



2019029012

NEGATIVE DECLARATION & NOTICE OF DETERMINATION

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

ENVIRONMENTAL DETERMINATION NO. ED Number 17-135

DATE: February 6, 2019

PROJECT/ENTITLEMENT: Spearman Development Plan/Coastal Development Plan DRC2017-00069

APPLICANT NAME: Kenneth and Kristina Spearman **Email:** kfreya2000@gmail.com

ADDRESS: 296 El Dorado Way Pismo Beach, CA 93449

CONTACT PERSON: Kenneth and Kristina Spearman **Telephone:** 805-458-4887

PROPOSED USES/INTENT: A request by Kristina and Ken Spearman for a Development Plan/Coastal Development Permit (DRC2017-00069) to allow the construction of a single story 2,320 square-foot single-family residence with 520 square-foot attached garage, a single story 580 square-foot second primary residence, driveway improvements, replacement of a water tank, installation of new utility lines and demolition of an existing 580-square-foot barn structure. The project request includes a wetland setback adjustment request pursuant to Section 23.07.172 of the Coastal Zone Land Use Ordinance (CZLUO), which describes wetland setback requirement for new development. The project would result in 1.2 acres of site disturbance on a 73.33 acres parcel in a Rural Lands land use category.

LOCATION: The project is located 800 feet west of Avila Beach Drive and Ontario Road intersection, in the community of Avila Beach. The project is in the San Luis Bay (coastal) 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 AT4:30 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 Planning Commission, 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.

County of San Luis Obispo

Signature

Name

Date

Public Agency



Initial Study Summary – Environmental Checklist

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

(ver 6.0) Using Form

Project Title & No. Spearman Development Plan/Coastal Development Plan ED17-135 (DRC2017-00069)

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.

| | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Geology and Soils | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Transportation/Circulation |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input type="checkbox"/> Wastewater |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Water /Hydrology |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Public Services/Utilities | <input type="checkbox"/> 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.

Young Choi, Project Manager

Prepared by (Print)

Signature

1/13/19

Date

Kerry Brown, Senior Planner

Reviewed by (Print)

Signature

Ellen Carroll,
Environmental Coordinator
(for)

1/13/19

Date



Project Environmental Analysis

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

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

A. PROJECT

DESCRIPTION: A request by Kristina and Ken Spearman for a Development Plan/Coastal Development Permit to allow for the construction of a single story 2,320-square-foot single-family residence including a 520-square-foot attached garage, a single story 580-square-foot second primary residence, widening and paving of approximately 1,120 linear feet of existing driveway, and replacement of a deteriorated 5,000-gallon water tank with a new 5,000-gallon water tank and associated fixtures (project). Both residences would be pre-fabricated offsite and installed onsite. The project would also include installation of new utility lines and demolition and removal of an existing 580-square-foot barn structure and foundation. The project would result in 1.2 acres of site disturbance including 800 cubic yards of cut and 800 cubic yards of fill on a 73.3-acre parcel (APN 076-231-075).

The project is located west of U.S. Highway 101 (US 101) and south of Avila Beach Drive, approximately 0.25 miles north of the City of Pismo Beach and 2.6 miles east of the community of Avila Beach, in the San Luis Bay Coastal planning area of San Luis Obispo County, California. The property is bordered to the west by primarily undeveloped rural lands with clustered residential development and to the south by a 60-acre parcel that is under an open space easement to protect the Ontario Ridge visual Sensitive Resources Area (SRA) and the Ontario Ridge hiking trail. Undeveloped Rural Lands are located east of the project site, and Avila Beach Drive and retail agricultural development (the Avila Valley Barn) are located north of the project site. Project construction is anticipated to take approximately four months to complete.

The project site is within the Rural Lands land use designation and was historically used for livestock farming. Existing structures at the site include the following: a barn, an unpaved driveway, remnants of a horse corral, chicken coop and cement water troughs, and a water tank and associated fixtures. The barn would be removed to accommodate placement of the second primary residence, the existing driveway would be improved, and the water tank replaced. All other existing structures would remain in their existing locations with no changes proposed.

All proposed utility line installments, including gas, electricity, communications, water, and septic, would be located within a single trench to service both primary residences. The existing 5,000-gallon water tank located west of the proposed primary residence would be replaced to meet California Department of Forestry and Fire Protection Services (CAL FIRE) standards. The existing tank would be removed with a front loader and taken offsite on a flatbed trailer. The new 5,000-gallon water tank would then be transported to the site via a flatbed trailer and loaded to the site with a front loader. The project would be serviced by an existing offsite shared well and would include installation of an onsite leach line septic system approximately 40 feet northeast of the

second primary residence. There is an existing water line connection to the second primary residence site that would be abandoned when new connections are installed.

Wetlands have been identified on the subject property and due to their location within the coastal zone they are considered Environmentally Sensitive Habitat Areas (ESHA). Wetlands on the project property are subject to 100-foot development setback requirements per the County Coastal Zone Land Use Ordinance (CZLUO). Building the primary residence outside of the 100-foot wetback buffer would require substantial retaining walls and deep cuts into the hillside; therefore, the applicant has proposed a Wetland Buffer Adjustment request. As proposed, construction of the primary residence and the improvements to the driveways would result in the disturbance of approximately 7,600 square feet within 100 feet of the wetland buffer zone. To address potential effects associated with the Wetland Buffer Adjustment, the applicant would be required to restore habitat at a 2:1 ratio, including restoration of an upland area currently dominated by invasive weeds and non-native grassland between the wetland and the primary residence site.

ASSESSOR PARCEL NUMBER(S): 076-231-075

Latitude: 35 degrees 10' 56" N Longitude: 120 degrees 42' 27" W

SUPERVISORIAL DISTRICT # 3

B. EXISTING SETTING

PLAN AREA: San Luis Bay(Coastal) **SUB:** None

COMM: Rural

LAND USE CATEGORY: Rural Lands

COMB. DESIGNATION: Coastal Appealable Zone, Geologic Study Area, Sensitive Resource Area; and Local Coastal Plan/Program

PARCEL SIZE: 73.3 acres

TOPOGRAPHY: Gently rolling to to steeply sloping

VEGETATION: Oak woodland, Wetland, Grasses

EXISTING USES: Undeveloped, remnant agricultural structures

SURROUNDING LAND USE CATEGORIES AND USES:

| | |
|--|---------------------------------------|
| <i>North:</i> Rural Lands, Recreation; retail commercial and agricultural uses | <i>East:</i> Rural Lands; undeveloped |
| <i>South:</i> Rural Lands, undeveloped | <i>West:</i> Rural Lands; undeveloped |



C. ENVIRONMENTAL ANALYSIS

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



COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1. AESTHETICS

Will the project:

| | Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|---|----------------------------|--------------------------------------|-------------------------------------|-------------------------------------|
| a) <i>Create an aesthetically incompatible site open to public view?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Introduce a use within a scenic view open to public view?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Change the visual character of an area?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Create glare or night lighting, which may affect surrounding areas?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) <i>Impact unique geological or physical features?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) <i>Other: _____</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Aesthetics

Setting.

The project site is located approximately 0.25 miles north of the City of Pismo Beach and 2.6 miles east of the community of Avila Beach, within a predominately agricultural and rural residential area. The visual setting of the area is characterized by dense oak woodland on varied steep and undeveloped terrain, as well as scattered rural residences, agricultural support structures, and an agricultural retail facility (Avila Valley Barn) located on the north side of Avila Beach Drive.

Vegetation of the project site consists of primarily oak woodland with scattered riparian vegetation, weedy thicket, and annual grassland. The project site has generally steep topography with a few predominantly flat areas including the location of the existing barn structure and proposed primary residence.

The project site is located adjacent to Avila Beach Drive, which serves as the primary access route from US 101 to the community of Avila Beach, a principal arterial roadway. The existing barn structure located on the north side of the project site (closest to Avila Beach Drive) is currently visible from the roadway, while the rest of the project site is generally blocked from view by existing vegetation and topography. The southern portion of the project site is located within the Ontario Ridge designated visual



Sensitive Resource Area. This major ridge forms an important scenic backdrop for the coastal area of Avila Beach and Pismo Beach, as well as for Avila Valley (County of San Luis Obispo 2014).

Impact. The proposed project includes the construction of a primary and second primary residence unit on a 73.3-acre site adjacent to Avila Beach Drive, including driveway improvements, utility installation, and replacement of a 5,000-gallon water tank. The applicant has provided a Visual Analysis Report prepared for the proposed project, see Attachment A (Connect Homes 2017).

- a) The proposed second primary residence would be located within the footprint of an existing barn structure and would be clearly visible from Avila Beach Drive at a distance of approximately 580 square feet. The proposed second primary residence would be approximately 13 feet tall and constructed with neutral-toned materials, and would be visually compatible with other rural residences and agricultural support structures in the area. The proposed primary residence would not be visible from Avila Beach Drive, Ontario Road, US 101, or other public viewing locations (such as the Bob Jones Trail) due to natural topography and existing vegetation onsite. The proposed improvements to the existing driveway would slightly increase the appearance of built/urban infrastructure within the site and would be partially visible from Avila Beach Drive. However, these proposed improvements would be generally compatible with surrounding uses in the project vicinity. The proposed utility line installations would be subsurface and new water tank would not be visible from public viewpoints due to surrounding vegetation and topography. Short-term construction-related visual impacts would include the presence of construction equipment and materials, disturbance, stockpiles, and dust. These impacts would be limited in duration and nature and would not result in significant visual impacts. Therefore, potential impacts associated with aesthetically incompatible views would be *less than significant*.
- b) The project vicinity is characterized by scattered rural residences, agricultural support structures, an agricultural retail facility located on the north side of Avila Beach Drive, and densely vegetated slopes south of Avila Beach Drive. The proposed project would be generally consistent with surrounding uses (scattered rural residential) and would not introduce substantial new land uses or structures that would be highly visible or significantly different than the uses/structures that currently exist at the project site and surrounding areas. The project would not introduce a substantial new use within a scenic view open to public view; therefore, potential impacts would be *less than significant*.
- c) As described above, the proposed primary residence, utility connections, and water tank would not be visible from surrounding public viewpoints and the proposed second primary residence would be located within the footprint of the existing barn structure and of substantially the same size and shape as the existing structure. The only visible components of the project (the proposed second primary residence and driveway improvements) would be consistent with the surrounding visual character of the area. Therefore, potential impacts would be *less than significant*.
- d) Both proposed residences would include low-intensity, low glare design exterior lighting. Light trespass from these proposed exterior lights is proposed to be minimized by utilizing cut-off fixtures or shields to direct light downward. Based on the location and design of proposed exterior lighting, proposed lighting on the primary residence would not be visible from offsite areas. Exterior lighting on the proposed second primary residence would be visible from Avila Beach Drive but would not result in substantial creation of glare or night lighting that would affect surrounding areas due to the downward shielded design of proposed lighting, limited exterior lighting proposed, and the general consistency with existing uses in surrounding areas; therefore, potential impacts would be *less than significant*.
- e) The project site's most prevalent physical visual resources are the oak woodlands present onsite and steep slopes within the Ontario Ridge Sensitive Resource Area combining designation. The proposed residences, driveway improvements, and water tank would all be located within

generally flat, disturbed areas that account for the existing topographic contours of the site. The project would result in approximately 1,600 cubic yards of total cut and fill onsite, including slope stabilization around the primary residence location and utility trenching. Based on the recommended slope stabilization designs provided in the geotechnical engineering report prepared for the project, grading activities could occur up to approximately 30 feet south and 30 feet north of the proposed primary residence location, which may result in removal of several individual mature oak trees. If removal of these oak trees located upslope of the primary residence location is determined to be necessary for stabilization of the slope, the remaining oak woodland upslope of the residence would continue to comprise the visual backdrop of the site; therefore, it would not significantly impact views of the existing oak woodland onsite and would not create a significant noticeable change in the scenic quality of the site as seen from public viewpoints. In addition, existing vegetation and topography would generally block views of the areas of proposed grading and potential tree removal around the primary residence location. Therefore, potential impacts would be *less than significant*.

The proposed utility trenching would be located within the mapped utility easement area from the proposed primary residence and second primary residence to Avila Beach Drive and would result in vegetation clearing and potential removal of one or more individual native oak trees located onsite. Visual impacts associated with tree and vegetation removal at this location would be marginal in the overall context of the wooded hillside views. Therefore, removal of these trees would not change the overall existing character of the oak woodland onsite and would not result in a significant noticeable change as seen from public viewpoints. Removal of native oak trees onsite would be subject to the County standard replacement requirements, as discussed in section 4.0 – Biological Resources. Therefore, impacts related to unique geological or physical or physical features would be *less than significant*.

Mitigation/Conclusion. Potential impacts related to aesthetics and visual resources would be less than significant; no mitigation measures are necessary.

2. AGRICULTURAL RESOURCES

Will the project:

| | Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|--|--------------------------|--------------------------------|-------------------------------------|-------------------------------------|
| a) Convert prime agricultural land, per NRCS soil classification, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Impair agricultural use of other property or result in conversion to other uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Conflict with existing zoning for agricultural use, or Williamson Act program? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Other: _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Agricultural Resources

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



Land Use Category: Rural Lands

Historic/Existing Commercial Crops: Animal Husbandry

State Classification: Not prime farmland, Prime farmland if irrigated and drained

In Agricultural Preserve? Yes,, Irish Hills AG Preserve Area

FMMP Classification: Other Land

Under Williamson Act contract? No

Based on the U.S. Department of Agriculture Natural Resource Conservation Service's (NRCS) web soil survey, soil type(s) and characteristics on the subject property include:

156. Lopez very shaly clay loam, 30 to 75 percent slopes

This soil unit underlays approximately 95% of the project site. This shallow, somewhat excessively drained steep and very steep soil has moderate permeability and surface runoff is rapid or very rapid. The hazard of water erosion is high or very high and the soil is subject to sheet erosion. Most engineering practices require special design considerations because of the steep and very steep slopes and the shallow depth to bedrock. This soil is classified Not Prime Farmland by the NRCS. This soil has a CA Storie Index Rating of Grade 6 – Nonagricultural.

170. Marimel silty clay loam, drained

This soil unit underlays a small portion of the project site north of the proposed second primary residence. This very deep, well drained, nearly level soil has moderately slow permeability and surface runoff is slow. The hazard of water erosion is slight. If this soil is used for homesite development, the size of septic tank absorption fields may need to be increased because of the moderately slow permeability. Local road and street design can require that the subgrade be replaced or covered with a more suitable material to minimize maintenance. This soil is classified as Prime Farmland if Irrigated and Drained by the NRCS. This soil has a CA Storie Index Rating of Grade 1 – Excellent.

Impact.

- a) The project site is primarily underlain by Lopez very shaly clay loam, 30 to 75% slopes which is not classified as Prime Farmland by the NRCS. A small portion of the project site north of the existing barn structure near Avila Beach Drive is underlain by Marimel silty clay loam, which is considered prime farmland if irrigated and drained. Proposed project components within this area include sub-surface leach lines, which would result in the conversion of this area to a non-agricultural use. However, this portion of the project site is relatively small (approximately 0.1 acre) and classified as Other Land by the Farmland Mitigation and Monitoring Program (California Department of Conservation 2016). It is unlikely to be used for agricultural production in the future due to its location adjacent to Avila Beach Drive and other parcel constraints. Therefore, potential impacts related to conversion of prime agricultural land to nonagricultural uses would be *less than significant*.
- b) Based on the California Farmland Mapping and Monitoring Program (FMMP), the project site consists of Other Land; therefore, the project would not convert Prime Farmland, Unique Farmland, or Farmland of Local or Statewide Importance to a non-agricultural use. Potential impacts would be *less than significant*.
- c) The proposed project includes the construction of a single-family residence and second primary residence unit, driveway improvements, utility installation and replacement of a 5,000-gallon water tank adjacent to Avila Beach Drive. The project site is bordered by rural lands with scattered single-family homes and undeveloped open space to the east, undeveloped rural lands to the south and west, and agricultural uses and commercial retail to the north. Temporary noise and dust as a result of construction activities could adversely affect proximate agricultural



uses and resources. These effects would be temporary and minor in nature and would not significantly affect nearby agricultural operations due to the limited nature of construction activities proposed and the distance to existing agricultural uses. Therefore, potential impacts related to the impairment of agricultural uses of other property or conversion of surrounding land to non-agricultural uses would be *less than significant*.

- d) The project site is within the Rural Lands land use designation and is not adjacent to any land within the Agriculture land use designation. Neither the project site nor any of the adjacent properties are currently under a Williamson Act contract. Therefore, potential impacts related to conflicts with existing zoning for agriculture use or Williamson Act programs would be *less than significant*.

Mitigation/Conclusion. No significant impacts to agricultural resources would occur. No mitigation measures are necessary.

3. AIR QUALITY

Will the project:

| | Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|--|----------------------------|--------------------------------------|-------------------------------------|--------------------------|
| a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Create or subject individuals to objectionable odors?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Be inconsistent with the District's Clean Air Plan?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

GREENHOUSE GASES

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| f) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) <i>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) <i>Other:</i> _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Air Quality

Setting. The San Luis Obispo 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).

Based on the APCD Naturally Occurring Asbestos Map, the project is not located in an area known to have naturally occurring asbestos.

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 October 2008, CARB published its Climate Change Proposed Scoping Plan, which is the State's plan to achieve GHG reductions in California required by AB 32. This initial Scoping Plan contained the main strategies to be implemented in order to achieve the target emission levels identified in AB 32 and included CARB-recommended GHG reductions for each emissions sector of the state's GHG inventory.

Senate Bill (SB) 32 was signed by Governor Brown on September 8, 2016. SB 32 effectively extends California's GHG emission-reduction goals from year 2020 to year 2030. This new emission-reduction target of 40 percent below 1990 levels by 2030 is intended to promote further GHG reductions in support of the State's ultimate goal of reducing GHG emissions by 80 percent below 1990 levels by 2050. SB 32 also directs the CARB to update the Climate Change Scoping Plan to address this interim 2030 emission-reduction target.

In March 2012, the 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) is 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 would 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.

- a-b) As proposed, the project would result in the disturbance of approximately 1.2 acres (52,272 square feet), including 800 cubic yards of cut and 800 cubic yards of fill material. This would result in the creation of construction dust, as well as short-term vehicle emissions. Based on Table 2-2 of the APCD's CEQA Air Quality Handbook, estimated construction related emissions were calculated and are shown in Table 1 below.

Table 1. Proposed project estimated construction emissions.

| Pollutant | Total Estimated Emissions | APCD Threshold | Standard Mitigation Measures Required? |
|--|----------------------------------|---------------------------------|---|
| ROG + NO _x (combined) | 182.08 lbs (0.09 tons) | 137 lbs/Day 2.5 tons/Quarter | Yes |
| Diesel Particulate Matter (DPM) | 7.84 lbs (0.004 tons) | 0.13 tons/Quarter | No |
| Fugitive Particulate Matter (PM ₁₀) | 3.6 tons | 2.5 tons/Quarter | Yes |

As of October 2016, the San Luis Obispo APCD has determined that projects shall implement Standard Mitigation Measures anytime a project exceeds the 137 lbs/day threshold for combined reactive organic gases and nitrogen oxides (ROG + NO_x), regardless of whether or not the project timeline is over 90 days (1 quarter) (SLOAPCD 2017). Mitigation measure AQ-1 has been included to reduce ROG and NO_x emissions associated from project construction activities. Upon implementation of this measure, the project's ROG and NO_x emissions would be reduced to below the SLOAPCD threshold.

The project's estimated Diesel Particulate Matter (DPM) emissions are within the APCD's quarterly threshold. However, the project site is located within 1,000 feet of an existing single-

family residence, which is considered a sensitive receptor by the SLOAPCD. Therefore, the project has the potential to result in exposing sensitive receptors to substantial air pollutant concentrations during construction activities. Standard APCD mitigation measures (AQ-1 through AQ-4) have been identified to reduce diesel idling within close proximity to sensitive receptors.

The project's estimated fugitive particulate matter (PM₁₀) emissions exceed the APCD's quarterly threshold. Standard APCD mitigation measure (AQ-5) has been identified to reduce potential impacts related to PM₁₀ emissions. Therefore, impacts related to exceedance of state, federal, or SLOAPCD ambient air quality standards and exposure of sensitive receptors to substantial air pollutants concentrations would be *less than significant with mitigation*.

- c) Besides temporary odors typically associated with construction activities, the project would not generate or subject individuals to objectionable odors. Odors associated with construction activities would be short-term and minor in nature and would generally dissipate considerably before reaching the nearest sensitive receptor location, which is located approximately 850 feet from the project site. Therefore, impacts related to creation or subjecting individuals to objectionable odors would be *less than significant*.
- d) The project is located within Avila Valley. The Avila Beach Community Plan states that this area was previously planned to experience a major amount of development, but more recently lower density development has been approved as a result of limited water allotments available to the properties. The project is consistent with the low density rural residential development in the area and would not substantially change or allow for increased intensity land uses in the area. The project is consistent with the general level of development anticipated in the Avila Beach Community Plan, therefore is generally consistent with the projected population and community emissions projections within the San Luis Obispo County Clean Air Plan. Therefore, impacts related to consistency with the SLOAPCD Clean Air Plan would be *less than significant*.
- e) The project includes the construction of one single-family residence, a second primary residence, and related site improvements. The project would not result in cumulatively considerable energy demand, generation of substantial new traffic, or significant intensification of land use that would generate substantial additional mobile or stationary air emissions; therefore, impacts related to a cumulatively considerable net increase of a criteria pollutant would be *less than significant*.

Greenhouse Gases

- f-g) Table 1-1 of the SLOAPCD CEQA Handbook indicates that for single-family housing, 70 dwelling units in an urban setting or 49 dwelling units in a rural setting would be the expected size of development to exceed the APCD annual GHG Bright Line Threshold of 1,150 metric tons of GHG emissions per year. The proposed project includes two proposed dwelling units (two primary residences); therefore, the project's potential direct and cumulative GHG emissions would be less than significant and less than a considerable contribution to cumulative GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts. If it is shown that an incremental contribution to a cumulative impact, such as global climate change, is not 'cumulatively considerable', no mitigation is required. Therefore, potential impacts related to generation of greenhouse gases that may have a significant impact on the environment or conflict with an applicable plan would be *less than significant*.

Mitigation/Conclusion. Mitigation measures have been included to reduce ROG, NO_x, DPM, and PM₁₀ emissions associated with project construction activities to be in compliance with APCD standards and to reduce impacts to nearby sensitive receptors. Upon implementation of the mitigation measures provided in Exhibit B – Mitigation Summary Table, potential impacts related to air quality and greenhouse gas emissions would be less than significant.



4. BIOLOGICAL RESOURCES

Will the project:

| | Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Result in a loss of unique or special status species* or their habitats? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Reduce the extent, diversity or quality of native or other important vegetation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Impact wetland or riparian habitat? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Other: _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

* Species – as defined in Section 15380 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.

Biological Resources

Setting. The project site is located on Avila Beach Drive west of Highway 101 within a predominately agricultural and rural residential area. The climate within this area is strongly influenced by maritime conditions and typically consists of cool winters and mild summers, with fog and wind occurring frequently. The topography of the project area is gently to steeply sloping, ranging in elevation from approximately 33 feet to 135 feet (10.4 to 41.1 meters) above sea level.

According to the Soil Survey for San Luis Obispo County and the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey, soils in the project area consist of Lopez very shaly clay loam - 30 to 75 percent slopes, and Marimel silty clay loam – drained (see section 2. Agricultural Resources for detailed descriptions).

The project site has been moderately disturbed and has an existing dirt driveway and barn structure. The dominant natural communities within the project site are oak woodland, chaparral, annual grassland, ruderal vegetation, and arroyo willow thicket. Coyote brush (*Baccharis pilularis*), blue gum eucalyptus (*Eucalyptus globulus*), western sycamores (*Platanus racemosa*), Santa Margarita manzanita (*Arctostaphylos pilosula*), poison hemlock (*Conium maculatum*), milk thistle (*Silybum marianum*), poison oak (*Toxicodendron diversilobum*), and arroyo willows (*Salix lasiolepis*) are present within the project site. The project site is within the lower San Luis Obispo Creek watershed. The closest mapped National Hydrography Dataset body of water to the project site is San Luis Obispo Creek, located approximately 0.15 mile north of the project site.

Impact. The following reports were provided with the project application; this section is largely based on these reports:

- Biological Letter Report, dated September 28th, 2015;
- Botanical Survey Letter Report, dated August 18th, 2016;



- Biological Constraints Report, dated September 26th, 2017;
- Delineation of Potentially Jurisdictional Waters Report, dated September 2017; and
- Wetland Delineation Survey Report, dated August 20th, 2018

Impacts to Special-Status Species

Althouse and Meade, Inc. performed a literature review to assess what species have known occurrences in the project vicinity. The review included a query of the most recent version of the Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDDB) and the California Native Plant Society (CNPS) Online Inventory of Rare and Endangered Plants of California. Potentially suitable habitat was determined to be present onsite for ten of the special status species identified in the literature review, listed in Table 2 below.

Table 2. Special Status Plant Species

| Species Name | Legal Status* Federal/State/CNPS Rank |
|---|---|
| Santa Lucia Manzanita (<i>Arctostaphylos Luciana</i>) | --/--/1B.2 |
| Pecho Manzanita (<i>Arctostaphylos pechoensis</i>) | --/--/1B.2 |
| Santa Margarita Manzanita (<i>Arctostaphylos pilosula</i>) | --/--/1B.2 |
| San Luis Mariposa Lily (<i>Calochortus obispoensis</i>) | --/--/1B.2 |
| San Luis Obispo Owl's clover (<i>Castilleja densiflora</i> ssp. <i>Obispoensis</i>) | --/--/1B.2 |
| Pismo Clarkia (<i>Clarkia speciose</i> ssp. <i>Immaculate</i>) | FE/ST/1B.1 |
| Indian knob mountain balm (<i>Eriodictyon altissimum</i>) | FE/ST/1B.1 |
| San Luis Obispo County Lupine (<i>Lupinus ludovicianus</i>) | --/--/1B.2 |
| Michael's Rein Orchid (<i>Piperia michaelii</i>) | --/--/4.2 |
| Black-flowered figwort (<i>Scrophularia atrata</i>) | --/--/1B.2 |

A rare plant survey was conducted by Althouse and Meade during springtime bloom periods (on April 15th and May 24th, 2016) and of the 10 potential rare plants to occur onsite, Santa Margarita Manzanita was the only sensitive plant species identified onsite (Althouse and Meade 2016). The project has the potential to remove or impact one or more manzanita located on site. Mitigation measures BIO-1 through BIO-3 have been identified to reduce potential impacts to Santa Margarita manzanita to less than significant.

Potentially suitable habitat was determined to be present onsite for eight wildlife species, listed in Table 3 below:

Table 3. Sensitive Wildlife Species

| Species Name | CDFW/State Legal Status |
|--|-------------------------|
| Cooper's hawk (<i>Accipiter cooperii</i>) | Watch List |
| Sharp-shinned hawk (<i>Accipiter striatus</i>) | Watch List |



| Species Name | CDFW/State Legal Status |
|---|--|
| Silvery legless lizard (<i>Anniella pulchra pulchra</i>) | Species of Special Concern |
| Pallid bat (<i>Antrozous pallidus</i>) | Species of Special Concern |
| Townsend's big-eared bat (<i>Corynorhinus townsendii</i>) | Species of Special Concern, State Candidate Threatened |
| White-tailed kite (<i>Elanus leucurus</i>) | State Fully Protected Species |
| Purple Martin (<i>Progne subis</i>) | Species of Special Concern |
| Coast horned lizard (<i>Phrynosoma blainvillii</i>) | Species of Special Concern |
| Oak Titmouse (<i>Baeolophus inornatus</i>) | Species of Special Concern |

The project provides suitable nesting habitat for a variety of bird species that are protected by the Migratory Bird Treaty Act and California Fish and Game Code. Common passerines and raptors may use the trees for nesting and/or foraging. The nesting habitat would be impacted by project activities including grading and vegetation removal. If the project activities are conducted between March and September, the typical nesting bird season, birds may be nesting within or adjacent to the affected area and the individuals could be directly or indirectly impacted. Direct impacts may include the loss of active nests during vegetation removal. Noise or other disturbances may also cause an individual to abandon a nest resulting in an indirect impact. Mitigation Measure BIO-4 has been provided to avoid impacts to nesting migratory birds protected by the MBTA.

Silvery legless lizard is relatively common in coastal areas that contain friable soil. Silvery legless lizard is a fossorial species that spends most of its life underground; therefore, they are difficult to detect without shallow excavation of the soil surface. Although silvery legless lizards were not observed in the project site during the surveys, the presence of silvery legless lizard on the project site is inferred due to the presence of suitable habitat and inability to rule out the species from occurring at the project site. In addition, coast horned lizard also has the potential to occur in the area. Grading for development of the parcel could result in the direct take of silvery legless lizards and/or coast horned lizards. Direct take may include being struck by equipment, entrapped in stockpiled materials or trenches, or trampled or collected by construction personnel. Mitigation Measure BIO-5 has been included to minimize impacts to silvery legless lizards and coast horned lizards during project implementation.

No bats or evidence of bat activity were observed beneath the eaves of existing buildings onsite or within the project area during the field surveys. However, if bats utilize the existing barn structure or surrounding trees for seasonal roosting, then direct impacts to bats could result during the proposed removal of the barn structure. These direct effects could result in the injury or mortality of bats or harassment that could alter roosting behaviors. Indirect impacts could also result from noise and disturbance associated with construction, which could also alter roosting behaviors. The implementation of pre-activity surveys and exclusionary netting would reduce the potential for adverse effects to roosting bat species. No impacts to roosting bats are anticipated with implementation of the avoidance and minimization measures included below and in Exhibit B, Mitigation Summary Table (BIO-6 and BIO-7). Upon implementation of these measures, impacts to roosting bats would be reduced to *less than significant*.

Impacts to Native or Other Important Vegetation

The proposed utility trenching would be located within the mapped utility easement area from the proposed primary residences to Avila Beach Drive and would result in vegetation clearing and removal of one or more individual native oak trees located onsite. In addition, improvements and widening of the

existing dirt driveway and/or replacement of the water tank would result in impacts and removal of one or more Santa Margarita Manzanita. Removal of oaks within oak woodland areas would be less than one acre in canopy area. Removal and impact of native oak trees and Santa Margarita manzanita onsite would be subject to the County standard replacement requirements. Measures BIO-1 through BIO-3 and BIO-13 have been recommended to reduce potential impacts to native oak and manzanita onsite to less than significant; *therefore, impacts related to native or other important vegetation would be less than significant with mitigation.*

Impacts to Wetlands or Riparian Vegetation

Two large sycamore (*Platanus racemose*) trees are present in the center of the property and a willow thicket exists just upslope of the existing driveway. These trees mark the location of seep wetlands. The only wetland indicator found at these locations were the presence of hydrophytic vegetation, therefore, these wetlands are jurisdictional by the California Coastal Commission's standards as it meets the definition of Environmentally Sensitive Habitat Area (ESHA; Althouse and Meade 2017a). Although no wetland area would be directly impacted by the project, construction of the primary residence and the improvements to the driveways would result in the disturbance of approximately 7,600 square feet within 100 feet of the seep wetlands onsite.

The CZLUO requires all new development to be located a minimum of 100 feet from the upland extent of all wetlands. Any new development within the 100 foot setback requires approval of a Minor Use Permit approval to adjust the Wetland Setback, but in no case shall be adjusted to less than 25 feet (CZLUO 23.07.172.d.2). Construction of the primary residence would result in a total of 1,200 square feet of new development within the 100-foot wetland buffer zone and would require a Wetland Setback Adjustment.

The proposed improvements to the existing driveway were designed to comply with the requirements detailed in the Fire Safety Plan prepared by CAL FIRE. Approximately 3,400 square feet of these proposed improvements are located within the minimum 25-foot setback buffer from the upland extend of onsite wetlands. Planning Area Standards for San Luis Bay (Coastal) Area Plan require all new development located adjacent to ESHA be located and designed to prevent impacts which would significantly degrade such areas and to retain native vegetation to the greatest extent possible. However, when a planning area standard conflicts with a CZLUO policy, the planning area standard shall prevail (CZLUO 23.01.034.d). Therefore, the proposed improvements to the existing driveway can be permitted, despite their location within the 25-foot buffer of the upland extent of onsite wetlands. In this instance, the proposed driveway improvements would occur primarily within the previously disturbed existing driveway footprint, and a different location of the driveway outside of the 25-foot wetland buffer would likely result in increased impacts to surrounding habitat areas and mature native oak trees and/or manzanita. Therefore, the proposed improvements to the existing driveway are consistent with the design standards set forth in the San Luis Bay Area Plan which take precedent over the CZLUO.

Direct impacts to the wetland habitat areas onsite would be avoided by maintaining a 100-foot buffer between the wetland and all construction activities, with the exception of the 1,200 square feet of the main house development encroachment extending approximately 29 feet into the wetland buffer and 6,400 square feet of driveway improvements encroaching up to 95 feet into the wetland buffer (refer to Appendix A, project plans). Project development within the wetland setback areas would permanently affect non-native grassland habitat upslope of an ESHA wetland. Indirect impacts to wetlands could occur if hydrology supporting these wetlands was altered, for example, by the recommended grading activities that would occur upslope of the seep wetland area and the proposed improvements to the existing driveway. Mitigation measures BIO-8 through BIO-12 and BIO-14 are identified to reduce potential impacts to wetlands onsite, including restoration of impacted areas at a 2:1 ratio. Restoration would include removal of invasive plant species and planting California native plants. The applicant has included a draft habitat restoration plan within the permit application package including a list of proposed species to be planted in the restoration areas. Due to unsuitable habitat and non-native status, the



following species should be removed from the habitat restoration area plantings list: (f) western mock orange/*Philadelphus*, (i) snowdrop bush/*Styrox officinalis* var. *californica*, (p) desert willow/*Chilopsis linearis*, (x) smoke tree/*Dalea spinose*, (z) western spice bush/*Calycanthus occidentalis*, and (ee) thyme. It is recommended that where desert arroyo was proposed to be planted, the applicant plant arroyo willow (*Salix lasiolepis*) instead. With implementation of these measures, potential impacts related to wetlands and riparian vegetation would be reduced to less than significant; therefore, impacts would be *less than significant with mitigation*.

Impacts to Migratory Fish or Wildlife Species

The project site is within the lower San Luis Obispo Creek watershed. The closest mapped body of water to the project site is San Luis Obispo Creek, located approximately 0.15 mile north of the project site. The project site does not support aquatic habitat suitable for the presence of resident or migratory fish species. The proposed project is not expected to have significant impacts on the movement of resident or migratory fish or wildlife species. The undeveloped portions of the project site will continue to allow movement by wildlife, such as black tailed deer and migratory birds through the parcel. The project site is not located within a designated migratory corridor (CDFW 2010). *Therefore, impacts related to migratory fish or wildlife species would be less than significant.*

Consistency with Regional/State/Federal Plans or Regulations

There are no U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), or California Department of Fish and Wildlife (CDFW) jurisdictional features within the project site (Althouse and Meade 2017b). The project site is not located within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other habitat conservation plan. Implementation of the proposed project has the potential to conflict with local policies in the Conservation and Open Space Element of the County's General Plan that are intended to protect native habitat, sensitive species, woodlands, and wetland habitats. Implementation of mitigation measures BIO-1 through BIO-6 would reduce impacts to these resources to less than significant; *therefore, impacts related to consistency with regional, state, or federal plans or regulations to protect sensitive species would be less than significant with mitigation.*

Mitigation/Conclusion. Mitigation measures have been identified to reduce impacts to onsite native manzanita and oak trees, special-status wildlife species, and ESHA. Upon implementation of the mitigation measures provided in Exhibit B – Mitigation Summary Table, potential impacts to biological resources would be less than significant.

5. CULTURAL RESOURCES

Will the project:

| | Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|---|----------------------------|--------------------------------------|-------------------------------------|-------------------------------------|
| a) Disturb archaeological resources? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Disturb historical resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb paleontological resources? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Cause a substantial adverse change to a Tribal Cultural Resource? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Other: _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |



Cultural Resources

Setting.

Archaeological Setting

The project area is located within lands traditionally occupied by the Chumash. Potential for the presence of Native American occupancy and resources increases in close proximity to reliable water sources. The project site is not within 300 feet of a perennial water source. In accordance with Assembly Bill 52 Cultural Resources requirements, outreach to four Native American tribes has been conducted (Northern Salinan, Xolon Salinan, Yak Tityu Tityu Northern Chumash, and the Northern Chumash Tribal Council). Responses were received from Fred Collins of the Northern Chumash Tribal Council on November 10th, 2017 and indicated there were no comments on the proposed project.

Historical Setting

The project site is located in Avila Valley, which includes the eastern portion of the Avila Beach urban reserve area west of U.S. Highway 101 (U.S. 101) and north of Ontario Ridge. Sycamore Hot Springs, located approximately 0.31 mile northeast of the project site, is a County-designated historic site. In 1866 two prospectors seeking oil discovered Sulphur mineral water. After the establishment of the Pacific Coast Railroad in 1876 (Middlecamp 2016), Avila Beach became a tourist destination and the two owners decided to open the Sycamore Mineral Springs Resort as a therapeutic center staffed by doctors and nurses to "cure" visitors' aches, pains, arthritis and other ailments (Boutique Hotel Collection 2016). There are no County-designated historic landmarks or resources within the project site or immediately surrounding areas.

Paleontological Setting

The project site is underlain by late Miocene age claystone to siltstone of the Pismo Formation (Diblee 2006). This formation is generally considered to have high paleontological sensitivity. Numerous fossils have been recovered from invertebrate and vertebrate localities within the late Miocene age Pismo Formation in San Luis Obispo County, including specimens of seal, sea cow, whale, shark, horse, and bird (California Department of Conservation 2015).

Impact.

- a,d) A Phase 1 Archaeological Study for a New Residential Structure was prepared for the project by Padre Associates, Inc. (2018) including an archaeological records search, Native American consultation, and a Phase I pedestrian survey. No previously recorded resources were identified within a 1/8-mile radius of the project site, and no resources were observed during the pedestrian survey. Mitigation measure CR-1 has been recommended to reduce potential impacts associated with the inadvertent discovery and disturbance to unknown archaeological resources. With implementation of these measures, impacts related to disturbance of archaeological or tribal cultural resources would be *less than significant with mitigation*.
- b) The historic Sycamore Mineral Springs Resort and Spa is located approximately 0.31 mile northeast of the project site. The proposed project would not disturb this offsite historic landmark. No historic landmarks or buildings are located within project site. No historic era materials or artifacts were identified during the pedestrian survey conducted by Padre Associates (2018); potential impacts to historical resources would be *less than significant*.
- c) Proposed grading onsite would result in approximately 800 cubic yards of cut and 800 cubic yards of fill. Proposed grading activities would include utility trenching, widening of certain areas of the existing driveway, excavation for the installation of building foundations, and bringing the excavation behind the primary residence building site up to existing grades. Based on the analysis and recommendations provided in the Geotechnical Engineering Report (Earth

Systems Pacific, 2018) prepared for the project, excavation of benches and a keyway at the site of the primary residence would penetrate into the underlying bedrock. Mitigation measure CR-2 has been identified to reduce potential impacts to onsite paleontological resources to less than significant. Therefore, impacts to paleontological resources would be *less than significant with mitigation*.

Mitigation/Conclusion. Mitigation measures have been identified including protocol for inadvertent discovery of archaeological and paleontological resources. Upon implementation of the mitigation measures provided in Exhibit B – Mitigation Summary Table, potential impacts to cultural resources would be less than significant.

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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Include structures located on expansive soils? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Preclude the future extraction of valuable mineral resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Other: _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

* Per Division of Mines and Geology Special Publication #42

Geology and Soils

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 High

Liquefaction Potential: Low



Nearby potentially capable faults: Yes Distance? Approx. 1,500 feet (0.25 mile) south

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

Shrink/Swell potential of soil: Low to Moderate

Other notable geologic features? Ontario Ridge

Impact. The applicant has prepared a Geotechnical Engineering and Geologic Hazards Report for the proposed project (Earth Systems Pacific 2018), which was reviewed for conformance with section 23.07.084 of the San Luis Obispo County Coastal Land Use Ordinance (CZLUO) and the San Luis Obispo County Guidelines for Engineering Reports by LandSet Engineers, Inc. and was found to be consistent and satisfactory per the CZLUO (Papuerello 2018).

- a) Due to the relatively shallow bedrock conditions encountered onsite, the potential for liquefaction and dynamic settlement are very low. Due to the prevalence of available groundwater onsite, the potential for land subsidence is very low. Based on the Geotechnical Engineering and Geologic Hazards Report prepared for the project, there are no mapped landslides on the natural slopes onsite and no evidence of past landsliding was observed on the adjacent slopes near the project site.

Both proposed residences would be designed and constructed in compliance with California Building Code requirements to minimize safety hazards associated with unstable earth conditions. However, the Geotechnical Engineering and Geologic Hazards Report found that, due to the subsurface geologic site conditions of colluvial soils overlying shallow bedrock and the presence of groundwater, there is a potential for down-slope creep of the colluvial soils to occur on the primary residence building area. Mitigation measure GEO-1 has been identified to implement all recommendations made in the Geotechnical Engineering and Geologic Hazards Report to reduce potential impacts related to unstable earth conditions. With implementation of these measures, potential impacts related to exposure to unstable earth conditions would be reduced to less than significant; therefore, impacts would be *less than significant with mitigation*.

- b) The project site is not located in a State Earthquake Fault Zone, and there are no mapped active faults crossing or adjacent to the site. The closest potentially active fault is approximately 0.25 mile from the proposed residences; therefore, the potential for surface ground rupture to occur within the site is very low. Potential impacts related to location within known fault zones would be *less than significant*.
- c) The project would result in approximately 800 cubic yards of cut and 800 cubic yards of fill. The soils that underlay the project site are erodible. Stabilization of surface soils, particularly those disturbed during construction, is essential to protect the site from erosion damage. Mitigation Measure GEO-1 has been identified to require the applicant to implement all recommendations made in the Geotechnical Engineering and Geological Hazards Report in order to reduce potential impacts related to onsite soil erosion and drainage to less than significant. These recommendations include but are not limited to excavation of a keyway and benches at the location of the primary residence to mitigate the potential for slope instability (down-slope creep), implementation of back drains within the keyway and benches to address drainage concerns, and recommendations regarding the utility trenches and associated backfill materials to be used. Therefore, impacts related to soil erosion, topographic changes, loss of topsoil or unstable soil conditions would be *less than significant with mitigation*.
- d) Surface soils on the project site were evaluated and were determined to be nonexpansive; however, a highly expansive sandy fat clay layer was identified approximately 7.5 feet below existing grade near the proposed primary residence building site. The volume changes that this type of material undergoes can result in stress and damage to slabs and foundations if precautionary measures are not incorporated into the design and construction procedures. Mitigation measure GEO-1 has been identified to implement all recommendations made in the

Earth Systems Geotechnical Engineering Report in order to reduce impacts related to expansive soils to less than significant. Therefore, impacts related to structures located on expansive soils would be *less than significant with mitigation*.

- e) The County of San Luis Obispo Safety Element includes the following policies relating to geologic and seismic hazards:

- **Policy S-18:** *Locate new development away from active and potentially active faults and enforce applicable regulations of the Alquist-Priolo Earthquake Fault Zoning Act pertaining to fault zones to avoid development on active faults.*

As discussed above, the project site is not located in a State Earthquake Fault Zone, and based on the evaluation conducted in the Geotechnical report, the potential for surface ground rupture to occur within the site is very low. Therefore, the project is consistent with this policy.

- **Policy S-19:** *The County will enforce applicable building codes related to seismic design of structures to reduce potential for loss of life and reduce property damage.*

Both proposed residences would be constructed in accordance with all building codes related to seismic design of structures and compliance with these codes would be enforced during the building permit stage by the County Building Division. Therefore, the project is consistent with this policy.

- **Policy S-20:** *The County will require design professionals to evaluate the potential for liquefaction or seismic settlement to impact structures in accordance with the Uniform Building Code.*

Liquefaction and seismic settlement potential was evaluated in the Geotechnical Engineering Report (Earth Systems Pacific, 2018) prepared for the project. Due to the relatively shallow bedrock conditions encountered onsite the potential for liquefaction or seismic settlement to occur are very low. Therefore, the project is consistent with this policy.

- **Policy S-21:** *The County will avoid development in areas of known slope instability or high landslide risk when possible and encourage that developments on sloping ground use design and construction techniques appropriate for those areas.*

Slope instability and landslide risk were evaluated and appropriate measures and recommendations have been identified in the Geological Engineering Report (Earth Systems Pacific, 2018) prepared for the project. Upon implementation of mitigation measure GEO-1, the project would be consistent with this policy.

Upon implementation of mitigation measure GEO-1, the project would be consistent with all policies within the County Safety Element regarding geologic and seismic hazards. *Therefore, impacts related to consistency with goals and policies in the County's Safety Element would be less than significant with mitigation.*

- f) A search was conducted within the California Geological Survey Information Warehouse (California Department of Conservation 2018) for data and maps related to mines and mineral resources within the project vicinity. The project is located within an area where available geologic information indicates a low potential for the presence of significant aggregate resources (California Geological Survey 2011). Therefore, impacts related to the preclusion of extraction of valuable mineral resources would be *less than significant*.



Mitigation/Conclusion. A mitigation measure has been identified to implement the recommendations made in the Geotechnical Engineering and Geological Hazards (Earth Systems Pacific, 2018) report, while maintaining full compliance with the standards established in the County Coastal Zone Land Use Ordinance. Upon implementation of the mitigation measure listed in Exhibit B – Mitigation Summary Table, potential impacts to Geologic Resources would be less than significant.

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*

| | Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) <i>Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) <i>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?</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) <i>Impair implementation or physically interfere with an adopted emergency response or evacuation plan?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) <i>Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h) <i>Be within a 'very high' fire hazard severity zone?</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*

| | Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|--|--------------------------|--------------------------------|-------------------------------------|-------------------------------------|
| i) <i>Be within an area classified as a 'state responsibility' area as defined by CalFire?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j) <i>Other:</i> _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Hazards and Hazardous Materials

Setting. The project is not located in an area of known hazardous material contamination and is not listed on the "Cortese List" (a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5) (SWRCB 2018; DTSC 2018). The project is not within the Airport Review area or located within 2 miles of any public airport or private airstrip. The project site is within the Very High Fire Hazard Severity Zone, and based on the County's fire response time map, it will take approximately 0 to 5 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on fire protection service impacts.

Impact. The proposed project includes the construction of a single-family residence and a second primary residence, driveway improvements, utility installation and replacement of a 5,000-gallon water tank on a moderately disturbed, densely vegetated site adjacent to Avila Beach Drive.

- a) The project does not propose the routine use or transport of hazardous materials, nor the generation of hazardous wastes; therefore, *no impacts* would occur.
- b) Oils, gasoline, lubricants, fuels, and other potentially hazardous substances would be used and temporarily stored onsite during construction activities. A spill or leak of these materials under accident conditions during construction activities could create a hazard. The project site contains sensitive wetland habitat areas and ESHA as described in Section 4.0 Biological Resources which could be impacted from upsets or spills of potentially hazardous substances. Mitigation measures HAZ-1 through HAZ-2 have been recommended to reduce potential impacts associated with hazards created by reasonably foreseeable upset or accident conditions during project construction. Therefore, impacts would be *less than significant with mitigation*.
- c) The project site is not located within 0.25 mile of an existing or proposed school; therefore, *no impacts* would occur.
- d) The proposed project is not located on the 'Cortese List' (which is a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5); therefore, *no impacts* would occur.
- e) The project does not require any road closures and would be designed to accommodate emergency vehicle access. The project is located on a Primary Evacuation Route identified in the Avila Valley Fire Evacuation Plan and could potentially contribute to a very marginal increase in traffic congestion during a community-wide emergency evacuation. However, this marginal contribution would not have the potential to impair or physically interfere with the implementation of the Avila Valley Fire Evacuation Plan or other community evacuation plans. Therefore, impacts related to conflict with an adopted emergency response or evacuation plan would be *less than significant*.
- f) The project is not located within an Airport Review designation or near a private airstrip; therefore, *no impacts* would occur.
- g-i) The project is located within the Very High Fire Hazard Severity Zone and is located on a parcel with dense vegetation and limited access. The site is located within a 'State Responsibility Area'



and based on the County's fire response time map, it would take approximately 0 to 5 minutes to respond to a call regarding fire or life safety. The project would be designed to comply with all fire safety rules and regulations including the California Fire Code and Public Resources Code. CAL FIRE has provided a Fire Safety Plan that details required items to be completed prior to final inspection of the project. Mitigation measure HAZ-3 has been identified to reduce potential impacts related to wildland fire hazard conditions and fire severity. Therefore, impacts related to location within a very high hazard severity zone and a state responsibility area would be *less than significant with mitigation*.

Mitigation/Conclusion. Upon implementation of the required mitigation measures provided in Exhibit B – Mitigation Summary Table, including but not limited to spill prevention and clean up materials onsite at all times and adherence to measures identified in the Fire Safety Plan, potential impacts related to hazards and hazardous materials would be less than significant.

8. NOISE

Will the project:

| | Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|---|--------------------------|--------------------------------|-------------------------------------|-------------------------------------|
| a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Generate permanent increases in the ambient noise levels in the project vicinity?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Cause a temporary or periodic increase in ambient noise in the project vicinity?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Expose people to severe noise or vibration?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) <i>Other:</i> _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Noise

Setting. The nearest sensitive receptor is a residence located approximately 950 feet west of the project site on Avila Beach Drive, which is considered a noise sensitive land use (County of San Luis Obispo 1992). 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 proposed project includes the construction of a single-family residence and second primary residence, driveway improvements, utility installation, and replacement of a 5,000-gallon water tank on a moderately disturbed, densely vegetated site adjacent to Avila Beach Drive.

- a) The proposed residences and site improvements would not create a substantial new source of stationary or transportation noise. Long-term noise would generally be limited to residential



traffic to and from the site and typical noise associated with residential uses. This increase in long-term noise levels would be negligible in the overall larger noise setting, which is currently dominated by traffic noise on Avila Beach Drive. Noise generated during the construction phase of the project would be temporary and would naturally attenuate to levels below the maximum acceptable noise levels before reaching the nearest noise sensitive land use. Therefore, impacts related to generation of noise levels that would exceed the County Noise Element thresholds would be *less than significant*.

- b) The project would not generate a permanent significant increase in ambient noise levels in the project vicinity; therefore, impacts would be *less than significant*.
- c) During the construction phase of the project, noise generated from construction activities may intermittently dominate the noise environment in the immediate area. Short-term construction noise would be limited in nature and duration; however, it would occur within close proximity to a noise sensitive land use. Construction-related noise would be limited to the daytime hours of 7:00 a.m. to 9:00 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturday or Sunday, in accordance with County construction noise exception standards (County Code Section 22.10.120.A). Therefore, potential temporary noise impacts would be *less than significant*.
- d) The project site is not located within the 60 decibel or any higher other noise contour for U.S. Highway 101 or within close proximity to any significant stationary noise sources and therefore would not expose future residents to severe roadway noise or vibration. Therefore, impacts related to exposure of people to severe noise or vibration would be *less than significant*.
- e) The project site is not located within the Airport Review designation or adjacent to a private airstrip; therefore, *no impacts* would occur.

Mitigation/Conclusion. No significant long-term change in noise levels would occur. Short-term construction related noise would be limited in nature and duration and would only occur during appropriate daytime hours. Therefore, potential impacts would be less than significant.

9. POPULATION/HOUSING

Will the project:

| | Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|---|----------------------------|--------------------------------------|-------------------------------------|-------------------------------------|
| a) <i>Induce substantial growth in an area either directly (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) <i>Create the need for substantial new housing in the area?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) <i>Other: _____</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Population/Housing

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.

- a-c) The project includes construction of two single-family residences and related site improvements. Due to the limited number of new dwelling units proposed, the project would not induce substantial growth in the area. The project would not result in a need for a significant amount of new housing and would not displace existing housing. Therefore, impacts related to population, housing, and growth inducement would be *less than significant*.

Mitigation/Conclusion. No significant population and housing impacts would occur. 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Police protection (e.g., Sheriff, CHP)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Solid Wastes? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Other: _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Public Services

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

Police: County Sheriff Location: City of San Luis Obispo (Approximately 8 miles to the north)

Fire: Cal Fire (formerly CDF) Hazard Severity: Very High Response Time: 0-5 minutes

Location: 1551 Sparrow Street (Approximately 1.3 miles to the northwest)

School District: San Luis Coastal Unified School District.

Impact.

- a-g) The proposed project includes the construction of two single-family residences, driveway improvements, utility installation, and replacement of a 5,000-gallon water tank on a 73.3-acre site adjacent to Avila Beach Drive. Based on the limited amount of development proposed, the project would not create a significant new demand for fire or police services. Due to the proposed very low density use and occupancy of the site, the project would not result in significant impacts to local schools, roadways, or solid waste services. In addition, the project would be subject to County developer's fees associated with residential developments to offset the increased demand on public schools and services, which would be adequate to avoid any potential effects



on these services. Therefore, impacts related to creation of the need for new or altered public services would be *less than significant*.

Mitigation/Conclusion. No significant project-specific impacts to utilities or public services would occur as a result of implementation of the project. The project is already subject to public facility (County) and school (State Government Code 65995 et seq.) fee programs to offset any potential increased demand for services.

11. RECREATION

Will the project:

| | Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|---|--------------------------|--------------------------------|-------------------------------------|-------------------------------------|
| a) <i>Increase the use or demand for parks or other recreation opportunities?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Affect the access to trails, parks or other recreation opportunities?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Other</i> _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Recreation

Setting. Within the County's unincorporated areas, there are roughly 23 parks, 3 golf courses, and 8 Special Areas that include natural areas, coastal access, and historic facilities currently operated by the County. Based on the County Parks and Recreation Element, the closest County-maintained recreational facility to the project site is the Bob Jones Bike Trail, which runs approximately 1,000 north of the project site.

Impact. The proposed project includes the construction of two single-family residences and associated site improvements.

- a) Due to the limited number of dwelling units proposed, the project's potential to result in the increase of use or demand for parks or other recreation opportunities would be negligible. Implementation of the project would not affect the access to trails, parks, or other recreation opportunities due to its relative distance from such facilities. Therefore, impacts related to increased demand for parks or impact on recreation opportunity access would be *less than significant*.

Mitigation/Conclusion. No potentially significant impacts related to recreation would occur; therefore, no mitigation measures are necessary.

12. TRANSPORTATION/CIRCULATION

Will the project:

| | Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|---|--------------------------|--------------------------------|-------------------------------------|--------------------------|
| a) <i>Increase vehicle trips to local or areawide circulation system?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Reduce existing "Level of Service" on public roadway(s)?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

12. TRANSPORTATION/CIRCULATION

Will the project:

| | Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|---|----------------------------|--------------------------------------|-------------------------------------|-------------------------------------|
| c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Provide for adequate emergency access?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) <i>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.)?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) <i>Conflict with an applicable congestion management program?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) <i>Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) <i>Other:</i> _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Transportation

Setting. The project is located on Avila Beach Drive, a collector roadway currently operating with a Level of Service of C (LOS C; County of San Luis Obispo 2014). The project is located within the Avila Valley Road Improvement Fee Area. A project referral package was sent to County Public Works and no significant traffic-related concerns were identified.

Impact.

- a-b) The proposed project is estimated to generate 20 trips per day. This relatively small amount of increased traffic on Avila Beach Drive would represent a negligible increase in daily trips and the proposed development is consistent with the level and density of development in the surrounding area. The project is subject to payment of the Avila Valley Road Improvement Fee, which would offset any marginal increase in traffic trips on surrounding roadways. Therefore, impacts would be *less than significant*.
- c) The project includes improvements to the existing driveway of the project site that connects to Avila Beach Drive. This driveway would be improved in accordance with County Public Improvement standards and sight distance standards. Therefore, potential impacts related to unsafe conditions on public roadways would be *less than significant*.
- d) The project includes improvements to the existing driveway to accommodate emergency vehicle access. No public road closures are necessary to implement these improvements. The project is located on a Primary Evacuation Route identified in the Avila Valley Fire Evacuation Plan and could potentially contribute to a very marginal increase in traffic congestion during a community-wide emergency evacuation. However, this marginal contribution would not have the potential



to impair or physically interfere with the implementation of the Avila Valley Fire Evacuation Plan or other community evacuation plans. Therefore, potential impacts related to adequate emergency access would be *less than significant*.

- e-g) The project includes construction of two single-family residences and related site improvements. The project would be consistent with other development in the area and would be subject to payment of the Avila Valley Road Improvement Fee, which would offset any increased traffic on surrounding roadways. Therefore, the project would not conflict with an established measure of effectiveness for the performance of the circulation system, conflict with a congestion management program, or conflict with adopted transportation plans or policies. Potential impacts would be *less than significant*.

- h) The project would have no effect on air traffic patterns; therefore *no impacts* would occur.

Mitigation/Conclusion. Potential impacts related to transportation and circulation would be less than significant, therefore, no mitigation is 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Adversely affect community wastewater service provider? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Other: _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Wastewater

Setting. Regulations and guidelines on proper wastewater system design and criteria are found within the Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment Systems (California OWTS Policy), and the California Plumbing Code. These regulations include specific requirements for both on-site and community wastewater systems and are applied to all new wastewater systems.

The California OWTS Policy includes the option for public agencies in California to prepare and implement a Local Agency Management Program (LAMP), subject to approval by the Central Coast Water Board. Once adopted, the LAMP will ensure local agency approval and permitting of onsite wastewater treatment systems protective of groundwater quality and public health and will incorporate updated standards applicable to onsite wastewater treatment systems. At this time, the California OWTS Policy standards supersede San Luis Obispo County Codes in Title 19. Until the County's LAMP is approved, the County permitting authority is limited to OWTS that meet Tier 1 requirements, as defined by the California OWTS Policy and summarized in the County's Updated Criteria Policy Document BLD-2028 (dated 06/21/18). All other onsite wastewater disposal systems, including all seepage pit systems, must be approved and permitted through the Central Coast Water Board.

For onsite wastewater treatment (septic) systems, there are several key factors to consider for a system to operate successfully, including the following:

- ✓ Sufficient land area to meet the criteria for as currently established in Tier 1 Standards of the California OWTS Policy; depending on rainfall amount, and percolation rate, required 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 septic system can meet existing regulation criteria, proper conditions are critical. Above-ground conditions are typically straight-forward and easily addressed. Below ground criteria may require additional analysis or engineering when one or more of the following 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.

Analysis.

The soil has been representatively-tested (Mid-Coast Geotechnical, Inc 2017) for the following criteria: percolation rates, soil borings of adequate depth to determine the presence/ absence of groundwater, and adequate separation from bedrock or impermeable layer. The project proposes an onsite septic system via a leach line system located near the second primary residence building site. Testing at this location demonstrated a 5 minute per inch percolation rate; no groundwater or evidence of historical high groundwater was encountered. Based on current County of San Luis Obispo standards, these performance test rates are adequate for effluent disposal by the leach line method in the areas tested. Based on this information, there is adequate evidence showing that on-site systems can be designed to meet the CPC/California OWTS Policy Tier 1 Criteria. Prior to construction permit issuance, additional testing would be required by the Building Division to verify acceptable conditions exist for on-site systems. Leach line locations would also be reviewed at this time to verify adequate setbacks are provided from any existing or proposed wells (100 feet for individual wells, 200 feet for community wells).

Based on Natural Resource Conservation Service (NRCS) Soil Survey map, the soil types for the project (as described in the Agricultural Resource section above) are Lopez very shaly clay loam, 30 to 75 percent slopes and Marimel silty clay loam, drained. The main limitations of these soils for wastewater effluent include:

- shallow depth to bedrock**, which is an indication that there may not be sufficient soil depth to provide adequate soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, the chances increase for the effluent to infiltrate cracks that could lead directly to groundwater

source or surrounding wells without adequate filtering, or allow for daylighting of effluent where bedrock is exposed to the earth's surface. In this case, based on soil boring information, it is expected that there will be sufficient separation between leach line and bedrock to provide for adequate filtering of effluent, and no special requirements (e.g., engineered system) are anticipated to be able to meet CPC/California OWTS Policy requirements.

--**steep slopes**, where portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent. In this case, the proposed leach lines are located on the nearly level portion of the subject property that is sufficiently set back from any steep slopes to avoid potential daylighting of effluent. Therefore, no additional measures are necessary above what is called out for in the CPC/California OWTS Policy to address potential steep slopes.

Under the California OWTS Policy Tier 1 criteria general guidelines, the site's percolation rate of 5 inches per minute requires a minimum of 70 linear feet of trench for high-capacity leaching chambers. Project plans indicate approximately 140 linear feet of leach field trenches proposed, with 100% expansion area identified.

Impacts.

a-c) Based on the following project conditions or design features, wastewater impacts would be less than significant:

- ✓ The project has sufficient land area per the County's Land Use Ordinance to support an on-site system;
- ✓ The soil's percolation rate is between 1 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 at the location of the proposed leach lines 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 information, the proposed on-site disposal systems can be designed to meet the CPC/California OWTS Policy Tier 1 Criteria. Prior to building permit issuance and/or final inspection of the wastewater system, the applicant will need to establish compliance with the California OWTS Policy Tier 1 Criteria to the County, including any above-discussed information relating to potential constraints, or obtain approval from the Central Coast Water Board for the OWTS in the event that the design does not meet Tier 1 criteria. Therefore, based on the project being able to comply with these regulations, potential groundwater quality impacts would be *less than significant*.

Mitigation/Conclusion. Potential impacts related to wastewater would be less than significant, therefore, no mitigation is necessary.

14. WATER & HYDROLOGY

Will the project:

QUALITY

a) *Violate any water quality standards?*

| Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|----------------------------|--------------------------------------|-------------------------|-------------------|
|----------------------------|--------------------------------------|-------------------------|-------------------|

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|



14. WATER & HYDROLOGY

Will the project:

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

Water

Setting.

The topography of the project is nearly level to steeply sloping. The closest creek from the proposed development is approximately 0.15 miles away. 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? No



Closest creek? San Luis Obispo Creek

Distance? Approximately 750 feet north

Soil drainage characteristics: Well drained to somewhat excessively drained

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

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

Soil erodibility: Low

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

Impact – Water Quality/Hydrology

- a-g) The applicant provided a Water Quality Analysis prepared by Abalone Coast Analytical, Inc. (2017). This report identified Total Coliform as Present and E-Coli as Absent in the well water proposed to serve the project. Total coliforms are a group of related bacteria that are (with few exceptions) not harmful to humans (EPA 2017). The building sites for the proposed residences are located on the nearly level areas of the project site. No portion of the project site is within a 100-year flood hazard designation and underlying soils have low to moderate erodibility. With regards to project impacts on water quality the following conditions apply:
- ✓ Approximately 52,272 square feet of site disturbance is proposed and the movement of approximately 1,600 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 1.2 acres and will be required to prepare a SWPPP, which will be implemented during construction;
 - ✓ The project is not on highly erodible soils;
 - ✓ The project is not within a 100-year Flood Hazard designation;
 - ✓ The project is more than 100 feet from the closest creek or surface water body;
 - ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
 - ✓ Bioswales will be installed as a part of the drainage plan;
 - ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion; and
 - ✓ The project is subject to the County's Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), and/or CPC/California OWTS Policy Tier 1 Criteria for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant.

Implementation of these County standards would reduce the project's water quality impacts to less than significant.

Water Quantity

- h) The applicant provided a Well Test Report prepared by Farm Supply Company (2017) that demonstrated the well proposed to serve the project site maintained a rate of 200 gallons per minute over the course of the four-hour pump test. Based on the results of the Well Test Report, there is adequate water to serve the project's water demands. Due to the low water demands of the project, the project would not result in a significant change in the quantity or movement of available groundwater in the area. *Therefore, impacts would be less than significant.*
- i) The project would not be served by a community water service provider; therefore, *no impacts would occur.*
- j) The project area is approximately 0.5 mile north of the Pacific Ocean and based on the California Department of Conservation San Luis Obispo County Tsunami Inundation Maps, the project site is not located within an area with the potential for tsunami inundation. The project is not located adjacent to or within close proximity to a large body of water that would have the potential to generate a seiche and the project site is not located in an area prone to landslides, mud slides, soil slips, or slumps. *Therefore, impacts would be less than significant.*

Mitigation/Conclusion. Project-related effects on water quantity would be less than significant and potential impacts on water quality would be avoided and/or reduced through compliance with existing regulations. No additional measures above existing requirements is necessary.

15. LAND USE

Will the project:

| | Inconsistent | Potentially Inconsistent | Consistent | Not Applicable |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Be potentially incompatible with surrounding land uses?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) <i>Other:</i> _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Land Use

Setting/Impact.



- a-d) 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., CZLUO, Local Coastal Plan, San Luis Bay Area 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 CZLUO requires all new development to be located a minimum of 100 feet from the upland extent of all wetlands. Any new development within the 100 foot setback requires approval of a Minor Use Permit approval to adjust the Wetland Setback, but in no case shall be adjusted to less than 25 feet (CZLUO 23.07.172.d.2). Construction of the primary residence would result in a total of 1,200 square feet of new development within the 100-foot wetland buffer zone and would require a Wetland Setback Adjustment.

The proposed improvements to the existing driveway were designed to comply with the requirements detailed in the Fire Safety Plan prepared by CAL FIRE. Approximately 3,400 square feet of these proposed improvements are located within the minimum 25-foot setback buffer from the upland extend of onsite wetlands. Planning Area Standards for San Luis Bay (Coastal) Area Plan require all new development located adjacent to ESHA be located and designed to prevent impacts which would significantly degrade such areas and to retain native vegetation to the greatest extent possible. However, when a planning area standard conflicts with a CZLUO policy, the planning area standard shall prevail (CZLUO 23.01.034.d). Therefore, the proposed improvements to the existing driveway can be permitted, despite their location within the 25-foot buffer of the upland extent of onsite wetlands. In this instance, the proposed driveway improvements would occur primarily within the previously disturbed existing driveway footprint, and a different location of the driveway outside of the 25-foot wetland buffer would likely result in increased impacts to surrounding habitat areas and mature native oak trees and/or manzanita. Therefore, although the project has inconsistency with the CZLUO, the project's consistency with the design standards set forth in the San Luis Bay Area Plan and proposed wetland setback adjustment result in an overall consistency with local policies and regulations.

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. *Therefore, impacts related to land use would be less than significant.*

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

16. MANDATORY FINDINGS OF SIGNIFICANCE

Will the project:

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

- a) *Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history?* ☐ ☒ ☐ ☐
- b) *Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)* ☐ ☐ ☒ ☐



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

- a) As discussed in each resource section above, the proposed project would not result in significant impacts to biological or cultural resources and would not 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. Additionally, compliance with mitigation measures BIO-1 through BIO-14 and CR-1 and CR-2 would ensure indirect impacts to native trees, ESHA, special-status species, nesting birds and inadvertent impacts to subsurface cultural and paleontological resources would not occur as a result of the proposed project. Therefore, impacts would be less than significant with mitigation.
- b) The potential cumulative impacts of the proposed project have been analyzed within the discussion of each environmental resource area above. Cumulative impacts associated with the proposed project would be less than significant.
- c) Environmental impacts that may have an adverse effect on human beings, either directly or indirectly, are analyzed in each environmental resource section above. The project would not cause substantial adverse effects on human beings, either directly or indirectly; therefore, impacts would be less than significant.

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://resources.ca.gov/ceqa/> 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:

| <u>Contacted</u> | <u>Agency</u> | <u>Response</u> |
|-------------------------------------|--|-----------------|
| <input checked="" type="checkbox"/> | County Public Works Department | In File** |
| <input type="checkbox"/> | County Environmental Health Services | Not Applicable |
| <input type="checkbox"/> | County Agricultural Commissioner's Office | Not Applicable |
| <input type="checkbox"/> | County Airport Manager | Not Applicable |
| <input type="checkbox"/> | Airport Land Use Commission | Not Applicable |
| <input type="checkbox"/> | Air Pollution Control District | Not Applicable |
| <input type="checkbox"/> | County Sheriff's Department | Not Applicable |
| <input type="checkbox"/> | Regional Water Quality Control Board | Not Applicable |
| <input checked="" type="checkbox"/> | CA Coastal Commission | None |
| <input checked="" type="checkbox"/> | CA Department of Fish and Wildlife | None |
| <input checked="" type="checkbox"/> | CA Department of Forestry (Cal Fire) | In File** |
| <input type="checkbox"/> | CA Department of Transportation | Not Applicable |
| <input checked="" type="checkbox"/> | Avila Community Services District | None |
| <input checked="" type="checkbox"/> | Other <u>County Building Division</u> | In File** |
| <input checked="" type="checkbox"/> | Other <u>Avila Valley Advisory Council</u> | In File** |
| <input checked="" type="checkbox"/> | Other <u>U.S. Fish and Wildlife</u> | None |
| <input checked="" type="checkbox"/> | Other <u>AB 52</u> | In File** |

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

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

| | |
|---|---|
| <input checked="" type="checkbox"/> Project File for the Subject Application | <input checked="" type="checkbox"/> San Luis Bay Coastal Area Plan |
| <u>County documents</u> | <input type="checkbox"/> Design Plan |
| <input checked="" type="checkbox"/> Coastal Plan Policies | <input type="checkbox"/> Circulation Study |
| <input checked="" type="checkbox"/> Framework for Planning (Coastal/Inland) | <u>Other documents</u> |
| <input checked="" type="checkbox"/> General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements: | <input checked="" type="checkbox"/> Clean Air Plan/APCD Handbook |
| <input type="checkbox"/> Agriculture Element | <input checked="" type="checkbox"/> Regional Transportation Plan |
| <input checked="" type="checkbox"/> Conservation & Open Space Element | <input checked="" type="checkbox"/> Uniform Fire Code |
| <input type="checkbox"/> Economic Element | <input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3) |
| <input type="checkbox"/> Housing Element | <input checked="" type="checkbox"/> Archaeological Resources Map |
| <input checked="" type="checkbox"/> Noise Element | <input checked="" type="checkbox"/> Area of Critical Concerns Map |
| <input checked="" type="checkbox"/> Parks & Recreation Element/Project List | <input checked="" type="checkbox"/> Special Biological Importance Map |
| <input checked="" type="checkbox"/> Safety Element | <input checked="" type="checkbox"/> CA Natural Species Diversity Database |
| <input checked="" type="checkbox"/> Land Use Ordinance (Inland/Coastal) | <input checked="" type="checkbox"/> Fire Hazard Severity Map |
| <input type="checkbox"/> Building and Construction Ordinance | <input checked="" type="checkbox"/> Flood Hazard Maps |
| <input checked="" type="checkbox"/> Public Facilities Fee Ordinance | <input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County |
| <input type="checkbox"/> Real Property Division Ordinance | <input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.) |
| <input checked="" type="checkbox"/> Affordable Housing Fund | <input type="checkbox"/> Other |
| <input type="checkbox"/> Airport Land Use Plan | |
| <input type="checkbox"/> Energy Wise Plan | |

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

Abalone Coast Analytical, Inc. 2017. Spearman Well Test. May 10, 2017.

Althouse and Meade, Inc. 2016. Botanical Survey Letter Report for Serenade Homes, Avila Beach, San Luis Obispo County. August 18, 2016.

_____. 2017a. Biological Constraints at Spearman Residence, APN 076-231-069, Avila Beach Drive. September 26, 2017.

_____. 2017b. Delineation of Potentially Jurisdictional Wetlands and Waters for Spearman Residence. September 2017.

Boutique Hotel Collection. 2016. Sycamore Mineral Springs: History. Available at <
<http://www.boutiquehotelcollection.com/blog/2016/1/14/sycamore-mineral-springs-history>>
Accessed October 2018

California Department of Conservation. 2015. Analysis of Oil and Gas Well Stimulation Treatments in California Final Environmental Impact Report, Section 10.9 Paleontological Resources. Available at
<ftp://ftp.consrv.ca.gov/pub/oil/SB4EIR/EIR/10.09%20Paleontological%20Resources.pdf>
Accessed October 2018

_____. 2016. California Important Farmland Finder. Available at <
<https://maps.conservation.ca.gov/DLRP/CIFF/>> Accessed October 2018

_____. 2018a. DOC Maps: Mines and Mineral Resources. Available at:
<<https://maps.conservation.ca.gov/mineralresources/>> Accessed October 2018

_____. 2018b. San Luis Obispo County Tsunami Inundation Maps. Available at:
<https://www.conservation.ca.gov/cgs/Documents/Tsunami/Maps/Tsunami_Inundation_PortSanLuis_Quad_SLO.pdf> Accessed on October 2018.

California Department of Toxic Substances Control. 2018. EnviroStor. Available at <
<https://www.envirostor.dtsc.ca.gov/public/>> Accessed October 2018

California Geological Survey. 2011. *Updated Mineral Land Classification Map for Concrete-Grade Aggregates in the San Luis Obispo-Santa Barbara Production-Consumption Region, California North Half*. Available at
<ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_215/SR_215_Plate1A.pdf> Accessed October 2018

California State Water Resources Control Board. 2018. GeoTracker. Available at
<<http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=150+Avila+Beach+Drive>> Accessed October 2018

City of Pismo Beach. 2014. General Plan & Local Coastal Program. Adopted November 1992, amended July 2006, September 2013, and April 2014. Available at <
<https://www.pismo beach.org/DocumentCenter/View/247/01-General-Plan-?bidId=>> Accessed November 2018

Connect Homes. 2017. Spearman Residence Visual Analysis.

County of San Luis Obispo. 2013. Avila Valley Fire Evacuation Plan. County Fire Department. Available at <<http://calfireslo.org/Documents/Plans/PreAttack/130904AvilaEvacBro.pdf>>
Accessed November 2018

- _____. 2014a. Avila Beach Community Plan. Adopted February 2014. Available at <<https://www.slocounty.ca.gov/getattachment/3f8862a1-ab19-4177-b564-63bf7f3c2ce6/Avila-Community-Plan.aspx>> Accessed September 2018
- _____. 2014b. Coastal Zone Land Use Ordinance. Available at <[https://www.slocounty.ca.gov/getattachment/06db8004-8227-4723-b066-377e1c86ca55/Coastal-Land-Use-Ordinance-\(Title-23\).aspx](https://www.slocounty.ca.gov/getattachment/06db8004-8227-4723-b066-377e1c86ca55/Coastal-Land-Use-Ordinance-(Title-23).aspx)> Accessed October 2018
- Diblee, T.W. 2006. Geologic Map of the Pismo Beach Quadrangle. National Geologic Map Database, U.S. Geological Survey. Available at <https://ngmdb.usgs.gov/Prodesc/proddesc_78101.htm> Accessed October 2018.
- Earth Systems Pacific. 2018. Geotechnical Engineering and Geologic Hazards Report Spearman Residence and In-Law Unit. Accessed October 2018
- Farm Supply Company. 2017. Well Test Report. May 9, 2017.
- Middlecamp, D. *Avila Beach Became a Tourist Destination when Rail Arrived in 1876*. The Tribune. Available at <<https://www.sanluisobispo.com/news/local/news-columns-blogs/photos-from-the-vault/article62796252.html>> Accessed October 2018
- Padre Associates, Inc. 2018. Phase I Archaeological Study for a New Residential Structure, APN 076-231-069. Accessed October 2018
- Papuerello, B. 2018. Review of Geotechnical Engineering and Geologic Hazards Report. LandSet Engineers, Inc. Accessed November 2018
- San Luis Obispo Air Pollution Control District (SLOAPCD). 2012. CEQA Air Quality Handbook. Available at <<https://www.prcity.com/DocumentCenter/View/14604/California-Environmental-Quality-Act-Handbook---2012-Volume-1-PDF>> Accessed October 2018.
- _____. 2017. Clarification Memorandum for the San Luis Obispo County Air Pollution Control District's 2012 CEQA Air Quality Handbook. Available at <https://storage.googleapis.com/slocleanair-org/images/cms/upload/files/FINAL_Clarification%20Memorandum%202017%281%29.pdf> Accessed October 2018
- United States Department of Agriculture Natural Resources Conservation Service (NRCS). 2018. Web Soil Survey. Available at <<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>> Accessed October 2018.
- United States Department of Agriculture Soil Conservation Service. 1984. Soil Survey of San Luis Obispo County, California – Coastal Part. Available at <https://www.nrcs.usda.gov/Internet/FSE_MANUSCRIPTS/california/sanluiscoastalCA1984/sanluiscoastalCA1984.pdf> Accessed October 2018
- United States Environmental Protection Agency (EPA). 2017. Revised Total Coliform Rule and Total Coliform Rule. Available at <<https://www.epa.gov/dwreginfo/revised-total-coliform-rule-and-total-coliform-rule>> Accessed November 2018

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.

- AQ-1 Prior to issuance of construction permits, the following measures shall be incorporated into the construction phase of the project and shown on all applicable plans:
- Maintain all construction equipment in proper tune according to manufacturer's specifications;
 - Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);
 - Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-Road Regulation;
 - Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;
 - Construction or trucking companies with fleets that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NOx exempt area fleets) may be eligible by proving alternative compliance;
 - All on and off-road diesel equipment shall not idle for more than 5 minutes.
 - Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5 minute idling limit;
 - Diesel idling within 1,000 feet of sensitive receptors is not permitted;
 - Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;
 - Electrify equipment when feasible;
 - Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and,
 - Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.
- AQ-2 Idling Restrictions near Sensitive Receptors for Both On and off-Road Equipment
- Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;
 - Diesel idling within 1,000 feet of sensitive receptors is not permitted;
 - Use of alternative fueled equipment is recommended whenever possible; and,
 - Signs that specify the no idling requirements must be posted and enforced at the construction site.
- AQ-3 Idling Restrictions for On-road Vehicles
- Section 2485 of Title 13, the California Code of Regulations limits diesel-fueled commercial motor vehicles that operate in the State of California with gross vehicular weight ratings of greater than 10,000 pounds and licensed for operation on highways. It applies to California and non-California based vehicles. In general, the regulation specifies that drivers of said vehicles:
- Shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location, except as noted in Subsection (d) of the regulation; and,



2. Shall not operate a diesel-fueled auxiliary power system (APS) to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5.0 minutes at any location when within 100 feet of a restricted area, except as noted in Subsection (d) of the regulation.

Signs must be posted in the designated queuing areas and job sites to remind drivers of the 5 minute idling limit.

AQ-4 **Idling Restrictions for off-Road Equipment**

Off-road diesel equipment shall comply with the 5 minute idling restriction identified in Section 2449(d)(3) of the California Air Resources Board's In-Use off-Road Diesel regulation: www.arb.ca.gov/regact/2007/ordiesl07/frooal.pdf. Signs shall be posted in the designated queuing areas and job sites to remind off-road equipment operators of the 5 minute idling limit.

AQ-5 Prior to issuance of construction permits, the following measures shall be incorporated into the construction phase of the project and shown on all applicable plans:

- a. Reduce the amount of the disturbed area where possible;
- b. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;
- c. All dirt stock-pile areas shall be sprayed daily as needed;
- d. All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible, and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used;
- e. All of these fugitive dust mitigation measures shall be shown on grading and building plans; and
- f. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress.

BIO-1 Prior to ground disturbance, the applicant shall retain an environmental monitor for all measures requiring environmental mitigation to ensure compliance with the coastal development permit measures. The monitor shall be responsible for: (1) ensuring that procedures for verifying compliance with environmental mitigations are implemented; (2) establishing lines of communication and reporting methods; (3) conducting compliance reporting; (4) conducting construction crew training regarding environmentally sensitive areas and protected species; (5) facilitating the avoidance of Santa Margarita manzanita plants, as feasible; (5) maintaining authority to stop work; and (6) outlining actions to be taken in the event of non-compliance. Monitoring shall be conducted full time during the initial disturbances (site clearing, initial grading, and driveway installation) and be reduced to weekly following initial disturbances or a frequency and duration determined by the applicant in consultation with the County.

BIO-2 Prior to approval of construction plans, a County-qualified biologist or botanist shall conduct a survey for Santa Margarita Manzanita and oak trees within the project site (inclusive of all County Fire/CAL FIRE clearance and trimming areas). Santa Margarita manzanita and/or oak trees to be removed or impacted by the project shall be identified on the site plans.

BIO-3 Prior to the commencement of site grading, the environmental monitor shall coordinate with the project contractors to facilitate the avoidance of Santa Margarita manzanita and oak trees to the maximum extent possible. Such coordination would include

assisting the contractors in identifying the Santa Margarita manzanita and oak tree occurrences and recommending grading areas that avoid the occurrences. The contractors shall make all reasonable efforts to avoid the manzanitas and oak trees. Once the Santa Margarita manzanitas and oak trees that can be avoided are identified, the contractors in coordination with the environmental monitor shall install construction delineation fencing that protects the Santa Margarita manzanitas and oak trees to be avoided from accidental disturbance. In some cases, avoidance may not be feasible and mitigation for each manzanita plant removed shall be at a 5:1 ratio and mitigation for each oak tree removed shall be at a 4:1 ratio. The environmental monitor shall document the exact number of Santa Margarita manzanita plants and oak trees that are removed and establish the final Santa Margarita manzanita and oak tree replacement mitigation quantities.

The project has the potential to require the removal of one or more Santa Margarita manzanita plants and oak trees. If Santa Margarita manzanita plants and/or oak trees must be removed, the applicant shall prepare a Santa Margarita Manzanita and Oak Tree Replacement Plan that provides for the installation and maintenance of replacement Santa Margarita manzanita plants and oak trees on the project parcel. The Santa Margarita Manzanita and Oak Tree Replacement Plan shall include:

- A brief narrative of the project location, description, and purpose;
- Clearly identified parties responsible for the mitigation program and their contact information;
- A map showing and quantifying all manzanita and oak tree planting areas;
- A detailed discussion of the methods for implementing the Santa Margarita Manzanita and Oak Tree Replacement Plan, including invasive species removal, sources of plant materials, and supplemental watering regimes;
- Provisions for the collection of Santa Margarita manzanita propagules from the disturbance area, replacement planting propagation, and reintroduction into the parcel;
- Identification of locations, amounts, and sizes of the Santa Margarita manzanita plants and oak trees to be planted.
- Identification of necessary components (e.g., temporary irrigation, amendments, etc.) to ensure successful plant reestablishment;
- A program schedule and established success criteria for a 5-year maintenance, monitoring and reporting program that is structured to ensure the success of the mitigation plantings.
- Methods for removing nonnative species from the site.

BIO-4

Site preparation, ground-disturbance, and construction activities including tree and vegetation removal shall be conducted between October 1 and February 1, which is outside of the migratory bird nesting season. If such activities are required during the nesting period (February 1st through September 30th), the applicant shall retain a qualified biologist to conduct a nesting bird survey and verify that migratory birds are not nesting in the site. If nesting activity is detected, the following measures shall be implemented:

1. The project shall be modified via the use of protective buffers, delaying construction activities, or other methods designated by the qualified biologist to

avoid direct take of identified nests, eggs, and/or young protected under the MBTA and/or California Fish and Game Code.

2. The qualified biologist shall document all active nests and submit a letter report to the County Project Manager documenting project compliance with the MBTA, California Fish and Game Code, and applicable project mitigation measures.

- BIO-5 Between two and four weeks prior to initiation of construction activities, a County-approved biologist shall conduct surveys for silvery legless lizards and coast horned lizards. The surveyor shall utilize hand search or cover board methods in areas of disturbance where legless lizards and/or coast horned lizards are expected to be found (e.g., under shrubs, other vegetation, or debris). If cover board methods are used, they shall commence at least 30 days prior to the start of construction. Hand search surveys shall be completed immediately prior to and during grading activities. During grading activities, the County-approved biologist shall walk behind the grading equipment to capture silvery legless lizards that are unearthed by the equipment. The surveyor shall capture and relocate any legless lizards or other reptiles observed during the survey effort. The captured individuals shall be relocated from the construction area and placed in suitable habitat on the site but outside of the work area. Following the survey and monitoring efforts, the County-approved biologist shall submit to the County a project completion report that documents the number of silvery legless lizards and other reptiles captured and relocated, and the number of legless lizards or other reptiles taken during grading activities. Observations of these species or other special-status species shall be documented on CNDDB forms and submitted to CDFW upon project completion.
- BIO-6 Prior to construction, a visual survey shall be conducted by a qualified biologist, at dawn and at dusk, to identify potential roosting bat activity. This survey shall be conducted between two to four weeks prior to barn and/or tree removal activities that are proposed to occur. If roosting bat activity is identified during the pre-construction survey process, the County Project Manager shall coordinate with the California Department of Fish and Wildlife regarding the biological significance of the bat population and appropriate measures that could be used to exclude bats from roosting on the barn structure or trees. Measures may include, but are not limited to the installation of exclusionary devices by a qualified individual.
- BIO-7 If it is determined that a substantial impact to individual bat species or a maternity roost will occur, then the applicant shall compensate for the impact through the development and implementation of a bat mitigation plan in coordination with California Department of Fish and Wildlife.
- BIO-8 Prior to the start of construction, appropriate erosion control measures, as prescribed by the project engineer or qualified Stormwater Pollution Protection Plan Developer (QSD), shall be installed at the limits of the development, between construction activities and protected ESHA. Erosion control measures shall be inspected regularly and maintained as needed.
- BIO-9 Permitted adjustment(s) to ESHA buffers shall be shown on all construction plans and shall be marked in the field during construction with highly visible flagging or fencing and appropriate signage. The flagging or fencing and signage shall be positioned to allow work within the adjustment area and prevent accidental encroachment into protected ESHA area.
- BIO-10 Invasive weeds, including but not limited to milk thistle and poison hemlock, shall be removed from all ESHA on the property. Invasive weeds in ESHA shall be removed by hand prior to seed set. Grazing or mowing may also be effective, but shall be focused so as not to impact native vegetation.

- BIO-11 Impacts to ESHA shall be fully mitigated by restoring degraded habitat area at a 2:1 ratio (restored area to impacted area). Impacts are proposed to non-native annual grassland within 100 feet of wetland ESHA. Restoration is proposed for upland areas outside of the wetland that are dominated by invasive weeds. Restoration areas shall be cleared of invasive weeds and planted with California plants. Landscape cultivars on native species shall not be used. A minimum of 15,200 square feet of upland habitat shall be restored to mitigate the ESHA encroachment. Final mitigation restoration area will be determined prior to issuance of grading and construction permit.
- BIO-12 Following completion of the project and planting of all habitat restoration areas, a licensed landscape architect, certified botanist or in coordination with Coastal San Luis RCD, shall monitor the health of the habitat restoration areas on a yearly basis for three years. If after three years, the findings demonstrate a 75% success rate of the native plantings, the monitoring shall cease. If plant loss is greater than 25% then annual monitoring shall continue until a 75% success rate is achieved.
- BIO-13 Development of the project would result in removal of one or more oak trees, and may impact additional oak trees. The number of oak tree removals and impacts shall be determined prior to permit issuance and clearly shown on the project plans.
- Oak Tree impacts shall be minimized during grading, road improvement activities, fire clearance work, passage of large equipment, and other project activities, by implementing the following measures:
- 1) All oak trees identified to remain shall not be removed.
 - 2) Oak Tree Removal activities shall be conducted in a manner to minimize effects to surrounding oak woodland and oak trees to remain.
 - 3) Removed trees shall be replaced in-kind at a 4:1 ratio and trees impacted but not removed will be mitigated in-kind at a 2:1 ratio. Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available and grading activities are complete in proposed replanting areas). Replant areas shall be located either in native topsoil or areas where native topsoil has been reapplied. If located in areas where native topsoil has been reapplied, topsoil shall be carefully removed and stockpiled for spreading over graded areas to be replanted. The layer of reapplied topsoil shall be a minimum of 6 to 12 inches deep.
 - 4) Seed stock shall be collected on-site or in the immediately surrounding area.
 - 5) Location of newly planted trees and/or vegetation/seeds shall adhere to the following, whenever possible: on the north side of and at the canopy/dripline edge of existing mature native trees; on north-facing slopes; within drainage swales (except when riparian habitat present); where topsoil is present; and away from continuously wet areas (e.g. lawns, leach lines).
 - 6) Newly planted trees shall be maintained until successfully established. This shall include protection (e.g. tree shelters, exclusionary fencing) from animals (e.g., deer, rodents), regular weeding (minimum of once during early Fall and once during early Spring) of at least a 3-foot radius surrounding the tree/plant and adequate watering (e.g., drip-irrigation system). Watering shall be controlled so only enough is used to initially establish the tree/plant, gradually reducing to zero water over a 3-year period. 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.
 - 7) Following planting of replacement oak trees, to guarantee the success of the new trees, the County shall monitor the new trees' survivability and vigor until the

trees are successfully established and prepare monitoring reports on an annual basis for a minimum of 7 years. The first monitoring report shall be submitted to the County Environmental Coordinator 1 year after the completion of replacement planting and thereafter on an annual basis until the monitor, in consultation with the County, has determined that the initially-required vegetation is successfully established. Additional monitoring would be necessary if initially-required vegetation is not considered successfully established. Success criteria for revegetation is 80% survivability within 5 years upon initial planting efforts.

- 8) The County shall maintain compliance with the following measures related to weed removal around newly planted vegetation: 1) no herbicides shall be used; and 2) either installation of a securely staked "weed mat" (covering at least a 3-foot radius from center of plant), or hand-removal of weeds (covering at least a three-foot radius from center of plant) shall be completed for each new plant (hand-removal weeding shall be maintained on a regular basis [at least once in late spring (April) and once in early winter (December)] until plant is 3 feet tall or for 7 years, whichever occurs first. Use of weed-free mulch (at least 3 inches deep) with regular replenishment may be substituted for the weed mat.

BIO-14 Prior to grading permit issuance, updated project plans must be submitted to the County Project Manager to demonstrate all associated site disturbance and grading activities, including measures recommended in the Geotechnical Engineering and Geological Hazards Report, shall be conducted in compliance with County Coastal Zone Land Use Ordinance standard 23.07.172.d.

CR-1 In the event that a potentially significant cultural resource is encountered during subsurface earthwork activities, all construction activities within a 100-foot radius of the find shall cease and the City shall be notified immediately. Work shall not continue until a qualified archaeologist, in conjunction with locally affiliated Native American representative(s) as necessary, determines whether the uncovered resource requires further study. Any previously unidentified resources found during construction shall be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of CEQA criteria by a qualified archaeologist. Potentially significant cultural resources consist of, but are not limited to, stone, bone, glass, ceramic, wood, or shell artifacts; fossils; or features including hearths, structural remains, or historic dumpsites.

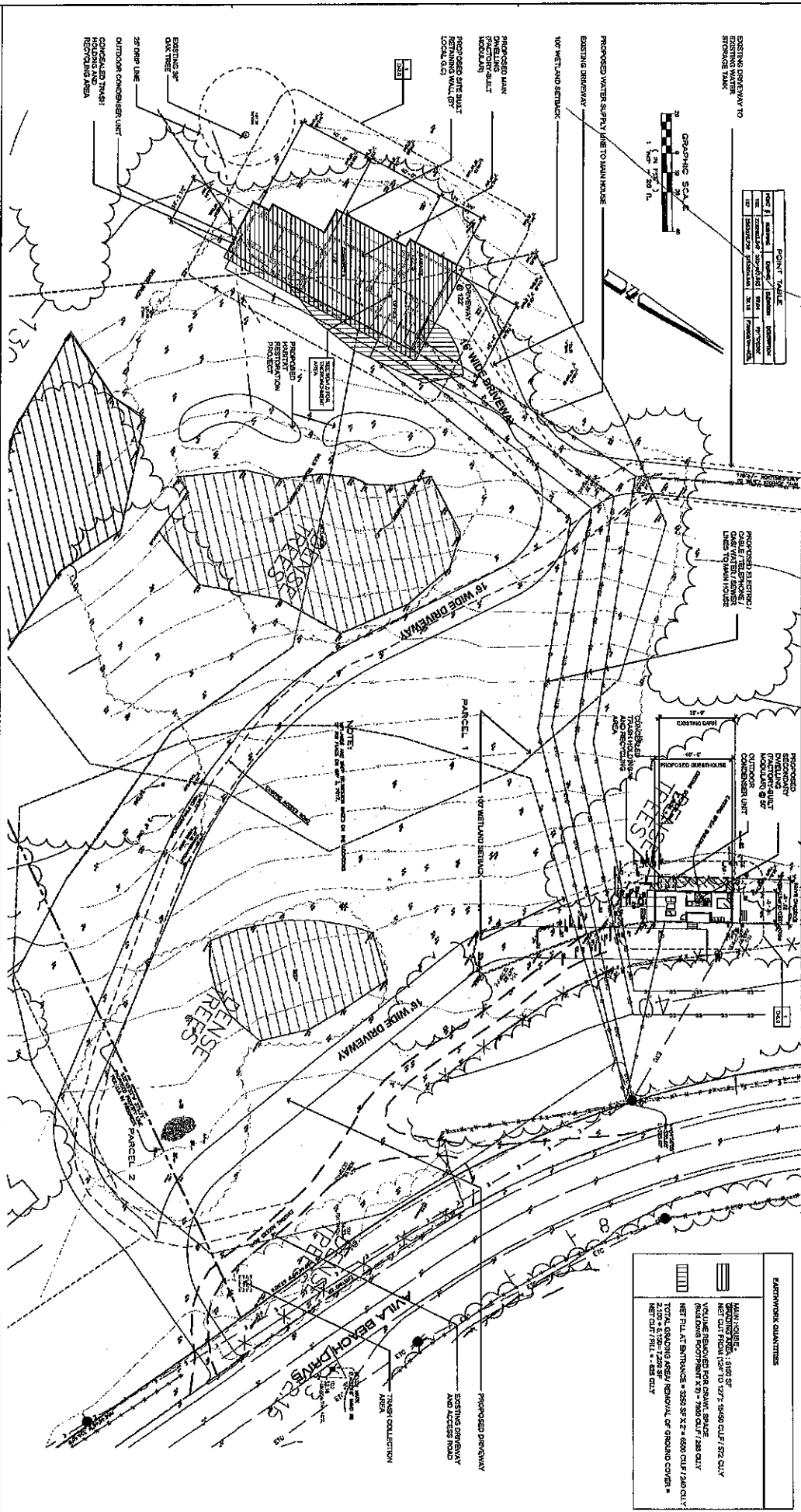
If the resource is determined significant under CEQA, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan, in conjunction with locally affiliated Native American representative(s) as necessary that will capture those categories of data for which the site is significant. The archaeologist shall also perform appropriate technical analysis, prepare a comprehensive report, and file it with the CCIC, located at the University of California, Santa Barbara, and provide for the permanent curation of the recovered materials.

CR-2 Should any vertebrate fossils or potentially significant finds (e.g., numerous well-preserved invertebrate or plant fossils) be encountered during work on the site, all activities in the immediate vicinity of the find shall cease until a qualified paleontologist evaluates the find for its scientific value. If deemed significant, the paleontological resource(s) shall be salvaged and deposited in an accredited and permanent scientific institution where they shall be properly curated and preserved.

GEO-1 Prior to submitting applications for a grading permit and building permits, the applicant shall implement all recommendations made in the Geotechnical Engineering and Geological Hazards Report while maintaining full compliance with the standards established in the County Coastal Zone Land Use Ordinance.



- HAZ-1 All project-related spills of hazardous materials within or adjacent to the project corridor shall be cleaned-up immediately. Spill prevention and clean-up materials shall be onsite at all times during construction.
- HAZ-2 During construction activities, the cleaning and refueling of equipment and vehicles shall occur only within a designated staging area. This staging area shall conform to all applicable Best Management Practices applicable to attaining zero discharge of stormwater runoff. At a minimum, all equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and avoid potential leaks or spills.
- HAZ-3 Prior to final inspection by County Fire/CAL FIRE or occupancy, the applicant shall demonstrate compliance with the Fire Safety Plan prepared for the project dated November 11, 2017. The applicant shall maintain a fire clearance of 30 feet around all proposed buildings and structures. If any vegetation trimming and/or clearing within 30 feet to 100 feet of structures is required by County Fire/CAL Fire, these activities shall be performed in coordination with certified arborist and shall minimize impacts to onsite native vegetation and environmentally sensitive habitat areas.



| POINT TABLE | | | | |
|-------------|---------------|-------|------------|-------|
| POIN | NAME | SCORE | DATE | TIME |
| 1 | JOHN DOE | 85 | 10/20/2023 | 14:30 |
| 2 | JANE SMITH | 92 | 10/20/2023 | 15:00 |
| 3 | BOB JONES | 78 | 10/20/2023 | 15:30 |
| 4 | ALICE BROWN | 88 | 10/20/2023 | 16:00 |
| 5 | CHARLIE GREEN | 75 | 10/20/2023 | 16:30 |

WORKMAN QUANTITIES

MAIN HOUSE:
GROUND AREA: 1,650 SF
NET CUL FLOOR 12" TO 27": 6500 CULF / 572 CULY
VOLUME REMOVED FOR CORN, GRASS,
(BUILDING FOOTPRINT X 7' - 7800 CULF / 268 CULY
NET CUL AT ENTRANCE = 3550 SF X 2' = 6500 CULF / 260 CULY
TOTAL GRASSING, REMOVAL OF GROUND COVER =
2,100 X .50 = 1050 SF
NET CUL / FILL = 655 CULY

[illegible]

| OWNER INFORMATION | SHEET INDEX NO SCALE 2 |
|--|---------------------------|
| 0-1.2 SITE PLAN AND PROJECT DATA | |
| 0-1.3 HYDROGRAPHIC SURVEY | |
| 0-1.4 EROSION CONTROL MEASURES | |
| 0-1.5 SITE CONSTRAINTS MAP | |
| 0-1.6 PRELIMINARY ASSOCIATED PLAN | |
| 0-2.0 PRELIMINARY PLAN | |
| 0-2.1 PRELIMINARY ELEVATIONS | |
| 0-2.2 DEC. SETTING | |
| 0-2.3 DEC. SECTION | |
| 0-2.4 DEC. SECONDARY DRAINAGE PLAN, ELEVATIONS | |
| 0-2.5 DEC. SECTION | |
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Figure 1 is a plan view diagram of a building layout. It shows a building footprint with various setbacks and dimensions. A dashed line indicates the '100' WETLAND SETBACK'. A note specifies 'MINIMUM REQUIRED LENGTH FROM WETLAND SETBACK 30'-0"'. Dimensions shown include 100'-0" setbacks on three sides and a 30'-0" minimum required length from the wetland setback.

[illegible][illegible]

LEGEND

--- EXISTING CONTOUR
 --- PROPERTY LINE
 --- CENTERLINE
 --- BUILDING LINE

NOTES:

BEARINGS AND DISTANCES ARE TAKEN FROM RECORD OF SURVEY RECORDED IN BOOK 108 PAGE 35 OF LICENSED SURVEY, SAN LUIS OBISPO COUNTY, AND RECORD DATA.

ASSESSOR'S PARCEL NUMBER:
 078-231-089 & 078-231-070

OWNER'S STATEMENT

WE HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS MAP AND CERTIFY THAT WE ARE THE LEGAL OWNER OF SAID PROPERTY OR THE AUTHORIZED AGENT OF THE LEGAL OWNER AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

SEERNADE HOMES LLC

CC 1985-057883

William R. Dyer
 Civil Engineering - Land Surveying
 180 North 8th Street, Suite B
 P.O. Box 430
 Grapeland, CA 95450-0430
 Phone - (925) 481-1225
 Fax - (925) 481-1225

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE LOT DIVISION ORDINANCE OF THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA.

William R. Dyer
 WILLIAM R. DYER, L.S. 5551 1/2, EXP. 9/30/15



OWNERS:

SEERNADE HOME LLC
 P.O. Box 2021
 Pismo Beach, CA 93448
 (805) 431-0808

PROPERTY ADDRESS:

AVILA BEACH DRIVE, SAN LUIS OBISPO, CA

UTILITIES:

POWER- P.O.M.E.
 TELEPHONE- A.T.&T.
 GAS- SO. CALIF. GAS CO.
 TELEVISION- CABLEVISION COMMUNICATIONS
 WATER- INDIVIDUAL WELL
 SEWER- SEPTIC

EASEMENTS:

NON-EXCLUSIVE EASEMENT TO UNION OIL COMPANY FOR RIGHT-OF-WAY AND PIPELINE PER 13863 OR 84 OFFICIAL RECORDS, SAN LUIS OBISPO COUNTY.

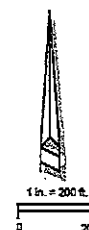
100 YR FLOOD PLAIN:

NO PORTION OF THIS PROPERTY IS IN THE 100-YR FLOOD PLAIN.

PRELIMINARY LOT LINE ADJUSTMENT MAP COAL 15-0028

PORTIONS OF LOT A, W.L. BEEBEE TRACT (8 MB 68)
 AND LOT 43 OF THE SUBDIVISION OF THE RANCHO
 SAN MIGUELITO (A MB 38)
 County of San Luis Obispo
 State of California

SHEET 1 OF 1



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS BETWEEN FOUND CALTRANS MONUMENTS ALONG U.S. HIGHWAY 101 AT POST MILES 21.12 AND 21.16 HAVING A GRID BEARING OF 874°18'00" PER CALTRANS CONTROL SHEET, DECEMBER 11, 2012.

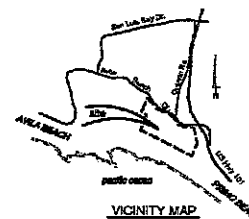
TOPOGRAPHIC SURVEY

IS FROM AERIAL SURVEY BY CENTRAL COAST AERIAL MAPPING DATED 12/29/12.

BENCH MARK

COAST AND GEODETIC SURVEY BENCHMARK STAMPED "G 828 RESET 1989" HAVING AN NAVD83 ELEVATION OF 21.06.

LOT 24
 16 MB 26



VICINITY MAP

700 S. HILL STREET, STE. 100
 SAN LUIS OBISPO, CA 93074
 12/10/2012 09:27
 www.seernadehomes.com

SPEARMAN RESIDENCE
 AVILA BEACH DRIVE, SAN LUIS OBISPO

DATE ISSUED
 PREPARED BY



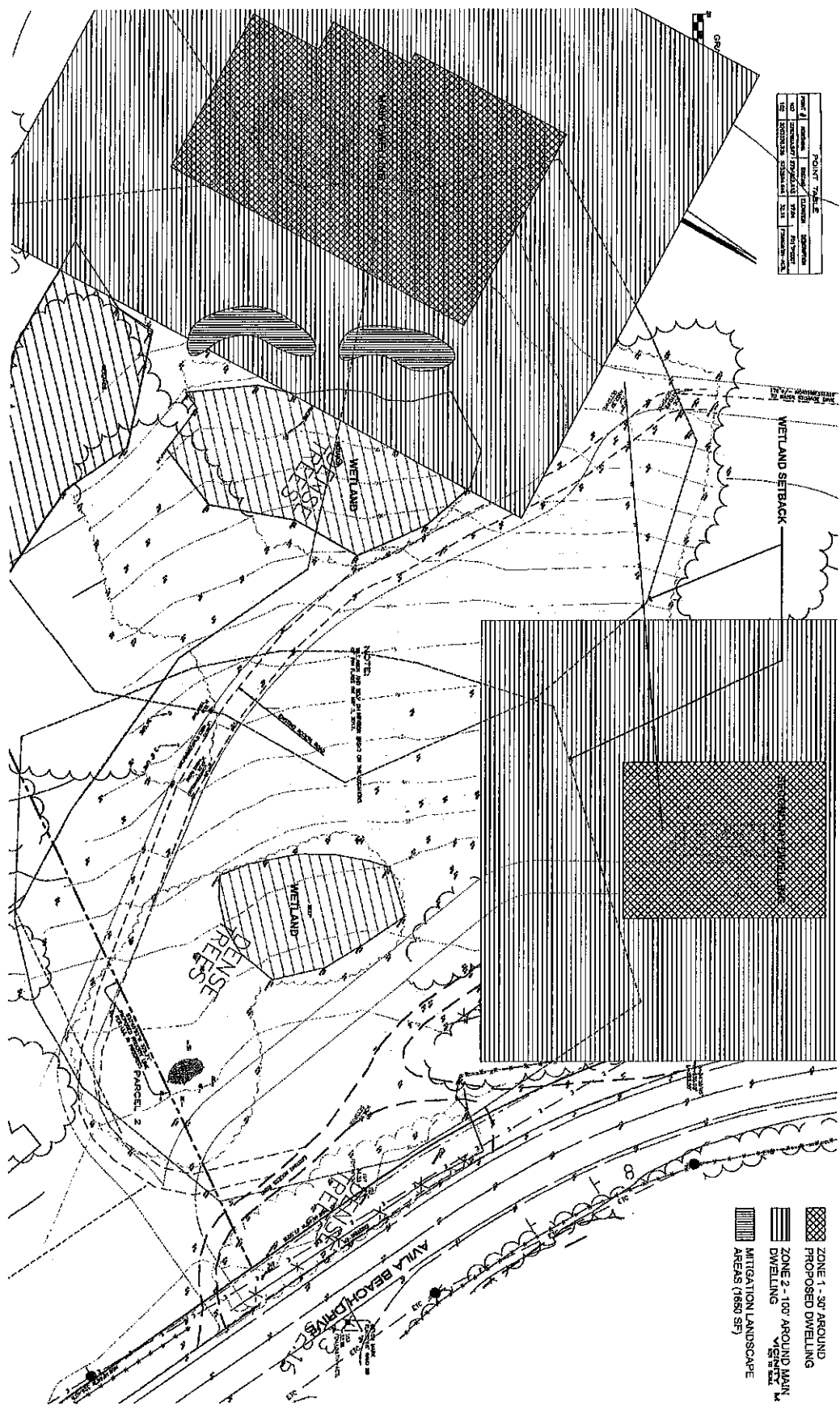
MODEL HOME

SHEET SET

SHEET TITLE

SHEET NUMBER

D-1.1



POINT TABLE

| POINT # | DESCRIPTION | DATE | BY | REVISION |
|---------|----------------------|----------|----------|----------|
| 1 | PROPOSED DWELLING | 10/10/10 | 10/10/10 | 10/10/10 |
| 2 | MITIGATION LANDSCAPE | 10/10/10 | 10/10/10 | 10/10/10 |
| 3 | WETLAND SETBACK | 10/10/10 | 10/10/10 | 10/10/10 |

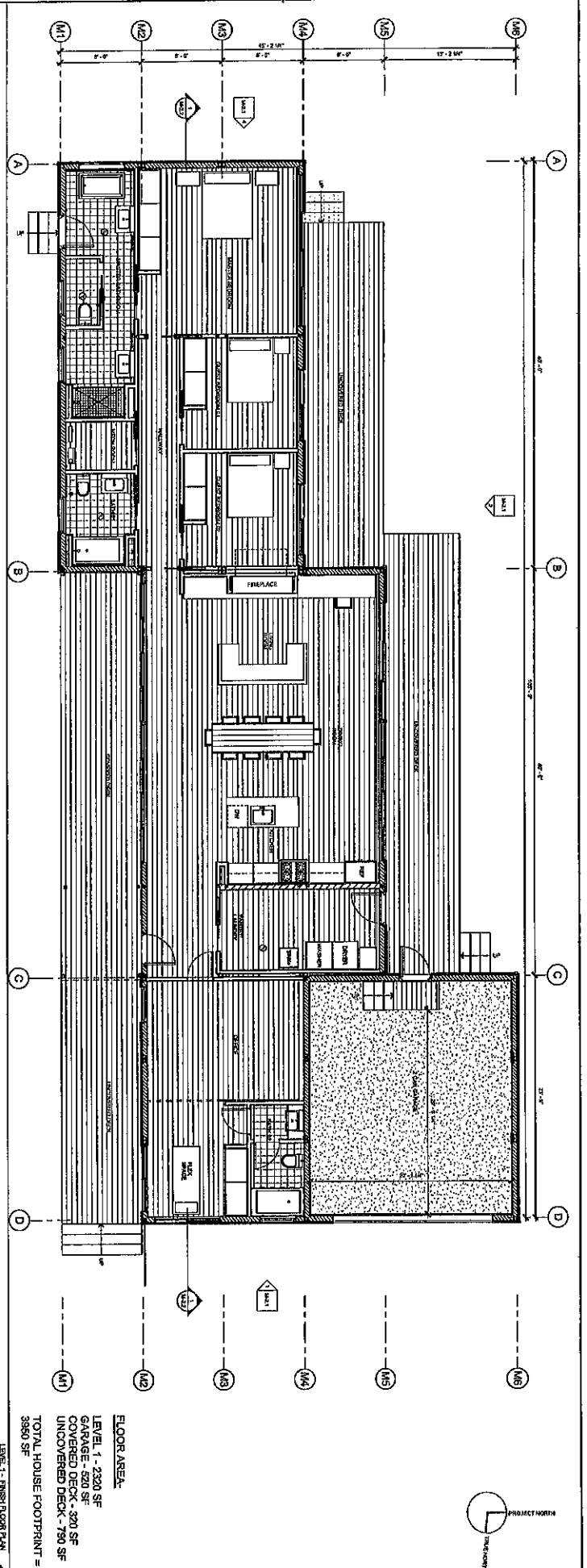
- ZONE 1 - 30' AROUND PROPOSED DWELLING
- ZONE 2 - 100' AROUND MAIN DWELLING
- MITIGATION LANDSCAPE AREAS (1660 SF)

PRELIMINARY LANDSCAPE PLAN 1

D-14

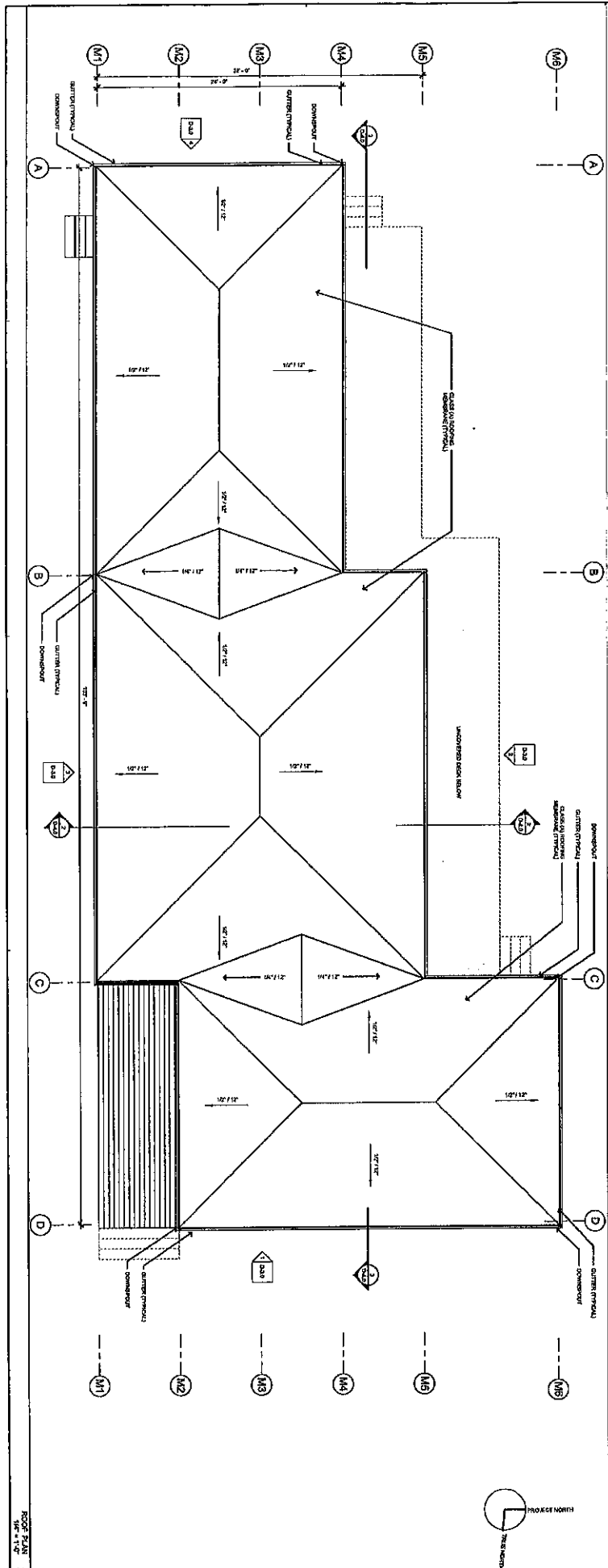
SPEARMAN RESIDENCE
 AVILA BEACH DRIVE, SAN LUIS OBISPO

706 S. HILL STREET, STE. 100
 LOS ANGELES, CA 90014
 t: 310.622.9221
 e: info@connected-homes.com

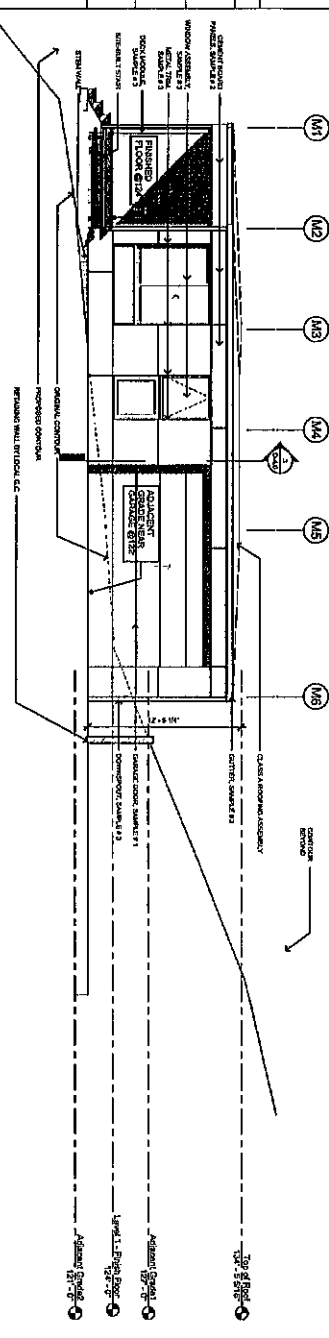


FLOOR AREA:
 LEVEL 1 - 2320 SF
 GARAGE - 520 SF
 COVERED DECK - 320 SF
 UNCOVERED DECK - 790 SF
TOTAL HOUSE FOOTPRINT = 3850 SF

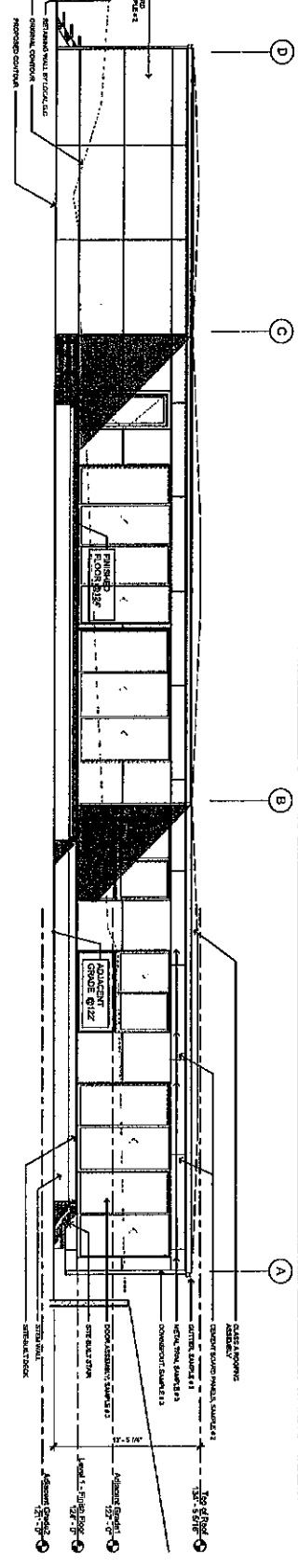
LEVEL 1 - FINISH FLOOR PLAN 1



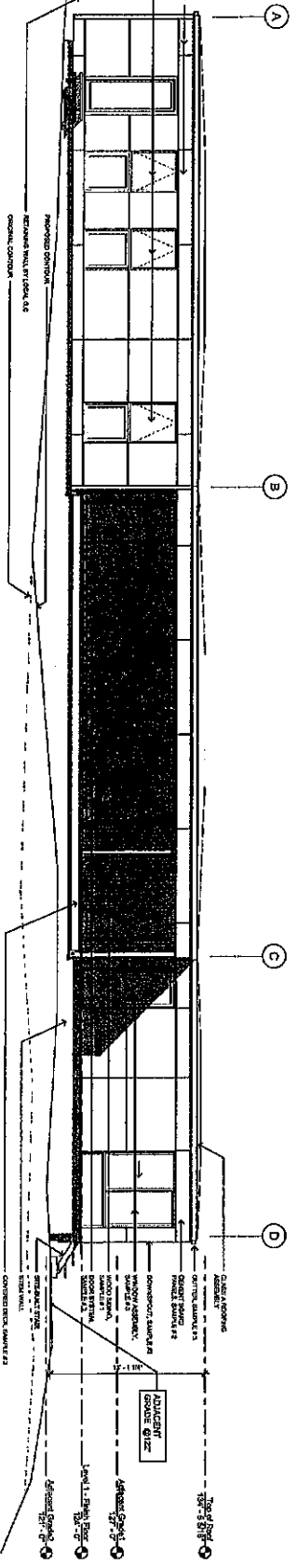
LEVEL 2 - FINISH FLOOR PLAN 2

[illegible]

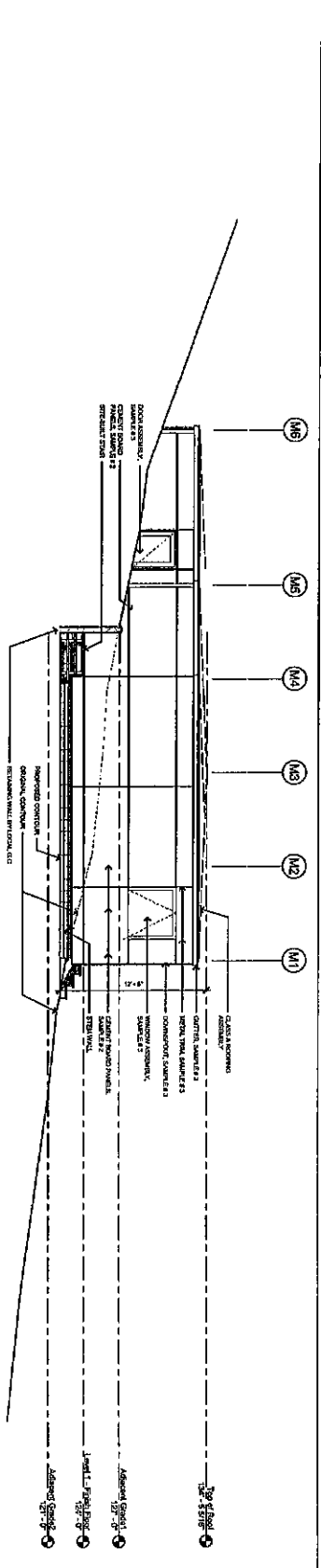
COLOR SWATCH 5
NO SCALE

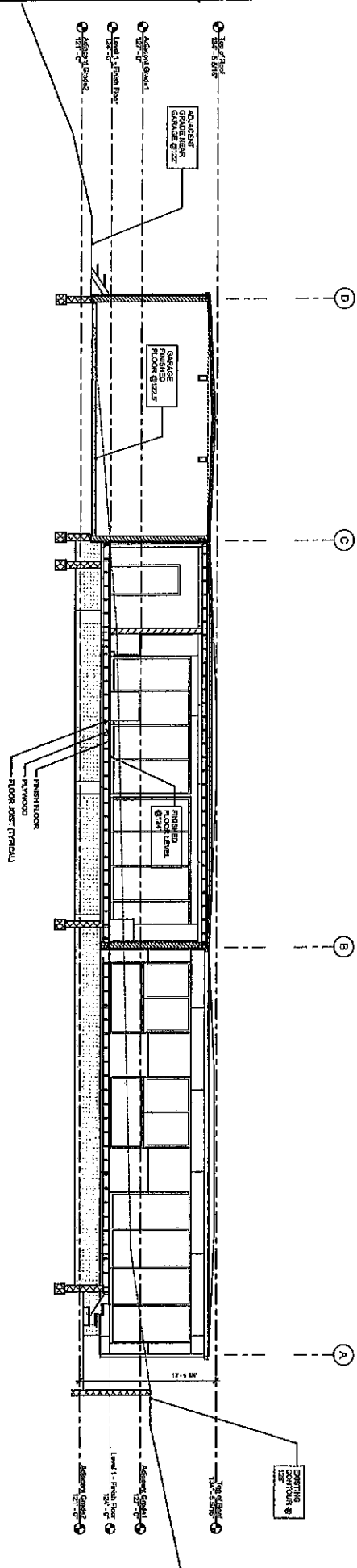
ELEVATION - EAST
175 - 1100
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ELEVATION - NORTH 2

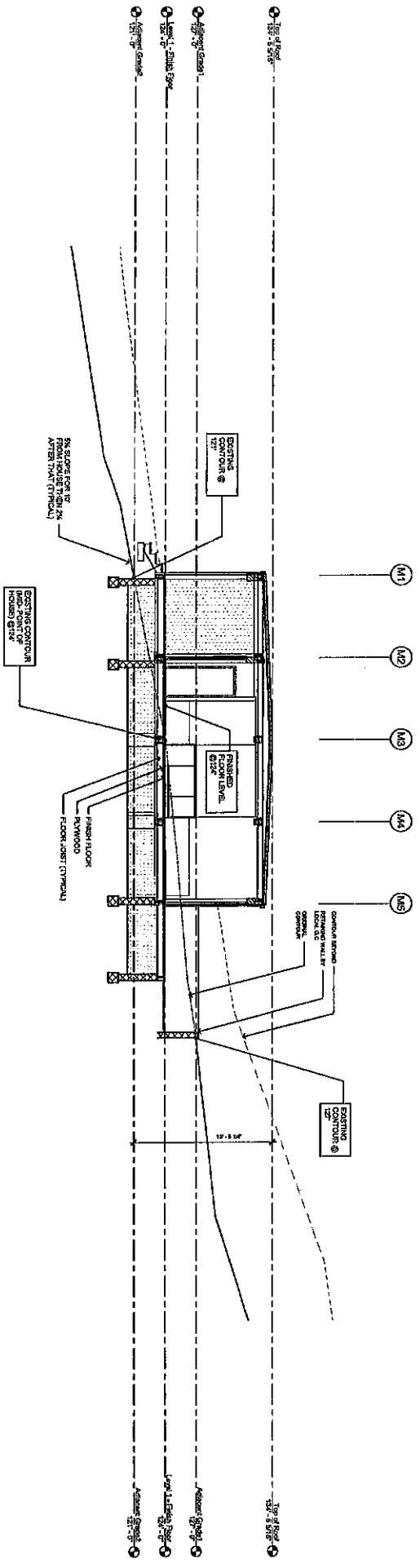


ELEVATION - SOUTH
45° = 1.9°
3

4
ELEVATION - WEST
415 - 420



LONGITUDINAL SECTION 3
1/4" = 1'-0"



LONGITUDINAL SECTION 2
1/4" = 1'-0"

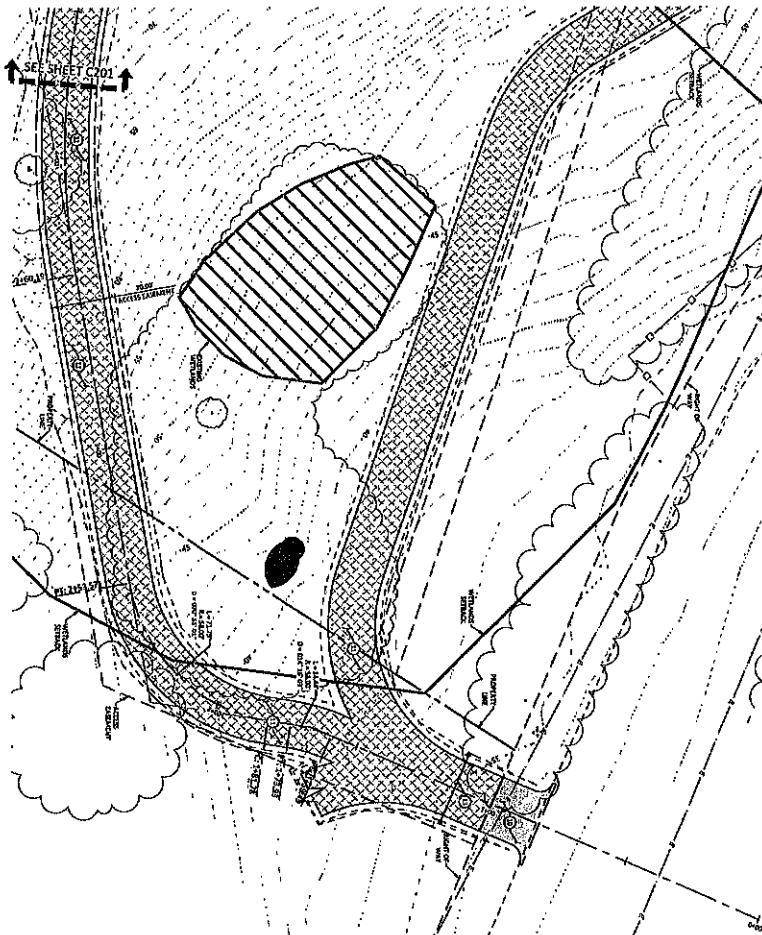
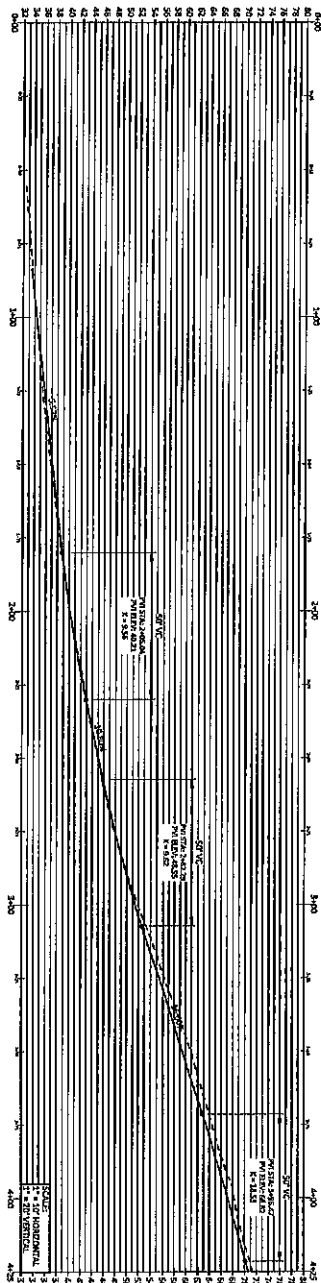
205 S. HILL STREET, STE. 1000
LOS ANGELES, CA 90014
t: 310.672.9271
e: info@connect-homes.com

AVILA BEACH - CONNECT 6
APN 076-231-069



CONNECT 6.3
IN SCA 1000
1/2\"/>

D-4.0



DRIVEWAY CONSTRUCTION NOTES

- [illegible]

LEGEND

- | | |
|---|---|
|  |  |
|  |  |
| SAVEL STAMPER END PANELS | SAVEL |



DRIVEWAY STA
0+00 TO 4+25

C200

SHEET 2 OF 8 SHEETS

SPEARMAN RESIDENCE

| PROJECT NAMES |
|-------------------------|
| 1. <i>Project 1</i> |
| 2. <i>Project 2</i> |
| 3. <i>Project 3</i> |
| 4. <i>Project 4</i> |
| 5. <i>Project 5</i> |
| 6. <i>Project 6</i> |
| 7. <i>Project 7</i> |
| 8. <i>Project 8</i> |
| 9. <i>Project 9</i> |
| 10. <i>Project 10</i> |
| 11. <i>Project 11</i> |
| 12. <i>Project 12</i> |
| 13. <i>Project 13</i> |
| 14. <i>Project 14</i> |
| 15. <i>Project 15</i> |
| 16. <i>Project 16</i> |
| 17. <i>Project 17</i> |
| 18. <i>Project 18</i> |
| 19. <i>Project 19</i> |
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| 25. <i>Project 25</i> |
| 26. <i>Project 26</i> |
| 27. <i>Project 27</i> |
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| 29. <i>Project 29</i> |
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| 31. <i>Project 31</i> |
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| 34. <i>Project 34</i> |
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| 86. <i>Project 86</i> |
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| 91. <i>Project 91</i> |
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| 93. <i>Project 93</i> |
| 94. <i>Project 94</i> |
| 95. <i>Project 95</i> |
| 96. <i>Project 96</i> |
| 97. <i>Project 97</i> |
| 98. <i>Project 98</i> |
| 99. <i>Project 99</i> |
| 100. <i>Project 100</i> |

PLANS PREPARED FOR:

KRISTINA SPEARMAN
296 EL DORADO WAY
PISMO BEACH, CA 93449

PRACTICE LOCATION:

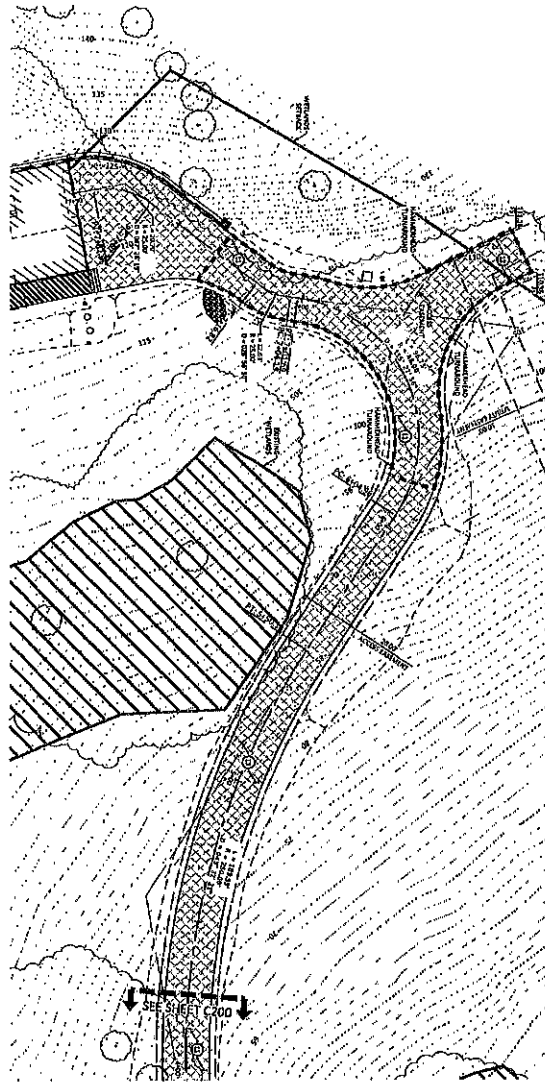
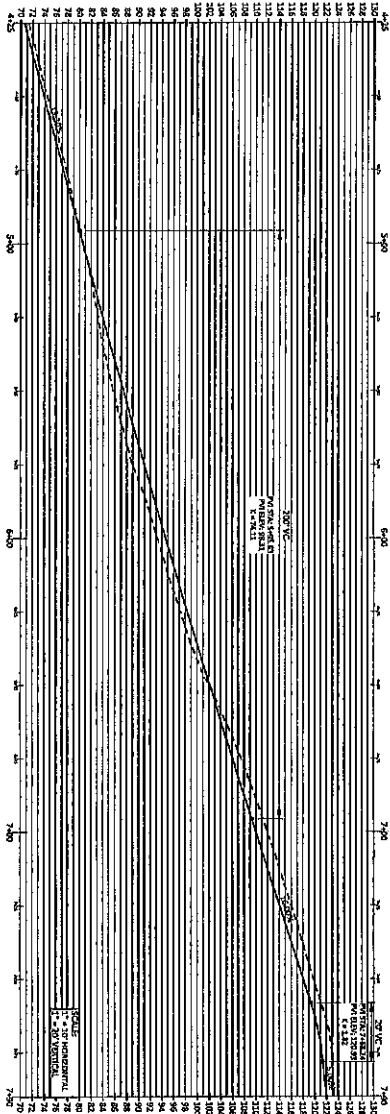
AVILA BEACH DRIVE
AVILA BEACH, CA 93424
APN: 075-231-069



| | |
|---|------------------|
| e | PLAN PREPARED BY |
|---|------------------|

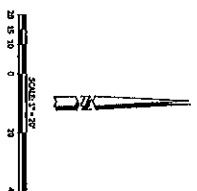
CIVIL DESIGN STUDIO
CIVIL ENGINEERING | PLANNING | PERMITTING

P.O. Box 199 | Cantabria | Ca. 93498
805.296.6444 | www.drill-studio.com



- DRIVEWAY CONSTRUCTION NOTES**
- 1. DRIVEWAY SHALL BE 12' WIDE AT THE DRIVEWAY HEAD AND SHALL BE 10' WIDE AT THE DRIVEWAY TAIL. THE DRIVEWAY SHALL BE 12' WIDE AT THE DRIVEWAY HEAD AND SHALL BE 10' WIDE AT THE DRIVEWAY TAIL. THE DRIVEWAY SHALL BE 12' WIDE AT THE DRIVEWAY HEAD AND SHALL BE 10' WIDE AT THE DRIVEWAY TAIL.
 - 2. DRIVEWAY SHALL BE 12' WIDE AT THE DRIVEWAY HEAD AND SHALL BE 10' WIDE AT THE DRIVEWAY TAIL. THE DRIVEWAY SHALL BE 12' WIDE AT THE DRIVEWAY HEAD AND SHALL BE 10' WIDE AT THE DRIVEWAY TAIL.
 - 3. DRIVEWAY SHALL BE 12' WIDE AT THE DRIVEWAY HEAD AND SHALL BE 10' WIDE AT THE DRIVEWAY TAIL. THE DRIVEWAY SHALL BE 12' WIDE AT THE DRIVEWAY HEAD AND SHALL BE 10' WIDE AT THE DRIVEWAY TAIL.
 - 4. DRIVEWAY SHALL BE 12' WIDE AT THE DRIVEWAY HEAD AND SHALL BE 10' WIDE AT THE DRIVEWAY TAIL. THE DRIVEWAY SHALL BE 12' WIDE AT THE DRIVEWAY HEAD AND SHALL BE 10' WIDE AT THE DRIVEWAY TAIL.
 - 5. DRIVEWAY SHALL BE 12' WIDE AT THE DRIVEWAY HEAD AND SHALL BE 10' WIDE AT THE DRIVEWAY TAIL. THE DRIVEWAY SHALL BE 12' WIDE AT THE DRIVEWAY HEAD AND SHALL BE 10' WIDE AT THE DRIVEWAY TAIL.
 - 6. DRIVEWAY SHALL BE 12' WIDE AT THE DRIVEWAY HEAD AND SHALL BE 10' WIDE AT THE DRIVEWAY TAIL. THE DRIVEWAY SHALL BE 12' WIDE AT THE DRIVEWAY HEAD AND SHALL BE 10' WIDE AT THE DRIVEWAY TAIL.
 - 7. DRIVEWAY SHALL BE 12' WIDE AT THE DRIVEWAY HEAD AND SHALL BE 10' WIDE AT THE DRIVEWAY TAIL. THE DRIVEWAY SHALL BE 12' WIDE AT THE DRIVEWAY HEAD AND SHALL BE 10' WIDE AT THE DRIVEWAY TAIL.
 - 8. DRIVEWAY SHALL BE 12' WIDE AT THE DRIVEWAY HEAD AND SHALL BE 10' WIDE AT THE DRIVEWAY TAIL. THE DRIVEWAY SHALL BE 12' WIDE AT THE DRIVEWAY HEAD AND SHALL BE 10' WIDE AT THE DRIVEWAY TAIL.
 - 9. DRIVEWAY SHALL BE 12' WIDE AT THE DRIVEWAY HEAD AND SHALL BE 10' WIDE AT THE DRIVEWAY TAIL. THE DRIVEWAY SHALL BE 12' WIDE AT THE DRIVEWAY HEAD AND SHALL BE 10' WIDE AT THE DRIVEWAY TAIL.
 - 10. DRIVEWAY SHALL BE 12' WIDE AT THE DRIVEWAY HEAD AND SHALL BE 10' WIDE AT THE DRIVEWAY TAIL. THE DRIVEWAY SHALL BE 12' WIDE AT THE DRIVEWAY HEAD AND SHALL BE 10' WIDE AT THE DRIVEWAY TAIL.

- LEGEND**
- 1. DRIVEWAY
 - 2. DRIVEWAY
 - 3. DRIVEWAY
 - 4. DRIVEWAY
 - 5. DRIVEWAY
 - 6. DRIVEWAY
 - 7. DRIVEWAY
 - 8. DRIVEWAY
 - 9. DRIVEWAY
 - 10. DRIVEWAY



SPEARMAN RESIDENCE

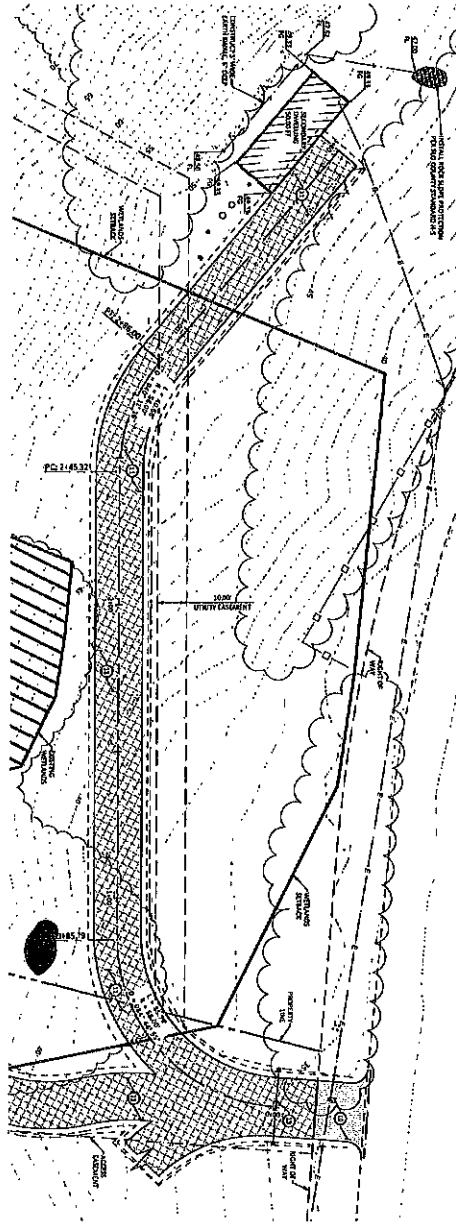
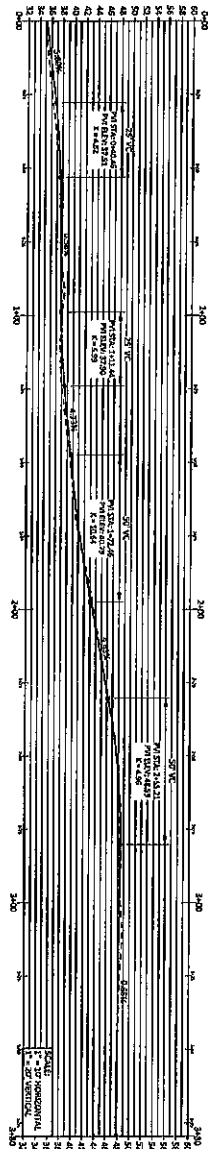
KRISTINA SPEARMAN
295 EL DORADO WAY
PISMO BEACH, CA 93424

AVILA BEACH DRIVE
AVILA BEACH, CA 93424
APN: 076-231-069







CIVIL DESIGN STUDIO
CIVIL ENGINEERING PLANNING PERMITTING
P.O. Box 199 | Cambria | CA 93424
805.704.6491 | www.civil-design-studio.com

DRIVEWAY STA
4+25 TO 7+90
C201



LEGEND

| | |
|---|---|
|  |  |
|  |  |
| SCORE STATION AND PAGES | ALPHABET |

[illegible]

SPEARMAN RESIDENCE

PROJECT NAME:

PLATE PREPARED FOR:

KRISTINA SPEARMAN
296 EL DORADO WAY
PISMO BEACH, CA 93449

PROJECT LOCATION

AVILA BEACH DRIVE
AVILA BEACH, CA 93424
APN: 076-231-069

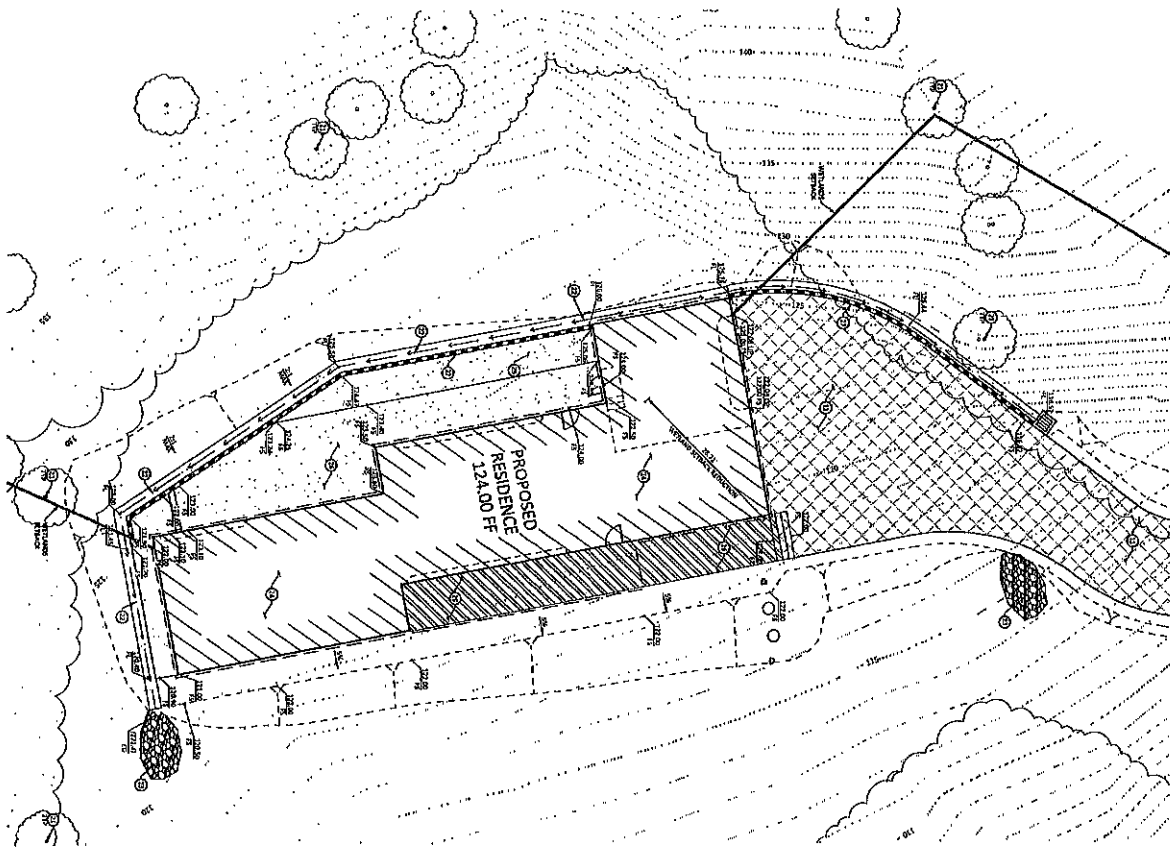


PLAN PREPARED BY:

CIVIL DESIGN STUDIO
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P.O. Box 199
Rock Hill, SC 29733

Carroll | Co. 03424
www.civilstudio.com



SCALE: 1" = 10'



LEGEND

| | |
|--|--------------------|
| | DRIVEWAY |
| | EXISTING STRUCTURE |
| | PROPOSED STRUCTURE |
| | EXISTING LANDSCAPE |
| | PROPOSED LANDSCAPE |
| | EXISTING ROAD |
| | PROPOSED ROAD |
| | EXISTING UTILITY |
| | PROPOSED UTILITY |

CONSTRUCTION NOTES

1. EXISTING DRIVEWAY TO BE RECONSTRUCTED TO 12" ASPHALT OVER 4" GRANULAR FILL.
2. EXISTING DRIVEWAY TO BE RECONSTRUCTED TO 12" ASPHALT OVER 4" GRANULAR FILL.
3. EXISTING DRIVEWAY TO BE RECONSTRUCTED TO 12" ASPHALT OVER 4" GRANULAR FILL.
4. EXISTING DRIVEWAY TO BE RECONSTRUCTED TO 12" ASPHALT OVER 4" GRANULAR FILL.
5. EXISTING DRIVEWAY TO BE RECONSTRUCTED TO 12" ASPHALT OVER 4" GRANULAR FILL.
6. EXISTING DRIVEWAY TO BE RECONSTRUCTED TO 12" ASPHALT OVER 4" GRANULAR FILL.
7. EXISTING DRIVEWAY TO BE RECONSTRUCTED TO 12" ASPHALT OVER 4" GRANULAR FILL.
8. EXISTING DRIVEWAY TO BE RECONSTRUCTED TO 12" ASPHALT OVER 4" GRANULAR FILL.
9. EXISTING DRIVEWAY TO BE RECONSTRUCTED TO 12" ASPHALT OVER 4" GRANULAR FILL.
10. EXISTING DRIVEWAY TO BE RECONSTRUCTED TO 12" ASPHALT OVER 4" GRANULAR FILL.

DRIVEWAY CONSTRUCTION NOTES

1. EXISTING DRIVEWAY TO BE RECONSTRUCTED TO 12" ASPHALT OVER 4" GRANULAR FILL.
2. EXISTING DRIVEWAY TO BE RECONSTRUCTED TO 12" ASPHALT OVER 4" GRANULAR FILL.
3. EXISTING DRIVEWAY TO BE RECONSTRUCTED TO 12" ASPHALT OVER 4" GRANULAR FILL.
4. EXISTING DRIVEWAY TO BE RECONSTRUCTED TO 12" ASPHALT OVER 4" GRANULAR FILL.
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6. EXISTING DRIVEWAY TO BE RECONSTRUCTED TO 12" ASPHALT OVER 4" GRANULAR FILL.
7. EXISTING DRIVEWAY TO BE RECONSTRUCTED TO 12" ASPHALT OVER 4" GRANULAR FILL.
8. EXISTING DRIVEWAY TO BE RECONSTRUCTED TO 12" ASPHALT OVER 4" GRANULAR FILL.
9. EXISTING DRIVEWAY TO BE RECONSTRUCTED TO 12" ASPHALT OVER 4" GRANULAR FILL.
10. EXISTING DRIVEWAY TO BE RECONSTRUCTED TO 12" ASPHALT OVER 4" GRANULAR FILL.

SPEARMAN RESIDENCE

KRISTINA SPEARMAN
295 EL DORADO WAY
PISMO BEACH, CA 93448

AVILA BEACH DRIVE
AVILA BEACH, CA 93424
APN: 076-231-069



PLAN PREPARED BY:

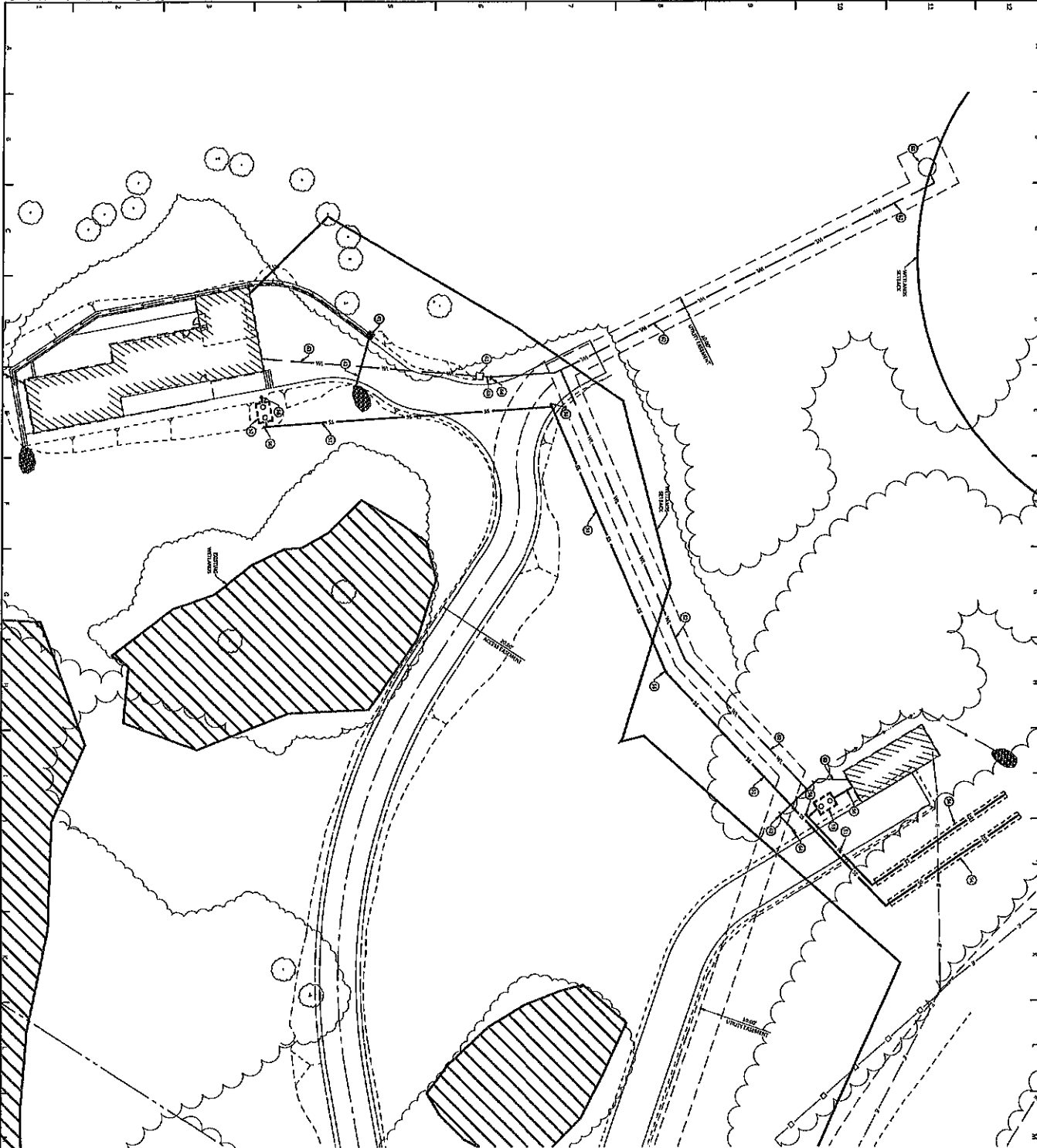
CIVIL DESIGN STUDIO
CIVIL ENGINEERING PLANNING PERMITTING

P.O. Box 100 | Camille | CA 95718
865.706.0100 | www.civilstudio.com

GRADING PLAN

C300

SHEET 2 OF 3 SHEETS



UTILITY CONSTRUCTION NOTES

- [illegible]

SPEARMAN RESIDENCE

KRISTINA SPEARMAN
296 EL DORADO WAY
PISMO BEACH, CA 93449

AVILA BEACH DRIVE
AVILA BEACH, CA 93424
APN: 076-231-069



PLAN PREPARED BY:

CIVIL DESIGN STUDIO

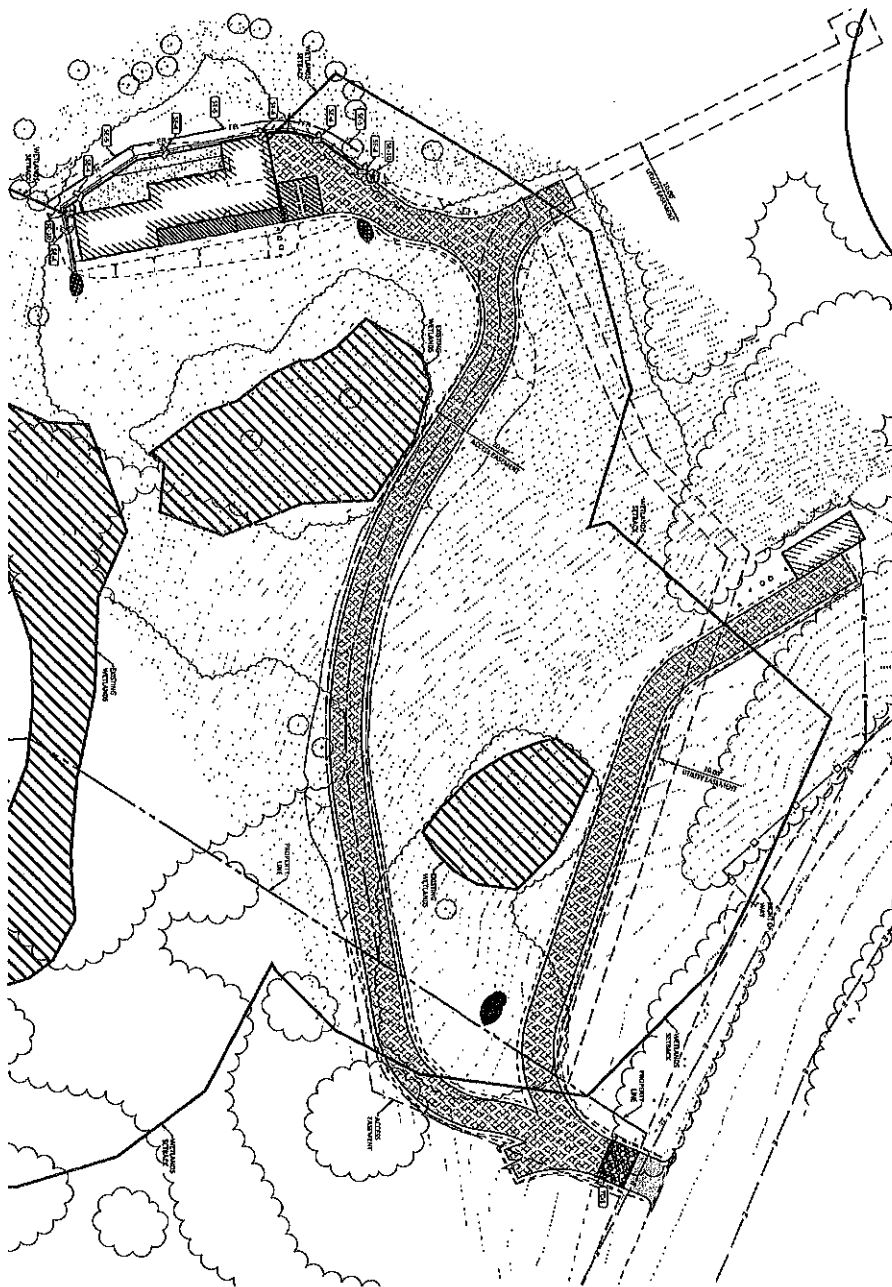
CIVIL ENGINEERING | PLANNING | PERMITTING

P.O. Box 199 | Cambria | Ca 93448
805.966.4424 | www.civildesignstudio.com

UTILITY PLAN

C400

SHEET 6 OF 8 SHEETS



EROSION CONTROL NOTES

- [illegible]

BMP SELECTION AND LEGEND

THE FOLLOWING DATA ARE NOT SHOWN IN SPECIFIC LOCATIONS ON THIS MAP AND ARE DERIVED FROM THE PROJECT. THE CONTRACTOR SHALL RECONSTRUCT THESE RAILS AND THE PROJECT RAIL.

- [illegible]

SPEARMAN RESIDENCE

KRISTINA SPEARMAN
296 EL DORADO WAY
PISMO BEACH, CA 93449

AVILA BEACH DRIVE
AVILA BEACH, CA 93424
APN: 076-231-069



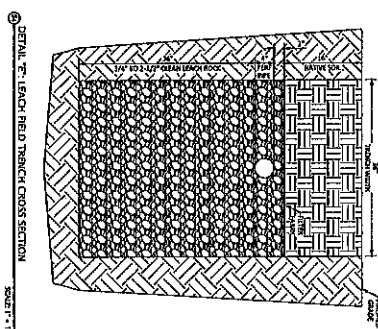
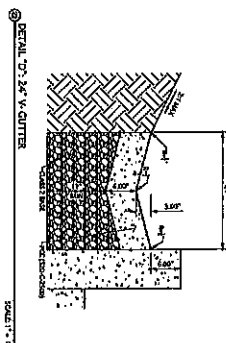
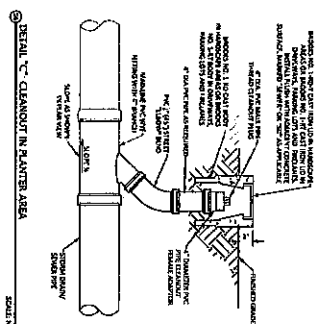
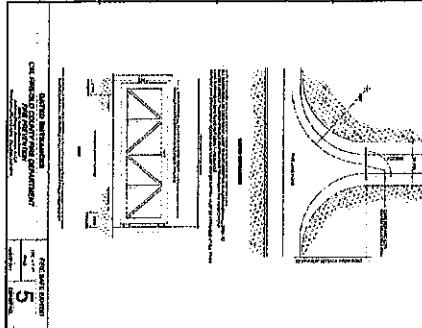
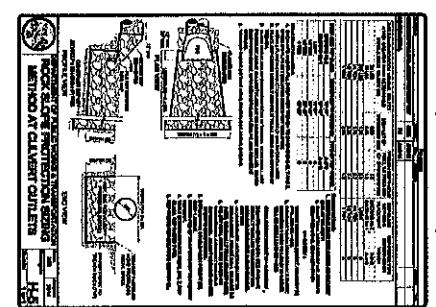
MAN PAPERBONDING

CIVIL DESIGN STUDIO
CIVIL ENGINEERING | PLANNING | PERMITTING

P.O. Box 199 | Cumbria | CA 93428
Box 205, 0191 | www.chfl-studio.com

EROSION CONTROL
PLAN

C500



SPEARMAN RESIDENCE

KRISTINA SPEARMAN
296 EL DORADO WAY
PISMO BEACH, CA 93449

AVILA BEACH DRIVE
AVILA BEACH, CA 93424
APN: 076-231-069



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P.O. Box 199 | Cambria | Ca 93428
805.766.0499 | www.chill-studio.com

DETAIL SHEET

0090



MAIN HOUSE FROM WEST AND POCKET
NO SCALE 1

D-6.0

706 S. HILL STREET, STE. 1060
LOS ANGELES, CA 90014
t: 310.522.1271
e: info@connectedhomes.com

ARCHITECT
SPEARMAN RESIDENCE

DATE: 08/10/10

PROJECT: 08/10/10

ARCHITECT: 08/10/10

ARCHITECT: 08/10/10

ARCHITECT: 08/10/10

ARCHITECT: 08/10/10

ARCHITECT: 08/10/10

ARCHITECT: 08/10/10

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ARCHITECT: 08/10/10

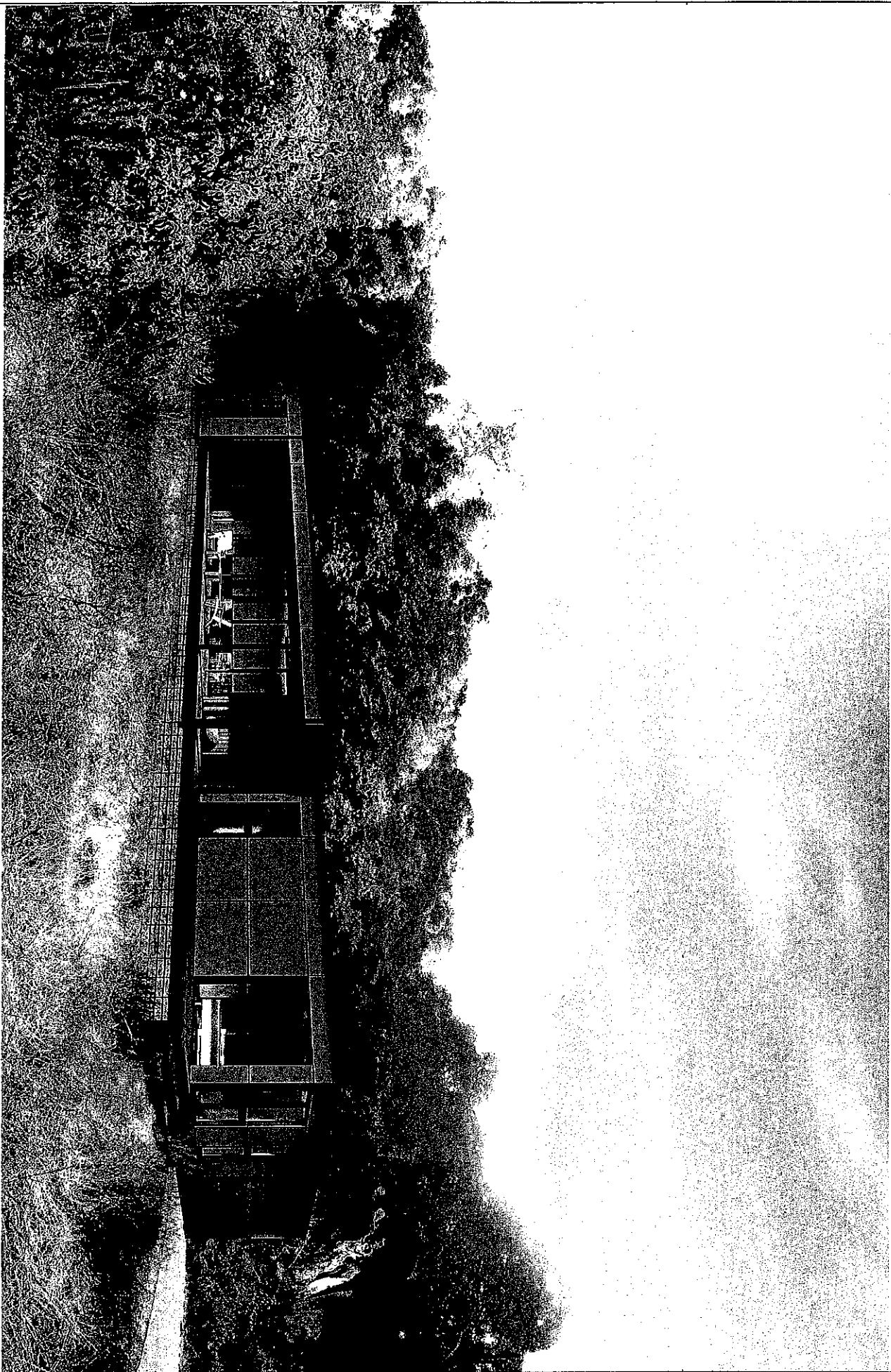
ARCHITECT: 08/10/10

ARCHITECT: 08/10/10

ARCHITECT: 08/10/10

ARCHITECT: 08/10/10

ARCHITECT: 08/10/10



MAIN HOUSE FROM DRIVEWAY
IN STYLE 1

D-6.1

DATE: 08/01/01

BY: [Signature]

PROJECT: [Text]

LOCATION: [Text]

SCALE: [Text]

NOTES: [Text]

REVISIONS: [Text]

APPROVAL: [Text]

DATE: [Text]

BY: [Text]

PROJECT: [Text]

LOCATION: [Text]

SCALE: [Text]

NOTES: [Text]

REVISIONS: [Text]

APPROVAL: [Text]

DATE: [Text]

BY: [Text]

PROJECT: [Text]

LOCATION: [Text]

SCALE: [Text]

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REVISIONS: [Text]

APPROVAL: [Text]

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BY: [Text]

PROJECT: [Text]

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BY: [Text]

PROJECT: [Text]

LOCATION: [Text]

SCALE: [Text]

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REVISIONS: [Text]

APPROVAL: [Text]

DATE: [Text]

BY: [Text]

PROJECT: [Text]

LOCATION: [Text]

SCALE: [Text]

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REVISIONS: [Text]

APPROVAL: [Text]

DATE: [Text]

BY: [Text]

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LOCATION: [Text]

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REVISIONS: [Text]

APPROVAL: [Text]

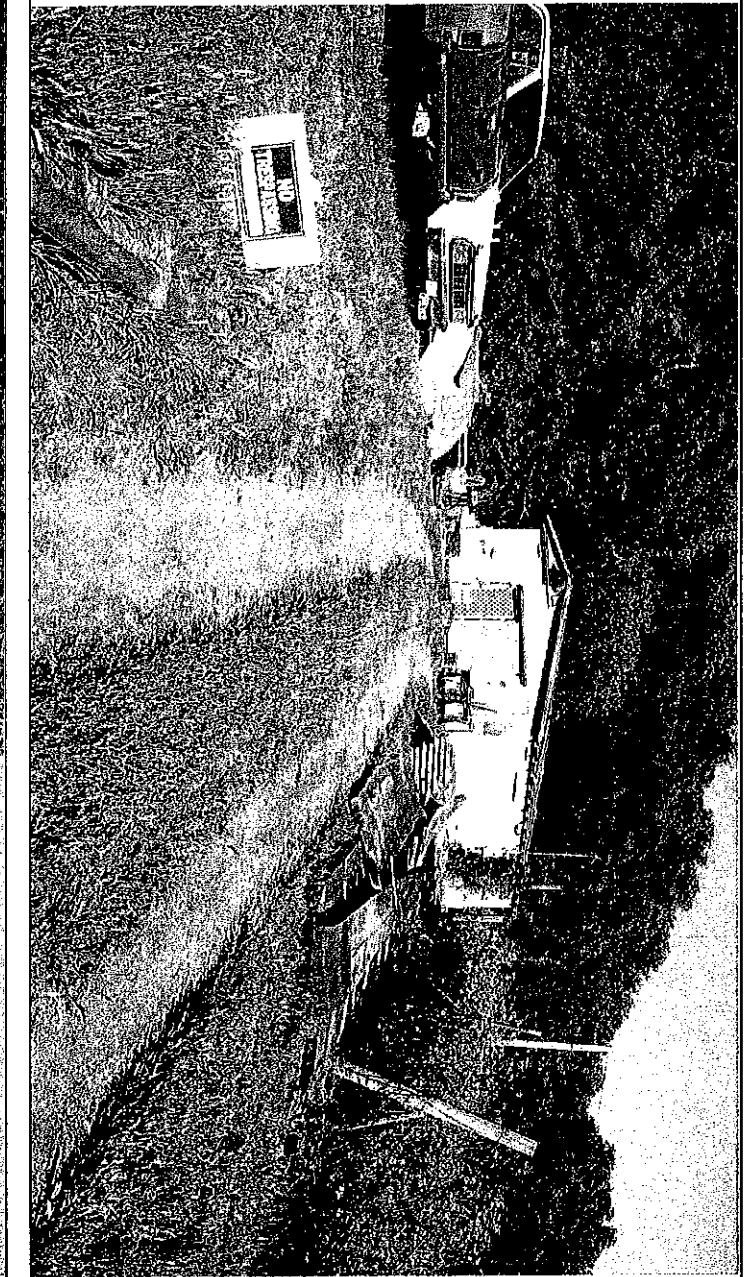
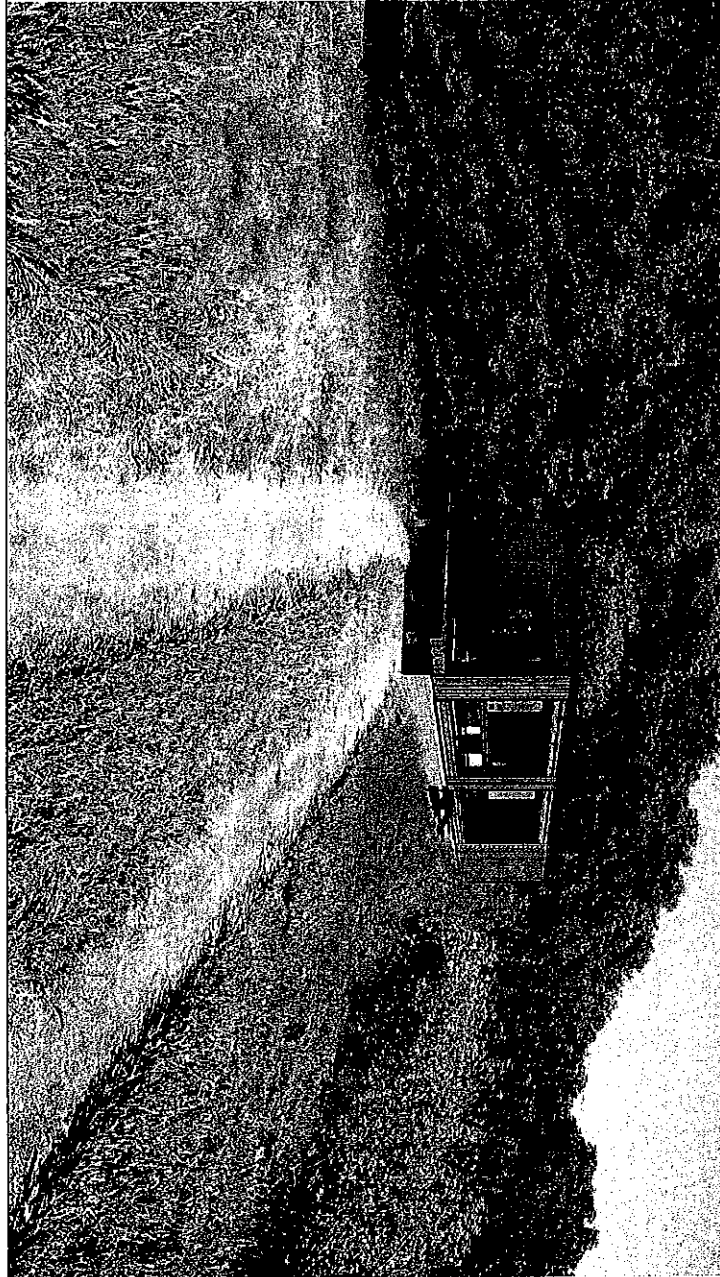
DATE: [Text]

BY: [Text]

PROJECT: [Text]

SPEARMAN RESIDENCE
AVILA BEACH DRIVE, SAN LUIS OBISPO

706 S. HILL STREET, STE. 1060
LOS ANGELES, CA 90014
T: 310.672.9271
e: info@connecthomes.com



VIEW OF PROPOSED RESIDENCE FROM DRIVEWAY

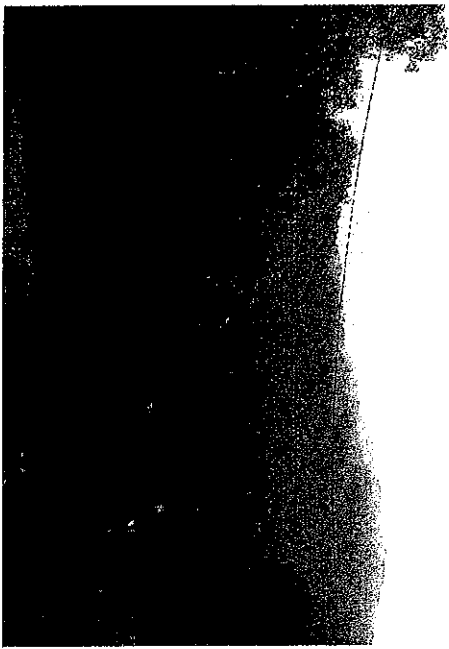
VIEW OF PROPOSED RESIDENCE FROM DRIVEWAY



VIEW FROM AVILA BEACH ROAD
NO SCALE



VIEW FROM ONTARIO ROAD
NO SCALE



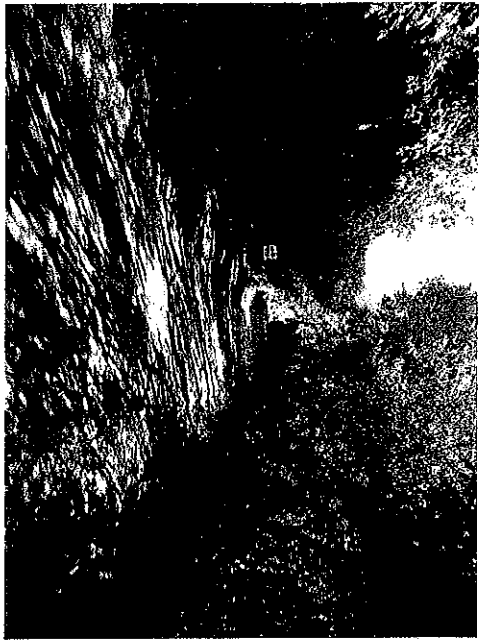
VIEW FROM HIGHWAY 91
NO SCALE



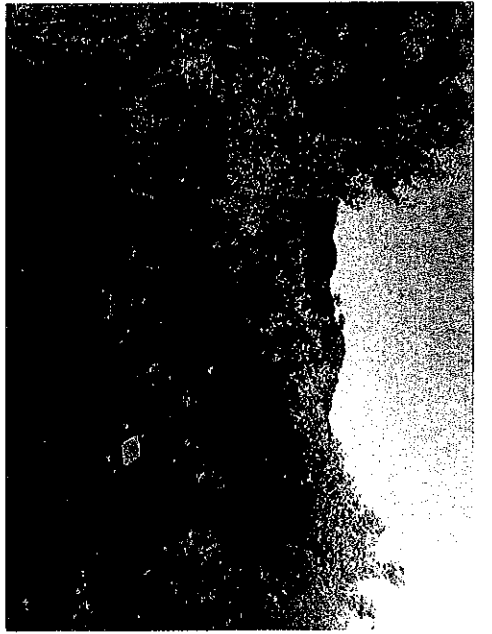
VIEW FROM CORNER OF AVILA BEACH ROAD AND ONTARIO ROAD
NO SCALE

SPEARMAN RESIDENCE
AVILA BEACH DRIVE, SAN LUIS OBISPO

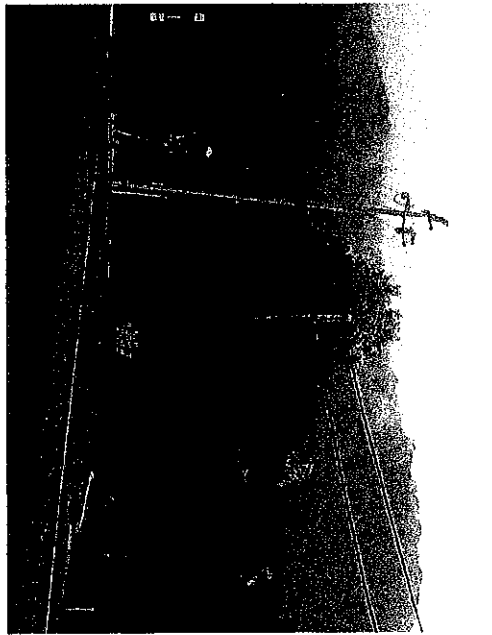
706 S. HILL STREET, STE. 1060
LOS ANGELES, CA 90014
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VIEW FROM BOB JONES TRAIL
NO. 3



VIEW FROM BOB JONES TRAIL
NO. 2



VIEW FROM BOB JONES TRAIL
NO. 1

SPEARMAN RESIDENCE
AVILA BEACH DRIVE, SAN LUIS OBISPO

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PROPERTY
VISUAL ANALYSIS

D-6.4