME THAT THE PROJECT IS ACCEPTED AS COMPLETE BY THE PUBLIC WORKS DEPARTMENT OR UNTIL RELEASED FROM THE CONDITIONS OF APPROVAL OF THEIR GENERAL PERMIT. EROSION CONTROL MEASURES/DEVICES MAY BE RELOCATED, DELETED OR ADDITIONAL MEASURES/DEVICES MAY BE REQUIRED DEPENDING ON THE ACTUAL CONDITIONS ENCOUNTERED DURING CONSTRUCTION. ADDITIONAL EROSION CONTROL MEASURES/DEVICES SHALL BE PLACED AT THE DISCRETION OF THE ENGINEER OF WORK, COUNTY INSPECTOR, SWPPP MONITOR, OR RWQCB INSPECTOR. GUIDELINES FOR DETERMINING APPROPRIATE EROSION CONTROL DEVICES SHALL BE INCLUDED IN THE PLANS WITH ADDITIONAL MEASURES/DEVICES NOTED FROM THE APPENDIX OF THE PUBLIC IMPROVEMENT STANDARDS.
4. EROSION CONTROL DEVICES SHALL BE THE FIRST ORDER OF WORK AND SHALL BE IN PLACE AT ALL TIMES DURING CONSTRUCTION. ADDITIONAL MEASURES/DEVICES SHALL BE AVAILABLE DURING THE RAINY SEASON (BETWEEN OCTOBER 15 AND APRIL 15) OR ANYTIME WHEN THE RAIN PROBABILITY EXCEEDS 30%. THESE MEASURES/DEVICES SHALL BE AVAILABLE, INSTALLED, AND/OR APPLIED AFTER EACH AREA IS GRADED AND NO LATER THAN FIVE (5) WORKING DAYS AFTER COMPLETION OF EACH AREA.
5. THE CONTRACTOR, DEVELOPER, AND ENGINEER OF WORK SHALL BE RESPONSIBLE TO REVIEW THE PROJECT SITE PRIOR TO OCTOBER 15 (RAINY SEASON) AND TO COORDINATE AN IMPLEMENTATION PLAN FOR WET WEATHER EROSION CONTROL DEVICES. A LOCALLY BASED STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 15 THROUGH APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE AND STOCK PILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OR MAINTENANCE OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
6. IN THE EVENT OF A FAILURE, THE DEVELOPER AND/OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR CLEANUP AND ALL ASSOCIATED COSTS OR DAMAGE. IN THE EVENT THAT DAMAGE OCCURS WITHIN THE RIGHT-OF-WAY AND THE COUNTY IS REQUIRED TO PERFORM CLEANUP, THE OWNER SHALL BE RESPONSIBLE FOR COUNTY REIMBURSEMENT OF ALL ASSOCIATED COSTS OR DAMAGE.
7. IN THE EVENT OF FAILURE AND/OR LACK OF PERFORMANCE BY THE OWNER AND/OR CONTRACTOR TO CORRECT EROSION CONTROL RELATED PROBLEMS THE PUBLIC WORKS DEPARTMENT MAY REVOKE ALL ACTIVE PERMITS AND RECOMMEND THAT COUNTY CODE ENFORCEMENT PROVIDE A WRITTEN NOTICE OR STOP WORK ORDER IN ACCORDANCE WITH SECTION 22.52.140 [23.10] OF THE LAND USE ORDINANCE.
8. PERMANENT EROSION CONTROL SHALL BE PLACED AND ESTABLISHED WITH 90% COVERAGE ON ALL DISTURBED SURFACES OTHER THAN PAVED OR GRAVEL SURFACES, PRIOR TO FINAL INSPECTION. PERMANENT EROSION CONTROL SHALL BE FULLY ESTABLISHED PRIOR TO FINAL ACCEPTANCE. TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT MEASURES ARE ESTABLISHED.
9. THE COUNTY AIR POLLUTION CONTROL DISTRICT (APCD) MAY HAVE ADDITIONAL PROJECT SPECIFIC EROSION CONTROL REQUIREMENTS. THE CONTRACTOR, DEVELOPER, AND ENGINEER OF WORK SHALL BE RESPONSIBLE FOR MAINTAINING SELF-REGULATION OF THESE REQUIREMENTS.
10. ALL PROJECTS INVOLVING SITE DISTURBANCE OF ONE ACRE OR GREATER SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES). THE DEVELOPER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO COMPLY WITH THE GENERAL PERMIT FOR CONSTRUCTION ACTIVITY WITH THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB). THE DEVELOPER SHALL PROVIDE THE COUNTY WITH THE WASTE DISCHARGE IDENTIFICATION NUMBER (WDID #) OR WITH VERIFICATION THAT AN EXEMPTION HAS BEEN GRANTED BY RWQCB. WDID NO.:_______, PERSON TO CONTACT 24 HOURS A DAY IN THE EVENT THERE IS AN EROSION CONTROL/SEDIMENTATION PROBLEM (STORM WATER COMPLIANCE OFFICER): NAME ________ LOCAL PHONE NO:_______.

BENCHMARK

FOUND BRASS CAP, PUBLISHED AND FULLY DESCRIBED IN THE NATIONAL GEODETIC SURVEY WEB SITE, DESIGNATED AS "S 1314", PID # FV1106. LOCATED IN THE TOP OF THE EAST CONCRETE BRIDGE ABUTMENT WALL AT THE NORTH END OF THE OLD CREEK ROAD UNDERCROSSING BRIDGE (BRIDGE NO. 49-197) AT MILE POST 34.96 OF THE NORTH BOUND LANES OF HIGHWAY 1 IN THE COMMUNITY OF CAYUCOS.

NAVD88 ELEVATION = 113.0 FEETFOUND BRASS CAP, PUBLISHED AND FULLY DESCRIBED IN THE NATIONAL GEODETIC SURVEY WEB SITE, DESIGNATED AS "S 1314", PID # FV1106. LOCATED IN THE TOP OF THE EAST CONCRETE BRIDGE ABUTMENT WALL AT THE NORTH END OF THE OLD CREEK ROAD UNDERCROSSING BRIDGE (BRIDGE NO. 49-197) AT MILE POST 34.96 OF THE NORTH BOUND LANES OF HIGHWAY 1 IN THE COMMUNITY OF CAYUCOS.

NAVD88 ELEVATION = 113.0 FEET

TEMP BENCHMARK

PK NAIL AT WEST EDGE OF PAVEMENT OF SANTA BARBARA AVENUE.

ELEVATION = 82.28 FEET

GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ITEMS SHOWN ON ALL SHEETS OF THE PLANS.
2. THE CONTRACTOR SHALL FOLLOW ALL APPLICABLE INDUSTRIAL SAFETY REGULATIONS. THE COUNTY OF SAN LUIS OBISPO AND ITS OFFICIALS, THE ENGINEER, AND THE OWNER SHALL NOT BE RESPONSIBLE FOR ENFORCING SAFETY REGULATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OR PROPER RE-SETTING OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS. ANY SURVEY MONUMENTS DESTROYED BY THE CONTRACTOR SHALL BE REPLACED IN ACCORDANCE WITH THE STATE LAND SURVEYOR'S ACT AT THE CONTRACTOR'S OWN EXPENSE.
4. ALL UTILITIES SHOWN ARE ACCURATE TO THE EXTENT OF AVAILABLE RECORDS AND KNOWLEDGE. THE CONTRACTOR HAS THE TOTAL RESPONSIBILITY TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND TO NOTIFY UTILITY COMPANIES WHEN WORKING IN THEIR PROXIMITY.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT "UNDERGROUND SERVICE ALERT" AT 1-800-227-2600 FOR LOCATION OF POWER, GAS, OIL, TELEPHONE AND OTHER UNDERGROUND FACILITIES. CONTRACTOR WILL ALSO BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE AGENCY FOR THE LOCATION OF ALL UNDERGROUND FACILITIES.
6. THE CONTRACTOR SHALL POTHOLE AND VERIFY ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF WORK IN THAT AREA. NOTIFY ENGINEERING OF ANY DISCREPANCIES PRIOR TO WORK.
7. THESE PLANS DO NOT AUTHORIZE SITE DISTURBANCE BEYOND THE LIMITS OF GRADING SHOWN. OBTAIN NECESSARY PERMITS TO GRADE ELSEWHERE.
8. OBTAIN WRITTEN PERMISSION TO ENTER UPON ADJOINING PROPERTY TO CONSTRUCT IMPROVEMENTS OR TO GRADE PRIOR TO CONSTRUCTION. THE ENGINEERING DEPARTMENT DOES NOT AUTHORIZE ENTRY PER THESE APPROVED PLANS.
9. ANY DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE DESIGN ENGINEER SHALL BE AT THE CONTRACTOR'S OWN RISK AND EXPENSE.
10. AGGREGATE BASE MATERIAL SHALL CONFORM TO THE REQUIREMENTS FOR AGGREGATE BASE AS SPECIFIED IN SECTION 26 OF THE STATE STANDARD SPECIFICATIONS. ANY WORK DONE THAT DOES NOT MEET OR EXCEED THE MINIMUM SPECIFICATION WILL BE REJECTED.
11. ASPHALT CONCRETE PAVING SHALL CONFORM TO THE REQUIREMENTS FOR ASPHALT CONCRETE AS SPECIFIED IN SECTION 39 OF THE STATE STANDARD SPECIFICATIONS. ANY WORK DONE THAT DOES NOT MEET OR EXCEED THE MINIMUM SPECIFICATIONS WILL BE REJECTED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY OMNI DESIGN GROUP, INC. IMMEDIATELY, AND IN WRITING, OF ANY DIFFERENCES IN TOPOGRAPHY FROM THAT SHOWN ON THIS PLAN, WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
13. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNMENT ORDINANCES AND REGULATIONS RELATING TO THE WORK SHOWN ON THIS PLAN.
14. CLEARING AND GRUBBING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF CALTRANS STANDARD SPECIFICATIONS, JULY 1999, SECTIONS 16-1.01 – 16-1.04, EXCEPT WHERE INDICATED OTHERWISE ON THE PLANS.
15. IN THE EVENT THAT DURING GRADING, CONSTRUCTION OR DEVELOPMENT OF THE PROJECT, ANY ARCHAEOLOGICAL RESOURCES ARE UNCOVERED, ALL WORK SHALL BE HALTED UNTIL THE COUNTY HAS REVIEWED THE RESOURCES FOR THEIR SIGNIFICANCE. IF HUMAN BURIALS ARE ENCOUNTERED, THE COUNTY CORONER (781-4513) SHALL BE CONTACTED IMMEDIATELY. THE COUNTY MAY BE REQUIRED TO PROVIDE ARCHAEOLOGICAL STUDIES AND/OR MITIGATION MEASURES.
16. THE FOLLOWING CODES TO BE USED ON THIS PROJECT:
    2013 CALIFORNIA ENERGY CODE
    2016 CALIFORNIA BUILDING CODE, VOLS 1 & 2
    2016 CALIFORNIA ELECTRICAL CODE
    2016 CALIFORNIA ENERGY CODE
    2016 CALIFORNIA FIRE CODE
    2016 CALIFORNIA GREEN BUILDING CODE
    2016 CALIFORNIA MECHANICAL CODE
    2016 CALIFORNIA PLUMBING CODE
    2016 CALIFORNIA REFERENCE STANDARDS CODE
    2016 CALIFORNIA RESIDENTIAL CODE
    COUNTY BUILDING & CONSTRUCTION ORDINANCE-TITLE 19
    COUNTY COASTAL ZONE LAND USE ORDINANCE-TITLE 23
    COUNTY FIRE CODE ORDINANCE-TITLE 16
    COUNTY LAND USE ORDINANCE-TITLE 22
17. ALL FILLS USED TO SUPPORT THE FOUNDATIONS OF ANY BUILDING OR STRUCTURE SHALL BE CONTINUOUSLY INSPECTED BY THE GEOTECHNICAL ENGINEER OR HIS OR HER QUALIFIED REPRESENTATIVE. IT SHALL BE THE RESPONSIBILITY OF THE GEOTECHNICAL ENGINEER TO VERIFY THAT FILLS MEET THE REQUIREMENTS OF THE SPECIFICATIONS AND TO COORDINATE ALL FILL INSPECTION AND TESTING DURING THE CONSTRUCTION INVOLVING SUCH FILLS.

    THE DUTIES OF THE GEOTECHNICAL ENGINEER OR HIS OR HER QUALIFIED REPRESENTATIVE SHALL INCLUDE, BUT NEED NOT BE LIMITED TO, THE OBSERVATION OF CLEARED AREAS AND BENCHES PREPARED TO RECEIVE FILL; OBSERVATION OF THE REMOVAL OF ALL UNSUITABLE SOILS AND OTHER MATERIALS; THE APPROVAL OF SOILS TO BE USED AS FILL MATERIAL; THE INSPECTION OF PLACEMENT AND COMPACTION OF FILL MATERIALS; THE TESTING OF THE FILLS; AND THE INSPECTION OR REVIEW OF GEOTECHNICAL DRAINAGE DEVICES WHERE REQUIRED BY THE SOILS INVESTIGATION, BUTTRESS FILLS OR OTHER SIMILAR PROTECTIVE MEASURES.

    A VERIFIED REPORT SHALL BE SUBMITTED TO THE ENFORCEMENT AGENCY BY THE GEOTECHNICAL ENGINEER. THE REPORT SHALL INDICATE THAT ALL THE TESTS REQUIRED BY THE CONSTRUCTION DOCUMENTS WERE COMPLETED AND THAT THE TESTED MATERIALS WERE IN COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. (PER CBC 1704A7.1)
18. A PRE-CONSTRUCTION MEETING IS REQUIRED TO ENSURE COMPLIANCE WITH MITIGATIONS. PLEASE CALL TO SCHEDULE MEETING WITH DAVID ROSE, (805) 781-1537, AT THE MEETING DISCUSS THE FOLLOWING: PROGRESS REPORTS, REPORTS REQUIRED, EROSION & SEDIMENTATION CONTROL, SWPPP, QSP MONITORING, DUST CONTROL, AND SPECIAL INSPECTION REQUIRED. PROGRESS REPORTS SHALL BE REQUIRED BY THE ENGINEER OF RECORD AND THE FREQUENCY TO BE DETERMINED AT THE PRE-CONSTRUCTION MEETING.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL BE FAMILIAR WITH THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S (CASQA) STORMWATER BEST MANAGEMENT PRACTICE (BMP) HANDBOOK, AND SHALL KEEP A COPY OF THE HANDBOOK AT THE JOB SITE. THE BMP HANDBOOK IS AVAILABLE ON-LINE.

2. THE FOLLOWING BMP'S ARE REQUIRED AS A MINIMUM FOR THIS PROJECT:

1.	EC-1	SCHEDULING.
2.	EC-2	PRESERVATION OF EXISTING VEGETATION.
3.	EC-3	HYDRAULIC MULCH.
4.	EC-4	HYDROSEEDING.
5.	EC-5	SOIL BINDERS.
6.	EC-6	STRAW MULCH.
7.	EC-9	EARTH DIKES AND DRAINAGE SWALES.
8.	EC-10	VELOCITY DISSIPATION DEVICES.
9.	EC-11	SLOPE DRAINS.
10.	SE-1	SILT FENCE.
11.	SE-3	SEDIMENT TRAP.
12.	SE-4	CHECK DAMS.
13.	SE-5	FIBER ROLLS.
14.	SE-7	STREET SWEEPING AND VACUUMING.
15.	SE-10	STORM DRAIN INLET PROTECTION.
16.	TC-1	STABILIZED CONSTRUCTION ENTRANCE/EXIT.
17.	TC-3	ENTERANCE/OUTLET TIRE WASH.
18.	WE-1	WIND EROSION CONTROL.
19.	WM-1	MATERIAL DELIVERY & STORAGE.
20.	WM-2	MATERIAL USE.
21.	WM-3	STOCKPILE MANAGEMENT.
22.	WM-4	SPILL PREVENTION AND CONTROL.
23.	WM-5	SOLID WASTE MANAGEMENT.
24.	WM-6	HAZARDOUS WASTE MANAGEMENT.
25.	WM-7	CONTAMINATED SOIL MANAGEMENT.
26.	WM-8	CONCRETE WASTE MANAGEMENT.
27.	WM-9	SANITARY/SEPTIC WASTE MANAGEMENT.

3. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MONITOR JOB SITE CONDITIONS AND IMPLEMENT THESE OR OTHER EROSION CONTROL MEASURES DETAILED IN THE BMP MANUAL AS NEEDED TO PREVENT EROSION.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLACEMENT AND MAINTENANCE OF ALL EROSION CONTROL DEVICES AS SPECIFIED BY THE ENGINEER OF WORK. THESE DEVICES SHALL BE IN PLACE OR BE READY TO PLACE FROM OCTOBER 15 TO APRIL 15. IN THE EVENT THAT THE DEVICES ARE NOT PERMANENTLY IN PLACE THEY SHALL BE PLACED IN THE EVENT A FORECAST FOR RAIN EXCEEDS 30% AN EMERGENCY CREW SHALL BE AVAILABLE 24 HRS A DAY IN THE EVENT AN EROSION PROBLEM SHOULD OCCUR. A RESPONSIBLE PERSON AND HIS PHONE NUMBER SHALL BE NAMED HERE UPON.

NAME:____________ PHONE NUMBER:____________.

5. PERIMETER EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST BE IN PLACE AND FUNCTIONAL PRIOR TO GRADING. NO INSPECTIONS CAN BE PERFORMED IF THEY ARE NOT IN PLACE OR HAVE FAILED TO PROVIDE EROSION CONTROL. FAILURE TO MAINTAIN EROSION CONTROL WILL CAUSE INSPECTIONS TO BE DELAYED UNTIL EROSION CONTROL MEASURES ARE FUNCTIONAL.

6. THE ENGINEER OF RECORD TO PROVIDE WRITTEN VERIFICATION THAT THE EROSION/ SEDIMENTATION CONTROL DEVICES ARE PROPERLY INSTALLED AND ARE BEING MONITORED BEFORE AND AFTER EACH STORM.

7. BI-MONTHLY REPORTS ARE REQUIRED BY THE SOILS ENGINEER OF RECORD TO MONITOR THE JOB PROGRESS INCLUDING STATUS OF EROSION AND SEDIMENTATION MONITORING.

OBSERVATION & TESTING

ITEM	SCHEDULE	PERFORMED BY	REFERENCE
PRE-CONSTRUCTION MEETING	PRIOR TO BEGINNING CONSTRUCTION	GEOTECHNICAL ENGINEER	SOILS REPORT
OBSERVE CLEARING, GRADING, STRIPING. DETERMINE DEPTH OF STRIPING.	PERIODICALLY DURING CLEARING, GRADING, STRIPING	GEOTECHNICAL ENGINEER	SOILS REPORT
OBSERVE CUT/FILL SLOPES, VERIFY NOT OVER 2:1	PERIODICALLY DURING GRADING, EXCAVATING	GEOTECHNICAL ENGINEER	SOILS REPORT
OBSERVE FOUDATION EXCAVATIONS FOR EMBEDMENT DEPTH, TEST BEARING CAPACITY OF MATERIAL	PRIOR TO PLACING STEEL OR CONCRETE	GEOTECHNICAL ENGINEER	SOILS REPORT
OBSERVE KEYING & BENCHING OF FILL SLOPES. VERIFY PREPARATION OF SUBGRADE. TEST FILL MATERIAL.	PERIODICALLY DURING GRADING, EXCAVATING	GEOTECHNICAL ENGINEER	SOILS REPORT
DETERMINE NEED FOR SUBDRAINS, DETERMINE PLACEMENT OF SUBDRAINS	PERIODICALLY DURING GRADING, EXCAVATING. PRIOR TO PLACING FLOOR SLABS.	GEOTECHNICAL ENGINEER	SOILS REPORT

SPECIAL INSPECTION

THE FOLLOWING SPECIAL INSPECTIONS ARE REQUIRED. THE SPECIAL INSPECTOR SHALL FURNISH APPLICABLE INSPECTION REPORTS TO THE BUILDING OFFICIAL, AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. (SEE CBC 1704, 1705 FOR SPECIFIC REQUIREMENTS)

ITEM	SCHEDULE	PERFORMED BY	REFERENCE
VERIFY MATERIALS BELOW FOOTING ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL. PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS. PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY	PERIODICALLY DURING TASK LISTED	SPECIAL INSPECTOR	CBC 1704, CBC 1704.7
VERIFY PROPER USE OF FILL MATERIALS, DENSITY, LIFT THICKNESS, AND COMPACTION OF FILL	CONTINUOUSLY DURING TASK LISTED	SPECIAL INSPECTOR	CBC 1704, CBC 1704.7
STRUCTURAL OBSERVATION OF STRUCTURES IN SEISMIC DESIGN CATEGORY D, E & F, PER CBC 1709	PERIODICALLY DURING TASK LISTED	SPECIAL INSPECTOR	CBC 1709

CONTRACTOR RESPONSIBILITY

EACH CONTRACTOR RESPONSIBLE FOR AN ITEM LISTED IN THE "SPECIAL INSPECTION" LIST ABOVE SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER PRIOR TO COMMENCEMENT OF WORK. (SEE CBC 1706)

REPORTS/CERTIFICATIONS

UPON COMPLETION OF WORK, THE FOLLOWING DOCUMENTS ARE REQUIRED AT OR BEFORE THE TIMES LISTED. (SEE UBC APPDX 3318)

ITEM	SCHEDULE	PERFORMED BY	REFERENCE
PLAN REVIEW LETTER, STATING THAT CONSTRUCTION PLANS ARE IN CONFORMANCE WITH SOILS REPORT	PRIOR TO GRADING PERMIT ISSUANCE	GEOTECHNICAL ENGINEER	COUNTY STANDARDS
BUILDING PAD CERTIFICATION, SHOWING THAT PAD ELEVATIONS SUBSTANTIALLY CONFORM TO GRADING PLANS	PRIOR TO BUILDING PERMIT ISSUANCE	CIVIL ENGINEER	COUNTY STANDARDS
PROJECT SUMMARY REPORT, STATING COMPLIANCE WITH SOILS REPORT, CBC CHAPTER 33	PRIOR TO FINAL INSPECTION	SPECIAL INSPECTOR	CBC 3317
PROJECT SUMMARY REPORT, STATING COMPLIANCE WITH SOILS REPORT AND ALL ITEMS LISTED UNDER "OBSERVATION & TESTING", ABOVE.	PRIOR TO FINAL INSPECTION	GEOTECHNICAL ENGINEER, GEOLOGIST	SOILS REPORT
PROJECT SUMMARY REPORT, STATING THAT GRADING IS IN SUBSTANTIAL CONFORMANCE WITH PLAN AND IS SUITABLE TO SUPPORT THE INTENDED STRUCTURE	PRIOR TO FINAL INSPECTION	CIVIL ENGINEER	COUNTY STANDARDS
PROJECT SUMMARY REPORT, STATING THAT STRUCTURES IN SEISMIC DESIGN CATEGORY D, E & F ARE CONSTRUCTED PER APPROVED CONSTRUCTION DOCUMENTS	PRIOR TO FINAL INSPECTION	SPECIAL INSPECTOR	CBC 1709
AS-BUILT GRADING PLANS	UPON COMPLETION OF WORK	CIVIL ENGINEER	COUNTY STANDARDS, UBC APPDX 3318

#	TITLE
C-1	TITLE SHEET
C-2	GRADING PLAN
C-3	EROSION CONTROL PLAN

GRADING VOLUMES (RAW)

APPROXIMATE EARTHWORK QUANTITIES			
ITEM	CUT (CUBIC YARDS)	FILL (CUBIC YARDS)	NET (CUBIC YARDS)
GRADING/FOUNDATION	403 CY	38 CY	365 CY CUT (EXPORT)
	MAXIMUM CUT: 15'	MAXIMUM FILL: 0'	

PROPERTY DESCRIPTION

LOTS 24 AND 25 IN BLOCK 82 OF MORRO STRAND UNIT NO. 5, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED MARCH 5, 1930, IN BOOK 5, PAGE 11 OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

VICINITY MAP (NTS)

PROJECT DATA

LAND USE DATA

SCOPE OF WORK:	GRADING & SITE WORK FOR CONSTRUCTION OF SINGLE-FAMILY RESIDENCE. NEW WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE SERVICE ROUTED TO RESIDENCE. EXISTING SEWER LATERAL TO BE RE-USED.
SQUARE FOOTAGE SITE WALLS:	700 SF
SQUARE FOOTAGE SHORING:	1500 SF
EXPORTED SOIL RECIEVING SITE:	__________
APN:	064-204-064
SITE ADDRESS:	2739 SANTA BARBARA AVE CAYUCOS, CA
AREA OF DISTURBANCE:	3500 SF
CIVIL ENGINEER/SURVEYOR:	OMNI DESIGN GROUP INC. DAVID A. MARCHELL, PE #C65215 711 TANK FARM ROAD, SUITE 100 SAN LUIS OBISPO, CALIFORNIA 93401 805.544.9700
SOILS ENGINEER & GEOLOGIST:	GEOSOLUTIONS, INC. 220 HIGH STREET SAN LUIS OBISPO, CALIFORNIA 93401 805.543.8539 PROJECT SL05425-1
EROSION CONTROL MONITOR:	XXXXXX XXXXXXXXXX 805-XXX-XXXX

SURVEY NOTES

1. A BOUNDARY SURVEY WAS NOT PERFORMED, NO MONUMENTS WERE SET.

2. THE BOUNDARY SHOWN HEREON, BEING LOTS 24&25 BLOCK 82 OF MORRO STRAND UNIT NO. 5, IS RECORD DATA PER MAP RECORDED MARCH 5, 1930 IN BOOK 5 PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN LUIS OBISPO COUNTY.

3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, OTHER EASEMENTS AFFECTING PROPERTY MAY EXIST.

DAVID A. MARCHELL
C65215
Exp. 9/30/19

RECORD DRAWINGS

DAVID A. MARCHELL, PE C65215 Date

REVISIONS THIS SHEET:

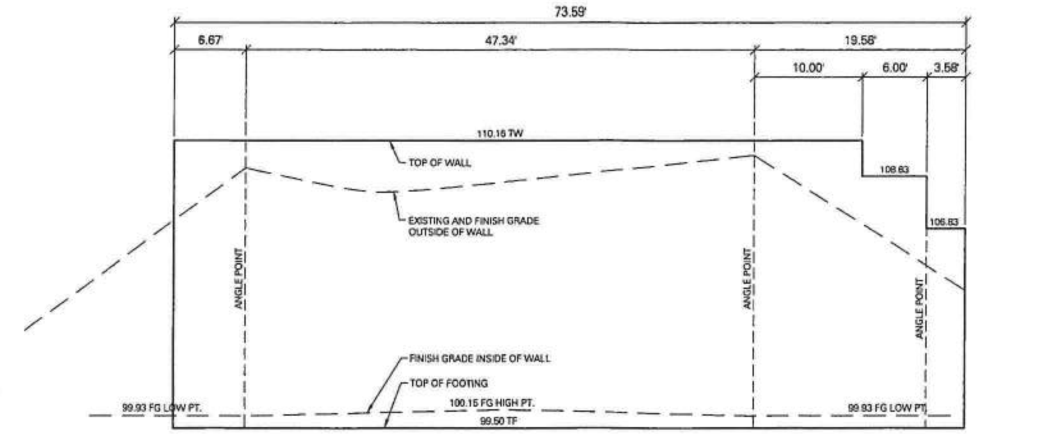
OMNI DESIGN GROUP, INC.
711 TANK FARM RD., SUITE
SAN LUIS OBISPO, CALIFORNIA, 93401
PHONE: (805)544-9700
FAX: (805)544-4327

GARABEDIAN RESIDENCE

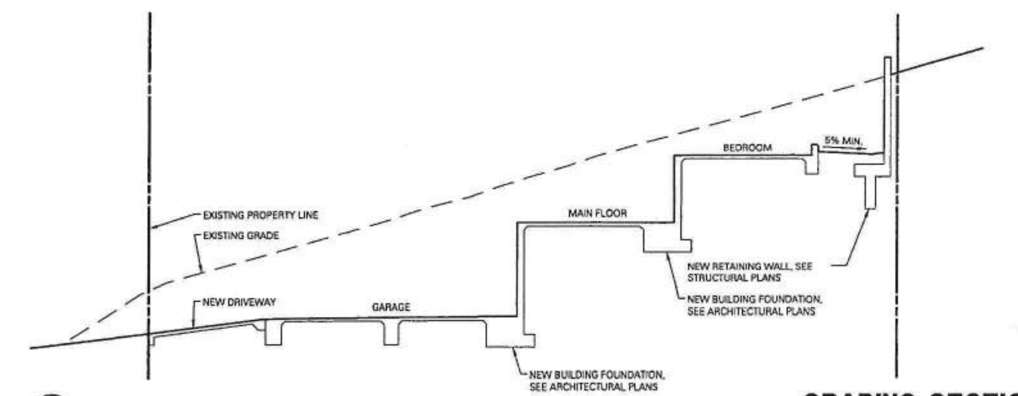
TITLE SHEET

Design/Drawn	County Plan Check	APPROVED FOR COUNTY REQUIREMENTS
SH		________ Date
Job No.	County W.O. No.	
1086-01A		DAVID A. MARCHELL, PE C65215 Date

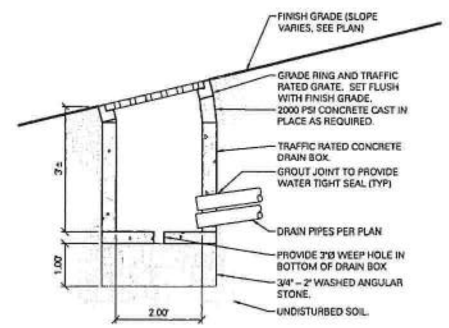
Sheet 1 of 3 (C-1)



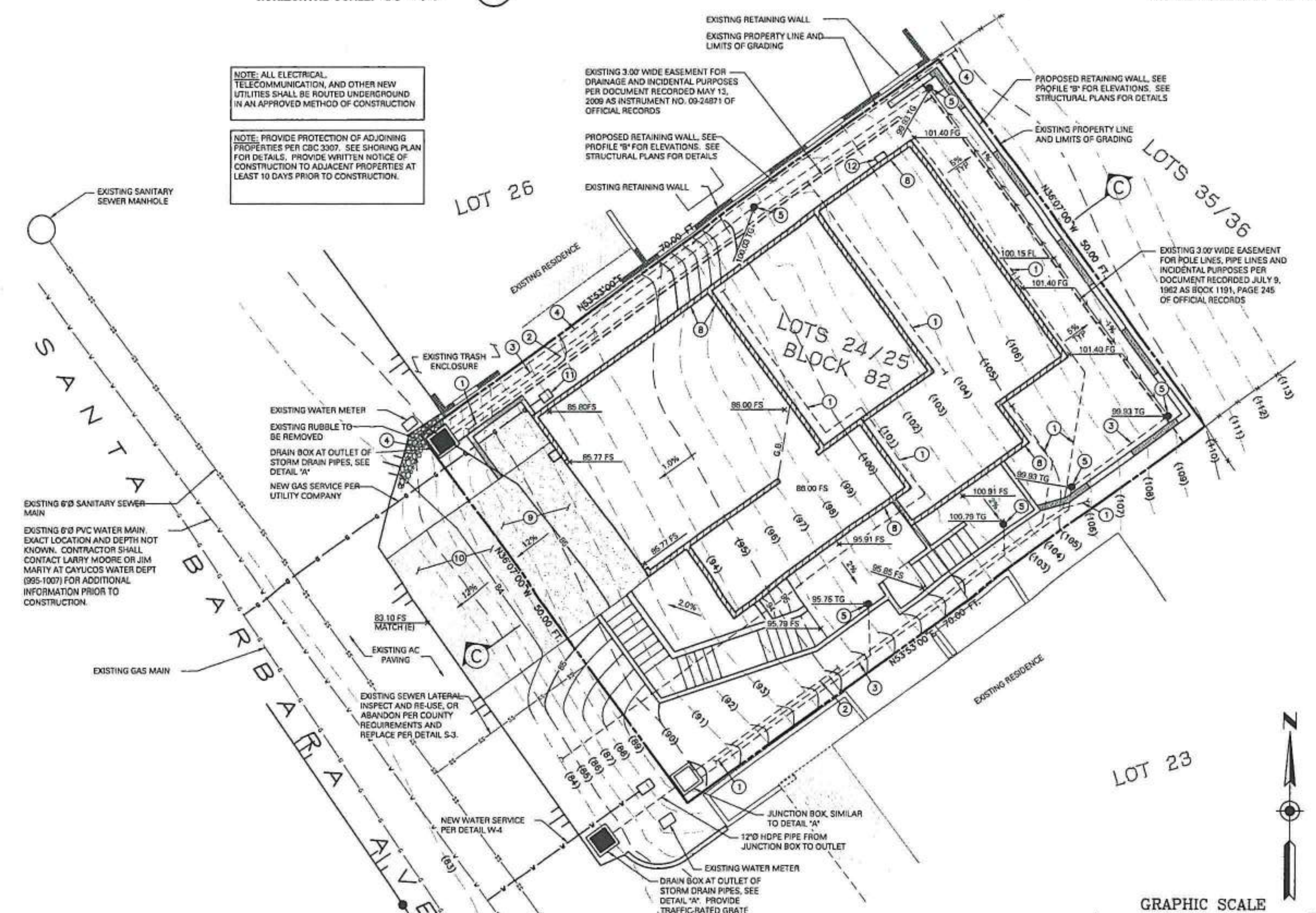
B **RETAINING WALL PROFILE**
HORIZONTAL SCALE: 1/8" = 1'-0"



C **GRADING SECTION**
HORIZONTAL SCALE: 1/8" = 1'-0"



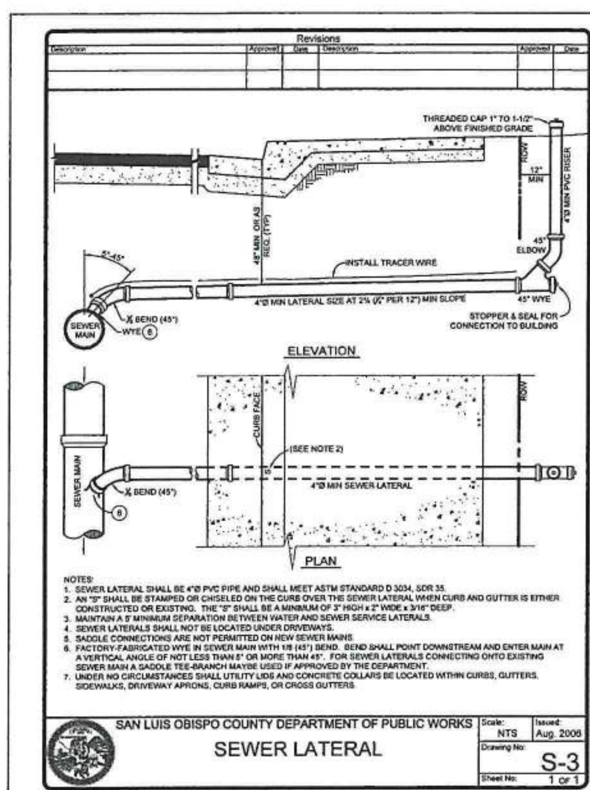
A **DRAIN BOX DETAIL**
SCALE: 1/2" = 1'-0"

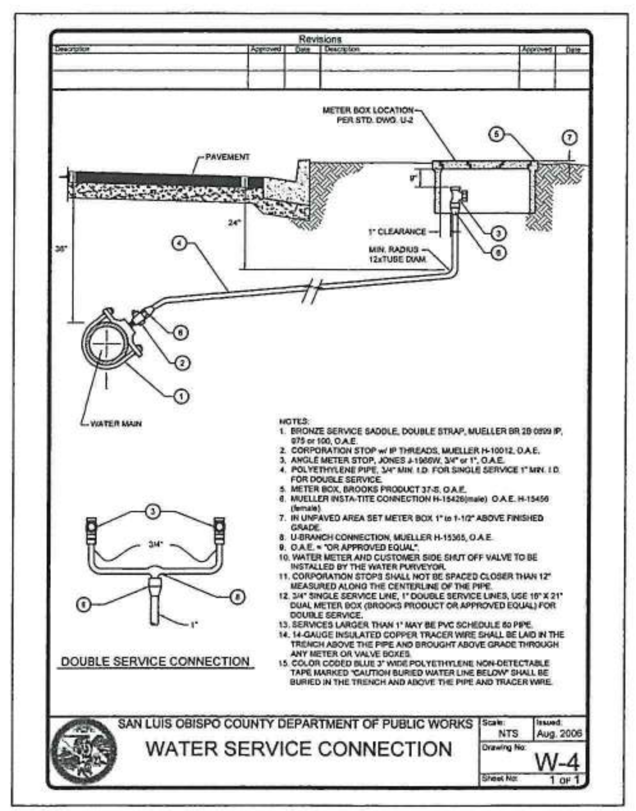


GRADING AND DRAINAGE PLAN

SCALE: 1/8" = 1'-0"

1. 4"Ø PIPE FOR SUB-SURFACE WALL DRAINS. DAYLIGHT SUBSURFACE DRAIN LINES INTO EARTHEN SWALE ABOVE DRAIN BOX.
2. 4"Ø PIPE FOR ROOF DRAINAGE (DOWNSPOUTS)
3. 4"Ø PIPE FOR SURFACE DRAINAGE
4. 8"Ø PIPE FOR FUTURE UPHILL DEVELOPMENT. PROVIDE NDS POP-UP EMITTER OR EQUIVALENT AT OUTLET OF PIPE.
5. ADS 8" INLINE DRAIN OR EQUIVALENT
6. NOT USED
7. NOT USED
8. BUILDING FOUNDATION. SEE FOUNDATION PLAN.
9. CONCRETE DRIVEWAY APRON. PROVIDE 6" CONCRETE, OVER 4" MIN CLASS II BASE AT 95%, OVER 12" MINIMUM SUBGRADE AT 95%.
10. AC DRIVEWAY. PROVIDE 2-3/4" AC, OVER 6" MINIMUM BASE AT 95%, OVER 12" MIMIMUM SUBGRADE AT 95%.
11. NEW GAS METER
12. NEW SEMI-RECESSED 200A ELECTRIC MAIN

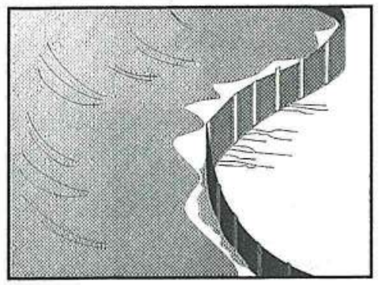




RECORD DRAWINGS	OMNI DESIGN GROUP, INC.		
DAVID A. MARCHELL, PE C65215 Date	GARABEDIAN RESIDENCE		
REVISIONS THIS SHEET:	GRADING PLAN		
	Design/Drawn: SH	County Plan Check	APPROVED FOR COUNTY REQUIREMENTS ____ Date
	Job No.: 1086-01A	County W.O. No.	DAVID A. MARCHELL, PE C65215 Date
			Sheet 2 of 3 (C-2)

REGISTERED PROFESSIONAL ENGINEER DAVID A. MARCHELL C65215 Exp. 9/30/19 CIVIL STATE OF CALIFORNIA

Silt Fence SE-1



Categories

EC	Erosion Control	
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-5 Fiber Rolls
SE-6 Gravel Bag Berm
SE-8 Sandbag Barrier
SE-10 Storm Drain Inlet Protection
SE-12 Temporary Silt Dike
SE-14 Biofilter Bags

Description and Purpose

A silt fence is made of a woven geotextile that has been entrenched, attached to supporting poles, and sometimes backed by a plastic or wire mesh for support. The silt fence detains sediment-laden water, promoting sedimentation behind the fence.

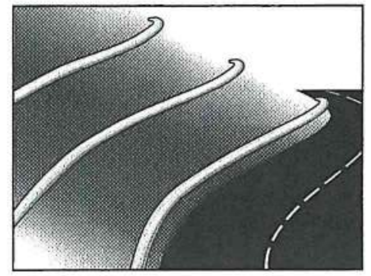
Suitable Applications

Silt fences are suitable for perimeter control, placed below areas where sheet flows discharge from the site. They could also be used as interior controls below disturbed areas where runoff may occur in the form of sheet and rill erosion and around inlets within disturbed areas (SE-10). Silt fences are generally ineffective in locations where the flow is concentrated and are only applicable for sheet or overland flows. Silt fences are most effective when used in combination with erosion controls. Suitable applications include:

- Along the perimeter of a project.
- Below the toe or down slope of exposed and erodible slopes.
- Along streams and channels.
- Around temporary spoil areas and stockpiles.
- Around inlets.
- Below other small cleared areas.

CASQA
CALIFORNIA STORMWATER QUALITY ASSOCIATION

Fiber Rolls SE-5



Categories

EC	Erosion Control	☒
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-1 Silt Fence
SE-6 Gravel Bag Berm
SE-8 Sandbag Barrier
SE-12 Temporary Silt Dike
SE-14 Biofilter Bags

Description and Purpose

A fiber roll consists of straw, coir, or other biodegradable materials bound into a tight tubular roll wrapped by netting, which can be photodegradable or natural. Additionally, gravel core fiber rolls are available, which contain an imbedded ballast material such as gravel or sand for additional weight when staking the rolls are not feasible (such as use as inlet protection). When fiber rolls are placed at the toe and on the face of slopes along the contours, they intercept runoff, reduce its flow velocity, release the runoff as sheet flow, and provide removal of sediment from the runoff (through sedimentation). By interrupting the length of a slope, fiber rolls can also reduce sheet and rill erosion until vegetation is established.

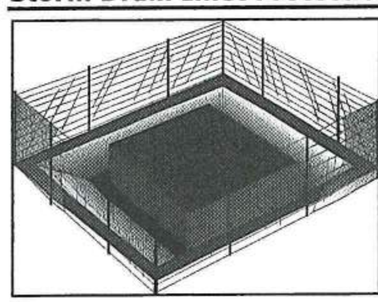
Suitable Applications

Fiber rolls may be suitable:

- Along the toe, top, face, and at grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow.
- At the end of a downward slope where it transitions to a steeper slope.
- Along the perimeter of a project.
- As check dams in unlined ditches with minimal grade.
- Down-slope of exposed soil areas.
- At operational storm drains as a form of inlet protection.

CASQA
CALIFORNIA STORMWATER QUALITY ASSOCIATION

Storm Drain Inlet Protection SE-10



Objectives

EC	Erosion Control	
SE	Sediment Control	☑
TR	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ Primary Objective
☒ Secondary Objective

Targeted Constituents

Sediment	☑
Nutrients	
Trash	☑
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-1 Silt Fence
SE-5 Fiber Rolls
SE-6 Gravel Bag Berm
SE-8 Sandbag Barrier
SE-9 Straw Bale Barrier

Description and Purpose

Storm drain inlet protection consists of a sediment filter or an impounding area around or upstream of a storm drain, drop inlet, or curb inlet. Storm drain inlet protection measures temporarily pond runoff before it enters the storm drain, allowing sediment to settle. Some filter configurations also remove sediment by filtering, but usually the ponding action results in the greatest sediment reduction.

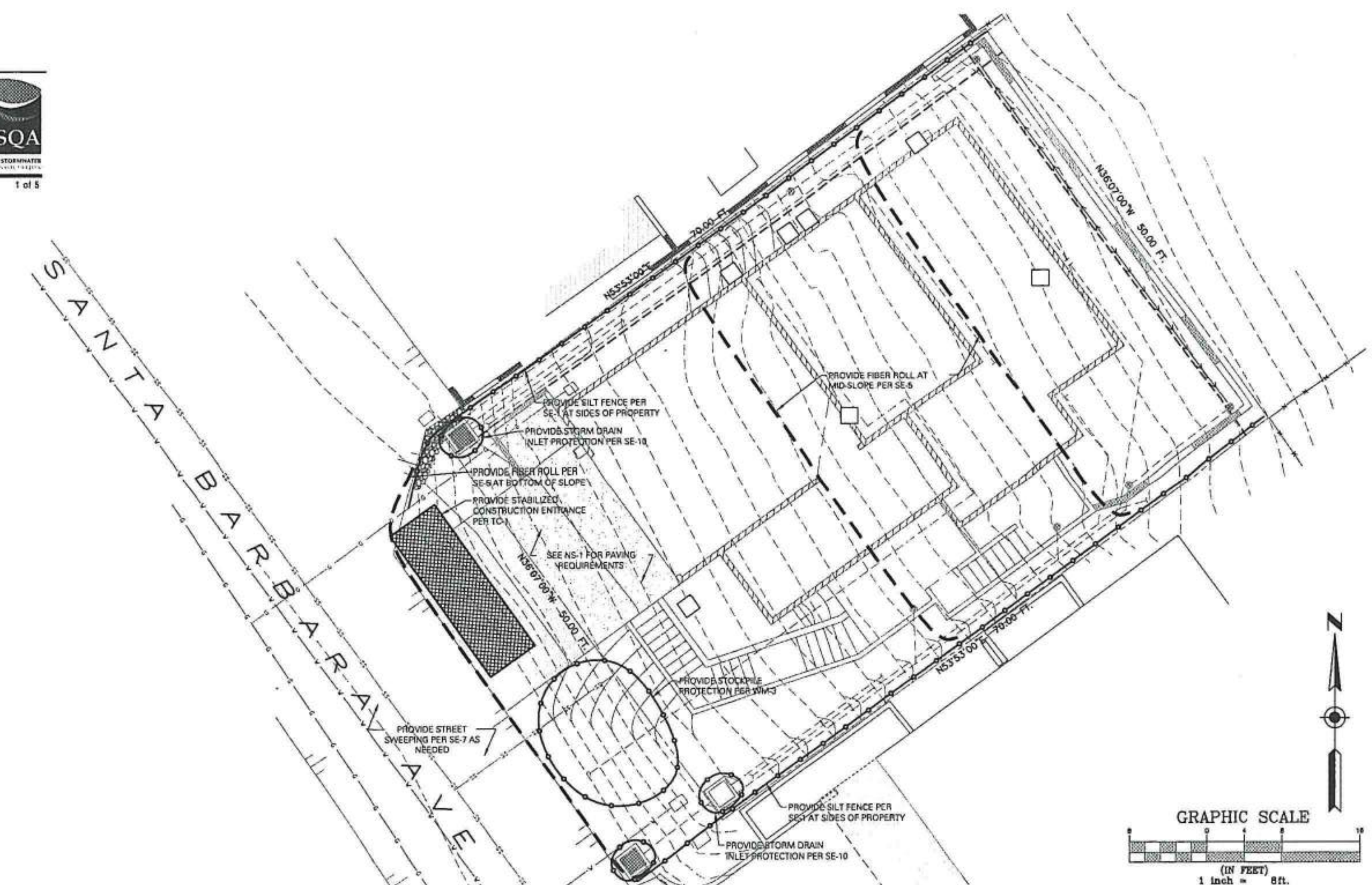
Suitable Applications

Every storm drain inlet receiving sediment-laden runoff should be protected.

Limitations

- Drainage area should not exceed 1 acre.
- Straw bales, while potentially effective, have not produced in practice satisfactory results, primarily due to improper installation.
- Requires an adequate area for water to pond without encroaching into portions of the roadway subject to traffic.
- Inlet protection usually requires other methods of temporary protection to prevent sediment-laden stormwater and non-stormwater discharges from entering the storm drain system.
- Sediment removal may be difficult in high flow conditions or if runoff is heavily sediment laden. If high flow conditions are

CASQA
CALIFORNIA STORMWATER QUALITY ASSOCIATION



EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL BE FAMILIAR WITH THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S (CASQA) STORMWATER BEST MANAGEMENT PRACTICE (BMP) HANDBOOK, AND SHALL KEEP A COPY OF THE HANDBOOK AT THE JOB SITE. THE BMP HANDBOOK IS AVAILABLE ON-LINE.

2. THE FOLLOWING BMP's ARE REQUIRED FOR THIS PROJECT:
   A. NS-1. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS AS SPECIFIED IN DETAIL NS-1 TO CONTROL THE DISCHARGE OF POLLUTANTS FROM PAVING OPERATIONS.
   B. SE-1. PROVIDE SILT FENCE AT SIDES OF LOT.
   C. SE-5. PROVIDE FIBER ROLLS PER SE-5 AT MIDDLE AND BOTTOM OF SLOPES.
   D. SE-7. THE CONTRACTOR SHALL MONITOR SEDIMENT LEVELS ON ADJACENT STREETS AND IMPLEMENT STREET SWEEPING PER DETAIL WHEN VISIBLE SEDIMENT IS PRESENT.
   E. SE-10. ONCE STORM DRAIN LINES AND INLETS ARE INSTALLED, CONTRACTOR SHALL PROTECT ALL INLETS AS NEEDED.
   F. TC-1. PROVIDE STABILIZED CONSTRUCTION ENTRANCE PER TC-1
   G. WM-3. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS AS SPECIFIED IN DETAIL WM-3 TO CONTROL EROSION OF STOCKPILED MATERIAL.
   H. WM-8. CONTRACTOR SHALL HANDLE CONCRETE WASTE PRODUCTS PER DETAIL WM-8.

3. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MONITOR JOB SITE CONDITIONS AND IMPLEMENT THESE OR OTHER EROSION CONTROL MEASURES DETAILED IN THE BMP MANUAL AS NEEDED TO PREVENT EROSION.

REGISTERED PROFESSIONAL ENGINEER
DAVID A. MARCHELL
C65215
Exp. 9/30/19
CIVIL
STATE OF CALIFORNIA

RECORD DRAWINGS

DAVID A. MARCHELL, PE C65215 Date
REVISIONS THIS SHEET:

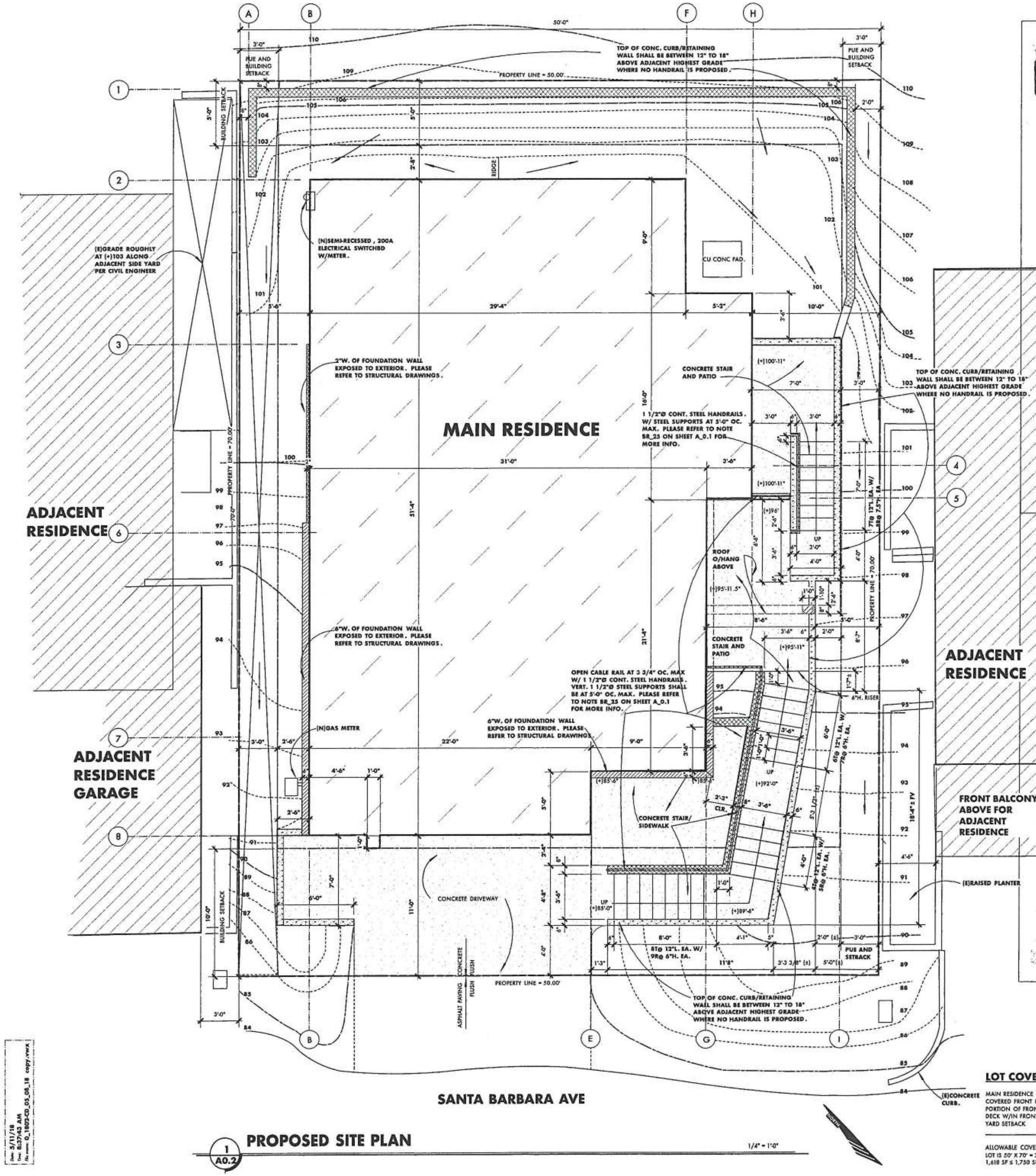
OMNI DESIGN GROUP, INC. 711 TANK FARM RD., SUITE SAN LUIS OBISPO, CALIFORNIA PHONE: (805)544-9700 FAX: (805)544-4327

GARABEDIAN RESIDENCE

EROSION CONTROL PLAN

Design/Drawn	County Plan Check	APPROVED FOR COUNTY REQUIREMENTS
SH		Date
Job No.	County W.O. No.	
1086-01A		DAVID A. MARCHELL, PE C65215 Date

Sheet 3 of 3 (C-3)



PROPOSED SITE PLAN

1 A0.2 — 1/4" = 1'0"

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

DEVELOPER'S STATEMENT FOR GARABEDIAN MINOR USE PERMIT DRC2013-00002

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.

The following mitigation measures address impacts that may occur as a result of the development of the project.

Air Quality

AQ-1 **From the initiation and throughout the duration of construction or grading activities, the following dust mitigation measures shall be implemented:**

a. Construction vehicle speed at the work site must be limited to fifteen (15) miles per hour or less;

b. Prior to any ground disturbance, sufficient water must be applied to the areas to be disturbed to prevent visible emissions from crossing the property line;

c. Areas to be graded or excavated must be kept adequately wetted to prevent visible emissions from crossing the property line;

d. Storage piles must be kept adequately wetted, treated with a chemical dust suppressant, or covered when material is not being added to or removed from the pile;

e. Equipment must be washed down before moving from the property onto a paved public road; and

f. Visible track-out on the paved public road must be cleaned using wet sweeping or a HEPA filter equipped vacuum device within twenty-four (24) hours.

> **Monitoring AQ-1:** All applicable mitigation measures will be shown on the grading and building plans prior to issuance of building permits. Compliance will be verified by the County of San Luis Obispo.

Geology (Site-specific and Cumulative)

GEO-1 **Prior to any ground-disturbing construction activities or issuance of constructi... grading permits, the following conditions shall be included on all construction and grading plans:**

a. A certified engineering geologist shall review, approve and stamp construction plans, including all plans for building foundations and excavations.

b. The certified engineering geologist and the soils and/or civil engineer shall inspect work on-site and verify, as applicable, that building construction, including all foundation work, has been performed in a manner consistent with the intent of the plan review, geology reports and information, and the soils engineering reports including the following:

Engineering Geologic Investigation, 2739 Santa Barbara Avenue APN 064-204-064, Cayucos Area, San Luis Obispo County, California (GeoSolutions, Inc., February 5, 2013)

Review of Engineering Geology Investigation: 2739 Santa Barbara Avenue APN 064-204-064, Cayucos Area, San Luis Obispo County, California prepared by Landset Engineers, Inc., dated July 19, 2013.

c. The certified engineering geologist shall issue a final engineering geology compliance report as required by the Uniform Building Code that identifies changes observed during construction, recommendations offered for mitigation, and confirmation that construction was completed in compliance with the intent of the geology reports and information (see list in preceding item).

e. Should the services of the certified engineering geologist be terminated prior to final inspection and/or occupancy, the applicant shall submit a transfer of responsibility statement to the County Planning and Building Department from the new certified engineering geologist per the Uniform Building Code.

f. A final report prepared by a soils and/or civil engineer shall be submitted to the County Planning and Building Department's field inspector stating that all work performed is suitable to support the intended structure. Such report shall include any field reports, compaction data, etc.

g. The applicant shall implement all recommendations in the Observation and Testing Program prepared by the project civil engineer(s), geotechnical engineer(s), and/or certified engineering geologist(s). The Observation and Testing Program may include, but not be limited to review of the following: project plans, including grading, drainage, foundation, and retaining wall plans; stripping and clearing of vegetation; cut and fill slopes; benching and keying; preparation of paved areas; preparation of soil to receive fill; fill placement and compaction; subsurface drainage control; footing excavations; premoistening of subslab soils; surface and subsurface drainage structures; erosion control measures.

> **Monitoring GEO-1:** Prior to issuance of any construction and/or grading permit, the above-listed conditions shall be included on all applicable plans, to be verified by County staff.

GEO-2 **During project construction/ground disturbing activities, the applicant shall retain a certified engineering geologist of record and shall provide the engineering geologist's Written Certification of Adequacy of the Proposed Site Development for its Intended Use to the Department of Planning and Building.**

> **Monitoring GEO-2:** Prior to final inspection, a summary report will be submitted to the Department of Planning and Building for review and approval.

GEO-3 Prior to occupancy or final inspection, whichever occurs first, the soils engineer and certified engineering geologist of record, shall verify, as applicable, that construction is in compliance with the intent of the plan review, geologic reports and information, and the soils engineering reports including the following:

Engineering Geologic Investigation, 2739 Santa Barbara Avenue APN 064-204-064, Cayucos Area, San Luis Obispo County, California (GeoSolutions, Inc., February 5, 2013)*Review of Engineering Geology Investigation: 2739 Santa Barbara Avenue APN 064-204-064, Cayucos Area, San Luis Obispo County, California* prepared by Landset Engineers, Inc., dated July 19, 2013.

The soils engineer and certified engineering geologist of record shall provide written verification that the recommendations of the preceding geologic reports and information have been incorporated into the final design and construction, and such verification shall be submitted to the Department of Planning and Building for review and approval.

> **Monitoring GEO-3:** Prior to final inspection, written verification will be submitted to the Department of Planning and Building for review and approval.

Drainage (site-specific and cumulative)

GEO-4 **At the time of application for construction permits, the applicant shall secure an encroachment permit for drainage improvements proposed in the County right-of-way along Santa Barbara Avenue. Any improvements proposed by the property owner within the County right-of-way shall be maintained by the property owner.**

> **Monitoring GEO-4:** Prior to issuance, the County Public Works Department will review the request and provide encroachment permit provided all requirements are satisfied.

GEO-5 **At the time of application for construction permits, the applicant shall submit a drainage plan prepared by a Registered Civil Engineer for review and approval by the County Public Works Department. The plan shall, at a minimum evaluate: 1) the effects of the project's projected runoff on adjacent properties and existing drainage facilities and systems, and 2) estimates of existing and increased runoff resulting from the proposed improvement. The plan shall include Best Management Practices (BMPs) to address polluted runoff, including, but not limited to minimizing the use of impervious surfaces (e.g., installing pervious driveways and walkways) and directing runoff from roofs and drives to vegetative strips before it leaves the site.**

> **Monitoring GEO-5:** Prior to issuance, a drainage plan shall be submitted to the County Public Works Department for review and approval.

GEO-6 **Prior to issuance of any construction or grading permits, a sedimentation and erosion control plan shall be prepared per County Coastal Zone Land Use Ordinance Section 23.05.036 for review and approval by the County Public Works Department, and it shall be**

incorporated into the project to minimize sedimentation and erosion. The plan will need to be prepared by a registered civil engineer and address the following to minimize temporary and long-term sedimentation and erosion: slope surface stabilization, erosion and sedimentation control devices, final erosion control measures, and control of off-site effects.

> **Monitoring GEO-6:** Prior to issuance, a sedimentation and Erosion Control Plan shall be submitted to the County Public Works Department for review and approval.

GEO-7 **Prior to occupancy of final inspection, whichever occurs first, the registered civil engineer shall verify that the recommendations of the approved Drainage Plan and the Sedimentation and Erosion Control Plan have been implemented. This verification shall be submitted in writing to the Department of Planning and Building for review and approval. If required by the County Public Works Department, the applicant shall execute a plan check and inspection agreement with the county, so that the drainage, sedimentation and erosion control facilities can be inspected and approved before final occupancy or final inspection, whichever occurs first.**

> **Monitoring GEO-7:** Prior to final inspection, a report will be submitted to the Department of Planning and Building for review and approval.

GEO-8 **On-going condition of approval valid for life of project,** in accordance with County Code Section 13.08, no activities associated with this permit shall be allow to occur within the public right-of-way including but not limited to project signage, tree planting, or fences, without obtaining a valid encroachment permit.

GEO-9 **On-going condition of approval valid for life of project,** the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68.

GEO-10 **On-going condition of approval valid for life of project,** in accordance with Section 8.68.130, non-stormwater discharges into the County storm drain system shall require an encroachment permit as described in Section 13.08.

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

[signature] — 10-22-13
Signature of Owner(s) — Date

Mike Garabedian
Name (Print)

LOT COVERAGE:

MAIN RESIDENCE	= 1,587 SF
COVERED FRONT PORCH	= 31 SF
PORTION OF FRONT DECK W/IN FRONT YARD SETBACK	= 0 SF
	= 1,618 SF

ALLOWABLE COVERAGE = 50%
LOT IS 50' X 70' = 3,500 SF @ 50% = 1,750 SF
1,618 SF ≤ 1,750 SF = OK

SQUARE FOOTAGES:

LWR LEVEL UTILITY/STAIR	= 218.5 SF
MAIN LEVEL	= 752.5 SF
INTERMEDIATE LEVEL	= 553.5 SF
UPPER LEVEL	= 610.0 SF
TOTAL	= 2,134.5 SF
GARAGE	= 524 SF
STORAGE	= 0 SF
MAIN LEVEL DECK	= 164 SF
UPPER LEVEL DECK	= 126 SF

LICENSED ARCHITECT ROBERT S. ANTOYAN No. C12626 Ren. 08/31/19 STATE OF CALIFORNIA

PROPOSED RESIDENCE
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CAYUCOS, CALIFORNIA 93430

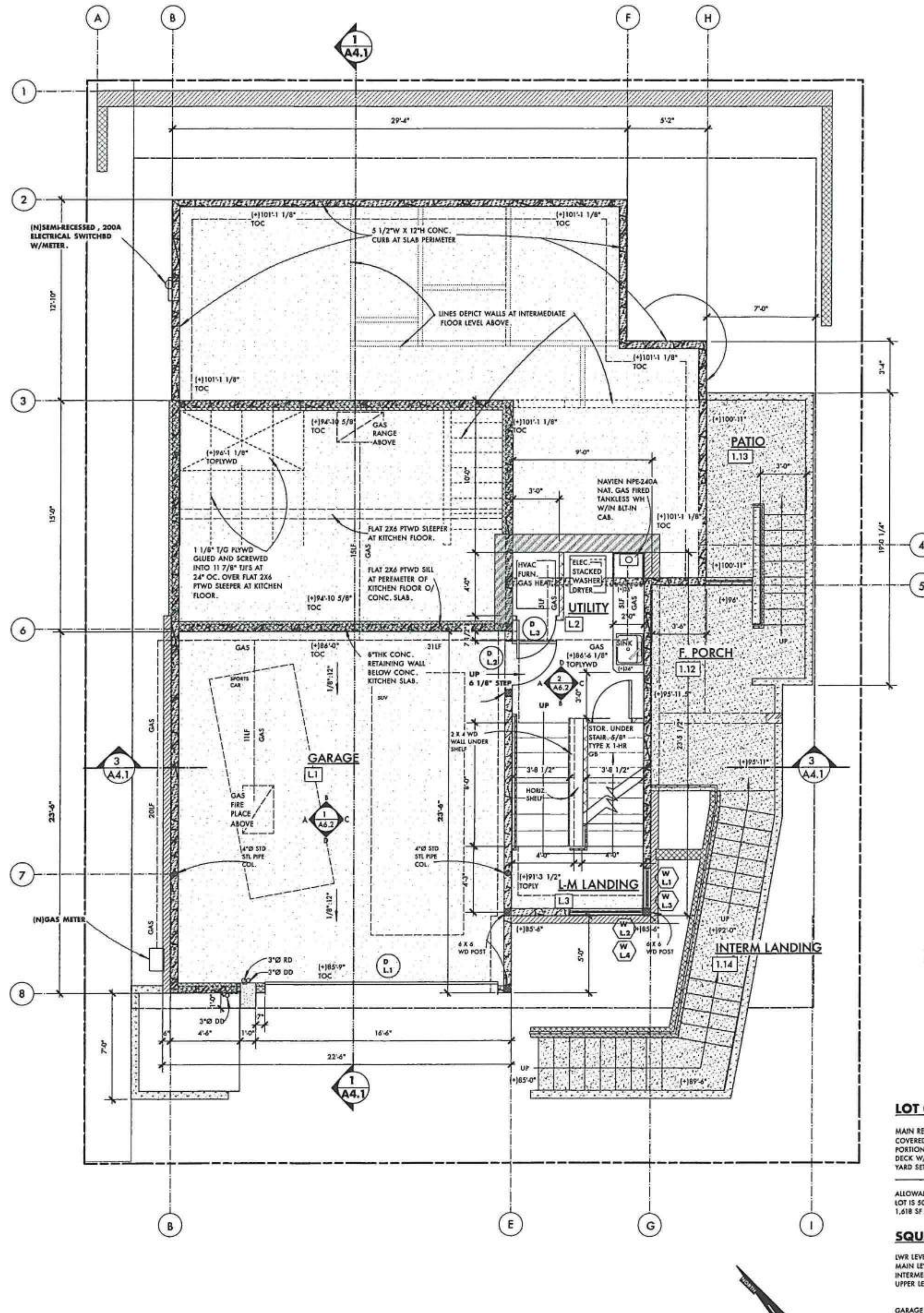
ANTOYAN ARCHITECTURE
2133 AMADOR ST. • FRESNO, CA • 93721-1102
5 5 9 • 4 9 7 • 6 9 4 2

PERMIT No. / PlnCk. No. / SPR/CUP No. 05_11_18-MUP

JOB NUMBER 1802

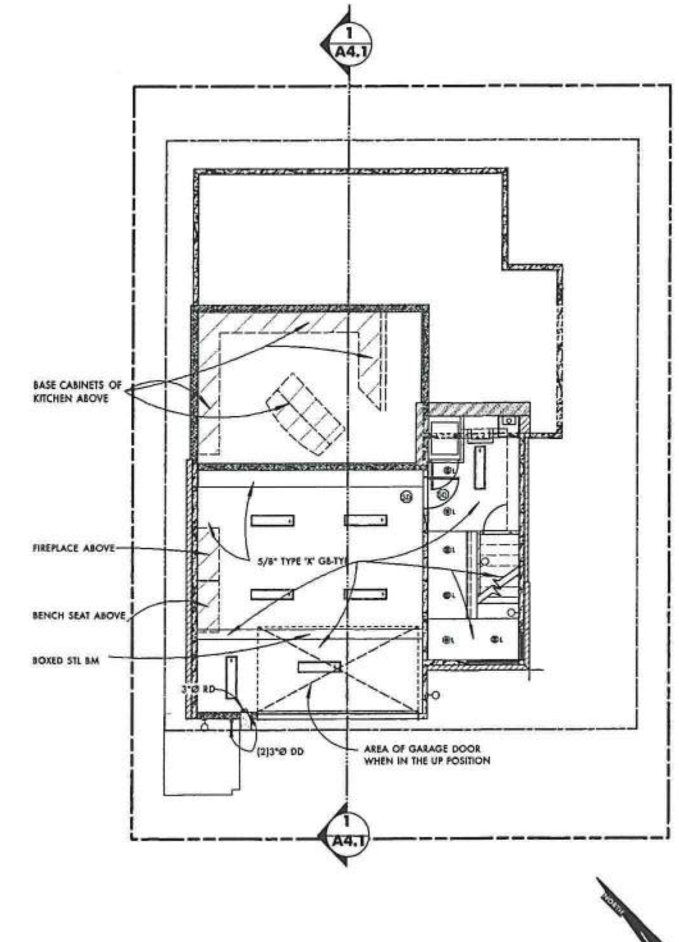
SHEET A_0.2 OF

Date: 5/11/18



LOWER LEVEL FLOOR PLAN

1/4" = 1'-0"



REFLECTED CEILING PLAN

LOWER LEVEL

1/8" = 1'-0"

WALL LEGEND

INTERIOR 2 X 4 WD STUD WALL W/STUDS @ 16"OC. MAX. W/1 LAYER OF 5/8", TYPE 'X' GB ON EA. SIDE. 1 LAYER OF 5/8", TYPE 'X' GB. 5/8" WATER AND MOLD RESISTANT TYPE 'X' O/ WD STUDS IN ANY WET AREAS TO RECEIVE TEXTURE AND PAINT. 1/2" DUROK OR EQUAL SHALL BE INSTALLED O/WD STUDS AS AN UNDERLAYMENT TO ANY CERAMIC, GLASS, PORCELEIN TILES, SOLID SURFACE, STONE, OR CONCRETE VENEERS .R-13 BATT INSULATON SHALL BE INSTALLED IN ALL WALLS.

2 X 6 WD STUD WALL W/STUDS @ 16"OC. MAX. R-19 BATT INSULATON SHALL BE INSTALLED IN ALL WALLS.

EXTERIOR WALL CONDITION:
7/8" EXTERIOR PLASTER O/MTL. LATH, O/BUILDING PAPER OR TYVEK, O/1/2" STRUCTURAL PLYWD WHERE OCCURS ON EXTERIOR SURFACE. PLEASE REFER TO STRUCTURAL DRAWINGS FOR MORE INFO. 1 LAYER OF 5/8", TYPE 'X' GB. ON INTERIOR SURFACE. 5/8" WATER AND MOLD RESISTANT TYPE 'X' GB. O/ WD STUDS IN ANY WET AREAS TO RECEIVE TEXTURE AND PAINT. 1/2" DUROK OR EQUAL SHALL BE INSTALLED O/WD STUDS AS AN UNDERLAYMENT TO ANY CERAMIC, GLASS, PORCELEIN TILES, SOLID SURFACE, STONE, OR CONCRETE VENEER INSTALLATIONS .

INTERIOR WALL CONDITION:
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SHOWING 2 X WALL PLACEMENT TO BE INSTALLED O/CONCRETE RETAINING WALLS, CURBS AND CONCRETE SLAB AREAS ON DRAWING 1/A_1.1 FOR CLARITY ONLY. HOPEFULLY.

6" THK REINFORCED, POURED IN PLACE CONCRETE WALL PER STRUCTRUAL REQUIREMENTS . PLEASE REFER TO STRUCTURAL DRAWINGS FOR MORE INFO.

8" THK REINFORCED, POURED IN PLACE CONCRETE WALL PER STRUCTRUAL REQUIREMENTS . PLEASE REFER TO STRUCTURAL DRAWINGS FOR MORE INFO.

12" THK REINFORCED, POURED IN PLACE CONCRETE WALL PER STRUCTRUAL REQUIREMENTS . PLEASE REFER TO STRUCTURAL DRAWINGS FOR MORE INFO.

14" THK REINFORCED, POURED IN PLACE CONCRETE WALL PER STRUCTRUAL REQUIREMENTS . PLEASE REFER TO STRUCTURAL DRAWINGS FOR MORE INFO.

GAS DEMAND CALCULATIONS

EQUIPMENT	MBTU'S	CUBIC FEET PER HOUR (MBTU'S DIVIDED X 1100)	GAS LATERAL SIZING TO EQUIPMENT
INSTANTANEOUS WATER HEATER	200,000	182	1"
GAS FIREPLACE	34,000	31	½"
HVAC FURNACE	110,000	100	¾"
COOK RANGE	37,000	37	½"
TOTAL	384,000	350	

REFERENCE TABLE 1216.2 (1) OF 2013 C.P.C – COLUMN 70' FOR PIPE SIZING CAPACITIES. HOUSE MAIN LINE SIZE TO BE 11/4" AT GAS METER.

INTERIOR STAIRS:

ALL TREADS SHALL BE MIN. OF 12" IN DEPTH.

VERTICAL DISTANCE BETWEEN GARAGE (0'-0") AND UTILITY: = 6 1/8" =1 RISER

VERTICAL DISTANCE BETWEEN UTILITY ((+) 0'-6 1/8") AND MAIN LEVEL ((+)10'-1 1/8"): = 9'-7" = 115" W/ 18 RISERS = 6 3/8" PER RISER

VERTICAL DISTANCE BETWEEN MAIN LEVEL ((+)10'-1 1/8") AND INTERMEDIATE LEVEL ((+)15'-1 1/8") = 5'-0" = 60 " W/ 9 RISERS = 6 11/16" PER RISER

VERTICAL DISTANCE BETWEEN MAIN LEVEL ((+)10'-1 1/8") AND UPPER LEVEL ((+)21'-2 1/4"): = 11'-1 1/8" = 133 1/8" W/ 21 RISERS = 6 5/16" PER RISER

LOT COVERAGE:

MAIN RESIDENCE = 1,587 SF
COVERED FRONT PORCH = 31 SF
PORTION OF FRONT DECK W/IN FRONT YARD SETBACK = 0 SF
= 1,618 SF

ALLOWABLE COVERAGE = 50%
LOT IS 50' X 70' = 3,500 SF @ 50% = 1,750 SF
1,618 SF ≤ 1,750 SF = OK

SQUARE FOOTAGES:

LWR LEVEL UTILITY/STAIR = 218.5 SF
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UPPER LEVEL = 610.0 SF
TOTAL = 2,134.5 SF

GARAGE = 524 SF
STORAGE = 0 SF
MAIN LEVEL DECK = 164 SF
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SHEET A_1.1 OF

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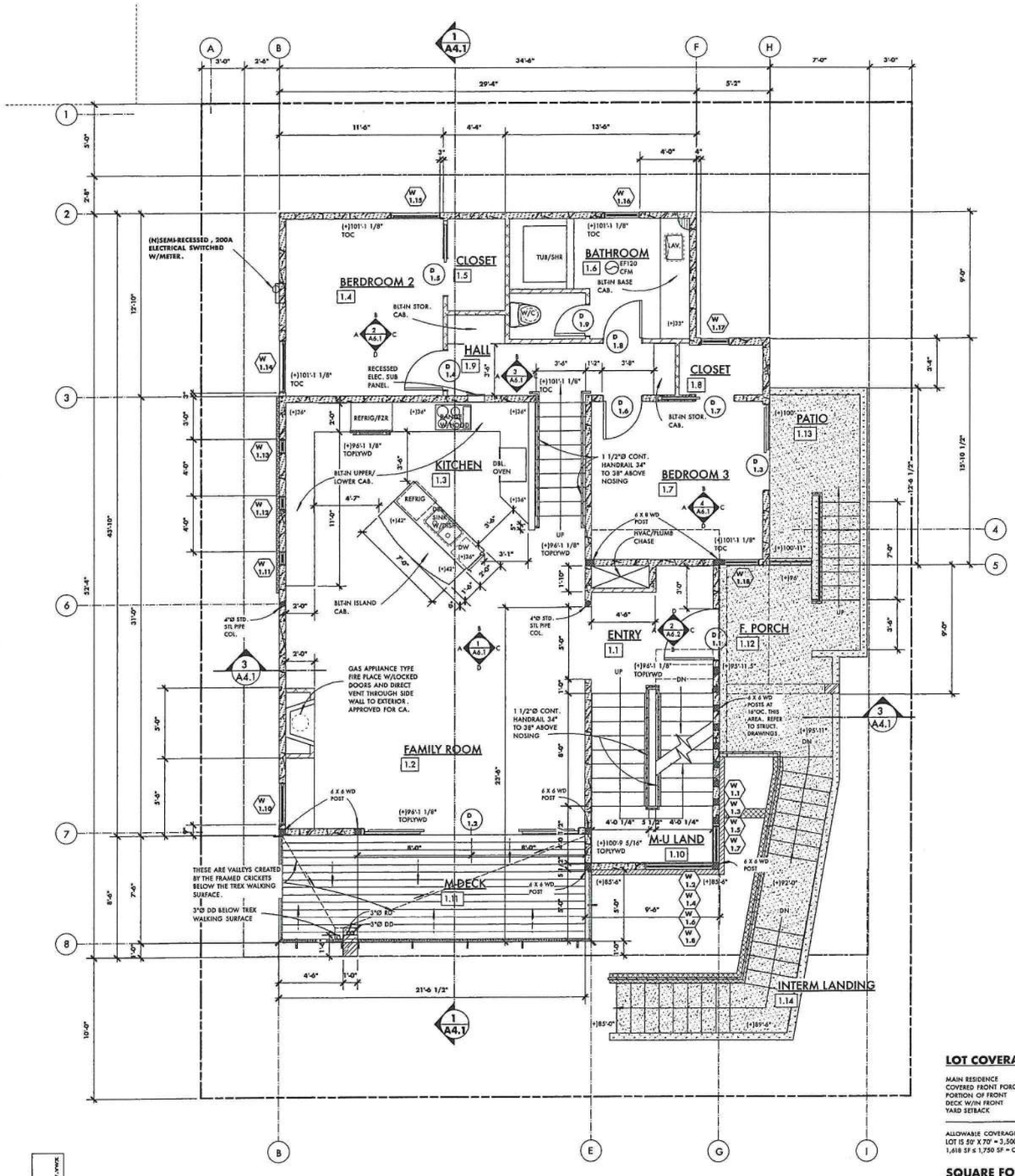
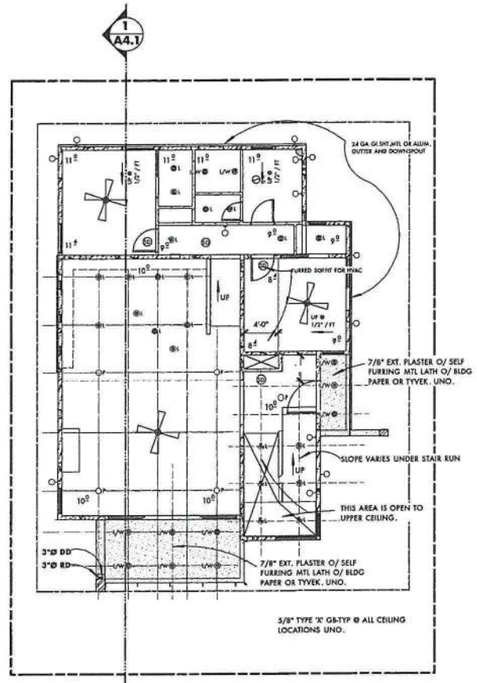


MAIN LEVEL - FIRST FLOOR PLAN

1/4" = 1'-0"



REFLECTED CEILING PLAN

MAIN AND INTERMEDIATE LEVEL

1/8" = 1'-0"

INTERIOR STAIRS:

ALL TREADS SHALL BE MIN. OF 12" IN DEPTH.

VERTICAL DISTANCE BETWEEN GARAGE (0'-0") AND UTILITY:	= 6 1/8" =1 RISER
VERTICAL DISTANCE BETWEEN UTILITY ((+) 0'-6 1/8") AND MAIN LEVEL ((+)10'-1 1/8"):	= 9'-3" = 11.5" W/ 18 RISERS = 6 3/8" PER RISER
VERTICAL DISTANCE BETWEEN MAIN LEVEL ((+)10'-1 1/8") AND INTERMEDIATE LEVEL ((+)15'-1 1/8")	= 5'-0" = 60 " W/ 9 RISERS = 6 11/16" PER RISER
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LICENSED ARCHITECT ROBERT S. ANTOYAN No. C12626 Plan 08/31/19 STATE OF CALIFORNIA

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SPR/CUP No.
PlnCkDt 05_31_18-MUP

JOB NUMBER 1802

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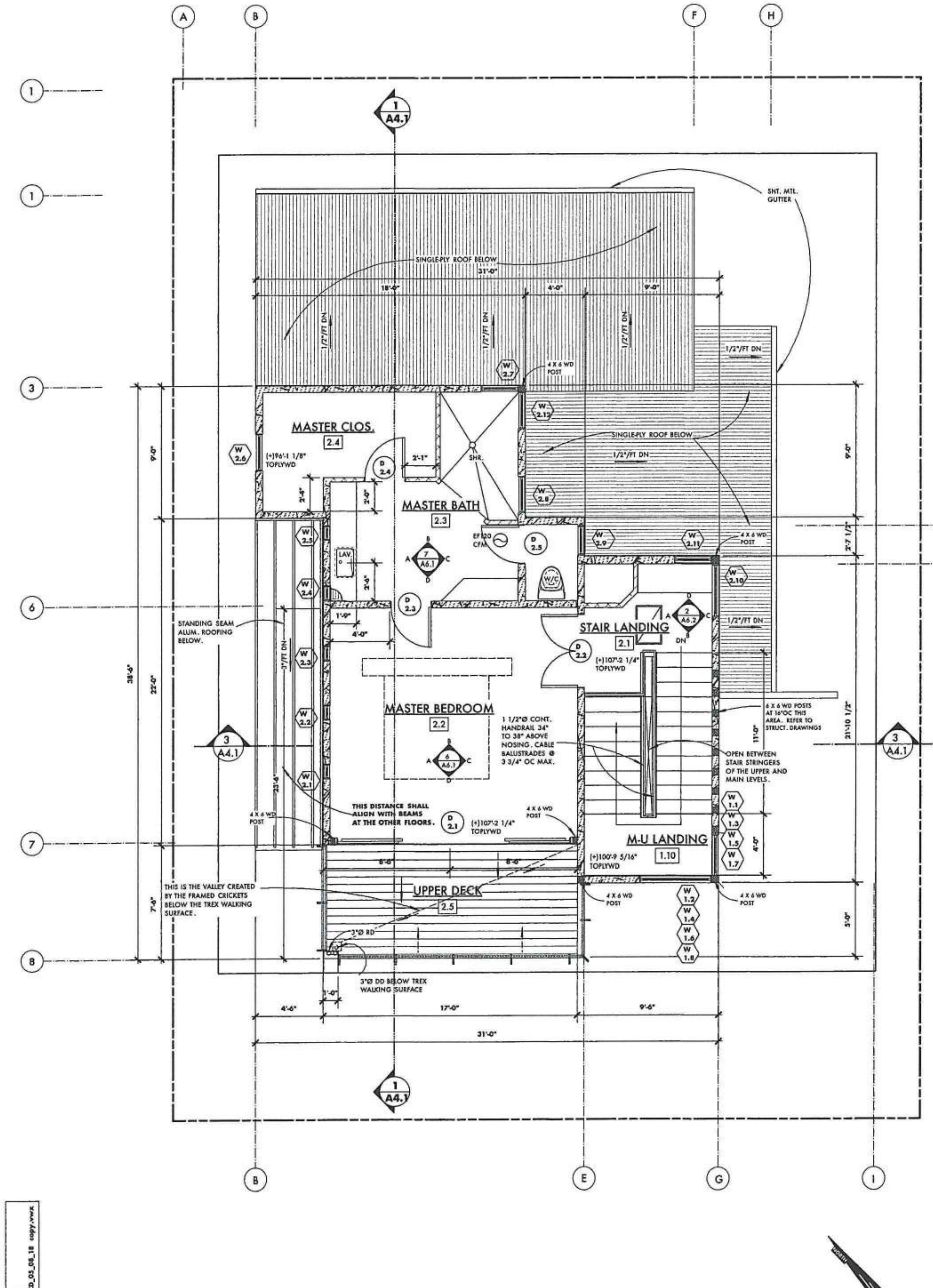
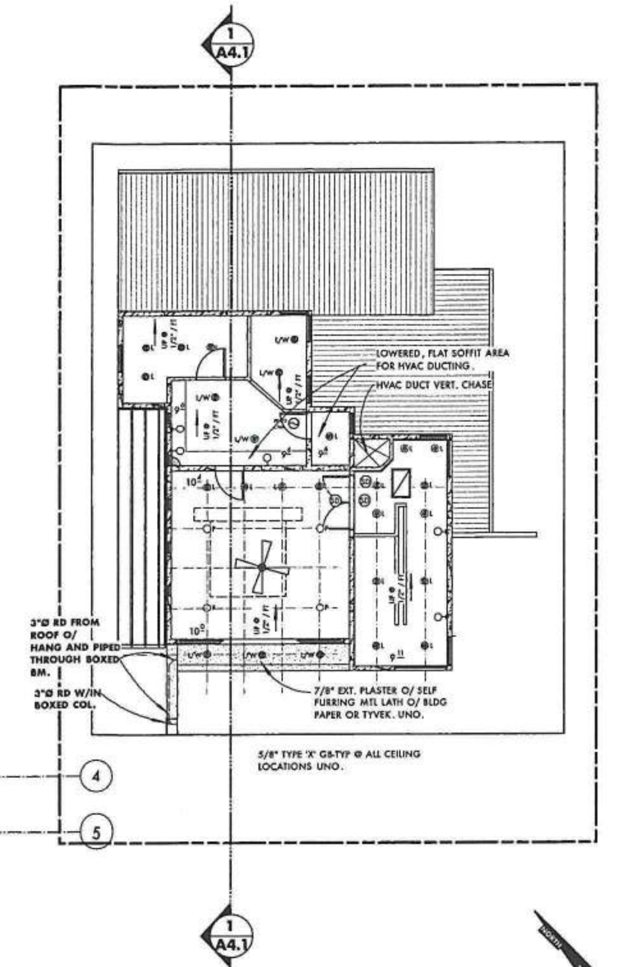


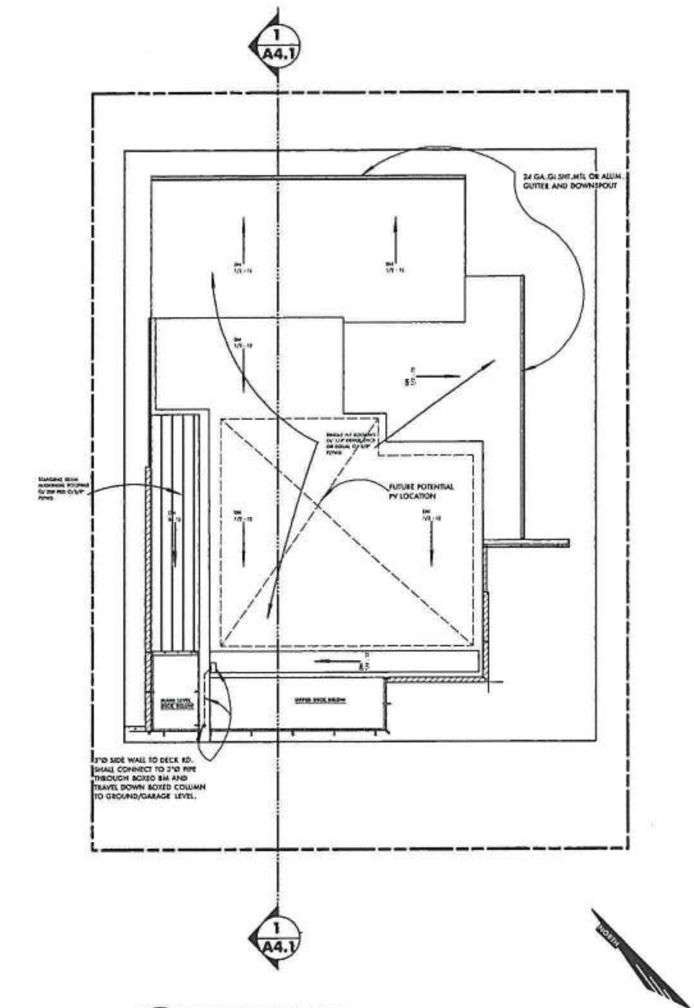
UPPER LEVEL - SECOND FLOOR PLAN

1 / A1.3 — 1/4" = 1'-0"



REFLECTED CEILING PLAN

2 / A1.3 — UPPER LEVEL — 1/8" = 1'-0"



ROOF PLAN

3 / A1.3 — 1/8" = 1'-0"

INTERIOR STAIRS:

ALL TREADS SHALL BE MIN. OF 12" IN DEPTH.

VERTICAL DISTANCE BETWEEN GARAGE (0'-0") AND UTILITY:	= 6 1/8" =1 RISER
VERTICAL DISTANCE BETWEEN UTILITY ((+) 0'-6 1/8") AND MAIN LEVEL ((+)10'-1 1/8"):	= 9'-7" = 115" W/ 18 RISERS = 6 3/8" PER RISER
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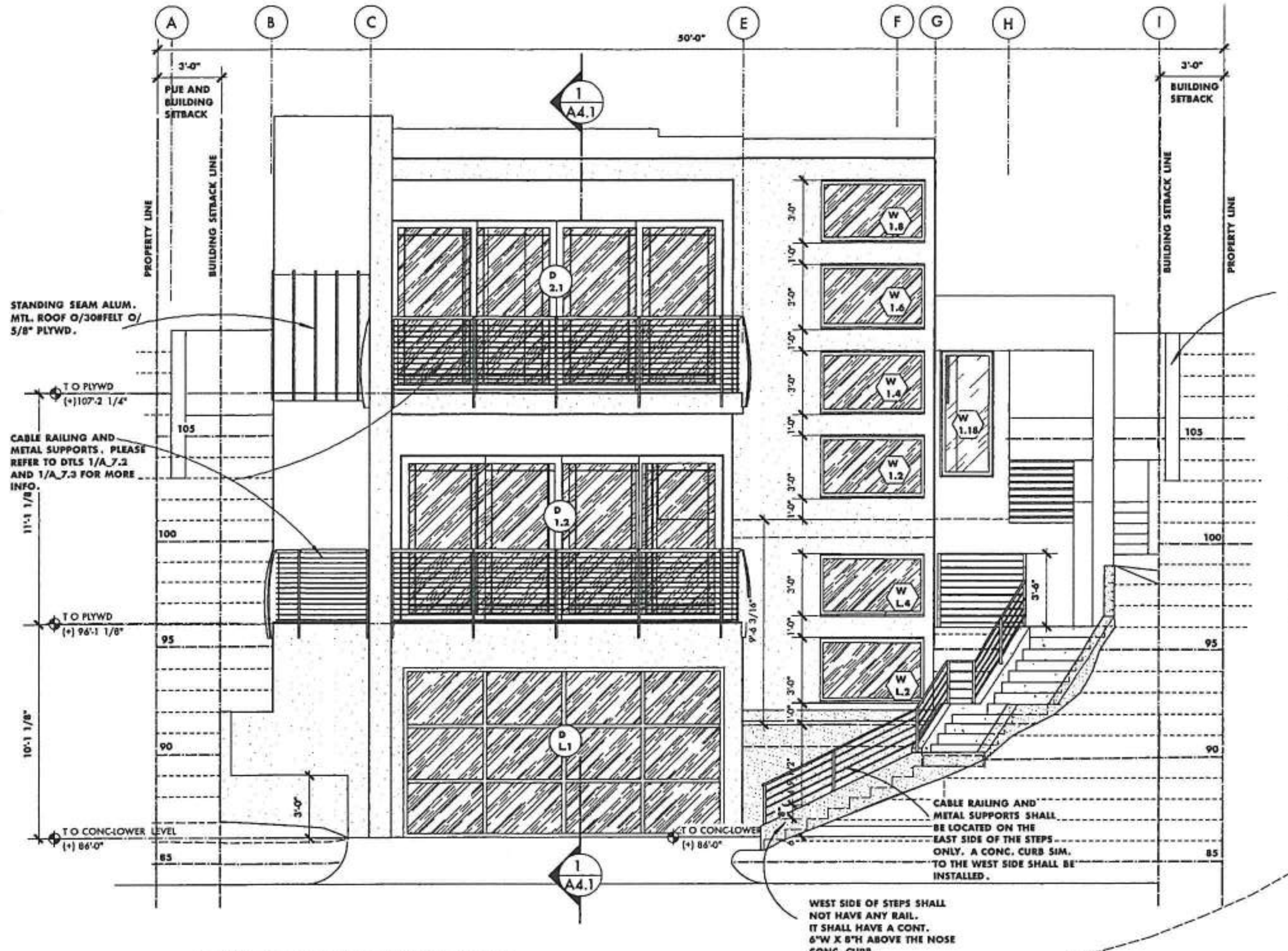
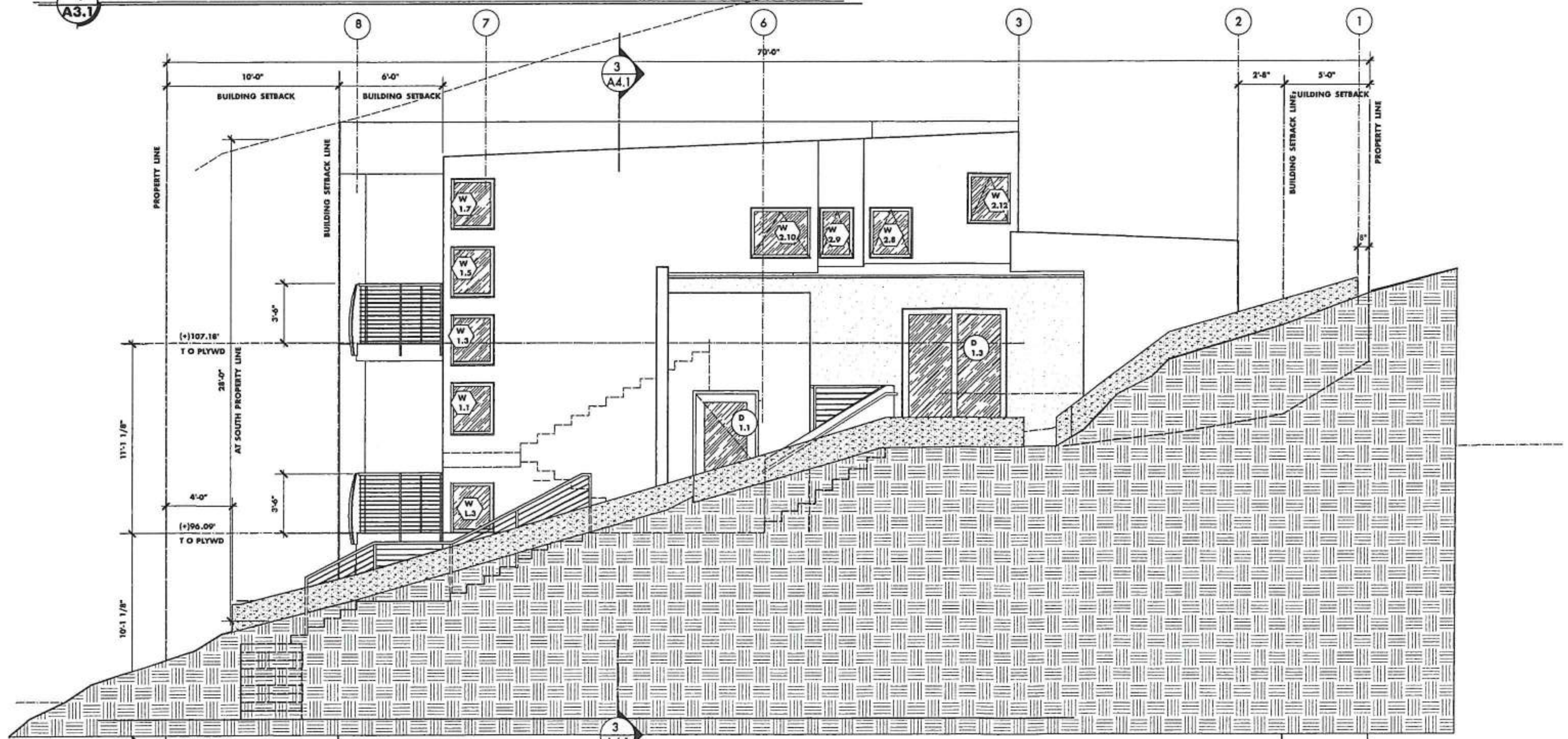


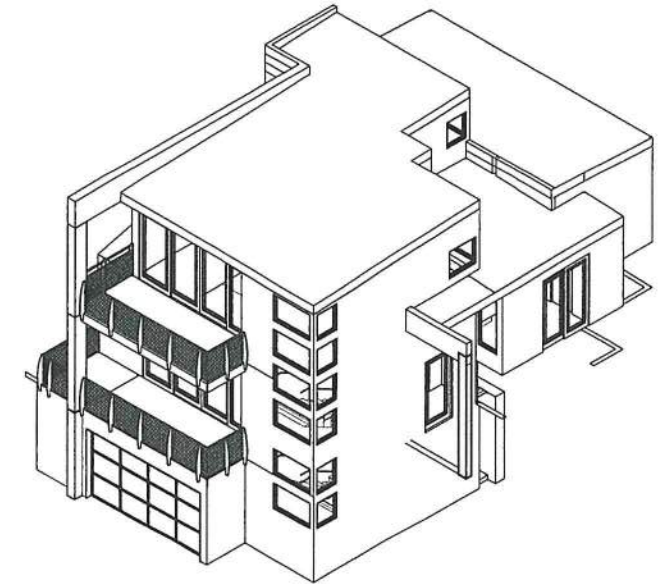
1 A3.1 **WEST/FRONT ELEVATION** 1/4" = 1'-0"

EXTERIOR MATERIALS AND COLORS

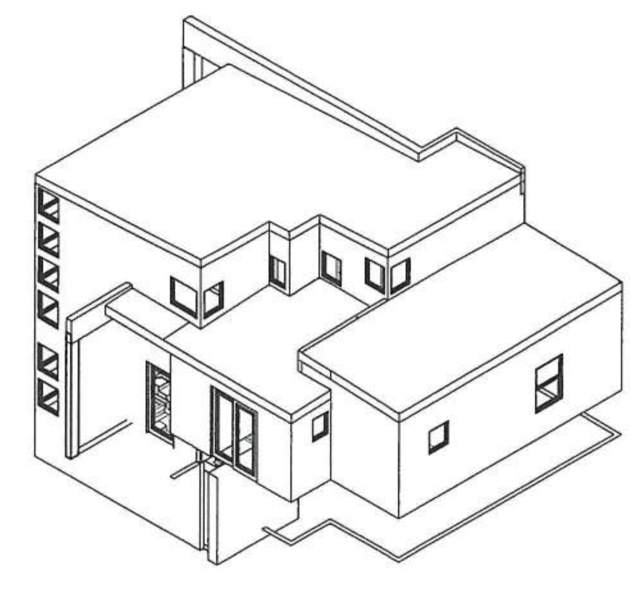
WALLS	= 7/8" EXTERIOR PLASTER O/ SELF FURRING METAL LATH O/ TYVECK OR BUILDING PAPER O/ 1/2" PLYWOOD. COLOR OF PLASTER TO BE EITHER WHITE OR AN OFF-WHITE.
GLASS/GLAZING	= ALUMINUM FRAMES W/ A NATURAL FINISH, W/ DUAL GLAZING WITH WEST SIDE HAVING A SLIGHT BRONZE OR GREEN TINT.
ROOFING	= SINGLE PLY ROOFING O/ 1/4" DENSE DECK OR EQUAL O/ 5/8" PLYWD. COLOR OF SINGLE PLY TO BE A LIGHT GRAY.
EXPOSED CONC. WALLS	= EITHER NATURAL GRAY OR MATCH COLOR OF PLASTER.
EXPOSED CONC FLATWORK/STAIRS	= NATURAL GRAY COLOR.
LANDSCAPING	= NATURAL - LEFT IN AS IS CONDITION.



2 A3.1 **SOUTH ELEVATION** 1/4" = 1'-0"



2 A3.1 **ISOMETRIC** 1/8" = 1'-0"



4 A3.1 **ISOMETRIC** 1/8" = 1'-0"

LICENSED ARCHITECT ROBERT S. ANTOYAN No. C12626 STATE OF CALIFORNIA

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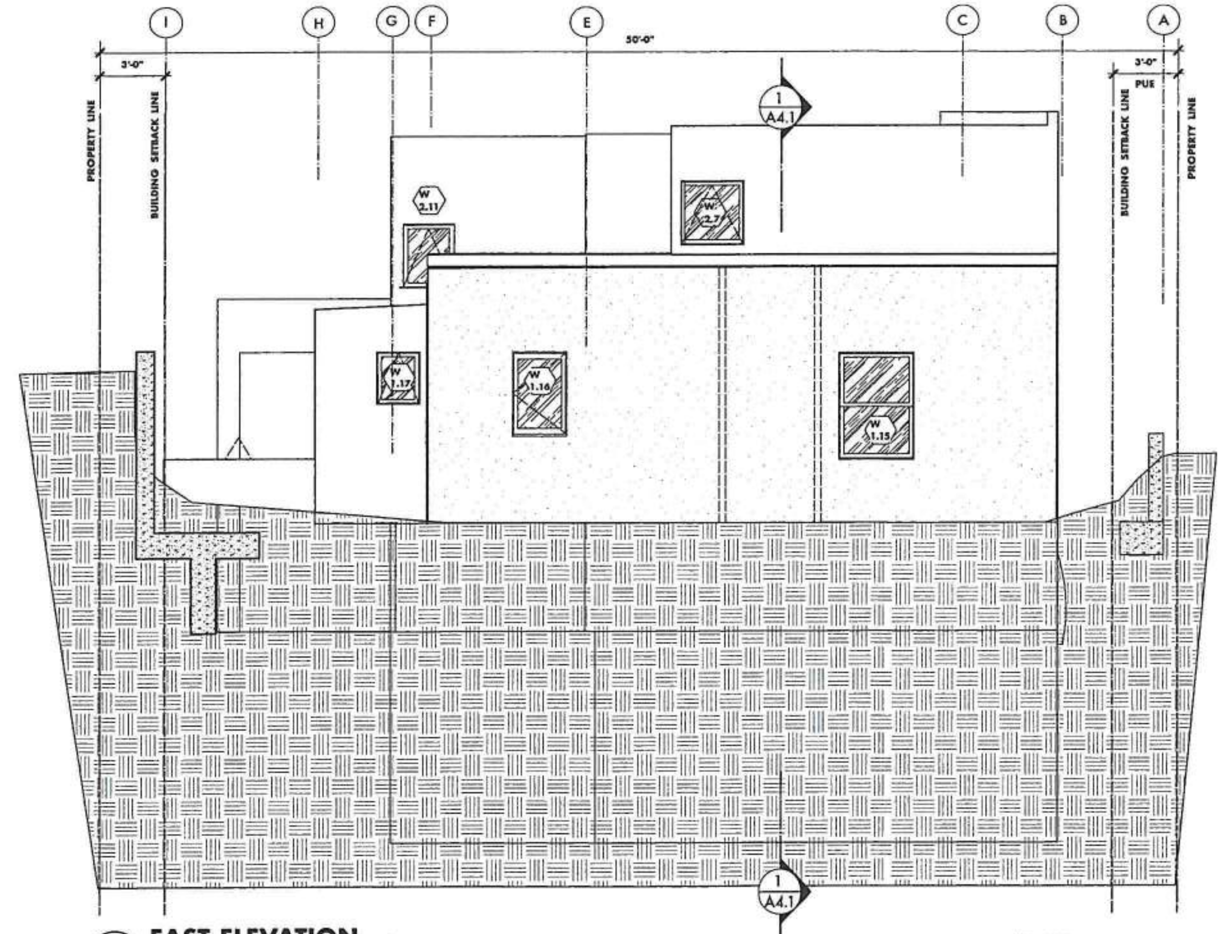
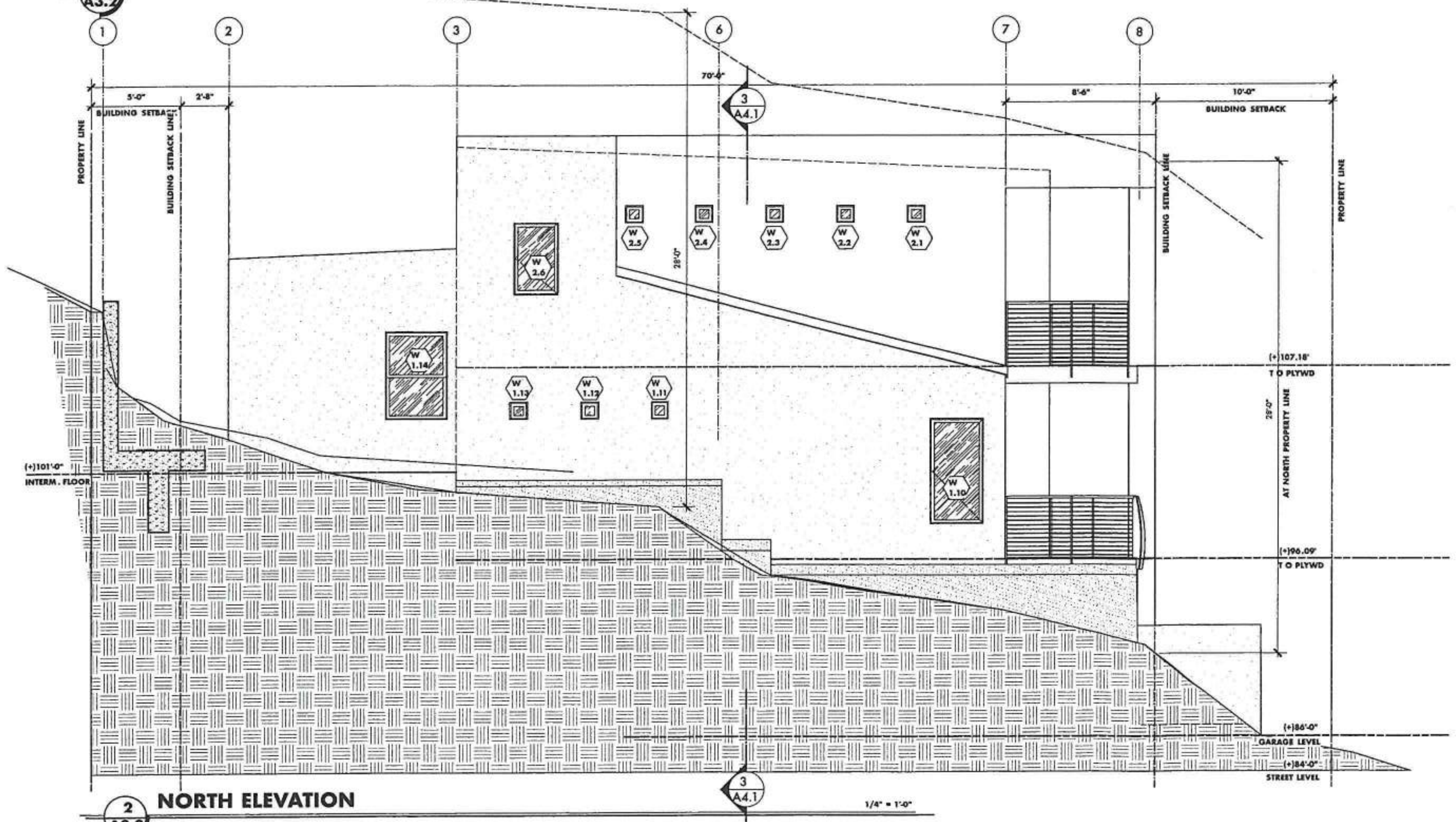


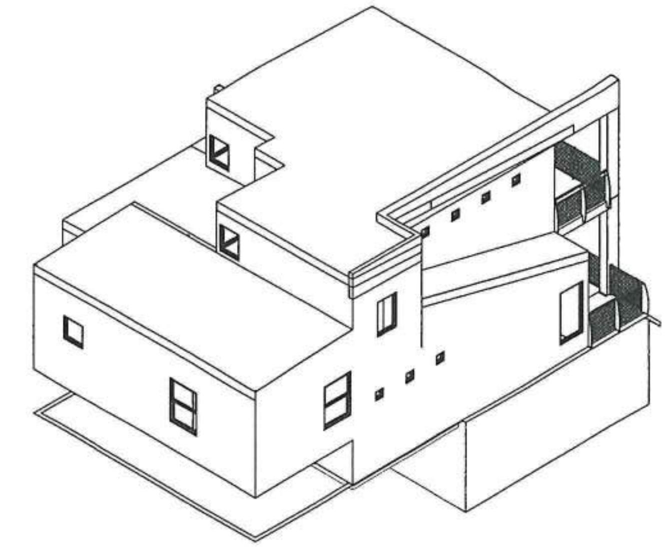
1 A3.2 **EAST ELEVATION** 1/4" = 1'-0"



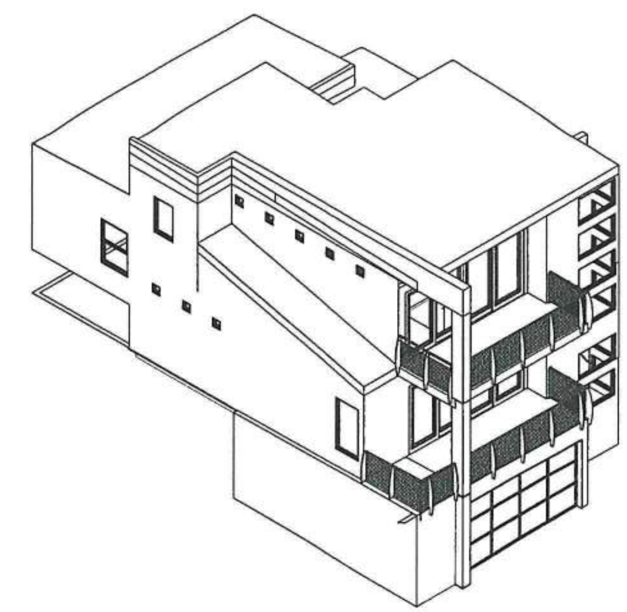
2 A3.2 **NORTH ELEVATION** 1/4" = 1'-0"

EXTERIOR MATERIALS AND COLORS

WALLS	= 7/8" EXTERIOR PLASTER O/ SELF FURRING METAL LATH O/ TYVECK OR BUILDING PAPER O/ 1/2" PLYWOOD. COLOR OF PLASTER TO BE EITHER WHITE OR AN OFF-WHITE.
GLASS/GLAZING	= ALUMINUM FRAMES W/ A NATURAL FINISH, W/ DUAL GLAZING WITH WEST SIDE HAVING A SLIGHT BRONZE OR GREEN TINT.
ROOFING	= SINGLE PLY ROOFING O/ 1/4" DENSE DECK OR EQUAL O/ 5/8" PLYWD. COLOR OF SINGLE PLY TO BE A LIGHT GRAY.
EXPOSED CONC. WALLS	= EITHER NATURAL GRAY OR MATCH COLOR OF PLASTER.
EXPOSED CONC FLATWORK/STAIRS	= NATURAL GRAY COLOR.
LANDSCAPING	= NATURAL - LEFT AS IS CONDITION.



3 A3.2 **ISOMETRIC** 1/8" = 1'-0"



4 A3.2 **ISOMETRIC** 1/8" = 1'-0"

LICENSED ARCHITECT
ROBERT S. ANTOYAN
No. C12626
Ren. 08/31/19
STATE OF CALIFORNIA

© 2018 ANTOYAN ARCHITECTURE

PROPOSED RESIDENCE
2739 SANTA BARBARA AVE.
CAYUCOS, CALIFORNIA 93430

ANTOYAN ARCHITECTURE
2133 AMADOR ST. • FRESNO, CA • 93721-1102
5 5 9 • 4 9 7 • 6 9 4 2

PERMIT No.
PlnCk. No.
SPR/CUP No.
05_11_18-MUP
PlnCkDt

A_3.2

JOB NUMBER 1802

SHEET OF

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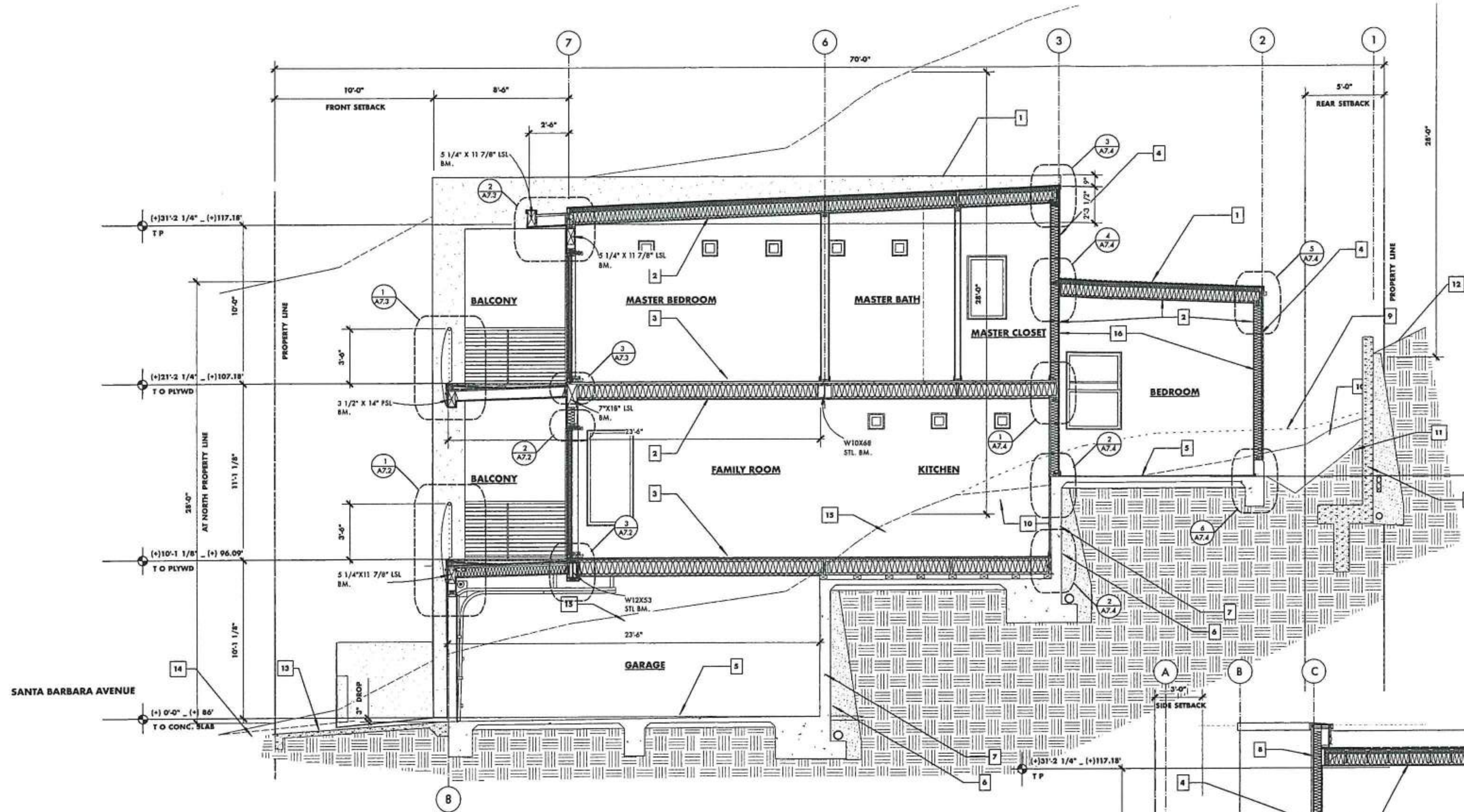


1 BUILDING SECTION
A4.1 1/4" = 1'-0"

NOTE:

GC SHALL REFER TO THE PREPARED DOCUMENTS:

ENGINEERING GEOLOGY INVESTIGATION
PROJECT # SLO5425-4 DATED 02/05/2013

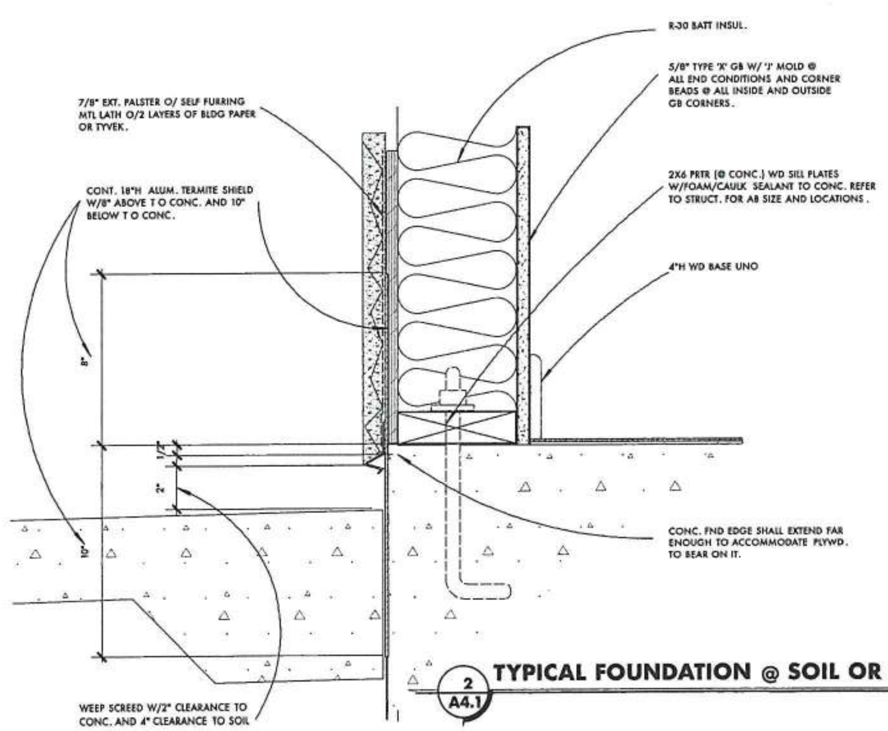
AND

SOILS ENGINEERING REPORT UPDATE
PROJECT # SLO5425-3 DATED 02/-5/2013

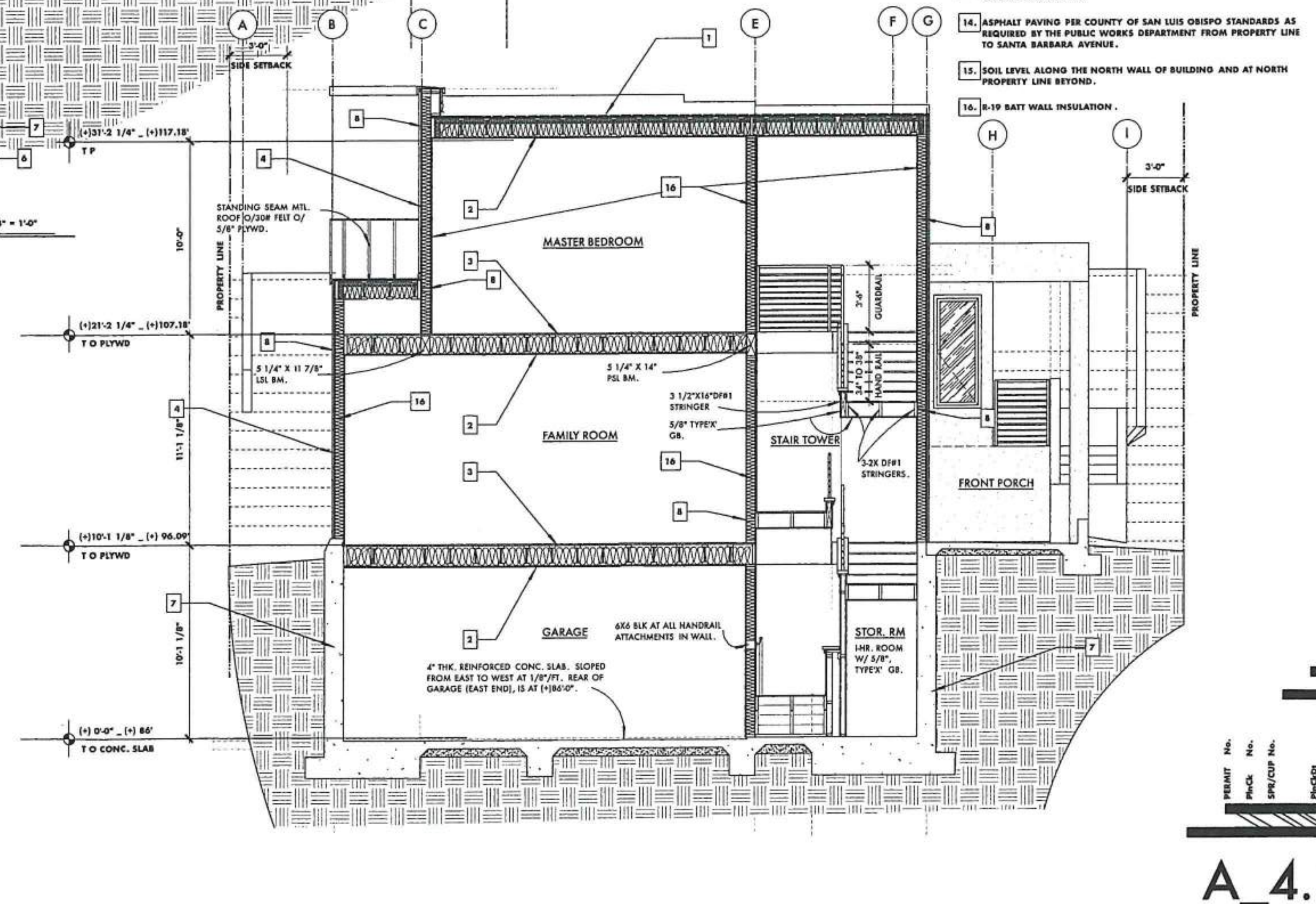
BY GEO_SOLUTIONS, INC FOR THE ADDRESS OF 2739 SANTA BARBARA AVE., CAYUCOS, CA FOR ALL SOILS PREPARATIONS AT PAVING, SLAB ON-GRADE, MOISTURE CONTROL AND BACKFILL PROCEDURES AT VERTICLE RETAINING WALLS, SITE DRAINAGE CONTROL, ETC.

SECTION NOTES:

1. SINGLE-PLY ROOFING O/ 1/4" DENSE DECK (OR EQUAL), O/ 5/8" PLYWOOD O/ 11 7/8" TJI AT 16" O.C. W/ 3.5" THK JM COROBOND III CLOSED CELL SPRAYED INSULATION (R @ 7/INCH = 24.5R) UNDER PLYWD DECK AND JM R-30C (8.5" THK) BATT INSULATION. TYP AT ALL ROOF AREAS OVER HABITABLE SPACES. UNVENTED RAFTER SPACING VENTILATION PER 2016 CRC R806.3.
2. 5/8" TYPE 'X' GB. W/ SMOOTH TROWLED FINISH. TYP
3. 1 1/8" THK PLYWD, SCREWED AND GLUED INTO 11 7/8" TJI @ 16" O.C. W/ R-30 BATT INSULATION. - TYP.
4. 7/8" THK HAND TROWELED "LUMPY-SMOOTH" EXTERIOR PLASTER O/ SELF FURRING MTL LATH, O/ 2 LAYERS BUILDING PAPER OR TYVEK, O/ 1/2" PLYWD. SHEATHING. TYP
5. 4"THK. MIN. REINFORCED CONCRETE SLAB O/2" SAND O/ WATERPROOF MEMBRANE O/ 2" SAND. PER SOILS REPORT AND STRUCTURAL ENGINEER DRAWINGS.
6. FULL HEIGHT PARGING PER ENKADRAIN SPECS. TO 4" Ø W/ PERF. @ BOTTOM OF PIPE. CONNECT TO DRAIN TO STREET. REFER TO SOILS REPORT # SLO5425-3 AND ENGINEERING GEOLOGY INVESTIGATION REPORT # SLO5424-4 BY GEO SOLUTIONS FOR MORE INFORMATION.
7. REINFORCED RETAINING WALL PER STRUCTURAL ENGINEER. PLEASE REFER TO STRUCTURAL DRAWINGS FOR MORE INFO. TYP.
8. 2X MIN. THK. FIREBLOCKING IS REQUIRED AT THE FOLLOWING LOCATIONS:
   - A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZ. AT THE INTERVALS NOT EXCEEDING 10'-0".
   - B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZ. SPACES; SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
   - C. IN CONCEALED SPACES BETWEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
   - D. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILINGS AND FLOOR LEVEL.
9. SOIL LINE ON NORTH FACE OF RETAINING WALL BEYOND.
10. PROPOSED SOIL LEVEL BETWEEN STRUCTURE AND RETAINING WALL AT PROPERTY LINE BEYOND.
11. PROPOSED SOIL LINE AT THIS CROSS SECTION.
12. EXISTING SOIL LINE AT PROPERTY LINE.
13. 4" THK REINFORCED CONCRETE DRIVEWAY FROM PROPERTY LINE UP TO GARAGE AND SLOPED.
14. ASPHALT PAVING PER COUNTY OF SAN LUIS OBISPO STANDARDS AS REQUIRED BY THE PUBLIC WORKS DEPARTMENT FROM PROPERTY LINE TO SANTA BARBARA AVENUE.
15. SOIL LEVEL ALONG THE NORTH WALL OF BUILDING AND AT NORTH PROPERTY LINE BEYOND.
16. R-19 BATT WALL INSULATION.



2 TYPICAL FOUNDATION @ SOIL OR CONCRETE W/WEEP SCREED
A4.1 3" = 1'-0"



3 BUILDING SECTION
A4.1 1/4" = 1'-0"

LICENSED ARCHITECT ROBERT S. ANTOYAN No. C12626 Ren. 09/31/19 STATE OF CALIFORNIA

© 2018 ANTOYAN ARCHITECTURE

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PERMIT No.
PlnCk No.
SPR/CUP No.
PlnChOt 05_11_18-AUP

A_4.1
SHEET OF
JOB NUMBER 1802

Date 5/11/18
No. 0_1802-CD_05_08_18 copy.vwx

Initial Study Summary – Environmental Checklist

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

(ver 5.8) Using Form

Project Title & No. Moondance Partners LP, Major Grading Permit/ED17-100/PMTG2017-00144

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

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

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

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

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

Cindy Chambers			4-16-2018
Prepared by (Print)	Signature		Date
Steve McMasters		Ellen Carroll, Environmental Coordinator	4/10/18
Reviewed by (Print)	Signature	(for)	Date

Negative Declaration & Notice Of Determination

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

ENVIRONMENTAL DETERMINATION NO. 17-100 **DATE:** April 25, 2018

PROJECT/ENTITLEMENT: Moondance Partners LP Major Grading Permit PMTG2017-00144

APPLICANT NAME: Kirk Consulting **Email:** jamie@kirk-consulting.net
ADDRESS: 8830 Morro Road, Atascadero CA 93422
CONTACT PERSON: Jamie Jones **Telephone:** 805-461-5765

PROPOSED USES/INTENT: Request by Moondance Partners, LP for a Major Grading Permit to: construct a 16-foot wide dual use road (agricultural and residential) (Road A) that will provide primary access from Santa Rita Road, construct an internal 12-foot wide agricultural use road (Road B), installation of seven (7) culverts (Roads A & B), and grade for an approximately 10,000 square foot residential complex (single family residence, guesthouse, farm support quarters). The applicant owns four contiguous agricultural parcels totaling about 504 acres; the proposed project is located on two of the legal lots of record. Based on preliminary site plans and a site assessment (i.e., jurisdictional determination), six (6) of the seven drainage crossings will impact features determined to be within the jurisdiction of the California Department of Fish and Wildlife (CDFW). Total site disturbance is approximately 4.6 acres and includes 13,560 cubic yards of cut and fill.

LOCATION: 1835 Santa Rita Road, in San Luis Obispo County, CA - southwest of the community of Templeton and adjacent to the City of Atascadero, within the North County Planning Area, Salinas River Sub-area.

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

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

OTHER POTENTIAL PERMITTING AGENCIES: California Department of Fish and Wildlife

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

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

Notice of Determination

State Clearinghouse No. _____

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

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

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

Signature	Project Manager Name	Date	Public Agency
	Cindy Chambers (cchambers@co.slo.ca.us)		County of San Luis Obispo

Initial Study Summary – Environmental Checklist

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

(ver 5.8) Using Form

Project Title & No. Moondance Partners LP, Major Grading Permit/ED17-100/PMTG2017-00144

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

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

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Cindy Chambers — Signature — 4-16-2018
Prepared by (Print) — Date

Steve McMasters — Signature — Ellen Carroll, Environmental Coordinator (for) — 4/10/18
Reviewed by (Print) — Date

Project Environmental Analysis

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

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

A. PROJECT

DESCRIPTION: Request by Moondance Partners, LP for a Major Grading Permit to: construct a 16-foot wide dual use road (agricultural and residential) (Road A) that will provide primary access from Santa Rita Road, construct an internal 12-foot wide agricultural use road (Road B), installation of seven (7) culverts (Roads A & B), and grade for an approximately 10,000 square foot residential complex (single family residence, guesthouse, farm support quarters). The project is located in the Agriculture land use category, at 1835 Santa Rita Road, southwest of the community of Templeton and adjacent to the City of Atascadero, within the North County Planning Area, Salinas River Sub-area.

Background

Moondance Partners LP owns four contiguous parcels totaling about 504 acres located in the rolling to steeply sloping hills southwest of the community of Templeton. Historical agricultural uses on the project site have included livestock grazing, dry farming and walnut orchards. The project site is within the Templeton Agricultural Preserve and is subject to a Williamson Act contract.

The proposed project is located on two of the legal lots of record that drain north and east to the Salinas River via Paso Robles Creek. The project area is located approximately 2.5 miles east of the Salinas River, within the Upper Salinas Watershed. Two unnamed, USGS-mapped blue line streams cross the property and converge near the western parcel boundary. These two ephemeral drainages flow north into Paso Robles Creek along Acorn Springs Road. Several other ephemeral drainages are present; some of which have been historically culverted to allow stormwater flow under existing ranch/agricultural roads. The primary site access is via Acorn Springs Road, an unimproved driveway that connects Santa Rita Road to a network of ranch roads on the property.

Topography consists of gently- to moderately-sloped rolling hills, with elevations ranging from approximately 1,100 to 1,500 feet (335 to 460 meters) above sea level. The southern half of the property consists of relatively intact oak woodland and oak savannah grassland habitat. In addition, riparian corridors associated with the unnamed blue line streams support intact, mixed oak woodland habitat.

In October, 2016 and January 2017, Agricultural Exempt grading statements (GRA2016-00004 & GRA2017-00010) were filed by the landowner in accordance with LUO Section 22.52.070(A) and (C) for intent to prepare the land for the planting of vineyards. The exemption allowed under Section 22.52.070 (C) applies to the following types of agricultural grading:

- New crop production or grazing purposes and vegetation removal on slopes of less than 30 percent.
- Construction of small reservoirs, subject to the standards listed in Section 22.52.150F.
- Projects which are undertaken for soil, water quality, habitat, or wildlife restoration, conservation, or enhancement occurring outside of the channel of a stream.

Substantial tilling and other surface site disturbance over the subject parcels has occurred under the Agricultural Grading statements. The Initial Study does not address these activities as they are not part of the requested grading permit. In addition, agricultural wells have been installed on the two Assessor's parcels under the appropriate permits from the Environmental Health Department (two in 2016, and three in 2017). The installation and operation of these wells is not part of the activities evaluated in this Initial Study.

A demolition permit was issued in 2016 to authorize the removal of a residence, residential accessory structures and agriculture related buildings. The structures have since been demolished. In June, 2017, the property owner applied for a minor grading permit to allow construction of a barn and access road. This work is currently under construction.

Proposed Project

The applicant is has proposed to construct a 16-foot wide dual use road (agricultural and residential) (Road A on Figure 3) that will provide primary access from Acorn Springs Road to the proposed home site (Building Permit PMTR2017-00707), and an internal 12-foot wide agricultural use road (Road B on Figure 2) that will connect the agricultural operations. Construction of Roads A and B will require the installation of seven (7) culverts; based on preliminary site plans and a site assessment (i.e., jurisdictional determination) six (6) of the seven drainage crossings (i.e., culverts 1 through 4 and culverts 6 and 7 on Figure 2) will impact features determined to be within the jurisdiction of the California Department of Fish and Wildlife (CDFW). The owner is also proposing to construct an approximately 10,000 square-foot residential complex comprised of several connected buildings and a pool area. Two single-family residences and a guesthouse, attached garage area totaling 2,200 square feet, and retaining walls with terraces are proposed within the complex.

The two new access roads will be constructed and improved largely on existing dirt roads; however, several sections will be constructed within undisturbed areas. The proposed project will also include stabilizing and restoring several degraded swale features on site that were damaged during the 2016/2017 rainy season.

Total site disturbance under the proposed grading permit is estimated to cover 4.61 acres including 13,560 cubic yards of cut and fill (Table 1).

Table 1 – Project Summary

Project Component	Pervious Area (Sq.Ft.)	Impervious Area (Sq.Ft.)	Total Area (Sq.Ft.)	Total Area (Acres)	Cut (Cu. Yd.)	Fill Cu. Yd.	Total (Cu. Yd.)
Road A (includes residence)	82,700	50,300	133,000	3.05	6,190	3,930	10,120
Road B	68,000	0	68,000	1.56	1,580	1,860	3,440
Total:	150,700	50,300	201,000	4.61	7,770	5,790	13,560

Source: Timothy P. Roberts, RPE, January 2018

The project is located at 1835 Santa Rita Road southwest of the community of Templeton and adjacent to the City of Atascadero within the Salinas River Sub-area of the North County Planning Area and within the Agriculture land use category.

Figure 1 – Project Location

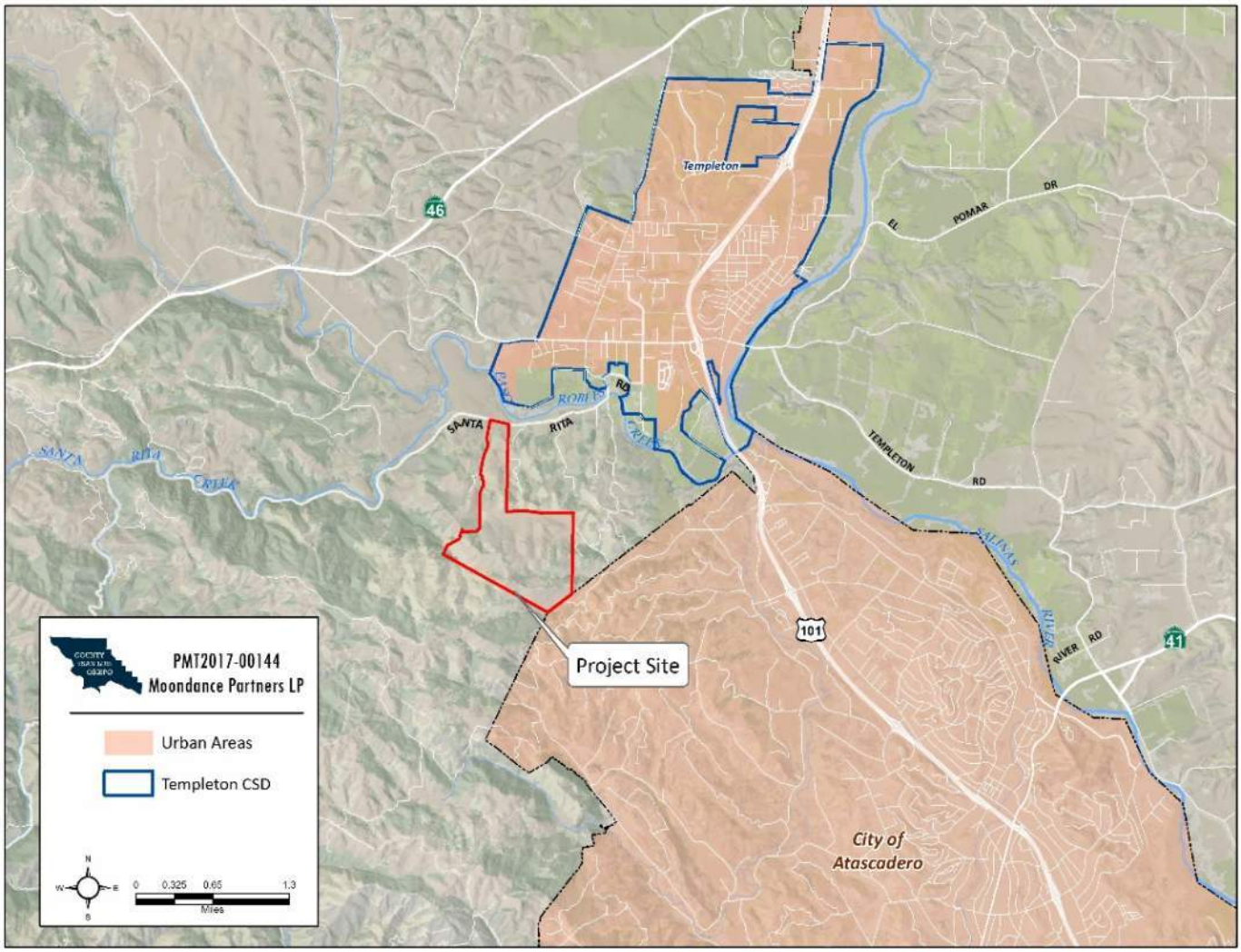


Figure 2 – Project Site

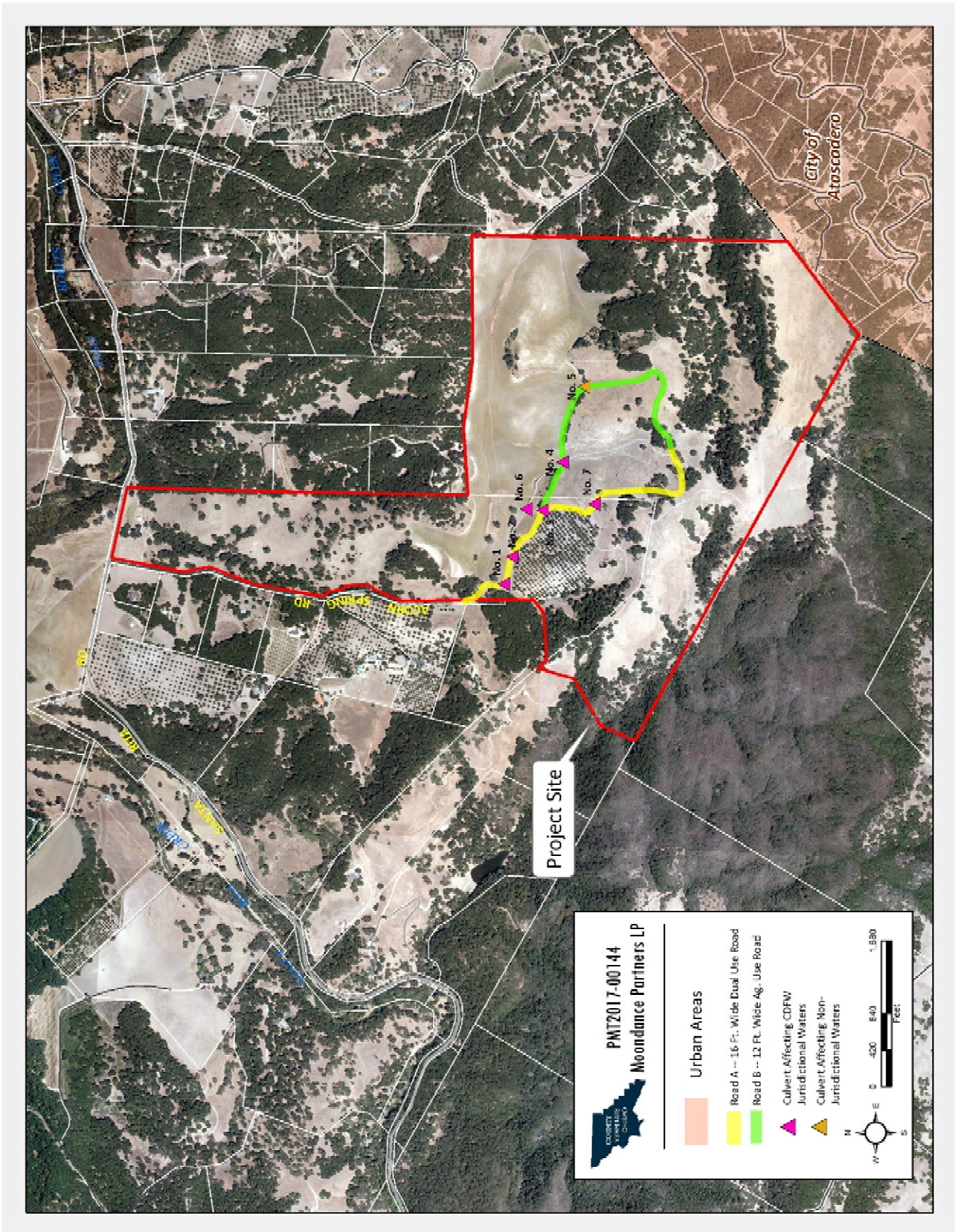
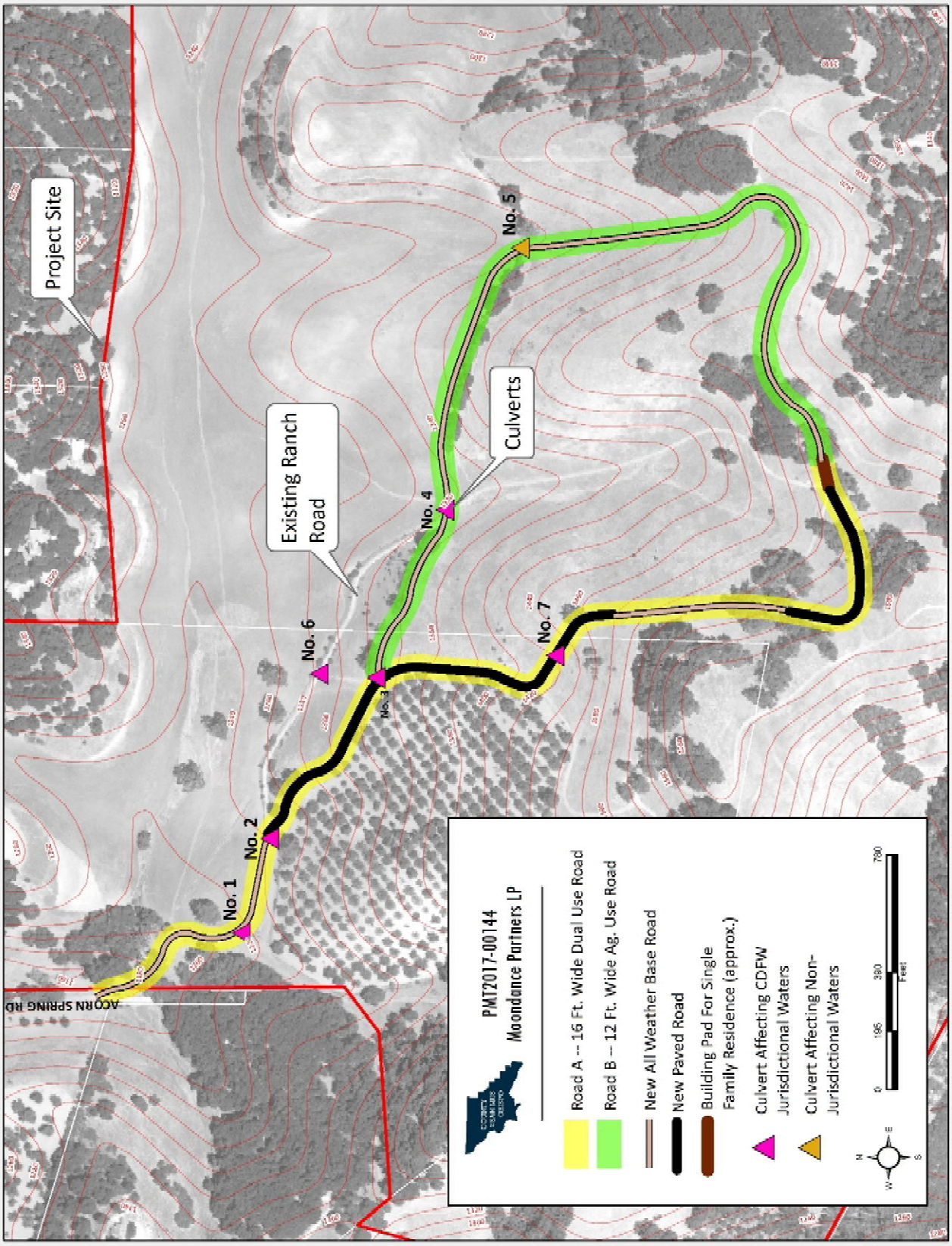


Figure 3 -- Site Plan



ASSESSOR PARCEL NUMBER(S): 039-261-051 and -052

Latitude: 35 degrees 31' 7.55" N Longitude: -120 degrees 44' 30.45" W

SUPERVISORIAL DISTRICT # 5

B. EXISTING SETTING

PLAN AREA: North County Rural **SUB**: Salinas River **COMM:** NA

LAND USE CATEGORY: Agriculture

COMB. DESIGNATION: None,

PARCEL SIZE: Four parcels totaling 504 acres

TOPOGRAPHY: Nearly level to steeply sloping

VEGETATION: Grasses Scattered Oaks Oak woodland

EXISTING USES: Agricultural uses

SURROUNDING LAND USE CATEGORIES AND USES:

North: Agriculture; agricultural uses	*East:* Residential Rural; residential
South: Agriculture; vacant undeveloped	*West:* Rural Lands; agricultural uses

C. ENVIRONMENTAL ANALYSIS

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

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST

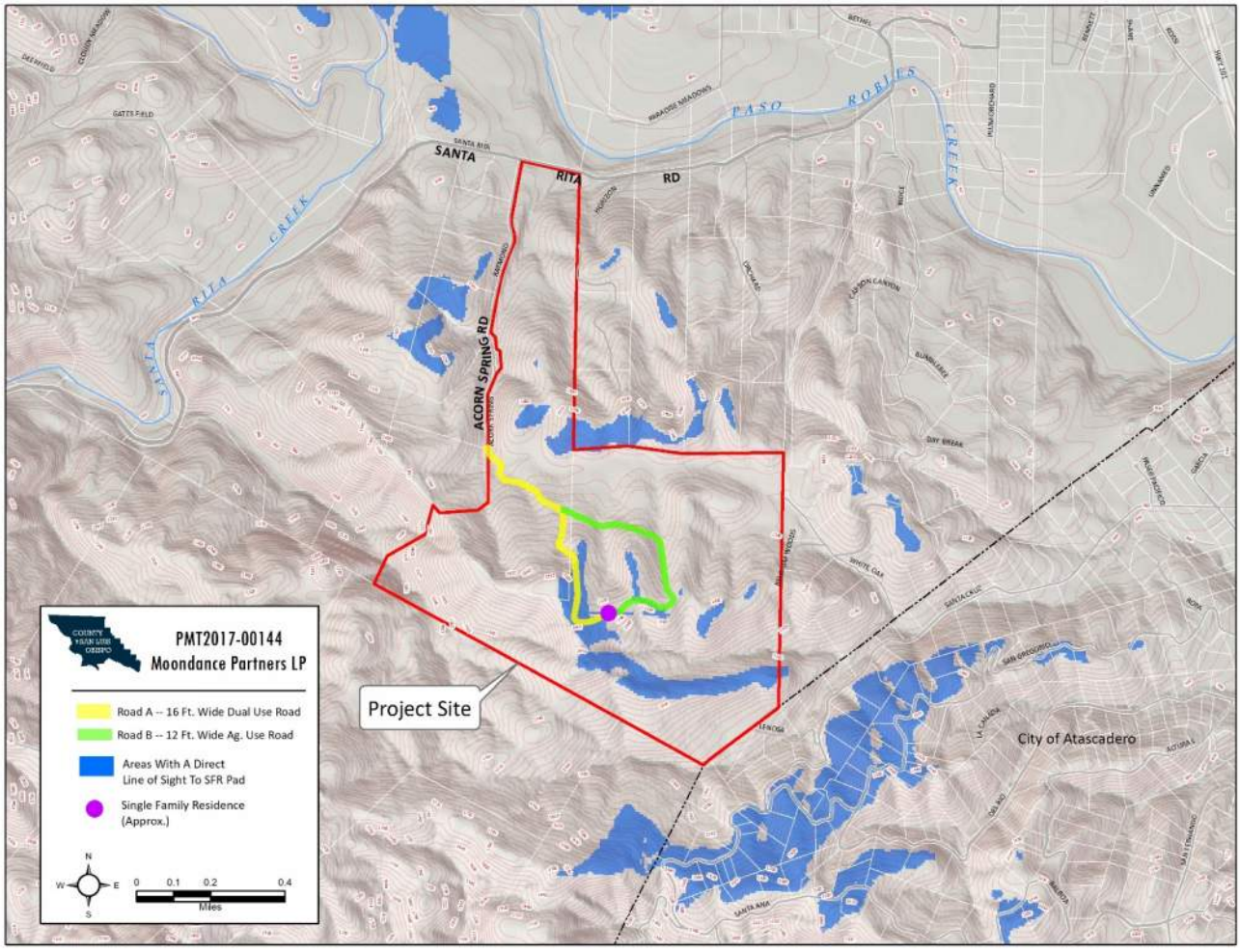
0. AESTHETICS *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Create an aesthetically incompatible site open to public view?	☐	☐	☒	☐
b) Introduce a use within a scenic view open to public view?	☐	☐	☒	☐
c) Change the visual character of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

Setting. The project area is in a predominantly rural area with views dominated by oak and grassland covered hillsides and drainages. While some scattered residential development is visible, most is hidden from view from public roads due to setbacks from the road, and topography. Roads A and B will be constructed primarily on the interior of the project site in areas that are not visible from public vantage points. Santa Rita Road is not a state-designated scenic highway, nor is it listed as a "suggested scenic corridor" by Table VR-2 of the Conservation and Open Space Element.

Preliminary construction plans show the home site atop a gently sloping ridgeline on the southern half of APN 039-261-052 on the interior of the site and approximately 1.2 miles south of Santa Rita Road.

Impact. Construction of the roadways will alter the appearance of the ranch by the clearing of vegetation and the grading of cut and fill slopes; no oak trees will be removed. In addition, the residence could be visible from portions of Santa Cruz Road within the City of Atascadero. However, project impacts on visual and aesthetics resources when viewed from major public roadways is considered less than significant because:

Figure 4 – Areas With A Direct Line of Sight To SFR Pad Location



- Although the proposed single family residences may be visible from portions of Santa Cruz Road within the City of Atascadero, as shown on Figure 2, views to the north from Santa Cruz Road are blocked by dense stands of coast live oak.
- Roads A and B generally follow the contours of the existing topography in the lowlands between the ridgelines that cross the project site.
- Portions of Roads A and B will be un-paved and will not detract from the agricultural character of the project site.
- No mature oak trees will be removed.
- No retaining walls, bridges or other visible features will be constructed.
- Figure 4 provides an illustration of locations on surrounding properties with a direct line of sight to the proposed single family residences assuming no screening is provided by the intervening vegetation. As shown on Figure 4, the residence and Roads A and B will not be visible from Santa Rita Road or other County roadways.

The project's residential development could have the potential to project light or glare that would impact nighttime views from offsite; however the development will be subject to the County's Land Use Ordinance Section 22.10.060 requiring downward-directed lighting and minimizing glare.

Mitigation/Conclusion. The potential for the project to impact aesthetic and visual resources are fully mitigated by ordinance requirements such that no additional mitigation measures are necessary beyond ordinance requirements.

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

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

Land Use Category: Agriculture

State Classification: Not prime farmland

Historic/Existing Commercial Crops: None

In Agricultural Preserve? Yes

Under Williamson Act contract? Yes

Setting. The project site includes topography ranging from nearly level-to-steeply sloping. Historical agricultural operations have occurred on much of the property since at least 1994, including regular tilling. An orchard of approximately 15 acres was removed from the western edge of the property in 2016, leaving the area denuded of vegetation.

The property owner has cleared much of the northern portion of the project site for the purpose of planting vineyards. The project site is within the Templeton Agricultural Preserve area and is subject to a Williamson Act contract which was entered in 1977 (Resolution No. 77-64).

The soil types and characteristics of the area where the ranch road extension will be constructed (Figure 5) include:

Balcom-Nacimiento association, moderately steep

The Balcom component makes up 45 percent of the map unit. Slopes are 9 to 30 percent. This component is on mountains. The parent material consists of residuum weathered from sandstone and shale. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Nonirrigated land capability classification is 4e. Irrigated land capability classification is 4e. This soil does not meet hydric criteria.

The Nacimiento component makes up 20 percent of the map unit. Slopes are 9 to 30 percent. This

component is on hills. The parent material consists of residuum weathered from calcareous shale and/or sandstone. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Nonirrigated land capability classification is 4e. Irrigated land capability classification is 4e. This soil does not meet hydric criteria.

Balcom-Nacimiento association, steep

The Balcom component makes up 45 percent of the map unit. Slopes are 30 to 50 percent. This component is on hills. The parent material consists of residuum weathered from sandstone and shale. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Nonirrigated land capability classification is 6e. Irrigated land capability classification is 6e. This soil does not meet hydric criteria.

The Nacimiento component makes up 20 percent of the map unit. Slopes are 30 to 50 percent. This component is on hills. The parent material consists of residuum weathered from calcareous shale and/or sandstone. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Nonirrigated land capability classification is 6e. Irrigated land capability classification is 6e. This soil does not meet hydric criteria.

Linne-Calodo complex, 9 to 30 percent slopes

The Linne component makes up 30 percent of the map unit. Slopes are 9 to 30 percent. This component is on hills. The parent material consists of residuum weathered from calcareous shale and/or sandstone. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Nonirrigated land capability classification is 4e. Irrigated land capability classification is 4e. This soil does not meet hydric criteria.

The Calodo component makes up 25 percent of the map unit. Slopes are 15 to 30 percent. This component is on hills. The parent material consists of residuum weathered from calcareous shale and/or residuum weathered from calcareous sandstone. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Nonirrigated land capability classification is 4e. Irrigated land capability classification is 4e. This soil does not meet hydric criteria.

Linne-Calodo complex, 30 to 50 percent slopes

The Linne component makes up 30 percent of the map unit. Slopes are 30 to 50 percent. This component is on hills. The parent material consists of residuum weathered from calcareous shale and/or sandstone. Depth to a root restrictive layer, bedrock, paralithic, is 20 to 40 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. Nonirrigated land capability classification is 6e. Irrigated land capability classification is 6e. This soil does not meet hydric criteria.

The Calodo component makes up 25 percent of the map unit. Slopes are 30 to 50 percent. This component is on hills. The parent material consists of residuum weathered from calcareous shale and/or residuum weathered from calcareous sandstone. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded.

There is no zone of water saturation within a depth of 72 inches. Non-irrigated land capability classification is 7e. Irrigated land capability classification is 7e. This soil does not meet hydric criteria.

Nacimiento-Los Osos complex, 9 to 30 percent slopes

The Nacimiento component makes up 30 percent of the map unit. Slopes are 9 to 30 percent. This component is on hills. The parent material consists of residuum weathered from calcareous shale and/or sandstone. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. Non-irrigated land capability classification is 4e. Irrigated land capability classification is 4e. This soil does not meet hydric criteria.

The Los Osos component makes up 20 percent of the map unit. Slopes are 9 to 30 percent. This component is on hills. The parent material consists of residuum weathered from shale and/or sandstone. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is high. This soil is not flooded. It is not ponded. Non-irrigated land capability classification is 4e. Irrigated land capability classification is 4e. This soil does not meet hydric criteria.

Rincon clay loam, 2 to 9 percent slopes

The Rincon component makes up 90 percent of the map unit. Slopes are 2 to 9 percent. This component is on terraces on valleys, alluvial fans on valleys. The parent material consists of clayey alluvium derived from sedimentary rock. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is high. This soil is not flooded. It is not ponded. Non-irrigated land capability classification is 4e. Irrigated land capability classification is 2e.

Sorrento clay loam, 2 to 9 percent slopes

The Sorrento component makes up 85 percent of the map unit. Slopes are 2 to 9 percent. This component is on alluvial fans, alluvial plains. The parent material consists of fine-loamy alluvium derived from sedimentary rock. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. Non-irrigated land capability classification is 3e. Irrigated land capability classification is 2e. This soil does not meet hydric criteria.

Linne-Zakme complex, 30 to 50 percent slopes

The Linne component makes up 30 percent of the map unit. Slopes are 30 to 50 percent. This component is on mountains. The parent material consists of residuum weathered from calcareous shale and/or sandstone. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Non-irrigated land capability classification is 6e. Irrigated land capability classification is 6e. This soil does not meet hydric criteria.

The Zakme component makes up 25 percent of the map unit. Slopes are 30 to 50 percent. This component is on mountains. The parent material consists of residuum weathered from calcareous shale and/or sandstone. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Irrigated land capability classification is 6e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 3 percent.

Map Unit: 165—McMullin-Rock outcrop complex, 50 to 75 percent slopes

The McMullin component makes up 45 percent of the map unit. Slopes are 50 to 75 percent. This component is on mountains. The parent material consists of residuum weathered from shale. Depth to a root restrictive layer, bedrock, lithic, is 10 to 20 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. Non-irrigated land capability classification is 7e. Irrigated land capability classification is 7e. This soil does not meet hydric criteria.

Lompico-McMullin complex, 50 to 75 percent slopes

The Lompico component makes up 30 percent of the map unit. Slopes are 50 to 75 percent. This component is on mountains. The parent material consists of residuum weathered from shale and/or sandstone. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Non-irrigated land capability classification is 7e. Irrigated land capability classification is 7e. This soil does not meet hydric criteria.

The McMullin component makes up 20 percent of the map unit. Slopes are 50 to 75 percent. This component is on mountains. The parent material consists of residuum weathered from shale. Depth to a root restrictive layer, bedrock, lithic, is 10 to 20 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Non-irrigated land capability classification is 7e. Irrigated land capability classification is 7e. This soil does not meet hydric criteria.

According to Table SL-2 of the Conservation and Open Space Element, the *Rincon clay loam, 2 to 9 percent slopes* association is considered Prime Farmland and Highly Productive Rangeland Soil. The *Sorrento clay loam, 2 to 9 percent slopes* soils association is considered “Prime Farmland”.

Figure 5 – Soils of the Project Site

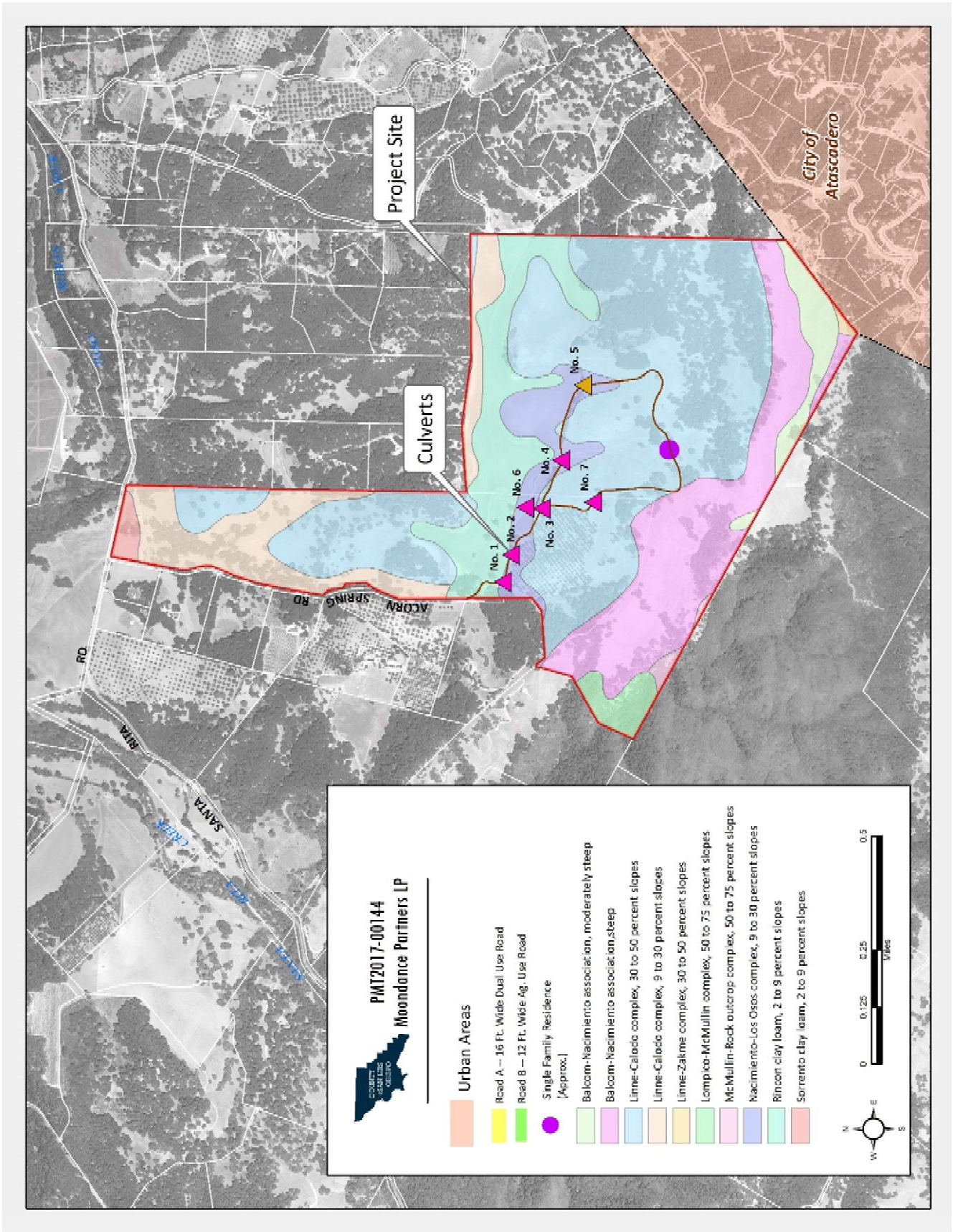
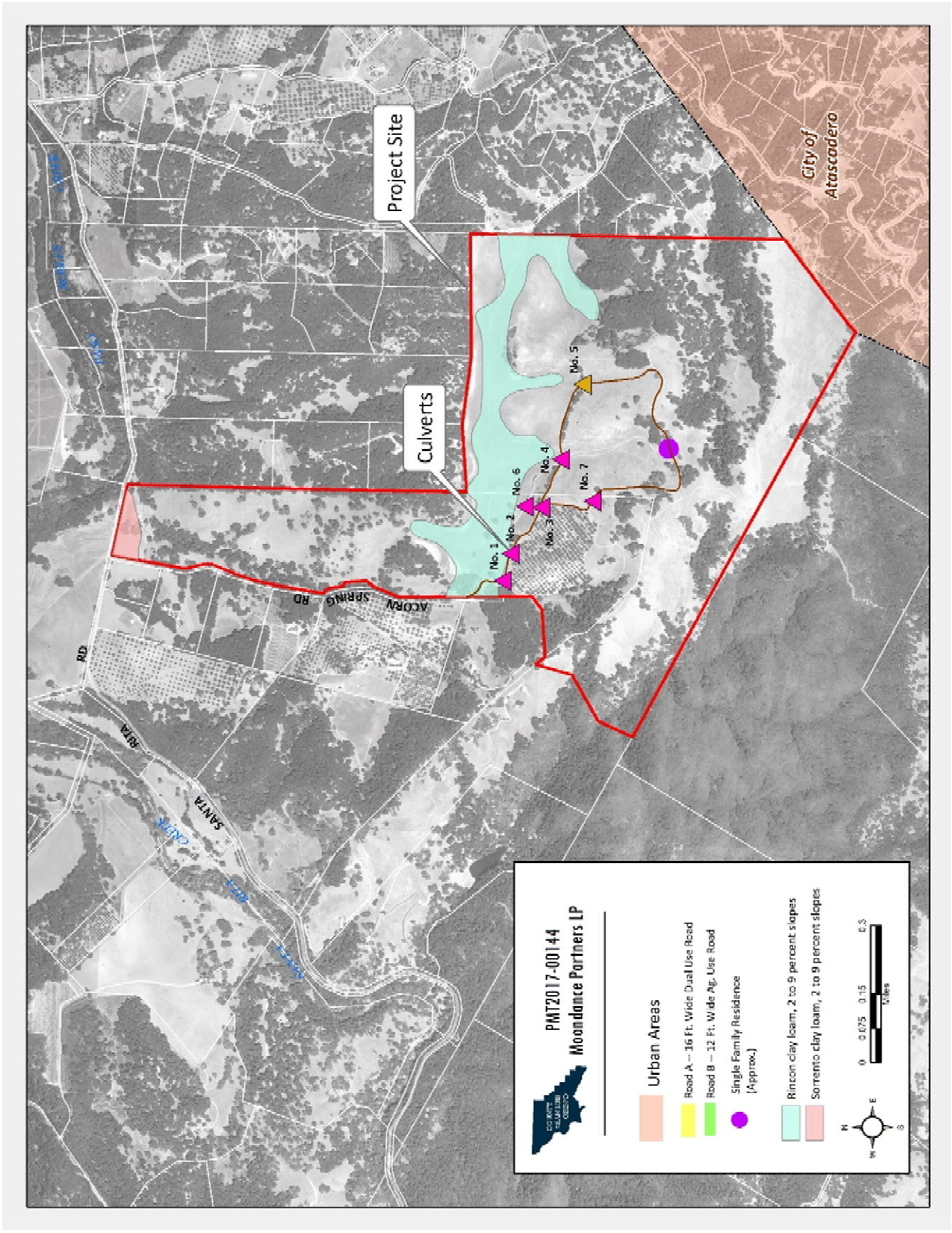


Figure 6 – Important Farmland of the Project Site



Impacts. Table 2 provides a summary of the soils impacted by construction of Roads A and B and the building site for the single family residences. As shown in Table 2, the roadways and residence will be constructed primarily on the least productive farmland. However, the project will impact 0.23 acres of Prime Farmland/Highly Productive Rangeland and 0.88 acres of Other Productive Soils.

Table 2 – Soils Impacted By Construction

Soil Complex[1]	Important Agricultural Soil Classification[2]	Area Impacted (Acres)[3]				
		Road A	Road B	SFR Site	Cut and Fill Areas	Total
Rincon Clay loam, 2 to 9 percent slopes	Prime Farmland, Highly Productive Rangeland	0.17	0	0	0.06	0.23
Nacimiento-Los Osos complex, 9 - 30 percent slopes	Other Productive Soils	0.27	0.38	0	0.23	0.88
Linne-Calodo complex, 30 to 50 percent slopes	Not Classified	0.62	0.54	1.32	0.99	3.47
Balcom-Nacimiento, steep	Not Classified	0.03	0	0	0.01	0.04
Total:	--	1.09	0.93	1.32	1.3	4.61

Notes:

1. NRCS Web Soil Survey, January 2017
2. Source: San Luis Obispo County Conservation and Open Space Element, Table SL-2
3. To provide a worse case analysis, the summary assumes a 16 foot wide roadway for all portions of Road A and Road B.

Conclusion. Impacts to agricultural resources are considered less than significant because:

- Roads A and B are located primarily on previously established ranch roads.
- The areas to be served by Roads A and B have been used for livestock grazing and other agricultural operations in the past and are intended to facilitate access to vineyards to be planted on the surrounding land. These roads will improve the use of these areas for such purposes by enabling more efficient access.
- With regard to the Land Conservation Act contract that affects the property, agricultural access roads are considered a compatible use in accordance with the County's Rules of Procedures to Implement the California Land Conservation Act of 1965.
- As shown in Table 2, Roads A and B have been located primarily on the least productive soils for agricultural production as directed by policy AGP18 of the Agriculture Element.
- Road B will be un-paved and designed to minimize soil erosion.

No mitigation measures are necessary.

3. AIR QUALITY

Will the project:

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

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

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

The passage of AB32, the California Global Warming Solutions Act (2006), recognized the need to reduce GHG emissions and set the greenhouse gas emissions reduction goal for the State of California into law. The law required that by 2020, State emissions must be reduced to 1990 levels. This is to be

accomplished by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions. Subsequent legislation (e.g., SB97-Greenhouse Gas Emissions bill) directed the California Air Resources Board (CARB) to develop statewide thresholds.

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

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

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

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

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

Impacts.

Construction-Related Impacts. The SLO APCD CEQA Handbook establishes thresholds of significance for various types of development and associated activities (Table 3). The Handbook also includes screening criteria for construction related impacts. According to the Handbook, a project with grading in excess of 4.0 acres and moving 1,200 cubic yards of earth per day can exceed the construction threshold for respirable particulate matter (PM_{10}). In addition, a project with the potential to generate 137 lbs per day of ozone precursors (ROG + NOx) or diesel particulates in excess of 7 lbs per day can result in a significant impact (Table 3).

Table 3 – Thresholds of Significance for Construction			
Pollutant	**Threshold[1]**		
	Daily	**Quarterly Tier 1**	**Quarterly Tier 2**
ROG+NOx (combined)	137 lbs	2.5 tons	6.3 tons
Diesel Particulate Matter	7 lbs	0.13 tons	0.32 tons
Fugitive Particulate Matter (PM10), Dust2		2.5 tons	
Greenhouse Gases (CO2, CH4, N2O, HFC, CFC, F6S)	Amortized and Combined with Operational Emissions		

Source: SLO County APCD CEQA Air Quality Handbook, page 2-2.
Notes:
1. Daily and quarterly emission thresholds are based on the California Health & Safety Code and the CARB Carl Moyer Guidelines.
2. Any project with a grading area greater than 4.0 acres of worked area can exceed the 2.5 ton PM10 quarterly threshold.

The project will result in the construction of two roads and a building site for a 7,100 square foot (sf) primary residence, a farm support quarters of 3,000 sf, and a 680 sf guest house. According to the project description, grading for the construction of Road A, Road B and the residential area will result in the disturbance of about 4.61 acres including about 7,770 cubic yards (cy) of cut and 5,790 cy of fill (total of 13,560 cy). Based on the size and type of construction, the project will likely generate ozone precursors that will be less than the APCD's thresholds of significance for as identified by Table 2-1 of the CEQA Air Quality Handbook. However, the project could generate fugitive dust that would exceed the APCD's thresholds. This is considered a potentially significant impact unless mitigated.

Impacts to Sensitive Receptors. Sensitive receptors are people or other organisms that may have a significantly increased sensitivity or exposure to air pollution by virtue of their age and health (e.g. schools, day care centers, hospitals, nursing homes), regulatory status (e.g. federal or state listing as a sensitive or endangered species), or proximity to the source. There are no sensitive receptors within 1,000 feet of areas where sensitive receptors could be exposed to diesel particulates and fugitive dust from construction activities. In addition, ground disturbance, including construction activities can carry the potential to release fungal spores of coccidioidomycosis, or Valley Fever, a fungus found in surface layers of soil in San Luis Obispo County that can cause illness when spores are inhaled. Given the difficulty of identifying specific soils or areas of infection, and the prevalence of agricultural activities in the County, it is considered a County-wide risk. Residents in the immediate area of the project expressed concerns regarding past agricultural activities on the site (preparation for vineyards) and incidents of Valley Fever. Contact was made the County Health Department (Ann McDowell, personal communication, March 6, 2018) regarding these reports. County Health indicated that it is difficult to link incidents of Valley Fever with specific activities due to multiple exposure possibilities. Fugitive dust control during construction activities would minimize the risk of exposure to, or release of, spores causing Valley Fever from the proposed grading activities.

Naturally Occurring Asbestos. According to the APCD web map, the project is not located in a candidate area for the potential presence of naturally occurring asbestos (NOA).

Operational Impacts. Following construction, Road A will be used to access a 7,100 sq. ft. single family residence, a farm support quarters of 3,000 sf, and a 680 sq. ft. guest house. The project will generate up to 29.4 trips per day.

The APCD has quantified the number of vehicular round trips travelling on an un-paved roadway that would exceed the District's 25 lbs per day threshold for the emission of particulates (PM10). The

distance travelled on un-paved road surfaces would be about 0.27 miles. Based on the APCD thresholds, an un-paved roadway of 0.27 miles can accommodate about 19.5 daily vehicular round trips before exceeding the 25 lbs per day threshold. Given the seasonal nature of farming activities and the intermittent nature of guest house occupancy, project related trips on un-paved surfaces are not expected to exceed the operational PM10 threshold.

Greenhouse Gases. As discussed above, motor vehicle trips associated with operation of the project are expected to generate emissions that fall below the APCD threshold for operational impacts. With regard to greenhouse gas emissions, using the GHG threshold information described in the Setting section, the project is expected to generate less than the Bright-Line Threshold of 1,150 metric tons of GHG emissions. Therefore, the project's potential direct and cumulative GHG emissions are found to be less significant and less than a cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts. If it is shown that an incremental contribution to a cumulative impact, such as global climate change, is not 'cumulatively considerable', no mitigation is required. Because this project's emissions fall under the threshold, no mitigation is required.

Mitigation/Conclusion. With incorporation of mitigation measures to reduce fugitive dust during construction, potential **i**mpacts to air quality are expected to be less than significant.

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

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

Setting. The project site consists of rolling hills, annual grasslands, and mixed oak woodlands and shows evidence of past anthropogenic disturbance including extensive grazing and past agriculture use.

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

On-site Vegetation: Grassland, oak woodlands, and shrubs.

Name and distance from blue line creek(s): Santa Rita Creek and Paso Robles Creek are approximately 2 miles to the north of the project site.

Habitat(s): Described below.

Tree canopy coverage: The area impacted by the ranch road contains 30% coastal oak woodland.

A biological assessment (BA) was prepared for the area impacted by the new roads and proposed single family residence (Terra Verde Environmental Consultants, July 2017, December 2017) which included jurisdictional delineations of the ephemeral creeks where they intersect the proposed roadways. The purpose of the jurisdictional survey was to conduct a focused assessment of the subject culvert crossings to determine the presence/absence of jurisdictional features that may trigger the need for permits from regulatory agencies. Specifically, the survey focused upon the location of 7 culverts located along the proposed road (Figure 3). The following is a summary of the findings and recommendations of those studies.

Methodology. Terra Verde completed a general botanical and wildlife survey and jurisdictional delineation of drainages found within the project area on April 06, 2017 and May 19, 2017. The purpose of the surveys was to identify the limits of agency jurisdiction within the five ephemeral drainages which may be impacted during proposed road construction including the U.S. Army Corps of Engineers

(Corps), California Department of Fish and Wildlife (CDFW), and Regional Water Quality Control Board (RWQCB) found. Specifically, the inferred ordinary high water mark (OHWM; Corps jurisdiction) and top of bank (CDFW/RWQCB jurisdiction) for each drainage were pin-flagged upstream and downstream of proposed culvert locations and surveyed in by a professional surveyor. On May 19, 2017 Terra Verde biologists conducted a focused botanical and wildlife survey of the project area.

Surveys included all limits of project disturbance (i.e., the home site, associated structures, and access Roads A and B) and an approximate 500-foot buffer on all sides, where access was feasible. Visibility was suitable to detect potentially occurring sensitive plant and wildlife species. Botanical species identifications and taxonomic nomenclature followed *The Jepson Manual: Vascular Plants of California*, 2nd edition (Baldwin et al., 2012) as well as taxonomic updates provided in the Jepson eFlora (Jepson Flora Project, 2017). Vegetation community classifications followed the second edition of *A Manual of California Vegetation* (MCV) classification system (Sawyer et al., 2009).

A list of regionally occurring special-status species reported in the scientific database queries was compiled. An analysis of the habitat requirements for each regionally occurring special-status species was completed and compared to the type and quality of habitats observed on site during the field surveys. The potential for many species to occur within the project area was eliminated due to lack of suitable habitat, elevation, lack of appropriate soils/substrate, and/or known distribution of the species. Special-status species determined to have potential, however low, to occur are discussed in-depth below and those determined to have no potential to occur are not discussed any further.

Habitat Types. Two natural vegetation communities were observed within the survey area, as well as several areas classified as ruderal/anthropogenic due to past disturbances. Classified vegetation communities include coast live oak woodland and annual brome grassland (Figure 7).

Annual Brome Grassland (47.8 acres)

This community covers a majority of the southern half of the survey area and is dominated by non-native, annual species including ripgut grass (*Bromus diandrus*), red brome (*Bromus madritensis* subsp. *rubens*), false brome (*Brachypodium distachyon*) slender wild oats (*Avena barbata*), and wall barley (*Hordeum murinum*). Common forbs documented in this community include hairy vetch (*Vicia villosa*), annual lupines (*Lupinus* spp.), Italian thistle (*Carduus pycnocephalus*), and yellow star-thistle (*Centaurea melitensis*).

This species composition was used in determining the community classification, which most closely corresponds with the *Bromus* (*diandrus*, *hordeaceus*) – *Brachypodium distachyon* Semi-Natural Herbaceous Stands, annual brome grasslands, in the MCV classification system. Typically, annual brome grasslands occur in foothills, waste places, rangelands, and openings in woodlands at elevations below 2,200 m. This community may provide habitat for nesting birds, small mammals, and other wildlife.

Coast Live Oak Woodland (16.6 acres)

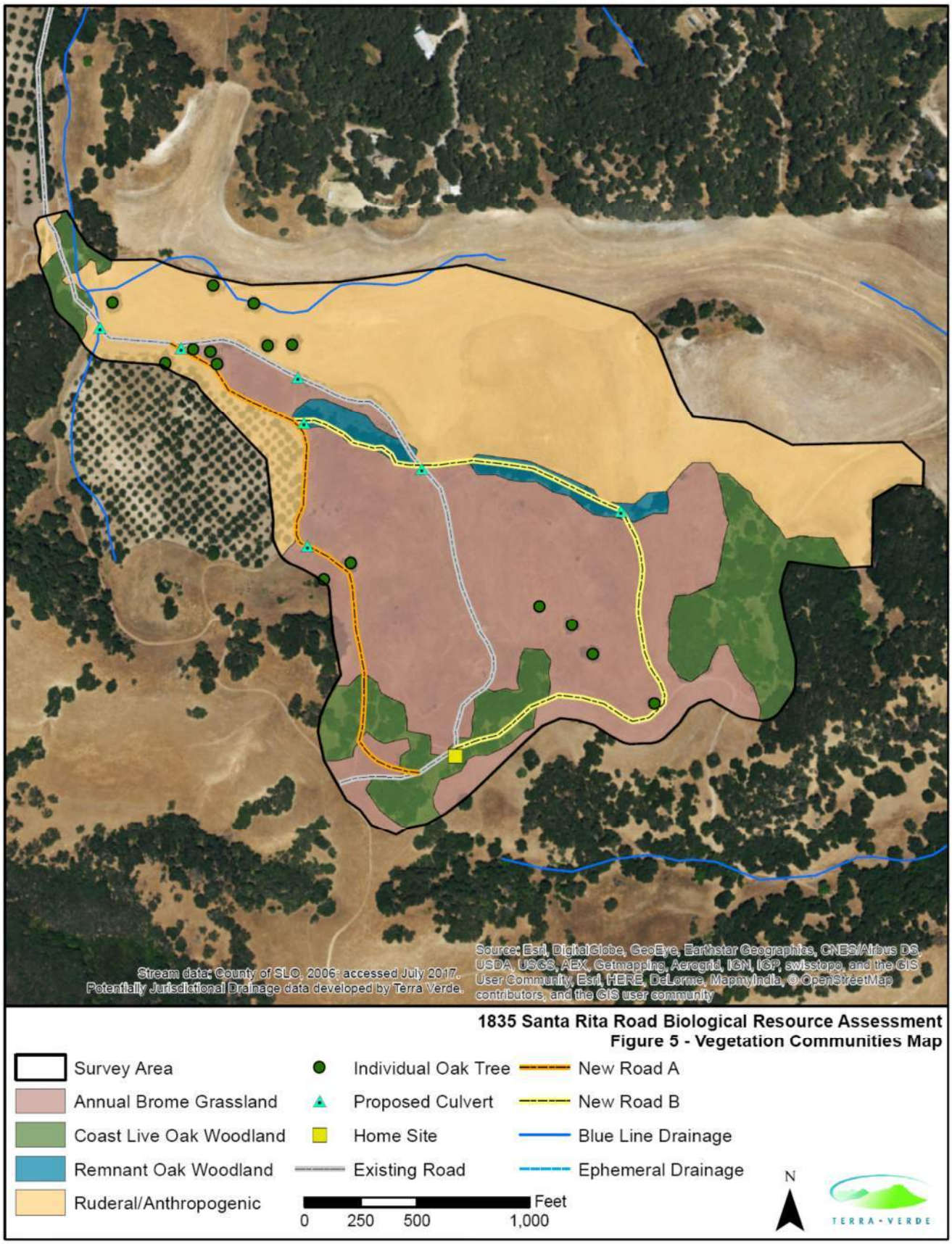
Intact coast live oak woodland was observed in discontinuous pockets along the hill crests at the southern and eastern edges of the survey area and in association with the blue line streams at the western property boundary. The proposed home site is situated at the edge of this community. The tree canopy is dominated by coast live oak (*Quercus agrifolia*), with a few individuals of valley oak (*Quercus lobata*). The shrub layer in this community, when present, is dominated by western poison oak (*Toxicodendron diversilobum*), California blackberry (*Rubus ursinus*), and California coffee berry (*Frangula californica*). The understory of this community in some areas supports dense stands of Italian thistle and/or milk thistle (*Silybum marianum*), which thrive in the shade. A few patches of remnant oak woodland habitat occur along the existing ranch road and include isolated oak trees. These areas are fragmented and the understory has been substantially impacted by adjacent agricultural operations. As such, they do not provide the same quality of habitat as intact coast live oak woodland habitat areas, and were mapped as ‘remnant oak woodland’.

This species composition was used in determining the community classification, which most closely corresponds with the *Quercus agrifolia* Woodland Alliance, Coast live oak woodland, in the MCV classification system. This community typically occurs in alluvial terraces, canyon bottoms, stream banks, slopes, and flats and may provide suitable habitat for various common and sensitive wildlife species.

Ruderal/Anthropogenic (48.8 acres)

Areas supporting minimal or ruderal vegetation and characterized by regular, ongoing and/or past agricultural disturbances were identified in large portions of the survey area. In particular, most of the northern half of the survey area and the recently cleared orchard support an assemblage of non-native weedy species including agricultural barley (*Hordeum vulgare),* Mediterranean hoary mustard (Hirschfeldia incana), black mustard (Brassica nigra), bindweed (Convolvulus arvensis), and redstem filaree (Erodium cicutarium). This species composition does not correspond to a natural vegetation community, but may provide marginally suitable foraging and cover habitat for various birds and other wildlife.

Figure 7 -- Habitat Types



Wildlife. Habitat for wildlife within and around the project area is generally high in quality and is present in a relatively natural condition where agricultural activities are not taking place. It is however, limited in structure and in its ability to support a high diversity of species by the presence of only two natural vegetation communities: oak woodlands and annual grasslands. Species that utilize these vegetation communities are expected to be present throughout the year. Others, such as amphibians, that rely on additional resources (e.g., aquatic and riparian corridors) may only be seasonally present and/or are more likely not to be found within the survey area. No perennial aquatic habitat or amphibians dependent upon permanent water sources were observed within the survey area. Agricultural disturbances at the site entrance and northern areas of the property may additionally discourage wildlife use within the project area, as it creates a barrier to movement, especially for small animals.

In total, 34 wildlife species were documented in the survey area, 30 of which were avian species. Other common wildlife such as bobcat (*Lynx rufus)*, Botta's pocket gopher (*Thomomys bottae)*, and multiple additional bird species can be expected to occur throughout the year and/or seasonally, but may not have been present at the time of surveys. No special-status wildlife species were observed.

Hydrologic Features. As previously discussed, multiple ephemeral and USGS blue line drainages were identified within the survey area. Upon completion of the jurisdictional delineation, it was determined that four ephemeral drainages which will be impacted by road construction likely fall under jurisdiction of the Corps, CDFW, an RWQCB. This determination was made by the clear presence of a defined bed and bank, debris racking, scouring, etc. within each of the drainages.

As previously noted, precipitation totals during the 2016 to 2017 rainy season were above average, which resulted in significant flows. As such, hydrological indicators were readily notable during the field surveys conducted in April and May of 2017. Saturated conditions and occasional standing water was observed. Flowing water was present within the westernmost, ephemeral drainage feature during the April field survey.

Sensitive Resources. The results of the desktop research of the area surrounding the proposed project site indicated that 2 sensitive natural communities and 98 sensitive species, including 63 plant and 35 wildlife species, could occur. A review of the habitat requirements for each of these species in comparison with site conditions narrowed the list to one sensitive plant community (oak woodland including isolated oak trees), 10 special-status plants, 8 special-status wildlife species, and nesting birds. A discussion of each sensitive resource deemed to have potential to occur on site, along with others for which further discussion was deemed warranted due to nearby occurrences, is included below.

Special-Status Plant Species. For the purpose of this investigation, special status species are those plants and animals listed, proposed for listing, or candidates for listing as Threatened or Endangered by the U.S. Fish and Wildlife Service (USFWS) under the federal Endangered Species Act (FESA); those listed or proposed for listing as Rare, Threatened, or Endangered by the CDFG under the California Endangered Species Act (CESA); animals designated as "Species of Special Concern," "Fully Protected," or "Watch List" by the CDFG; and plants with California Rare Plant Ranks 1, 2, 3 and 4 maintained by the California Department of Fish and Game with assistance from the California Native Plant Society. The California Rare Plant Rank definitions include the following:

- 1A = Plants presumed extinct in California;
- 1B.1 = Rare or endangered in California and elsewhere; seriously endangered in California (over 80% of occurrences threatened/high degree and immediacy of threat);
- 1B.2 = Rare or endangered in California and elsewhere; fairly endangered in California (20-80% occurrences threatened);
- 1B.3 = Rare or endangered in California and elsewhere, not very endangered in California «20% of occurrences threatened or no current threats known);
- 2 = Rare, threatened or endangered in California, but more common elsewhere;

- 3 = Plants needing more information (most are species that are taxonomically unresolved; some species on this list meet the definitions of rarity under CNPS and CESA);
- 4.2 = Plants of limited distribution (watch list), fairly endangered in California (20-80% occurrences threatened); and
- 4.3 = Plants of limited distribution (watch list), not very endangered in California.

No special-status plants were observed on site during either spring survey and as such, they are not expected to occur. A list and description of those which were the focus of field surveys, including a description of their habitat requirements and conservation status, is provided below. Oak woodland habitat areas including induvial oak trees, which are also afforded protection by the County of San Luis Obispo (County) and under the California Environmental Quality Act (CEQA), are also discussed under this section.

Hoover's Bent Grass (*Agrostis hooveri*), California Rare Plant Rank (CRPR) 1B.2

Hoover's bent grass is a perennial herb that is endemic to the central coast of California. Its known range is concentrated along the western edge of the Outer South Coast Ranges from central San Luis Obispo County to northern Santa Barbara County. This species typically occurs in dry, sandy soils in association with open chaparral or oak woodland communities.

It has been documented at elevations of less than 600 meters (m). The typical blooming period is from April to August (Jepson eFlora, 2017). Documented threats to this species include development, vegetation clearing, and competition from non-native species. According to CCH records (2017), the nearest documented occurrence is approximately 17 miles southeast of the site. Although marginally suitable habitat for this species is present on site, it was not observed during appropriately timed surveys. As such, this species is not expected to occur on site.

Oval-leaved Snapdragon *(Antirrhinum ovatum),* CRPR 4.2

Oval-leaved snapdragon is an annual herb that is endemic to California. Its known range is concentrated along the eastern edge of the Inner South Coast Ranges from central Monterey County to northern Santa Barbara County. This species typically occurs in heavy clay soils in association with various vegetation communities including grassland, chaparral, and woodland. It has been documented at elevations ranging from 200 to 1,400 meters (m) and is known to tolerate some disturbance. The typical blooming period is from May to July (Jepson eFlora, 2017). Documented threats to this species include grazing and vehicle traffic. This species is known to germinate in cyclic phases, with large populations appearing every 20 to 50 years (Jepson eFlora, 2017). According to CNDDB records (2017), the nearest documented occurrence is approximately 14 miles northeast of the site. Although marginally suitable habitat for this species is present on site, it was not observed during appropriately timed surveys. As such, this species is not expected to occur on site.

Dwarf Calycadenia (*Calycadenia villosa*), CRPR 1B.1

Dwarf calycadenia is an annual herb that is known to occur along the length of the Outer South Coast Ranges, from northern Monterey County to central Santa Barbara County. This species typically occurs in association with grassland and openings in foothill woodland on dry, rocky hills and ridges at elevations ranging from 250 to 850 m. The typical blooming period is from May to September (Jepson eFlora, 2017). According to CNDDB (2017) records, the nearest documented occurrence of this species is approximately 12 miles east of the site. Although marginally suitable habitat for this species is present on site, it was not observed during appropriately timed surveys. As such, this species is not expected to occur on site.

Cambria morning-glory *(Calystegia subacaulis* subsp. *episcopalis),* CRPR 4.2

Cambria morning-glory is a perennial herb that is endemic to central California. Its known range

is concentrated along the coastal ridges and foothills of the Outer South Coast Ranges of the County. This species typically occurs in clay soils in association with various vegetation communities including grassland, chaparral, and woodland. It has been documented at elevations up to 500 meters (m) and is known to tolerate disturbance. The typical blooming period is from April to June (Jepson eFlora 2017). Documented threats to this species include development, alteration of fire regimes, and competition from nonnative species (CNPS 2017). According to CCH (2017) records, the nearest documented occurrence of this species is approximately 4 miles southwest of the site. Although marginally suitable habitat for this species is present on site, it was not observed during appropriately timed surveys. As such, this species is not expected to occur on site.

San Luis Obispo Owl's Clover (*Castilleja densiflora* subsp. *obispoensis*), CRPR 1B.2

San Luis Obispo owl's clover is an annual herb that is endemic to San Luis Obispo County. Specifically, it is known to occur mostly in coastal areas along the Outer South Coast Ranges from just south of Ragged Point to Avila Beach. This species typically occurs in coastal grasslands at elevations below 400 m, and may be somewhat tolerant of disturbance. The typical blooming period is from March to June (Jepson eFlora 2017). According to CNDDB (2017) records, the nearest documented occurrence of this species is approximately 11 miles northeast of the site. Although marginally suitable habitat for this species is present on site, it was not observed during appropriately timed surveys. As such, this species is not expected to occur on site.

Lemmon's Jewelflower (*Caulanthus lemmonii*), CRPR 1B.2

Lemmon's jewelflower is an annual herb that is endemic to California. It is known to occur throughout the Inner and Outer South Coast Ranges and along the western foothills of the San Joaquin Valley, with unconfirmed populations extending east along the Transverse Ranges and into the northwest corner of the Mojave Desert. This species typically occurs in grassland, chaparral, and scrub communities at elevations ranging from 80 to 1,100 m. The typical blooming period is from March to May (Jepson eFlora 2017). According to CNDDB (2017) records, the nearest documented occurrence of this species is approximately 9 miles northeast of the site. Although marginally suitable habitat for this species is present on site, it was not observed during appropriately timed surveys. As such, this species is not expected to occur on site.

Monkey-flower savory (*Clinopodium mimuloides*), CRPR 4.2

Monkey-flower savory is a perennial herb that is endemic to California. It is known from several populations along the central and southern coast, including the outer South Coast Ranges, the western Transverse Ranges, and into the San Gabriel Mountains. This species typically occurs along stream banks and other moist places in association with chaparral and woodland communities at elevations ranging from 400 to 1,800 m. The typical blooming period is from June through October (Jepson eFlora 2017). Known threats to this species are not well documented, but may include development. According to CCH records (2017), the nearest documented occurrence is greater than 13 miles away from the site. Although suitable habitat is present on site, no individuals of monkey-flower savory were observed during appropriately-timed surveys. As such, this species is not expected to occur on site.

Paniculate tarplant (*Deinandra paniculata*), CRPR 4.2

Paniculate tarplant is an annual herb that is native to California and northern Baja California. Known populations are concentrated along the central and southern coastal ranges of California between San Luis Obispo and Baja, with an isolated occurrence along the eastern San Francisco Bay. This species typically occurs in sandy soils in grassland, open chaparral, and woodland communities at elevations up to 1,320 m. It is known to tolerate disturbance. The

typical blooming period is from May to November (Jepson eFlora 2017).

Documented threats to this species include development, with some historical occurrences known to be extirpated by urbanization (CNPS 2017). According to CCH (2017) records, the nearest documented occurrence of this species is greater than 11 miles away from the site. Although suitable habitat is present on site, no individuals of monkey-flower savory were observed during appropriately-timed surveys. As such, this species is not expected to occur on site.

Yellow-flowered eriastrum (*Eriastrum luteum*), CRPR 1B.3

Yellow-flowered eriastrum is an annual herb that is endemic to California. It is known only to occur along the inner and outer South Coast Ranges. This species typically occurs on drying slopes in association with various vegetation communities at elevations of less than 1,000 m. The typical blooming period for this species is between May and June (Jepson eFlora 2017). Threats to this species include grazing and development. According to CCH (2017), the nearest documented occurrence of this species is approximately 5 miles southeast of the survey area. Suitable habitat is present on site, however this species was not observed during appropriately-timed surveys. As such, this species is not expected to occur on site.

Large-flowered nemacladus (*Nemacladus secundiflorus* var. *secundiflorus*), CRPR 4.3

Large-flowered nemacladus is an annual herb that is endemic to California. Its known range is limited to the valleys and foothills around the southern end of the Central Valley, including the Inner and Outer South Coast Ranges and the southern High Sierra. This species typically occurs on dry, gravelly slopes in association with chaparral and foothill grassland communities. It has been documented at elevations ranging from 200 to 2,000 m. The typical blooming period is from April to May (Jepson eFlora 2017). Known threats to this species are not well documented, but may include development. According to CCH records (2017), the nearest documented occurrence is approximately 4.75 miles southeast of the site. Although suitable habitat is present on site, it was not observed during appropriately timed surveys. As such, this species is not expected to occur on site.

Valley Oak (*Quercus lobata*) and Coast Live Oak (*Quercus agrifolia)*, Protection under County of San Luis Obispo/CEQA

Potential impacts to or the removal of any mature oak species greater than 5 inches in diameter at breast height (DBH; 4.5 feet above the ground) are regulated by the County per Section 21083.4 of the Public Resources Code and guided by the Oak Woodland Ordinance, under Chapter 22.58 of the County Code. As such, impacts to these species are included in the CEQA review process.

The proposed home site is located at the edge of mapped coast live oak woodland, and several mature valley oak and coast live oak trees are present along the proposed new access routes. The residence has been designed to avoid impacts to individual oak trees. If any trimming, removals, and/or soil compaction within the root zone occurs, mitigation in the form of on-site plantings or off-site protection of existing oak woodland will be required by the County. The potential for impacts to oak woodland will be reduced to less than significant with implementation of the proposed mitigation measures that require a tree protection and replacement plan prior to issuance of a grading permit or construction permits for any residential structures on the site.

Special-status Wildlife Species. A list and description of the sensitive wildlife species with potential to occur, their habitats, conservation status, and likelihood for occurrence within the survey area is provided below.

Sensitive Mammal Species

Monterey dusky-footed woodrat (*Neotoma macrotis luciana),* State Status – Species of Special Concern (CSC)

This species is known only from the Santa Lucia Mountains in southeastern Monterey and portions of San Luis Obispo County. Woodrats typically occur in dense chaparral, hardwood and conifer mixed forests, and riparian woodlands. In most instances, this species constructs its nests in thick and inaccessible areas on the ground or on the lower portions of trees and shrubs.

Several woodrat (*Neotoma* sp.) houses were observed during the survey and one location was observed immediately adjacent to the proposed residence. Others were noted under or within coast live oak canopies and outside the proposed impact area. Woodrats are not readily identifiable to species level without the implementation of trapping; however, there is potential for Monterey dusky-footed woodrat to occur within the project area; therefore, the presence of this species is assumed.

American badger (*Taxidea taxus*), State Status – CSC

American badger is a non-migratory species that occurs throughout most of California. It occurs in open and arid habitats including grasslands, meadows, savannahs, open-canopy desert scrub, and open chaparral. This species requires friable soils in areas with low to moderate slopes. American badger is known to occur in nearly every region of California except for the North Coast region which includes Del Norte, Humboldt, Mendocino, Sonoma, and Marin counties.

According to CNDDB (2017) records, the nearest documented occurrence of this species is approximately 4.25 miles northwest of the project area, along the Salinas River. Evidence of American badger (e.g., diagnostic burrows and/or dens) was not observed during surveys and the habitat on site is limited in suitability due to steep topography and tall vegetation.

Although the likelihood of occurrence is considered low, recommended avoidance and minimization measures are provided in section 4.2, which will avoid any potential impacts to this species.

San Joaquin kit fox (*Vulpes macrotis mutica*), State Status – Endangered, Federal Status – Endangered

This species is the smallest member of the canine family of North America. The San Joaquin kit fox (SJKF) typically occurs in grasslands and scrublands with low-growing vegetation in arid climates and areas of low precipitation levels (generally less than 10 inches per year). The SJKF is nocturnal, but individuals may be seen during the day. They dig burrows or occupy abandoned burrows from other species and utilize the underground refugia yearround for cover and seasonal reproduction.

Due to the steep topography, surrounding tree density and height of annual grasses on site, habitat for this species within the survey area is extremely limited. SJKF generally avoid wooded areas and the excessive height and density of grasses and forbs observed on site limits their ability to forage and avoid predation. Further, no potential dens were observed during the surveys. No CNDDB records were noted within 2 miles of the project area. The project area is also not located within the County designated SJKF habitat and mitigation area. As such, this species is not expected to occur on site and no impacts are anticipated.

Sensitive Invertebrate Species

Vernal pool fairy shrimp (VPFS; *Branchinecta lynchi*), Federal Status – Threatened

VPFS typically occupy vernal pools, which are defined as shallow depressions in relatively flat grassland areas lined with impervious clay pan bottoms that hold rain water for a period of weeks to months. This

species will exist in a dormant life phase until triggered by adequate moisture and heat to complete a short-lived life cycle. Breeding generally occurs between December and May. VPFS are known to occur throughout the Central Valley from Shasta to Tulare County and along the Coast Range from Solano to Santa Barbara County.

During the winter preceding the survey, Templeton received 27.15 inches of rain (County, 2017), as compared to the 18-inch average for this area. As such, it would be expected that aquatic habitat for VPFS would be detectable if present. No ponded water or depressions, suitable for sustaining VPFS were observed during the spring survey. Therefore, this species is not expected to occur on site.

California linderiella (*Linderiella occidentalis*), State Status – Special Animal

California linderiella is a member of the family Linderiellidae, which is closely related to the fairy shrimp family (Branchinectidae). California linderiella exhibits a life history strategy and has habitat requirements very similar to VPFS. Therefore, habitat is not present for this species and it is not expected to occur on site.

Sensitive Amphibian Species

California red-legged frog (*Rana draytonii),* Federal Status – Threatened, State Status – CSC

California red-legged frogs (CRLF) require permanent or semi-permanent bodies of water such as lakes, streams, and ponds with plant cover for foraging and breeding habitat. These frogs use lowland and grassland areas to hunt and forage. Reproduction occurs in aquatic habitats and occurs from late November to early April. Egg masses are laid in the water, often on emergent vegetation. Adult frogs consume invertebrates, mice, fish, frogs, and larvae of other amphibians. During the breeding season, CRLF may make overland migrations to other, nearby (within approximately 1 mile) aquatic areas and juveniles may disperse this distance in the late summer or early fall.

The nearest documented occurrence of CRLF is approximately 2 miles east of the project area, within the Salinas River (CNDDB, 2017). There is no suitable breeding habitat within the survey area, but there are sources of seasonal water within 1 mile. Though unlikely, there is a potential for CRLF to use the upland habitats on site for migration, foraging, and dispersal. During wet conditions, they may enter the project area from downstream drainages. Therefore, there is low potential for this species to occur in the project area.

Lesser slender salamander (*Batrachoseps minor),* State Status – CSC

The lesser slender salamander is a less commonly encountered species than the very similar and sympatric black-bellied slender salamander (*Batrachoseps nigriventris).* The lesser slender salamander is known to occur only from the Black Mountain area of the County, along Paso Robles, Santa Rosa, and Old Creeks (Stebbins, 2003). These watersheds surround the project area to the west and, therefore, there is potential to encounter this species in narrow habitat types. Specifically, this species may be found under damp oak canopies with dense understory of poison oak, decomposing logs, and leaf litter.

Western spadefoot toad (*Spea hammondii*), State Status - CSC

Western spadefoot toads generally inhabit lowlands, sandy washes, and river flood plains but also may be found in woodlands, grasslands, and chaparral where soils are sandy and loose. This species will occupy small mammal burrows where it may remain buried until the rainy season when it emerges to breed in ephemeral or seasonal pools. There is no suitable breeding habitat for this species within the survey area, due to the flashy, ephemeral nature of the drainages within the project area. Therefore, western spadefoot toad is not expected to occur on site.

Sensitive Reptile Species

California legless lizard (*Anniella pulchra pulchra),* State Status – CSC

California legless lizard requires sandy or loose loamy soils within coastal dune scrub, coastal sage

scrub, chaparral, woodland, riparian, or forest habitats. It requires cover such as logs, leaf litter, or rocks and will cover itself with loose soil. Relatively little is known about the specific behavior and ecology of this species, but it is thought to be diurnal and breeds between the months of March and July. This species occurs from Antioch in Contra Costa County south through the Coast, Transverse, and Peninsular Ranges, and along the western edge of the Sierra Nevada.

This species has been documented within 3.5 miles and is expected to be present within the project area, particularly under oak woodland canopies and dense leaf litter.

Western pond turtle (*Actinemys marmorata*), State Status - CSC

Western pond turtle is commonly found in a variety of freshwater aquatic habitats including ponds, lakes, rivers, streams, and marshes. Preferentially, this species utilizes deeper pools with abundant vegetation and muddy bottoms where it can burrow to hibernate during winter months or aestivate during summer droughts. There is no potential breeding habitat on site and it is unlikely that this species would occur in upland habitats of the project area; therefore, this species is not expected to occur on site.

Migratory Nesting Birds and Sensitive Avian Species

All avian species, with exceptions of introduced species, are protected by state and federal legislature, most notably the Migratory Bird Treaty Act (MBTA) and the CDFW Fish and Game code. Collectively, these and other international regulations make it unlawful to collect, sell, pursue, hunt, or kill native migratory birds, their eggs, nests, or any parts thereof. These laws were adopted to eliminate the commercial market for migratory bird feathers and parts, especially those of larger raptors and other birds of prey.

Common and special-status avian species can be expected to occur within the survey area during all seasons and throughout construction of the proposed project. The potential to encounter and impact these species is highest during their nesting season (generally February 1 through September 15) when nests are likely to be active, and eggs and young are present. Large oak trees present the highest quality habitat for nesting birds on site.

Raptors are particularly drawn to large trees and structures, and they are generally less tolerant of disturbances than other species. Annual grasslands are also suitable for groundnesting species.

Golden eagle (*Aquila chrysaetos*), a Fully Protected species, was observed soaring overhead on April 6, 2017 and there is potential for this species to nest on site. Other special-status avian species that may nest on site include white-tailed kite (*Elanus leucurus)*, grasshopper sparrow (*Ammodramus savannarum*), and burrowing owl (*Athene cunicularia)*.

Sensitive Habitats.

Federal and State Waters and Wetlands

Four ephemeral drainages were identified as potentially jurisdictional features and are present within the project footprint, and a fifth drainage was identified near the immediate project footprint. The limits of jurisdiction were defined based on the presence of a well-defined bed and bank, evidence of water ponding and/or flow, and a significant nexus to navigable waters of the U.S. (i.e., the Salinas River). Any impacts within the channel and/or banks of these drainages, such as the culverts proposed in drainages 1 through 4, would likely require permits and compensatory mitigation, per the Corps, Regional Water Quality Control Board (RWQCB), and CDFW requirements.

Permit applications for the installation of the six culverts that occur within jurisdictional drainages are in progress, and it is expected that further requirements, such as compensatory mitigation, are likely upon their authorization to proceed.

USFWS-designated Critical Habitats
No critical habitat for federally threatened or endangered species occurs within the project area.

Habitat Connectivity. Maintaining connectivity between areas of suitable habitat is critical for dispersal, migration, foraging, and genetic health of plant and wildlife species. The project area is located in a rural area of the County on the fringe of agricultural activity and open land, with only low-density residential activity. As such, the project area is situated within a large contiguous area of undeveloped land with natural habitat and connectivity to surrounding areas. There are minimal existing barriers to and from the property, particularly from the west where development is nearly absent.

The proposed project is not expected to substantially increase the level of fragmentation in the region nor is it expected to create a barrier to terrestrial or avian migration. Further, the ephemeral drainages on site do not provide suitable habitat for anadromous fish species. Therefore, the proposed drainage crossing culverts will not result in stream passage barriers.

Impacts.

Effects on Unique or Special-status Species or their Habitats.

Plants

Oak Trees

No native oak trees are planned for removal during construction. Several oak trees will require trimming, and development is planned within the critical root zone (CRZ) of multiple trees adjacent to the home site and along the proposed access roads. Avoidance and mitigation measures that comply with the Land Use Ordinance of the County Code will be required as a result of proposed impacts to oak trees. This will include the implementation of oak tree protection measures during construction (e.g., protective fencing) as well as mitigation for impacts to and removal of any oak trees, which will require oak tree replacement plantings coinciding with the level of impact.

Special Status Wildlife

Mammals

It is anticipated that all woodrat houses within the project area can be avoided and given a sufficient buffer to avoid disturbance. Impacts, however, may occur to Monterey dusky-footed woodrat if the placement of permanent structures or construction activities overlaps their location and/or if trimming of trees or shrubs becomes necessary near occupied woodrat houses. Further, through the implementation of mitigation measures described below (e.g., preconstruction surveys), American badger dens can be identified prior to construction and avoided during construction. As such, if this species becomes present, appropriate avoidance buffers would be implemented and impacts are not expected to occur. A negligible loss of habitat can be expected for both of these species as abundant suitable habitat is present in the immediate vicinity of the proposed impact areas.

Reptiles and Amphibians

No impacts to CRLF are expected. Although this species may travel into upland areas periodically, the on-site drainages provide extremely low suitability habitat, and if present, they would most likely only occur during wet conditions for very short time periods.

Lesser slender salamander and California legless lizard may occur in similar habitat types with the highest likelihood occurring with the coast live oak woodland areas. As such, these species have the potential to be impacted when ground disturbance such as grading and excavations are planned within these locations.

Sensitive Avian Species and Nesting Birds

Direct impacts to listed, protected, or other bird species are most likely to occur if construction activities take place during the typical avian nesting season, generally February 1 through September 15, and as early as January for golden eagles. Indirect impacts may occur due to habitat loss (e.g., removal of suitable nesting trees) or construction-related disturbances that may deter nesting or cause nests to fail. However, impacts to nesting habitat are expected to be minimal. With the implementation of preconstruction surveys for nesting birds, impacts are expected to be avoided.

Impacts to Sensitive Communities and Habitats.

Hydrological Resources

Impacts to jurisdictional drainages will occur in association with the construction of Roads A and B. The limits of jurisdiction within drainage 5 were determined to be sufficiently downslope of and outside the proposed limits of disturbance and culvert installation such that no impacts to jurisdictional areas are anticipated in this drainage. The following table provides a summary of the planned construction at each crossing and anticipated permitting requirements:

Table 4 -- Summary of Permitting Requirements for Culverts

Crossing	General Location	Impact[1]	Anticipated Permit Requirements[2]
1	Near property entrance at Acorn Springs Road	18" High-density polyethylene (HDPE) culvert at 1% slope, 2 cubic yards (CY) rock rip rap	CDFW 1600, Corps 404, RWQCB 401
2	Approx. 450 feet from start of on Road A	24" HDPE culvert at 1% slope, 2 cubic yards (CY) rock rip rap	CDFW 1600, Corps 404, RWQCB 401
3	Approx. 150 feet from start of on Road B	18" HDPE culvert at 1% slope, 2 cubic yards (CY) rock rip rap	CDFW 1600, Corps 404, RWQCB 401
4	Approx. 800 feet from start of on Road B	24" HDPE culvert at 1% slope, 2 cubic yards (CY) rock rip rap	CDFW 1600, Corps 404, RWQCB 401
5	Approx. 1,700 feet from start of on Road B	18" HDPE culvert at 1% slope, 2 cubic yards (CY) rock rip rap	None
6	Downslope of Culvert No. 3 on existing ranch road.	18" HDPE culvert at 1% slope, 2 cubic yards rip rap.	CDFW 1600, Corps 404, RWQCB 401
7	Upslope of Culvert No. 3 on Road A	18" HDPE culvert at 1% slope, 2 cubic yards rip rap.	CDFW 1600, RWQCB 401

Notes:

1. Impacts/culvert specifications based on preliminary site plans prepared by Roberts Engineering.
2. Delineation of agency jurisdiction and identification of likely permit requirements conducted by Terra Verde in April and December 2017; may be subject to agency concurrence.

Both temporary and permanent impacts will occur as a result of culvert installation within drainages 1 through 4. Short-term, temporary impacts may result from machinery and equipment working in and along the stream channel and bank, equipment and/or materials staging, and construction personnel. Long-term, permanent impacts will result from the installation of the culverts and associated infrastructure (e.g., rock rip rap). Only minimal, herbaceous vegetation is present along the banks of drainages 1 through 4 in the vicinity of proposed work and, as such, no removal of trees or woody riparian vegetation is anticipated. However, the bed and banks of the drainage features within the work areas will be impacted. Recommended mitigation measures are provided below to offset impacts to jurisdictional drainage features, including preparation of a compensatory mitigation plan.

Conclusion/Recommended Mitigation.

No special-status species, beyond one golden eagle observed flying by overhead, were observed during the field surveys; however, there is potential for special-status wildlife to occur within the project area based upon the presence of suitable habitat. Wildlife species that have potential to occur include: Monterey dusky-footed woodrat, American badger, CRLF, lesser slender salamander, California legless lizard, and nesting birds. No special-status plants were observed during an appropriately timed survey; minor impacts to oak trees are expected and will result in County-required mitigation. Finally, four jurisdictional hydrological features will be impacted in association with the installation of two new access roads and four associated culverts. Permitting through the Corps, CDFW, and RWQCB are anticipated to be required and applications are being developed for each of these agencies.

Mitigation measures are incorporated requiring:

- preparation and implementation of an oak tree impact assessment and mitigation plan;
- pre-construction training and pre-construction surveys for sensitive wildlife and avian species;
- a compensatory mitigation plan for impacts to jurisdictional areas, and,
- avoidance measures to protect sensitive species prior to and during construction.

Implementation of the recommended mitigation measures will avoid and/or minimize impacts to potentially occurring sensitive resources to a less than significant level.

5. CULTURAL RESOURCES *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Disturb archaeological resources?	☐	☐	☒	☐
b) Disturb historical resources?	☐	☐	☒	☐
c) Disturb paleontological resources?	☐	☐	☒	☐
d) Cause a substantial adverse change to a Tribal Cultural Resource?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☒

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

In July, 2015, the legislature added the new requirements to the CEQA process regarding tribal cultural resources in Assembly Bill 52 (Gatto, 2014). By including tribal cultural resources early in the CEQA process, the legislature intended to ensure that local and Tribal governments, public agencies, and project proponents would have information available, early in the project planning process, to identify and address potential adverse impacts to tribal cultural resources. By taking this proactive approach, the legislature also intended to reduce the potential for delay and conflicts in the environmental review process.

The project is not located in a designated Archaeologically Sensitive combining designation area. However culturally sensitive and archaeological resources are known to exist in the region. Letters requesting information concerning cultural resources in the area were sent to each of the tribal contacts identified by the Native American Heritage Commission (NAHC) on August 15, 2017. A response received from the Xolon Salinan tribe indicated that the Tribe was not aware of known resources on the site, but preparation of a Phase I Archaeology report was requested for the project.

Impacts. A Phase I archaeological survey was conducted for the project site by Thor Conway of Heritage Discoveries, Inc. in September, 2017. On September 13, 2017 Archaeologist Alison Bryson Deveraux completed a Phase I pedestrian survey of the project site. A standard surface survey was completed using 3-meter transect in all accessible areas. The survey areas were confirmed by Francisco Vargas of Kirk Consulting, and consisted of the listed A Road, B Road, and the to-be constructed house footprint. The survey was conducted in overcast weather with ground visibility ranging from good (at 60-80% visibility) to poor (0-10% visibility). Various native and non-native grasses, oak, poison oak, weeds and other vegetation were noted throughout the property. Additionally, the area was heavily modified by existing roads, graded access roads, and historic and modern ranching, as well as a current vineyard installation.

The archaeological surface survey of the study area did not identify any cultural resources on the site. The literature search and records search also suggest that this part of the greater Salinas River Valley did not have geographical features, such as springs or major streams, or special food resource concentrations to attract prehistoric settlement. The closest nearby archaeological sites have been found on terraces directly above streams flowing into the Salinas River or at the mouth of streams.

Based on the negative results of the intensive surface survey and the negative findings of other nearby archaeological surveys, the Phase I study recommended that no further cultural resource studies be required for this project.

Mitigation/Conclusion. No historical resources or unique archaeological resources, as defined by the

California Environmental Quality Act, have been identified previously within or adjacent to the project site. Based on the consultation with the tribal representative, it was agreed that LUO Section 20.10.040 standards for archeological resources discovery during construction activities are sufficient to mitigate potential impacts to cultural resources, in the event of a discovery. No significant cultural resource impacts are expected to occur, and no mitigation measures above what are already required by ordinance are necessary.

6. GEOLOGY AND SOILS

Will the project:

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

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

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

Topography: Gently sloping to steeply sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Moderate to high

Liquefaction Potential: Low

Nearby potentially active faults?: No Distance?

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

Shrink/Swell potential of soil: Moderate to high

Other notable geologic features? None

The following geotechnical reports were prepared for the project:

- A geotechnical investigation of March, 2017 by Beacon Geotechnical, Inc. This study presents the result of subsurface exploration, laboratory testing and recommendations for geotechnical

engineering aspects of the project design.

- Geological Characterization Report, John Helms, CEG, October, 2017. The main objective of this study was to evaluate the slope conditions of the site with respect to the proposed roadway and residence design.

Both studies incorporate the findings and recommendations of peer review conducted under the direction of the County Geologist. The following discussion is a summary of the findings and recommendations of these studies.

The proposed access roads will cross five ephemeral drainages. Topographically the site contains relatively flat to very steep areas that contain brush and trees. Soils of the project area are described in section 2, Agricultural Resources and are generally light brown sandy clayey Monterey Shale overlain by dark brown sandy clayey silt. Groundwater was not encountered to a maximum depth of 40 feet.

This portion of Central California is subject to significant seismic hazards from moderate to large earthquake events. Ground shaking resulting from earthquakes is the primary geologic hazard at the project site. Ground displacement resulting from faulting is a potential hazard at or near faults. The site does not lie within an Earthquake Fault Zone identified on a State of California Earthquake Fault Zone Map. The nearest active fault to the project site is the Rinconada Fault which is about 6.8 kilometers to the south.

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. A drainage plan was prepared for the proposed access road and is included as part of the project description. The grading and drainage plan incorporates culverts sized to convey the runoff under the access road while preventing erosion and sedimentation.

Impact. The roadways will be 12 - 16 feet wide and will require grading and the installation of seven culverts associated with four ephemeral drainages. Grading will disturb approximately 4.61 acres and will result in 7,770 cubic yards of cut and 5,790 cubic yards of fill (13,560 cy, total).

Liquefaction. Based on the quality and conditions of the in-place soils and the absence of groundwater in the boring explorations, the geotechnical studies conclude that the potential for liquefaction and/or lateral spreading is low.

Landslides/Slope Stability. The site topography and exposed soil types indicate that the potential for landslides is minimal at this site. Furthermore, no evidence of previous landslides was observed at the site. However, the potential for earthquake induced landslides is considered moderate.

Erosion. As discussed above, the project will result in the disturbance of approximately 4.61 acres. Based on the NRCS soil survey, soils covering the project site exhibit a moderate susceptibility for erosion. According to the preliminary grading plan for the project, the finish grades will result in manufactured slopes that would be subject to erosion. Construction of the access roads and building site and the compaction of the soils would also result in a slight increase to the volume and velocity of runoff when compared to existing conditions. The additional runoff could result in erosion and sedimentation. Grading activities and the construction of the access roadway are subject to the provisions of the California Building Code and County standards for grading and road construction. The entire project site is located outside the 100-year floodplain of the ephemeral creeks. The project site is not located within an extractive zone, and no mineral resources are known to be present within the project site.

The project was reviewed by Public Works (letter from Glen Marshall, August 22, 2017). The project will be required to provide a grading and drainage plan prior to grading permit issuance.

The project plans, Beacon geotechnical engineering report and the Geological Characterization Report prepared by John Helms were reviewed by the County Geologist, Brian Papurello (letter dated January

3, 2018). The County Geologist recommends that the project engineering geologist and the project geotechnical engineer provide written verification of conformance of the construction plans with the geological characterization report and the geotechnical engineering report, prior to issuance of grading or construction permits.

Mitigation/Conclusion. Due to the presence of low density soils and a cut/fill situation at the proposed access roads location, overexcavation and recompaction of soils along the access road will be necessary to decrease the potential for differential settlement and to provide more stable roadway conditions. However, compliance with relevant provisions of the Building Code and Land Use Ordinance, along with the recommendations of the geotechnical study, will ensure that no significant impacts associated with unstable earth conditions, earthquakes or ground failure will occur. There is no evidence that measures above what will already be required by ordinance or codes are needed.

Compliance with relevant provisions of the Building Code and Land Use Ordinance (described in the Setting, above) will address potential impacts to erosion.

With implementation of the recommendation of the County Geologist through the building permit process, the project's potential for geology and soils impacts will be less than significant. No additional mitigation measures are necessary.

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

Setting. The State of California Hazardous Waste and Substances Site List (also known as the "Cortese List") is a planning document used by state and local agencies and developers to comply with the siting requirements prescribed by federal, State, and local regulations relating to hazardous

materials sites. A search of the Cortese database conducted in September, 2017 revealed no active sites in the vicinity, including the project site.

The project is not within an Airport Review area.

According to the CalFire map of fire hazard severity zones for San Luis Obispo County, the project site is located in an area where the fire risk is Very High. It will take approximately 10-15 minutes to respond to a call from the fire station located in Templeton.

Impact. Grading activities may involve the use of oils, fuels and solvents. In the event of a leak or spill, persons, soil, and vegetation down-slope from the site may be affected. The use, storage, and transport of hazardous materials is regulated by the Department of Toxic Substances Control (DTSC) (22 Cal. Code of Regulations Section 66001, et seq.). The use of hazardous materials on the project site for construction and maintenance is required to be in compliance with local, state, and federal regulations.

The project was reviewed by CalFIRE. No portion of any roadway providing access to the proposed residence may exceed 16% grade. Road A (the multi-use road for agriculture and SFR access) has been designed to meet CalFIRE access and turnaround requirements. In addition, the roadways and future home construction are required to comply with the California Building Code. Regarding road impacts, the project has been reviewed by County Public Works, which is discussed further in the Transportation section.

The project is not expected to conflict with any regional emergency response or evacuation plan.

Mitigation/Conclusion. Although the project is located within a Very High Fire Hazard area, the project is not expected to result in a significant impact related to fire hazards because:

- Residential construction will be required to comply with CalFire standards for fire sprinklers, water storage, fuel clearance and the design of the residential access road.
- Construction of the ranch road extension beyond the residential pad consistent with CalFire standards is expected to improve response times for fire protection to the interior of the project site.

No additional mitigation measures are required.

Compliance with existing regulations and code requirements will ensure potential impacts associated with hazards and hazardous materials impacts will be less than significant.

8. NOISE

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

Setting. The project is located in a rural area of the County surrounded by grazing and agricultural operations. The nearest sensitive receptors in the area are located over 1,000 feet from any roadway construction; the prevailing land use in the area is agriculture. The primary noise source in the area is roadway noise on Santa Rita Road and ongoing agricultural activities.

The Noise Element includes projections for future noise levels from known stationary and vehicle-generated noise sources. According to the Noise Element, the project lies within an area where future noise levels are expected to remain within an acceptable threshold.

Impact.

Construction Impacts. Construction activities may involve the use of heavy equipment for grading and for the delivery and movement of materials on the project site. The use of construction machinery will also be a source of noise. Construction-related noise impacts would be temporary and localized. However, the nearest sensitive receptors in the area are more than 1,000 feet away. County regulations limit the hours of construction to day time hours between 7:00 AM and 9:00 PM weekdays, and from 8:00 AM to 5:00 PM on weekends.

Operational Impacts. Following construction, noise generated by the vehicular traffic on the access road would be comparable to the background noise generated by ongoing agricultural operations.

Mitigation/Conclusion. Compliance with County standards for the management of construction noise will ensure impacts to surrounding residences will be less than significant. No additional mitigation measures are recommended.

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

Setting In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county. The County's Inclusionary Housing Ordinance requires provision of new affordable housing in conjunction with both residential and nonresidential development and subdivisions.

Impact/Mitigation/Conclusion. No significant population and housing impacts are anticipated. The project involves the construction of access roadways and residential building pad for two single family residences at an existing ranch. The project will mitigate its cumulative impact to the shortage of affordable housing stock by providing affordable housing unit(s) either on-site and/or by payment of the in-lieu fee (residential projects), or housing impact fee (commercial projects)]. No mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES

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

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

Police: County Sheriff — Location: Templeton Approximately 10 miles to the north west

Fire: CalFIRE — Hazard Severity: Very High — Response Time: 10-15 minutes for CalFire.

Location: Templeton

School District: Templeton Unified School District, San Luis Obispo Joint Community College District

Setting. The project site is located on a ranch which is provided with the full range of public services. The project site is located within the Templeton Road Fee Area.

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

Mitigation/Conclusion. To mitigate the demand for new or expanded public facilities caused by development, the County has adopted development impact fees in accordance with Government Code Section 66000 et seq.. Under this program private development is required to pay a fee that is proportional to the incremental demand for a particular facility needed to serve such development. The amount of the fees must be justified by a supporting study (fee justification study) which identifies the new or expanded facilities needed to serve expected demand into the future and apportions these costs to new development. New development is required to pay the appropriate fees for new or expanded public facilities commensurate with the type and size of development. The project's direct and cumulative impacts are within the general assumptions for allowable uses for the subject property that was used to estimate the county's impact fees.

Payment of the required impact fees will mitigate the project's direct and cumulative impacts.

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 has adopted a Parks and Recreation Element and a Trails Plan for the purpose of establishing a trail system serving the unincorporated areas of the County.

Impact. Based on the project description, the proposed project will not create a significant need for additional park, Natural Area, and/or recreational resources. The Trails Plan shows a potential trail corridor along Santa Rita Road which may affect the project property, however the proposed improvement location is approximately 4,000 feet south of Santa Rita Road and would not affect any future trail alignment. As discussed in Section 10. Public Services/Utilities cumulative impacts to public facilities and services are addressed through the payment of fees for new residential construction.

Mitigation/Conclusion. The construction area is not in a location that will affect any trail, park, recreational resource, and/or Natural Area. No significant recreation impacts are anticipated, and no mitigation measures are necessary beyond the application of building regulations and the payment of applicable fees.

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

Setting. The project site is located entirely on private property within the Moondance Partners LP property. Access to the ranch is provided by Acorn Springs Road from Santa Rita Road from the north. Traffic counts taken by the County on Santa Rita Road in May, 2015 showed an afternoon peak traffic volume of 1,415. Both roadways are currently operating at an acceptable level of service in the project vicinity. The project site currently has no residences and generates a very low volume of traffic associated with ongoing agricultural operations.

Impacts.

Construction Impacts. Construction related traffic will consist of the delivery of construction machinery to the project site and the delivery of materials. Based on the project application materials, it is expected that as many as 3 workers may be arriving and leaving the project site on a typical construction work day. The temporary increase in traffic is not expected to reduce the currently-acceptable level of service.

Operational Impacts. Once the access road is completed, it will be used periodically for agricultural operations and to provide access to the proposed single family residence, farm support quarters and guest house. Under County regulations, the project site is allowed up to three single family dwellings under the terms of the Williamson Act contracts on the two legal parcels. Each residence can generate up to 9.8 trips per day for a total of 29.4 average daily trips. The additional trips are not expected to adversely impact Acorn Springs Road or Santa Rita Road.

Mitigation/Conclusion. The project will have a less than significant impact on transportation systems serving the project site.

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

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

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

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

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

- ✓ the ability of the soil to "filter" effluent is either too fast (percolation rate is faster or less than 30 minutes per inch and has "poor filtering" characteristics) or is too slow (slower or more than 120 minutes per inch);

- ✓ the topography on which a system is placed is steep enough to potentially allow "daylighting" of effluent downslope; or
- ✓ the separation between the bottom of the leach line to bedrock or high groundwater is inadequate.

Based on Natural Resource Conservation Service (NRCS) Soil Survey map, the soil type(s) for the area of the project building site is Linne-Calodo complex, 30 to 50 percent slopes, as listed in the previous Agricultural Resource section. The main limitation(s) of this soil for wastewater effluent include:

--***shallow depth to bedrock***, which is an indication that there may not be sufficient soil depth to provide adequate soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, the chances increase for the effluent to infiltrate cracks that could lead directly to groundwater source or surrounding wells without adequate filtering, or allow for daylighting of effluent where bedrock is exposed to the earth's surface. In this case, an engineered wastewater system featuring deep-bore dry wells are proposed to meet the basin plan criteria.

--***steep slopes***, where portions of the soil unit contain slopes steep enough to result in potential 'daylighting' of wastewater effluent. In this case, the dry well systems are located within close proximity of steep slopes where some potential of effluent 'daylighting' exists. A registered civil engineer familiar with wastewater systems, shall prepare an analysis that shows the location and depth of the of he engineered system will have no potential for 'daylighting' of effluent.

--***slow percolation***, where fluids will percolate 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 greater than 30 and less than 120 minutes per inch. In this case, due to limited surface percolation, the applicant proposes to submit plans for an engineered wastewater system (of acceptable design by RWQCB) that shows how the CPC/Basin Plan criteria can be met.

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

- ✓ The project has sufficient land area per the County's Land Use Ordinance to support an on-site system;
- ✓ The proposed engineered drywells can be designed to ensure adequate separation between the bottom of the dry well to bedrock or high groundwater;
- ✓ The soil's slope is less than 20%;
- ✓ The proposed building site is well outside of the 100-year flood hazard area;
- ✓ There is adequate distance between the proposed wastewater disposal system and existing or proposed wells;
- ✓ The building site and wastewater disposal areas are at least 100 feet from creeks and water bodies.

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

Mitigation/Conclusion. Given that the site is suitable to accommodate the proposed wastewater system and the engineered drywell system will be required to be designed to comply with building code requirements, no mitigation measures are necessary.

14. WATER & HYDROLOGY

Will the project:

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

Setting. The project site is located on a gently to steeply sloping terrain covered with annual grasses and forbs and oak woodlands.

Santa Rita Creek and Paso Robles Creek are located about 1.0 mile to the north. In addition, the proposed roadways cross five ephemeral drainages. As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility.

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

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

Within the 100-year Flood Hazard designation? No

Closest creek? Santa Rita Creek Distance? About 1.0 miles north of the project site.

Soil drainage characteristics: Not well drained

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

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

Soil erodibility: Moderate

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

Impact – Water Quality/Hydrology

As discussed in the project description, the project will involve construction of 1.3 miles of roadways with seven culverts, and a residential pad for construction of two residences and a guest house. The area of disturbance will be 4.61 acres and will include 13,560 cy of cut and fill.

A drainage plan was prepared for the proposed access roads and is included as part of the project description. The grading and drainage plan incorporates the following features to control erosion and sedimentation and protect surface and groundwater quality:

- Graded areas and stockpiles will protected by employing best management practices, including the use of fiber rolls and straw bale dikes and other measures as required by the NPDES permit.
- Graded areas will be hydroseeded as soon as practical following construction;
- The number of culverts has been minimized. Culverts are sized to the minimum length feasible and include biodegradable fabric;
- All staging areas are a minimum 100 feet from water bodies;

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

- ✓ Approximately 4.61 acres of site disturbance is proposed and the movement of approximately 13,560 cubic yards of material;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project is not within a 100-year Flood Hazard designation;
- ✓ The project includes a new access road with riparian crossings to be constructed within 100 feet of an onsite creek or surface water body subject to CDFW permitting requirements;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- ✓ Bioswales will be installed as a part of the drainage plan;

- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur;

Compliance with relevant provisions of the Building Code and Land Use Ordinance, along with the recommendations of the drainage plan submitted with the project, will ensure impacts to water quality and hydrology from new construction will be less than significant

Impact -- Water Quantity

Based on the project scope (limited to impacts of grading for access and residential pad development) and the proposed development of one primary residence, one farm support quarters and one guesthouse, as calculated on the County's water usage worksheet (using 2.5 residences for the proposed residential complex), the project's domestic water usage for residential development is estimated as follows:

Indoor:	0.45 acre feet/year (AFY);
Outdoor:	1.57 AFY
Total Use:	1.95 AFY
Water Conservation:	0 AFY
Total Use w/ Conservation:	1.95 AFY

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

As depicted above, the project is anticipated to create an additional water demand of approximately 1.95 acre-feet per year for proposed residential development. The site is located within the Atascadero/Templeton Water Planning Area, and is not within the Paso Robles Groundwater basin. The applicant is required to provide satisfactory evidence of water availability and receive clearance from County Environmental Health for the domestic water supply prior to building permit issuance.

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

Based on the land use, amount of water proposed to be used and onsite water source, the applicant can demonstrate availability of adequate water supply to serve the project. No additional measures above what will already be required by ordinance were determined necessary.

15. LAND USE

Will the project:

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

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

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

1. LUO Section 22.10.040: Archaeological Resources
2. LUO Section 22.10.120: Noise Standards
3. LUO Section 22.10.155 Stormwater Management
4. LUO Section 22.10.180: Water Quality
5. LUO Section 22.52: Grading and Drainage

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

The project site is currently undergoing conversion to a more intensive agricultural use (e.g. vineyards). The physical conversion from one agricultural use to a new use does not involve a discretionary action by the County and thus is not a land use regulated by the County. The project evaluated in this Initial Study is limited to the activities and improvements associated with the proposed grading permit (PMT2017-00144).

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

16. MANDATORY FINDINGS OF SIGNIFICANCE

Will the project:

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

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

Exhibit A - Initial Study References and Agency Contacts

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

Contacted	Agency	Response
☒	County Public Works Department	**In File****
☐	County Environmental Health Services	**Not Applicable**
☐	County Agricultural Commissioner's Office	**Not Applicable**
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☐	Air Pollution Control District	**Not Applicable**
☐	County Sheriff's Department	**Not Applicable**
☐	Regional Water Quality Control Board	**Not Applicable**
☐	CA Coastal Commission	**Not Applicable**
☒	CA Department of Fish and Wildlife	**None**
☒	CA Department of Forestry (Cal Fire)	**None**
☐	CA Department of Transportation	**Not Applicable**
☐	Community Services District	**Not Applicable**
☒	Other TAAG	**In File****
☒	Other AB52 Tribal Consult	**In File****

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

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

☒ Project File for the Subject Application

County documents

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

Other documents

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

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

Technical Studies

Thor Conway, Heritage Discoveries, Inc., August 17, 2014, An Archaeological Surface Survey of Road Corridors at Rocky Canyon, 6410 Rocky Canyon Road

John Helms, CEG, October, 2017, Geological Characterization Report for Proposed Driveways and Single Family Residence3, 1835 Santa Rita Road

Beacon Geotechnical, Inc., March 2017, Geotechnical Engineering Report For Proposed Single Family Residence and Access Road Santa Rita Road APN 039-261-052

Beacon Geotechnical, Inc., letter of January 4, 2018, review of grading and foundation plans

Terra Verde Environmental Consulting, LLC. December 2017, Amended Biological Resources Assessment 1835 Santa Rita Road Development Project

LandSet Engineers, Inc., January 3, 2018, Review of Geological Characterizations Report, Moondance Partners Residence and Driveways

Other Materials

Application and associated materials

Letter of September 30, 2016 from Kirk Consulting filing for amended agricultural exempt grading

Terra Verde Environmental Consultants, LLC, January 3, 2018, Response to Incomplete Notification of Lake or Streambed Alteration Agreement Application for the Moondance Partners GP.

Exhibit B - Mitigation Summary Table

Aesthetics

AES-1 **At the time of application for construction permits**, the applicant shall submit an Exterior Lighting Plan for County review and approval. The Plan shall define the height, location, and intensity of all exterior lighting. All lighting fixtures shall be positioned "down and into" the development, and shielded so that neither the lamp nor the related reflector interior surface is visible from surrounding properties. All lighting poles, fixtures, and hoods shall be dark colored. These measures shall be shown on applicable construction drawings **prior to issuance of construction permits** and permanent lighting shall be installed **prior to final inspection**.

Air Quality

AQ-1 Construction phase mitigation measures to control fugitive dust impacts shall be reproduced on grading and construction plans prior to permit issuance, and implemented throughout construction:

a. Reduce the amount of the disturbed area where possible;

b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;

c. All dirt stock pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;

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

e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive, grass seed and watered until vegetation is established;

f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;

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

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

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

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

k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water should be used where feasible. Roads shall be pre-wetted prior to sweeping when feasible;

l. All PM10 mitigation measures required should be shown on grading and building plans; and,

m. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.

Biological Resources

BIO-1 Environmental Awareness Training. An environmental awareness training shall be presented by a qualified biologist to all construction personnel prior to the start of project activities. The environmental training shall include an overview of special-status species and sensitive resources, such as oak trees, with potential to occur on the project site, habitat requirements, their protection status, and all mitigation measures required by the County and other permitting agencies.

BIO-2 Prior to grading permit or residential construction permit issuance, an "Oak Tree Impact and Replacement Plan" prepared by a qualified professional (e.g., e.g., landscape contractor, certified arborist, nurseryman, botanist) shall be submitted for County review and approval, and construction drawings shall provide a 'Native Oak Tree Inventory' of all native trees within 50 feet of the proposed project limits along with the other applicable replacement/ planting provisions specified within this measure. The following requirements of this measure shall be reproduced on grading and construction plans:

A. Prior to issuance of Permits: Grading and/or construction plans shall provide a 'Native Oak Tree Inventory' and show locations of all native trees within 50 feet of the proposed project limits (including ancillary elements, such as trenching). Each tree shall be marked with one of the following: 1) to be removed, 2) to be impacted, or 3) to remain intact/protected. This information should be noted in the "Native Oak Tree Impact and Replacement Plan".

B. Trees identified as 'impacted' or 'to remain protected' shall be marked in the field as such and protected to the extent possible. Protective fencing shall be placed at the dripline, be visible to work crews and be able to remain in good working order for the duration of the construction work. Waterproof signage at protective edge is recommended (e.g., "TREE PROTECTION AREA – STAY OUT"). Grading, trenching, compaction of soil, construction material/equipment storage, or placement of fill shall not occur within these protected areas.

C. To minimize impacts from tree trimming, the following approach shall be used:

   i. Removal of larger lower branches shall be minimized to 1) avoid making tree top heavy and more susceptible to "blow-overs" (due to wind), 2) reduce number of large limb cuts that take longer to heal and are much more susceptible to disease and infestation, 3) retain the wildlife that is found only in the lower branches, 4) retain shade to keep summer temperatures cooler (retains higher soil moisture, creates greater passive solar potential, provides better conditions for oak seedling volunteers) and 5) retain the natural shape of the tree.

   ii. If trimming is unavoidable, no more than 10% of the oak canopy shall be removed.

   iii. If trimming is done, either a skilled certified arborist will be used, or trimming techniques accepted by the International Society of Arboriculture will be used (Figure 1). Unless a hazardous or unsafe situation exists, trimming will be done only during the winter for

deciduous species.

D. Smaller native trees (smaller than 5 inches in diameter at four feet six inches above the ground) within the project area are considered to be of high importance, and where possible, will be protected.

E. Per the 'Native Oak Tree Inventory' and "Native Oak Tree Impact and Replacement Plan" specified above, the applicant will be replacing "in-kind" trees prior to Final Inspection or Occupancy, at the following ratios:

   1. For each tree identified as impacted, two (2) seedlings will be planted.
   2. For each tree identified for removal, four (4) seedlings will be planted.
   3. The total number of required replacement trees shall be identified and addressed in the Oak Tree Replacement Plan, and shall be installed per the requirements below, prior to Final Inspection or Building Occupancy.

   Alternatively, the Applicant has the option to pay a mitigation fee of $970.00 per oak tree removed, or $485.00 per tree impacted, to the State Department of Fish and Wildlife Oak Woodland fund, and provide a copy of the receipt to County Planning staff prior to Final Inspection or Occupancy.

F. The following planting and maintenance measures for replacement trees will be incorporated in the Oak Tree Impact and Replacement Plan and shown on the grading or construction plans and implemented to improve successful establishment:

   1. Indicate the proposed areas for replacement planting;
   2. Providing and maintaining protection (e.g. tree shelters, tubing, caging) from animals (e.g., deer, rodents, etc.);
   3. Regular mulching and weeding (minimum of once early Fall and once early Spring) of at least a three-foot radius out from plant; herbicides should be avoided;
   4. Adequate watering (e.g., drip-irrigation system). Watering should be controlled so only enough is used to initially establish the tree, and reducing to zero over a three-year period;
   5. Avoidance of planting between April and September unless irrigation system with timer is provided, where trees are watered 1-gallon every four weeks (may vary for certain species);
   6. Applying standard planting procedures (e.g., planting nutrient tablets, initial deep watering, etc.).
   7. When planting with, or near, other landscaping, all landscape vegetation within the eventual mature oak tree root zone (25-foot radius of planted oak) will need to have similar water requirements as the (oak) (including no summer watering once established).

G. The 'Oak Tree Impact and Replacement Plan' shall include success criteria and adaptive management provisions to ensure that at seven years from planting there is no net loss of trees when compared to those removed/ impacted and that those replanted trees are alive and in a vigorous and healthy condition.

H. Prior to final inspection or building occupancy, verification shall be provided by the applicant with a letter to the County from a qualified individual (e.g., landscape contractor, arborist, nurseryman, botanist) stating that the County-required replacement/planting provisions specified in this measure have been adhered to and successfully completed.

BIO-3 **Pre-construction Survey for Sensitive Wildlife.** A qualified biologist shall conduct a pre-activity survey(s) prior to the initiation of initial project activities to ensure special-status wildlife species are not present during the start of construction. In the event sensitive wildlife species are found, they shall be allowed to leave the area on their own volition or relocated (as permitted) to suitable habitat areas located outside the work area(s). If necessary, resource agencies will be contacted for further guidance. Preactivity surveys shall be conducted as follows:

(A) American badger - A qualified biologist shall conduct a pre-construction survey within 30 days prior to the onset of construction activities within all suitable badger habitat. If new or active dens are discovered, they will be inspected to determine if they are currently occupied. Any potential badger dens shall be avoided during construction. If the biologist determines that a den may be active or occupied during the pre-construction survey, CDFW shall be contacted for further guidance.

(B) Monterey dusky-footed woodrat - To protect Monterey dusky-footed woodrat, all woodrat houses within the project area shall be flagged and fenced with an avoidance area of no less than 10 feet. This shall occur prior to initial project activities. If woodrat houses cannot be avoided, CDFW shall be contacted for further guidance.

(C) Lesser slender salamander and California legless lizard - To protect lesser slender salamander and California legless lizard, the disturbance area around the proposed residence and other disturbance areas under tree canopies shall be surveyed within 48 hours immediately prior to initial disturbance activities. The survey shall include gently raking leaf litter (e.g., under trees and shrubs) within the proposed impact area. Any individuals discovered during the surveys will be moved to a suitable habitat location on the property, well outside of the construction zone. If these species are unearthed during the later development phases, a biologist will be contacted and they will be relocated to suitable habitat areas that will not be disturbed by the remaining construction activities.

BIO-4 **Pre-construction Survey for Nesting Birds.** If work is planned to occur between February 1 and September 15, a qualified biologist shall survey the area for nesting birds within one week prior to activity beginning on site. If nesting birds are located on or near the proposed project site, they shall be avoided until they have successfully fledged. A non-disturbance buffer of 250 feet will be placed around non-listed, passerine species, and a 500-foot buffer will be implemented for raptor species. All activity will remain outside of that buffer until a qualified biologist has determined that the young have fledged or that proposed construction activities would not cause adverse impacts to the nest, adults, eggs, or young. If the latter is decided, the biologist may recommend a suitable buffer and/or biological monitoring to implement during construction. If special-status avian species are identified, no work will begin until an appropriate buffer is determined in consultation with the local CDFW biologist, and/or the USFWS.

BIO-5 **Limitation on Work within Flowing Water.** To protect CRLF, no work shall occur within any jurisdictional drainage feature during wet conditions. Wet conditions are defined by periods of flowing or ponded water or within 24 hours of forecast precipitation exceeding 0.25 inch in a single rain event. If work must occur during these conditions, a qualified biologist shall survey the work areas prior to the start of construction.

BIO-5 **Mitigation for Impacts to Sensitive Communities and Habitats.** To protect drainage features and aquatic resources, construction activities shall occur only when conditions are dry.

(A) For short-term, temporary stabilization, an erosion and sedimentation control plan shall be

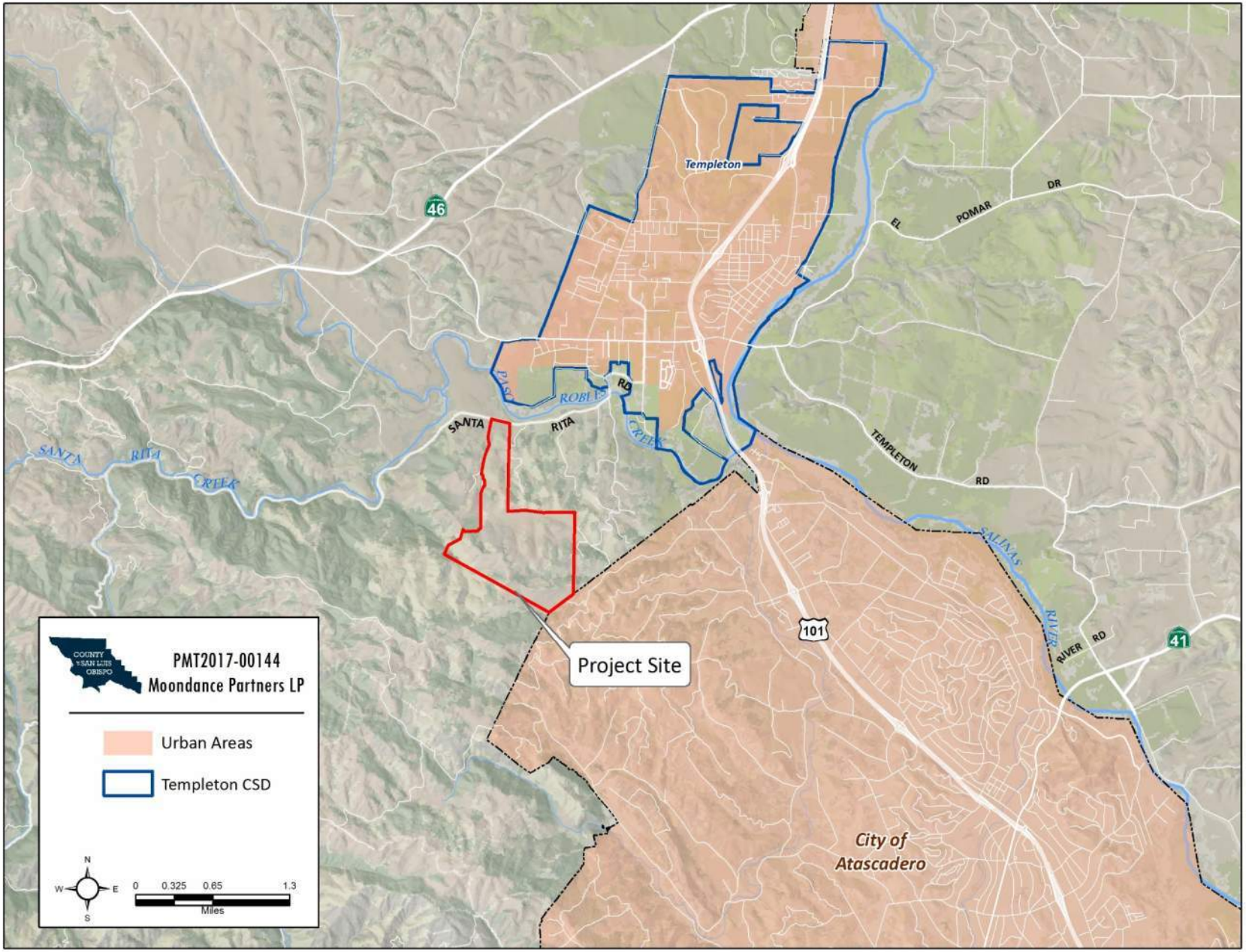
developed outlining Best Management Practices (BMPs), which shall be implemented to prevent erosion and sedimentation into the channel during construction. Acceptable stabilization methods include the use of weed-free, natural fiber (i.e., non-monofilament) fiber rolls, jute or coir netting, and/or other industry standards. BMPs shall be installed and maintained for the duration of the project.

(B) In addition, a compensatory mitigation plan shall be developed to offset permanent impacts to jurisdictional areas. Mitigation for CDFW and RWQCB jurisdictional impacts is 2:1 and 1:1 (minimum) for permanent and temporary impacts, respectively. The exact details and performance criteria of the restoration plan shall be determined during agency coordination, as necessary. Stabilization and restoration measures may include the installation of BMPs and/or revegetation using native seed mixes and plantings. The following general measures are recommended to minimize impacts to sensitive resources:

- The use of heavy equipment and vehicles shall be limited to the proposed project limits, roadway, and defined staging areas/access points. The boundaries of each work area shall be clearly defined and marked with visible flagging and/or fencing. No work shall occur outside these limits.
- All equipment and materials shall be stored out of the streambed at the end of each working day, and secondary containment shall be used to prevent leaks and spills of potential contaminants from entering the stream.
- During construction, washing of concrete, paint, or equipment and refueling and maintenance of equipment shall occur only in designated areas a minimum of 50 feet from all drainages and aquatic features. Sandbags and/or sorbent pads shall be available to prevent water and/or spilled fuel from entering drainages. In addition, all equipment and materials shall be stored/stockpiled away from the channel. Construction equipment shall be inspected by the operator on a daily basis to ensure that equipment is in good working order and no fuel or lubricant leaks are present.
- Prior to project initiation, all applicable agency permits with jurisdiction over the project area (i.e., Corps, CDFW, RWQCB) should be obtained, as necessary. All additional mitigation measures required by these agencies would be implemented as necessary throughout the project.

Geology and Soils

GEO-1 Prior to Issuance of Grading or Construction Permits, the project Engineering Geologist and Geotechnical Engineer shall review the project improvement plans and prepare a written review letter, each certifying conformance with the recommendations of the project geological characterization and the project geotechnical engineering report, consistent with the recommendations of the County Geologist (Letter dated January 3, 2018).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DATE: April 4, 2018

DEVELOPER'S STATEMENT & MITIGATION MONITORING PROGRAM FOR MOONDANCE PARTNERS, LP MAJOR GRADING PERMIT (PMT2017-00144 / ED17-100)

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

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

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

AESTHETICS (AES)

AES-1 **At the time of application for construction permits**, the applicant shall submit an Exterior Lighting Plan for County review and approval. The Plan shall define the height, location, and intensity of all exterior lighting. All lighting fixtures shall be positioned "down and into" the development, and shielded so that neither the lamp nor the related reflector interior surface is visible from surrounding properties. All lighting poles, fixtures, and hoods shall be dark colored. These measures shall be shown on applicable construction drawings **prior to issuance of construction permits** and permanent lighting shall be installed **prior to final inspection**.

Monitoring: Required at time of application to, or prior to issuance of, construction permits. Compliance will be verified by the County Department of Planning and Building.

AIR QUALITY (AQ)

AQ-1 Construction phase mitigation measures to control fugitive dust impacts shall be reproduced on grading and construction plans prior to permit issuance, and implemented throughout construction:

a. Reduce the amount of the disturbed area where possible;

b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-

potable) water should be used whenever possible;

c. All dirt stock pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;

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

e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive, grass seed and watered until vegetation is established;

f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;

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

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

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

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

k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water should be used where feasible. Roads shall be pre-wetted prior to sweeping when feasible;

l. All PM10 mitigation measures required should be shown on grading and building plans; and,

m. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.

Monitoring: Required at time of construction. Compliance will be verified by the County Department of Planning and Building.

BIOLOGICAL RESOURCES (BIO)

BIO-1 Environmental Awareness Training. An environmental awareness training shall be presented by a qualified biologist to all construction personnel prior to the start of project activities. The environmental training shall include an overview of special-status species and sensitive resources, such as oak trees, with potential to occur on the project site, habitat requirements, their protection status, and all mitigation measures required by the County and other permitting agencies.

BIO-2 Prior to grading permit or residential construction permit issuance, an "Oak Tree Impact and Replacement Plan" prepared by a qualified professional (e.g., e.g., landscape contractor, certified arborist, nurseryman, botanist) shall be submitted for County review and approval, and construction drawings shall provide a 'Native Oak Tree Inventory' of all native trees within 50 feet of the proposed project limits along with the other applicable replacement/ planting provisions specified within this measure. The following requirements of this measure shall be reproduced on grading and construction plans:

A. Prior to issuance of Permits: Grading and/or construction plans shall provide a 'Native Oak Tree Inventory' and show locations of all native trees within 50 feet of the proposed project limits (including ancillary elements, such as trenching). Each tree shall be marked with one of the following: 1) to be removed, 2) to be impacted, or 3) to remain intact/protected. This information should be noted in the "Native Oak Tree Impact and Replacement Plan".

B. Trees identified as 'impacted' or 'to remain protected' shall be marked in the field as such and protected to the extent possible. Protective fencing shall be placed at the dripline, be visible to work crews and be able to remain in good working order for the duration of the construction work. Waterproof signage at protective edge is recommended (e.g., "TREE PROTECTION AREA – STAY OUT"). Grading, trenching, compaction of soil, construction material/equipment storage, or placement of fill shall not occur within these protected areas.

C. To minimize impacts from tree trimming, the following approach shall be used:

   i. Removal of larger lower branches shall be minimized to 1) avoid making tree top heavy and more susceptible to "blow-overs" (due to wind), 2) reduce number of large limb cuts that take longer to heal and are much more susceptible to disease and infestation, 3) retain the wildlife that is found only in the lower branches, 4) retain shade to keep summer temperatures cooler (retains higher soil moisture, creates greater passive solar potential, provides better conditions for oak seedling volunteers) and 5) retain the natural shape of the tree.

   ii. If trimming is unavoidable, no more than 10% of the oak canopy shall be removed.

   iii. If trimming is done, either a skilled certified arborist will be used, or trimming techniques accepted by the International Society of Arboriculture will be used (Figure 1). Unless a hazardous or unsafe situation exists, trimming will be done only during the winter for deciduous species.

D. Smaller native trees (smaller than 5 inches in diameter at four feet six inches above the ground) within the project area are considered to be of high importance, and where possible, will be protected.

E. Per the 'Native Oak Tree Inventory' and "Native Oak Tree Impact and Replacement Plan" specified above, the applicant will be replacing "in-kind" trees prior to Final Inspection or Occupancy, at the following ratios:

1. For each tree identified as impacted, two (2) seedlings will be planted.
2. For each tree identified for removal, four (4) seedlings will be planted.
3. The total number of required replacement trees shall be identified and addressed in the Oak Tree Impact and Replacement Plan, and shall be installed per the requirements below, prior to Final Inspection or Building Occupancy.

Alternatively, the Applicant has the option to pay a mitigation fee of $970.00 per oak tree removed, or $485.00 per tree impacted, to the State Department of Fish and Wildlife Oak Woodland fund, and provide a copy of the receipt to County Planning staff prior to Final Inspection or Occupancy.

F. The following planting and maintenance measures for replacement trees will be incorporated in the Oak Tree Impact and Replacement Plan and shown on the grading or construction plans and implemented to improve successful establishment:

1. Indicate the proposed areas for replacement planting;
2. Providing and maintaining protection (e.g. tree shelters, tubing, caging) from animals (e.g., deer, rodents, etc.);
3. Regular mulching and weeding (minimum of once early Fall and once early Spring) of at least a three-foot radius out from plant; herbicides should be avoided;
4. Adequate watering (e.g., drip-irrigation system). Watering should be controlled so only enough is used to initially establish the tree, and reducing to zero over a three-year period;
5. Avoidance of planting between April and September unless irrigation system with timer is provided, where trees are watered 1-gallon every four weeks (may vary for certain species);
6. Applying standard planting procedures (e.g., planting nutrient tablets, initial deep watering, etc.).
7. When planting with, or near, other landscaping, all landscape vegetation within the eventual mature oak tree root zone (25-foot radius of planted oak) will need to have similar water requirements as the (oak) (including no summer watering once established).

G. The 'Oak Tree Impact and Replacement Plan' shall include success criteria and adaptive management provisions to ensure that at seven years from planting there is no net loss of trees when compared to those removed/ impacted and that those replanted trees are alive and in a vigorous and healthy condition.

H. Prior to final inspection or building occupancy, verification shall be provided by the applicant with a letter to the County from a qualified individual (e.g., landscape contractor, arborist, nurseryman, botanist) stating that the County-required replacement/planting provisions specified in this measure have been adhered to and successfully completed.

BIO-3 Pre-construction Survey for Sensitive Wildlife. A qualified biologist shall conduct a pre-activity survey(s) prior to the initiation of initial project activities to ensure special-status wildlife species are not present during the start of construction. In the event sensitive wildlife species are found, they shall be allowed to leave the area on their own volition or relocated (as permitted) to suitable habitat areas located outside the work area(s). If necessary, resource agencies will be contacted for further guidance. Preactivity surveys shall be conducted as follows:

(A) American badger - A qualified biologist shall conduct a pre-construction survey within 30 days prior to the onset of construction activities within all suitable badger habitat. If new or active dens are discovered, they will be inspected to determine if they are currently occupied. Any potential badger dens shall be avoided during construction. If the biologist determines that a den may be active or occupied during the pre-construction survey, CDFW shall be contacted for further guidance.

(B) Monterey dusky-footed woodrat - To protect Monterey dusky-footed woodrat, all woodrat houses within the project area shall be flagged and fenced with an avoidance area of no less than 10 feet. This shall occur prior to initial project activities. If woodrat houses cannot be avoided, CDFW shall be contacted for further guidance.

(C) Lesser slender salamander and California legless lizard - To protect lesser slender salamander and California legless lizard, the disturbance area around the proposed residence and other disturbance areas under tree canopies shall be surveyed within 48 hours immediately prior to initial disturbance activities. The survey shall include gently raking leaf litter (e.g., under trees and shrubs) within the proposed impact area. Any individuals discovered during the surveys will be moved to a suitable habitat location on the property, well outside of the construction zone. If these species are unearthed during the later development phases, a biologist will be contacted and they will be relocated to suitable habitat areas that will not be disturbed by the remaining construction activities.

BIO-4 Pre-construction Survey for Nesting Birds. If work is planned to occur between February 1 and September 15, a qualified biologist shall survey the area for nesting birds within one week prior to activity beginning on site. If nesting birds are located on or near the proposed project site, they shall be avoided until they have successfully fledged. A non-disturbance buffer of 250 feet will be placed around non-listed, passerine species, and a 500-foot buffer will be implemented for raptor species. All activity will remain outside of that buffer until a qualified biologist has determined that the young have fledged or that proposed construction activities would not cause adverse impacts to the nest, adults, eggs, or young. If the latter is decided, the biologist may recommend a suitable buffer and/or biological monitoring to implement during construction. If special-status avian species are identified, no work will begin until an appropriate buffer is determined in consultation with the local CDFW biologist, and/or the USFWS.

BIO-5 Limitation on Work within Flowing Water. To protect CRLF, no work shall occur within any jurisdictional drainage feature during wet conditions. Wet conditions are defined by periods of flowing or ponded water or within 24 hours of forecast precipitation exceeding 0.25 inch in a single rain event. If work must occur during

these conditions, a qualified biologist shall survey the work areas prior to the start of construction.

BIO-6 Mitigation for Impacts to Sensitive Communities and Habitats. To protect drainage features and aquatic resources, construction activities shall occur only when conditions are dry.

(A) For short-term, temporary stabilization, an erosion and sedimentation control plan shall be developed outlining Best Management Practices (BMPs), which shall be implemented to prevent erosion and sedimentation into the channel during construction. Acceptable stabilization methods include the use of weed-free, natural fiber (i.e., non-monofilament) fiber rolls, jute or coir netting, and/or other industry standards. BMPs shall be installed and maintained for the duration of the project.

(B) In addition, a compensatory mitigation plan shall be developed to offset permanent impacts to jurisdictional areas. Mitigation for CDFW and RWQCB jurisdictional impacts is 2:1 and 1:1 (minimum) for permanent and temporary impacts, respectively. The exact details and performance criteria of the restoration plan shall be determined during agency coordination, as necessary. Stabilization and restoration measures may include the installation of BMPs and/or revegetation using native seed mixes and plantings. The following general measures are recommended to minimize impacts to sensitive resources:

- The use of heavy equipment and vehicles shall be limited to the proposed project limits, roadway, and defined staging areas/access points. The boundaries of each work area shall be clearly defined and marked with visible flagging and/or fencing. No work shall occur outside these limits.
- All equipment and materials shall be stored out of the streambed at the end of each working day, and secondary containment shall be used to prevent leaks and spills of potential contaminants from entering the stream.
- During construction, washing of concrete, paint, or equipment and refueling and maintenance of equipment shall occur only in designated areas a minimum of 50 feet from all drainages and aquatic features. Sandbags and/or sorbent pads shall be available to prevent water and/or spilled fuel from entering drainages. In addition, all equipment and materials shall be stored/stockpiled away from the channel. Construction equipment shall be inspected by the operator on a daily basis to ensure that equipment is in good working order and no fuel or lubricant leaks are present.
- Prior to project initiation, all applicable agency permits with jurisdiction over the project area (i.e., Corps, CDFW, RWQCB) should be obtained, as necessary. All additional mitigation measures required by these agencies would be implemented as necessary throughout the project.

Monitoring: Required at time of application of construction permits and during construction. Compliance will be verified by the County Department of Planning and Building.

GEOLOGY AND SOILS (GEO)

GEO-1 Prior to Issuance of Grading or Construction Permits, the project Engineering Geologist and Geotechnical Engineer shall review the project improvement plans and prepare a written review letter, each certifying conformance with the recommendations of the project geological characterization and the project geotechnical engineering report, consistent with the recommendations of the County Geologist (Letter dated January 3, 2018).

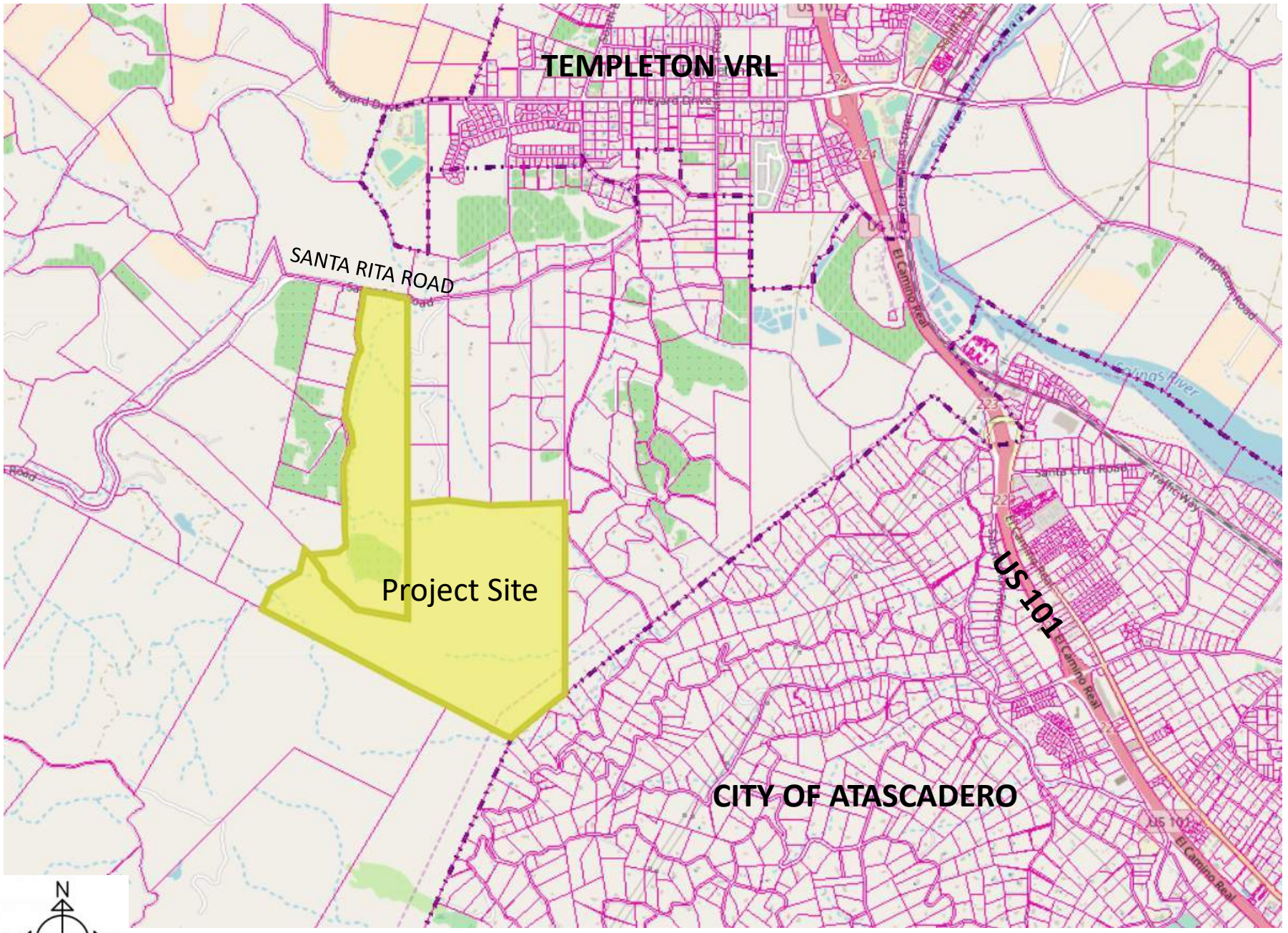
Monitoring: Required at time of application of construction permits. Compliance will be verified by the County Department of Planning and Building and the County Geologist.

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

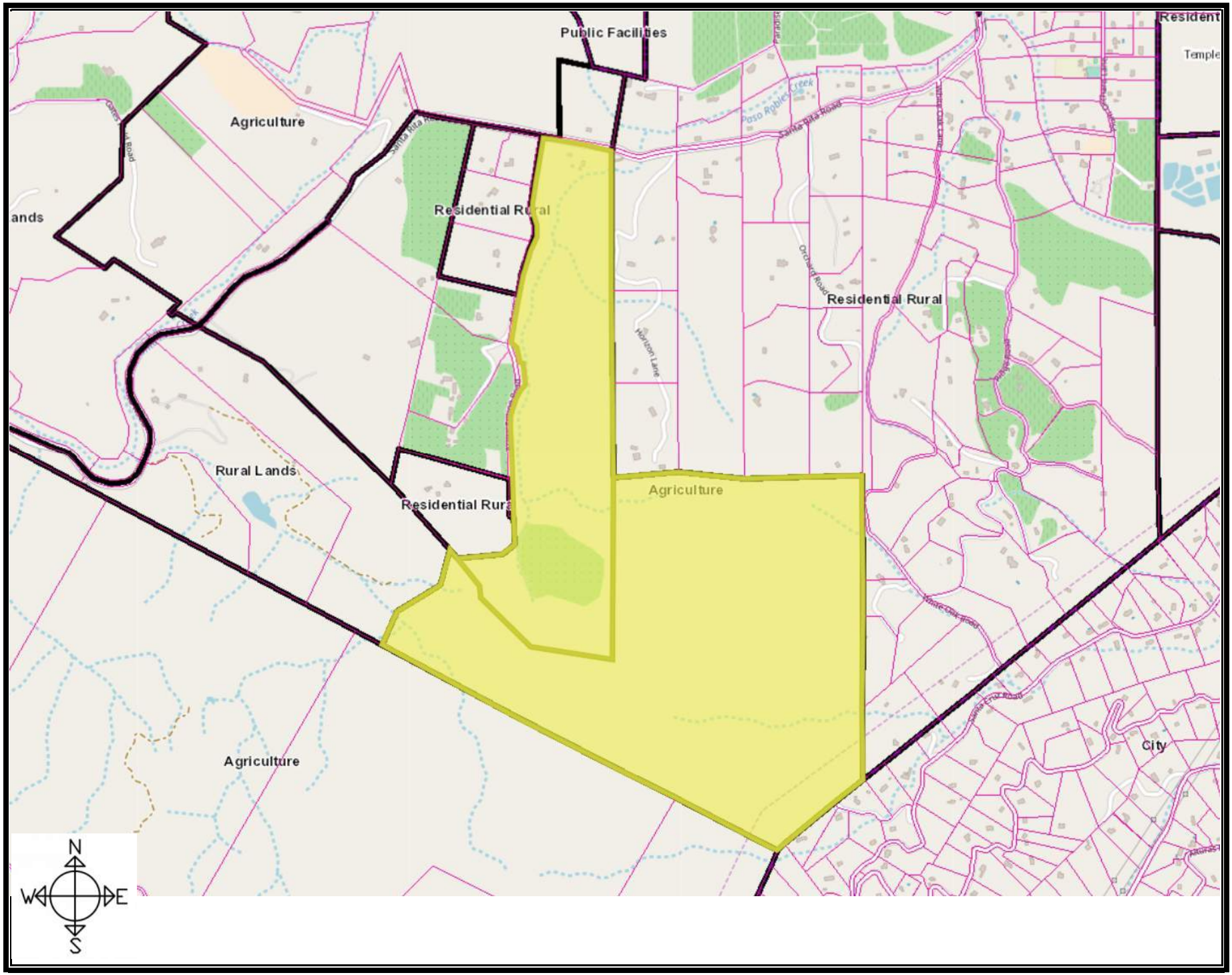
Moondance Partners LP
By Moondance Partners GP, LLC
By R. Dwelle Carey R. Dwelle Carey 4/4/18

Signature of Applicant **Name (Print)** **Date**

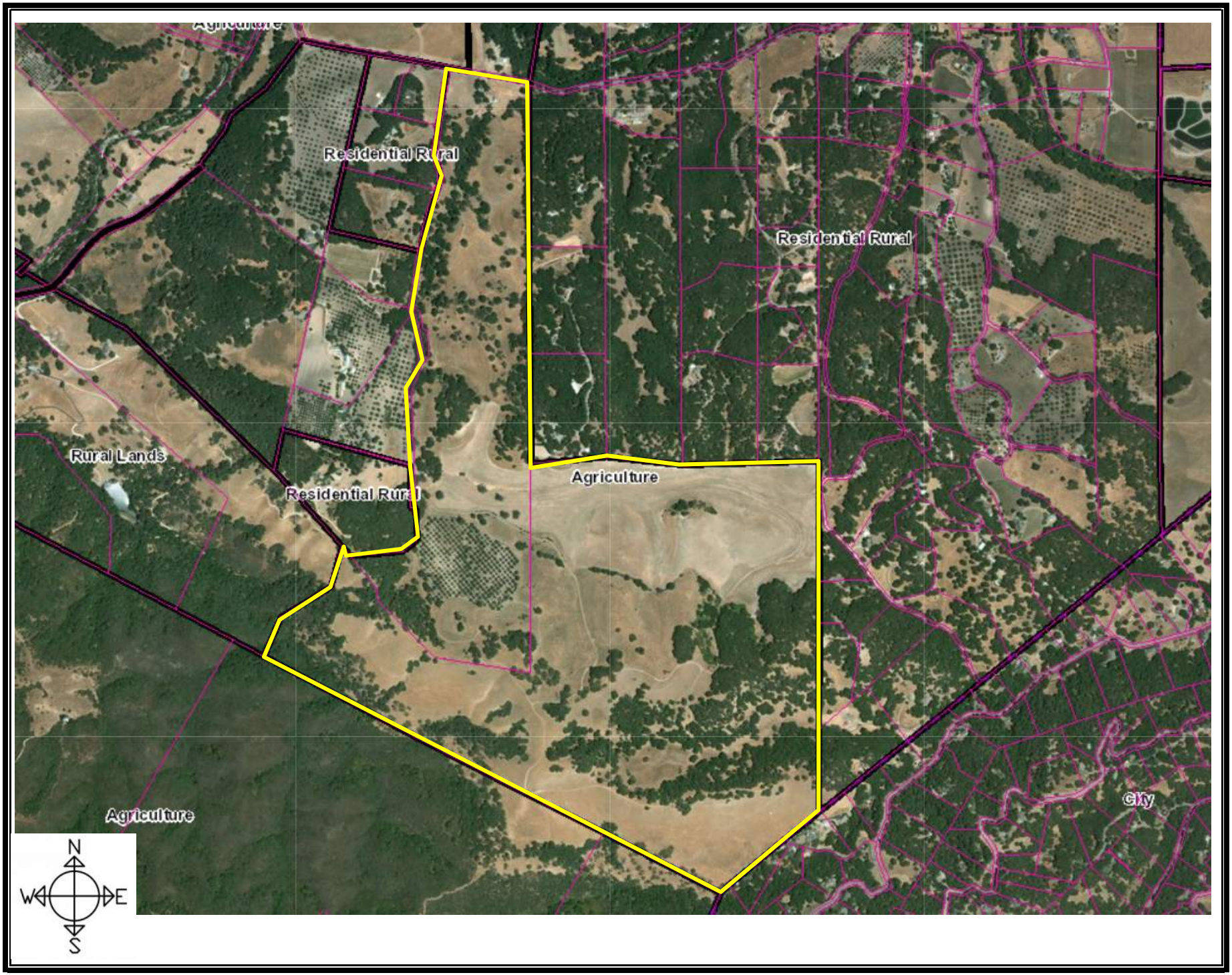
Manager GP



MAJOR GRADING PMT2017-00144 – MOONDANCE LLC – VICINITY MAP



MAJOR GRADING PMT2017-00144 – MOONDANCE LLC – LAND USE MAP



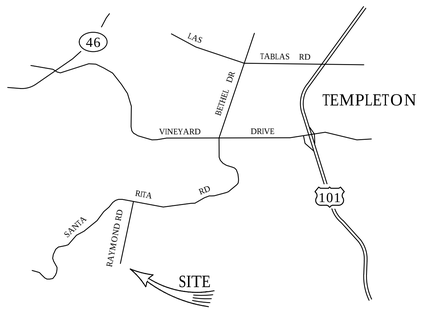
MAJOR GRADING PMT2017-00144 – MOONDANCE LLC – AERIAL VIEW

Moondance Farms - 1835 Santa Rita Road - Grading, Drainage & Erosion Control Plan

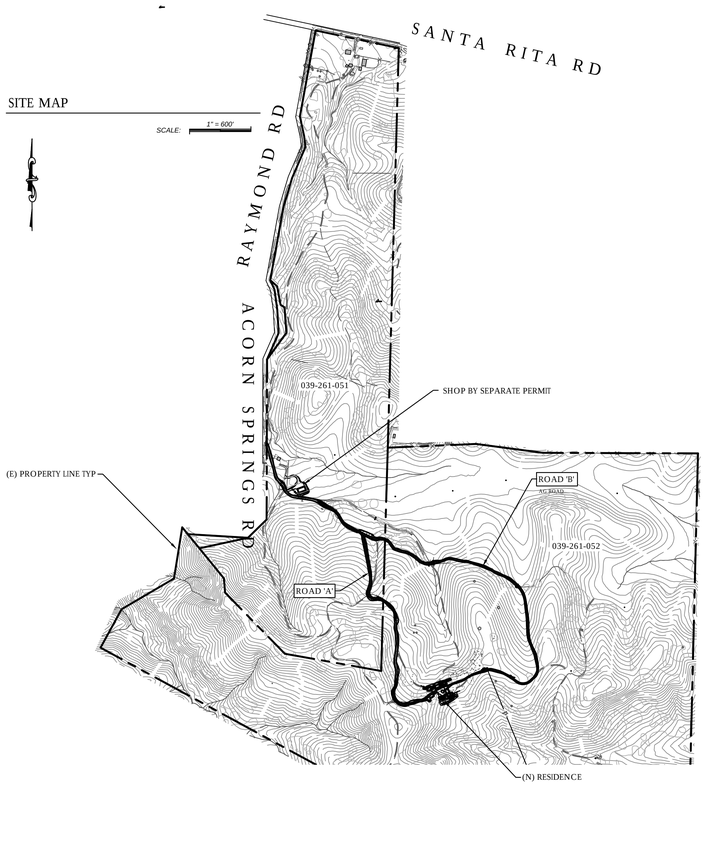
PROJECT DESCRIPTION: New residence, driveway and ag road.

VICINITY MAP

Not to Scale



SITE MAP



LEGAL DESCRIPTION

PORTION OF LOT 120 OF A/MB/164 PER CC OR 11-031865.

APN 039-261-051& 039-261-052

OWNER

Moondance Partners GP, LLC
4225 Beverly Dr.
Dallas, TX 75205

SURVEYOR

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

APPLICABLE CODES

- 2016 California Building Code, Vols 1 & 2
- 2016 California Residential Code
- 2016 California Plumbing Code
- 2016 California Mechanical Code
- 2016 California Electrical Code
- 2016 California Energy Code
- 2016 California Green Building Code
- 2016 California Fire Code
- 2016 California Reference Standards Code
- County Building and Construction Ordinance -Title 19
- County Coastal Zone Land Use Ordinance - Title 23
- County Fire Code Ordinance - Title 16
- County Land Use Ordinance -Title 22

PROJECT STATISTICS

ROAD 'A' (INCLUDES RESIDENCE)
Cut 6190 CY±, Fill 3930 CY±, Total 10120 CY±
Max. cut = 12.9 ft, Max. fill = 7.9 ft
Average slope > 10%
Parcel Area = 514.88 ac±
Pre-Project (sf ±)
Impervious Area = 0, Total Project Area = 133,000
Post-Project (sf ±)
Total Impervious Area = 50,300, Pervious Area = 82,700
New Imp. Area = 50,300, Removed Imp. Area = 0
Replaced Imp. Surface = 0
Total Site Disturbance = 133,000 (3.05 acres)

ROAD 'B' (AG ROAD)
Cut 1580 CY±, Fill 1860 CY±, Total 3440 CY±
Max. cut = 4.5 ft, Max. fill = 6.9 ft
Average slope > 10%
Pre-Project (sf ±)
Impervious Area = 0, Total Project Area = 68,000
Post-Project (sf ±)
Total Impervious Area = 0, Pervious Area = 68,000
New Imp. Area = 0, Removed Imp. Area = 0
Replaced Imp. Surface = 0
Total Site Disturbance = 68,000 (1.56 acres)

Sheet Index	
Number	Title
C-1	Title Sheet
C-2	Notes & Details
C-3	Site Plan
C-4	Grading, Drainage & Erosion Control Plan
C-5	Road 'A' Plan
C-6	Road 'A' Plan
C-7	Road 'A' Plan
C-8	Road 'B' Plan
C-9	Road 'B' Plan
C-10	Road 'B' Plan
C-11	Gully Erosional Features Plan
C-12	Gully Erosional Features Plan

SPECIAL INSPECTIONS

1. All construction & inspections shall conform to 2016 California Building Code (CBC) Chapter 17.
2. Special inspection requirement are required for this project, the owner or registered design professional in responsible charge acting as the owner's agent shall employ one or more special inspectors to provide inspections during construction on all tasks identified below.
3. Special inspectors shall be a qualified person who shall demonstrate competence, to the satisfaction of the County Building Department. Names and qualifications of special inspector(s) shall be submitted to the County Building Department for approval.
4. Each contractor responsible for the construction of components listed in the special inspections shall submit a written statement of responsibility to the County Building Department and the owner prior to the commencement of work. The statement shall contain the items listed in CBC 1706.1.
5. A final report prepared by a soil or civil engineer shall be submitted to the field inspector stating the work performed is in substantial conformance with the approved plans, applicable codes, and is found to be suitable to support the intended structure. Such report shall include any field progress reports, compaction data etc.

Section 1705, Statement of Special Inspections:

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

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

b) The type and extent of each special inspection.

c) The type and extent of each test.

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

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

1706.5 Soils. Special inspections for existing site soil conditions, fill placement and load-bearing requirements shall be as required by this section and Table 1705.6. The approved geotechnical report, and the construction documents prepared by the registered design professionals shall be used to determine compliance. During fill placement, the special inspector shall determine that proper materials and procedures are used in accordance with the provisions of the approved geotechnical report.

Observation & Testing Program.

The project soils engineer shall perform periodic inspection & testing for the following tasks:

- Final plan review
- Stripping and clearing of vegetation
- Verification of overexcavation to the correct depth
- Utility trench backfill
- Fill quality, placement, moisture conditioning, and compaction, including nonexpansive material
- Foundation excavations

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

Soils report #F-101537.

The project engineer of work shall perform periodic inspection for the following tasks:

- Rough grading & site preparation
- Final grading inspection prior to final County inspection

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

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

The person responsible for BMP inspection is Ted Plemons, phone 674-8169

GENERAL NOTES

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

GRADING NOTES

1. All grading construction shall conform to the applicable codes as noted under "Applicable Codes" heading.
2. The developer shall be responsible for scheduling a pre-construction meeting with the County and other affected agencies. The contractor shall notify the County Building Department at least 24 hours prior to any work being performed, and arrange for inspection.
3. Grading shall comply with the recommendations of the preliminary soils report by Beacon Geotechnical, Inc., dated March 15, 2017, filed with the County of San Luis Obispo.
4. Estimated earth quantities:
   Cut: 7770 CY± Fill: 5790 CY±

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

UNDERGROUND UTILITY NOTES

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

DIGALERT 811

TABLE 1705.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	-	X
2. Verify excavations are extended to proper depth and have reached proper material.	-	X
3. Perform classification and testing of compacted fill materials.	-	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	X	-
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	-	X

OVERLAND
PARTNERS | ARCHITECTS

Richard M. Archer, FAIA
203 E. Jones Ave. Suite 104
San Antonio, Texas 78215
TEL (210) 829-7003 FAX (210) 829-0844

Structural Engineer
Eric Ko
Arup
10370 Richmond Avenue Suite 475
Houston, Texas 77042
TEL (713) 783-2787

Mechanical, Electrical, and Plumbing Engineer
Mechanical and Plumbing: Todd Stonebraker, PE
Electrical: Shaun Landman
Arup
10370 Richmond Avenue Suite 475
Houston, Texas 77042
TEL (713) 783-2787

Interior Designer
Paul Draper and Associates
4106 Swiss Ave.
Dallas, Texas 75204
TEL (214) 824-8352 FAX (214) 824-0932

Civil Engineer
Timothy P. Roberts, RCE 35366 QSD/QSP
Roberts Engineering Inc.
Templeton, California 93465
Tel (805) 239-0664

Landscape Architect
Jeffrey Gordon Smith Landscape Architecture
1212 2nd St.
Los Osos, California 93402
TEL (805) 528-2118

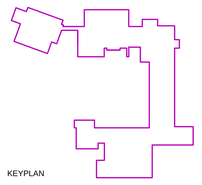
Lighting Design
Studio Lumina
9411 Chapel Down Street
Austin, Texas 78729
TEL (512) 382-1656

No.	Date	Description

MOONDANCE RESIDENCE

2400 ACORN SPRINGS RD
APN 039-261-051 & -052
TEMPLETON, CA 93465

KEYPLAN



TITLE SHEET

Project number	16117
Date	12/21/2017
Drawn by	JM
Checked by	TR

C-1

12/6/2017 6:17:53 PM

EROSION CONTROL NOTES

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

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

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

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

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

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

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

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

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

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

    WDID No.: pending

    Person to contact 24 hours a day in the event there is an erosion control/sedimentation problem (Storm Water Compliance Officer):
    Name: Ted Plemons
    Local Phone: 674-8169

TREE PROTECTION NOTES

1. No oak tree shall be removed without prior County approval.
2. Trees within 20 feet of grading or trenching shall be protected by placement of protective fencing as indicated.
3. Protective fencing shall be four feet high chain link or safety fence, and shall be placed at the dripline unless otherwise indicated
4. Trenching and excavation within tree driplines shall be hand dug or bored to minimize root disturbance. Any root encountered 1" diameter or greater, shall be hand cut and appropriately treated.
5. Pruning of lower limbs in the construction area shall occur prior to construction activities to minimize damage.

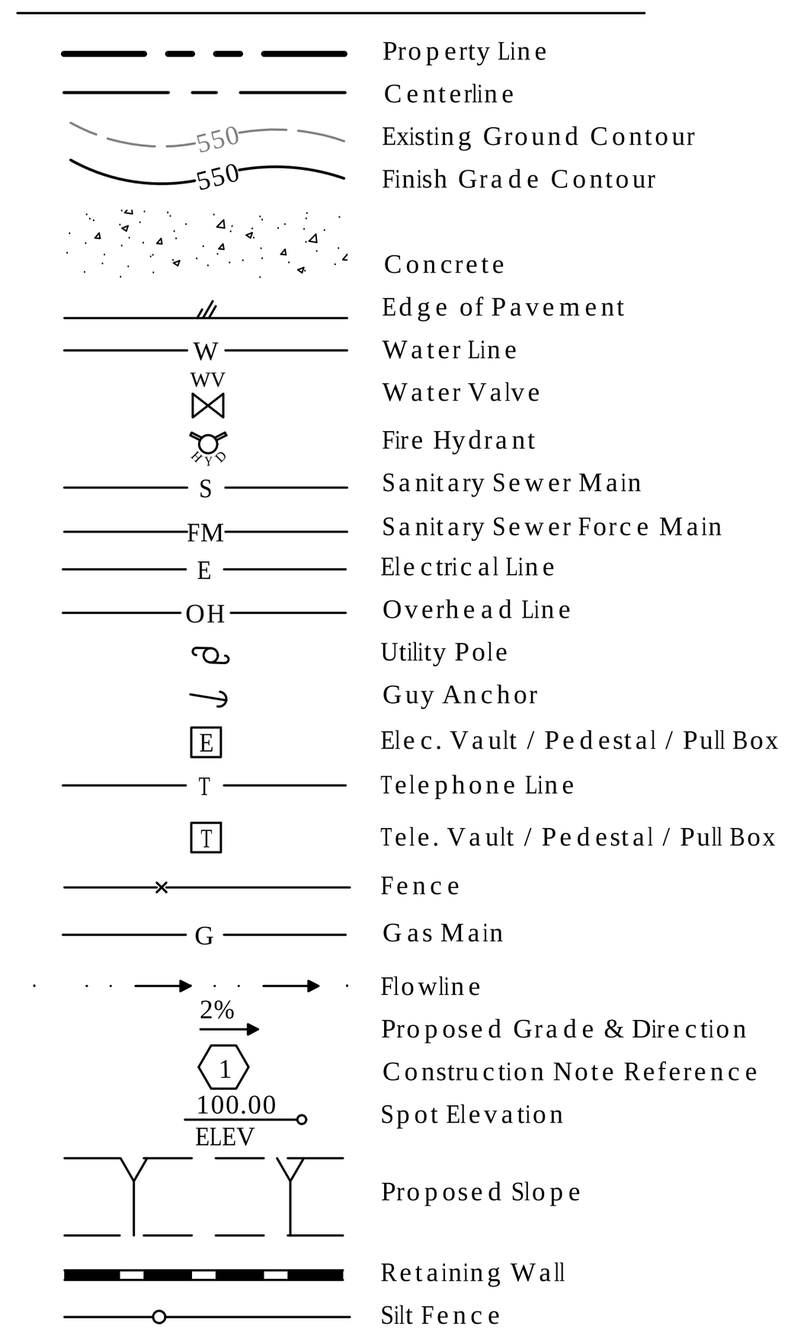
EROSION CONTROL & INSPECTIONS

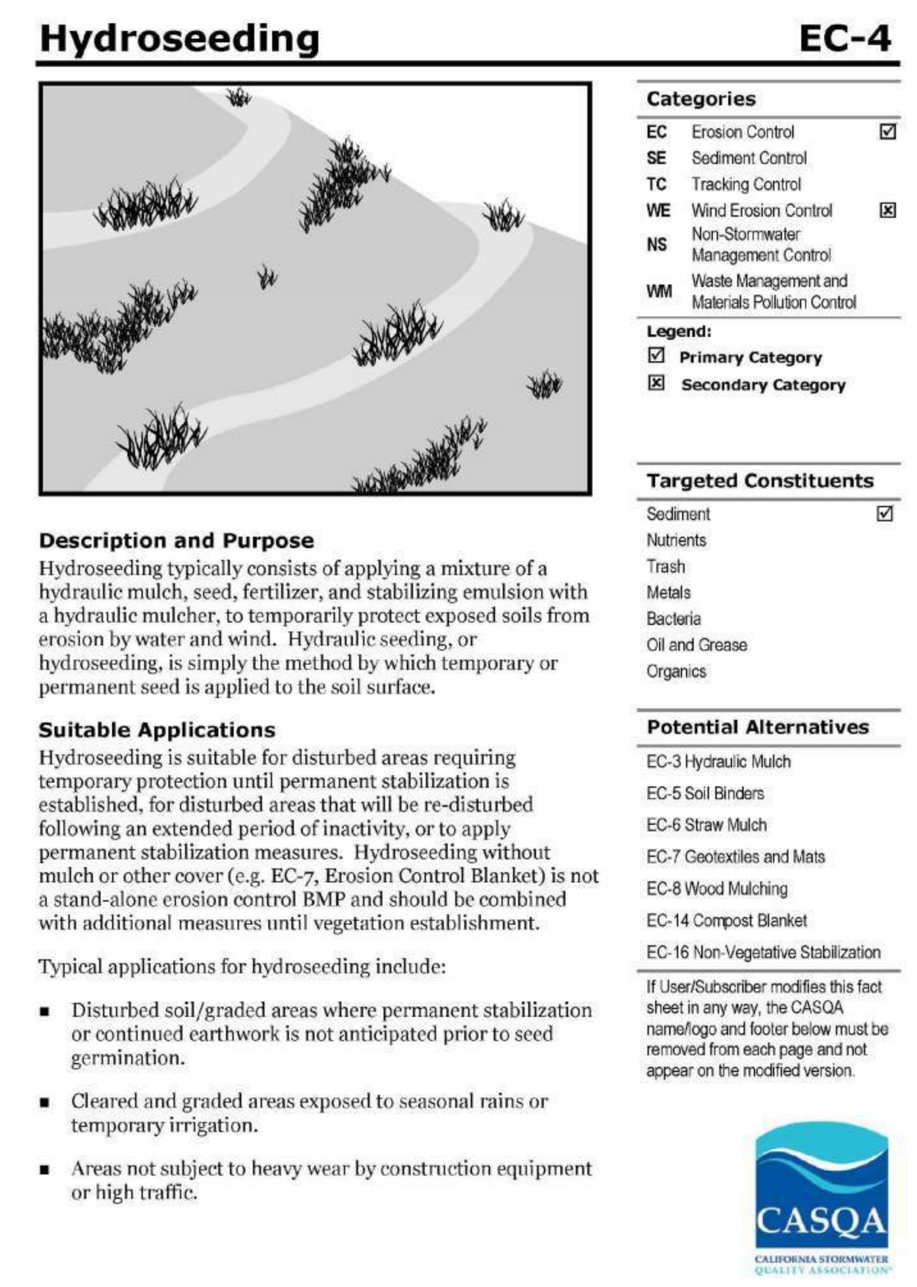
Erosion and Sediment Control Best Management Practices must be in place and functional PRIOR to the first inspection. No inspections can be performed if they are not in place or have failed to provide erosion control. Failure to maintain erosion control will cause inspections to be delayed until erosion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

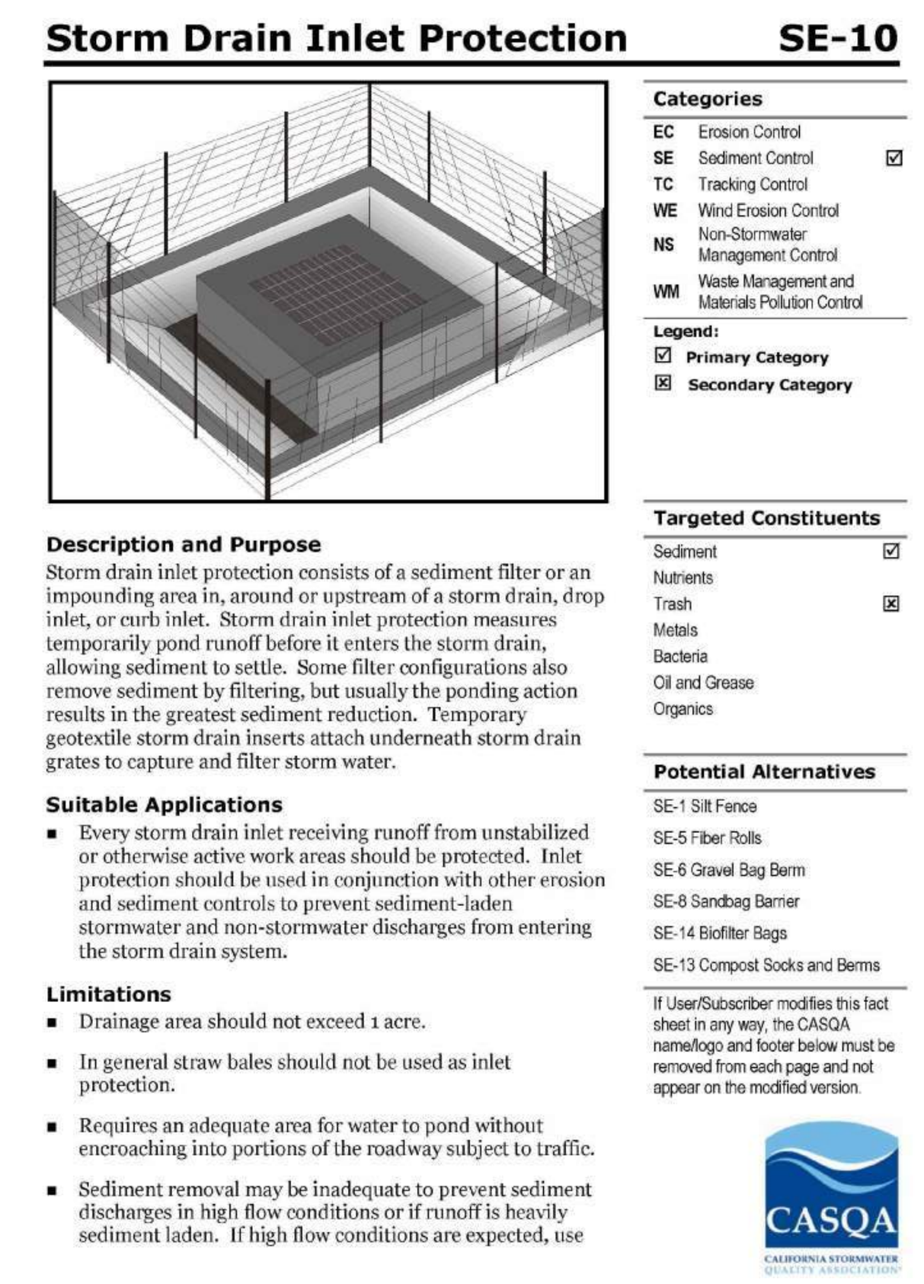
ABBREVIATIONS

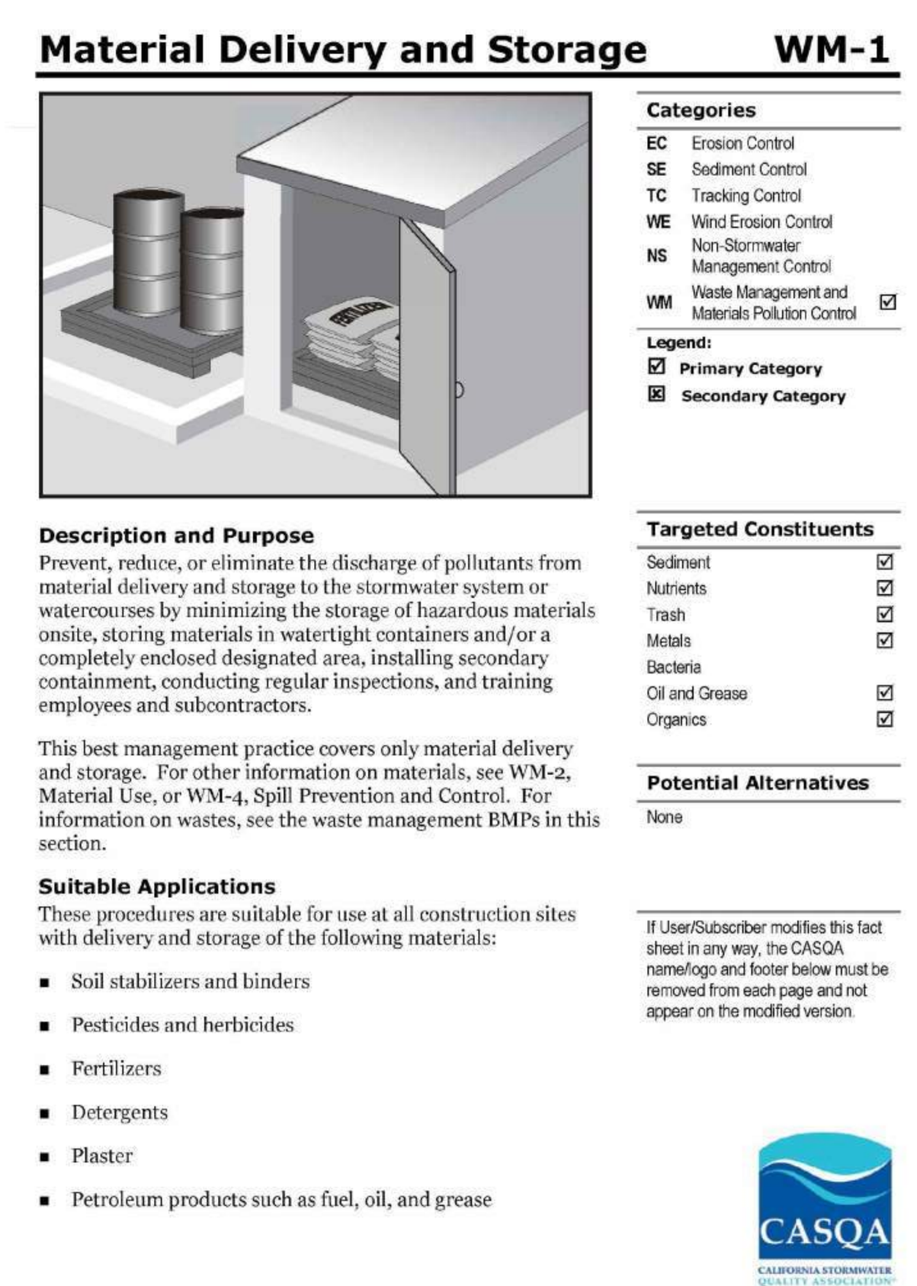
AC	Asphalt Concrete Paving
BW	Bottom of Wall
CO	Clean-out
CL	Centerline
CONC	Concrete
CONST	Construction
DIA & Ø	Diameter
ELEV	Elevation
(E) & ( )	Existing
FF	Finished Floor
FS	Finished Surface
FH	Fire Hydrant
FL	Flow Line
G	Gas
GB	Grade Break
GR	Finished Grade
HDPE	Hi-density Polyethylene
HP	High Point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

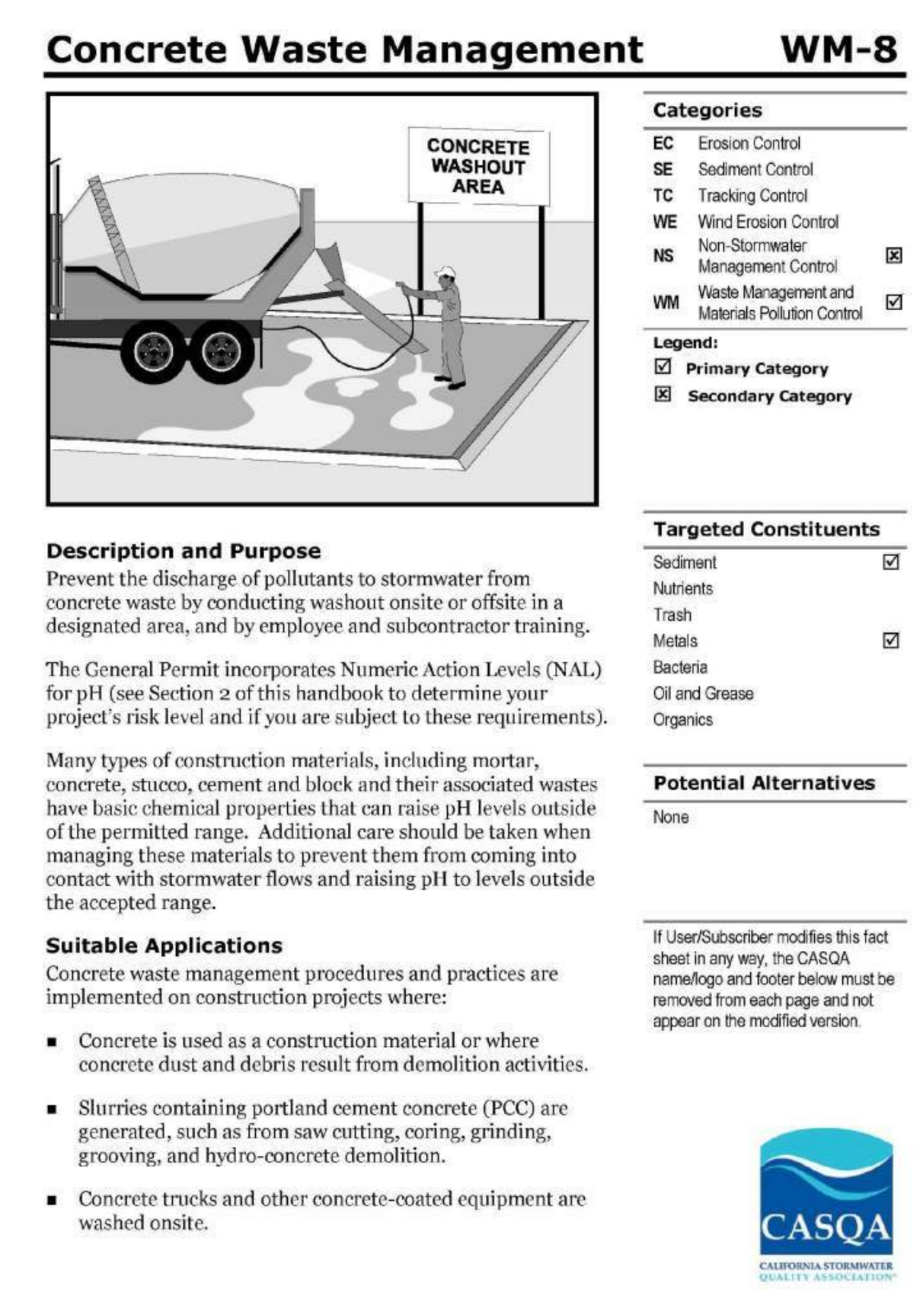
LEGEND

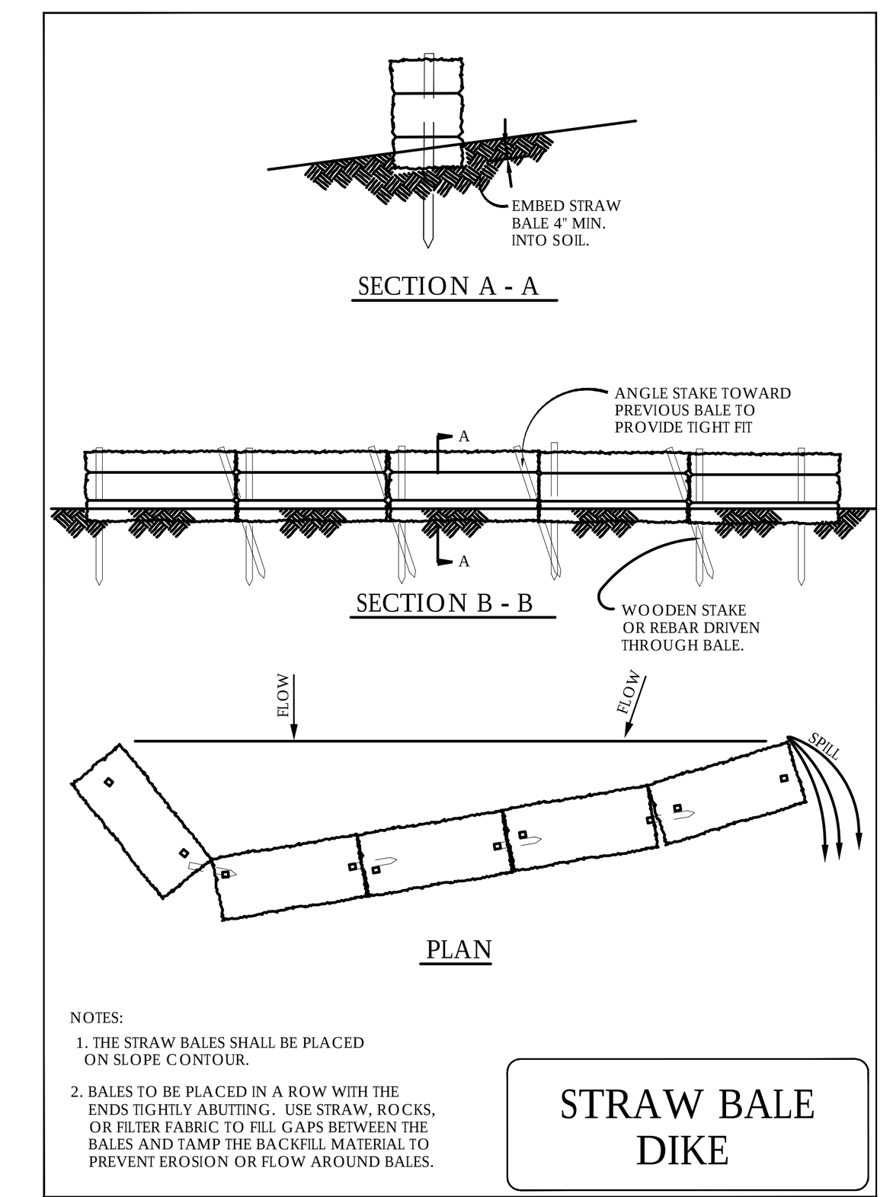


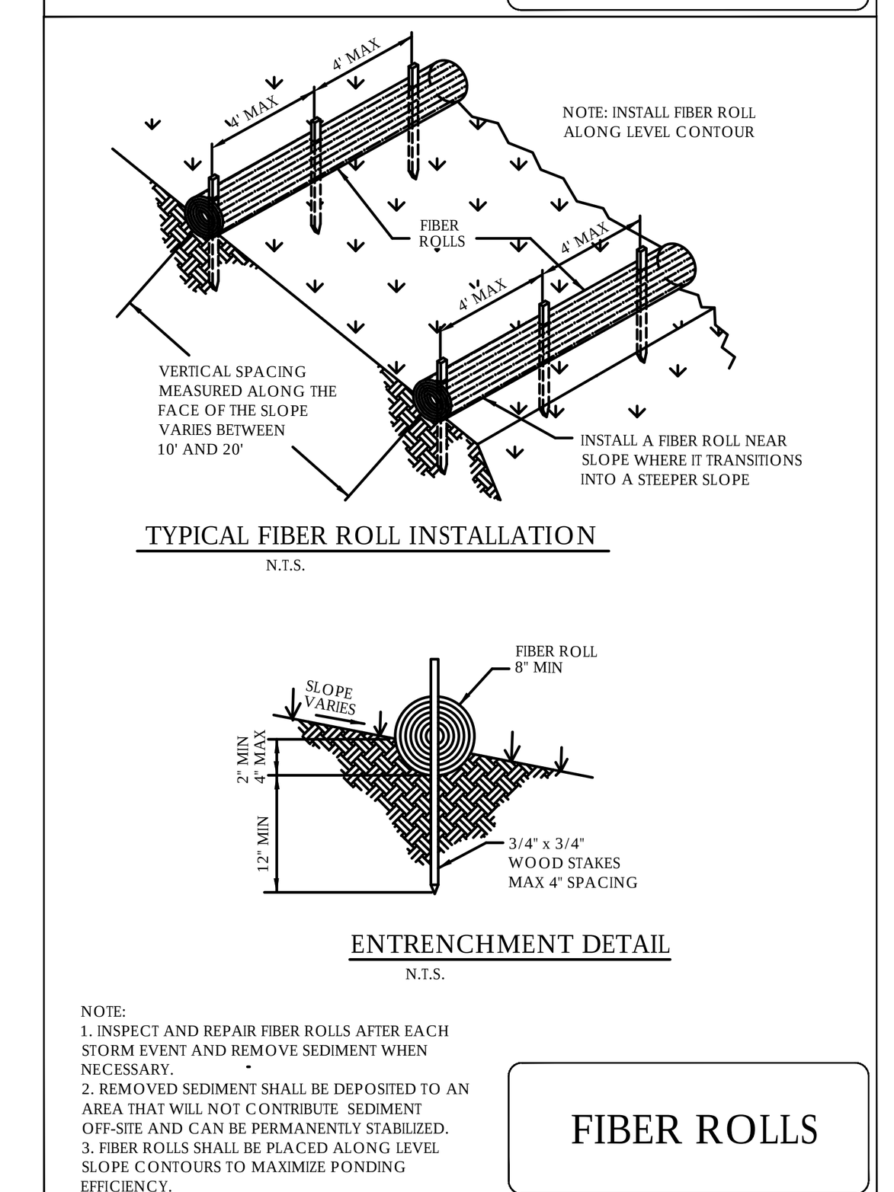


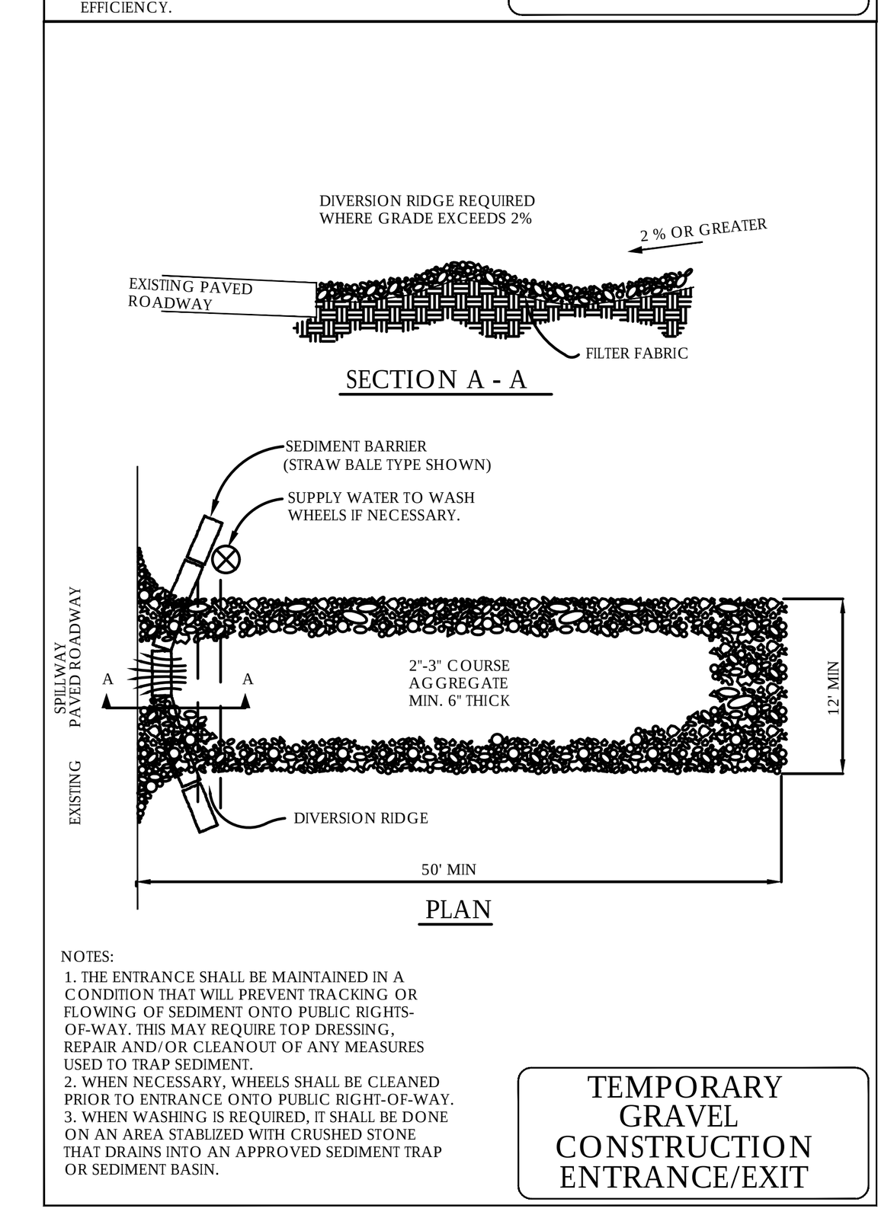


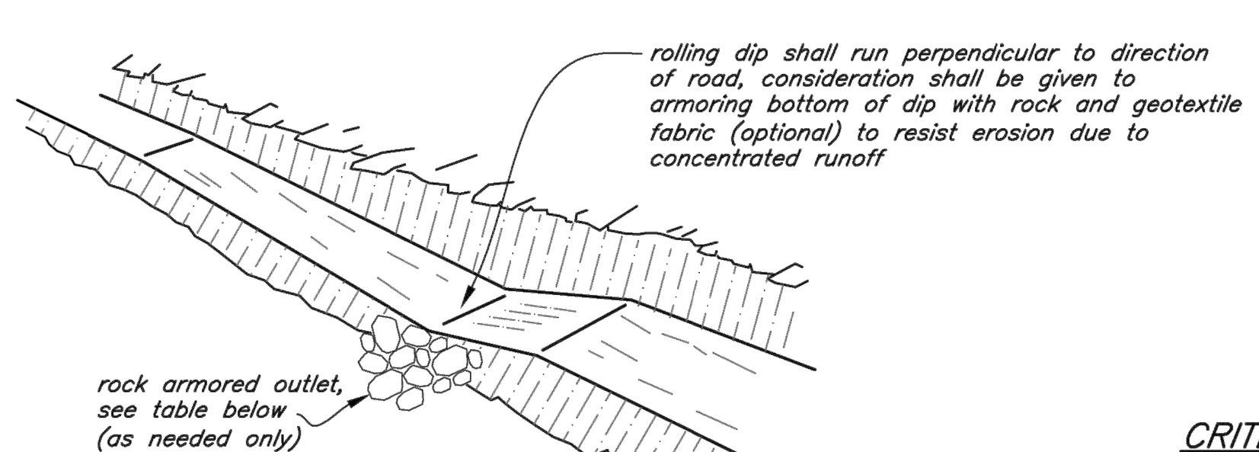












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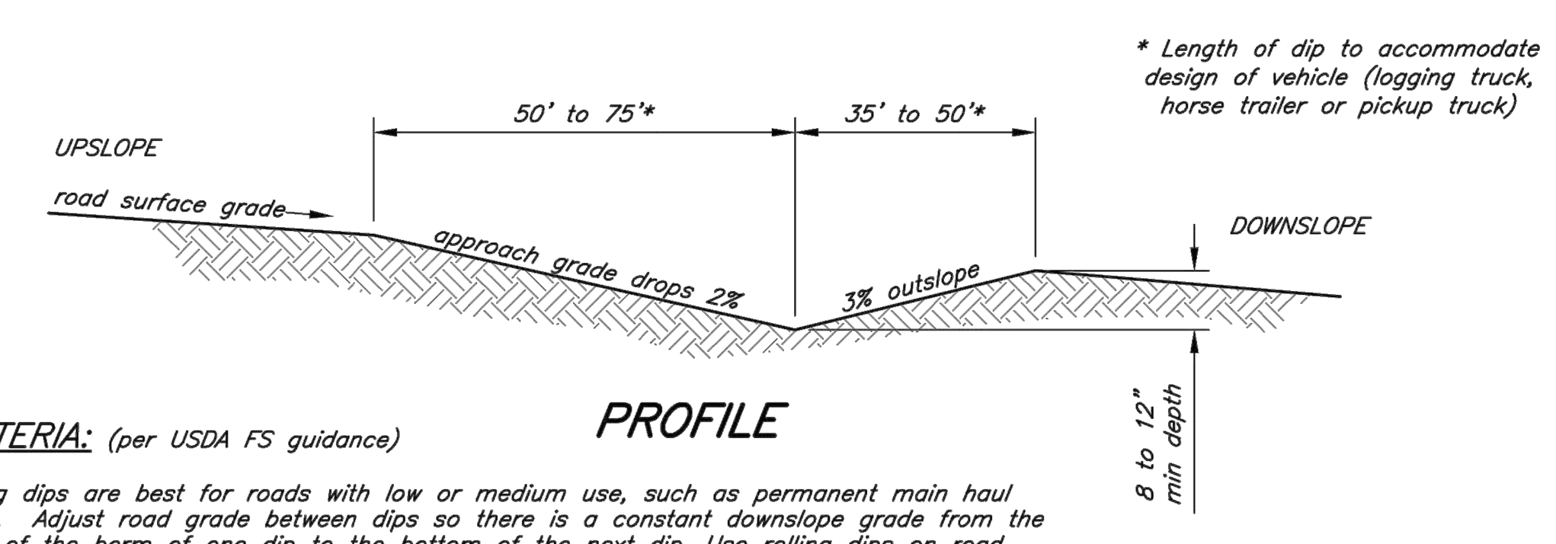


PROFILE

DESIGN CRITERIA
(BASED ON FIGURE 1 BELOW)

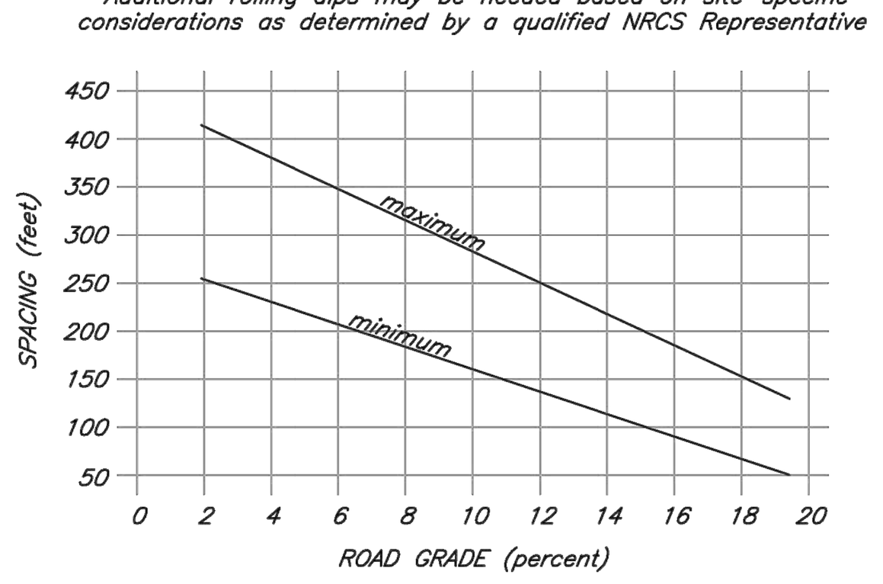
Minimum Spacing ____________________(ft)

Rock Armoring _____(Y/N) if yes, see Table 1 below

Volume of Rock Armoring ______________(yd^3)

FIGURE 1. MINIMUM SPACING OF ROLLING DIPS

*Additional rolling dips may be needed based on site-specific considerations as determined by a qualified NRCS Representative



$$EQ \#1 = \frac{400}{slope \%} + 100 \text{ ft}$$

TABLE 1. ROCK ARMORING GRADATION FOR ROLLING DIP OUTLETS

Size of stone (inches)	Range D50 (inches)	Percent of total weight smaller than the given size
1.5 to 2.0 x D50	8 to 12	100
1.3 to 1.8 x D50	7 to 10	85
1.0 to 1.5 x D50	4 to 6	50
0.3 to 1.5 x D50	2 to 3	15

CRITERIA: (per USDA FS guidance)

1. Rolling dips are best for roads with low or medium use, such as permanent main haul roads. Adjust road grade between dips so there is a constant downslope grade from the crest of the berm of one dip to the bottom of the next dip. Use rolling dips on road grades up to 10 percent and on roads with infrequent surface maintenance
2. Use where traditional cross-drain pipes are not applicable or desired
3. Use before stream crossings to direct water into vegetative filters and reduce hydrologic connectivity. Use to divert road drainage only, (not for springs or small streams)

NOTES:

1. The landowner is responsible for procuring and complying with all permits and easements, including all Federal, State and local requirements. The landowner is also responsible for insuring that all work done on access roads that join state or county roads shall be in compliance with the requirements for these roads.
2. All construction operations shall be carried out in such a manner that potential erosion, air and water pollution are minimized. Work shall be performed in accordance with CS-OR-001, Clearing, CS-OR-002, Clearing and Grubbing and CS-OR-005, Pollution Control.
3. Minimum spacing of rolling dips shall be determined using EQ #1 or graph. Additional spacing may be needed based on site-specific considerations. When a road is within 25 feet of a stream and runs parallel to a stream for more than 300 feet, decrease spacing (as specified by EQ #1 or graph) by a minimum of 25 percent.
4. Where a road is grading down towards a stream, locate the last rolling dip at about 10 to 30 feet from stream (depending upon filtering capability at the outlet). Place the next rolling dip upgrade at 75 percent of the spacing guide value.
5. If road has drainage ditch, extend rolling dips to intercept the runoff.
6. Protect outlet area of rolling dip with riprap, stone, or appropriate vegetative cover.
7. Inspect rolling dips after each major runoff event and provide maintenance as needed to maintain proper drainage. See Practice Standard 560 Operation & Maintenance for additional guidance.
8. Rolling dips are best for spur or temporary roads that have little traffic and low speeds. Rolling dips function as "stretched out" waterbars. The dip is excavated out of the existing road grade.
9. All rolling dips shall begin at the intersection of the roadbed and cut slope and shall extend the entire width of the roadbed. They shall be installed perpendicular (no skew) to direction of road.
10. Vegetated outlets shall be maintained with adequate cover. Reseed and mow as needed per Practice Standard 342, Critical Area Planting.
11. All rolling dips shall have free flowing outlets and shall be armored at outlet. See Rock Armoring Table. For additional information see Minnesota Technical Note #3: "Loose Riprap Protection".
12. For additional information guidance see Oregon's Forest Protection Laws, 2nd Edition and USDA – Forest Service "Environmentally Sensitive Maintenance for Dirt and Gravel Roads", April 2012.

This drawing requires supporting technical documentation prior to use and must be adapted to the specific site.

Drawing not to scale

Drawings were developed by the Oregon NRCS State Design Engineer and State Forester. For additional guidance please contact either one regarding these drawings or any general questions on access roads

ROLLING DIPS (LOW OR MEDIUM USE ROADS)

PRACTICE STANDARD 560 – ACCESS ROADS

NRCS
Natural Resources Conservation Service
United States Department of Agriculture

File Name: access_roads.dwg

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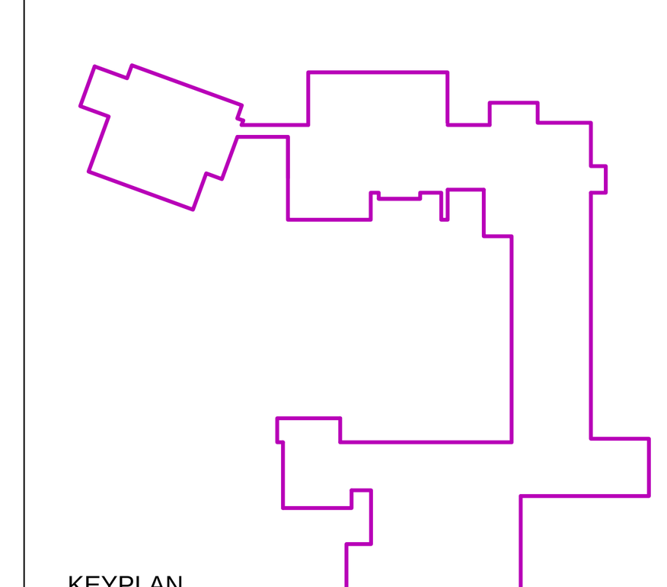
MOONDANCE RESIDENCE

2400 ACORN SPRINGS RD
APN 039-261-051 & -052
TEMPLETON, CA 93465

No.	Date	Description



KEYPLAN

NOTES & DETAILS

Project number	16117
Date	12/21/2017
Drawn by	JM
Checked by	TR

C-2

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LEGEND

= Existing ranch road

= New all-weather base road

= New paved road

200 100 0 200 400

SCALE: 1" = 200'

NOTE:
THE SHOP BUILDING AND PAD WILL BE CONSTRUCTED UNDER A SEPARATE PERMIT.

ACORN SPRINGS RD

ROAD 'A'

ROAD 'B'

NORTH WELL

MOONDANCE WELL

HAY FIELD WELL

EAST GATE WELL

CANYON WELL

MIDDLE WELL

EAST WELL A

EAST WELL B

RIDGE WELL

WINDMILL WELL

SOUTH WELL

STRUCTURE IS REMOVED

SHOP UNDER SEPARATE PERMIT

ERODED AREA TYP

ERODED AREA TYP

CULVERT #1

CULVERT #2

CULVERT #3

CULVERT #4

CULVERT #5

CULVERT #6

CULVERT #7

(E) UNPAVED RANCH ROAD TYP

(N) ALL-WEATHER BASE ROAD

(N) 16' CALFIRE APPROVED ACCESS DRIVEWAY

(N) PAVED ROAD

(N) 12' AG ROAD ALL-WEATHER BASE

INSTALL 3" SCH 80 PVC WATER SUPPLY LINE (SEE TYPICAL ROAD SECTION)

INSTALL (2) - 2" TELEPHONE CONDUIT WITH PULL BOXES AT 400' INTERVALS (SEE TYPICAL ROAD SECTION)

NEW FIRE WATER & DOMESTIC WATER LINE

NEW UTILITY POLE & METER PANEL, WATER STORAGE, PRESSURE PUMP, GENERATOR, AND LPG TANK - SEE MECHANICAL PLANS

(N) RESIDENCE

NEW UNDERGROUND ELECTRIC & GAS

NEW FIRE DEPT CONNECTION

NEW OVERHEAD ELECTRICAL

NEW OVERHEAD ELECTRICAL

EXISTING UTILITY POLE POINT OF CONNECTION

5 8 9 6 10 4 7

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MOONDANCE RESIDENCE

2400 ACORN SPRINGS RD
APN 039-261-051 & -052
TEMPLETON, CA 93465

No.	Date	Description

KEYPLAN

SITE PLAN

REGISTERED PROFESSIONAL ENGINEER
Timothy P. Roberts
35366
Exp. 9/30/19
CIVIL
STATE OF CALIFORNIA

Project number	16117
Date	12/21/2017
Drawn by	JM
Checked by	TR

C-3

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CONSTRUCTION NOTES

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

1. Existing unpaved road.
2. Existing fence.
3. Existing gate.
4. Existing well.
5. Construct 6" all-weather aggregate base driveway per typical section.
6. Construct 2" min asphalt driveway over 6" Class 2 aggregate base on longitudinal slopes > 12% per typical section.
7. Install 18" HPDE culvert @ S=1% min.
8. Install 24" HPDE culvert @ S=1% min.
9. Install 1 CY rock rip rap slope protection comprised of onsite native rock over gravel filter.
10. Track straw into, or hydro seed all newly graded slopes with County approved native erosion control seed mix.
11. Construct temporary construction entrance per CASQA detail sheet C-2.
12. Install biodegradable fiber rolls at toe of slope and as indicated. See CASQA detail sheet C-2.
13. Construct concrete washout structure per CASQA detail sheet C-2.
14. Construct temporary material storage area per CASQA detail sheet C-2.
15. Install temporary tree protection fencing.
16. Construct gravel driveway.
17. Construct garden wall. See architect's plans for detail.
18. Construct garden terrace wall typ. See architect's plan for detail.
19. Grade to drain away from proposed structure at S = 5% for 10 feet min. typical
20. Install 4" PCC concrete flatwork, S=2% typical. See architect's plans for details.
21. Construct concrete masonry retaining wall, see architect's plans for detail.
22. Construct 6" all-weather base fire vehicle turn-around per CalFire standards.
23. Construct earth swale at S = 1% typical (36" wide by 6" deep)
24. Construct level spreader per detail sheet 2, typical.
25. Construct concrete driveway apron.
26. Install 1,000-gallon septic tank.
27. Install 4" PVC sewer pipe at S=2% min.
28. Install sanitary sewer clean out.
29. Install distribution box.
30. Construct dry well, 20' minimum distance required between pits. See septic system design report package for details and specifications.
31. Install rolling dip per detail Sheet C-2.

OVERLAND
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MOONDANCE RESIDENCE

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TEMPLETON, CA 93465

No.	Date	Description

KEYPLAN

GRADING, DRAINAGE & EROSION CONTROL PLAN

REGISTERED PROFESSIONAL ENGINEER
TIMOTHY P. ROBERTS
35366
Exp. 9/30/19
CIVIL
STATE OF CALIFORNIA

Project number	16117
Date	12/21/2017
Drawn by	JM
Checked by	TR

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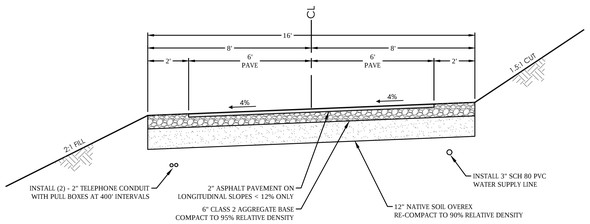
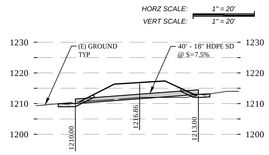
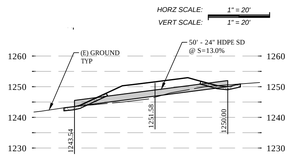


DRIVEWAY TYPICAL SECTION

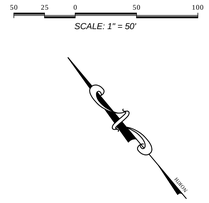
NOT TO SCALE



CULVERT #1 SECTION



CULVERT #2 SECTION



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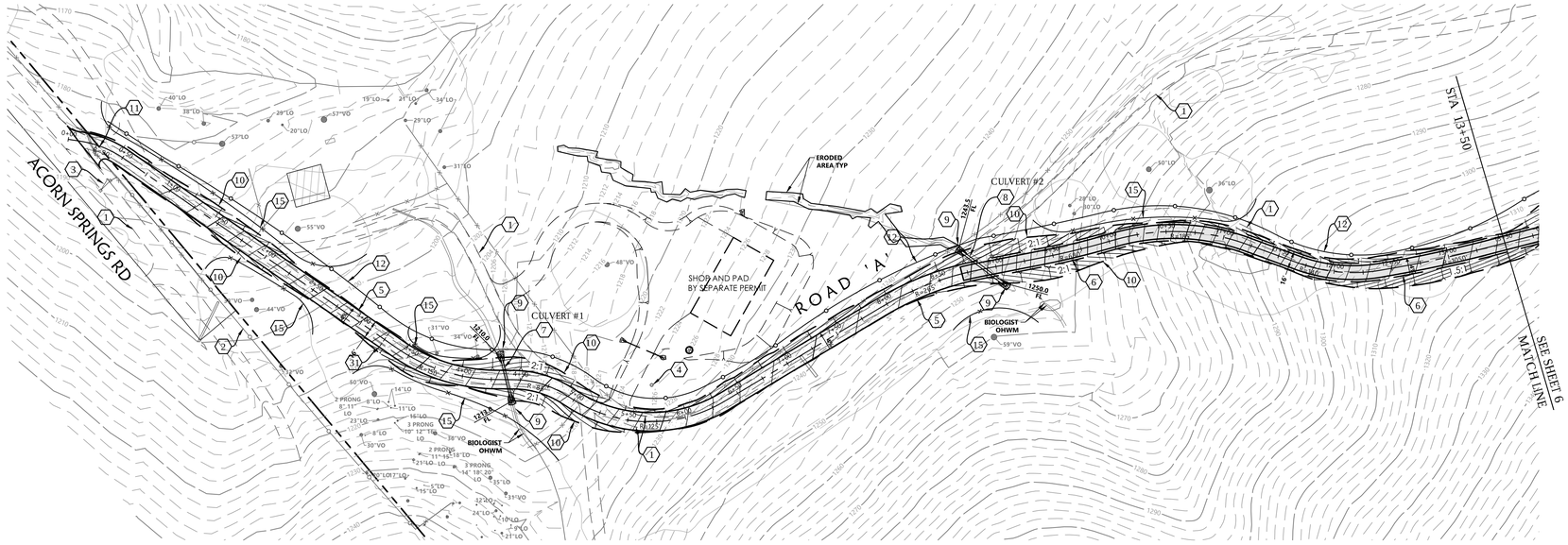
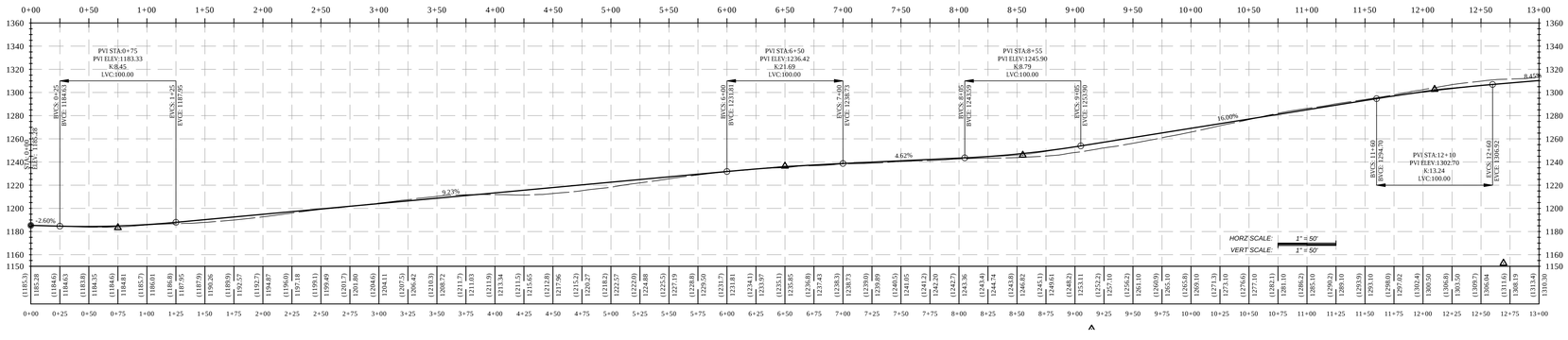
1. Existing unpaved road.
2. Existing fence.
3. Existing gate.
4. Existing well.
5. Construct 6" all-weather aggregate base driveway per typical section.
6. Construct 2" min asphalt driveway over 6" Class 2 aggregate base on longitudinal slopes > 12% per typical section.
7. Install 18" HPDE culvert @ S=1% min.
8. Install 24" HPDE culvert @ S=1% min.
9. Install 1 CY rock rip rap slope protection comprised of onsite native rock over gravel filter.
10. Track straw into, or hydro seed all newly graded slopes with County approved native erosion control seed mix.
11. Construct temporary construction entrance per CASQA detail sheet C-2.
12. Install biodegradable fiber rolls at toe of slope and as indicated. See CASQA detail sheet C-2.
13. Construct concrete washout structure per CASQA detail sheet C-2.
14. Construct temporary material storage area per CASQA detail sheet C-2.
15. Install temporary tree protection fencing.
16. Construct gravel driveway.
17. Construct garden wall. See architect's plans for detail.
18. Construct garden terrace wall typ. See architect's plan for detail.
19. Grade to drain away from proposed structure at S = 5% for 10 feet min. typical
20. Install 4" PCC concrete flatwork, S=2% typical. See architect's plans for details.
21. Construct concrete masonry retaining wall, see architect's plans for detail.
22. Construct 6' all-weather base fire vehicle turn-around per CalFire standards.
23. Construct earth swale at S = 1% typical (36" wide by 6" deep)
24. Construct level spreader per detail sheet 2, typical.
25. Construct concrete driveway apron.
26. Install 1,000-gallon septic tank.
27. Install 4" PVC sewer pipe at S=2% min.
28. Install sanitary sewer clean out.
29. Install distribution box.
30. Construct dry well, 20' minimum distance required between pits. See septic system design report package for details and specifications.
31. Install rolling dip per detail Sheet C-2.



ROAD 'A' PLAN



ROAD 'A' PROFILE

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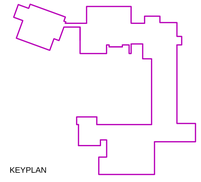

KEYPLAN

ROAD 'A' PLAN

Project number	16117
Date	12/21/2017
Drawn by	JM
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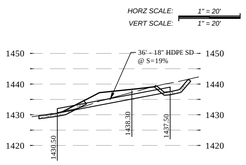
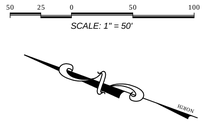
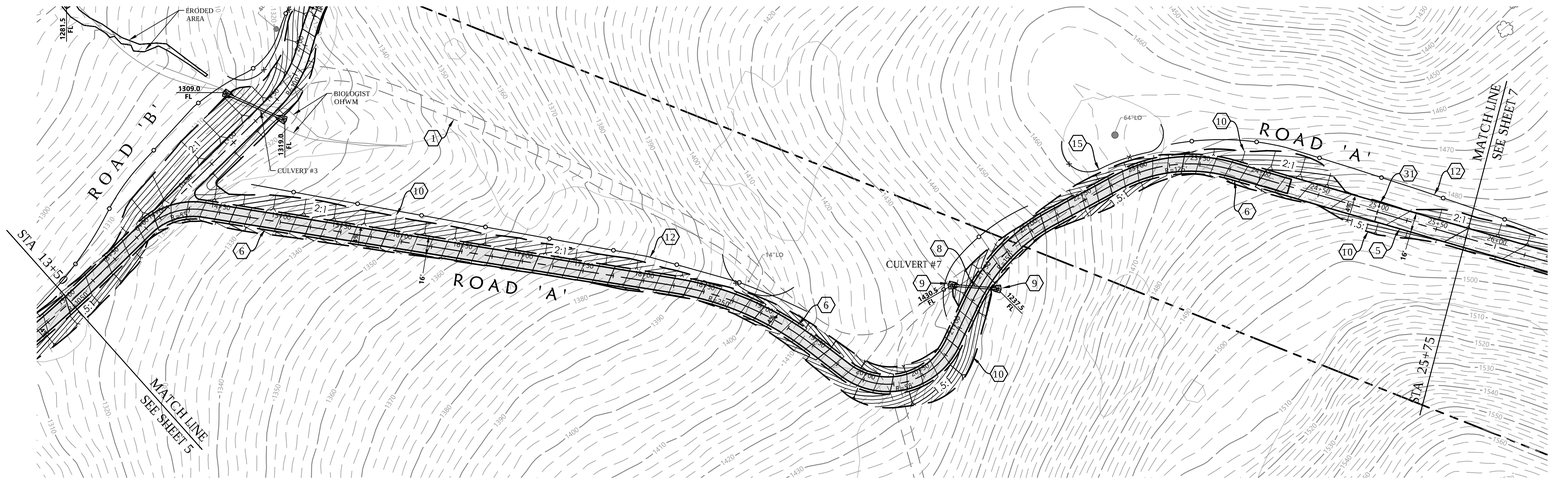


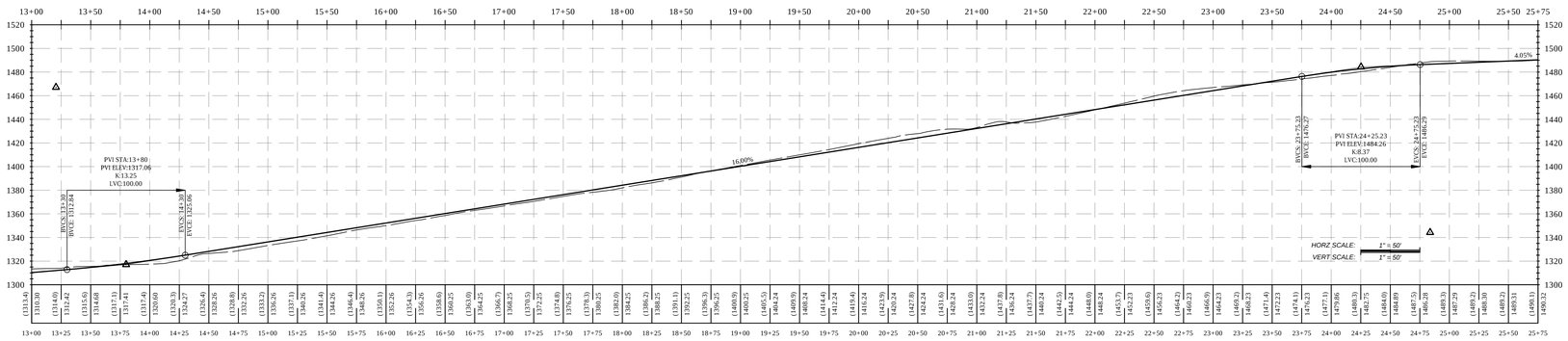
CULVERT #7 SECTION



SEE SHEET 8 FOR ROAD 'B' PLAN



ROAD 'A' PLAN



ROAD 'A' PROFILE

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13. Construct concrete washout structure per CASQA detail sheet C-2.
14. Construct temporary material storage area per CASQA detail sheet C-2.
15. Install temporary tree protection fencing.
16. Construct gravel driveway.
17. Construct garden wall. See architect's plans for detail.
18. Construct garden terrace wall typ. See architect's plan for detail.
19. Grade to drain away from proposed structure at S = 5% for 10 feet min. typical
20. Install 4" PCC concrete flatwork, S=2% typical. See architect's plans for details.
21. Construct concrete masonry retaining wall, see architect's plans for detail.
22. Construct 6' all-weather base fire vehicle turn-around per CalFire standards.
23. Construct earth swale at S = 1% typical (36" wide by 6" deep)
24. Construct level spreader per detail sheet 2, typical.
25. Construct concrete driveway apron.
26. Install 1,000-gallon septic tank.
27. Install 4" PVC sewer pipe at S=2% min.
28. Install sanitary sewer clean out.
29. Install distribution box.
30. Construct dry well, 20' minimum distance required between pits. See septic system design report package for details and specifications.
31. Install rolling dip per detail Sheet C-2.

OVERLAND
PARTNERS | ARCHITECTS

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Lighting Design
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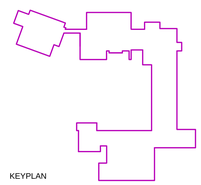
9411 Chapel Down Street
Austin, Texas 78729
TEL (512) 382-1656

MOONDANCE RESIDENCE

2400 ACORN SPRINGS RD
APN 039-261-051 & -052
TEMPLETON, CA 93465

No.	Date	Description



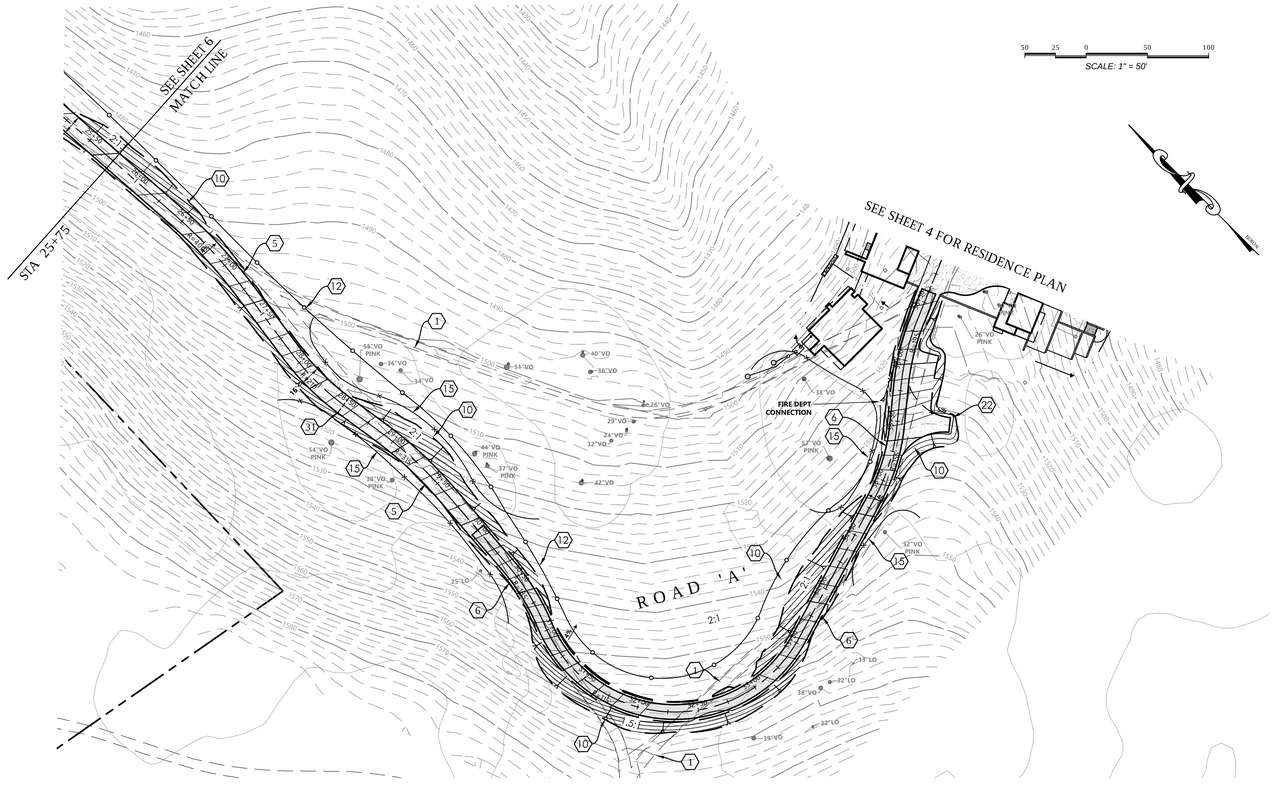
KEYPLAN

ROAD 'A' PLAN

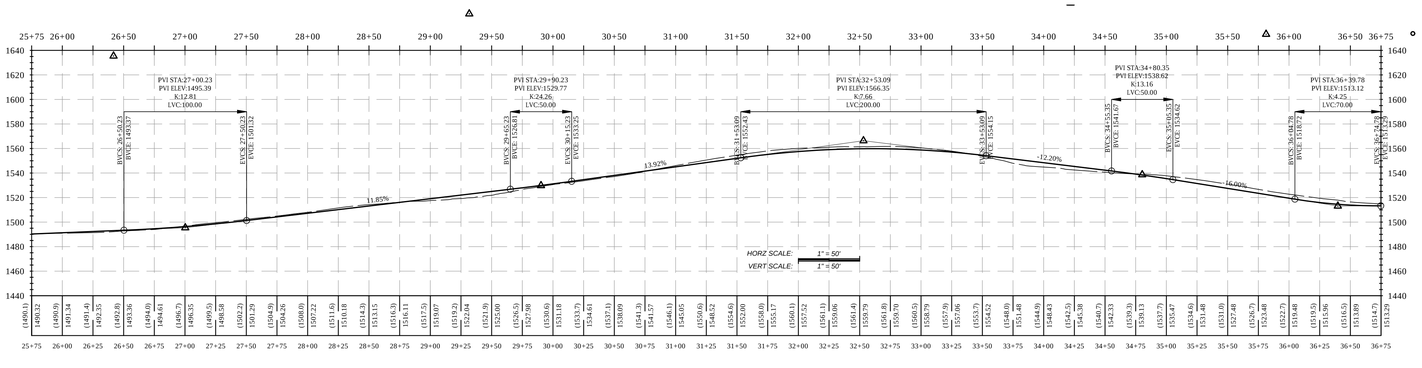
Project number	16117
Date	12/21/2017
Drawn by	JM
Checked by	TR

C-6

12/6/2017 6:17:53 PM



ROAD 'A' PLAN



ROAD 'A' PROFILE

CONSTRUCTION NOTES

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

1. Existing unpaved road.
2. Existing fence.
3. Existing gate.
4. Existing well.
5. Construct 6" all-weather aggregate base driveway per typical section.
6. Construct 2' min asphalt driveway over 6' Class 2 aggregate base on longitudinal slopes > 12% per typical section.
7. Install 18" HPDE culvert @ S=1% min.
8. Install 24" HPDE culvert @ S=1% min.
9. Install 1 CY rock rip rap slope protection comprised of onsite native rock over gravel filter.
10. Track straw into, or hydro seed all newly graded slopes with County approved native erosion control seed mix.
11. Construct temporary construction entrance per CASQA detail sheet C-2.
12. Install biodegradable fiber rolls at toe of slope and as indicated. See CASQA detail sheet C-2.
13. Construct concrete washout structure per CASQA detail sheet C-2.
14. Construct temporary material storage area per CASQA detail sheet C-2.
15. Install temporary tree protection fencing.
16. Construct gravel driveway.
17. Construct garden wall. See architect's plans for detail.
18. Construct garden terrace wall typ. See architect's plan for detail.
19. Grade to drain away from proposed structure at S = 5% for 10 feet min. typical
20. Install 4" PCC concrete flatwork, S=2% typical. See architect's plans for details.
21. Construct concrete masonry retaining wall, see architect's plans for detail.
22. Construct 6" all-weather base fire vehicle turn-around per CalFire standards.
23. Construct earth swale at S = 1% typical (36" wide by 6" deep)
24. Construct level spreader per detail sheet 2, typical.
25. Construct concrete driveway apron.
26. Install 1,000-gallon septic tank.
27. Install 4" PVC sewer pipe at S=2% min.
28. Install sanitary sewer clean out.
29. Install distribution box.
30. Construct dry well, 20' minimum distance required between pits. See septic system design report package for details and specifications.
31. Install rolling dip per detail Sheet C-2.

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APN 039-261-051 & -052
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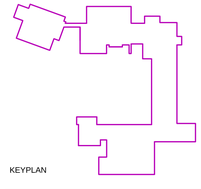


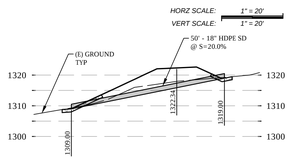
KEYPLAN

ROAD 'A' PLAN

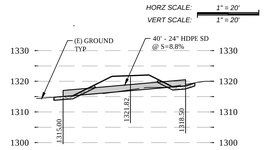
Project number	16117
Date	12/21/2017
Drawn by	JM
Checked by	TR

C-7

12/6/2017 6:17:53 PM



CULVERT #3 SECTION



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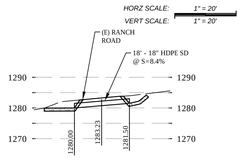

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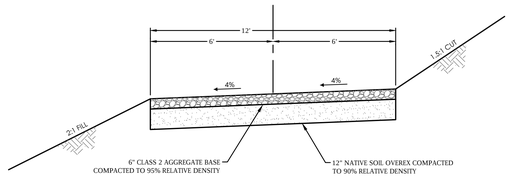
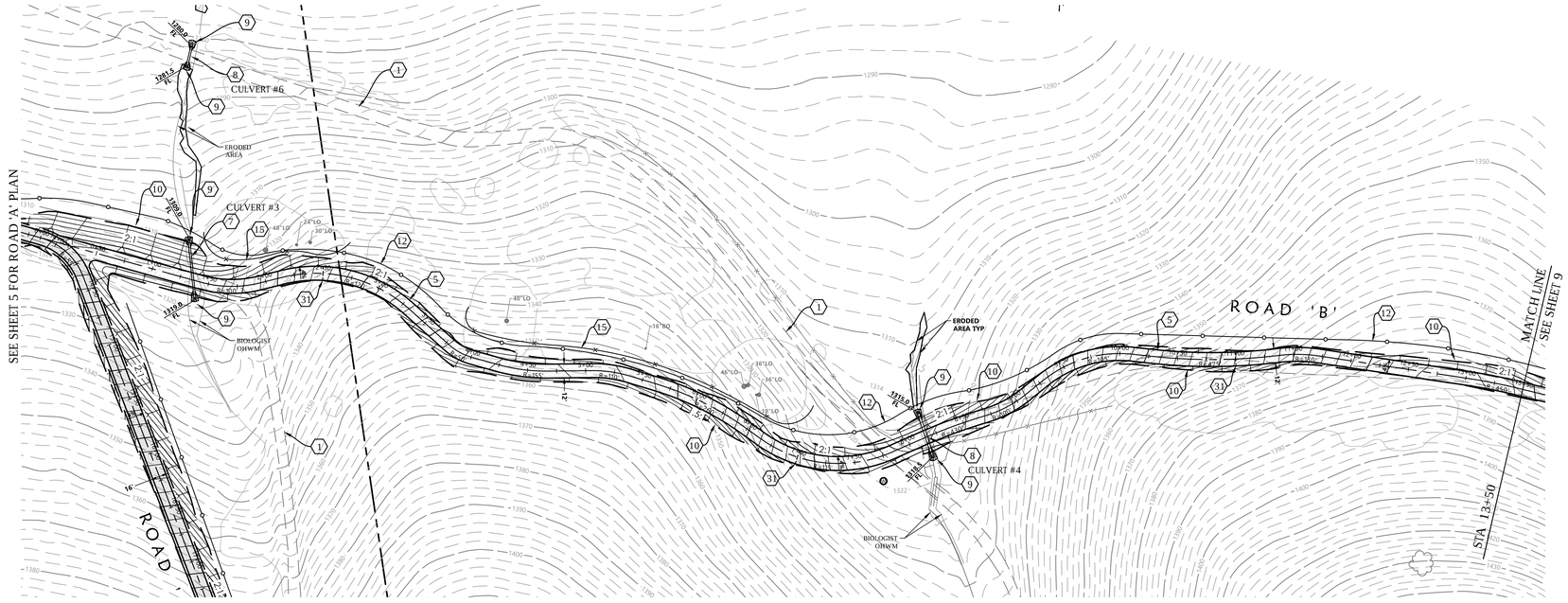
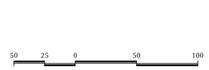


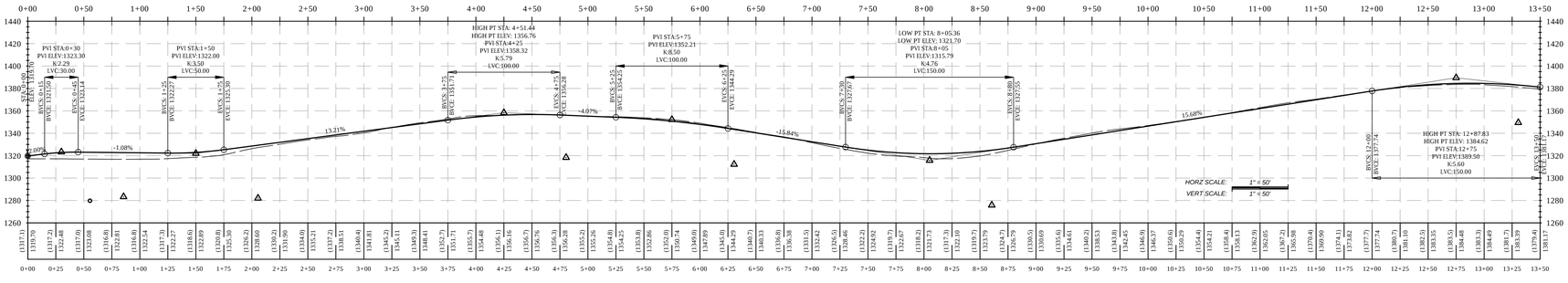
AG ROAD TYPICAL SECTION

NOT TO SCALE



ROAD 'B' PLAN





ROAD 'B' PROFILE

CONSTRUCTION NOTES

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

1. Existing unpaved road.
2. Existing fence.
3. Existing gate.
4. Existing well.
5. Construct 6" all-weather aggregate base driveway per typical section.
6. Construct 2" min asphalt driveway over 6" Class 2 aggregate base on longitudinal slopes > 12% per typical section.
7. Install 18" HPDE culvert @ S=1% min.
8. Install 24" HPDE culvert @ S=1% min.
9. Install 1 CY rock rip rap slope protection comprised of onsite native rock over gravel filter.
10. Track straw into, or hydro seed all newly graded slopes with County approved native erosion control seed mix.
11. Construct temporary construction entrance per CASQA detail sheet C-2.
12. Install biodegradable fiber rolls at toe of slope and as indicated. See CASQA detail sheet C-2.
13. Construct concrete washout structure per CASQA detail sheet C-2.
14. Construct temporary material storage area per CASQA detail sheet C-2.
15. Install temporary tree protection fencing.
16. Construct gravel driveway.
17. Construct garden wall. See architect's plans for detail.
18. Construct garden terrace wall typ. See architect's plan for detail.
19. Grade to drain away from proposed structure at S = 5% for 10 feet min. typical
20. Install 4" PCC concrete flatwork, S=2% typical. See architect's plans for details.
21. Construct concrete masonry retaining wall, see architect's plans for detail.
22. Construct 6" all-weather base fire vehicle turn-around per CalFire standards.
23. Construct earth swale at S = 1% typical (36" wide by 6" deep)
24. Construct level spreader per detail sheet 2, typical.
25. Construct concrete driveway apron.
26. Install 1,000-gallon septic tank.
27. Install 4" PVC sewer pipe at S=2% min.
28. Install sanitary sewer clean out.
29. Install distribution box.
30. Construct dry well, 20' minimum distance required between pits. See septic system design report package for details and specifications.
31. Install rolling dip per detail Sheet C-2.

OVERLAND

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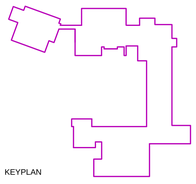
APN 039-261-051 & -052
TEMPLETON, CA 93465

No.	Date	Description



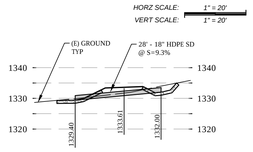
KEYPLAN

ROAD 'B' PLAN

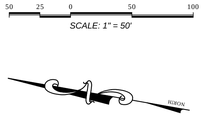
Project number	16117
Date	12/21/2017
Drawn by	JM
Checked by	TR

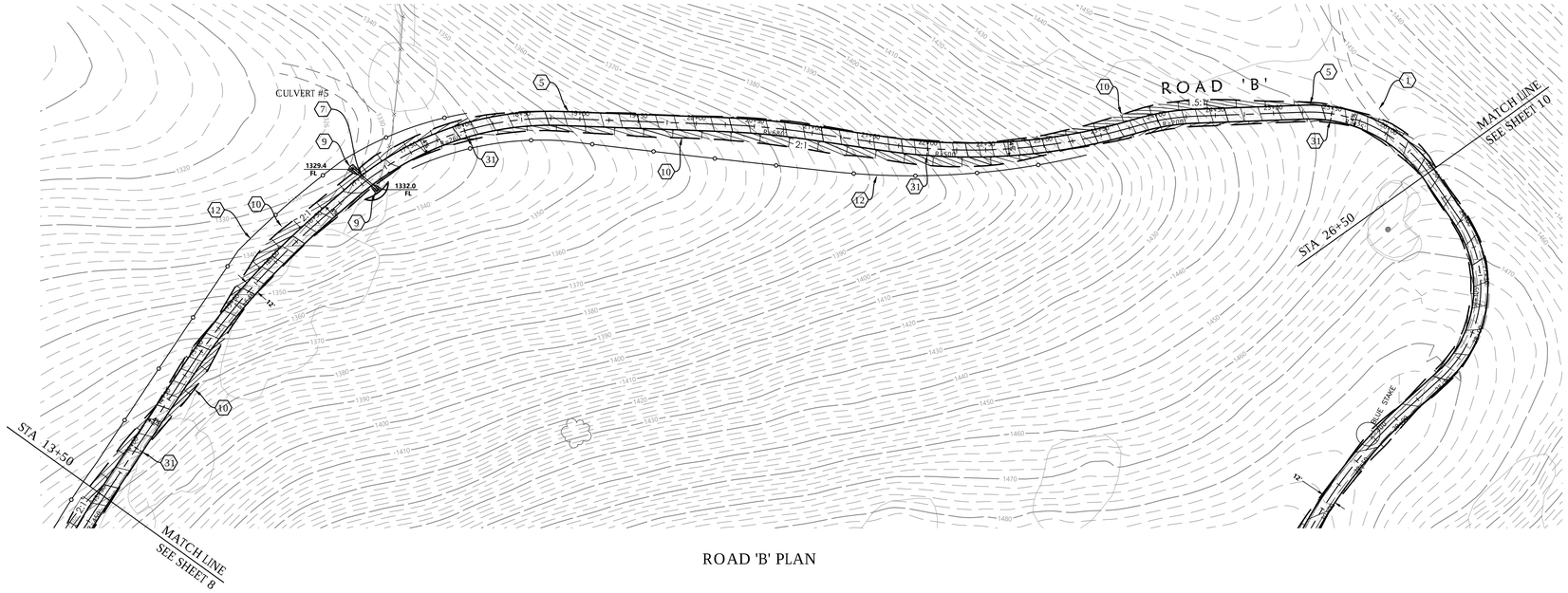
C-8

12/6/2017 6:17:53 PM

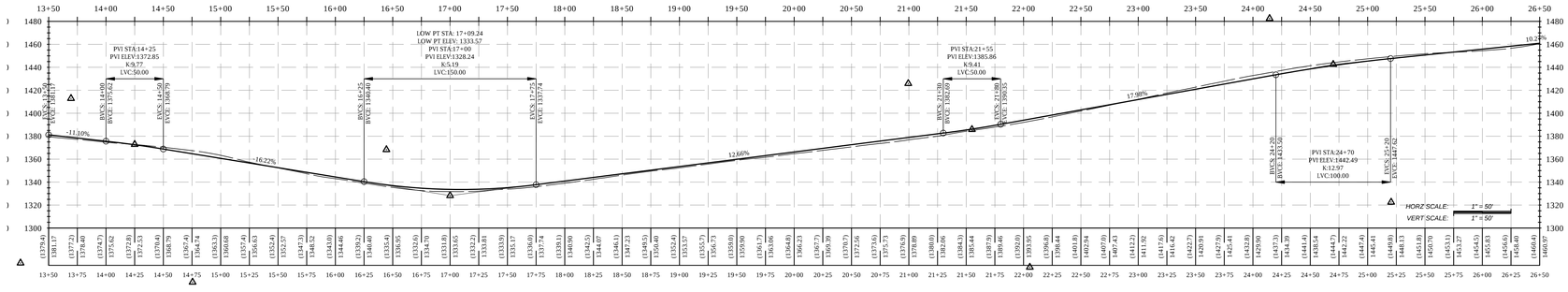


CULVERT #5 SECTION





ROAD 'B' PLAN



ROAD 'B' PROFILE

CONSTRUCTION NOTES

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1. Existing unpaved road.
2. Existing fence.
3. Existing gate.
4. Existing well.
5. Construct 6" all-weather aggregate base driveway per typical section.
6. Construct 2" min asphalt driveway over 6" Class 2 aggregate base on longitudinal slopes > 12% per typical section.
7. Install 18" HPDE culvert @ S=1% min.
8. Install 24" HPDE culvert @ S=1% min.
9. Install 1 CY rock rip rap slope protection comprised of onsite native rock over gravel filter.
10. Track straw into, or hydro seed all newly graded slopes with County approved native erosion control seed mix.
11. Construct temporary construction entrance per CASQA detail sheet C-2.
12. Install biodegradable fiber rolls at toe of slope and as indicated. See CASQA detail sheet C-2.
13. Construct concrete washout structure per CASQA detail sheet C-2.
14. Construct temporary material storage area per CASQA detail sheet C-2.
15. Install temporary tree protection fencing.
16. Construct gravel driveway.
17. Construct garden wall. See architect's plans for detail.
18. Construct garden terrace wall typ. See architect's plan for detail.
19. Grade to drain away from proposed structure at S = 5% for 10 feet min. typical
20. Install 4" PCC concrete flatwork, S=2% typical. See architect's plans for details.
21. Construct concrete masonry retaining wall, see architect's plans for detail.
22. Construct 6' all-weather base fire vehicle turn-around per CalFire standards.
23. Construct earth swale at S = 1% typical (36" wide by 6" deep)
24. Construct level spreader per detail sheet 2, typical.
25. Construct concrete driveway apron.
26. Install 1,000-gallon septic tank.
27. Install 4" PVC sewer pipe at S=2% min.
28. Install sanitary sewer clean out.
29. Install distribution box.
30. Construct dry well, 20' minimum distance required between pits. See septic system design report package for details and specifications.
31. Install rolling dip per detail Sheet C-2.

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TEMPLETON, CA 93465

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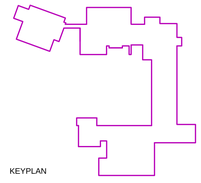


KEYPLAN

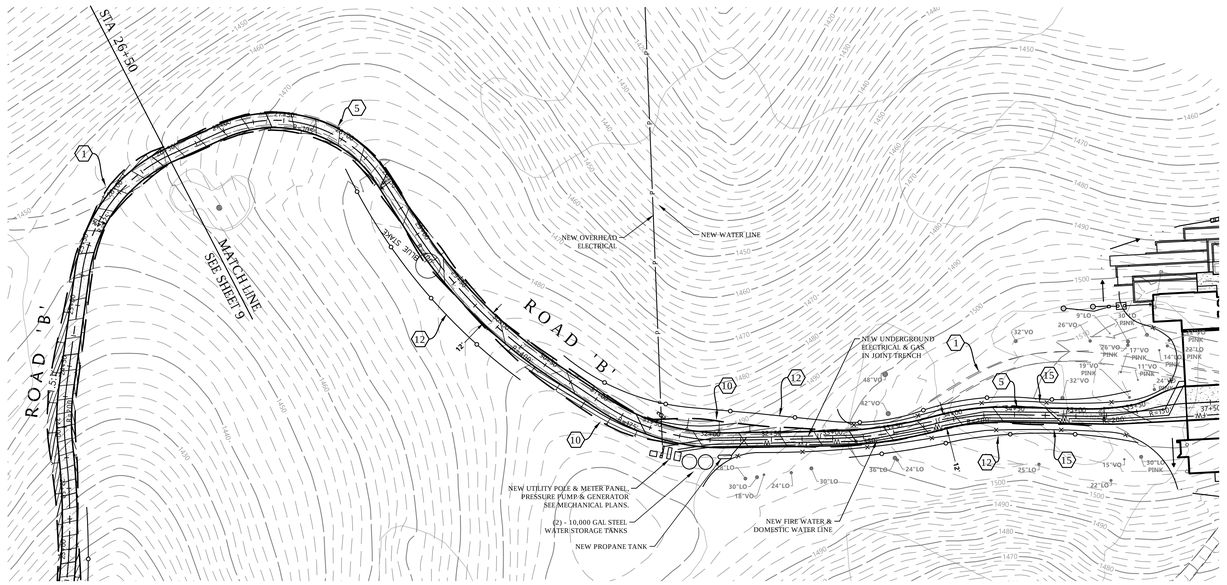
ROAD 'B' PLAN

REGISTERED PROFESSIONAL ENGINEER
Timothy P. Roberts
35366
Exp: 9/30/19
CIVIL
STATE OF CALIFORNIA

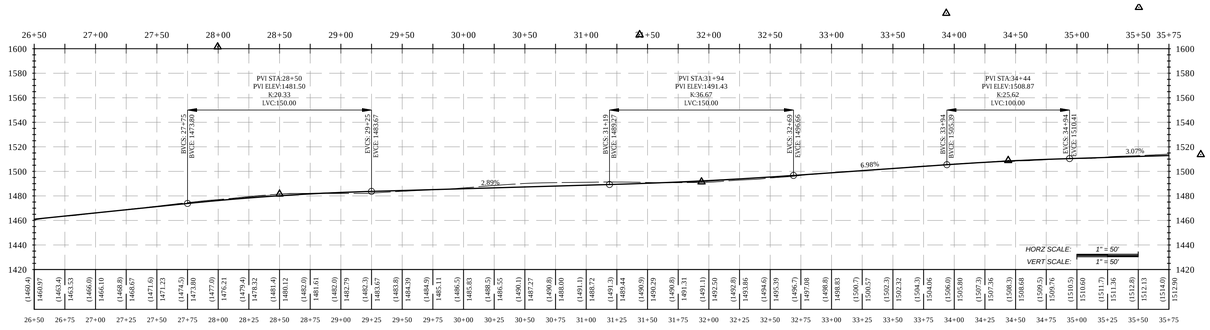
Project number	16117
Date	12/21/2017
Drawn by	JM
Checked by	TR

C-9

12/6/2017 6:17:53 PM



ROAD 'B' PLAN



ROAD 'B' PROFILE

50 25 0 50 100

SCALE: 1" = 50'

NORTH

CONSTRUCTION NOTES

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1. Existing unpaved road.
2. Existing fence.
3. Existing gate.
4. Existing well.
5. Construct 6" all-weather aggregate base driveway per typical section.
6. Construct 2" min asphalt driveway over 6" Class 2 aggregate base on longitudinal slopes > 12% per typical section.
7. Install 18" HPDE culvert @ S=1% min.
8. Install 24" HPDE culvert @ S=1% min.
9. Install 1 CY rock rip rap slope protection comprised of onsite native rock over gravel filter.
10. Track straw into, or hydro seed all newly graded slopes with County approved native erosion control seed mix.
11. Construct temporary construction entrance per CASQA detail sheet C-2.
12. Install biodegradable fiber rolls at toe of slope and as indicated. See CASQA detail sheet C-2.
13. Construct concrete washout structure per CASQA detail sheet C-2.
14. Construct temporary material storage area per CASQA detail sheet C-2.
15. Install temporary tree protection fencing.
16. Construct gravel driveway.
17. Construct garden wall. See architect's plans for detail.
18. Construct garden terrace wall typ. See architect's plan for detail.
19. Grade to drain away from proposed structure at S = 5% for 10 feet min. typical
20. Install 4" PCC concrete flatwork, S=2% typical. See architect's plans for details.
21. Construct concrete masonry retaining wall, see architect's plans for detail.
22. Construct 6' all-weather base fire vehicle turn-around per CalFire standards.
23. Construct earth swale at S = 1% typical (36" wide by 6" deep)
24. Construct level spreader per detail sheet 2, typical.
25. Construct concrete driveway apron.
26. Install 1,000-gallon septic tank.
27. Install 4" PVC sewer pipe at S=2% min.
28. Install sanitary sewer clean out.
29. Install distribution box.
30. Construct dry well, 20' minimum distance required between pits. See septic system design report package for details and specifications.
31. Install rolling dip per detail Sheet C-2.

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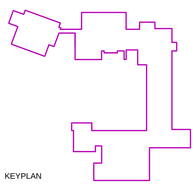


KEYPLAN

ROAD 'B' PLAN

REGISTERED PROFESSIONAL ENGINEER
TIMOTHY P. ROBERTS
35366
Exp. 9/30/19
CIVIL
STATE OF CALIFORNIA

Project number	16117
Date	12/21/2017
Drawn by	JM
Checked by	TR

C-10

12/6/2017 6:17:53 PM

Moondance Farms - 1835 Santa Rita Road - Gully Erosional Features Plan

EROSION CONTROL NOTES

1. Erosion control measures for wind, water, material stockpiles, and tracking shall be implemented on all projects at all times and shall include source control, including protection of stockpiles, protection of slopes, protection of all disturbed areas, protection of accesses, and perimeter containment measures. Erosion control shall be placed prior to the commencement of grading and site disturbance activities unless the Building Department determines temporary measures to be unnecessary based upon location, site characteristics or time of year. The intent of erosion control measures shall be to keep all generated sediments from entering a swale, drainage way, watercourse, atmosphere, or migrate onto adjacent properties or onto the public right-of-way.
2. Site inspections and appropriate maintenance of all erosion control measures/devices shall be conducted and documented at all times during construction and especially prior to, during, and after rain events.
3. The Developer shall be responsible for the placement and maintenance of all erosion control measures/devices as specified by the approved plan. Erosion control measures/devices may be relocated, deleted or additional measures/devices may be required depending on the actual conditions encountered during construction. Additional erosion control measures/devices shall be placed at the discretion of the Engineer of Work, or County Inspector. Guidelines for determining appropriate erosion control devices shall be included in the plans with additional measures/devices noted from the appendix of the Public Improvement Standards.
4. Wet weather erosion control measures/devices shall be available, installed, and/or applied between October 15 and April 15 or anytime when the rain probability exceeds 30%.
5. The Contractor, Developer, and Engineer of Work shall be responsible to review the project site prior to October 15 (rainy season) and to coordinate an implementation plan for wet weather erosion control devices. A locally based standby crew for emergency work shall be available at all times during the rainy season (October 15 through April 15). Necessary materials shall be available and stock piled at convenient locations to facilitate rapid construction or maintenance of temporary devices when rain is imminent.
6. In the event of a failure, the Developer and/or his representative shall be responsible for cleanup and all associated costs or damage. In the event that damage occurs within the right-of-way and the County is required to perform cleanup, the owner shall be responsible for County reimbursement of all associated costs or damage.
7. In the event of failure and/or lack of performance by the owner and/or contractor to correct erosion control related problems the Building Department may revoke all active permits and recommend that County Code Enforcement provide a written notice or stop work order in accordance with Section 22.52.140 [23.10] of the Land Use Ordinance.
8. Permanent erosion control shall be placed and established with 90% coverage on all disturbed surfaces other than paved or gravel surfaces, prior to final inspection. Permanent erosion control shall be fully established prior to final acceptance. Temporary erosion control measures shall remain in place until permanent measures are established.
9. The County Air Pollution Control District (APCD) may have additional project specific erosion control requirements. The Contractor, Developer, and Engineer of Work shall be responsible for maintaining self-regulation of these requirements.
10. All projects involving site disturbance of one acre or greater shall comply with the requirements of the National Pollutant Discharge Elimination System (NPDES). The Developer shall submit a Notice of intent (NOI) to comply with the General Permit for Construction Activity with the Regional Water Quality Control Board (RWQCB). The Developer shall provide the County with the Waste Discharge Identification Number (WDID #) or with verification that an exemption has been granted by RWQCB.

    WDID No.: n/a Exempt due to agricultural operations.

    Person to contact 24 hours a day in the event there is an erosion control/sedimentation problem (Storm Water Compliance Officer):
    Name: Neil Roberts
    Local Phone: 805-226-0174

EROSION CONTROL & INSPECTIONS

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

SEED SPECIFICATIONS

1. **Road Mix 3454010**

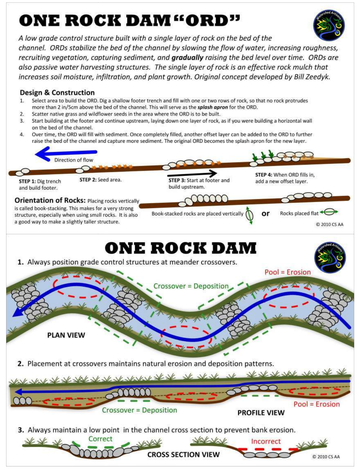
   85% Rhizing Moon Fescue
   15% Annual Ryegrass
   This you would plant about 35 pounds per acre

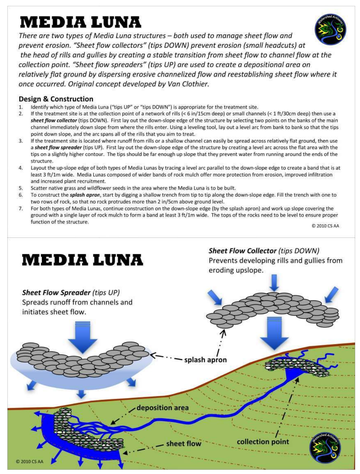
2. **Roberts Custom Erosion Mix**

   Merced Ryegrain 45.000%
   UC969 Barley 35.000%
   Coated Blando Brome 13.000%
   Flecha Fescue 7.000%
   On This mix you may want to go heavy up to 80 pound per acre on the steepest areas and about 60-70 on the other area

3. **Roberts Steep Road Mix**

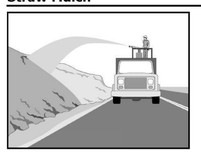
   Merced Ryegrain 70.000%
   Rhizing Moon Fescue 30.000%
   This you would plant about 60 pounds per acre





http://www.watershedartisans.com/wp-content/uploads/2016/03/Erosion-Control-Field-Guide.pdf

Straw Mulch EC-6



Categories
EC Erosion Control ☑
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control ☒
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents
Sediment ☑
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics

Potential Alternatives
EC-3 Hydraulic Mulch
EC-4 Hydroseeding
EC-5 Soil Binders
EC-7 Geotextiles and Mats
EC-8 Wood Mulching
EC-14 Compost Blanket

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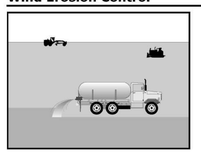
Description and Purpose
Straw mulch consists of placing a uniform layer of straw and incorporating it into the soil with a studded roller or crimper, or anchoring it with a tackifier or stabilizing emulsion. Straw mulch protects the soil surface from the impact of rain drops, preventing soil particles from becoming dislodged.

Suitable Applications
Straw mulch is suitable for disturbed areas requiring temporary protection until permanent stabilization is established. Straw mulch can be specified for the following applications:

- As a stand-alone BMP on disturbed areas until soils can be prepared for permanent vegetation. The longevity of straw mulch is typically less than six months.
- Applied in combination with temporary seeding strategies
- Applied in combination with permanent seeding strategies to enhance plant establishment and final soil stabilization
- Applied around containerized plantings to control erosion until the plants become established to provide permanent stabilization

Limitations
Availability of straw and straw blowing equipment may be limited just prior to the rainy season and prior to storms due to high demand.

Wind Erosion Control WE-1



Categories
EC Erosion Control
SE Sediment Control ☒
TC Tracking Control
WE Wind Erosion Control ☑
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents
Sediment ☑
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics

Potential Alternatives
EC-5 Soil Binders

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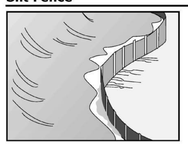
Description and Purpose
Wind erosion or dust control consists of applying water or other chemical dust suppressants as necessary to prevent or alleviate dust nuisance generated by construction activities. Covering small stockpiles or areas is an alternative to applying water or other dust palliatives.

California's Mediterranean climate, with a short "wet" season and a typically long, hot "dry" season, allows the soils to thoroughly dry out. During the dry season, construction activities are at their peak, and disturbed and exposed areas are increasingly subject to wind erosion, sediment tracking and dust generated by construction equipment. Site conditions and climate can make dust control more of an erosion problem than water based erosion. Additionally, many local agencies, including Air Quality Management Districts, require dust control and/or dust control permits in order to comply with local nuisance laws, opacity laws (visibility impairment) and the requirements of the Clean Air Act. Wind erosion control is required to be implemented at all construction sites greater than 1 acre by the General Permit.

Suitable Applications
Most BMPs that provide protection against water-based erosion will also protect against wind-based erosion and dust control requirements required by other agencies will generally meet wind erosion control requirements for water quality protection. Wind erosion control BMPs are suitable during the following construction activities:

Silt Fence SE-1



Categories
EC Erosion Control
SE Sediment Control ☑
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents
Sediment (coarse sediment) ☑
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics

Potential Alternatives
SE-5 Fiber Rolls
SE-6 Gravel Bag Berm SE-12 Manufactured Linear Sediment Controls
SE-13 Compost Socks and Berms
SE-14 Biofilter Bags

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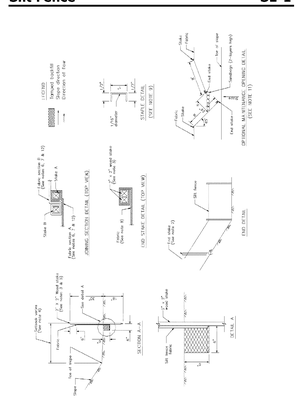
Description and Purpose
A silt fence is made of a woven geotextile that has been entrenched, attached to supporting poles, and sometimes backed by a plastic or wire mesh for support. The silt fence detains water, promoting sedimentation of coarse sediment behind the fence. Silt fence does not retain soil fine particles like clays or silts.

Suitable Applications
Silt fences are suitable for perimeter control, placed below areas where sheet flows discharge from the site. They could also be used as interior controls below disturbed areas where runoff may occur in the form of sheet and rill erosion and around inlets within disturbed areas (SE-10). Silt fences should not be used in locations where the flow is concentrated. Silt fences should always be used in combination with erosion controls. Suitable applications include:

- At perimeter of a project.
- Below the toe or down slope of exposed and erodible slopes.
- Along streams and channels.
- Around temporary spoil areas and stockpiles.
- Around inlets.
- Below other small cleared areas.

Silt Fence SE-1



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MOONDANCE RESIDENCE

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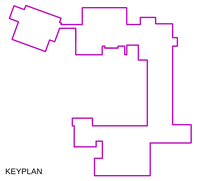
TEMPLETON, CA 93465

No.	Date	Description



KEYPLAN

GULLY EROSIONAL FEATURES PLAN

Project number	16117
Date	12/21/2017
Drawn by	JM
Checked by	TR

C-11

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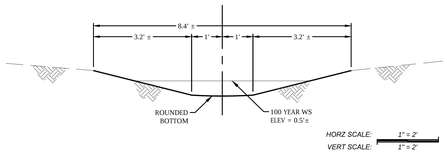
80 40 0 80 160

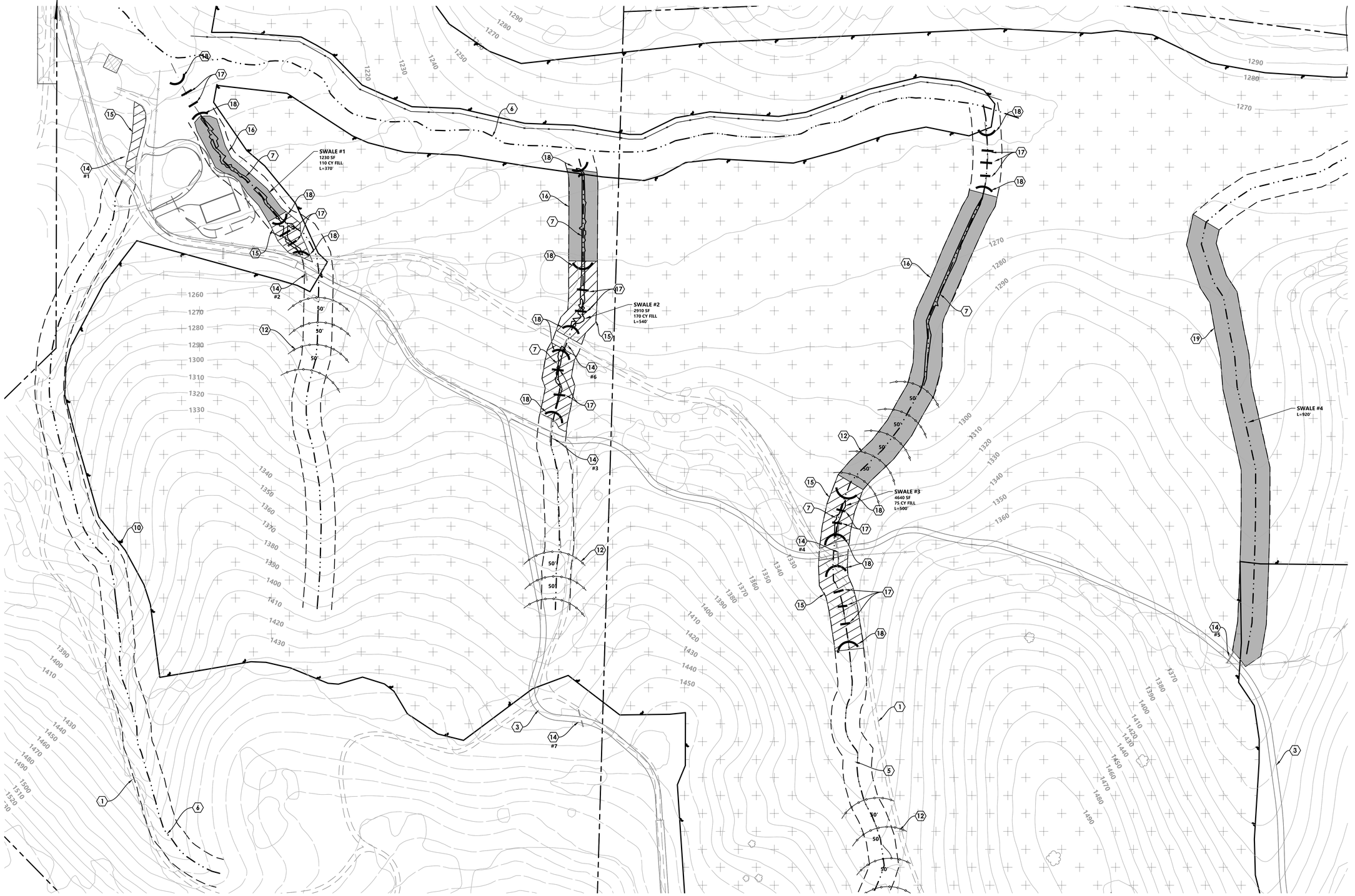
SCALE: 1" = 80'



TYPICAL CHANNEL SECTION

GULLY EROSIONAL FEATURES NOTES

1. Existing ranch road typ.
2. Not used.
3. Proposed driveway.
4. Not used.
5. Existing ephemeral swale.
6. Existing blueline creek.
7. CDFW jurisdictional area.
8. Not used.
9. Not used.
10. Limits of vineyard planting.
11. Not used.
12. Install fiber rolls, non-monofilament only, as indicated typ. See CASQA detail sheet 2.
13. Not used.
14. Install culvert. Rock rip rap slope protection at inlet and outlet shall be comprised of onsite native rock over gravel filter.
15. Native planting area hatched
16. 4:1 slopes seeded with native erosion control seed mix. See Typical Channel Section for detail.
17. Install rock check dam per detail Sheet 11.
18. Install media luna feature per detail Sheet 11.
19. Vegetated swale.



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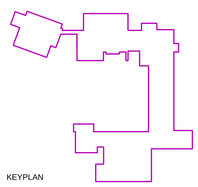

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C-12