Negative Declaration & Notice Of Determination

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

ENVIRONMENTAL DETERMINATION NO. ED12-213 **DATE:** October 30, 2014

PROJECT/ENTITLEMENT: Swift Minor Use Permit and Coastal Development Permit DRC2012-00117

APPLICANT NAME: John Swift
ADDRESS: 3698 Clark Valley Rd, Los Osos, CA
CONTACT PERSON: Rachel Aljilani **Telephone:** (805) 878-0815

PROPOSED USES/INTENT: Request by John Swift for a Minor Use Permit/Coastal Development Permit to: a) construct a new 2,340 square-foot single family residence with a 280 square-foot attached garage; b) grading to widen and extend an existing 1,700 foot long access road; c) installation of two 8,000 gallon water tanks and associated utilities; and d) conversion of an existing single family residence to farm support quarters. The proposed project would result in the disturbance of approximately 1.3 acre on a 148-acre parcel in the Agriculture land use category.

LOCATION: The proposed project is located at 3698 Clark Valley Road, approximately one mile south of Los Osos Valley Road and two miles southeast of the Los Osos urban reserve line. The site is in the Estero planning 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:

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	Airlin Singewald Project Manager Name	Date	County of San Luis Obispo Public Agency

Initial Study Summary – Environmental Checklist

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

(ver 5.1)

Project Title & No. Swift Minor Use Permit /Coastal Development Permit ED12-213 (DRC2012-00117)

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.

Airlin Singewald — Prepared by (Print) — Signature — 10/23/14 — Date

Steven McMaster — Reviewed by (Print) — Signature — Ellen Carroll, Environmental Coordinator (for) — Date

Project Environmental Analysis

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

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

A. PROJECT

DESCRIPTION: Request by John Swift for a Minor Use Permit/Coastal Development Permit to: a) construct a new 2,340 square-foot single family residence with a 280 square-foot attached garage; b) grading to widen and extend an existing 1,700 foot long access road; c) installation of two 8,000 gallon water tanks and associated utilities; and d) conversion of an existing single family residence to farm support quarters. The proposed project would result in the disturbance of approximately 1.3 acre on a 148-acre parcel in the Agriculture land use category. The proposed project is located at 3698 Clark Valley Road, approximately one mile south of Los Osos Valley Road and two miles southeast of the Los Osos urban reserve line. The site is in the Estero planning area.

ASSESSOR PARCEL NUMBER(S): 067-161-014

Latitude: 35° 16' 50.2284" N Longitude: -120° 47' 5.8194" W **SUPERVISORIAL DISTRICT #** 2

B. EXISTING SETTING

PLANNING AREA: Estero, Rural

LAND USE CATEGORY: Agriculture

COMBINING DESIGNATION(S): Geologic Study, Flood Hazard Coastal Appealable Zone

TOPOGRAPHY: Nearly level

VEGETATION: Shrubs, Trees, Coastal Oak

PARCEL SIZE: 148 acres

EXISTING USES: Agricultural uses, single-family residence(s)

SURROUNDING LAND USE CATEGORIES AND USES:

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

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant

environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST

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

Setting. The proposed project is located in the Irish Hills on a 148-acre parcel at the end of Clark Valley Road, approximately one mile south of Los Osos Valley Road and two miles southeast of the Los Osos urban reserve line. The southern and western portions of the property are nearly level to gently sloping and contain field crops, orchards, and rangeland. The northern portion of the site has moderate to steep slopes and is undeveloped, with a mix of chaparral, grassland and scattered oak woodland. Los Osos creek, which is dominated by central sycamore and cottonwood riparian forest, runs along the southwest portion of the property. An existing single family residence is located west of the project site.

The proposed residence would be sited within a topographic "bowl" or saddle near the ridge of the Irish Hills, about one mile south of Los Oso Valley Road.

Regulatory Setting

A narrow sliver of the northern edge of the property is within the Irish Hills Scenic Backdrop Critical Viewshed and Los Osos Valley Road Scenic Corridor designated in the Estero Area Plan. The purpose of this designation is to protect: important views of scenic backdrops, background vistas and foreground areas from Los Osos Valley Road; important plant and animal habitats; and watershed resources. Projects within this area are also subject to the visual protection standard in Chapter 4 of the Coastal Zone Land Use Ordinance.

The project also is subject to the following Visual and Scenic Resources Coastal Plan Policies:

- **Policy 1: Protection of Visual and Scenic Resources.** Unique and attractive features of the landscape, including but not limited to unusual landforms, scenic vistas and sensitive habitats are to be preserved protected, and in visually degraded areas restored where feasible.
- **Policy 2: Site Selection for New Development.** Permitted development shall be sited so as to protect views to and along the ocean and scenic coastal areas. Wherever possible, site selection for new development is to emphasize locations not visible from major public view corridors. In particular, new development should utilize slope created "pockets" to

shield development and minimize visual intrusion.

- **Policy 4: New Development in Rural Areas.** New development shall be sited to minimize its visibility from public view corridors. Structures shall be designed (height, bulk, style) to be subordinate to, and blend with, the rural character of the area. New development which cannot be sited outside of public view corridors is to be screened utilizing native vegetation; however, such vegetation, when mature, must also be selected and sited in such a manner as to not obstruct major public views.

Impact. The proposed project would improve an existing access road, convert an existing residence into farm support quarters, and construct a new single family residence within a topographic saddle near the Irish Hills ridgeline. According to the applicant's visual analysis (San Luis Sustainability Group; September 3, 2013), the proposed 31'-6" tall single family residence would not be visible from Los Osos Valley Road, as it would be located within the view shadow created by the downslope foothills. This was verified by the installation of marker poles.

The upper portion of the proposed residence would come into view intermittently on the unpaved (not County maintained) portion of Clark Valley Road within a mile of the subject property. This view is shared by the applicant and one other property owner at this point in Clark Valley.

No development is proposed within the Irish Hills Critical Viewshed or part of the scenic corridor. The access driveway will not be seen from Los Osos Valley Road or Clark Valley Road.

To help the building recede into the existing landscape, the applicant proposes to use an earth tone stucco finish and non-reflective forest green color metal roof.

Exterior lights could result in night lighting, which could impact the rural character of the area.

Mitigation/Conclusion. The project will be required to submit a color and materials sample showing the use of muted earth tone colors to blend with the surrounding landscape. Exterior lighting shall be shielded and directed downward to avoid night lighting (see Exhibit B: Mitigation Summary Table). With implementation of these measures, the proposed project would result in less than significant visual impacts.

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

Land Use Category: Agriculture

State Classification: Not Prime Farmland and Prime Farmland if irrigated both exist onsite.

Historic/Existing Commercial Crops: Yes

In Agricultural Preserve? Yes, Los Osos

Under Williamson Act contract? No

The proposed residence is located on the following non-prime soil type:

- **Lodo clay loam (15 - 30 % slope).** This moderately sloping, shallow fine loamy soil is considered very poorly drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

The subject parcel also contains these soil types:

- **Gazos-Lodo clay loams (15 - 75 % slope).**
    - Gazos. This moderately sloping fine loamy soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class IV without irrigation and Class is not rated when irrigated.
    - Lodo. This moderately sloping fine loamy soil is considered very poorly drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class IV without irrigation and Class is not rated when irrigated.

- **Rock outcrop-Lithic Haploxerolls complex (30 - 75 % slope).** This steeply to very steeply sloping soil has unrated drainage characteristics. The soil has unrated erodibility and unrated shrink-swell characteristics, as well as having unrated septic system constraints. The soil is considered Class VIII without irrigation and Class is not rated when irrigated.

- **Salinas silty clay loam (0 - 9 % slope).** This nearly level fine loamy bottom soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class III without irrigation and Class I when irrigated.

The 148-acre parcel contains about 80 acres of suitable grazing land for approximately 30 cattle and 20 acres in irrigated crops, specialty crops, orchards, and vineyards, specialty horn melons, passion fruit and fiejoas. The crops are located along the southern extent of the parcel on the nearly level Los Osos c

Creek valley floor.

The adjacent parcel to the west also contains irrigated crops on the valley floor. Parcels to the south, east, and north support limited cattle grazing.

The subject parcel contains an existing 480 square-foot single family residence and two agricultural accessory structures (280 square feet and 285 square feet).

Impact. The proposed project would result in the disturbance of approximately 1.3 acre on a 148-acre parcel in the Agriculture land use category. The proposed residence and access road would be located on soils that are not identified as Important Agricultural Soils in the Conservation and Open

Space Element. The County Agricultural Commissioner indicated that the project would have a less than significant impact on agricultural resources (Lynda Auchinachie; July 12, 2013).

The project proposes to convert the existing 480 square-foot single family residence to a farm support dwelling. The property qualifies for one farm support unit based on 20 acres of irrigated crop land, pursuant to Coastal Zone Land Use Ordinance Section 23.08.167 – Residential Uses in the Agriculture Category.

Mitigation/Conclusion. The project will not negatively affect agricultural resources. 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.

Impact. The proposed project would result in the disturbance of approximately 1.3 acre on a 148-acre parcel. This will result in the creation of construction dust, as well as short- and long-term

vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation. The project is also not in close proximity to sensitive receptors that might otherwise result in nuisance complaints and is subject to limited dust and/or emission control measures during construction.

From an operational standpoint, based on Table 1-1 of the CEQA Air Quality Handbook (2012), the project will not exceed operational thresholds triggering mitigation. While naturally occurring asbestos is present in the southeastern portion of the parcel, due to the presence of serpentine or ultramafic rock, it is not expected that the scope of the project will trigger any asbestos related impacts requiring mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

Mitigation/Conclusion. No mitigation measures are necessary beyond standard measures to minimize construction-related dust and diesel emissions.

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 proposed project is located in the Irish Hills on a 148-acre parcel at the end of Clark Valley Road, approximately one mile south of Los Osos Valley Road and two miles southeast of the Los Osos urban reserve line. The southern and western portions of the property are nearly level to gently sloping and contain field crops, orchards, and rangeland. The northern portion of the site has moderate to steep slopes and is undeveloped, with a mix of maritime chaparral, valley needle grassland and scattered oak woodland. The Los Osos creek, which is dominated by central sycamore and cottonwood riparian forest, runs along the southwest portion of the property. An existing single family residence is located west of the project site adjacent to agricultural fields on the Los Osos creek valley floor.

Plant Communities

The parcel contains scattered patches and individuals of coast live oaks on the hillsides; central maritime chaparral on the south-facing slopes and on the steep rocky areas; valley needlegrass grassland in the lower terraces just above Clark Valley Road along and within the existing access road; disturbed annual grassland habitat in the upper terraces of the study area where the residence is proposed; and coastal sage scrub intermixed with the aforementioned plant communities.

Arroyo willow habitat and central sycamore-cottonwood riparian forest habitat is found in the lowlands within and adjacent to the Los Osos creek riparian corridor, but well outside of the proposed project areas. The nearest point of development from the creek would be the proposed storm-water retention system about 300 feet north of the creek. The proposed residence would be located about 1,300 feet northeast of the creek.

Special-status Botanical Resources

The California Natural Diversity Database (CNDDB) revealed the recorded occurrences of 41 special-status plant species, two special status lichen species, and six natural communities of special concern within a five mile radius of the project site. However, the biological assessment (Sage Institute Inc.; September 24, 2014) resulted in no observations of any rare, threatened, or endangered plant species within the project site. Further, the suitability analysis based on observable and identifiable plants, habitats, and soil suggest the site does not support habitat for special-status plants.

Special-status Wildlife

The CNDDB revealed the recorded occurrences of 22 special-status wildlife species within a five mile radius of the project site. The biological assessment identified several Monterey big-eared woodrat (a species of special concern) nests scattered in the coast live oak trees and large shrubs within the study area. The oak woodlands could also provide habitat for nesting bird species.

The CNDDB included recorded occurrences of the California red-legged frog, a federally listed species and California Sate species of special concern. While the Los Osos creek provides suitable habitat for this species, it is located well to the southwest of the project site.

The site lacks suitable habitat for the other CNDDB-recorded special status species identified by the CNDDB.

Impact. The proposed project would disturb approximately 1.3 acre on a 148-acre parcel to improve an existing access road and construct a new 2,340 square-foot single family residence with a 280 square-foot attached garage and related infrastructure.

The proposed access road improvements would remove a narrow band of purple needlegrass and up to five coast live oak trees. It would also impact the root-zone of another 12 coast live oak trees. Tree removal and pruning could impact nesting birds and/or disturb the nests of the Monterey big-eared woodrat. The project's impact on purple needlegrass is considered less than significant.

Construction of the proposed single family dwelling and related infrastructure would impact less than 0.50-acre of disturbed annual grassland habitat. Give no special-status plant or wildlife species are expected to occur within the project footprint in the disturbed annual grassland habitat, this would be considered a less than significant impact.

Mitigation/Conclusion. Prior to ground disturbing activities, the applicant will be required to retain a qualified biologist to conduct pre-construction surveys for nesting birds, the Monterey big-eared woodrat, and other wildlife species; appropriate measures (as described in the biological assessment) will be implemented to protect these resources if discovered. Removed oak trees will be replaced at a 4:1 ratio and impacted trees at a 2:1 ratio (see Exhibit B: Mitigation Summary Table). Implementation of these measures will reduce biological resource impacts 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) 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.

Potential for the presence or regular activities of the Native American increases in close proximity to reliable water sources. The nearest point of development from the creek would be the proposed storm-water retention system about 300 feet north of the creek. The proposed residence would be located about 1,300 feet northeast of the creek.

The phase 1 archaeological survey (Gibson; June 25, 2012) identified no sensitive resources within the subject property. The archival records search for a ¼ mile buffer area around the project site identified a possible rock ocher quarry (SLO-642) more than 50 meters southwest of the parcel. No other reports were filed for the area, and none of the surrounding properties are identified as historically significant.

Impact. No evidence of cultural materials was noted on the property. The nearby rock ocher quarry will not be affected by the proposed development. Ground disturbing activities may impact subsurface cultural resources.

Mitigation/Conclusion. A qualified archaeologist and Native American representative will monitor site disturbing activities to confirm that no prehistoric resources are within the building area. This will mitigate potential impacts to a level of insignificance.

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

6. GEOLOGY AND SOILS *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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: Nearly level to steeply sloping

Within County's Geologic Study Area?: Yes

Landslide Risk Potential: Low to Very High

Liquefaction Potential: Low to high

Nearby potentially active faults?: Yes Distance? Los Osos capable fault is about 0.78 miles northeast of the proposed project parcel.

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

Shrink/Swell potential of soil: Low to moderate

Other notable geologic features? None

The project is within the Geologic Study area designation and within a high liquefaction area, and is subject to the preparation of a geological report per the County's Land Use Ordinance section 23.07.084(c) to evaluate the area's geological suitability for proposed development.

The applicant submitted the following geology reports:

- Geotechnical Engineering, Geologic Hazards, and Percolation Test Report, 3698 Clark Valley Road Proposed Residence (Earth Systems Pacific; January 28, 2013).
- Addendum No. 1 to Geotechnical Engineering, Geologic Hazards, and Percolation Test Report (Earth Systems Pacific; July 10, 2014).

In a letter, dated August 7, 2014, Brian Papurello, County Geologist, indicated that these reports accurately model the site's geologic conditions. He concurs with the findings and conclusions of the geologic reports provided.

The reports characterize the site's geologic conditions as follows:

- The historically mapped landslide area located 200 feet west and downslope of the proposed building area is a shallow soil slump, covered in brush, weeds and small trees rather than a landslide. There is no evidence of gross slope instability or landsliding surrounding the proposed building area.
- Subsurface water was not encountered in any of the borings to a maximum depth of 26 feet below the ground surface. Surrounding topography suggests that subsurface water levels are more than 50 feet below the proposed residential site.

- The site is not located within a State fault zone. The Hosgri-San Simeon, Los Osos, Cambria, and San Andreas faults are regionally significant active faults which could affect the residence during its lifespan. The closest active fault to the site is the Los Osos fault, which is located approximately 1 mile north of the project site.
- The site is in a region of generally high seismicity and has the potential to experience strong ground shaking from earthquakes on regional and local faults. However, adherence to the California Building Code (CBC) seismic parameters will be appropriate for this project.
- There is no naturally occurring asbestos bearing rock formations on the project site.
- The on-site soils and underlying shallow bedrock at the residence site are considered to have relatively low to moderate erosion potential. No evidence of erosion damage was observed at the project site.
- Multiple locations along the existing 1,700 foot long access driveway show evidence of erosion, including gullying and rilling.

Geotechnical Engineering, Geologic Hazards, and Percolation Test Report contain specific site preparation, grading, and foundation design recommendations. Implementation of these recommendations would reduce potential impacts related to expansive soils, differential settlement, and erosion.

Impact. As proposed, the project will result in the disturbance of approximately 1.3 acre, including 1,900 cubic yards of cut and 400 cubic yards of fill. A Geotechnical Engineering and Geologic Hazards Report has been prepared and reviewed by the County Geologist. The key recommendations and conclusions of the report include:

- The site is suitable for the proposed residence from an engineering geology and geotechnical engineering standpoint, provided the recommendations contained in the geologic report are implemented in the design and construction of the project.
- Due to the erosion concerns for the access driveway, any improvements should take into account the existing conditions and the need to reduce concentration of runoff across the road. In addition, water should not be allowed to run across the road and over fill slopes. Cut slopes will need to be protected from erosion by means of erosion control blankets, vegetation, debris walls, and brow ditches.
- Differential settlement can occur when a foundation system spans materials with significant differences in compression characteristics. Differential settlement can stress and damage foundations, often resulting in severe cracks and displacement.
- The on-site soils are moderately to highly expansive, indicating that they would tend to swell with seasonal increases in soil moisture and shrink during the dry season as soil moisture decreases. The volume changes that soils undergo in this cyclical pattern can stress and damage slabs and foundations if precautionary measures are not incorporated into the design and construction.

Mitigation/Conclusion. The applicant will comply with all recommendations of the Geotechnical Engineering, Geologic Hazards, and Percolation Test Report and its addendum. This will be required by existing regulations (Title 19 of the County Code). No further mitigation is 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?	☐	☐	☐	☒

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

Setting. With regards to potential fire hazards, the project site is within the Very High Fire Hazard Severity Zone(s). Based on the County's fire response time map, it will take approximately 5 - 10 minutes to respond to a call regarding fire or life safety.

The project is not in conflict with any regional evacuation plan, nor is it located within an airport flight pattern area. The project is not located in an area of known hazardous material contamination. The project is not within the Airport Review area.

The parcel falls within the 100 year flood hazard area; however, the proposed residence is not located within the flood hazard area. According to the geologic study (Earth Systems Pacific; January 2013)

the site is considered to have a 0.2 percent or less annual chance of flooding. which is considered very low.

Impact. On June 19, 2012 an inspector from CalFire visited the site to provide input and guidance for the proposed development. Based on this visit, the inspector determined the site was characteristic of a moderate fire severity zone and concluded that one midway turnout and a fire truck turnaround would be necessary and adequate for fire protection. In addition, the access road and driveway will comply with the 10 foot standard established by CalFire.

The project does not propose the use of hazardous materials, or the generation of hazardous wastes. The project does not present a significant fire safety risk. The project site does not have a significant risk of flooding. The project is not expected to conflict with any regional emergency response or evacuation plan.

Mitigation/Conclusion. The applicant will comply with all components of the Fire Safety Plan prepared by CalFire. No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

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

Setting. The project is not within close proximity of loud noise sources, and will not conflict with any sensitive noise receptors (e.g., residences). The project is located in a rural/agricultural area. The nearest off-site residence is located about 0.5-mile to the west. Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area.

Impact. The project is not expected to generate loud noises, nor conflict with the surrounding uses. The project is located in a rural area which supports primarily agricultural uses.

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

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

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

Impact. The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated. 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: Los Osos (Approximately 3.2 miles to the northwest)

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

Location: Approximately 3 miles to the northwest

School District: San Luis Coastal Unified School District.

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

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

11. RECREATION

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

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

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

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

12. TRANSPORTATION/CIRCULATION

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

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

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

Referrals were sent to County Public Works. No significant traffic-related concerns were identified.

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

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

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

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

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

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

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

- The ability of the soil to "filter" effluent is either too fast (percolation rate is faster or less than 30 minutes per inch and has "poor filtering" characteristics) or is too slow (slower or more than 120 minutes per inch);
- The topography on which a system is placed is steep enough to potentially allow "daylighting" of effluent downslope; or
- The separation between the bottom of the leach line to bedrock or high groundwater is inadequate.

Based on Natural Resource Conservation Service (NRCS) Soil Survey map, the soil type(s) for the project is provided in the listed in the previous Agricultural Resource section. The applicant submitted a geological report for the proposed septic system

- *Geotechnical Engineering, Geologic Hazards, and Percolation Test Report* by Earth Systems Pacific (December 19th, 2013)

Percolation tests were performed at 4 shallow depth locations from 4.0 to 5.0 feet and 1 deep location of 25 feet. Results from the shallow depth test were generally poor and deemed unsuitable for infiltrating effluent. However, the deeper percolation test provided infiltration rates of 41-62 minutes per inch. As a result, a deep dry well system is recommended as a more suitable method for effluent disposal.

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

- The soil's percolation rate is between 30 to 120 minutes per inch;
- There is adequate soil separation between the bottom of the leach line to bedrock or high groundwater;
- The soil's slope is less than 20%;
- The leach lines are outside of the 100-year flood hazard area;
- There is adequate distance between proposed leach lines and existing or proposed wells; and
- The leach lines are at least 100 feet from creeks and water bodies.

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

14. WATER & HYDROLOGY *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY				
a) Violate any water quality standards?	☐	☐	☒	☐
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?	☐	☐	☒	☐
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	☐	☐	☒	☐
d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?	☐	☒	☐	☐
e) Change rates of soil absorption, or amount or direction of surface runoff?	☐	☒	☐	☐
f) Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?	☐	☐	☒	☐
g) Involve activities within the 100-year flood zone?	☐	☐	☐	☒
QUANTITY				
h) Change the quantity or movement of available surface or ground water?	☐	☒	☐	☐

14. WATER & HYDROLOGY *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
i) Adversely affect community water service provider?	☐	☐	☐	☒
j) Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure,etc.), or inundation by seiche, tsunami or mudflow?	☐	☐	☒	☐
k) Other: _____	☐	☐	☐	☐

Setting. The project proposes to obtain its water needs from an on-site well. The project is located within an unnamed groundwater basin. The Environmental Health Division has reviewed the project for water availability and has determined that there is preliminary evidence that there will be sufficient water available to serve the proposed project. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project site is nearly level to steeply sloping. The Los Osos creek runs through the subject site. As described in the NRCS Soil Survey, the soil surface is considered to have low 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? Yes; development outside of the flood hazard area.

Closest creek? Los Osos creek Distance? Runs through the parcel, well away from home site

Soil drainage characteristics: Poorly drained to not well drained

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

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

Soil erodibility: Low to moderate

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

The Regional Water Quality Control Board is the local extension who monitors this program.

Impact – Water Quality/Hydrology

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

- Approximately 1.3-acre of site disturbance is proposed and the movement of approximately 2,300 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 will be disturbing over an acre and will be required to prepare a SWPPP, which will be implemented during construction;
- The proposed building site is not within a 100-year Flood Hazard designation;
- The proposed development is more than 100 feet from the closest creek or surface water body;
- All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- The project is subject to the County's Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), and/or the "Water Quality Control Plan, Central Coast Basin" for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant;
- All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur;

Water Quantity

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

Indoor: 0.288 acre feet/year (AFY);
Outdoor: 0.13 AFY
Total Use: 0.418 AFY

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

Based on available water information, there are no known constraints to prevent the project from obtaining its water demands.

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

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

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

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

The proposed project is located within a geologic study area (GSA) and is therefore subject to CZLUO Section 23.07.080. For additional information regarding the Geologic Study Area, go to the 'Geology and Soils' section. As described in that section, the project complies with the GSA requirements because the applicant submitted a geologic evaluation showing that the project site is geologically suitable for the proposed use.

As described in the 'Aesthetics' section, the project is also consistent with Coastal Plan Policies regarding visual and scenic resources since it would be substantially screened from public views by intervening topography and vegetation.

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 prehistory?*** ☐ ☒ ☐ ☐

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

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

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

Exhibit A - Initial Study References and Agency Contacts

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

Contacted	Agency	Response
☒	County Public Works Department	**Attached**
☒	County Environmental Health Division	**None**
☒	County Agricultural Commissioner's Office	**Attached**
☐	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	**None**
☐	CA Department of Fish and Wildlife	**Not Applicable**
☒	CA Department of Forestry (Cal Fire)	**Attached**
☐	CA Department of Transportation	**Not Applicable**
☐	Community Services District	**Not Applicable**
☒	Other Los Osos Community Advisory Council	**In File****
☒	Other Building Division	**Attached**

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

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

☒ Project File for the Subject Application

County documents

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

Other documents

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

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

1. Results of an Archival Records Search and Phase One Archaeological Surface Survey for an Access Road and Building Envelope on Parcel APN: 067-161-014 (Gibson's Archaeological Consulting; June 25, 2012).
2. Geotechnical Engineering, Geologic Hazards, and Percolation Test Report, 3698 Clark Valley Road Proposed Residence (Earth Systems Pacific; January 28, 2013).
3. Addendum No. 1 to Geotechnical Engineering, Geologic Hazards, and Percolation Test Report (Earth Systems Pacific; July 10, 2014).
4. Biological Resource Assessment for APN: 067-161-014 (Sage Institute; December 23, 2013).
5. Visual Analysis for Swift Minor Use Permit DRC2013-00117 (San Luis Sustainability Group; September 3, 2013).

Exhibit B - Mitigation Summary Table

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

Aesthetics/Visual Resources

VR-1 **At the time of application for construction permits,** the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys etc. and darker green, grey, slate blue, or brown colors for the roof structures.

VR-2 **At the time of application for construction permits**, the applicant shall submit an exterior lighting plan for both permanent and temporary facilities, for County review and approval. The plan shall define the height, location, and intensity of all exterior lighting. All lighting fixtures shall be positioned "down and into" the development, and shielded so that neither the lamp nor the related reflector interior surface is visible from surrounding properties and key viewing areas. All lighting poles, fixtures, and hoods shall be dark colored. When nighttime lighting is required for construction, temporary lighting shall be hooded to the extent consistent with safety. Lighting fixtures shall be directed away from the highway to avoid glare and, when near a residence, shall be pointed away from the residence. This requirement shall be specified in contracts with contractors and subcontractors that may require nighttime construction lighting.

Biological Resources

Nesting Birds

BR-1: Vegetation removal and initial site disturbance for any project elements should be conducted between September 1st and January 31st outside of nesting season for birds. If vegetation removal is to be conducted between February 1st and August 31st, then preconstruction nesting bird surveys shall be conducted **prior to any site disturbance or vegetation removal** to determine any active nests that would be adversely impacted by construction. If active bird nests are found, the nests shall be avoided with the establishment of a non-disturbance buffer zone around the nest determined by a qualified biologist. The buffer zone will be maintained until the adults and their young are no longer dependent on their nest for survival. Protection of these active nests and avoiding nest disturbance would reduce potential impacts on nesting birds to less than significant.

Monterey big-eared woodrat

BR-2: To avoid and reduce impacts to Monterey big-eared woodrats, a qualified biologist shall conduct preconstruction survey 3 days **prior to any site disturbance or vegetation removal** for the presence of woodrat middens. All middens shall be flagged and avoided directly where feasible. Any active middens found in areas that will not be disturbed by vegetation removal or grading shall be protected with a 25 foot buffer. Middens that cannot be avoided will be deconstructed manually allowing woodrats to escape from harm and reestablish territories. If feasible, deconstruction of woodrat middens should be done in non-breeding seasons from

August 1st to February 28th. If avoiding breeding season is not feasible, then should a litter of young be found or suspected during midden deconstruction, the midden material shall be replaced and the midden be left alone for a two to three week period depending on stage of the young discovered before rechecking the nest to verify that the young are capable of independent survival before proceeding with midden dismantling.

Other Wildlife Impacts

BR-3: **Prior to ground disturbing activities**, a qualified biologist shall conduct a preconstruction survey within 30 days of initial ground disturbance to identify if any non-listed, special status or common upland wildlife species are using any portion of the project areas where ground disturbance or construction is proposed. The survey shall cover the boundaries of the proposed disturbance and 100 feet beyond. If ground dwelling wildlife species are detected, a biological monitor shall be present during initial ground disturbing and/or vegetation removal activities to attempt to salvage and relocate the wildlife that may be present, such as common reptiles and small mammals. The relocation and salvation of these species would reduce the level of this impact to less than significant.

Oak Tree Impacts

BR-4 The applicant shall limit tree removal to no more than 5 oak trees having a six inch diameter or larger at 4.5 feet from the ground. **At the time of application for construction permits,** construction plans shall clearly delineate all trees within 50 feet of the proposed project, and shall show which trees are to be removed or impacted, and which trees are to remain unharmed. Oak tree pruning shall be limited to that necessary for the driveway improvements. CalFire required turnouts shall be located to avoid and minimize pruning and/or removal of oak trees.

BR-5 **Prior to any site disturbance**, the applicant shall fence the proposed area of disturbance and clearly tag which trees are to be removed or impacted. The trees tagged in the field shall be consistent with the trees delineated on the construction plans. Tree removal, grading, utility trenching, compaction of soil, or placement of fill shall not occur beyond the fenced disturbance area. The fencing shall remain installed until final inspection.

BR-6 **Prior to final inspection**, the 5 oak trees removed as a result of the grading for the residence shall be replaced at a 4:1 ratio. An additional 12 impacted oak trees shall be replaced at a ratio of 2:1. A total of 44 oak trees shall be planted on-site.

BR-7 The newly planted trees shall be maintained until successfully established. This shall include caging from animals (e.g., deer, rodents), periodic weeding and adequate watering (e.g., drip-irrigation system). If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used. Once the replacement trees have been planted, the applicant shall retain a qualified individual (e.g., landscape contractor, arborist, nurseryman, botanist) to prepare a letter stating the above planting and protection measures have been completed. This letter shall be submitted to the Department of Planning and Building.

BR-8 To promote the success of the new trees, the applicant shall retain a qualified individual (e.g., arborist, landscape architect/ contractor, nurseryman) to monitor the new trees until successfully established, on an annual basis, for no less than three years. The first report shall be submitted to the County Environmental Coordinator one year after the initial planting and thereafter on an annual basis until the monitor, in consultation with the County, has determined that the newly planted vegetation is successfully established. The applicant and successors-in-interest agree to complete any necessary remedial measures identified in the report and approved by the Environmental Coordinator.

Cultural Resources

CR-1 **Prior to issuance of construction permits,** the applicant shall submit a monitoring plan, prepared by a County-approved archaeologist, for review and approval by the County Department of Planning and Building. The intent of this plan is to monitor all earth-disturbing activities in areas identified as potentially sensitive for cultural resources, per the approved Plan. The monitoring plan shall include at a minimum:

a. List of personnel involved in the monitoring activities;

b. Inclusion of involvement of the Native American community, as appropriate;

c. Description of how the monitoring shall occur;

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

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

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

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

h. Description of monitoring reporting procedures.

Prior to construction/ground-disturbing activities, the applicant shall ensure that any construction-related subsurface excavation in sensitive areas (those with moderate to high potential for buried prehistoric archaeological resources) are tested by a County-approved archaeologist. Should buried resources be identified, further testing or avoidance shall be required; if avoidance is not possible, mitigation through data recovery shall be required.

Geology and Soils

GS-1 **At the time of application for construction permits,** all plans shall be consistent with the conclusions and recommendations of the Geotechnical Engineering, Geologic Hazards, and Percolation Test Report, 3698 Clark Valley Road Proposed Residence (Earth Systems Pacific; January 28, 2013) and Addendum No. 1 to Geotechnical Engineering, Geologic Hazards, and Percolation Test Report (Earth Systems Pacific; July 10, 2014).

Water

W-1 **At the time of application for construction permits,** the applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 23.04.186 of the San Luis Obispo County Coastal Zone Land Use Ordinance. All plants utilized shall be drought tolerant. Drip-line irrigation shall be used for all landscaped areas installed for new construction. The drip irrigation system must include an automatic rain shut-off device, soil moisture sensors, and an operating manual to instruct the building occupant on how to use and maintain the water conservation hardware.

W-2 **At the time of application for grading and/or construction permits,** the applicant shall show on the construction plans, project designs that will promote groundwater recharge by application of Low Impact Development (LID) design techniques. For example, roof runoff should be directed to drainage swales and not to impervious surfaces, rain barrels, stormwater ponds, bio-retention systems, or other methods as approved by the Public Works Department. At least two designer selected LID measures shall be applied to the project.

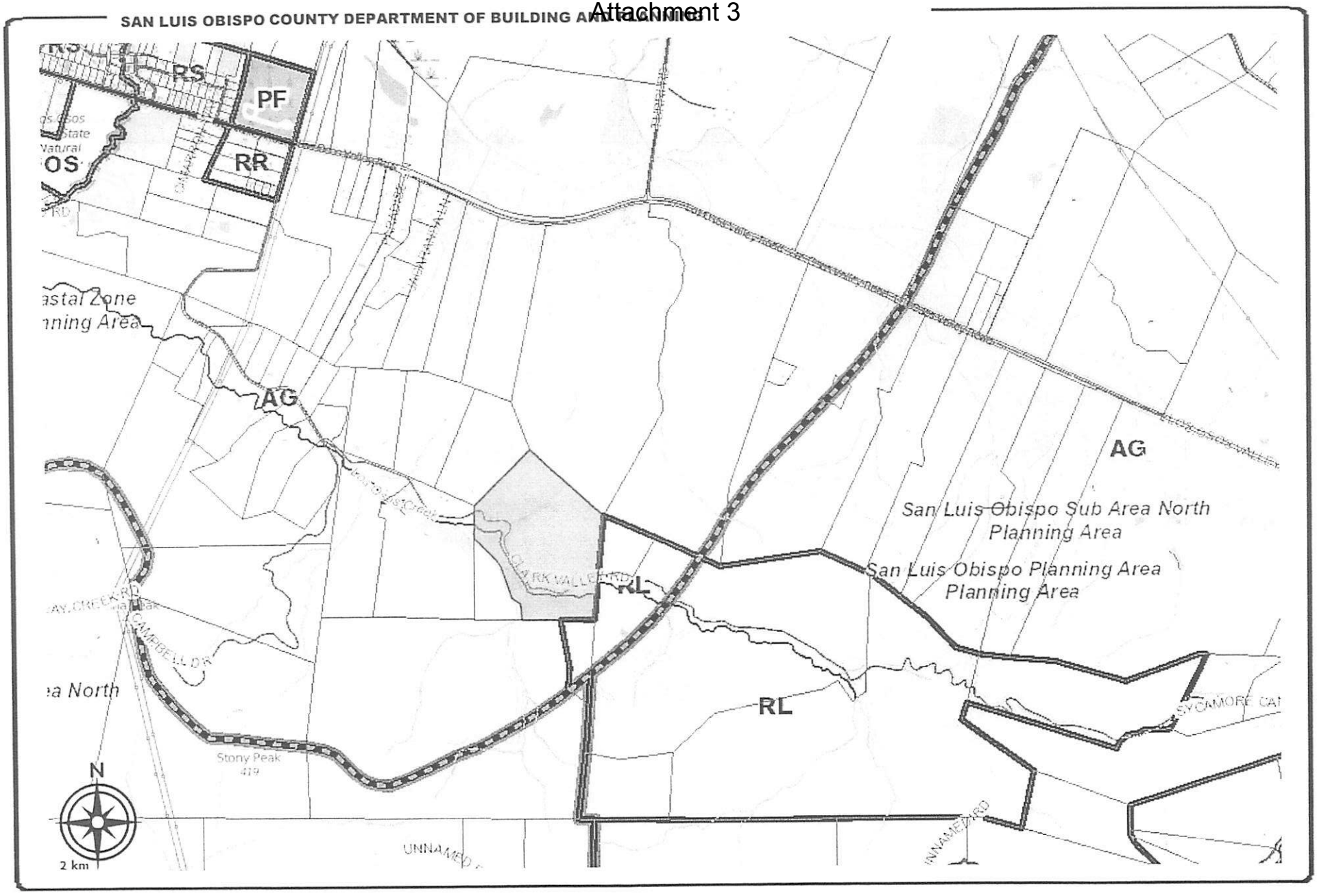
PROJECT

Minor Use Permit / Coastal Development Permit
Swift / DRC2012-00117

EXHIBIT

Vicinity Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



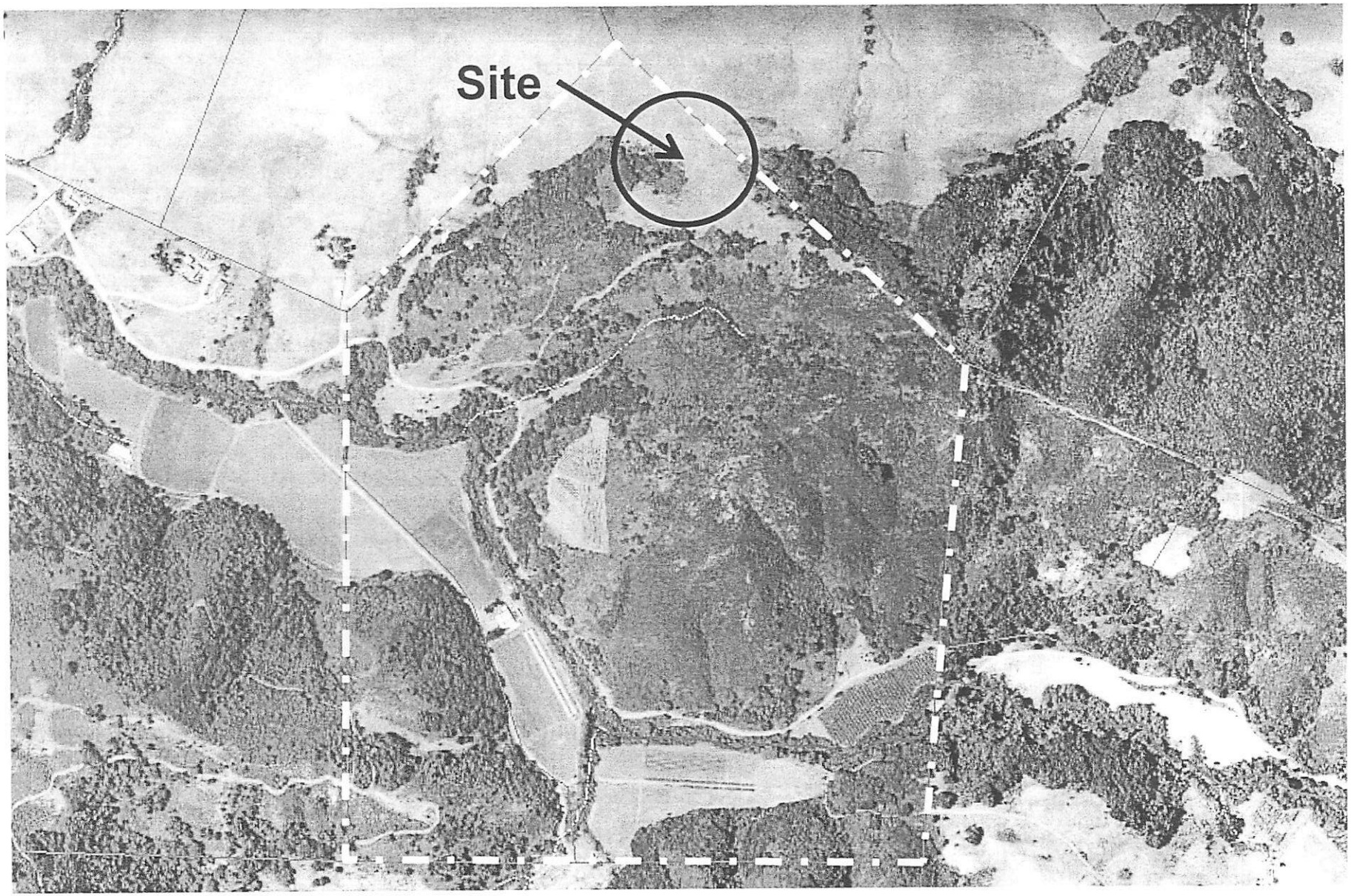
PROJECT

Minor Use Permit / Coastal Development Permit
Swift / DRC2012-00117

EXHIBIT

Land Use Category Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

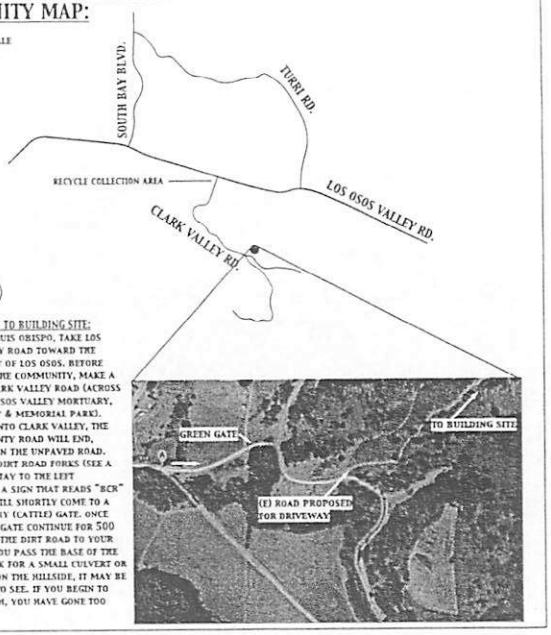
Minor Use Permit / Coastal Development Permit
Swift / DRC2012-00117

EXHIBIT

Aerial Photograph

VICINITY MAP:

NOT TO SCALE



DIRECTIONS TO BUILDING SITE:
FROM SAN LUIS OBISPO, TAKE LOS OSOS VALLEY ROAD TOWARD THE COMMUNITY OF LOS OSOS. BEFORE REACHING THE COMMUNITY, MAKE A LEFT ON CLARK VALLEY ROAD (ACROSS FROM LOS OSOS VALLEY MORTUARY, CREMATARY & MEMORIAL PARK). CONTINUE INTO CLARK VALLEY, THE PAVED COUNTY ROAD WILL END, CONTINUE ON THE UNPAVED ROAD. WHEN THE DIRT ROAD FORKS (SEE A ON MAP), STAY TO THE LEFT FOLLOWING A SIGN THAT READS "BCR" AND YOU WILL SHORTLY COME TO A GREEN ENTRY (CATTLE) GATE. ONCE INSIDE THE GATE CONTINUE FOR 500 FEET (PAST THE DIRT ROAD TO YOUR LEFT), AS YOU PASS THE BASE OF THE SLOPE, LOOK FOR A SMALL CULVERT OR THE ROAD ON THE HILLSIDE, IT MAY BE DIFFICULT TO SEE. IF YOU BEGIN TO HEAD SOUTH, YOU HAVE GONE TOO FAR.

LEGAL DESCRIPTION:
PARCEL A, COAL 81-221 PER BOOK 31, PM 67 IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

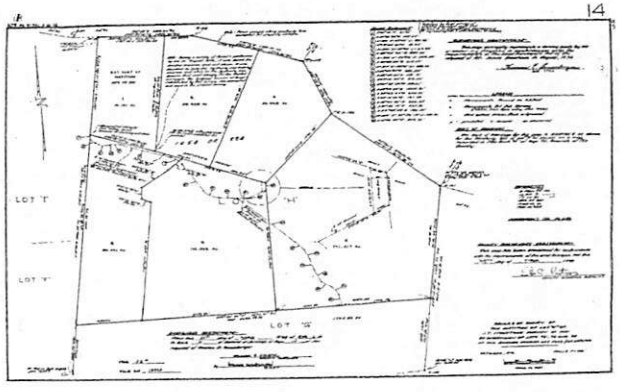
SCOPE OF WORK:
SINGLE FAMILY DWELLING (2 BEDROOM/ 2 BATHROOM) WITH ATTACHED SINGLE CAR GARAGE

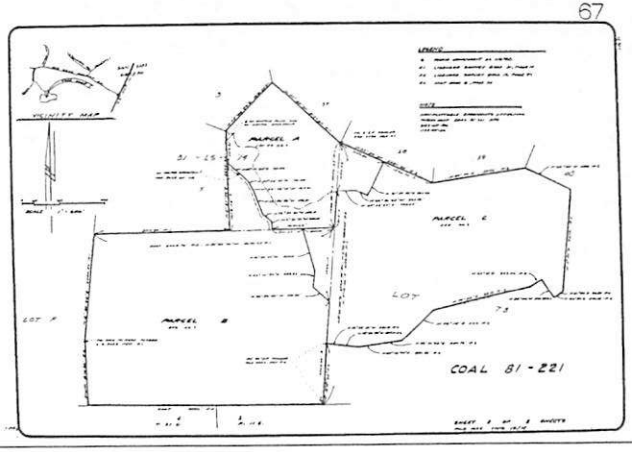
FIRST FLOOR	1670 SQ. FT.
SECOND FLOOR	670 SQ. FT.
LOFT (MEZZANINE-200 SQ. FT.)	
TOTAL CONDITIONED FLOOR AREA =	2340 SQ. FT.
ATTACHED GARAGE	280 SQ. FT.
PORCH	218 SQ. FT.
COURTYARD	160 SQ. FT.
COVERED BALCONY - DECK	190 SQ. FT.

NEW SEPTIC TANK AND SEEPAGE PIT
NEW SERVICES (WATER FROM EXISTING WELL & ELECTRIC FROM SOLAR ELECTRIC)
NEW CONCRETE DRIVEWAY AND RETAINING WALLS

TOTAL AREA OF SITE DISTURBANCE FOR RESIDENCE AND DRIVEWAY 1.043 ACRES

APPLICABLE CODES & REGULATIONS:
COUNTY FIRE CODE ORDINANCE TITLE 16
COUNTY BUILDING & CONSTRUCTION ORDINANCE TITLE 19
COUNTY LAND USE ORDINANCE TITLE 22
COUNTY COASTAL ZONE LAND USE ORDINANCE TITLE 23
COUNTY GREEN BUILDING ORDINANCE
2010 CA BUILDING CODE, VOLS 1 & 2 (2009 IBC)
2010 RESIDENTIAL CODE (2009 IRC)
2010 CA PLUMBING CODE (2009 UPC)
2010 CA GREEN BUILDING CODE
2010 CA MECHANICAL CODE (2009 UMC)
2010 CA ELECTRICAL CODE (2008 NEC)
2008 CA ENERGY CODE
2010 CA FIRE CODE (2009 IFC)
2010 CA REFERENCE STANDARDS CODE





SHEET INDEX:

T0- COVER SHEET
A1- SITE PLAN
A2.1- FIRST FLOOR PLAN
A2.2- SECOND FLOOR & LOFT PLAN
A3.1- ELEVATIONS
A3.2- ELEVATIONS
C2.1- PRELIMINARY GRADING & UTILITY PLANS
C2.2- PRELIMINARY GRADING & UTILITY PLANS
TS1- TOPOGRAPHIC SURVEY
TS2- TOPOGRAPHIC SURVEY
TS3- TOPOGRAPHIC SURVEY
TS4- TOPOGRAPHIC SURVEY

APPLICANT:
JOHN & SONJA SWIFT
3698 CLARK VALLEY ROAD
LOS OSOS, CA 93402
T: (805) 704-8828
E-MAIL: SONJASWIFT@GMAIL.COM

LOT INFORMATION:
APN: 067-161-014
ZONED: AGRICULTURE (AG)

COASTAL ZONE

MODERATE AND VERY HIGH FIRE SEVERITY ZONE- INITIAL FIRE INSPECTOR FEEDBACK ON 6/19/12 AT THE SITE INDICATED THIS AREA WAS CHARACTERISTIC OF A MODERATE FIRE SEVERITY ZONE AND THE LENGTH OF DRIVEWAY COULD ACCOMMODATE A 10' WIDE ROAD.

ARCHAEOLOGICAL SENSITIVE AREA- SEE ARCHAEOLOGICAL REPORT PREPARED BY:
ROBERT O. GIBSON
P.O. BOX 102
PASO ROBLES, CA 93447-0102
T: (805) 238-5411
FAX: (805) 238-7029
E-MAIL: ROGJOG@SBCGLOBAL.NET

GEOLOGIC STUDY AREA- SEE GEOTECHNICAL ENGINEERING, GEOLOGIC HAZARDS AND PERCOLATION REPORT PREPARED BY:
EARTH SYSTEMS PACIFIC
4378 OLD SANTE FE ROAD
SAN LUIS OBISPO, CA 93401

OTHER PROJECT CONSULTANTS

ARCHITECT:
SAN LUIS SUSTAINABILITY GROUP
16550 ORACLE OAK WAY
SANTA MARGARITA, CA 93543
(805) 438-4452
E-MAIL: SLOSG@SLONET.ORG

CIVIL ENGINEER:
BKF ENGINEERS
255 SHORELINE DR., SUITE 200
REDWOOD CITY, CA
T: (650) 482-6300

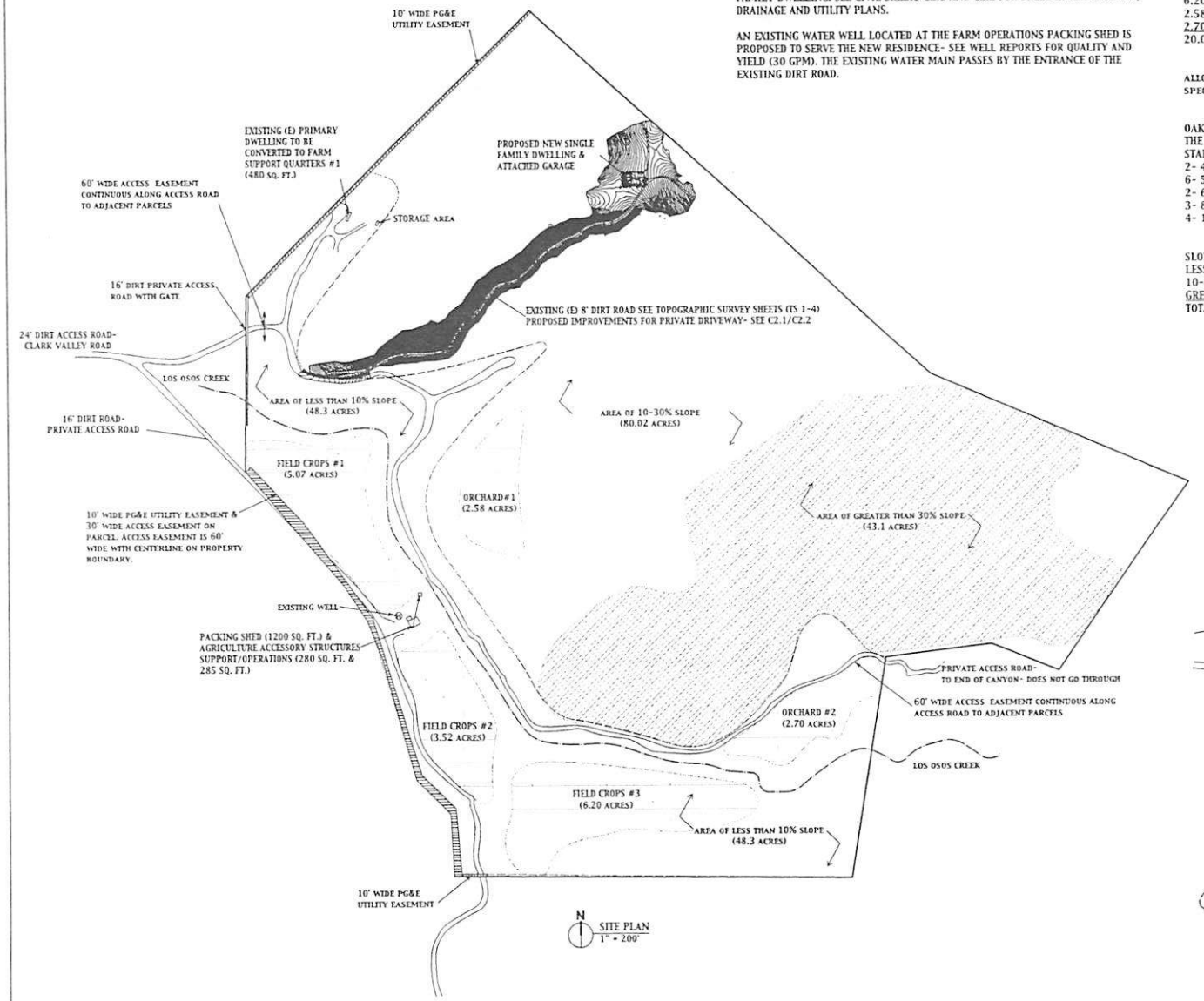
San Luis Sustainability Group
16550 Oracle Oak Way, Santa Margarita, Ca 93453
(805)-438-4452 slosg@slonet.org

MINOR USE PERMIT SUBMITTAL
SWIFT RESIDENCE
APN: 067-161-014
3698 CLARK VALLEY ROAD
LOS OSOS, CA 93402

COVER SHEET

Revision Dates

Drawing No:
T0



PROJECT NOTES:

SCOPE OF WORK:
THE PROJECT SITE IS WITHIN THE COASTAL ZONE. IT CURRENTLY HAS A SINGLE FAMILY DWELLING UNIT THAT WOULD BE CONVERTED TO FARM SUPPORT QUARTERS.

AN EXISTING ROAD IS PROPOSED FOR IMPROVEMENT TO SERVE THE NEW SINGLE FAMILY DWELLING. SEE CIVIL SHEETS C2.1 AND C2.2 FOR PRELIMINARY GRADING, DRAINAGE AND UTILITY PLANS.

AN EXISTING WATER WELL LOCATED AT THE FARM OPERATIONS PACKING SHED IS PROPOSED TO SERVE THE NEW RESIDENCE- SEE WELL REPORTS FOR QUALITY AND YIELD (30 GPM). THE EXISTING WATER MAIN PASSES BY THE ENTRANCE OF THE EXISTING DIRT ROAD.

DENSITY OF FARM SUPPORT QUARTERS BASED ON AGRICULTURAL LAND USE AS DESCRIBED BELOW PER COASTAL ZONE LAND USE ORDINANCE (23.08.167):

CATTLE GRAZING (BEEF)- 30 CATTLE
ALLOWED 1 UNIT OF FARM SUPPORT QUARTERS PER 100 BEEF CATTLE

5.07ACRES- FIELD CROP #1
3.52 ACRES- FIELD CROP #2
6.20 ACRES- FIELD CROP #3
2.58 ACRES- ORCHARD #1
2.70 ACRES- ORCHARD #2
20.06 ACRES IN IRRIGATED CROPS, SPECIALTY CROPS, ORCHARDS AND VINEYARDS, SPECIFICALLY HORN MELONS, PASSION FRUIT AND FIEJOAS.

ALLOWED 1 UNIT OF FARM SUPPORT QUARTERS PER 20 ACRES IRRIGATED CROPS, SPECIALTY CROPS, ORCHARDS AND VINEYARDS

OAK TREE REPLACEMENT SHALL OCCUR BY PLANTING OAKS ON SITE TO REPLACE THE OAKS THAT MAY BE REMOVED OR IMPACTED WITH THE IMPROVEMENTS AND STABILIZATION OF THE DRIVEWAY. THESE ARE COASTAL LIVE OAKS:
2- 4" L. OAKS
6- 5" L. OAKS
2- 6" L. OAKS
3- 8" L. OAKS
4- 12" L. OAKS

SLOPES ON SITE RANGE FROM LESS THAN 10% TO GREATER THAN 30%:

LESS THAN 10% SLOPE	=	48.3 ACRES
10-30% SLOPE	=	80.02 ACRES
GREATER THAN 30% SLOPE	=	43.1 ACRES
TOTAL SITE AREA	=	171.42 ACRES

San Luis Sustainability Group
1655 Oceano Oak Way, Santa Margarita, Ca 93453
(805) 438-4452
bob@slosol.org

MINOR USE PERMIT SUBMITTAL
SWIFT RESIDENCE
APN: 067-161-014
3698 CLARK VALLEY ROAD
LOS OSOS, CA 93402

SITE PLAN

Revision Dates
01/26/15

Drawing No.
A1

A2.1	FIRST FLOOR PLAN	MINOR USE PERMIT SUBMITTAL SWIFT RESIDENCE APN: 047-181-014 3596 CLARK VALLEY ROAD LOS OSOS, CA 93402	San Luis Sustainability Group 16550 Dunes Court Way, Santa Margarita, Ca 93453 (805)438-4452 slosg@slonet.org	

GENERAL NOTES:

N

FIRST FLOOR PLAN
1/4" = 1'-0"
1670 SQ. FT.

San Luis Sustainability Group
16550 Chalk Oak Way, Santa Margarita, Ca 93453
(805)-438-4452 slosg@icloud.org

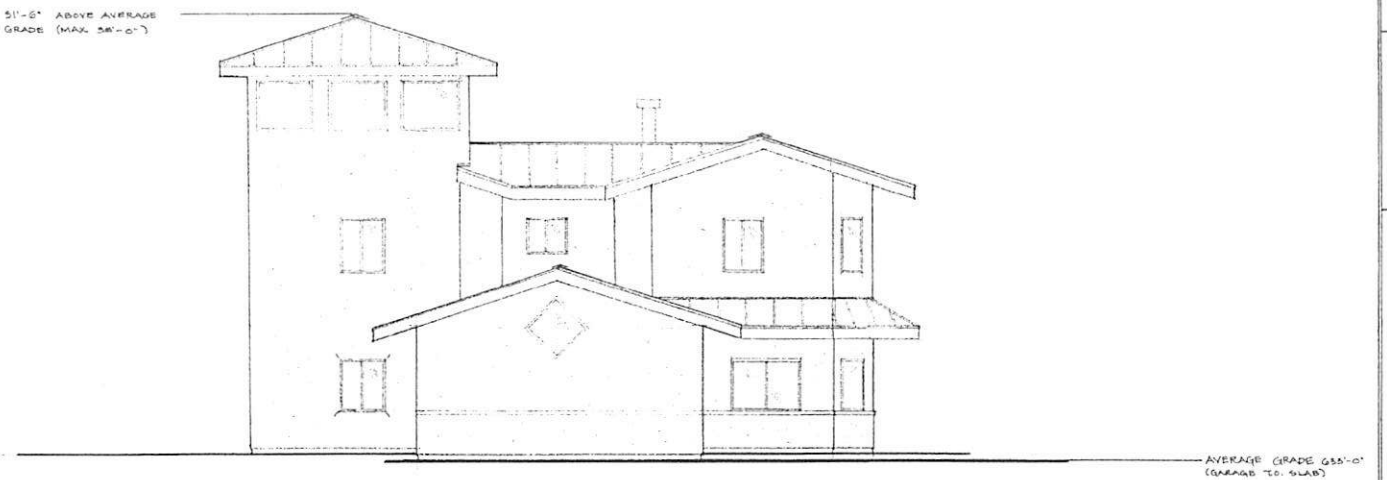
MINOR USE PERMIT SUBMITTAL
SWIFT RESIDENCE
APN: 037-181-014
3589 CLARK VALLEY ROAD
LOS OSOS, CA 93402

SECOND FLOOR & LOFT PLAN

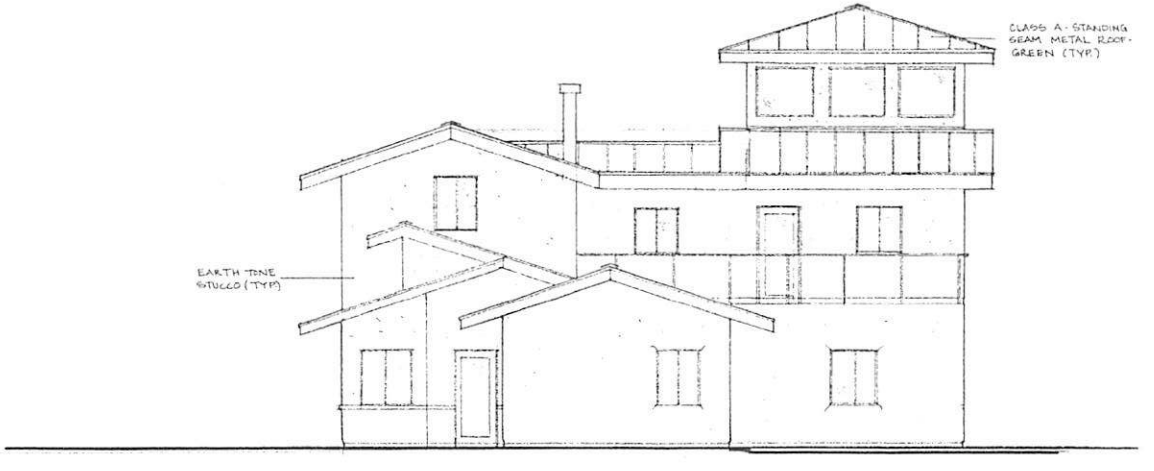
A2.2

GENERAL NOTES:

N
SECOND FLOOR & LOFT PLAN
1/4" = 1'-0"
670 SQ. FT.



· WEST ELEVATION ·



· EAST ELEVATION ·

SAN LUIS SOLAR GROUP
SUSTAINABILITY GROUP
16550 Oracle Oak Way Santa Margarita, CA 93453
(805) 438-4452 fax (805) 438-4650

MINOR USE PERMIT SUBMITTAL
SWIFT RESIDENCE
APN: 067-161-014
@9681 VISTA DEL LAGO ROAD

ELEVATIONS

9/28/15

A3.1

Attachment 3

SAN LUIS SOLAR GROUP
SUSTAINABILITY GROUP
15550 Oracle Oak Way Santa Margarita, CA 93453
(805) 438-4452 Fax (805) 438-4680

MINOR USE PERMIT SUBMITTAL
SWIFT RESIDENCE
APN: 067-161-014

ELEVATIONS

A3.2

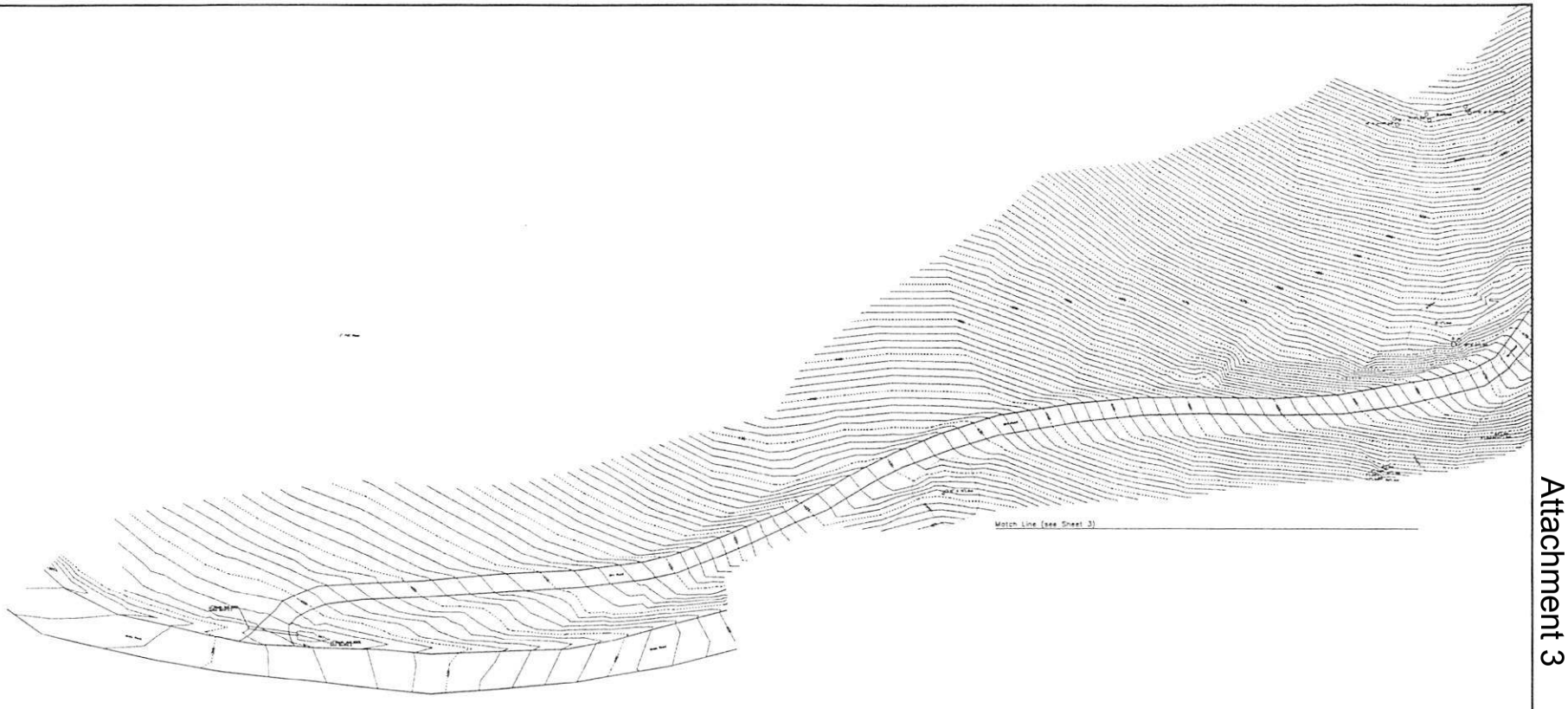
THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAL DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

· NORTH ELEVATION ·

· SOUTH ELEVATION ·

© BKF ENGINEERS
GRADING & UTILITY PLAN
SWIFT RESIDENCE
3698 CLARK VALLEY ROAD
LOS OSOS, SAN LUIS OBISPO COUNTY, CALIFORNIA
BKF
ENGINEERS / SURVEYORS / PLANNERS
255 SHORELINE DR. SUITE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)
REVIEW ONLY
NOT FOR CONSTRUCTION
Date: 06/30/2014
Scale: 1" = 20'
Design: DA
Drawn: DKS
Approved: RH
Job No: 20120249
Drawing Number
C2.1
GRAPHIC SCALE
PRIVATE ROAD
LOCATION MAP
N.T.S.
PLOT DATE: 06-25-14
PLOTTED BY:

GRADING & UTILITY PLAN
SWIFT RESIDENCE
3898 CLARK VALLEY ROAD
LOS OSOS SAN LUIS OBISPO COUNTY CALIFORNIA
BKF ENGINEERS
C2.2
EARTHWORK QUANTITIES:
CUT 1100 C.Y.
FILL 400 C.Y.
BALANCE 1300 C.Y. (EXPORT)
TOTAL 2300 C.Y.
EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN CALCULATIONS FOR BIDDING AND COST ESTIMATING PURPOSES.
HATCH LEGEND:
FILL AREA
SOIL SLOUGH
STEEL MATTING
CROSSING
LEGEND:
ABBREVIATIONS:
TYPICAL DRIVEWAY SECTION
GRAPHIC SCALE



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

REVISIONS	
DATE	REMARKS

PROFESSIONAL LAND SURVEYOR
Jed Barkley Blake
No. 4786
STATE OF CALIFORNIA

Surveyor's Statement

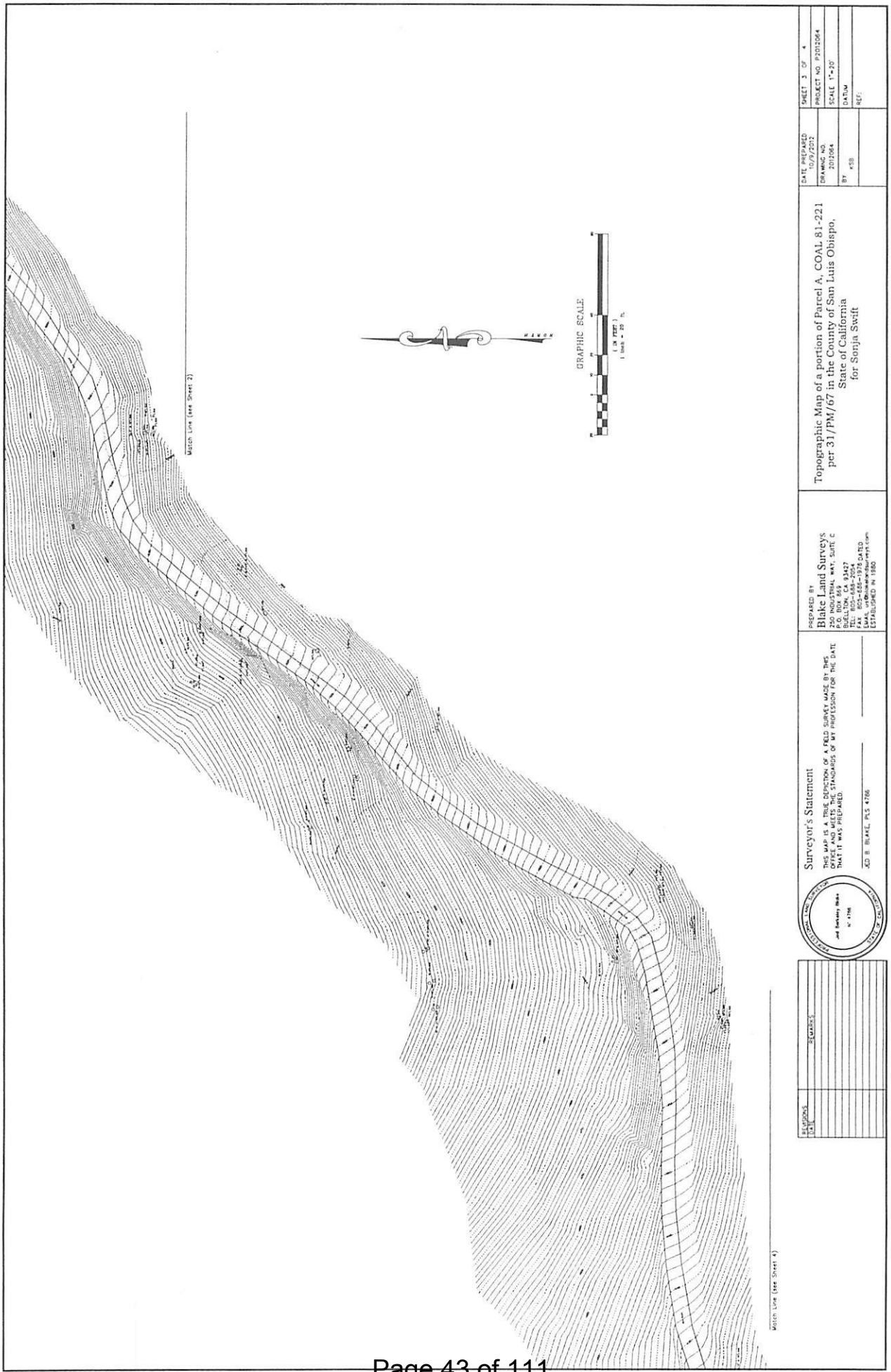
THIS MAP IS A TRUE DEPICTION OF A FIELD SURVEY MADE BY THIS OFFICE AND MEETS THE STANDARDS OF MY PROFESSION FOR THE DATE THAT IT WAS PREPARED.

JED B. BLAKE, PLS 4786

PREPARED BY
Blake Land Surveys
250 INDUSTRIAL WAY, SUITE C
P.O. BOX 869
BUELLTON, CA. 93427
TEL: 805-686-2054
FAX: 805-686-1976 DATED
EMAIL: us@blakelandsurveys.com
ESTABLISHED IN 1980

Topographic Map of a portion of Parcel A, COAL 81-221 per 31/PM/67 in the County of San Luis Obispo, State of California
for Sonja Swift

DATE PREPARED 10/9/2012	SHEET 4 OF 4
DRAWING NO. 2012064	PROJECT NO. P2012064
BY KSB	SCALE 1"=20'
	DATUM
	REF:


Match Line (see Sheet 2)
Match Line (see Sheet 4)
NORTH
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
Surveyor's Statement
THIS MAP IS A TRUE DEPICTION OF A FIELD SURVEY MADE BY THIS OFFICE AND MEETS THE STANDARDS OF MY PROFESSION FOR THE DATE THAT IT WAS PREPARED.
JED B. BLAKE, PLS 4786
PREPARED BY
Blake Land Surveys
PROFESSIONAL MAPS, SUITE C
P.O. BOX 869
BUELLTON, CA 93427
TEL: 805-686-1974
FAX: 805-688-1974 DATED
EMAIL: info@blakelandsurveys.com
ESTABLISHED IN 1980
Topographic Map of a portion of Parcel A, COAL 81-221 per 31/PM/67 in the County of San Luis Obispo, State of California for Sonja Swift
DATE PREPARED 01/9/2022
DRAWING NO. 2012064
BY KSB
SHEET 3 OF 4
PROJECT NO. P2012064
SCALE 1"=20'
DATUM
REF:
REVISIONS
DATE
REMARKS

Match Line (see Sheet 1)
Match Line (see Sheet 3)
NORTH
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
Topographic Map of a portion of Parcel A, COAL 81-221 per 31/PM/67 in the County of San Luis Obispo, State of California
for Sonja Swift
Surveyor's Statement
THIS MAP IS A TRUE DEPICTION OF A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION AND MEETS THE STANDARDS OF MY PROFESSION FOR THE DATE THAT IT WAS PREPARED.
JED B. BLAKE, PLS 4766
PREPARED BY
Blake Land Surveys
250 INDUSTRIAL WAY, SUITE C
P.O. BOX 456
BUELLTON, CA 93427
TEL: 805-688-2054
FAX: 805-688-2053
EMAIL: JED@BLAKELANDSURVEYS.COM
ESTABLISHED IN 1980
DATE PREPARED
10/9/2012
DRAWING NO.
2012064
BY
KSB
SHEET 2 OF 4
PROJECT NO. P2012064
SCALE 1"=20'
DATUM
REF:
REVISIONS
DATE
REMARKS

Surveyor's Statement
Blake Land Surveys
Topographic Map of a portion of Parcel A,
COAL 81-221 per 31/PM/67 in the County
of San Luis Obispo, State of California
for Sonja Swift
DATE PREPARED
10/9/2013
PROJECT NO P201204
DRAWING NO
20120d4
SCALE 1"=20'
DATUM
BY
CHKD
REF.
SHEET 1 OF 4
GRAPHIC SCALE
Property Line
Match Line (see Sheet 2)

DEVELOPER'S STATEMENT FOR:
Swift Minor Use Permit DRC2012-00117

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

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

AESTHETICS

VR-1 **At the time of application for construction permits,** the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys etc. and darker green, grey, slate blue, or brown colors for the roof structures.

VR-2 **At the time of application for construction permits**, the applicant shall submit an exterior lighting plan for both permanent and temporary facilities, for County review and approval. The plan shall define the height, location, and intensity of all exterior lighting. All lighting fixtures shall be positioned "down and into" the development, and shielded so that neither the lamp nor the related reflector interior surface is visible from surrounding properties and key viewing areas. All lighting poles, fixtures, and hoods shall be dark colored. When nighttime lighting is required for construction, temporary lighting shall be hooded to the extent consistent with safety. Lighting fixtures shall be directed away from the highway to avoid glare and, when near a residence, shall be pointed away from the residence. This requirement shall be specified in contracts with contractors and subcontractors that may require nighttime construction lighting.

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

BIOLOGICAL RESOURCES

Nesting Birds

BR-1: Vegetation removal and initial site disturbance for any project elements should be conducted between September 1st and January 31st outside of nesting season for birds. If vegetation removal is to be conducted between February 1st and August 31st, then preconstruction nesting bird surveys shall be conducted **prior to any site disturbance or vegetation removal** to determine any active nests that would be adversely impacted by construction. If active bird nests are found, the nests shall be avoided with the establishment of a non-disturbance buffer zone around the nest determined by a qualified biologist. The buffer zone will be maintained until the adults and their young are no longer dependent on their nest for survival. Protection of these active nests and avoiding nest disturbance would reduce potential impacts on nesting birds to less than significant.

Monitoring: A qualified biological monitor shall verify compliance with nesting bird mitigation measures and shall submit a final comprehensive construction monitoring report to the Department of Planning and Building prior to final inspection.

Monterey big-eared woodrat

BR-2: To avoid and reduce impacts to Monterey big-eared woodrats, a qualified biologist shall conduct preconstruction survey 3 days **prior to any site disturbance or vegetation removal** for the presence of woodrat middens. All middens shall be flagged and avoided directly where feasible. Any active middens found in areas that will not be disturbed by vegetation removal or grading shall be protected with a 25 foot buffer. Middens that cannot be avoided will be deconstructed manually allowing woodrats to escape from harm and reestablish territories. If feasible, deconstruction of woodrat middens should be done in non-breeding seasons from August 1st to February 28th. If avoiding breeding season is not feasible, then should a litter of young be found or suspected during midden deconstruction, the midden material shall be replaced and the midden be left alone for a two to three week period depending on stage of the young discovered before rechecking the nest to verify that the young are capable of independent survival before proceeding with midden dismantling.

Monitoring: A qualified biological monitor shall conduct a preconstruction survey 3 days prior to any site disturbance or vegetation removal for the site.

Other Wildlife Impacts

BR-3: **Prior to ground disturbing activities**, a qualified biologist shall conduct a preconstruction survey within 30 days of initial ground disturbance to identify if any non-listed, special status or common upland wildlife species are using any portion of the project areas where ground disturbance or construction is proposed. The survey shall cover the boundaries of the proposed disturbance and 100 feet beyond. If ground dwelling wildlife species are detected, a biological monitor shall be present during initial ground disturbing and/or vegetation removal activities to attempt to salvage and relocate the wildlife that may be present, such as common reptiles and small mammals. The relocation and salvation of these species would reduce the level of this impact to less than significant.

Monitoring: A qualified biological monitor shall conduct a preconstruction survey 3 days prior to any site disturbance or vegetation removal for the site.

Oak Tree Impacts

BR-4 The applicant shall limit tree removal to no more than 5 oak trees having a six inch diameter or larger at 4.5 feet from the ground. **At the time of application for construction permits,** construction plans shall clearly delineate all trees within 50 feet of the proposed project, and shall show which trees are to be removed or impacted, and which trees are to remain unharmed. Oak tree pruning shall be limited to that necessary for the driveway improvements. CalFire required turnouts shall be located to avoid and minimize pruning and/or removal of oak trees.

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

BR-5 **Prior to any site disturbance**, the applicant shall fence the proposed area of disturbance and clearly tag which trees are to be removed or impacted. The trees tagged in the field shall be consistent with the trees delineated on the construction plans. Tree removal, grading, utility trenching, compaction of soil, or placement of fill shall not occur beyond the fenced disturbance area. The fencing shall remain installed until final inspection.

BR-6 **Prior to final inspection**, the 5 oak trees removed as a result of the grading for the residence shall be replaced at a 4:1 ratio. An additional 12 impacted oak trees shall be replaced at a ratio of 2:1. A total of 44 oak trees shall be planted on-site.

BR-7 The newly planted trees shall be maintained until successfully established. This shall include caging from animals (e.g., deer, rodents), periodic weeding and adequate watering (e.g., drip-irrigation system). If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used. Once the replacement trees have been planted, the applicant shall retain a qualified individual (e.g., landscape contractor, arborist, nurseryman, botanist) to prepare a letter stating the above planting and protection measures have been completed. This letter shall be submitted to the Department of Planning and Building.

BR-8 To promote the success of the new trees, the applicant shall retain a qualified individual (e.g., arborist, landscape architect/ contractor, nurseryman) to monitor the new trees until successfully established, on an annual basis, for no less than three years. The first report shall be submitted to the County Environmental Coordinator one year after the initial planting and thereafter on an annual basis until the monitor, in consultation with the County, has determined that the newly planted vegetation is successfully established. The applicant and successors-in-interest agree to complete any necessary remedial measures identified in the report and approved by the Environmental Coordinator.

> **Monitoring:** Prior to final inspection, the project planner and building inspector will verify compliance with approved plans.

CULTURAL RESOURCES

CR-1 **Prior to issuance of construction permits,** the applicant shall submit a monitoring plan, prepared by a County-approved archaeologist, for review and approval by the County Department of Planning and Building. The intent of this plan is to monitor all earth-disturbing activities in areas identified as potentially sensitive for cultural resources, per the approved Plan. The monitoring plan shall include at a minimum:

a. List of personnel involved in the monitoring activities;
b. Inclusion of involvement of the Native American community, as appropriate;
c. Description of how the monitoring shall occur;
d. Description of frequency of monitoring (e.g., full-time, part time, spot checking);
e. Description of what resources are expected to be encountered;
f. Description of circumstances that would result in the halting of work at the project site (e.g., what is considered "significant" archaeological resources?);
g. Description of procedures for halting work on the site and notification procedures; and
h. Description of monitoring reporting procedures.

Prior to construction/ground-disturbing activities, the applicant shall ensure that any construction-related subsurface excavation in sensitive areas (those with moderate to high potential for buried prehistoric archaeological resources) are tested by a County-approved archaeologist. Should buried resources be identified, further testing or avoidance shall be required; if avoidance is not possible, mitigation through data recovery shall be required.

Monitoring: Prior to issuance of construction permits, the Environmental Coordinator and project planner will verify that the monitoring plan contains all required elements.

GEOLOGY AND SOILS

GS-1 **At the time of application for construction permits,** all plans shall be consistent with the conclusions and recommendations of the Geotechnical Engineering, Geologic Hazards, and Percolation Test Report, 3698 Clark Valley Road Proposed Residence (Earth Systems Pacific; January 28, 2013) and Addendum No. 1 to Geotechnical Engineering, Geologic Hazards, and Percolation Test Report (Earth Systems Pacific; July 10, 2014).

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

WATER

W-1 **At the time of application for construction permits,** the applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 23.04.186 of the San Luis Obispo County Coastal Zone Land Use Ordinance. All plants utilized shall be drought tolerant. Drip-line irrigation shall be used for all landscaped areas installed for new construction. The drip irrigation system must include an automatic rain shut-off device, soil moisture sensors, and an operating manual to instruct the building occupant on how to use and maintain the water conservation hardware.

W-2 **At the time of application for grading and/or construction permits,** the applicant shall show on the construction plans, project designs that will promote groundwater recharge by application of Low Impact Development (LID) design techniques. For example, roof runoff should be directed to drainage swales and not to impervious surfaces, rain barrels, stormwater ponds, bio-retention systems, or other methods as approved by the Public Works Department. At least two designer selected LID measures shall be applied to the project.

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

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

Signature of Owner(s) 10/08/14 Date

SONIA SWIFT JOHN F. SWIFT Name (Print)

5

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/11/2013

TO: LOCAC

FROM: Airlin Singewald, Coastal Team, Development Review

PROJECT DESCRIPTION: DRC2012-00117 SWIFT- Minor Use Permit for a proposed new 2,340 sf SFR with 280 sf attached garage, and the conversion of the existing SFR to farm support quarters. 171.42 acre project site located off Clark Valley Road in Los Osos. APN: 067-161-014.

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

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

Passed on Consent Agenda LOCAC

7/24/13 Date | Airlin Singewald Name | 534-1658 Phone

FH 5

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED
JUN 19 2013
COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

DATE: 6/11/2013

TO: PW

FROM: Airlin Singewald, Coastal Team, Development Review

PROJECT DESCRIPTION: DRC2012-00117 SWIFT- Minor Use Permit for a proposed new 2,340 sf SFR with 280 sf attached garage, and the conversion of the existing SFR to farm support quarters. 171.42 acre project site located off Clark Valley Road in Los Osos. APN: 067-161-014.

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

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

Drainage plan required with Building permit submittal.

6-28-13 (Date) | [signature] (Name) | 5271 (Phone)

Attachment 3

5

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/11/2013

RECEIVED JUN 24 2013

TO: Cal Fire

FROM: Airlin Singewald, Coastal Team, Development Review

PROJECT DESCRIPTION: DRC2012-00117 SWIFT- Minor Use Permit for a proposed new 2,340 sf SFR with 280 sf attached garage, and the conversion of the existing SFR to farm support quarters. 171.42 acre project site located off Clark Valley Road in Los Osos. APN: 067-161-014.

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

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

7-5-13 Date | Tina Rose Name | 903-3427 Phone

CAL FIRE – SAN LUIS OBISPO
FIRE SAFETY PLAN

Date: **July 5, 2013**

Project Number: DRC2012-00117
Project City: Los Osos
Owner Name: John Swift
City, State, Zip: Los Osos, CA 93402
Agent Name: Rachel Altilan
City, State, Zip: Morro Bay, CA 93443

Project Location: 3698 Clark Valley Road
Cross Street: Los Osos Valley Road
Owner Address: 3698 Clark Valley Road
Owner Phone(s): 441-4348
Agent Address: P.O. Box 1199
Agent Phone(s): 878-0815

Project Notes: NEW 2340 SQ FT SFD, AND CONVERT EXISTING SFD TO FARM SUPPORT QUARTERS

- The following **checked** items are required to be completed prior to final inspection of this project.
- Fire department final inspection can be scheduled by calling **(805) 543-4244, extension #3429**.
- Inspections will be completed on **Tuesday** for South County areas and **Thursday** for North County areas.
- Please have your County issued permit card on site and visible.
- Visit our website at www.calfireslo.org for more information.

This project is located approximately **20** minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project **is** located in State Responsibility Area for wildland fires, and is designated as a **Very High** Fire Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following CHECKED standards are required:
☒ **SETBACK** 30-foot building setback from property line required for parcels 1 acre in size or larger **Note: All setbacks are subject to County Planning Department approval.
☒ **FIRE SPRINKLERS** A fire sprinkler system is required for this project per local Fire Code.
☒ Fire alarm bell must be installed and working at final inspection.
☒ Mount spare heads & wrench box in garage or near riser. (1 of each type)
☒ **TANK** A water storage tank is required that gravity feeds a residential fire connection
☒ **3300** gallons of **minimum** water storage is required for fire protection
☒ **Note**: If a residential sprinkler system is installed, the water storage capacity shall be calculated by an approved Fire Protection Engineer (FPE).
☒ Tanks must be steel or concrete in High and Very High Fire Hazard Severity zones
☒ Automatic Fill, Sight Gauge & Venting System required
☒ Minimum 4-inch plumbing: Schedule 40 PVC or Iron Pipe
☒ System must gravity drain to the Fire Department Connection
☒ Fire connection shall be located on the approach to the structure(s)
☒ Fire connection must be located not less than 50 feet & no more than 150 feet from the structure
☒ Fire connection must be located 10-12 feet from the edge of the driveway/road & 24-36" above finished grade
☒ Fire connection outlet valve must be a 2-1/2" brass National Standard male thread with brass or plastic cap. The outlet must face toward the driveway at a 90° angle.
☒ If fire connection has less than 20 psi, then the word "DRAFT" will be clearly and permanently marked on the fire connection
☒ Must maintain a 3 foot clear space around the circumference of the connection at all times
☒ Blue dot reflector must be located near fire connection, visible to approaching vehicles
☐ **HYDRANT** A fire hydrant is required that can deliver **750** gallons per minute for 2 hours.
☐ ****Must submit a completed Community Water System Verification Form
☐ Must have two 2 1/2" outlets and one 4" outlet with National Standard threads
☐ Must be located within 8 feet of the roadway
☐ Place a blue dot road reflector on roadway, just off center, on the side of the hydrant
☐ Hydrant must be located within **250** feet of the residence.
☐ Must maintain a 3 foot clear space around the hydrant at all times
☒ **ACCESS ROAD** A 20-foot wide access road is required.

☒ All weather surface capable of supporting 20 tons
☒ 10 feet of fuel modification is required on both sides of road
☒ Must provide an unobstructed vertical clearance of not less than 13'6"
☒ Where road exceeds a 12% grade, it must be a nonskid surface
☒ If road exceeds a 16% grade, it must be certified by an engineer
☒ Road must be named & posted using the County standard signage
☒ **DRIVEWAY** must be **16** feet wide
☒ All weather surface capable of supporting 20 tons
☒ Where driveway exceeds a 12% grade, it must be a nonskid surface
☒ If driveway exceeds a 16% grade, it must be certified by an engineer
☒ 10 feet of fuel modification is required on both sides of the driveway
☒ Must provide an unobstructed vertical clearance of not less than 13'6"
☒ Driveways exceeding 300 feet require a fire engine turnaround within 50 feet of residence/structure
☐ Driveways exceeding 800 feet require a turnout(s) at midpoint and no more than 400 feet apart (**Exception**: 16' wide driveways)
☐ **BRIDGE** is required to support a fire engine load weight of 20 tons
☐ Bridge must have a sign indicating load & vertical clearance limits at entrances
☐ One-lane bridge: minimum 10', turnouts at both ends, one-way signs, clear visibility
☒ **GATE** entrance shall be 2 feet wider than width of traffic lane & located 30 feet from roadway.
☒ Center line of lane turning radius must be at least 25 feet
☒ Electric gates shall be maintained operational at all times and shall provide Fire Department emergency access via a "Knox" switch. A Knox application must be requested from the Prevention Bureau. Manual gates may be secured by a padlock.
☒ **100' FLAMMABLE VEGETATION MANAGEMENT** around structures required.
☒ Maintain a fire clearance of 30 feet around all buildings & structures
☒ Within the area of 30'-100' from structures, additional fire reduction measures shall be required.
☒ Remove limbs located within 10 feet of chimney & trim dead/dying limbs that overhang the roof. Leaves, needles, or dead growth shall be removed from the roof
☒ **LPG TANKS** Minimum separation from buildings & property lines for LPG above ground tanks is: 10 feet for 125-500 gallon container; 25 feet for 501-2,000 gallon container
☒ Maintain a minimum vegetation clearance of 10 feet around LPG tanks or containers
☒ **IGNITION RESISTANT CONSTRUCTION REQUIREMENTS** This project must meet all requirements of Chapter 7A of the 2010 California Building Code for Fire-Resistance-Rated Construction. Please contact the San Luis Obispo County Department of Planning & Building for more information at (805) 781-5600.
☒ A Class **A** non-combustible roof is required that meets all requirements of Chapter 7A of the 2010 California Building Code.
☒ **ADDRESS** Each residence requires separate address numbers, assigned by the San Luis Obispo County Department of Planning and Building. Please contact (805) 781-5157 for more information.
☒ Highly visible with contrasting background permanent address numbers shall be placed at the driveway entrance and directional signs at each T or Y intersection (minimum 6" letter/number height, 1/2 inch stroke). Reflective numbers are highly recommended!
☒ Highly visible address numbers shall be placed on the residence(s). (Minimum 6" letter/number height with 1/2 inch stroke).
☒ **SMOKE & CARBON MONOXIDE DETECTOR** Smoke detectors are required in all sleeping areas and in hallways leading to sleeping areas.
Comments:

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

Tina Rose
Fire Inspector

COUNTY OF SAN LUIS OBISPO
Department of Agriculture/Weights and Measures
2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556
(805) 781-5910 • FAX (805) 781-1035
Martin Settevendemic
Agricultural Commissioner/Sealer
www.slocounty.ca.gov/agcomm
AgCommSLO@co.slo.ca.us

DATE: **July 12, 2013**

TO: **Airlin Singewald, Project Manager**

FROM: **Lynda L. Auchinachie, Agriculture Department** LA

SUBJECT: **Swift Minor Use Permit DRC2012-00117 (1701)**

Thank you for the opportunity to review the proposed Swift Minor Use Permit for a 2,340 square foot residence and the conversion of the existing residence to farm support quarters. The 171-acre project site is located at 3698 Clark Valley Road, southeast of the community of Los Osos. The site is relatively steep and bordered by Agriculture properties to the north, south and west and Rural Lands to the east. The project site has long history of crop production and cattle grazing. The coastal valley site supports over 20 acres of irrigated orchards, vineyards, and the highly specialized crops of horn melons, passion fruit, and fiejoas that are typically found at the local farmer's market. The project site is currently developed with a 480 square foot single family residence that is proposed to be converted to a farm workers quarters.

The proposed residence and access would be located on soils that are not identified as Important Agricultural Soils in the Conservation and Open Space Element and therefore associated impacts are not considered significant.

Comments and recommendations are based on policies in the San Luis Obispo County Agriculture Element, Conservation and Open Space Element, the Land Use Ordinance, the California Environmental Quality Act (CEQA), and on current departmental policy to conserve agricultural resources and to provide for public health, safety and welfare while mitigating negative impacts of development to agriculture.

If you have questions, please call 781-5914.

Negative Declaration & Notice Of Determination

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

ENVIRONMENTAL DETERMINATION NO. ED12-213 **DATE:** October 30, 2014

PROJECT/ENTITLEMENT: Swift Minor Use Permit and Coastal Development Permit DRC2012-00117

APPLICANT NAME: John Swift
ADDRESS: 3698 Clark Valley Rd, Los Osos, CA
CONTACT PERSON: Rachel Aljilani **Telephone:** (805) 878-0815

PROPOSED USES/INTENT: Request by John Swift for a Minor Use Permit/Coastal Development Permit to: a) construct a new 2,340 square-foot single family residence with a 280 square-foot attached garage; b) grading to widen and extend an existing 1,700 foot long access road; c) installation of two 8,000 gallon water tanks and associated utilities; and d) conversion of an existing single family residence to farm support quarters. The proposed project would result in the disturbance of approximately 1.3 acre on a 148-acre parcel in the Agriculture land use category.

LOCATION: The proposed project is located at 3698 Clark Valley Road, approximately one mile south of Los Osos Valley Road and two miles southeast of the Los Osos urban reserve line. The site is in the Estero planning 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:

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	Airlin Singewald Project Manager Name	Date	County of San Luis Obispo Public Agency

DATE	DELIVER TO	DEPARTMENT	SENT BY	DEPARTMENT

INTER-DEPARTMENT DELIVERY

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 5.1)

Project Title & No. Swift Minor Use Permit /Coastal Development Permit ED12-213 (DRC2012-00117)

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.

Airlin Singewald — Signature — 10/23/14
Prepared by (Print) — Signature — Date

Steven McMaster — Ellen Carroll, Environmental Coordinator (for)
Reviewed by (Print) — Signature — Date

Project Environmental Analysis

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

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

A. PROJECT

DESCRIPTION: Request by John Swift for a Minor Use Permit/Coastal Development Permit to: a) construct a new 2,340 square-foot single family residence with a 280 square-foot attached garage; b) grading to widen and extend an existing 1,700 foot long access road; c) installation of two 8,000 gallon water tanks and associated utilities; and d) conversion of an existing single family residence to farm support quarters. The proposed project would result in the disturbance of approximately 1.3 acre on a 148-acre parcel in the Agriculture land use category. The proposed project is located at 3698 Clark Valley Road, approximately one mile south of Los Osos Valley Road and two miles southeast of the Los Osos urban reserve line. The site is in the Estero planning area.

ASSESSOR PARCEL NUMBER(S): 067-161-014

Latitude: 35° 16' 50.2284" N Longitude: -120° 47' 5.8194" W **SUPERVISORIAL DISTRICT #** 2

B. EXISTING SETTING

PLANNING AREA: Estero, Rural

LAND USE CATEGORY: Agriculture

COMBINING DESIGNATION(S): Geologic Study, Flood Hazard Coastal Appealable Zone

TOPOGRAPHY: Nearly level

VEGETATION: Shrubs, Trees, Coastal Oak

PARCEL SIZE: 148 acres

EXISTING USES: Agricultural uses, single-family residence(s)

SURROUNDING LAND USE CATEGORIES AND USES:

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

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant

environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST

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

Setting. The proposed project is located in the Irish Hills on a 148-acre parcel at the end of Clark Valley Road, approximately one mile south of Los Osos Valley Road and two miles southeast of the Los Osos urban reserve line. The southern and western portions of the property are nearly level to gently sloping and contain field crops, orchards, and rangeland. The northern portion of the site has moderate to steep slopes and is undeveloped, with a mix of chaparral, grassland and scattered oak woodland. Los Osos creek, which is dominated by central sycamore and cottonwood riparian forest, runs along the southwest portion of the property. An existing single family residence is located west of the project site.

The proposed residence would be sited within a topographic "bowl" or saddle near the ridge of the Irish Hills, about one mile south of Los Oso Valley Road.

Regulatory Setting

A narrow sliver of the northern edge of the property is within the Irish Hills Scenic Backdrop Critical Viewshed and Los Osos Valley Road Scenic Corridor designated in the Estero Area Plan. The purpose of this designation is to protect: important views of scenic backdrops, background vistas and foreground areas from Los Osos Valley Road; important plant and animal habitats; and watershed resources. Projects within this area are also subject to the visual protection standard in Chapter 4 of the Coastal Zone Land Use Ordinance.

The project also is subject to the following Visual and Scenic Resources Coastal Plan Policies:

- **Policy 1: Protection of Visual and Scenic Resources.** Unique and attractive features of the landscape, including but not limited to unusual landforms, scenic vistas and sensitive habitats are to be preserved protected, and in visually degraded areas restored where feasible.
- **Policy 2: Site Selection for New Development.** Permitted development shall be sited so as to protect views to and along the ocean and scenic coastal areas. Wherever possible, site selection for new development is to emphasize locations not visible from major public view corridors. In particular, new development should utilize slope created "pockets" to

shield development and minimize visual intrusion.

- **Policy 4: New Development in Rural Areas.** New development shall be sited to minimize its visibility from public view corridors. Structures shall be designed (height, bulk, style) to be subordinate to, and blend with, the rural character of the area. New development which cannot be sited outside of public view corridors is to be screened utilizing native vegetation; however, such vegetation, when mature, must also be selected and sited in such a manner as to not obstruct major public views.

Impact. The proposed project would improve an existing access road, convert an existing residence into farm support quarters, and construct a new single family residence within a topographic saddle near the Irish Hills ridgeline. According to the applicant's visual analysis (San Luis Sustainability Group; September 3, 2013), the proposed 31'-6" tall single family residence would not be visible from Los Osos Valley Road, as it would be located within the view shadow created by the downslope foothills. This was verified by the installation of marker poles.

The upper portion of the proposed residence would come into view intermittently on the unpaved (not County maintained) portion of Clark Valley Road within a mile of the subject property. This view is shared by the applicant and one other property owner at this point in Clark Valley.

No development is proposed within the Irish Hills Critical Viewshed or part of the scenic corridor. The access driveway will not be seen from Los Osos Valley Road or Clark Valley Road.

To help the building recede into the existing landscape, the applicant proposes to use an earth tone stucco finish and non-reflective forest green color metal roof.

Exterior lights could result in night lighting, which could impact the rural character of the area.

Mitigation/Conclusion. The project will be required to submit a color and materials sample showing the use of muted earth tone colors to blend with the surrounding landscape. Exterior lighting shall be shielded and directed downward to avoid night lighting (see Exhibit B: Mitigation Summary Table). With implementation of these measures, the proposed project would result in less than significant visual impacts.

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

Land Use Category: Agriculture

State Classification: Not Prime Farmland and Prime Farmland if irrigated both exist onsite.

Historic/Existing Commercial Crops: Yes

In Agricultural Preserve? Yes, Los Osos

Under Williamson Act contract? No

The proposed residence is located on the following non-prime soil type:

- **Lodo clay loam (15 - 30 % slope).** This moderately sloping, shallow fine loamy soil is considered very poorly drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

The subject parcel also contains these soil types:

- **Gazos-Lodo clay loams (15 - 75 % slope).**
    - Gazos. This moderately sloping fine loamy soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class IV without irrigation and Class is not rated when irrigated.
    - Lodo. This moderately sloping fine loamy soil is considered very poorly drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class IV without irrigation and Class is not rated when irrigated.

- **Rock outcrop-Lithic Haploxerolls complex (30 - 75 % slope).** This steeply to very steeply sloping soil has unrated drainage characteristics. The soil has unrated erodibility and unrated shrink-swell characteristics, as well as having unrated septic system constraints. The soil is considered Class VIII without irrigation and Class is not rated when irrigated.

- **Salinas silty clay loam (0 - 9 % slope).** This nearly level fine loamy bottom soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class III without irrigation and Class I when irrigated.

The 148-acre parcel contains about 80 acres of suitable grazing land for approximately 30 cattle and 20 acres in irrigated crops, specialty crops, orchards, and vineyards, specialty horn melons, passion fruit and fiejoas. The crops are located along the southern extent of the parcel on the nearly level Los Osos c

Creek valley floor.

The adjacent parcel to the west also contains irrigated crops on the valley floor. Parcels to the south, east, and north support limited cattle grazing.

The subject parcel contains an existing 480 square-foot single family residence and two agricultural accessory structures (280 square feet and 285 square feet).

Impact. The proposed project would result in the disturbance of approximately 1.3 acre on a 148-acre parcel in the Agriculture land use category. The proposed residence and access road would be located on soils that are not identified as Important Agricultural Soils in the Conservation and Open

Space Element. The County Agricultural Commissioner indicated that the project would have a less than significant impact on agricultural resources (Lynda Auchinachie; July 12, 2013).

The project proposes to convert the existing 480 square-foot single family residence to a farm support dwelling. The property qualifies for one farm support unit based on 20 acres of irrigated crop land, pursuant to Coastal Zone Land Use Ordinance Section 23.08.167 – Residential Uses in the Agriculture Category.

Mitigation/Conclusion. The project will not negatively affect agricultural resources. 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.

Impact. The proposed project would result in the disturbance of approximately 1.3 acre on a 148-acre parcel. This will result in the creation of construction dust, as well as short- and long-term

vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation. The project is also not in close proximity to sensitive receptors that might otherwise result in nuisance complaints and is subject to limited dust and/or emission control measures during construction.

From an operational standpoint, based on Table 1-1 of the CEQA Air Quality Handbook (2012), the project will not exceed operational thresholds triggering mitigation. While naturally occurring asbestos is present in the southeastern portion of the parcel, due to the presence of serpentine or ultramafic rock, it is not expected that the scope of the project will trigger any asbestos related impacts requiring mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

Mitigation/Conclusion. No mitigation measures are necessary beyond standard measures to minimize construction-related dust and diesel emissions.

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 proposed project is located in the Irish Hills on a 148-acre parcel at the end of Clark Valley Road, approximately one mile south of Los Osos Valley Road and two miles southeast of the Los Osos urban reserve line. The southern and western portions of the property are nearly level to gently sloping and contain field crops, orchards, and rangeland. The northern portion of the site has moderate to steep slopes and is undeveloped, with a mix of maritime chaparral, valley needle grassland and scattered oak woodland. The Los Osos creek, which is dominated by central sycamore and cottonwood riparian forest, runs along the southwest portion of the property. An existing single family residence is located west of the project site adjacent to agricultural fields on the Los Osos creek valley floor.

Plant Communities

The parcel contains scattered patches and individuals of coast live oaks on the hillsides; central maritime chaparral on the south-facing slopes and on the steep rocky areas; valley needlegrass grassland in the lower terraces just above Clark Valley Road along and within the existing access road; disturbed annual grassland habitat in the upper terraces of the study area where the residence is proposed; and coastal sage scrub intermixed with the aforementioned plant communities.

Arroyo willow habitat and central sycamore-cottonwood riparian forest habitat is found in the lowlands within and adjacent to the Los Osos creek riparian corridor, but well outside of the proposed project areas. The nearest point of development from the creek would be the proposed storm-water retention system about 300 feet north of the creek. The proposed residence would be located about 1,300 feet northeast of the creek.

Special-status Botanical Resources

The California Natural Diversity Database (CNDDB) revealed the recorded occurrences of 41 special-status plant species, two special status lichen species, and six natural communities of special concern within a five mile radius of the project site. However, the biological assessment (Sage Institute Inc.; September 24, 2014) resulted in no observations of any rare, threatened, or endangered plant species within the project site. Further, the suitability analysis based on observable and identifiable plants, habitats, and soil suggest the site does not support habitat for special-status plants.

Special-status Wildlife

The CNDDB revealed the recorded occurrences of 22 special-status wildlife species within a five mile radius of the project site. The biological assessment identified several Monterey big-eared woodrat (a species of special concern) nests scattered in the coast live oak trees and large shrubs within the study area. The oak woodlands could also provide habitat for nesting bird species.

The CNDDB included recorded occurrences of the California red-legged frog, a federally listed species and California Sate species of special concern. While the Los Osos creek provides suitable habitat for this species, it is located well to the southwest of the project site.

The site lacks suitable habitat for the other CNDDB-recorded special status species identified by the CNDDB.

Impact. The proposed project would disturb approximately 1.3 acre on a 148-acre parcel to improve an existing access road and construct a new 2,340 square-foot single family residence with a 280 square-foot attached garage and related infrastructure.

The proposed access road improvements would remove a narrow band of purple needlegrass and up to five coast live oak trees. It would also impact the root-zone of another 12 coast live oak trees. Tree removal and pruning could impact nesting birds and/or disturb the nests of the Monterey big-eared woodrat. The project's impact on purple needlegrass is considered less than significant.

Construction of the proposed single family dwelling and related infrastructure would impact less than 0.50-acre of disturbed annual grassland habitat. Give no special-status plant or wildlife species are expected to occur within the project footprint in the disturbed annual grassland habitat, this would be considered a less than significant impact.

Mitigation/Conclusion. Prior to ground disturbing activities, the applicant will be required to retain a qualified biologist to conduct pre-construction surveys for nesting birds, the Monterey big-eared woodrat, and other wildlife species; appropriate measures (as described in the biological assessment) will be implemented to protect these resources if discovered. Removed oak trees will be replaced at a 4:1 ratio and impacted trees at a 2:1 ratio (see Exhibit B: Mitigation Summary Table). Implementation of these measures will reduce biological resource impacts 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) 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.

Potential for the presence or regular activities of the Native American increases in close proximity to reliable water sources. The nearest point of development from the creek would be the proposed storm-water retention system about 300 feet north of the creek. The proposed residence would be located about 1,300 feet northeast of the creek.

The phase 1 archaeological survey (Gibson; June 25, 2012) identified no sensitive resources within the subject property. The archival records search for a ¼ mile buffer area around the project site identified a possible rock ocher quarry (SLO-642) more than 50 meters southwest of the parcel. No other reports were filed for the area, and none of the surrounding properties are identified as historically significant.

Impact. No evidence of cultural materials was noted on the property. The nearby rock ocher quarry will not be affected by the proposed development. Ground disturbing activities may impact subsurface cultural resources.

Mitigation/Conclusion. A qualified archaeologist and Native American representative will monitor site disturbing activities to confirm that no prehistoric resources are within the building area. This will mitigate potential impacts to a level of insignificance.

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

6. GEOLOGY AND SOILS *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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: Nearly level to steeply sloping

Within County's Geologic Study Area?: Yes

Landslide Risk Potential: Low to Very High

Liquefaction Potential: Low to high

Nearby potentially active faults?: Yes Distance? Los Osos capable fault is about 0.78 miles northeast of the proposed project parcel.

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

Shrink/Swell potential of soil: Low to moderate

Other notable geologic features? None

The project is within the Geologic Study area designation and within a high liquefaction area, and is subject to the preparation of a geological report per the County's Land Use Ordinance section 23.07.084(c) to evaluate the area's geological suitability for proposed development.

The applicant submitted the following geology reports:

- Geotechnical Engineering, Geologic Hazards, and Percolation Test Report, 3698 Clark Valley Road Proposed Residence (Earth Systems Pacific; January 28, 2013).
- Addendum No. 1 to Geotechnical Engineering, Geologic Hazards, and Percolation Test Report (Earth Systems Pacific; July 10, 2014).

In a letter, dated August 7, 2014, Brian Papurello, County Geologist, indicated that these reports accurately model the site's geologic conditions. He concurs with the findings and conclusions of the geologic reports provided.

The reports characterize the site's geologic conditions as follows:

- The historically mapped landslide area located 200 feet west and downslope of the proposed building area is a shallow soil slump, covered in brush, weeds and small trees rather than a landslide. There is no evidence of gross slope instability or landsliding surrounding the proposed building area.
- Subsurface water was not encountered in any of the borings to a maximum depth of 26 feet below the ground surface. Surrounding topography suggests that subsurface water levels are more than 50 feet below the proposed residential site.

- The site is not located within a State fault zone. The Hosgri-San Simeon, Los Osos, Cambria, and San Andreas faults are regionally significant active faults which could affect the residence during its lifespan. The closest active fault to the site is the Los Osos fault, which is located approximately 1 mile north of the project site.
- The site is in a region of generally high seismicity and has the potential to experience strong ground shaking from earthquakes on regional and local faults. However, adherence to the California Building Code (CBC) seismic parameters will be appropriate for this project.
- There is no naturally occurring asbestos bearing rock formations on the project site.
- The on-site soils and underlying shallow bedrock at the residence site are considered to have relatively low to moderate erosion potential. No evidence of erosion damage was observed at the project site.
- Multiple locations along the existing 1,700 foot long access driveway show evidence of erosion, including gullying and rilling.

Geotechnical Engineering, Geologic Hazards, and Percolation Test Report contain specific site preparation, grading, and foundation design recommendations. Implementation of these recommendations would reduce potential impacts related to expansive soils, differential settlement, and erosion.

Impact. As proposed, the project will result in the disturbance of approximately 1.3 acre, including 1,900 cubic yards of cut and 400 cubic yards of fill. A Geotechnical Engineering and Geologic Hazards Report has been prepared and reviewed by the County Geologist. The key recommendations and conclusions of the report include:

- The site is suitable for the proposed residence from an engineering geology and geotechnical engineering standpoint, provided the recommendations contained in the geologic report are implemented in the design and construction of the project.
- Due to the erosion concerns for the access driveway, any improvements should take into account the existing conditions and the need to reduce concentration of runoff across the road. In addition, water should not be allowed to run across the road and over fill slopes. Cut slopes will need to be protected from erosion by means of erosion control blankets, vegetation, debris walls, and brow ditches.
- Differential settlement can occur when a foundation system spans materials with significant differences in compression characteristics. Differential settlement can stress and damage foundations, often resulting in severe cracks and displacement.
- The on-site soils are moderately to highly expansive, indicating that they would tend to swell with seasonal increases in soil moisture and shrink during the dry season as soil moisture decreases. The volume changes that soils undergo in this cyclical pattern can stress and damage slabs and foundations if precautionary measures are not incorporated into the design and construction.

Mitigation/Conclusion. The applicant will comply with all recommendations of the Geotechnical Engineering, Geologic Hazards, and Percolation Test Report and its addendum. This will be required by existing regulations (Title 19 of the County Code). No further mitigation is 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?	☐	☐	☐	☒

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

Setting. With regards to potential fire hazards, the project site is within the Very High Fire Hazard Severity Zone(s). Based on the County's fire response time map, it will take approximately 5 - 10 minutes to respond to a call regarding fire or life safety.

The project is not in conflict with any regional evacuation plan, nor is it located within an airport flight pattern area. The project is not located in an area of known hazardous material contamination. The project is not within the Airport Review area.

The parcel falls within the 100 year flood hazard area; however, the proposed residence is not located within the flood hazard area. According to the geologic study (Earth Systems Pacific; January 2013)

the site is considered to have a 0.2 percent or less annual chance of flooding, which is considered very low.

Impact. On June 19, 2012 an inspector from CalFire visited the site to provide input and guidance for the proposed development. Based on this visit, the inspector determined the site was characteristic of a moderate fire severity zone and concluded that one midway turnout and a fire truck turnaround would be necessary and adequate for fire protection. In addition, the access road and driveway will comply with the 10 foot standard established by CalFire.

The project does not propose the use of hazardous materials, or the generation of hazardous wastes. The project does not present a significant fire safety risk. The project site does not have a significant risk of flooding. The project is not expected to conflict with any regional emergency response or evacuation plan.

Mitigation/Conclusion. The applicant will comply with all components of the Fire Safety Plan prepared by CalFire. No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

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

Setting. The project is not within close proximity of loud noise sources, and will not conflict with any sensitive noise receptors (e.g., residences). The project is located in a rural/agricultural area. The nearest off-site residence is located about 0.5-mile to the west. Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area.

Impact. The project is not expected to generate loud noises, nor conflict with the surrounding uses. The project is located in a rural area which supports primarily agricultural uses.

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

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

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

Impact. The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated. 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: Los Osos (Approximately 3.2 miles to the northwest)

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

Location: Approximately 3 miles to the northwest

School District: San Luis Coastal Unified School District.

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

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

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

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

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

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

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

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

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

Referrals were sent to County Public Works. No significant traffic-related concerns were identified.

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

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

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

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

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

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

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

- The ability of the soil to "filter" effluent is either too fast (percolation rate is faster or less than 30 minutes per inch and has "poor filtering" characteristics) or is too slow (slower or more than 120 minutes per inch);
- The topography on which a system is placed is steep enough to potentially allow "daylighting" of effluent downslope; or
- The separation between the bottom of the leach line to bedrock or high groundwater is inadequate.

Based on Natural Resource Conservation Service (NRCS) Soil Survey map, the soil type(s) for the project is provided in the listed in the previous Agricultural Resource section. The applicant submitted a geological report for the proposed septic system

- *Geotechnical Engineering, Geologic Hazards, and Percolation Test Report* by Earth Systems Pacific (December 19th, 2013)

Percolation tests were performed at 4 shallow depth locations from 4.0 to 5.0 feet and 1 deep location of 25 feet. Results from the shallow depth test were generally poor and deemed unsuitable for infiltrating effluent. However, the deeper percolation test provided infiltration rates of 41-62 minutes per inch. As a result, a deep dry well system is recommended as a more suitable method for effluent disposal.

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

- The soil's percolation rate is between 30 to 120 minutes per inch;
- There is adequate soil separation between the bottom of the leach line to bedrock or high groundwater;
- The soil's slope is less than 20%;
- The leach lines are outside of the 100-year flood hazard area;
- There is adequate distance between proposed leach lines and existing or proposed wells; and
- The leach lines are at least 100 feet from creeks and water bodies.

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

14. WATER & HYDROLOGY *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
QUALITY				
a) Violate any water quality standards?	☐	☐	☒	☐
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?	☐	☐	☒	☐
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	☐	☐	☒	☐
d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?	☐	☒	☐	☐
e) Change rates of soil absorption, or amount or direction of surface runoff?	☐	☒	☐	☐
f) Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?	☐	☐	☒	☐
g) Involve activities within the 100-year flood zone?	☐	☐	☐	☒
QUANTITY				
h) Change the quantity or movement of available surface or ground water?	☐	☒	☐	☐

14. WATER & HYDROLOGY *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
i) Adversely affect community water service provider?	☐	☐	☐	☒
j) Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure,etc.), or inundation by seiche, tsunami or mudflow?	☐	☐	☒	☐
k) Other: _____	☐	☐	☐	☐

Setting. The project proposes to obtain its water needs from an on-site well. The project is located within an unnamed groundwater basin. The Environmental Health Division has reviewed the project for water availability and has determined that there is preliminary evidence that there will be sufficient water available to serve the proposed project. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project site is nearly level to steeply sloping. The Los Osos creek runs through the subject site. As described in the NRCS Soil Survey, the soil surface is considered to have low 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? Yes; development outside of the flood hazard area.

Closest creek? Los Osos creek Distance? Runs through the parcel, well away from home site

Soil drainage characteristics: Poorly drained to not well drained

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

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

Soil erodibility: Low to moderate

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

The Regional Water Quality Control Board is the local extension who monitors this program.

Impact – Water Quality/Hydrology

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

- Approximately 1.3-acre of site disturbance is proposed and the movement of approximately 2,300 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 will be disturbing over an acre and will be required to prepare a SWPPP, which will be implemented during construction;
- The proposed building site is not within a 100-year Flood Hazard designation;
- The proposed development is more than 100 feet from the closest creek or surface water body;
- All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- The project is subject to the County's Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), and/or the "Water Quality Control Plan, Central Coast Basin" for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant;
- All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur;

Water Quantity

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

Indoor: 0.288 acre feet/year (AFY);
Outdoor: 0.13 AFY
Total Use: 0.418 AFY

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

Based on available water information, there are no known constraints to prevent the project from obtaining its water demands.

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

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

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

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

The proposed project is located within a geologic study area (GSA) and is therefore subject to CZLUO Section 23.07.080. For additional information regarding the Geologic Study Area, go to the 'Geology and Soils' section. As described in that section, the project complies with the GSA requirements because the applicant submitted a geologic evaluation showing that the project site is geologically suitable for the proposed use.

As described in the 'Aesthetics' section, the project is also consistent with Coastal Plan Policies regarding visual and scenic resources since it would be substantially screened from public views by intervening topography and vegetation.

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 prehistory?*** ☐ ☒ ☐ ☐

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

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

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

Exhibit A - Initial Study References and Agency Contacts

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

Contacted	Agency	Response
☒	County Public Works Department	**Attached**
☒	County Environmental Health Division	**None**
☒	County Agricultural Commissioner's Office	**Attached**
☐	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	**None**
☐	CA Department of Fish and Wildlife	**Not Applicable**
☒	CA Department of Forestry (Cal Fire)	**Attached**
☐	CA Department of Transportation	**Not Applicable**
☐	Community Services District	**Not Applicable**
☒	Other Los Osos Community Advisory Council	**In File****
☒	Other Building Division	**Attached**

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

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

☒ Project File for the Subject Application

County documents

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

Other documents

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

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

1. Results of an Archival Records Search and Phase One Archaeological Surface Survey for an Access Road and Building Envelope on Parcel APN: 067-161-014 (Gibson's Archaeological Consulting; June 25, 2012).
2. Geotechnical Engineering, Geologic Hazards, and Percolation Test Report, 3698 Clark Valley Road Proposed Residence (Earth Systems Pacific; January 28, 2013).
3. Addendum No. 1 to Geotechnical Engineering, Geologic Hazards, and Percolation Test Report (Earth Systems Pacific; July 10, 2014).
4. Biological Resource Assessment for APN: 067-161-014 (Sage Institute; December 23, 2013).
5. Visual Analysis for Swift Minor Use Permit DRC2013-00117 (San Luis Sustainability Group; September 3, 2013).

Exhibit B - Mitigation Summary Table

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

Aesthetics/Visual Resources

VR-1 **At the time of application for construction permits,** the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys etc. and darker green, grey, slate blue, or brown colors for the roof structures.

VR-2 **At the time of application for construction permits**, the applicant shall submit an exterior lighting plan for both permanent and temporary facilities, for County review and approval. The plan shall define the height, location, and intensity of all exterior lighting. All lighting fixtures shall be positioned "down and into" the development, and shielded so that neither the lamp nor the related reflector interior surface is visible from surrounding properties and key viewing areas. All lighting poles, fixtures, and hoods shall be dark colored. When nighttime lighting is required for construction, temporary lighting shall be hooded to the extent consistent with safety. Lighting fixtures shall be directed away from the highway to avoid glare and, when near a residence, shall be pointed away from the residence. This requirement shall be specified in contracts with contractors and subcontractors that may require nighttime construction lighting.

Biological Resources

Nesting Birds

BR-1: Vegetation removal and initial site disturbance for any project elements should be conducted between September 1st and January 31st outside of nesting season for birds. If vegetation removal is to be conducted between February 1st and August 31st, then preconstruction nesting bird surveys shall be conducted **prior to any site disturbance or vegetation removal** to determine any active nests that would be adversely impacted by construction. If active bird nests are found, the nests shall be avoided with the establishment of a non-disturbance buffer zone around the nest determined by a qualified biologist. The buffer zone will be maintained until the adults and their young are no longer dependent on their nest for survival. Protection of these active nests and avoiding nest disturbance would reduce potential impacts on nesting birds to less than significant.

Monterey big-eared woodrat

BR-2: To avoid and reduce impacts to Monterey big-eared woodrats, a qualified biologist shall conduct preconstruction survey 3 days **prior to any site disturbance or vegetation removal** for the presence of woodrat middens. All middens shall be flagged and avoided directly where feasible. Any active middens found in areas that will not be disturbed by vegetation removal or grading shall be protected with a 25 foot buffer. Middens that cannot be avoided will be deconstructed manually allowing woodrats to escape from harm and reestablish territories. If feasible, deconstruction of woodrat middens should be done in non-breeding seasons from

August 1st to February 28th. If avoiding breeding season is not feasible, then should a litter of young be found or suspected during midden deconstruction, the midden material shall be replaced and the midden be left alone for a two to three week period depending on stage of the young discovered before rechecking the nest to verify that the young are capable of independent survival before proceeding with midden dismantling.

Other Wildlife Impacts

BR-3: **Prior to ground disturbing activities**, a qualified biologist shall conduct a preconstruction survey within 30 days of initial ground disturbance to identify if any non-listed, special status or common upland wildlife species are using any portion of the project areas where ground disturbance or construction is proposed. The survey shall cover the boundaries of the proposed disturbance and 100 feet beyond. If ground dwelling wildlife species are detected, a biological monitor shall be present during initial ground disturbing and/or vegetation removal activities to attempt to salvage and relocate the wildlife that may be present, such as common reptiles and small mammals. The relocation and salvation of these species would reduce the level of this impact to less than significant.

Oak Tree Impacts

BR-4 The applicant shall limit tree removal to no more than 5 oak trees having a six inch diameter or larger at 4.5 feet from the ground. **At the time of application for construction permits,** construction plans shall clearly delineate all trees within 50 feet of the proposed project, and shall show which trees are to be removed or impacted, and which trees are to remain unharmed. Oak tree pruning shall be limited to that necessary for the driveway improvements. CalFire required turnouts shall be located to avoid and minimize pruning and/or removal of oak trees.

BR-5 **Prior to any site disturbance**, the applicant shall fence the proposed area of disturbance and clearly tag which trees are to be removed or impacted. The trees tagged in the field shall be consistent with the trees delineated on the construction plans. Tree removal, grading, utility trenching, compaction of soil, or placement of fill shall not occur beyond the fenced disturbance area. The fencing shall remain installed until final inspection.

BR-6 **Prior to final inspection**, the 5 oak trees removed as a result of the grading for the residence shall be replaced at a 4:1 ratio. An additional 12 impacted oak trees shall be replaced at a ratio of 2:1. A total of 44 oak trees shall be planted on-site.

BR-7 The newly planted trees shall be maintained until successfully established. This shall include caging from animals (e.g., deer, rodents), periodic weeding and adequate watering (e.g., drip-irrigation system). If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used. Once the replacement trees have been planted, the applicant shall retain a qualified individual (e.g., landscape contractor, arborist, nurseryman, botanist) to prepare a letter stating the above planting and protection measures have been completed. This letter shall be submitted to the Department of Planning and Building.

BR-8 To promote the success of the new trees, the applicant shall retain a qualified individual (e.g., arborist, landscape architect/ contractor, nurseryman) to monitor the new trees until successfully established, on an annual basis, for no less than three years. The first report shall be submitted to the County Environmental Coordinator one year after the initial planting and thereafter on an annual basis until the monitor, in consultation with the County, has determined that the newly planted vegetation is successfully established. The applicant and successors-in-interest agree to complete any necessary remedial measures identified in the report and approved by the Environmental Coordinator.

Cultural Resources

CR-1 **Prior to issuance of construction permits,** the applicant shall submit a monitoring plan, prepared by a County-approved archaeologist, for review and approval by the County Department of Planning and Building. The intent of this plan is to monitor all earth-disturbing activities in areas identified as potentially sensitive for cultural resources, per the approved Plan. The monitoring plan shall include at a minimum:

a. List of personnel involved in the monitoring activities;

b. Inclusion of involvement of the Native American community, as appropriate;

c. Description of how the monitoring shall occur;

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

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

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

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

h. Description of monitoring reporting procedures.

Prior to construction/ground-disturbing activities, the applicant shall ensure that any construction-related subsurface excavation in sensitive areas (those with moderate to high potential for buried prehistoric archaeological resources) are tested by a County-approved archaeologist. Should buried resources be identified, further testing or avoidance shall be required; if avoidance is not possible, mitigation through data recovery shall be required.

Geology and Soils

GS-1 **At the time of application for construction permits,** all plans shall be consistent with the conclusions and recommendations of the Geotechnical Engineering, Geologic Hazards, and Percolation Test Report, 3698 Clark Valley Road Proposed Residence (Earth Systems Pacific; January 28, 2013) and Addendum No. 1 to Geotechnical Engineering, Geologic Hazards, and Percolation Test Report (Earth Systems Pacific; July 10, 2014).

Water

W-1 **At the time of application for construction permits,** the applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 23.04.186 of the San Luis Obispo County Coastal Zone Land Use Ordinance. All plants utilized shall be drought tolerant. Drip-line irrigation shall be used for all landscaped areas installed for new construction. The drip irrigation system must include an automatic rain shut-off device, soil moisture sensors, and an operating manual to instruct the building occupant on how to use and maintain the water conservation hardware.

W-2 **At the time of application for grading and/or construction permits,** the applicant shall show on the construction plans, project designs that will promote groundwater recharge by application of Low Impact Development (LID) design techniques. For example, roof runoff should be directed to drainage swales and not to impervious surfaces, rain barrels, stormwater ponds, bio-retention systems, or other methods as approved by the Public Works Department. At least two designer selected LID measures shall be applied to the project.

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

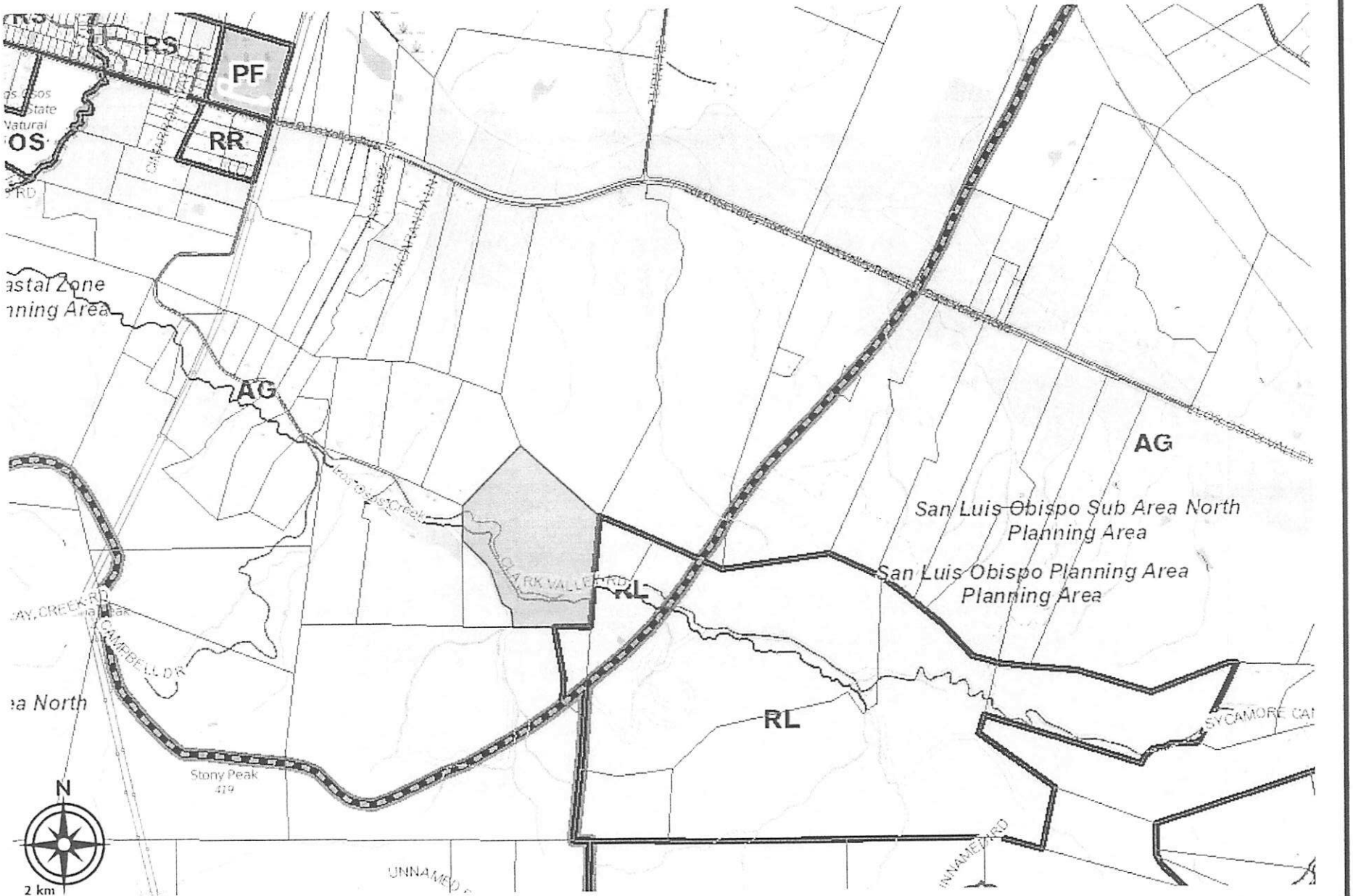
PROJECT

Minor Use Permit / Coastal Development Permit
Swift / DRC2012-00117

EXHIBIT

Vicinity Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



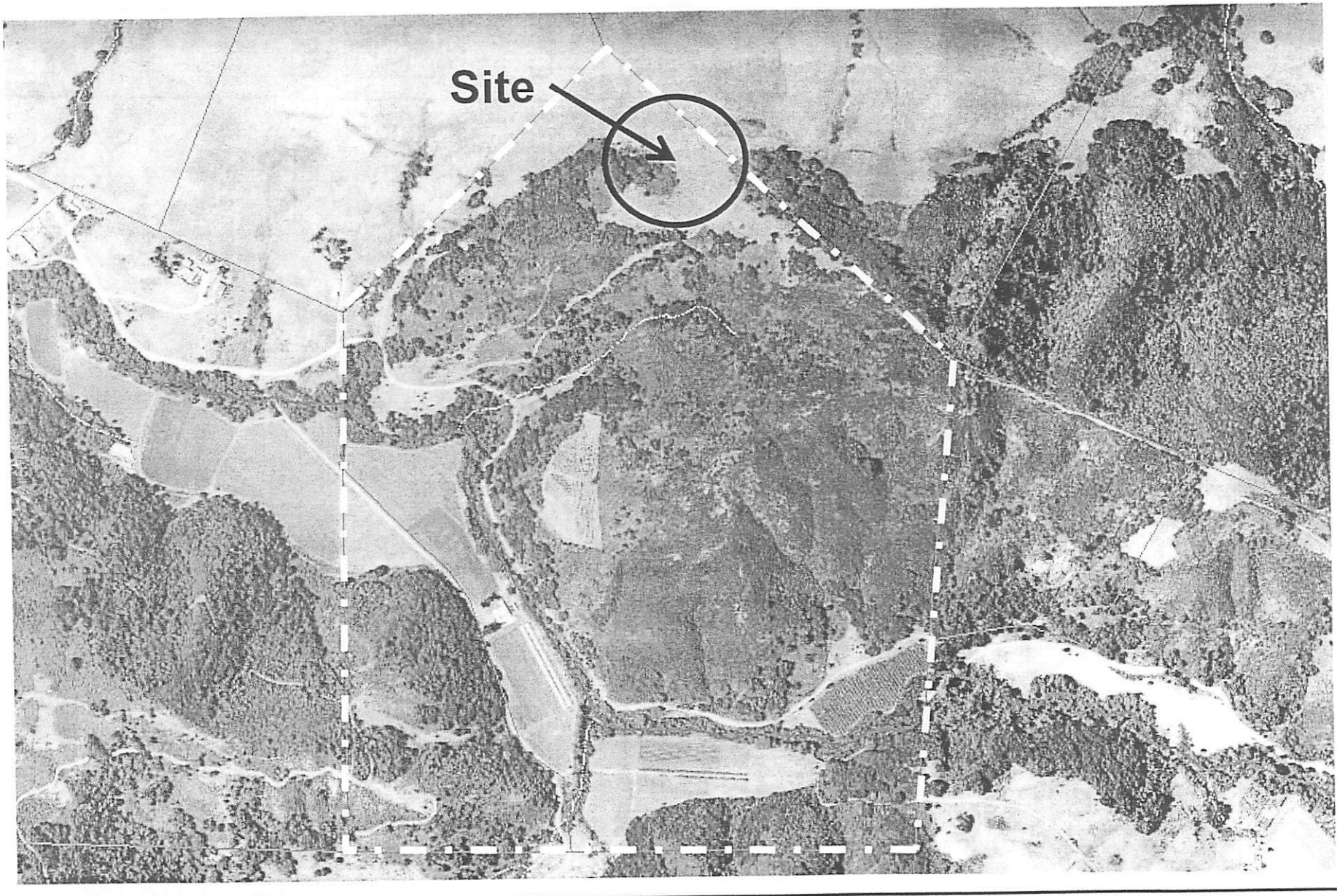
PROJECT

Minor Use Permit / Coastal Development Permit
Swift / DRC2012-00117

EXHIBIT

Land Use Category Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

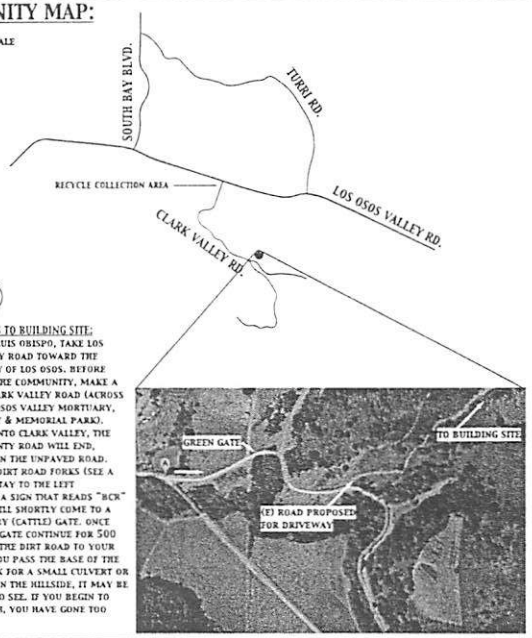


PROJECT
Minor Use Permit / Coastal Development Permit
Swift / DRC2012-00117

EXHIBIT
Aerial Photograph

VICINITY MAP:

NOT TO SCALE



DIRECTIONS TO BUILDING SITE:
FROM SAN LUIS OBISPO, TAKE LOS OSOS VALLEY ROAD TOWARD THE COMMUNITY OF LOS OSOS. BEFORE REACHING THE COMMUNITY, MAKE A LEFT ON CLARK VALLEY ROAD (ACROSS FROM LOS OSOS VALLEY MORTUARY, CREMATARY & MEMORIAL PARK). CONTINUE INTO CLARK VALLEY, THE PAVED COUNTY ROAD WILL END, CONTINUE ON THE UNPAVED ROAD. WHEN THE DIRT ROAD FORKS (SEE A ON MAP), STAY TO THE LEFT FOLLOWING A SIGN THAT READS "BCR" AND YOU WILL SHORTLY COME TO A GREEN ENTRY (CATTLE) GATE. ONCE INSIDE THE GATE CONTINUE FOR 500 FEET (PAST THE DIRT ROAD TO YOUR LEFT), AS YOU PASS THE BASE OF THE SLOPE, LOOK FOR A SMALL CULVERT OR THE ROAD ON THE HILLSIDE, IT MAY BE DIFFICULT TO SEE. IF YOU BEGIN TO HEAD SOUTH, YOU HAVE GONE TOO FAR.

LEGAL DESCRIPTION:
PARCEL A, COAL 81-221 PER BOOK 31, PM 67 IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

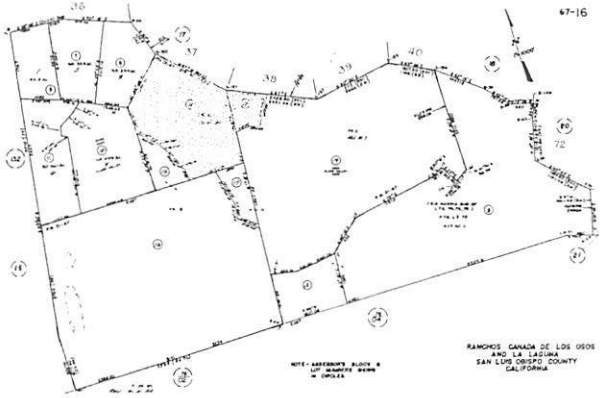
SCOPE OF WORK:
SINGLE FAMILY DWELLING (2 BEDROOM/ 2 BATHROOM) WITH ATTACHED SINGLE CAR GARAGE

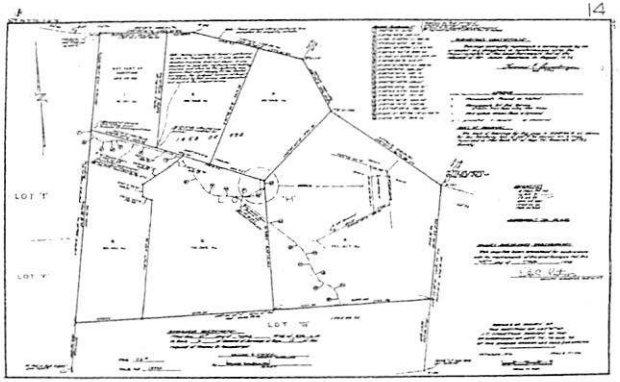
FIRST FLOOR	1670 SQ. FT.
SECOND FLOOR	670 SQ. FT.
LOFT (MEZZANINE-200 SQ. FT.)	
TOTAL CONDITIONED FLOOR AREA =	2340 SQ. FT.
ATTACHED GARAGE	280 SQ. FT.
PORCH	218 SQ. FT.
COURTYARD	160 SQ. FT.
COVERED BALCONY - DECK	190 SQ. FT.

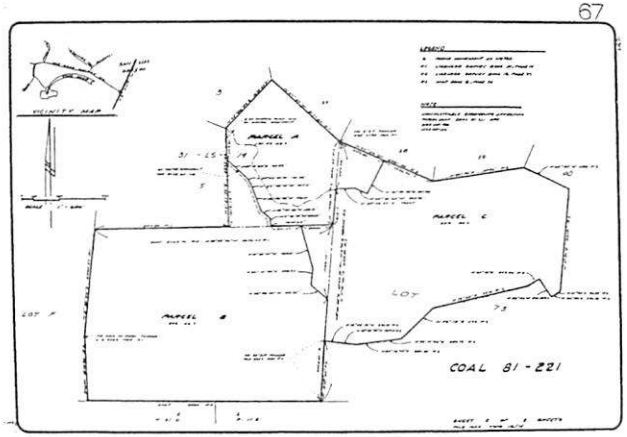
NEW SEPTIC TANK AND SEEPAGE PIT
NEW SERVICES (WATER FROM EXISTING WELL & ELECTRIC FROM SOLAR ELECTRIC)
NEW CONCRETE DRIVEWAY AND RETAINING WALLS

TOTAL AREA OF SITE DISTURBANCE FOR RESIDENCE AND DRIVEWAY 1.043 ACRES

APPLICABLE CODES & REGULATIONS:
COUNTY FIRE CODE ORDINANCE TITLE 16
COUNTY BUILDING & CONSTRUCTION ORDINANCE TITLE 19
COUNTY LAND USE ORDINANCE TITLE 22
COUNTY COASTAL ZONE LAND USE ORDINANCE TITLE 23
COUNTY GREEN BUILDING ORDINANCE
2010 CA BUILDING CODE, VOLS 1 & 2 (2009 IBC)
2010 RESIDENTIAL CODE (2009 IRC)
2010 CA PLUMBING CODE (2009 UPC)
2010 CA GREEN BUILDING CODE
2010 CA MECHANICAL CODE (2009 UMC)
2010 CA ELECTRICAL CODE (2008 NEC)
2008 CA ENERGY CODE
2010 CA FIRE CODE (2009 IFC)
2010 CA REFERENCE STANDARDS CODE







SHEET INDEX:

T0- COVER SHEET
A1- SITE PLAN
A2.1- FIRST FLOOR PLAN
A2.2- SECOND FLOOR & LOFT PLAN
A3.1- ELEVATIONS
A3.2- ELEVATIONS
C2.1- PRELIMINARY GRADING & UTILITY PLANS
C2.2- PRELIMINARY GRADING & UTILITY PLANS
TS1- TOPOGRAPHIC SURVEY
TS2- TOPOGRAPHIC SURVEY
TS3- TOPOGRAPHIC SURVEY
TS4- TOPOGRAPHIC SURVEY

APPLICANT:
JOHN & SONJA SWIFT
3698 CLARK VALLEY ROAD
LOS OSOS, CA 93402
T: (805) 704-8828
E-MAIL: SONJASWIFT@GMAIL.COM

LOT INFORMATION:
APN: 067-161-014
ZONED: AGRICULTURE (AG)

COASTAL ZONE

MODERATE AND VERY HIGH FIRE SEVERITY ZONE- INITIAL FIRE INSPECTOR FEEDBACK ON 6/19/12 AT THE SITE INDICATED THIS AREA WAS CHARACTERISTIC OF A MODERATE FIRE SEVERITY ZONE AND THE LENGTH OF DRIVEWAY COULD ACCOMMODATE A 10' WIDE ROAD.

ARCHAEOLOGICAL SENSITIVE AREA- SEE ARCHAEOLOGICAL REPORT PREPARED BY:
ROBERT O. GIBSON
P.O. BOX 102
PASO ROBLES, CA 93447-0102
T: (805) 238-5411
FAX: (805) 238-7029
E-MAIL: ROGJOG@SBCGLOBAL.NET

GEOLOGIC STUDY AREA- SEE GEOTECHNICAL ENGINEERING, GEOLOGIC HAZARDS AND PERCOLATION REPORT PREPARED BY:
EARTH SYSTEMS PACIFIC
4378 OLD SANTE FE ROAD
SAN LUIS OBISPO, CA 93401

OTHER PROJECT CONSULTANTS

ARCHITECT:
SAN LUIS SUSTAINABILITY GROUP
16550 ORACLE OAK WAY
SANTA MARGARITA, CA 93543
(805) 438-4452
E-MAIL: SLOSG@SLONET.ORG

CIVIL ENGINEER:
BKF ENGINEERS
255 SHORELINE DR., SUITE 200
REDWOOD CITY, CA
T: (650) 482-6300

San Luis Sustainability Group
16550 Oracle Oak Way, Santa Margarita, Ca 93453
(805)438-4452 slosg@slonet.org

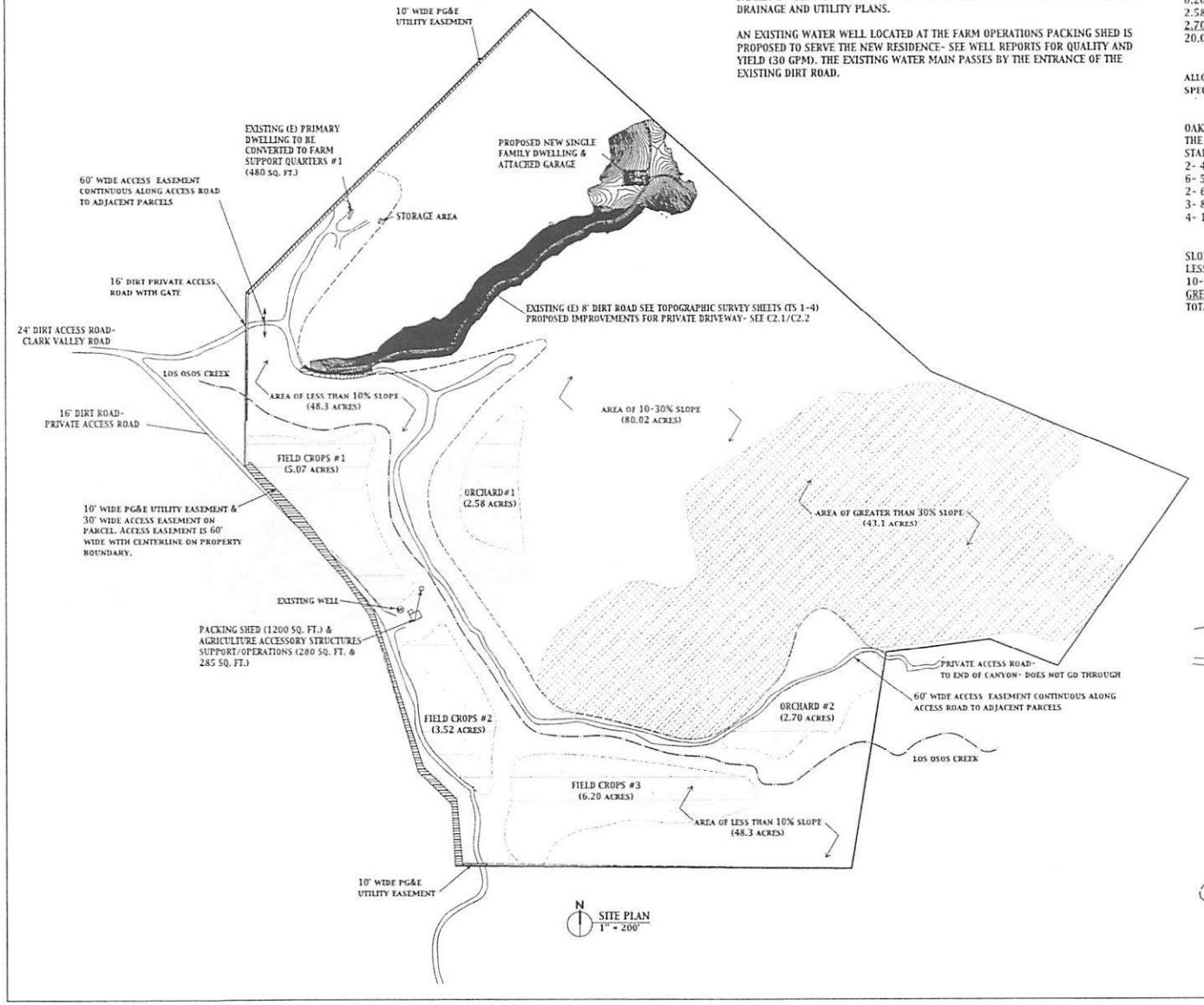
MINOR USE PERMIT SUBMITTAL
SWIFT RESIDENCE
APN: 067-161-014
3698 CLARK VALLEY ROAD
LOS OSOS, CA 93402

COVER SHEET

Revision Dates

Drawing No.
T0

Attachment 3



PROJECT NOTES:

SCOPE OF WORK:
THE PROJECT SITE IS WITHIN THE COASTAL ZONE. IT CURRENTLY HAS A SINGLE FAMILY DWELLING UNIT THAT WOULD BE CONVERTED TO FARM SUPPORT QUARTERS.

AN EXISTING ROAD IS PROPOSED FOR IMPROVEMENT TO SERVE THE NEW SINGLE FAMILY DWELLING. SEE CIVIL SHEETS C2.1 AND C2.2 FOR PRELIMINARY GRADING, DRAINAGE AND UTILITY PLANS.

AN EXISTING WATER WELL LOCATED AT THE FARM OPERATIONS PACKING SHED IS PROPOSED TO SERVE THE NEW RESIDENCE- SEE WELL REPORTS FOR QUALITY AND YIELD (30 GPM). THE EXISTING WATER MAIN PASSES BY THE ENTRANCE OF THE EXISTING DIRT ROAD.

DENSITY OF FARM SUPPORT QUARTERS BASED ON AGRICULTURAL LAND USE AS DESCRIBED BELOW PER COASTAL ZONE LAND USE ORDINANCE (23.08.167):

CATTLE GRAZING (BEEF)- 30 CATTLE
ALLOWED 1 UNIT OF FARM SUPPORT QUARTERS PER 100 BEEF CATTLE

5.07 ACRES- FIELD CROP #1
3.52 ACRES- FIELD CROP #2
6.20 ACRES- FIELD CROP #3
2.58 ACRES- ORCHARD #1
2.70 ACRES- ORCHARD #2
20.06 ACRES IN IRRIGATED CROPS, SPECIALTY CROPS, ORCHARDS AND VINEYARDS, SPECIFICALLY HORN MELONS, PASSION FRUIT AND FIEJOAS.

ALLOWED 1 UNIT OF FARM SUPPORT QUARTERS PER 20 ACRES IRRIGATED CROPS, SPECIALTY CROPS, ORCHARDS AND VINEYARDS

OAK TREE REPLACEMENT SHALL OCCUR BY PLANTING OAKS ON SITE TO REPLACE THE OAKS THAT MAY BE REMOVED OR IMPACTED WITH THE IMPROVEMENTS AND STABILIZATION OF THE DRIVEWAY, THESE ARE COASTAL LIVE OAKS:
2- 4" L. OAKS
6- 5" L. OAKS
2- 6" L. OAKS
3- 8" L. OAKS
4- 12" L. OAKS

SLOPES ON SITE RANGE FROM LESS THAN 10% TO GREATER THAN 30%:

LESS THAN 10% SLOPE	-	48.3 ACRES
10-30% SLOPE	-	80.02 ACRES
GREATER THAN 30% SLOPE	-	43.1 ACRES
TOTAL SITE AREA	-	171.42 ACRES

LEGEND:
- LOS OSOS CREEK
- EXISTING SHALE OR DIRT ROAD
- EXISTING STRUCTURE
- AGRICULTURE PRODUCTION AREA
- EASEMENT PER CALLOUT (PG&E, TELEPHONE & ACCESS)
- EXISTING 1' CONTOUR INTERVAL
- EXISTING 5' CONTOUR INTERVAL
- AREA OF 30% OR GREATER SLOPE
- AREA OF LESS THAN 10% SLOPE (BOTTOM LANDS)

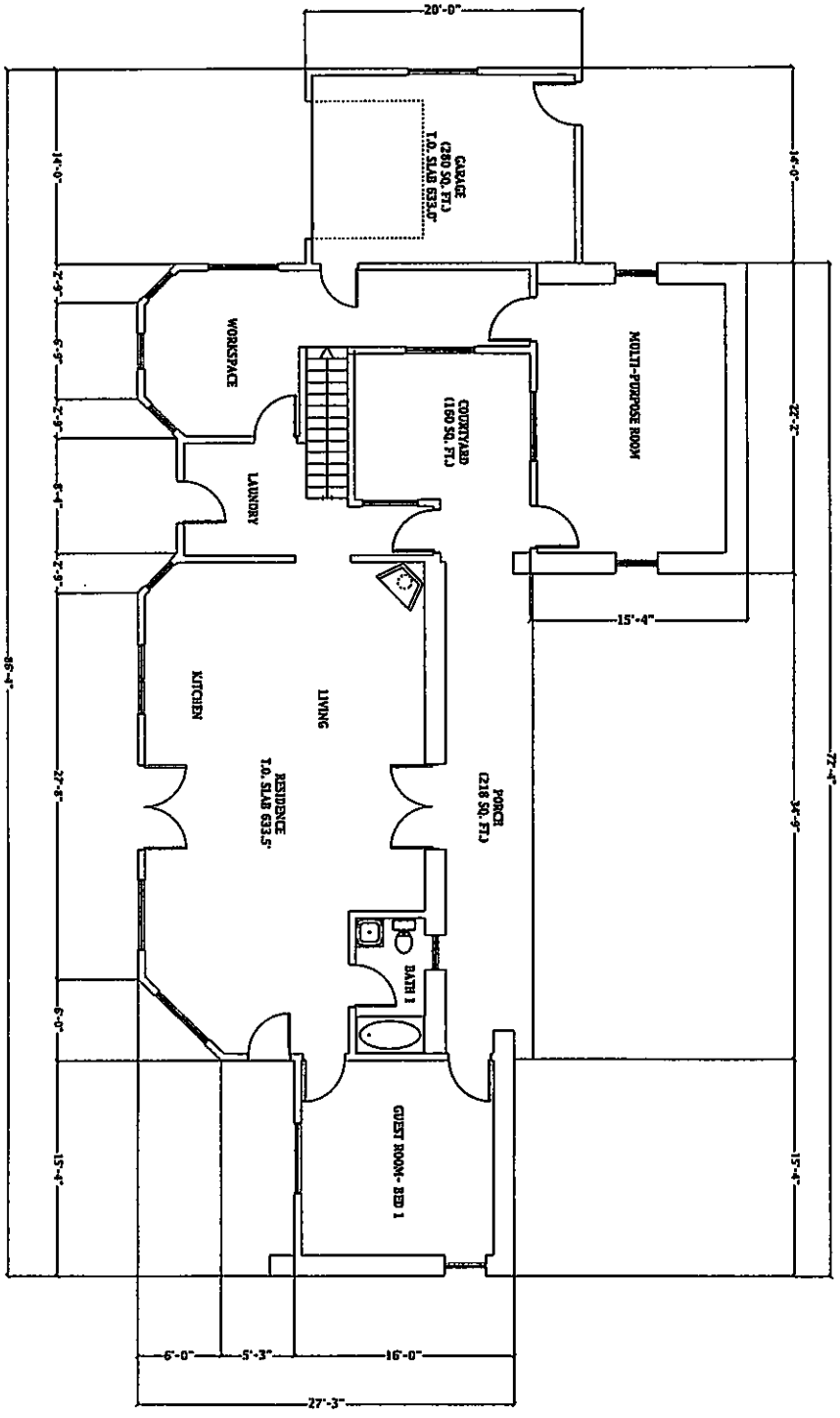
SLO Sustainability Group
1651 Corbett Oak Way, Santa Margarita, CA 93453
(805)-438-4452 slosg@slonet.org

MINOR USE PERMIT SUBMITTAL
SWIFT RESIDENCE
APN: 067-161-010
3688 CLARK VALLEY ROAD
LOS OSOS, CA 93402

SITE PLAN

Revision Dates
10/28/14

Drawing No.
A1



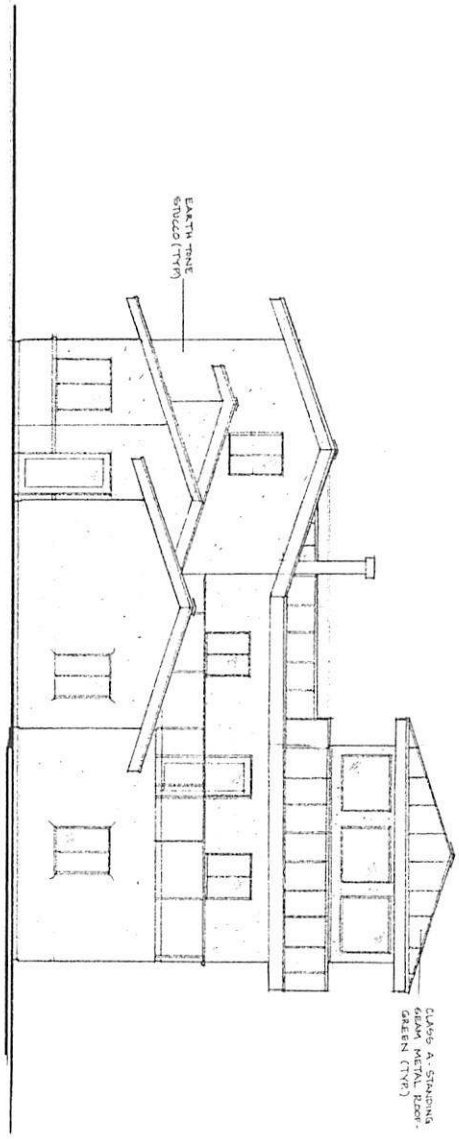
N

FIRST FLOOR PLAN
1/4" = 1'-0"
1670 SQ. FT.

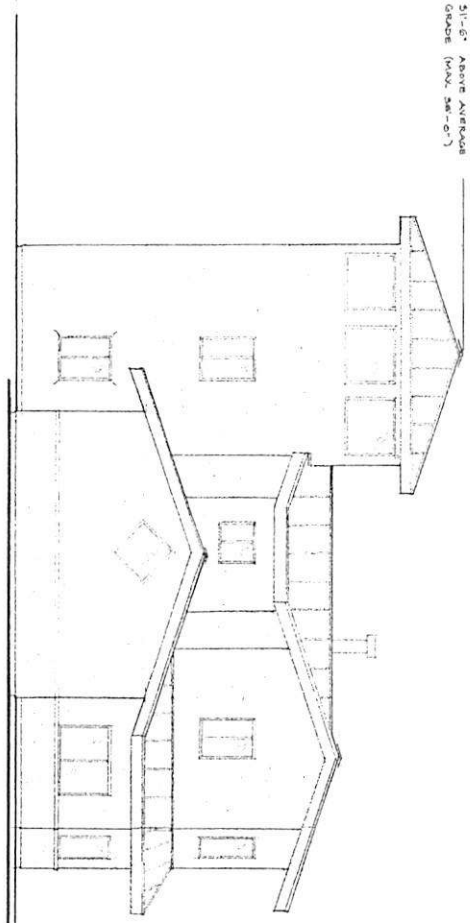
GENERAL NOTES:

A2.1	FIRST FLOOR PLAN	MINOR USE PERMIT SUBMITTAL SWIFT RESIDENCE APN: 067-[illegible] 3698 CLARK VALLEY ROAD LOS OSOS, CA 93402	San Luis Sustainability Group 18550 Oracle Oak Way, Santa Margarita, Ca 93453 (805)-438-4452 slosg@slonet.org	THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

A2.2	SECOND FLOOR & LOFT PLAN	MINOR USE PERMIT SUBMITTAL SWIFT RESIDENCE APN: 067-161-014 3690 CLARK VALLEY ROAD LOS OSOS, CA 93402	San Luis Sustainability Group 16550 Oracle Oak Way, Santa Margarita, Ca 93453 (805)-438-4452 slosg@charter.org	THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT FOR WHICH THEY HAVE NOT BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



· EAST ELEVATION ·



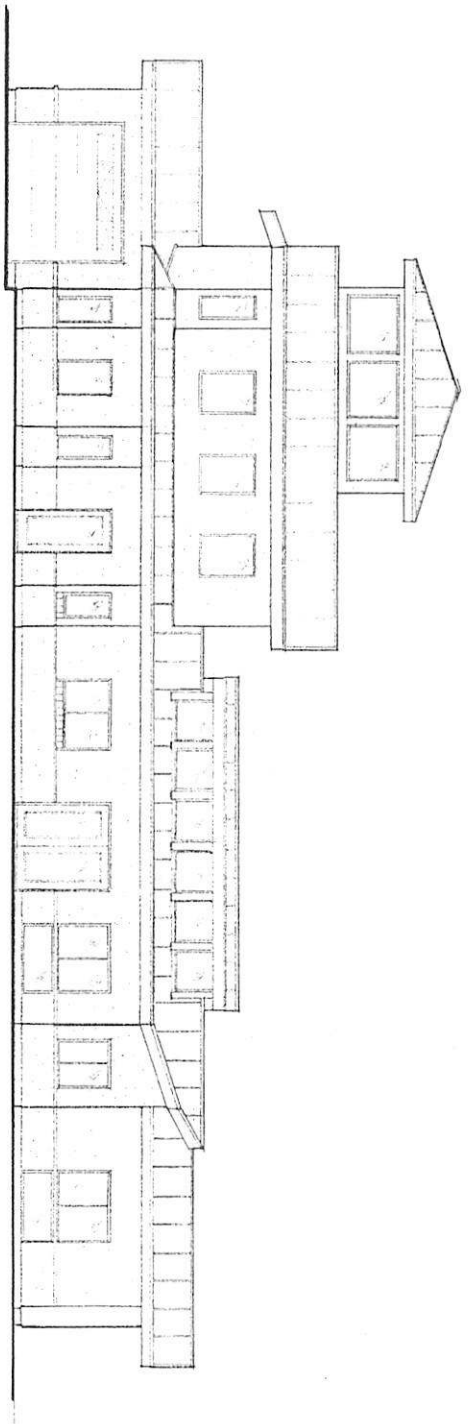
· WEST ELEVATION ·

A3.1

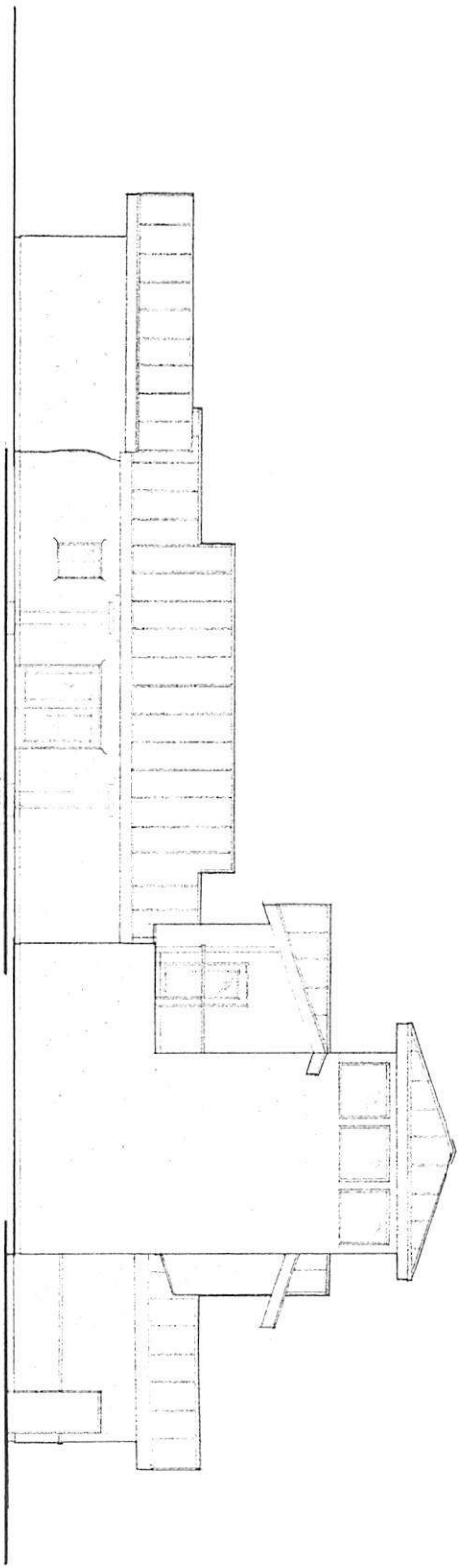
ELEVATIONS

MIND [illegible]
SWIN [illegible]
APN: 074-161-014
3698 CLARK VALLEY ROAD
LOS OSOS, CA 93402

SAN LUIS SOLAR GROUP
SUSTAINABILITY GROUP
16550 Oracle Oak Way Santa Margarita, CA 93453
(805) 438-4452 fax (805) 438-4650



· SOUTH ELEVATION ·



· NORTH ELEVATION ·

A3.2

ELEVATIONS

MINOR USE PERMIT / COASTAL DEVELOPMENT PERMIT
SWIFT RESIDENCE
APN: 057-161-014
3698 CLARK VALLEY ROAD
LOS OSOS, CA 93402

SAN LUIS SOLAR GROUP
SUSTAINABILITY GROUP
16550 Oracle Oak Way Santa Margarita, CA 93453
(805) 438-4452 fax (805) 438-4680

DRAWING NAME: K:\Eng12\120246\CDs\cvsheets.dwg
PLOT DATE: 06-25-14 PLOTTED BY: smic

C2.1

No.	Revisions	Date

Date: 06/30/2014
Scale: 1" = 20'
Design: DJL
Drawn: CHS
Approved: RH
Job No: 20120246

REVIEW ONLY
NOT FOR CONSTRUCTION

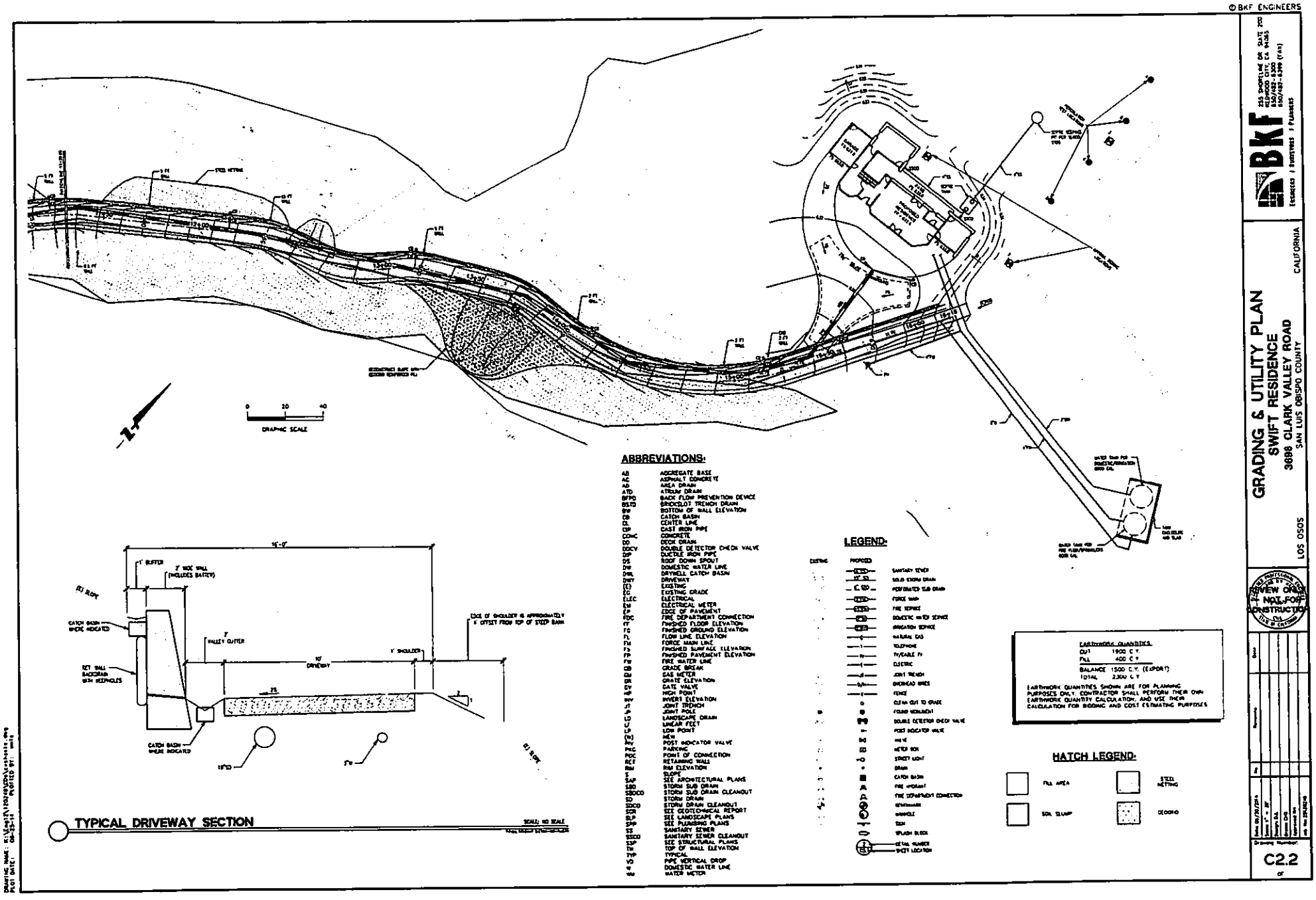
GRADING & UTILITY PLAN

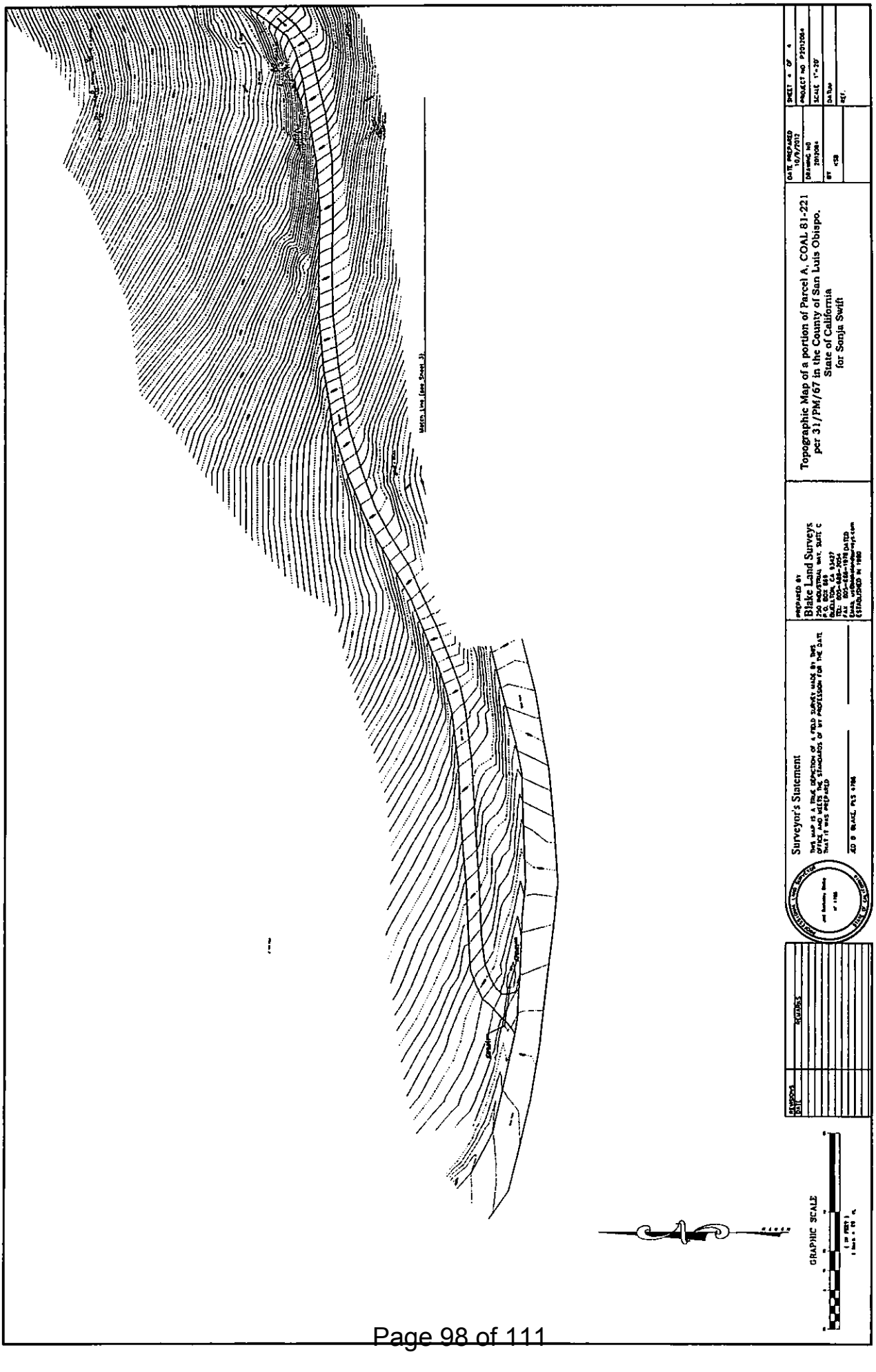
NEW RESIDENCE

3698 CLARK VALLEY ROAD

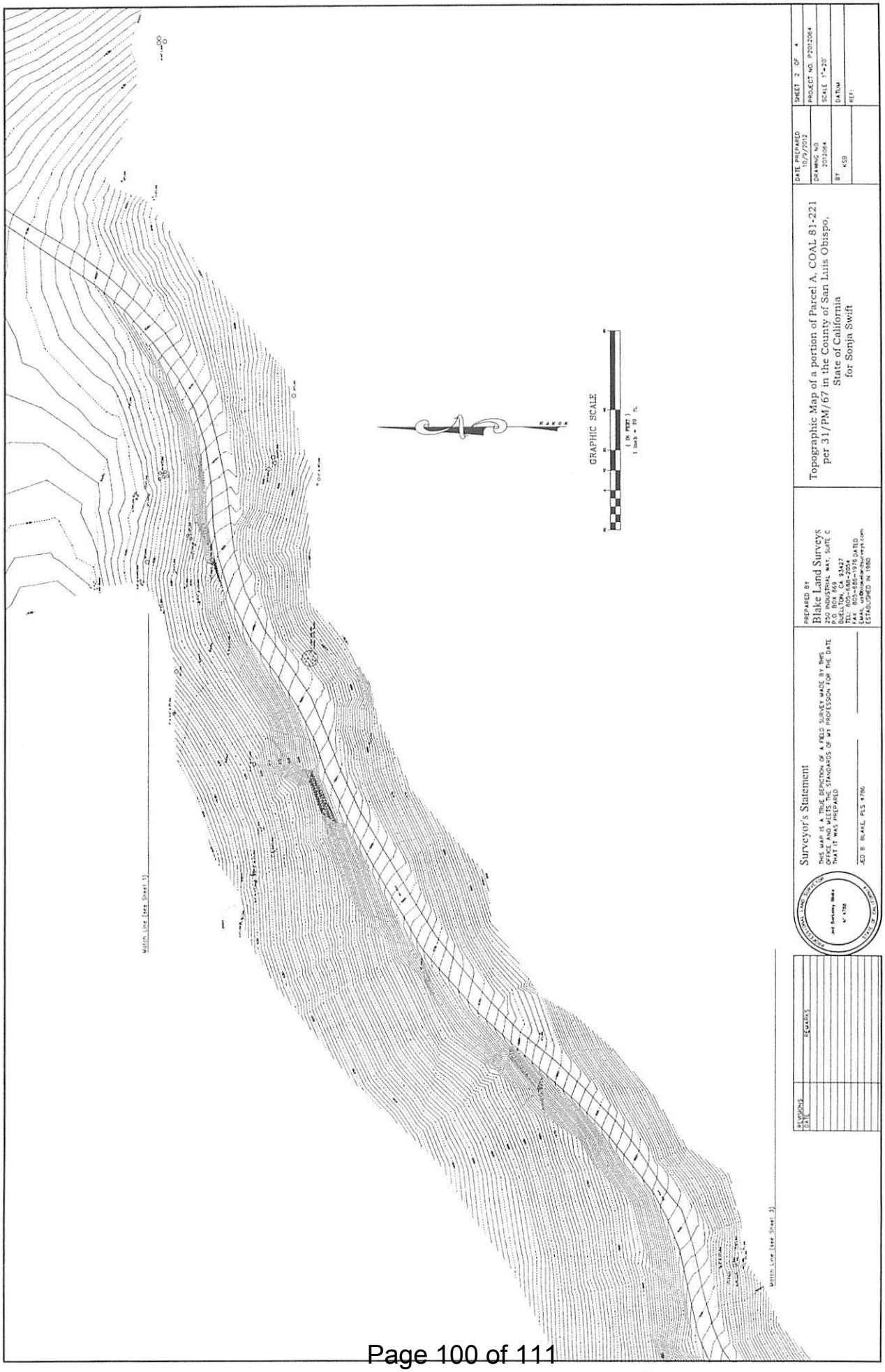
LOS OSOS SAN LUIS OBISPO COUNTY CALIFORNIA

BkF ENGINEERS / SURVEYORS / PLANNERS
255 SHORELINE DR. SUITE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)


© BKF ENGINEERS
GRADING & UTILITY PLAN
SWIFT RESIDENCE
3698 CLARK VALLEY ROAD
SAN LUIS OBISPO COUNTY
CALIFORNIA
LOS OSOS
BKF
ENGINEERS | SURVEYORS | PLANNERS
GRAPHIC SCALE
0 20 40
ABBREVIATIONS:
LEGEND:
HATCH LEGEND:
EARTHWORK QUANTITIES
CUT 1900 C.Y.
FILL 400 C.Y.
BALANCE 1500 C.Y. (EXPORT)
TOTAL 2300 C.Y.
EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION, AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES.
REVIEW ONLY
NOT FOR CONSTRUCTION
TYPICAL DRIVEWAY SECTION
SCALE: NO SCALE
C2.2


Topographic Map of a portion of Parcel A, COAL 81-221
per 31/PM/67 in the County of San Luis Obispo.
State of California
for Sonja Swift
Surveyor's Statement
Blake Land Surveys
GRAPHIC SCALE

Match Line (see Sheet 2)
Match Line (see Sheet 4)
NORTH
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
Topographic Map of a portion of Parcel A, COAL 81-221 per 31/PM/67 in the County of San Luis Obispo, State of California for Sonja Swift
DATE PREPARED 10/9/2012
DRAWING NO 2012064
BY KSB
SHEET 3 OF 4
PROJECT NO. P2012064
SCALE 1"=20'
DATUM
REF:
PREPARED BY
Blake Land Surveys
250 INDUSTRIAL WAY, SUITE C
P.O. BOX 864
BELLE VISTA, CA 92427
TEL 805-688-7054
FAX 805-688-1970 DATED
EMAIL jed@blakelandsurveys.com
ESTABLISHED IN 1986
Surveyor's Statement
THIS MAP IS A TRUE DEPICTION OF A FIELD SURVEY MADE BY ME, OR UNDER MY DIRECTION, AT THE REQUEST OF SONJA SWIFT IN OCTOBER 2012. I HEREBY STATE THAT ALL MONUMENTS SHOWN HEREON EXIST AS DESCRIBED AND THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS OF MY PROFESSION FOR THE DATE THAT IT WAS PREPARED.
JED B. BLAKE, PLS 4786
DATE
REMARKS


Match Line (see Sheet 1)
Match Line (see Sheet 3)
GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.
Surveyor's Statement
THIS MAP IS A TRUE DEPICTION OF A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION IN MY OFFICE AND MEETS THE STANDARDS OF MY PROFESSION FOR THE DATE THAT IT WAS PREPARED
ED B. BLAKE, PLS 4786
PREPARED BY
Blake Land Surveys
250 INDUSTRIAL WAY, SUITE C
P.O. BOX 869
BELLEVUE, CA 95427
TEL: 805-688-2054
FAX: 805-686-1978 DATED
ESTABLISHED IN 1982
Topographic Map of a portion of Parcel A, COAL 81-221 per 31/PM/67 in the County of San Luis Obispo, State of California
for Sonja Swift
DATE PREPARED 10/9/2012
DRAWING NO 2012084
BY KSB
SHEET 2 OF 4
PROJECT NO. P2012084
SCALE 1"=20'
DATUM
REF.
REVISIONS
DATE
REMARKS

Surveyor's Statement
Blake Land Surveys
Topographic Map of a portion of Parcel A,
COAL 81-221 per 31/PM/67 in the County
of San Luis Obispo, State of California
for Sonja Swift
GRAPHIC SCALE
NORTH

Environmental Determination ED12-213 *Date: October 7, 2014*

DEVELOPER'S STATEMENT FOR:
Swift Minor Use Permit DRC2012-00117

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

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

AESTHETICS

VR-1 **At the time of application for construction permits,** the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys etc. and darker green, grey, slate blue, or brown colors for the roof structures.

VR-2 **At the time of application for construction permits**, the applicant shall submit an exterior lighting plan for both permanent and temporary facilities, for County review and approval. The plan shall define the height, location, and intensity of all exterior lighting. All lighting fixtures shall be positioned "down and into" the development, and shielded so that neither the lamp nor the related reflector interior surface is visible from surrounding properties and key viewing areas. All lighting poles, fixtures, and hoods shall be dark colored. When nighttime lighting is required for construction, temporary lighting shall be hooded to the extent consistent with safety. Lighting fixtures shall be directed away from the highway to avoid glare and, when near a residence, shall be pointed away from the residence. This requirement shall be specified in contracts with contractors and subcontractors that may require nighttime construction lighting.

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

BIOLOGICAL RESOURCES

Nesting Birds

BR-1: Vegetation removal and initial site disturbance for any project elements should be conducted between September 1st and January 31st outside of nesting season for birds. If vegetation removal is to be conducted between February 1st and August 31st, then preconstruction nesting bird surveys shall be conducted **prior to any site disturbance or vegetation removal** to determine any active nests that would be adversely impacted by construction. If active bird nests are found, the nests shall be avoided with the establishment of a non-disturbance buffer zone around the nest determined by a qualified biologist. The buffer zone will be maintained until the adults and their young are no longer dependent on their nest for survival. Protection of these active nests and avoiding nest disturbance would reduce potential impacts on nesting birds to less than significant.

Monitoring: A qualified biological monitor shall verify compliance with nesting bird mitigation measures and shall submit a final comprehensive construction monitoring report to the Department of Planning and Building prior to final inspection.

Monterey big-eared woodrat

BR-2: To avoid and reduce impacts to Monterey big-eared woodrats, a qualified biologist shall conduct preconstruction survey 3 days **prior to any site disturbance or vegetation removal** for the presence of woodrat middens. All middens shall be flagged and avoided directly where feasible. Any active middens found in areas that will not be disturbed by vegetation removal or grading shall be protected with a 25 foot buffer. Middens that cannot be avoided will be deconstructed manually allowing woodrats to escape from harm and reestablish territories. If feasible, deconstruction of woodrat middens should be done in non-breeding seasons from August 1st to February 28th. If avoiding breeding season is not feasible, then should a litter of young be found or suspected during midden deconstruction, the midden material shall be replaced and the midden be left alone for a two to three week period depending on stage of the young discovered before rechecking the nest to verify that the young are capable of independent survival before proceeding with midden dismantling.

Monitoring: A qualified biological monitor shall conduct a preconstruction survey 3 days prior to any site disturbance or vegetation removal for the site.

Other Wildlife Impacts

BR-3: **Prior to ground disturbing activities**, a qualified biologist shall conduct a preconstruction survey within 30 days of initial ground disturbance to identify if any non-listed, special status or common upland wildlife species are using any portion of the project areas where ground disturbance or construction is proposed. The survey shall cover the boundaries of the proposed disturbance and 100 feet beyond. If ground dwelling wildlife species are detected, a biological monitor shall be present during initial ground disturbing and/or vegetation removal activities to attempt to salvage and relocate the wildlife that may be present, such as common reptiles and small mammals. The relocation and salvation of these species would reduce the level of this impact to less than significant.

Monitoring: A qualified biological monitor shall conduct a preconstruction survey 3 days prior to any site disturbance or vegetation removal for the site.

Oak Tree Impacts

BR-4 The applicant shall limit tree removal to no more than 5 oak trees having a six inch diameter or larger at 4.5 feet from the ground. **At the time of application for construction permits,** construction plans shall clearly delineate all trees within 50 feet of the proposed project, and shall show which trees are to be removed or impacted, and which trees are to remain unharmed. Oak tree pruning shall be limited to that necessary for the driveway improvements. CalFire required turnouts shall be located to avoid and minimize pruning and/or removal of oak trees.

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

BR-5 **Prior to any site disturbance**, the applicant shall fence the proposed area of disturbance and clearly tag which trees are to be removed or impacted. The trees tagged in the field shall be consistent with the trees delineated on the construction plans. Tree removal, grading, utility trenching, compaction of soil, or placement of fill shall not occur beyond the fenced disturbance area. The fencing shall remain installed until final inspection.

BR-6 **Prior to final inspection**, the 5 oak trees removed as a result of the grading for the residence shall be replaced at a 4:1 ratio. An additional 12 impacted oak trees shall be replaced at a ratio of 2:1. A total of 44 oak trees shall be planted on-site.

BR-7 The newly planted trees shall be maintained until successfully established. This shall include caging from animals (e.g., deer, rodents), periodic weeding and adequate watering (e.g., drip-irrigation system). If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used. Once the replacement trees have been planted, the applicant shall retain a qualified individual (e.g., landscape contractor, arborist, nurseryman, botanist) to prepare a letter stating the above planting and protection measures have been completed. This letter shall be submitted to the Department of Planning and Building.

BR-8 To promote the success of the new trees, the applicant shall retain a qualified individual (e.g., arborist, landscape architect/ contractor, nurseryman) to monitor the new trees until successfully established, on an annual basis, for no less than three years. The first report shall be submitted to the County Environmental Coordinator one year after the initial planting and thereafter on an annual basis until the monitor, in consultation with the County, has determined that the newly planted vegetation is successfully established. The applicant and successors-in-interest agree to complete any necessary remedial measures identified in the report and approved by the Environmental Coordinator.

> **Monitoring:** Prior to final inspection, the project planner and building inspector will verify compliance with approved plans.

CULTURAL RESOURCES

CR-1 **Prior to issuance of construction permits,** the applicant shall submit a monitoring plan, prepared by a County-approved archaeologist, for review and approval by the County Department of Planning and Building. The intent of this plan is to monitor all earth-disturbing activities in areas identified as potentially sensitive for cultural resources, per the approved Plan. The monitoring plan shall include at a minimum:

a. List of personnel involved in the monitoring activities;
b. Inclusion of involvement of the Native American community, as appropriate;
c. Description of how the monitoring shall occur;
d. Description of frequency of monitoring (e.g., full-time, part time, spot checking);
e. Description of what resources are expected to be encountered;
f. Description of circumstances that would result in the halting of work at the project site (e.g., what is considered "significant" archaeological resources?);
g. Description of procedures for halting work on the site and notification procedures; and
h. Description of monitoring reporting procedures.

Prior to construction/ground-disturbing activities, the applicant shall ensure that any construction-related subsurface excavation in sensitive areas (those with moderate to high potential for buried prehistoric archaeological resources) are tested by a County-approved archaeologist. Should buried resources be identified, further testing or avoidance shall be required; if avoidance is not possible, mitigation through data recovery shall be required.

Monitoring: Prior to issuance of construction permits, the Environmental Coordinator and project planner will verify that the monitoring plan contains all required elements.

GEOLOGY AND SOILS

GS-1 **At the time of application for construction permits,** all plans shall be consistent with the conclusions and recommendations of the Geotechnical Engineering, Geologic Hazards, and Percolation Test Report, 3698 Clark Valley Road Proposed Residence (Earth Systems Pacific; January 28, 2013) and Addendum No. 1 to Geotechnical Engineering, Geologic Hazards, and Percolation Test Report (Earth Systems Pacific; July 10, 2014).

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

WATER

W-1 **At the time of application for construction permits,** the applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 23.04.186 of the San Luis Obispo County Coastal Zone Land Use Ordinance. All plants utilized shall be drought tolerant. Drip-line irrigation shall be used for all landscaped areas installed for new construction. The drip irrigation system must include an automatic rain shut-off device, soil moisture sensors, and an operating manual to instruct the building occupant on how to use and maintain the water conservation hardware.

W-2 **At the time of application for grading and/or construction permits,** the applicant shall show on the construction plans, project designs that will promote groundwater recharge by application of Low Impact Development (LID) design techniques. For example, roof runoff should be directed to drainage swales and not to impervious surfaces, rain barrels, stormwater ponds, bio-retention systems, or other methods as approved by the Public Works Department. At least two designer selected LID measures shall be applied to the project.

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

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

Signature of Owner(s) 10/08/14
Date

SONIA SWIFT John F. Swift
Name (Print)

5

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/11/2013

TO: LOCAC

FROM: Airlin Singewald, Coastal Team, Development Review

PROJECT DESCRIPTION: DRC2012-00117 SWIFT- Minor Use Permit for a proposed new 2,340 sf SFR with 280 sf attached garage, and the conversion of the existing SFR to farm support quarters. 171.42 acre project site located off Clark Valley Road in Los Osos. APN: 067-161-014.

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

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

Passed on Consent agenda LOCAC

7/24/13 Date | Deborah Grisanti Name | 534-1658 Phone

FH 5

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED
JUN 19 2013
COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

DATE: 6/11/2013

TO: PW

FROM: Airlin Singewald, Coastal Team, Development Review

PROJECT DESCRIPTION: DRC2012-00117 SWIFT- Minor Use Permit for a proposed new 2,340 sf SFR with 280 sf attached garage, and the conversion of the existing SFR to farm support quarters. 171.42 acre project site located off Clark Valley Road in Los Osos. APN: 067-161-014.

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- ☐ 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.

Drainage plan required with Building permit submittal.

6-28-13	[signature]	5271
Date	Name	Phone

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/11/2013 RECEIVED JUN 24 2013

TO: Cal Fire

FROM: Airlin Singewald, Coastal Team, Development Review

PROJECT DESCRIPTION: DRC2012-00117 SWIFT- Minor Use Permit for a proposed new 2,340 sf SFR with 280 sf attached garage, and the conversion of the existing SFR to farm support quarters. 171.42 acre project site located off Clark Valley Road in Los Osos. APN: 067-161-014.

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

7-5-13 Date | Tina Rose Name | 903-3427 Phone

CAL FIRE – SAN LUIS OBISPO
FIRE SAFETY PLAN

Date: **July 5, 2013**

Project Number: DRC2012-00117
Project City: Los Osos
Owner Name: John Swift
City, State, Zip: Los Osos, CA 93402
Agent Name: Rachel Altilan
City, State, Zip: Morro Bay, CA 93443

Project Location: 3698 Clark Valley Road
Cross Street: Los Osos Valley Road
Owner Address: 3698 Clark Valley Road
Owner Phone(s): 441-4348
Agent Address: P.O. Box 1199
Agent Phone(s): 878-0815

Project Notes: NEW 2340 SQ FT SFD, AND CONVERT EXISTING SFD TO FARM SUPPORT QUARTERS

- The following **checked** items are required to be completed prior to final inspection of this project.
- Fire department final inspection can be scheduled by calling **(805) 543-4244, extension #3429**.
- Inspections will be completed on **Tuesday** for South County areas and **Thursday** for North County areas.
- Please have your County issued permit card on site and visible.
- Visit our website at www.calfireslo.org for more information.

This project is located approximately **20** minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project **is** located in State Responsibility Area for wildland fires, and is designated as a **Very High** Fire Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following CHECKED standards are required:
☒ **SETBACK** 30-foot building setback from property line required for parcels 1 acre in size or larger **Note: All setbacks are subject to County Planning Department approval.
☒ **FIRE SPRINKLERS** A fire sprinkler system is required for this project per local Fire Code.
☒ Fire alarm bell must be installed and working at final inspection.
☒ Mount spare heads & wrench box in garage or near riser. (1 of each type)
☒ **TANK** A water storage tank is required that gravity feeds a residential fire connection
☒ **3300** gallons of **minimum** water storage is required for fire protection
☒ **Note**: If a residential sprinkler system is installed, the water storage capacity shall be calculated by an approved Fire Protection Engineer (FPE).
☒ Tanks must be steel or concrete in High and Very High Fire Hazard Severity zones
☒ Automatic Fill, Sight Gauge & Venting System required
☒ Minimum 4-inch plumbing: Schedule 40 PVC or Iron Pipe
☒ System must gravity drain to the Fire Department Connection
☒ Fire connection shall be located on the approach to the structure(s)
☒ Fire connection must be located not less than 50 feet & no more than 150 feet from the structure
☒ Fire connection must be located 10-12 feet from the edge of the driveway/road & 24-36" above finished grade
☒ Fire connection outlet valve must be a 2-1/2" brass National Standard male thread with brass or plastic cap. The outlet must face toward the driveway at a 90° angle.
☒ If fire connection has less than 20 psi, then the word "DRAFT" will be clearly and permanently marked on the fire connection
☒ Must maintain a 3 foot clear space around the circumference of the connection at all times
☒ Blue dot reflector must be located near fire connection, visible to approaching vehicles
☐ **HYDRANT** A fire hydrant is required that can deliver **750** gallons per minute for 2 hours.
☐ ****Must submit a completed Community Water System Verification Form
☐ Must have two 2 1/2" outlets and one 4" outlet with National Standard threads
☐ Must be located within 8 feet of the roadway
☐ Place a blue dot road reflector on roadway, just off center, on the side of the hydrant
☐ Hydrant must be located within **250** feet of the residence.
☐ Must maintain a 3 foot clear space around the hydrant at all times
☒ **ACCESS ROAD** A 20-foot wide access road is required

☒ All weather surface capable of supporting 20 tons
☒ 10 feet of fuel modification is required on both sides of road
☒ Must provide an unobstructed vertical clearance of not less than 13'6"
☒ Where road exceeds a 12% grade, it must be a nonskid surface
☒ If road exceeds a 16% grade, it must be certified by an engineer
☒ Road must be named & posted using the County standard signage
☒ **DRIVEWAY** must be **16** feet wide
☒ All weather surface capable of supporting 20 tons
☒ Where driveway exceeds a 12% grade, it must be a nonskid surface
☒ If driveway exceeds a 16% grade, it must be certified by an engineer
☒ 10 feet of fuel modification is required on both sides of the driveway
☒ Must provide an unobstructed vertical clearance of not less than 13'6"
☒ Driveways exceeding 300 feet require a fire engine turnaround within 50 feet of residence/structure
☐ Driveways exceeding 800 feet require a turnout(s) at midpoint and no more than 400 feet apart (**Exception**: 16' wide driveways)
☐ **BRIDGE** is required to support a fire engine load weight of 20 tons
☐ Bridge must have a sign indicating load & vertical clearance limits at entrances
☐ One-lane bridge: minimum 10', turnouts at both ends, one-way signs, clear visibility
☒ **GATE** entrance shall be 2 feet wider than width of traffic lane & located 30 feet from roadway.
☒ Center line of lane turning radius must be at least 25 feet
☒ Electric gates shall be maintained operational at all times and shall provide Fire Department emergency access via a "Knox" switch. A Knox application must be requested from the Prevention Bureau. Manual gates may be secured by a padlock.
☒ **100' FLAMMABLE VEGETATION MANAGEMENT** around structures required.
☒ Maintain a fire clearance of 30 feet around all buildings & structures
☒ Within the area of 30'-100' from structures, additional fire reduction measures shall be required.
☒ Remove limbs located within 10 feet of chimney & trim dead/dying limbs that overhang the roof. Leaves, needles, or dead growth shall be removed from the roof
☒ **LPG TANKS** Minimum separation from buildings & property lines for LPG above ground tanks is: 10 feet for 125-500 gallon container; 25 feet for 501-2,000 gallon container
☒ Maintain a minimum vegetation clearance of 10 feet around LPG tanks or containers
☒ **IGNITION RESISTANT CONSTRUCTION REQUIREMENTS** This project must meet all requirements of Chapter 7A of the 2010 California Building Code for Fire-Resistance-Rated Construction. Please contact the San Luis Obispo County Department of Planning & Building for more information at (805) 781-5600.
☒ A Class **A** non-combustible roof is required that meets all requirements of Chapter 7A of the 2010 California Building Code.
☒ **ADDRESS** Each residence requires separate address numbers, assigned by the San Luis Obispo County Department of Planning and Building. Please contact (805) 781-5157 for more information.
☒ Highly visible with contrasting background permanent address numbers shall be placed at the driveway entrance and directional signs at each T or Y intersection (minimum 6" letter/number height, 1/2 inch stroke). Reflective numbers are highly recommended!
☒ Highly visible address numbers shall be placed on the residence(s). (Minimum 6" letter/number height with 1/2 inch stroke).
☒ **SMOKE & CARBON MONOXIDE DETECTOR** Smoke detectors are required in all sleeping areas and in hallways leading to sleeping areas.
Comments:

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

Tina Rose
Fire Inspector

COUNTY OF SAN LUIS OBISPO
Department of Agriculture/Weights and Measures
2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556
(805) 781-5910 • FAX (805) 781-1035
Martin Settevendemie
Agricultural Commissioner/Sealer
www.slocounty.ca.gov/agcomm
AgCommSLO@co.slo.ca.us

DATE: **July 12, 2013**

TO: **Airlin Singewald, Project Manager**

FROM: **Lynda L. Auchinachie, Agriculture Department**

SUBJECT: **Swift Minor Use Permit DRC2012-00117 (1701)**

Thank you for the opportunity to review the proposed Swift Minor Use Permit for a 2,340 square foot residence and the conversion of the existing residence to farm support quarters. The 171-acre project site is located at 3698 Clark Valley Road, southeast of the community of Los Osos. The site is relatively steep and bordered by Agriculture properties to the north, south and west and Rural Lands to the east. The project site has long history of crop production and cattle grazing. The coastal valley site supports over 20 acres of irrigated orchards, vineyards, and the highly specialized crops of horn melons, passion fruit, and fiejoas that are typically found at the local farmer's market. The project site is currently developed with a 480 square foot single family residence that is proposed to be converted to a farm workers quarters.

The proposed residence and access would be located on soils that are not identified as Important Agricultural Soils in the Conservation and Open Space Element and therefore associated impacts are not considered significant.

Comments and recommendations are based on policies in the San Luis Obispo County Agriculture Element, Conservation and Open Space Element, the Land Use Ordinance, the California Environmental Quality Act (CEQA), and on current departmental policy to conserve agricultural resources and to provide for public health, safety and welfare while mitigating negative impacts of development to agriculture.

If you have questions, please call 781-5914.