COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

Initial Study – Environmental Checklist

PLN-####
##/##/2019

Project Title & No. Brynildson Variance ED21-068 (DRC2020-00039)

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

☐ Aesthetics	☐ Greenhouse Gas Emissions	☐ Public Services
☐ Agriculture & Forestry Resources	☐ Hazards & Hazardous Materials	☐ Recreation
☒ Air Quality	☐ Hydrology & Water Quality	☐ Transportation
☒ Biological Resources	☐ Land Use & Planning	☐ Tribal Cultural Resources
☐ Cultural Resources	☐ Mineral Resources	☐ Utilities & Service Systems
☐ Energy	☐ Noise	☐ Wildfire
☐ Geology & Soils	☐ Population & Housing	☐ Mandatory Findings of Significance

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.

Prepared by (Print)	Signature		Date
		Steve McMasters, Principal Environmental Specialist	
Reviewed by (Print)	Signature		Date

Initial Study – Environmental Checklist

Project Environmental Analysis

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

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

A. Project

DESCRIPTION: Request by Alison and Matt Brynildson for a phased Variance to allow for the grading on slopes over 30% to accommodate phased development of: improvement of an existing agricultural road and construction of a primary residence, detached garage, accessory dwelling unit (ADU) with attached garage, and exterior use areas. The project would result in approximately 174,480 square feet (SF) of disturbance on a 162-acre parcel that is located on both sides of Old Creek Road. The project site is located on the east side of Old Creek Road, approximately 2 miles south of Hwy. 46 West, approximately 5 miles northeast of the community of Cayucos, in the North County planning area, Adelaida sub area.

ASSESSOR PARCEL NUMBER(S): 046-031-033

Latitude: 35.50971° N **Longitude:** 120.84908° W **SUPERVISORIAL DISTRICT #** 1

Other Public Agencies Whose Approval is Required

Permit Type/Action	Agency
SWPPP	RWQCB
Grading Permit	Department of Planning & Building

B. Existing Setting

Plan Area: North County **Sub:** Adeleida Sub-area **Comm:**

Land Use Category: Agriculture

Combining Designation: Geologic Study

Parcel Size: 162.25acres

Topography: Very steeply sloping

Vegetation: Oak woodland, Shrubs, and Grasses

Existing Uses: Undeveloped

Surrounding Land Use Categories and Uses:

North: Agriculture; ***East:*** Agriculture;

South: Agriculture; ***West:*** Agriculture;

C. Environmental Analysis

The Initital Study Checklist provides detailed information about the environmental impacts of the proposed project and mitigation measures to lessen the impacts.

Initial Study – Environmental Checklist

I. AESTHETICS

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:					
(a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
(b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
(c)	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
(d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Setting

CEQA establishes that it is the policy of the state to take all action necessary to provide people of the state "with… enjoyment of aesthetic, natural, scenic and historic environmental qualities" (Public Resources Code Section 21001(b)).

A scenic vista is generally defined as a high-quality view displaying good aesthetic and compositional values that can be seen from public viewpoints. Some scenic vistas are officially or informally designated by public agencies or other organizations. A substantial adverse effect on a scenic vista would occur if the project would significantly degrade the scenic landscape as viewed from public roads or other public areas. A proposed project's potential effect on a scenic vista is largely dependent upon the degree to which it would complement or contrast with the natural setting, the degree to which it would be noticeable in the existing environment, and whether it detracts from or complements the scenic vista.

California's Scenic Highway Program was created by the State Legislature in 1963 with the intention of protecting and enhancing the natural scenic beauty of California highways and adjacent corridors. There are several officially designated state scenic highways and several eligible state scenic highways within the county. State Route 1 is an Officially Designated State Scenic Highway and All-American Road from the City of San Luis Obispo to the northern San Luis Obispo County boundary. A portion of Nacimiento Lake Drive is

an Officially Designated County Scenic Highway. Portions of Highway 101, Highway 46, Highway 41, Highway 166, and Highway 33 are also classified as Eligible State Scenic Highways – Not Officially Designated.

The County of San Luis Obispo Inland Land Use Ordinance (LUO) establishes regulations for exterior lighting (LUO 22.10.060), height limitations for each land use category (LUO 22.10.090), scenic highway corridor standards (LUO 22.10.095), and other visual resource protection policies. These regulations are intended to help the County achieve its Strategic Growth Principles of preserving scenic natural beauty and fostering distinctive, attractive communities with a strong sense of place as set forth in the County Land Use Element.

The LUO also maps portions of the Salinas River Highway Corridor, the San Luis Obispo Highway Corridor, and the South County Highway Corridor to comply with County highway corridor design standards. These standards include but are not limited to setbacks from highway rights-of-way, guidelines for development along ridgelines, limitations on graded slopes, protection of landmark features, and standards for building height and color (LUO 22.10.095).

The County of San Luis Obispo LUO defines a Sensitive Resource Area (SRA) combining designation that applies to areas having high environmental quality and special ecological or educational significance. These designated areas are considered visual resources by the County and the LUO establishes specific standards for projects located within these areas. These standards include but are not limited to set back distances from public viewpoints, prohibition of development that silhouettes against the sky, grading slope limitations, set back distances from significant rock outcrops, design standards including height limitations and color palette, and landscaping plan requirements.

In addition to policies set forth in the LUO, the County Conservation and Open Space Element (COSE) provides guidelines for the appropriate placement of development so that the natural landscape continues to be the dominant view in rural parts of the county and to ensure the visual character contributes to a robust sense of place in urban areas. The COSE provides a number of goals and policies to protect the visual character and identify of the county while protecting private property rights, such as the identification and protection of community separators (rural-appearing land located between separate, identifiable communities and towns), designation of scenic corridors along public roads and highways throughout the county, retaining existing access to scenic vista points, and setting the standard that new development in urban and village areas shall be consistent with the local character, identify, and sense of place.

The proposed project is located in an undeveloped, natural setting. The surrounding visual character consists of a natural landscape composed of rolling hills with a patchwork of forests and grasslands. Surrounding parcels are also large and undeveloped. The topography of the project site and surrounding area consists of steep and very steep slopes. The project site is largely undeveloped save for a small ag road running through the parcel. The project site is characterized by natural grasslands, shrublands and oak woodland environments. The project site would be accessed off of Old Creek Road, a public roadway; however, views of the project site from the roadway would largely blocked by the existing topography. A portion of the proposed development, the ADU, is expected to be intermittently visible from a section of Old Creek Road approximately 650 feet south of the property's approach. No nearby roadways have been officially designed as scenic highways.

Discussion

(a) Have a substantial adverse effect on a scenic vista?

The project is not located within an identified scenic vista, visually sensitive area, or scenic corridor. The project has the potential to be seen from public viewpoints, Old Creek Road, and it would occupy an area of notable scenic quality due to its natural environment. However, the majority of the

proposed development would be shielded from visibility by the existing topography. The portion of the development expected to be visible from public roadways, the ADU, would only be intermittently visible from a section of Old Creek Road approximately 650 feet south of the property's approach from the northbound lane, and would not be noticeable in the primary cone of vision for a driver going northbound. Furthermore, the visual impact of the ADU would be reduced by its design features including wood siding, natural colors, and construction into the hillside which would allow it to blend with the existing topographyand not silhouette against the ridgelines. Therefore, the project would not have a substantial adverse effect on a scenic vista and *impacts would be less than significant.*

(b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The project is not located within the viewshed of a designated or eligible state scenic highway and implementation of the project would not result in damage to scenic resources within the viewshed of a state scenic highway. Therefore, *no impacts would occur.*

(c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

The project is located in a non-urbanized area. Although the nature of the proposed project would interfere with the existing visual character of the area, the limited visibility of the project site would prevent it from resulting in a noticeable change to public views of the area and, therefore, would not result in the degradation of the existing visual character or quality of public views of the site and its surroundings. *Impacts would be less than significant.*

(d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

The project is located on a portion of the parcel that is shielded from public views due to the intervening topography and vegetation. A portion of the proposed development, the ADU, is expected to be intermittently visible from a section of Old Creek Road approximately 650 feet south of the property's approach. The project does not propose the use or installation of highly reflective materials that would create a substantial source of glare. All proposed lighting would be downcast and shielded of which a majority would not be visible from public view. However, portions of the lighting from the ADU may be visible from Old Creek Road and could potentially impact drivers traveling on the northbound lane of Old Creek Road. With implementation of mitigation measure AES-1, impacts associated with new sources of light and glare would be *less than significant.*

Conclusion

The project is not located within view of a scenic vista and would not result in a substantial change to scenic resources in the area. The project would be consistent with existing policies and standards in the County LUO and COSE related to the protection of scenic resources. Potential impacts to aesthetic resources would be less than significant and no mitigation measures are necessary.

Mitigation

AES-1 Nighttime lighting. Prior to issuance of construction permits, the applicant shall submit a light pollution prevention plan (LPPP) to the County Planning Department for approval that incorporates the following measures to reduce impacts related to night lighting:

a. Prevent all interior lighting from being detected outside the facilities between the period of 1 hour before dusk and 1 hour after dawn;

b. All facilities employing artificial lighting techniques shall include shielding and/or blackout tarps that are engaged between the period of 1 hour before dusk and 1 hour after dawn and prevent any and all light from escaping;

c. Any exterior path lighting shall conform to LUO Section 22.10.060, be located and designed to be motion activated, and be directed downward and to the interior of the site to avoid the light source from being visible off-site. Exterior path lighting shall be "warm-white" or filtered (correlated color temperature of < 3,000 Kelvin; scotopic/photopic ratio of < 1.2) to minimize blue emissions; and

d. Any exterior lighting used for security purposes shall be motion activated, be located and designed to be motion activated, and be directed downward and to the interior of the site to avoid the light source from being visible off-site and shall be of the lowest-lumen necessary to address security issues.Agriculture and Forestry Resources

		Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
(a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
(b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☒	☐
(d)	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☒	☐
(e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☒	☐

Setting

The County of San Luis Obispo supports a unique, diverse, and valuable agricultural industry that can be attributed to its Mediterranean climate, fertile soils, and sufficient water supply. Wine grapes are regularly the top agricultural crop in the county. Top value agricultural products in the county also include fruit and nuts, vegetables, field crops, nursery products, and animals. The County of San Luis Obispo Agriculture Element includes policies, goals, objectives, and other requirements that apply to lands designated in the Agriculture land use category. In addition to the Agriculture Element, in accordance with Sections 2272 and 2279 of the California Food and Agriculture Code, the County Agricultural Commissioner releases an annual report on the condition, acreage, production, pest management, and value of agricultural products within the county. The most recent annual crop report can be found here: https://www.slocounty.ca.gov/Departments/Agriculture-Weights-and-Measures/All-Forms-Documents/Information/Crop-Report.aspx.

The California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) produces maps and statistical data used for analyzing impacts on California's agricultural resources. Agricultural land is rated according to soil quality and current land use. For environmental review purposes under CEQA, the FMMP categories of Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, and Grazing Land are considered 'agricultural land'. Other non-agricultural designations include Urban and Built-up Land, Other Land, and Water.

Based on the FMMP, soils at the project site are within the following FMMP designation(s):

- Not Prime Farmland

Onsite soils include:

- Los Osos-Lodo complex, 30 to 75 percent slopes

- Lompico-McMullin loams, 30 to 75 percent slopes

The Land Conservation Act of 1965, commonly referred to as the Williamson Act, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agriculture or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. The project site is within the Agriculture land use designation and is not within lands subject to a Williamson Act contract.

According to Public Resources Code Section 12220(g), forest land is defined as land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. Timberland is defined as land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees. The project site is partially within an area that supports Coastal Oak Woodland at 34 to 75 percent coverage.

Discussion

(a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

The project site does not contain land classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance pursuant to the FMMP. Therefore, the project would not result in the conversion of Farmland pursuant to the FMMP to a non-agricultural use. *No impacts would occur.*

(b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

The project site is within the Agriculture land use designation and is not currently under a Williamson Act contract. The proposed access road improvements, residence and accessory dwelling unit are allowable uses within the Agriculture land use designation per Table 2-2 of the LUO. Therefore, the project would not result in a conflict with existing zoning for agricultural use or a Williamson Act contract and *no impacts would occur.*

(c) *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*

. The proposed project would not conflict with existing zoning or cause rezoning of forest land, timberland or timberland zoned Timberland Production from the proposed tree removal and would therefore not conflict with forest land zoning. *Impacts would be less than significant*.

(d) *Result in the loss of forest land or conversion of forest land to non-forest use?*

The project site is partially within an area that supports Coastal Oak Woodland at 34 to 75 percent coverage. The proposed project is located in less dense areas of tree coverage to minimize impacts; however, the project is expected to result in the removal of 52 trees which will be replaced at a 4:1 ratio onsite. Therefore, there will be no net loss or conversion of forest land and impacts *would be less than significant*.

(e) *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*

The project is not located in close proximity to Farmland and the nature of the project would not conflict with existing agricultural uses. The project is located within close proximity to forest land; however, the project would not result in the conversion of this forest land to non-forest use. The project would not increase demand on agricultural water supplies or facilities and would not affect proximate agricultural support facilities. Therefore, the project would not result in changes in the existing environment that could result in the conversion of Farmland to non-agricultural uses or forest land to non-forest uses. *Impacts would be less than significant.*

Conclusion

The project would not directly or indirectly result in the conversion of farmland, forest land, or timber land to non-agricultural uses or non-forest uses and would not conflict with agricultural zoning or otherwise adversely affect agricultural resources or uses. Potential impacts to agricultural resources would be less than significant and no mitigation measures are necessary.

Mitigation

None required.

II. AIR QUALITY

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:					
(a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☒	☐	☐
(b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
(c)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
(d)	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Setting

Regulatory Agencies and Standards

San Luis Obispo County is part of the South Central Coast Air Basin, (SCCAB) which also includes Santa Barbara and Ventura Counties. Air quality within the SCCAB is regulated by several jurisdictions including the U.S. Environmental Protection Agency (EPA), California Air Resources Board (ARB), and the San Luis Obispo County Air Pollution Control District (SLOAPCD). Each of these jurisdictions develops rules, regulations, and policies to attain the goals or directives imposed upon them through legislation. The California ARB is the agency responsible for coordination and oversight of state and local air pollution control programs in California and for implementing the California Clean Air Act (CCAA) of 1988. The State Department of Public Health established California Ambient Air Quality Standards (CAAQS) in 1962 to define the maximum amount of a pollutant (averaged over a specified period of time) that can be present without any harmful effects on people or the environment. The California ARB adopted the CAAQS developed by the Department of Public Health in 1969, which had established CAAQS for 10 criteria pollutants: particulate matter (PM_{10} and $PM_{2.5}$), ozone (O_3), nitrogen dioxide (NO_2), sulfate, carbon monoxide (CO), sulfur dioxide (SO_2), visibility reducing particles, lead (Pb), hydrogen sulfide (H_2S), and vinyl chloride.

The Federal Clean Air Act (FCAA) later required the U.S. EPA to establish National Ambient Air Quality Standards (NAAQS) for pollutants considered harmful to public health and the environment, and also set deadlines for their attainment. The U.S. EPA has established NAAQS for six criteria pollutants (all of which are also regulated by CAAQS): CO, lead, NO_2, ozone, PM_{10} and $PM_{2.5}$, and SO_2.

California law continues to mandate compliance with CAAQS, which are often more stringent than national standards. However, California law does not require that CAAQS be met by specified dates as is the case with NAAQS. Rather, it requires incremental progress toward attainment. The SLOAPCD is the agency primarily responsible for ensuring that NAAQS and CAAQS are not exceeded and that air quality conditions within the county are maintained.

SLOAPCD Thresholds

The SLOAPCD has developed and updated their CEQA Air Quality Handbook (most recently updated with a November 2017 Clarification Memorandum) to help local agencies evaluate project specific impacts and determine if air quality mitigation measures are needed, or if potentially significant impacts could result.

The APCD has established thresholds for both short-term construction emissions and long-term operational emissions. Use of heavy equipment and earth moving operations during project construction can generate fugitive dust and engine combustion emissions that may have substantial temporary impacts on local air quality and climate change. Combustion emissions, such as nitrogen oxides (NOx), reactive organic gases (ROG), greenhouse gases (GHG) and diesel particulate matter (DPM), are most significant when using large, diesel-fueled scrapers, loaders, bulldozers, haul trucks, compressors, generators and other heavy equipment. SLOAPCD has established thresholds of significance for each of these contaminants.

Earthwork quantities for the project are expected to include 8,800 CY of cut and 4,000 CY of fill. The total area of grading or removal of groundcover is expected to be approximately 4.0 acres.

Operational impacts are focused primarily on the indirect emissions (i.e., motor vehicles) associated with residential, commercial and industrial development. Certain types of project can also include components that generate direct emissions, such as power plants, gasoline stations, dry cleaners, and refineries (source emissions).

General screening criteria is used by the SLOAPCD to determine the type and scope of air quality assessment required for a particular project (Table 1-1 in the APCD's CEQA Air Quality Handbook). These criteria are based on project size in an urban setting and are designed to identify those projects with the potential to exceed the APCD's significance thresholds. A more refined analysis of air quality impacts specific

to a given project is necessary for projects that exceed the screening criteria below or are within ten percent (10%) of exceeding the screening criteria.

Air Quality Monitoring

The county's air quality is measured by a total of 10 ambient air quality monitoring stations, and pollutant levels are measured continuously and averaged each hour, 24 hours a day. The significance of a given pollutant can be evaluated by comparing its atmospheric concentration to state and federal air quality standards. These standards represent allowable atmospheric containment concentrations at which the public health and welfare are protected, and include a factor of safety. The SLOAPCD prepares an Annual Air Quality Report detailing information on air quality monitoring and pollutant trends in the county. The most recent Annual Air Quality Report can be found here: https://storage.googleapis.com/slocleanair-org/images/cms/upload/files/2017aqrt-FINAL2.pdf.

In the county of San Luis Obispo, ozone and fine particulates (particulate matter of 10 microns in diameter or smaller; PM_{10}) are the pollutants of main concern, since exceedances of state health-based standards for these pollutants are experienced in some areas of the county. Under federal standards, the county has non-attainment status for ozone in eastern San Luis Obispo County.

San Luis Obispo County Clean Air Plan

The SLOAPCD's San Luis Obispo County 2001 Clean Air Plan (CAP) is a comprehensive planning document intended to evaluate long-term emissions and cumulative effects and provide guidance to the SLOAPCD and other local agencies on how to attain and maintain the state standards for ozone and PM_{10}. The CAP presents a detailed description of the sources and pollutants which impact the jurisdiction's attainment of state standards, future air quality impacts to be expected under current growth trends, and an appropriate control strategy for reducing ozone precursor emissions, thereby improving air quality.

Naturally Occurring Asbestos

Naturally Occurring Asbestos (NOA) is identified as a toxic air contaminant by the California Air Resources Board (CARB). Serpentine and other ultramafic rocks are fairly common throughout the county and may contain NOA. If these areas are disturbed during construction, NOA-containing particles can be released into the air and have an adverse impact on local air quality and human health.

The project area has not been identified as having the potential for Naturally Occurring Asbestos.

Sensitive Receptors

Sensitive receptors are people that have an increased sensitivity to air pollution or environmental contaminants, such as the elderly, children, people with asthma or other respiratory illnesses, and others who are at a heightened risk of negative health outcomes due to exposure to air pollution. Some land uses are considered more sensitive to changes in air quality than others, due to the population that occupies the uses and the activities involved. Sensitive receptor locations include schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residences.

The nearest sensitive receptors are two single-family residences located at the end of Cottontail Creek Road, 0.95 miles west of the project site. There are no other sensitive receptors within 1 mile of the project site.

Discussion

(a) Conflict with or obstruct implementation of the applicable air quality plan?

Construction Impacts

The SLOAPCD CEQA Air Quality Handbook provides thresholds of significance for construction related emissions. Table 1 lists SLOAPCD's general thresholds for determining whether a potentially significant impact could occur as a result of a project's construction activities.

Table 1. SLOAPCD Thresholds of Significance for Construction Activities

Pollutant	**Threshold** (1)		
	Daily	**Quarterly Tier 1**	**Quarterly Tier 2**
Diesel Particulate Matter (DPM)	7 lbs	0.13 tons	0.32 tons
Reactive Organic Gases (ROG) + Oxides of Nitrogen (NO_X)	137 lbs	2.5	6.3 tons
Fugitive Particulate Matter (PM_{10}), Dust (2)	-	2.5 tons (2)	-

1. Daily and quarterly emission thresholds are based on the California Health and Safety Code and the CARB Carl Moyer Guidelines.
2. Any project with a grading area greater than 4.0 acres of worked area can exceed the 2.5-ton PM_{10} quarterly threshold.

As proposed, the project would result in the total disturbance of approximately 174,480 SF, including approximately 12,800 cubic yards of material moved.

The SLOAPCD CEQA Air Quality Handbook also provides preliminary screening construction emission rates based on the proposed volume of soil to be moved and the anticipated area of disturbance. Table 2 lists the SLOAPCD's screening emission rates that would be generated based on the amount of material to be moved. The APCD's CEQA Handbook also clarifies that any project that would require grading of 4.0 acres or more can exceed the 2.5-ton PM_{10} quarterly threshold listed above will have an impact. As mentioned above, the project will result in approximately 4-acres (174,480 SF) of site disturbance.

Table 2. Standard Screening Emission Rates for Construction Activities

Pollutant	**Grams/Cubic Yard of Material Moved**	**Lbs/Cubic Yard of Material Moved**
Diesel Particulate Matter (DPM)	2.2	0.0049
Reactive Organic Gases (ROG)	9.2	0.0203
Oxides of Nitrogen (NO_X)	42.4	0.0935

Fugitive Particulate Matter (PM_{10})	0.75 tons/acre/month of construction activity (assuming 22 days of construction per month)

Based on the cut estimates and the standard construction emission rates shown in Table 2, construction-related emissions that would result from the project were calculated and are shown in Table 3 below.

Table 3. Proposed Project Estimated Construction Emissions.

Pollutant	**Total Estimated Emissions**	**SLOAPCD Threshold**		**Threshold Exceeded?**
		Quarterly		
		Tier 1	**Tier 2**	
ROG + NO_X (combined)	0.62 tons	2.5 tons	6.3 tons	No
Diesel Particulate Matter (DPM)	0.13 tons	0.13 tons	.32 tons	Yes
Fugitive Particulate Matter (PM_{10})	3 tons	2.5 tons	-	Yes

As shown above, the project would exceed two of the SLOAPCD's Tier 1 or Tier 2 thresholds for DPM, and PM10. For projects that exceed the 2.5 tons/quarter PM10 threshold, the SLOAPCD requires Fugitive PM10 Mitigation Measures.

Operational Impacts

The SLOAPCD's CEQA Air Quality Handbook provides operational screening criteria to identify projects with the potential to exceed APCD operational significance thresholds (refer to Table 1-1 of the CEQA Handbook). Based on Table 1-1 of the CEQA Handbook, the project propose a use that would have the potential to result in operational emissions that would exceed APCD thresholds. Construction related impacts would exceed operational emissions for PM10 and DPM. Therefore, potential operational emissions would be less than significant.

Based on the volume of proposed grading, area of project site disturbance, estimated duration of the construction period, and the APCD's screening construction emission rates identified above, the project would result in the emission of criteria pollutants that would exceed construction-related thresholds established by the SLOAPCD. Therefore, mitigation measures AQ-1 through AQ-3 have been included to reduce project related emissions impacts to be *less than significant*.

(b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

San Luis Obispo County is currently designated as nonattainment status for federal ozone, state ozone, and state PM 10 standards. With regards to federal ozone standards, only the eastern portion of the county is designated nonattainment. Therefore, impacts related to a cumulatively considerable net increase of a criteria pollutant would be less than significant.

(c) Expose sensitive receptors to substantial pollutant concentrations?

The project is not located within close proximity to sensitive receptors. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations and impacts would be *less than significant.*

(d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Construction could generate odors from heavy diesel machinery, equipment, and/or materials. The generation of odors during the construction period would be temporary, would be consistent with odors commonly associated with construction, and would dissipate within a short distance from the active work area. No long-term operational odors would be generated by the project. Therefore, potential odor-related impacts would be *less than significant*.

Conclusion

The project would be consistent with the SLOAPCD's Clean Air Plan and thresholds for construction-related and operational emissions. The project would not result in cumulatively considerable emissions of any criteria pollutant for which the County is in non-attainment and would not expose sensitive receptors to substantial pollutant concentrations or result in other emissions adversely affecting a substantial number of people. Therefore, potential impacts to air quality would be less than significant and no mitigation measures are necessary.

Mitigation

AQ-1 **Dust Control.** The project proposes grading areas that are greater than 4 acres in size and within 1,000 feet of a sensitive receptor. The following measures shall be implemented to minimize nuisance impacts and to significantly reduce fugitive dust emissions:

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

b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. When drought conditions exist and water use is a concern, the contractor or builder should consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control. Please refer to the San Joaquin Valley Air District for a list of potential dust suppressants;

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

d. Permanent dust control measures identified in the approved project plans (e.g.,

revegetation and landscape plans, etc.) shall be implemented as soon as possible following completion of any soil disturbing activities;

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

f. All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the Air Pollution Control District (APCD) (*project manager add following as applicable* – "and for applications within close proximity to sensitive habitats, CA Department of Fish and Wildlife (CDFW)-compliant stabilizing methods shall be used");

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

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

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

j. "Track-Out" is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in CVC Section 23113 and California Water Code 13304. To prevent 'track out', designate access points and require all employees, subcontractors, and others to use them. Install and operate a 'track-out prevention device' where vehicles enter and exit unpaved roads onto paved streets. The 'track-out prevention device' can be any device or combination of devices that are effective at preventing track out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices need periodic cleaning to be effective. If paved roadways accumulate tracked out soils, the track-out prevention device may need to be modified;

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

l. All PM_{10} mitigation measures required should be shown on grading and building plans; and

m. The contractor or builder shall designate a person or persons whose responsibility is to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to minimize dust complaints and reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Their duties shall include holidays and weekend periods when work may not be in progress (for example, wind-blown dust could be generated on an open dirt lot). The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition (Contact Tim Fuhs at 805-781-5912).

AQ-2 **Standard Construction Measures**. Based on Air Pollution Control District's (APCD) CEQA Handbook (2012), to reduce nitrogen oxides (NOx), reactive organic gases (ROG), and diesel particulate matter (DPM) emissions from construction equipment. the applicant shall incorporate into the project the following "standard" construction mitigation measures:

a. Maintain all construction equipment in proper tune according to manufacturer's specifications;

b. Fuel all off-road and portable diesel-powered equipment with Air Resources Board (ARB) certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);

c. 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;

d. 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;

e. Construction or trucking companies with fleets that 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;

f. 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;

g. Diesel idling within 1,000 feet of sensitive receptors is not permitted;

h. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;

i. Electrify equipment when feasible;

j. Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and,

k. Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

AQ-3 Prior to issuance of any construction permits, the applicant shall incorporate Best Available Control Technology (BACT) into the construction phase of the project and shown on all applicable construction plans. The BACT measures shall be reviewed and verified by the SLOAPCD

III. BIOLOGICAL RESOURCES

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
(a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
(b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☒	☐	☐
(c)	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
(d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
(e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
(f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

Setting

Sensitive Resource Area Designations The County of San Luis Obispo Land Use Ordinance (LUO) Sensitive Resource Area (SRA) combining designation applies to areas of the county with special environmental

qualities, or areas containing unique or sensitive endangered vegetation or habitat resources. The combining designation standards established in the LUO require that proposed uses be designed with consideration of the identified sensitive resources and the need for their protection.

Federal and State Endangered Species Acts

The Federal Endangered Species Act of 1973 (FESA) provides legislation to protect federally listed plant and animal species. The California Endangered Species Act of 1984 (CESA) ensures legal protection for plants listed as rare or endangered, and wildlife species formally listed as endangered or threatened, and also maintains a list of California Species of Special Concern (SSC). SSC status is assigned to species that have limited distribution, declining populations, diminishing habitat, or unusual scientific, recreational, or educational value. Under state law, the CDFW has the authority to review projects for their potential to impact special-status species and their habitats.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) protects all migratory birds, including their eggs, nests, and feathers. The MBTA was originally drafted to put an end to the commercial trade in bird feathers, popular in the latter part of the 1800s. The MBTA is enforced by the U.S. Fish and Wildlife Service (USFWS), and potential impacts to species protected under the MBTA are evaluated by the USFWS in consultation with other federal agencies and are required to be evaluated under CEQA.

Oak Woodland Ordinance

The County of San Luis Obispo Oak Woodland Ordinance was adopted in April 2017 to regulate the clear-cutting of oak woodlands. This ordinance applies to sites located outside of Urban or Village areas within the inland portions of the county (not within the Coastal Zone). “Clear-cutting” is defined as the removal of one acre or more of contiguous trees within an oak woodland from a site or portion of a site for any reason, including harvesting of wood, or to enable the conversion of land to other land uses. “Oak woodland” includes the following species: Blue oak (*Quercus douglasii*), coast live oak (*Quercus agrifolia*), interior live oak (*Quercus wislizeni*), valley oak (*Quercus labata*), and California black oak (*Quercus kelloggii*). The ordinance applies to clear-cutting of oak woodland only and does not apply to the removal of other species of trees, individual oak trees (except for Heritage Oaks), or the thinning, tree trimming, or removal of oak woodland trees that are diseased, dead, or creating a hazardous condition. Heritage oaks are any individual oak species, as defined in the Oak Woodland Ordinance, of 48 inches diameter at breast height (dbh) or greater, separated from all Stands and Oak Woodlands by at least 500 feet. Minor Use Permit approval is required to remove any Heritage Oak.

An Oak Woodland Management Plan would not be required because the ordinance applies to clear-cutting of oak woodland only and does not apply to the removal of other species of trees, individual oak trees (except for Heritage Oaks), or the thinning, tree trimming, or removal of oak woodland trees that are diseased, dead, or creating a hazardous condition. In addition, the proposed project was reviewed for consistency with other local policy and regulatory documents relating to biological resources (e.g., County LUO, General Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).*Clean Water Act and State Porter Cologne Water Quality Control Act*

The U.S. Army Corps of Engineers (USACE) regulates discharges of dredged or fill material into waters of the United States. These waters include wetland and non-wetland water bodies that meet specific criteria. USACE jurisdiction regulates almost all work in, over, and under waters listed as “navigable waters of the U.S.” that results in a discharge of dredged or fill material within USACE regulatory jurisdiction, pursuant to Section 404 of the Clean Water Act (CWA). Under Section 404, USACE regulates traditional navigable waters,

wetlands adjacent to traditional navigable waters, relatively permanent non-navigable tributaries that have a continuous flow at least seasonally (typically 3 months), and wetlands that directly abut relatively permanent tributaries.

The State Water Resources Control Board (SWRCB) and nine Regional Water Quality Control Boards (RWQCBs) regulate discharges of fill and dredged material in California, under Section 401 of the CWA and the State Porter-Cologne Water Quality Control Act, through the State Water Quality Certification Program. State Water Quality Certification is necessary for all projects that require a USACE permit, or fall under other federal jurisdiction, and have the potential to impact waters of the State. Based on the U.S. Fish and Wildlife Service National Wetlands Inventory, the project site does not support wetlands, riparian or deep-water habitats (USFWS 2019).

Conservation and Open Space Element

The intent of the goals, policies, and implementation strategies in the COSE is to identify and protect biological resources that are a critical component of the county's environmental, social, and economic well-being. Biological resources include major ecosystems; threatened, rare, and endangered species and their habitats; native trees and vegetation; creeks and riparian areas; wetlands; fisheries; and marine resources. Individual species, habitat areas, ecosystems and migration patterns must be considered together in order to sustain biological resources. The COSE identifies Critical Habitat areas for sensitive species including California condor, California red legged frog, vernal pool fairy shrimp, La Graciosa thistle, Morro Bay kangaroo rat, Morro shoulderband snail, tiger salamander, and western snowy plover. The COSE also identifies features of particular importance to wildlife for movement corridors such as riparian corridors, shorelines of the coast and bay, and ridgelines.

The project site is not within any designated sensitive resource areas, high priority conservation areas, or undeveloped natural lands subjected to any local, regional, or state habitat conservation plan. The site is currently undeveloped with a small agricultural, dirt access road, and it has no existing pavement. There are no water bodies within the vicinity of project site. An ephemeral drainage feature runs through the northern portion of the study area and through a culvert under Old Creek Road before flowing 120 feet to a confluence with Santa Rita Creek. On site vegetation consists of non-native grasslands, mixed woodlands and oak woodland habitats. A Biological Report was prepared for the project by Althouse and Meade, Inc in December 2018 with an addendum prepared in May 2019.

Discussion

(a) *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

The Biological Report (December 2018) identified four special-status plant species with the potential to occur in the study area. However, the addendum prepared in May 2019 did not detect any special-status plant species within the project area. Seven special-status animal species were determined to have the potential to occur in the study area: Northern California Legless Lizard, Pallid Bat, Golden Eagle, Lesser Slender Salamander, Monterey Dusky-footed Woodrat, Coast Horned Lizard, and California Spotted Owl. Operational personnel may not recognize the sensitive species during grading and construction activities. Incorporation of mitigation measure(s) BIO-9, and BIO-10 through BIO-13 which require pre-construction surveys (includes nesting bird), and biological monitoring – therefore, impacts would be *less than significant.*

(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

(c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Two habitats considered as Sensitive Natural Communities by the CDFW exist in the study area. Project development is expected to impact 0.3 acres out of 11.9 acres of California Bay Forest Alliance and 0.2 acres out of 20.9 acres of Coast Live Oak Woodland Alliance. Therefore, the proposed project would not result in a conversion of California Bay Forest Alliance and Coast Live Oak Woodland Alliance and impacts to these habitat types would be less than significant. However, Construction and grading operations may directly or indirectly impact sensitive natural communities. Impacts would be *less than significant* with implementation of mitigation measures BIO-1 through BIO-7 which require pre-construction surveys, tree replacement, avoidance buffers, protective barriers, and biological monitoring.

A wetlands delineation prepared by Althouse and Meade, Inc in May 2019 examined the ephemeral drainage feature running though the north section of the project site. It found that the feature consists of 295 feet of drainage (436 sq ft) considered non-wetland waters. No habitat meeting the definition of wetland by the USACE or RWQCB was found in the project area. Therefore, the project would not result in an adverse effect on state or federally protected wetlands and *no impacts would occur.*

(d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Based on the California Essential Habitat Connectivity Project, the project site is not located in an identified Essential Connectivity Area. The project area is located within a large tract of undeveloped land within the Santa Lucia Mountain Range. This range acts as a natural north-south corridor for wildlife movement, and the natural landscape around the project area allows for free movement of wildlife. However, because the project is relatively small in nature and there exists a large, continuous area of open space around the project site, impacts to wildlife movement are not expected. Therefore, the project is not expected to interfere with the movement of resident or migratory fish or wildlife species or wildlife nursery sites, and *impacts would be less than significant.*

(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

As mentioned in section (b), the project will impact 0.3 acres of California Bay Forest Alliance and 0.2 acres of Coast Live Oak Woodland Alliance. The project is expected to remove 52 trees including 22 coast live oaks which will be replaced at a 4:1 ratio, and 29 bays which will be replaced at a 2:1 ratio. Any additional indirect impacts to coast live oaks or bays will be mitigated by planting trees at a 2:1 or 1:1 ratio respectively. In addition, the proposed project was reviewed for consistency with other local policy and regulatory documents relating to biological resources (e.g., County LUO, General Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used). Therefore, the project would not conflict with local policies or ordinances protecting biological resources and impacts would be *less than significant.*

(f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

The project is not located within an area under an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The project is not within areas identified as critical habitat or within the County's San Joaquin Kit Fox standard mitigation ratio area (County of San Luis Obispo 2007). Therefore, the project would not conflict with the provisions of an adopted plan and *no impacts would occur.*

Conclusion

The project site contains suitable habitat for seven sensitive wildlife and supports two Sensitive Natural Communities. Additionally, the project would involve the removal of coast live oaks which would interfere with the County of San Luis Obispo's oak management plan. The project would not conflict with any other local plans or policies for protection of biological resources.

Mitigation

BIO-1 Environmentally sensitive area signage. Signage shall be placed along the edge of work limits where they border California bay forest and oak woodland habitats. The signage shall state "Environmentally Sensitive Area - Do Not Enter".

BIO-2 Impacts to California bay trees shall be mitigated by planting additional trees on site. Removal of individual California bay trees with a diameter breast height (DBH; 4.5 feet above ground level) of 5 inches or greater shall be mitigated at a 2:1 ratio (i.e., two replacement trees per one removed tree). Impacts to bays shall be mitigated by planting additional bay trees at a 1:1 ratio. Replacement trees shall be of minimum one-gallon size, of local origin, and of the same species as was impacted. Replacement trees shall be seasonally maintained (browse protection, weed reduction and irrigation, as needed) and monitored annually for at least seven years.

BIO-3 Impacts to oaks trees shall be mitigated by planting additional trees on site. Any oak tree with a DBH of 5 inches or greater shall require mitigation. Oaks removed shall be replaced in kind at a 4:1 ratio. Impacts to oaks shall be mitigated by planting additional oak trees, in kind, at a 2:1 ratio. Replacement trees shall be of minimum one-gallon size, of local origin, and of the same species as was impacted. Replacement trees shall be seasonally maintained (browse protection, weed reduction and irrigation, as needed) and monitored annually for at least seven years.

BIO-4 The canopy edge and trunk location of oak trees and California bays within 50 feet of proposed construction on the property shall be surveyed by a licensed land surveyor and placed on all plan sets. Tree assessments should be conducted by a certified arborist or qualified biologist. Data collected for each tree shall include DBH of each stem/trunk, canopy diameter, tree height, tree health, and habitat notes (cavities for birds or bats), raptor nests, wood rat nests, and unique features. The tree map shall be used to determine impacts to trees from the project.

BIO-5 Impacts to the oak canopy and California bay critical root zones (CRZ) should be avoided where practicable. Impacts include pruning, ground disturbance within the CRZ, and trunk damage.

BIO-6 **Prior to ground disturbing construction activities,** tree protection fencing shall be installed around oaks and California bays as close to the outer limit of the CRZ as practicable for

construction operations. The fencing shall be in place throughout the duration of the project and removed only under the direction of the project arborist.

BIO-7 Impacts to oak trees shall be assessed by a licensed arborist or qualified biologist prior to final inspection and reported to the County.

BIO-8 **Nesting Bird Protection Measures.**

a. **Pre-construction Survey for Sensitive and Nesting Birds.** Prior to issuance of grading and/or construction permits and prior to initiation of site disturbance and/or construction, if work is planned to occur between February 1 and September 15, a qualified biologist shall survey the area for nesting birds within one week prior to initial project activity beginning, including ground disturbance and/or vegetation removal/trimming. If nesting birds are located on or near the proposed project site, they shall be avoided until they have successfully fledged, or the nest is no longer deemed active.

   i. A 250-foot exclusion zone shall be placed around non-listed, passerine species, and a 500-foot exclusion zone will be implemented for raptor species. Each exclusion zone shall encircle the nest and have a radius of 250 feet (non-listed passerine species) or 500 feet (raptor species). All project activities, including foot and vehicle traffic and storage of supplies and equipment, are prohibited inside exclusion zones. Exclusion zones shall be maintained until all project-related disturbances have been terminated, or it has been determined by a qualified biologist that the young have fledged or that proposed project activities would not cause adverse impacts to the nest, adults, eggs, or young.

   ii. If special-status avian species (aside from the burrowing owl or tri-colored blackbird) are identified and nesting within the work area, no work will begin until an appropriate exclusion zone is determined in consultation with the County and any relevant resource agencies.

   iii. The results of the survey shall be provided to the County prior to initial project activities. The results shall detail appropriate fencing or flagging of exclusion zones and include recommendations for additional monitoring requirements. A map of the project site and nest locations shall be included with the results. The qualified biologist conducting the nesting survey shall have the authority to reduce or increase the recommended exclusion zone depending on site conditions and species (if non-listed).

   iv. If two weeks lapse between different phases of project activities (e.g., vegetation trimming and the start of grading), during which no or minimal work activity occurs, the nesting bird survey shall be repeated.

BIO-9 **Pre-construction clearance surveys** for lesser slender salamander and northern California legless lizard shall be conducted within 24 hours prior to initial ground-breaking activities (i.e., clearing, grubbing, or grading) within the bay forest and woodland habitat. The preconstruction surveys shall be conducted by a qualified biologist with appropriate authorization from CDFW to relocate the animals out of harm's way, if found. Sufficient time shall be allocated for the biologist to thoroughly inspect the areas prior to impact. Due to the size of the site, initial ground disturbance will likely occur over multiple days. Therefore, surveys should be phased to match the construction schedule. If lesser slender salamander

or legless lizards are found to be present in the proposed work areas, they shall be captured by hand by the project biologist and relocated to an appropriate location well outside the impact area. Additionally, if lesser slender salamander or legless lizards are found to be present during the clearance surveys, a biologist shall be present during initial ground-breaking activities to monitor for and relocate any additional animals that may be unearthed. A letter report shall be submitted to the County within 30 days of lesser slender salamander and legless lizard relocation, or as directed by CDFW.

BIO-10 **Conduct a focused survey for California spotted owls.** The survey shall be conducted between March 15 and August 31, prior to the start of any tree or vegetation trimming or removal activities. There is no standard survey protocol for California spotted owl; therefore, survey methodology shall be conducted using the Nighttime Spot Calling method described in the USFWS 2012 Revision of the Protocol for Surveying Proposed Management Activities that May Impact Northern Spotted Owls. Surveys shall be conducted by a qualified ornithologist with experience in surveying for spotted owl. At least two night surveys shall be conducted and shall be spaced at least 7 days apart. If any California spotted owls are detected during the nighttime survey, a follow-up daytime survey shall be conducted to determine the bird's roosting location. If no spotted owls are detected during the two survey nights, no further action is required. If spotted owls are detected, a determination shall be made by the ornithologist whether project activities may impact the bird. If impacts may occur, such as pruning or removal or a nesting or roosting site, coordination with CDFW shall occur to determine best management practices.

BIO-11 **A preconstruction survey shall be conducted to locate potential Monterey dusky-footed woodrat nests within 50 feet of impact areas.** The survey shall be conducted within 30 days of starting any grading, grubbing, or oak tree removal. Highly visible fencing and signage shall be installed under the direction of a project biologist in a manner sufficient to protect the nests from construction equipment. If a woodrat nest is located in a construction zone and is unavoidable, it shall be dismantled, or if feasible, relocated outside of the work area. Dismantling and/or relocation shall be done under supervision of a biologist. Due to the potential health hazards associated with woodrat nests, the careful use of mechanized equipment is permissible. Prior to removing or dismantling, the nest shall be nudged with long handled tools or equipment in an attempt to have animals flee the nest. If practical, the entire nest shall be picked up with a front loader or other equipment and placed outside of the impact area in a location determined by the biologist. Otherwise, the nest will be dismantled and the pieces placed in a pile outside of the work area. If young are encountered during the dismantling process, dismantling shall be paused for at least 24 hours to allow the adults to relocate the young. After that period, the nest dismantling process may begin again. A preconstruction survey letter report shall be submitted to the County within one week after completion of the survey.

BIO-12 Within one week prior to trimming or removal of any trees over 20 inches DBH, a survey shall be conducted by a qualified biologist to determine if any of the trees proposed for removal or trimming harbor sensitive bat species or maternal bat colonies. If a non-maternal roost is found, the qualified biologist, with prior approval from California Department of Fish and Wildlife, will install one-way valves or other appropriate passive relocation method. For each occupied roost removed, one bat box shall be installed in similar habitat and should have similar cavity or crevices properties to those which are removed, including access, ventilation,

dimensions, height above ground, and thermal conditions. Maternal bat colonies may not be disturbed

IV. CULTURAL RESOURCES

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
(a)	Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☐	☐	☒	☐
(b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☒	☐
(c)	Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐

Setting

San Luis Obispo County possesses a rich and diverse cultural heritage and therefore has a wealth of historic and prehistoric resources, including sites and buildings associated with Native American inhabitation, Spanish missionaries, and immigrant settlers.

As defined by CEQA, a historical resource includes:

1. A resource listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR).
2. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant. The architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural records of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence.

The County of San Luis Obispo LUO Historic Site (H) combining designation is applied to areas of the county to recognize the importance of archeological and historic sites and/or structures important to local, state, or national history. Standards are included regarding minimum parcel size and permit processing requirements for parcels with an established structure and Historic Site combining designation. For example, all new structures and uses within an H combining designation require Minor Use Permit approval, and applications for such projects are required to include a description of measures proposed to protect the historic resource identified by the Land Use Element (LUO 22.14.080).

San Luis Obispo County was historically occupied by two Native American tribes: the northernmost subdivision of the Chumash, the Obispeño (after Mission San Luis Obispo de Tolosa), and the Salinan. However, the precise location of the boundary between the Chumashan-speaking Obispeño Chumash and

their northern neighbors, the Hokan-speaking Playanos Salinan, is not known, as those boundaries may have changed over time.

The COSE identifies and maps anticipated culturally sensitive areas and historic resources within the county and establishes goals, policies, and implementation strategies to identify and protect areas, sites, and buildings having architectural, historical, Native American, or cultural significance. Based on the COSE, the project is not located in a designated Archaeological Sensitive Area or Historic Site. A Phase I Archaeological Survey was prepared by Heritage Discoveries, Inc in January 2019.

Discussion

(a) *Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?*

The project site does not contain, nor is it located near, any historic resources identified in the National Register of Historic Places or California Register of Historic Resources. The project site does not contain a site under the Historic Site (H) combining designation and does not contain other structures of historic age (50 years or older) that could be potentially significant as a historical resource. Therefore, the project would not result in an adverse change in the significance of a historical resources and *no impacts would occur.*

(b) *Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?*

The record search prepared by Heritage Discoveries, Inc (January 2019) found no previous reports conducted in the project area. Additionally, the archeological surface survey did not identify any archaeological cultural resources in the project site. Although the site has not been subject to a subsurface cultural resources study, the Archeological Survey judged the site to have a low likelihood of containing buried archeological resources that would be disturbed during construction activities.

In the unlikely event that resources are uncovered during grading activities, implementation of LUO 22.10.040 (Archaeological Resources) would be required. This section requires that in the event archaeological resources are encountered during project construction, construction activities shall cease, and the County Planning and Building Department must be notified of the discovery so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and the disposition of artifacts may be accomplished in accordance with state and federal law. Therefore, impacts related to a substantial adverse change in the significance of archaeological resources would be *less than significant*.

(c) *Disturb any human remains, including those interred outside of dedicated cemeteries?*

Based on existing conditions, buried human remains are not expected to be present in the site area. In the event of an accidental discovery or recognition of any human remains, California State Health and Safety Code Section 7050.5 and LUO 22.10.040 (Archaeological Resources) require that no further disturbances shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. With adherence to State Health and Safety Code Section 7050.5 and County LUO, impacts related to the unanticipated disturbance of archaeological resources and human remains would be reduced to less than significant; therefore, potential impacts would be *less than significant.*

Conclusion

No archaeological or historical resources are known or expected to occur within or adjacent to the project site. In the event unanticipated sensitive archaeological resources or human remains are discovered during project construction activities, adherence with County LUO standards and State Health and Safety Code procedures would reduce potential impacts to less than significant; therefore, potential impacts to cultural resources would be less than significant and no mitigation measures are necessary.

Mitigation

None required.

V. ENERGY

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
(a)	Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
(b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

Setting

Pacific Gas & Electric Company (PG&E) is the primary electricity provider for urban and rural communities within the County of San Luis Obispo. Approximately 33% of electricity provided by PG&E is sourced from renewable resources and an additional 45% is sourced from greenhouse gas-free resources (PG&E 2017).

The County COSE establishes goals and policies that aim to reduce vehicle miles traveled, conserve water, increase energy efficiency and the use of renewable energy, and reduce greenhouse gas emissions. The COSE provides the basis and direction for the development of the County's EnergyWise Plan (EWP), which outlines in greater detail the County's strategy to reduce government and community-wide greenhouse gas emissions through a number of goals, measures, and actions, including energy efficiency and development and use of renewable energy resources.

In 2010, the EWP established a goal to reduce community-wide greenhouse gas emissions to 15% below 2006 baseline levels by 2020. Two of the six community-wide goals identified to accomplish this were to "[a]ddress future energy needs through increased conservation and efficiency in all sectors" and "[i]ncrease the production of renewable energy from small-scale and commercial-scale renewable energy installations to account for 10% of local energy use by 2020." In addition, the County has published an EnergyWise Plan 2016 Update to summarize progress toward implementing measures established in the EWP and outline overall trends in energy use and emissions since the baseline year of the EWP inventory (2006).

The California Building Code (CBC) contains standards that regulate the method of use, properties, performance, or types of materials used in the construction, alteration, improvement, repair, or

rehabilitation of a building or other improvement to real property. The CBC includes mandatory green building standards for residential and nonresidential structures, the most recent version of which are referred to as the *2019 Building Energy Efficiency Standards*. These standards focus on four key areas: smart residential photovoltaic systems, updated thermal envelope standards (preventing heat transfer from the interior to the exterior and vice versa), residential and nonresidential ventilation requirements, and non-residential lighting requirements.

The County LUO includes a Renewable Energy Area combining designation to encourage and support the development of local renewable energy resources, conserving energy resources and decreasing reliance on environmentally costly energy sources. This designation is intended to identify areas of the county where renewable energy production is favorable and establish procedures to streamline the environmental review and processing of land use permits for solar electric facilities (SEFs). The LUO establishes criteria for project eligibility, required application content for SEFs proposed within this designation, permit requirements, and development standards (LUO 22.14.100).

The project is located in the County's Renewable Energy Area Combining Designation. The Renewable Energy (RE) Area Combining Designation is used to encourage and support the development of local renewable energy resources, conserving energy resources, and decreasing reliance on environmentally costly energy sources.

Discussion

(a) *Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

Construction of the proposed project is not expected to result in any potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources. As for the operation of the project, based on the provided design plans, the project would likely not result in any potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources. The project will be required to comply with Title 24, California's building energy efficiency standards. The project would utilize connections to existing nearby power sources. Energy use would be limited to powering the residence. Therefore, the project's impact on energy resources would be less than significant.

(b) *Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

Implementation of the project would not result in a significant new energy demand and there are no project components or operations that would conflict with the EWP or any other state or local plan for renewable energy or energy efficiency. Compliance with State laws and regulations, including the most recent Building Code requirements, will ensure the project continues to reduce energy demands and greenhouse gas emissions, through, for example, increasing state-wide requirements that energy be sourced from renewable resources. Therefore, *no impact would occur*.

Conclusion

The project would not result in a significant energy demand during short-term construction or long-term operations and would not conflict with state or local renewable energy or energy efficiency plans. Therefore, potential impacts related to energy would be less than significant and no mitigation measures are necessary.

Mitigation

None required.

VI. GEOLOGY AND SOILS

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
(a)	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
	(ii) Strong seismic ground shaking?	☐	☐	☒	☐
	(iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
	(iv) Landslides?	☐	☐	☒	☐
(b)	Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
(c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
(d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
(f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

Setting

The Alquist-Priolo Earthquake Fault Zoning Act (Act) is a California state law that was developed to regulate development near active faults and mitigate the surface fault rupture potential and other hazards. The Act identifies active earthquake fault zones and restricts the construction of habitable structures over known active or potentially active faults. San Luis Obispo County is located in a geologically complex and seismically active region. The Safety Element of the County of San Luis Obispo General Plan identifies three active faults that traverse through the County and that are currently zoned under the State of California Alquist-Priolo Fault Zoning Act: the San Andreas, the Hosgri-San Simeon, and the Los Osos. The San Andreas Fault zone is located along the eastern border of San Luis Obispo County and has a length of over 600 miles. The Hosgri-San Simeon fault system generally consists of two fault zones: the Hosgri fault zone that is mapped off of the San Luis Obispo County coast; and the San Simeon fault zone, which appears to be associated with the Hosgri, and comes onshore near the pier at San Simeon Point, Lastly, the Los Osos Fault zone has been mapped generally in an east/west orientation along the northern flank of the Irish Hills.

The County's Safety Element also identifies 17 other faults that are considered potentially active or have uncertain fault activity in the County. The Safety Element establishes policies that require new development to be located away from active and potentially active faults. The element also requires that the County enforce applicable building codes relating to seismic design of structures and require design professionals to evaluate the potential for liquefaction or seismic settlement to impact structures in accordance with the Uniform Building Code.

Groundshaking refers to the motion that occurs in response to local and regional earthquakes. Groundshaking can endanger life and safety due to damage or collapse of structures or lifeline facilities. The California Building Code (CBC) currently requires structures to be designed to resist a minimum seismic force resulting from ground motion.

Liquefaction is the sudden loss of soil strength due to a rapid increase in soil pore water pressures resulting from groundshaking during an earthquake. Liquefaction potential increases with earthquake magnitude and groundshaking duration. Low-lying areas adjacent to creeks, rivers, beaches, and estuaries underlain by unconsolidated alluvial soil are most likely to be vulnerable to liquefaction. The CBC requires the assessment of liquefaction in the design of all structures. Although portions of the site have a moderate potential for liquefaction, the project is located in an area with low potential for liquefaction.

Landslides and slope instability can occur as a result of wet weather, weak soils, improper grading, improper drainage, steep slopes, adverse geologic structure, earthquakes, or a combination of these factors. Despite

current codes and policies that discourage development in areas of known landslide activity or high risk of landslide, there is a considerable amount of development that is being impacted by landslide activity in the County each year. The County Safety Element identifies several policies to reduce risk from landslides and slope instability. These policies include the requirement for slope stability evaluations for development in areas of moderate or high landslide risk, and restrictions on new development in areas of known landslide activity unless development plans indicate that the hazard can be reduced to a less than significant level prior to beginning development. The project is located in an area with high potential for landslides.

Shrink/swell potential is the extent to which the soil shrinks as it dries out or swells when it gets wet. Extent of shrinking and swelling is influenced by the amount and kind of clay in the soil. Shrinking and swelling of soils can cause damage to building foundations, roads, and other structures. A high shrink/swell potential indicates a hazard to maintenance of structures built in, on, or with material having this rating. Moderate and low ratings lessen the hazard accordingly. According the NRCS, Los Osos-Lodo complex (30-75% slopes) and Lompico-McMullin loams (30-75% slopes) underlying the site is characterized as having a moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to steep slopes, shallow depth to bedrock, and slow percolation. However, a Soils Engineering Report prepared by GeoSolutions, Inc (GeoSolutions Inc., September 2020) concluded that the site was suitable for the proposed project.

The County LUO identifies a Geologic Study Area (GSA) combining designation for areas where geologic and soil conditions could present new developments and their users with potential hazards to life and property. All land use permit applicants located within a GSA are required to include a report prepared by a certified engineering geologist and/or registered civil/soils engineer as appropriate. This report is then required to be evaluated by a geologist retained by the County. In addition, all uses within a GSA are subject to special standards regarding grading and distance from an active fault trace within an Earthquake Fault Zone (LUO 22.14.070).

The County Conservation and Open Space Element (COSE) identifies a policy for the protection of paleontological resources from the effects of development by avoiding disturbance where feasible. Paleontological sensitivity is defined as the potential for a geologic unit to produce scientifically significant fossils

The project site is on very steep slopes, and the soils on the site have a moderate shrink-swell (expansive) potential. According to the County's land use view, the project site is located within the County's Geological Study Area and has a high to very high landslide risk and low liquefaction potential. The nearest known fault line is an unknown potentially capable fault located approximately ½ mile southwest of the project site. Additionally, an unknown inactive fault appears to cross through the northeast portion of the project site. There are no known serpentine rock locations on the project site (GeoSolutions Inc., September 2020). There are no other notable geologic features such as ultramafic rock/soils.

Discussion

(a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

(a-i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

The project site is not located within an Alquist-Priolo Fault Hazard Zone, and there are no mapped active faults crossing or adjacent to the sites. The closest known fault is approximately 14 miles southwest of the project site. A Soils Engineering Report was prepared for the project site by prepared by GeoSolutions, Inc (GeoSolutions Inc., September 2020) and provided similar conclusions for the project and provided recommendations for site preparation, grading, and foundations. In addition, the proposed project would be subject to professional engineering and construction standards to ensure the project is constructed in a stable manner. Therefore, the potential for impacts related to surface ground rupture to occur at the project site is low, and potential impacts would be less than significant.

(a-ii) Strong seismic ground shaking?

The project would be required to comply with the California Building Code (CBC) to ensure the effects of a potential seismic event would be minimized to the greatest extent feasible. The project would not be open to the public. Therefore, impacts related to the production of strong seismic ground shaking would be less than significant.

(a-iii) Seismic-related ground failure, including liquefaction?

(a-iv) Landslides?

Based on the County Safety Element Liquefaction Hazards Map and the County Safety Element Landslides Hazards Map, the project site is located in an area with low potential for liquefaction and high to very high potential for landslides. The soils engineering report prepared for the site determined that based on the densities within the sub-surface material and the presence of clays in the subsurface, the potential for liquefaction to occur is considered low. The geotechnical reports provide recommendations for site preparation, grading, and foundations. Incorporation of the preliminary geotechnical recommendations as well as professional engineering standards and CBC requirements would ensure the project is designed to adequately address potential liquefaction and landslide related impacts. Therefore, the geo tech report was reviewed by the County geologist (Landset Engineers, Inc 2020) who concurred with the conclusions of the Geotech. Therefore potential impacts would be less than significant.

(b) Result in substantial soil erosion or the loss of topsoil?

The project would result in a total disturbance of approximately 4 acres, including approximately 8,880 cubic yards of cut and 4,000 cubic yards of fill. The greatest potential for onsite erosion to occur would be during the initial site preparation and grading during construction. A sedimentation and erosion control plan is required for all construction and grading projects (LUO Section 22.52.120) to minimize potential impacts related to erosion and sedimentation, and includes requirements for specific erosion control materials, setbacks from creeks, and siltation. In addition,

the project would be subject to Regional Water Quality Control Board (RWQCB) requirements for preparation of a Storm Water Pollution Prevention Plan (SWPPP) (for projects that disturb more than 1.0 acre of land) which may include the preparation of a Storm Water Control Plan to further minimize onsite sedimentation and erosion. The soils engineering report prepared a slope stability analysis and determined the tested section reflect stable conditions. There are no concerns of loss of topsoil as a result of the project. Therefore implementation of an erosion control plan and SWPPP result in project impacts being*less than significant*.

(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Landslides typically occur in areas with steep slopes or in areas containing escarpments. Based on the Landslide Hazards Map provided in the County Safety Element, the project site is located in an area with slopes susceptible to local failure or landslide.

The project would be required to comply with CBC seismic requirements to address potential seismic-related ground failure including lateral spread. Based on the County Safety Element and USGS data, the project is not located in an area of historical or current land subsidence (USGS 2019). Based on the County Safety Element Liquefaction Hazards Map, the project site is located in an area with low potential for liquefaction risk. The project is located within the GSA combining designation, however based on the soils engineering report, the site is suitable for the proposed project. Therefore, impacts related to on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse would be less than significant.

(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Based on the Soil Survey of San Luis Obispo County and Web Soil Survey, the project site is located within an area known to contain expansive soils as defined in the Uniform Building Code. The project site is located on soil units with low to moderate shrink-swell (expansive) potential. The Soils Engineering Report prepared for the project contains recommendations for expansive soils to be incorporated into the project design (GeoSolutions Inc., September 2020). Therefore, impacts to life or property related to expansive soils would be less than significant.

(e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

The project includes the construction of a single-family residence and ADU uses and proposes the installation of septic tanks or disposal systems. The Soils Engineering Report prepared for the project included an analysis of the proposed septic tanks and included recommendations on excavation depths and alternative realignments to adequately support the use of the proposed septic tanks. Therefore, there would be no impact.

(f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

There are no known unique paleontological resources or unique geological features located within the project site and the area has a low potential for encountering important fossils. Therefore, impacts would be less than significant.

Conclusion

Based on compliance with existing regulations and recommendations in the Soils Engineering Report, implementation of the sedimentation and erosion control measures as specified in project plans, and compliance with the measures outlined in the County's LUO and codes, impacts to geologic and soil resources would be less than significant.

Mitigation

None required.

VII. GREENHOUSE GAS EMISSIONS

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
(a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
(b)	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Setting

Greenhouse gases (GHG) are any gases that absorb infrared radiation in the atmosphere, and are different from the criteria pollutants discussed in Section III, Air Quality, above. The primary GHGs that are emitted into the atmosphere as a result of human activities are carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), and fluorinated gases. These are most commonly emitted through the burning of fossil fuels (oil, natural gas, and coal), agricultural practices, decay of organic waste in landfills, and a variety of other chemical reactions and industrial processes (e.g., the manufacturing of cement).

Carbon dioxide is the most abundant GHG and is estimated to represent approximately 80-90% of the principal GHGs that are currently affecting the earth's climate. According to the ARB, transportation (vehicle exhaust) and electricity generation are the main sources of GHGs in the state.

In October 2008, the CARB published its Climate Change Proposed Scoping Plan, which is the state's plan to achieve GHG reductions in California required by Assembly Bill (AB) 32, which codifies the Statewide goal of reducing emissions to 1990 levels by 2020 (essentially a 15% reduction below 2005 emission levels) and the adoption of regulations to require reporting and verification of statewide GHG emissions. The Scoping Plan included CARB-recommended GHG reductions for each sector of the state's GHG emissions inventory. The largest proposed GHG reduction recommendations were associated with improving emissions standards for light-duty vehicles, implementing the Low Carbon Fuel Standard program, implementation of energy efficiency measures in buildings and appliances, the widespread development of combined heat and power systems, and developing a renewable portfolio standard for electricity production.

Senate Bill (SB) 32 and Executive Order (EO) S-3-05 extend the state's GHG reduction goals and require CARB to regulate sources of GHGs to meet a state goal of reducing GHG emissions to 1990 levels by 2020, 40% below 1990 levels by 2030, and 80% below 1990 levels by 2050. The initial Scoping Plan was first approved by CARB on December 11, 2008 and is updated every 5 years. The first update of the Scoping Plan was approved by the CARB on May 22, 2014, which looked past 2020 to set mid-term goals (2030–2035) toward reaching the 2050 goals. The most recent update released by CARB is the 2017 Climate Change Scoping Plan, which was released in November 2017. The 2017 Climate Change Scoping Plan incorporates strategies for achieving the 2030 GHG-reduction target established in SB 32 and EO S-3-05.

Pursuant to Section 8203 (g) of the Title 3, Division 8, Chapter 1 of the California Code of Regulations, beginning January 1, 2022, CDFA will require cultivation applicants to disclose the greenhouse gas emission intensity (per kWh) of their utility provider and show evidence that the electricity supplied is from a zero net energy source.

When assessing the significance of potential impacts for CEQA compliance, an individual project's GHG emissions will generally not result in direct significant impacts 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.

In March 2012, the SLOAPCD approved thresholds for GHG emission impacts, and these thresholds were incorporated into their CEQA Air Quality Handbook. For GHG emissions, the Air Quality Handbook recommended applying a 1,150 MTCO2e per year Bright Line Threshold for commercial and residential projects and included a list of general land uses and estimated sizes or capacities of uses expected to exceed this threshold. According to the SLOAPCD, this threshold was based on a 'gap analysis' and was used for CEQA compliance evaluations to demonstrate consistency with the state's GHG emission reduction goals associated with the AB32 and the 2008 Climate Change Scoping Plan. However, in 2015, the California Supreme Court issued an opinion in the Center for Biological Diversity vs California Department of Fish and Wildlife ("Newhall Ranch") which determined that AB 32 based thresholds derived from a gap analysis are invalid for projects with a planning horizon beyond 2020. Since the bright-line and service population GHG thresholds in the 2012 Handbook are AB 32 based and project horizons are now beyond 2020, the SLO County APCD no longer recommends the use of these thresholds in CEQA evaluations. Instead, the County, as the lead agency, recommends a bright-line threshold of 690 MTCO2e for the following reasons.

- According to an update of the County's EnergyWise Plan prepared in 2016, overall GHG emissions in San Luis Obispo County decreased by approximately seven percent between 2006 and 2013, or about one-half of the year 2020 target of reducing greenhouse gas emissions by 15% relative to the 2006 baseline. According to the California Greenhouse Gas Emissions for 2000 to 2017, Trends of Emissions and Other Indicators, published in 2019 by the California Air Resources Board, in 2017, emissions from GHG emitting activities statewide were 424 million MTCO2e, which is 7 million MTCO2e below the 2020 GHG Limit of 431 million MTCO2e established by AB 32. Therefore, application of the 1,150 MTCO2e Bright Line Threshold in San Luis Obispo County, together with other local and State-wide efforts to reduce GHG emissions, proved to be an effective approach for achieving the reduction targets set forth by AB32 for the year 2020.

As discussed above, Senate Bill (SB) 32 and Executive Order (EO) S-3-05 extend the state's GHG reduction goals to meet a state goal of reducing GHG emissions to 1990 levels by 2020, 40% below 1990 levels by 2030, and 80% below 1990 levels by 2050. Since SB 32 requires the state to reduce GHG levels by 40 percent below 1990 levels by the year, a reasonable SB 32-based working threshold would be 40 percent below the 1,150 MTCO2e Bright Line threshold, or 1,150 x 0.6 = 690 MTCO2e. Therefore, for the purpose of evaluating the significance of GHG emissions for a project after 2020, a project estimated to generate 690 MTCO2e or more GHG is assumed to have a significant adverse impact that is cumulatively considerable.

Discussion

(a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

The California Energy Emissions Model (CalEEMod) was used to determine the approximate GHG emissions per square foot associated with construction and operation of a single-family residence and accessory dwelling unit based on an energy use factors for construction and operation. These emission factors were then multiplied by the total area for the proposed project to estimate the project's construction-related and annual operational carbon dioxide equivalent emissions in metric tons (MTCO2e; Table 1).

Table 1 - Projected Project GHG Emissions Without Mitigation

Project Component	Quantity	Emissions Rate (Annual $MTCO_2e$/sf)		Estimated Projected Annual CO_2 Emissions (MT/year)
		Construction[1]	Operation	
Existing/Baseline GHG Emissions				0
Single-family residence	1 dwelling	n/a	4.2[1]	4.2
Accessory Dwelling	1 dwelling	n/a	4.2[1]	4.2
Net Change (Increase)				**8.4**

Notes:

1. Based on 18,000 kWhr/household/year.

Sources: County of San Luis Obispo Department of Planning and Building, 2020, CalEEMod version 2016.3.2

As shown in Table 1, project-related GHG emissions will be well below the threshold of 690 MTCO2e. Therefore, potential impacts associated with GHG emissions and applicable plans and policies adopted for the purpose of reducing GHG emissions would be less than significant.

(b) *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

The proposed project would be required to comply with existing state regulations, which include increased energy conservation measures, reduced potable water use, increased waste diversion, and other actions adopted to achieve the overall GHG emissions reduction goals identified in SB 32 and EO S-3-05. The project would not conflict with the control measures identified in the CAP, EWP, or other state and local regulations related to GHG emissions and renewable energy. The project

would be generally consistent with the property's existing land use and would be designed to comply with the California Green Building Code standards. Therefore, the project would be consistent with applicable plans and programs designed to reduce GHG emissions and potential impacts would be *less than significant*.

Conclusion

The project would not generate significant GHG emissions above existing levels and would not exceed any applicable GHG thresholds, contribute considerably to cumulatively significant GHG emissions, or conflict with plans adopted to reduce GHG emissions. Therefore, potential impacts related to greenhouse gas emissions would be less than significant and no mitigation measures are necessary.

Mitigation

None required.

VIII. HAZARDS AND HAZARDOUS MATERIALS

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
(a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
(b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
(c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
(d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

Initial Study – Environmental Checklist

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☐
(f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
(g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Setting

The Hazardous Waste and Substances Site (Cortese) List is a planning document used by the State, local agencies, and developers to comply with CEQA requirements related to the disclosure of information about the location of hazardous materials release sites. Government Code section 65962.5 requires the California EPA to develop at least annually an updated Cortese List. Various state and local government agencies are required to track and document hazardous material release information for the Cortese List. The California Department of Toxic Substance Control's (DTSC's) EnviroStor database tracks DTSC cleanup, permitting, enforcement, and investigation efforts at hazardous waste facilities and sites with known contamination, such as federal superfund sites, state response sites, voluntary cleanup sites, school cleanup sites, school investigation sites, and military evaluation sites. The State Water Resources Control Board's (SWRCB's) GeoTracker database contains records for sites that impact, or have the potential to impact, water in California, such as Leaking Underground Storage Tank (LUST) sites, Department of Defense sites, and Cleanup Program Sites. The remaining data regarding facilities or sites identified as meeting the "Cortese List" requirements can be located on the CalEPA website: https://calepa.ca.gov/sitecleanup/corteselist/. The project site is not located within close proximity to any site included on the Cortese List, EnviroStor database, or GeoTracker database.

The California Health and Safety Code provides regulations pertaining to the abatement of fire related hazards and requires that local jurisdictions enforce the California Building Code, which provides standards for fire resistive building and roofing materials, and other fire-related construction methods. The County Safety Element provides a Fire Hazard Zones Map that indicates unincorporated areas in the County within moderate, high, and very high fire hazard severity zones The project is located within a high fire hazard severity zone, and, based on the County's response time map, it will take approximately 15-20 minutes to respond to a call regarding fire or life safety. For more information about fire-related hazards and risk assessment, see Section XX. Wildfire.

The County also has adopted general emergency plans for multiple potential natural disasters, including the Local Hazard Mitigation Plan, County Emergency Operations Plan, Earthquake Plan, Dam and Levee Failure Plan, Hazardous Materials Response Plan, County Recovery Plan, and the Tsunami Response Plan.

Discussion

(a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

The project does not propose the routine transport, use or disposal of hazardous substances. Any commonly-used hazardous substances within the project site (e.g., cleaners, solvents, oils, paints, etc.) would be transported, stored, and used according to regulatory requirements and existing procedures for the handling of hazardous materials. *No impacts* associated with the routine transport of hazardous materials would occur.

(b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

The project does not propose the handling or use of hazardous materials or volatile substances that would result in a significant risk of upset or accidental release conditions. Construction of the proposed project is anticipated to require use of limited quantities of hazardous substances, including gasoline, diesel fuel, hydraulic fluid, solvents, oils, paints, etc. Construction contractors would be required to comply with applicable federal and state environmental and workplace safety laws for the handling of hazardous materials, including response and clean-up requirements for any minor spills. Therefore, potential impacts would be *less than significant.*

(c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

The project site is not located within 0.25 mile of an existing or proposed school facility; therefore, *no impacts would occur.*

(d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

Based on a search of the California Department of Toxic Substance Control's EnviroStar database, the State Water Resources Control Board's Geotracker database, and CalEPA's Cortese List website, there are no hazardous waste cleanup sites within the project site. Therefore, *no impacts would occur.*

(e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

The project site is not located within an airport land use plan or within 2 miles of a public airport or private airstrip; therefore, *no impacts would occur.*

(f) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

Implementation of the proposed project would not result in a significant temporary or permanent impact on any adopted emergency response plans or emergency evacuation plans. No breaks in utility service or road closures would occur as a result of project implementation. Any construction-related detours would include proper signage and notification and would be short-term and limited in nature and duration. Therefore, potential impacts would be *less than significant*.

(g) *Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

The project is located within a wildland area, and based on the County Safety Element, the project is located within a very high fire hazard severity zone. The project is designed in accordance with State adopted fire safety standards and would be required to adhere to a project specific fire safety plan. These measures will ensure that no people or structures are either directly or indirectly exposed to a significant risk of loss, injury, or death involving wildland fires. Therefore, impacts would be less than significant.

Conclusion

The project does not propose the routine transport, use, handling, or disposal of hazardous substances. It is not located within proximity to any known contaminated sites and is not within close proximity to populations that could be substantially affected by upset or release of hazardous substances. With adherence to a fire safety plan, project implementation would not subject people or structures to substantial risks associated with wildland fires and would not impair implementation or interfere with any adopted emergency response or evacuation plan. Therefore, potential impacts related to hazards and hazardous materials would be less than significant and no mitigation measures are necessary.

Mitigation

None required.

IX. HYDROLOGY AND WATER QUALITY

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
(a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
(c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
	(i) Result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
	(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☒	☐
	(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
	(iv) Impede or redirect flood flows?	☐	☐	☐	☒
(d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
(e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

Setting

The Central Coast Regional Water Quality Control Board (RWQCB) has established Total Maximum Daily Load (TMDL) thresholds for waterbodies within the County. A TMDL establishes the allowable amount of a particular pollutant a waterbody can receive on a regular basis and still remain at levels that protect beneficial uses designated for that waterbody. A TMDL also establishes proportional responsibility for controlling the pollutant, numeric indicators of water quality, and measures to achieve the allowable amount of pollutant loading. Section 303(d) of the Clean Water Act (CWA) requires states to maintain a list of

bodies of water that are designated as "impaired". A body of water is considered impaired when a particular water quality objective or standard is not being met.

The RWQCB's Water Quality Control Plan for the Central Coast Basin (Basin Plan; 2017) describes how the quality of surface water and groundwater in the Central Coast Region should be managed to provide the highest water quality reasonably possible. The Basin Plan outlines the beneficial uses of streams, lakes, and other water bodies for humans and other life. There are 24 categories of beneficial uses, including, but not limited to, municipal water supply, water contact recreation, non-water contact recreation, and cold freshwater habitat. Water quality objectives are then established to protect the beneficial uses of those water resources. The Regional Board implements the Basin Plan by issuing and enforcing waste discharge requirements to individuals, communities, or businesses whose discharges can affect water quality.

The U.S. Army Corps of Engineers (USACE), through Section 404 of the CWA, regulates the discharge of dredged or fill material into waters of the U.S., including wetlands. Waters of the U.S. are typically identified by the presence of an ordinary high water mark (OHWM) and connectivity to traditional navigable waters or other jurisdictional features. The State Water Resources Control Board (SWRCB) and nine RWQCBs regulate discharges of fill and dredged material in California, under Section 401 of the CWA and the State Porter-Cologne Water Quality Control Act, through the State Water Quality Certification Program. State Water Quality Certification is necessary for all projects that require a USACE permit, or fall under other federal jurisdiction, or have the potential to impact waters of the State. Waters of the State are defined by the Porter-Cologne Act as any surface water or groundwater, including saline waters, within the boundaries of the state. The project is not located within a groundwater basin.

The County LUO dictates which projects are required to prepare a drainage plan, including any project that would, for example, change the runoff volume or velocity leaving any point of the site, result in an impervious surface of more than 20,000 square feet, or involve hillside development on slopes steeper than 10 percent. Preparation of a drainage plan is not required where grading is exclusively for an exempt agricultural structure, crop production, or grazing.

The County LUO also dictates that an erosion and sedimentation control plan is required year-round for all construction and grading permit projects and site disturbance activities of one-half acre or more in geologically unstable areas, on slopes steeper than 30 percent, on highly erodible soils, or within 100 feet of any watercourse.

Per the County's Stormwater Program, the Public Works Department is responsible for ensuring that new construction sites implement best management practices during construction, and that site plans incorporate appropriate post-construction stormwater runoff controls. Construction sites that disturb 1.0 acre or more must obtain coverage under the SWRCB's Construction General Permit. The Construction General Permit requires the preparation of a Stormwater Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. There are several types of projects that are exempt from preparing a SWPPP, including routine maintenance to existing developments, emergency construction activities, and projects exempted by the SWRCB or RWQCB. Projects that disturb less than 1.0 acre must implement all required elements within the site's erosion and sediment control plan as required by the San Luis Obispo County LUO.

For planning purposes, the flood event most often used to delineate areas subject to flooding is the 100-year flood. The County Safety Element establishes policies to reduce flood hazards and reduce flood damage, including but not limited to prohibition of development in areas of high flood hazard potential, discouragement of single road access into remote areas that could be closed during floods, and review of plans for construction in low-lying areas. All development located in a 100-year flood zone is subject to

Federal Emergency Management Act (FEMA) regulations. The County Land Use Ordinance designates a Flood Hazard (FH) combining designation for areas of the County that could be subject to inundation by a 100-year flood or within coastal high hazard areas. Development projects within this combining designation are subject to FH permit and processing requirements, including, but not limited to, the preparation of a drainage plan, implementation of additional construction standards, and additional materials storage and processing requirements for substances that could be injurious to human, animal or plant life in the event of flooding. The project site is not located within a Flood Hazard combining designation. The nearest stream to the project site is Santa Rita Creek located approximately 0.30miles northeast of the project site.

Discussion

(a) *Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

The project proposes approximately 4 acres of site disturbance and the movement of approximately 8,800 cubic yards of cut and 4,000 cubic yards of fill materials. The project is on steep slopes and the project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use. Project grading will create exposed graded areas subject to increased soil erosion and down- gradient sedimentation. Adherence to the County's LUO for sedimentation and erosion control (Sec. 23.05.036) will adequately address these impacts. Additionally, landscaping and stockpiles will be properly managed during construction to avoid material loss due to erosion.

To reduce construction-related surface water quality impacts, the project will be subject to Section 23.05.040 of the County's Land Use Ordinance (Title 23) which requires a drainage plan. Compliance with this plan will direct surface flows in a non-erosive manner through the site.

The project is subject to the County's Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), and/or the "Water Quality Control Plan, Central Coast Basin" for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant.

Existing regulations and/or required plans will adequately address surface water quality impacts during construction and permanent use of the project. No additional measures above what are required or proposed are needed to protect water quality.

(b) *Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

The project is not located within a groundwater basin designated as Level of Severity III per the County's Resource Management System or in severe decline by the Sustainable Groundwater Management Act (SGMA). The project would not substantially increase water demand, deplete groundwater supplies, or interfere substantially with groundwater recharge; therefore, the project would not interfere with sustainable management of the groundwater basin. Potential impacts associated with groundwater supplies would be *less than significant.*

(c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

(c-i) Result in substantial erosion or siltation on- or off-site?

The project site is not located in proximity to any surface stream or body of water that would be subject to risk associated with erosion or siltation as the result of project construction or operation. Per the LUO, the project would be subject to a sedimentation and erosion control plan to minimize construction and grading impacts. The plan is required to be prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. The project would be required to submit an erosion control plan, consistent with County standards and is not expected to result in any substantial erosion or siltation on or off site. Therefore, the impact is considered less than significant.

(c-ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

The proposed project will be required to submit a drainage plan, consistent with County standards. The project is not expected to result in substantial increases to the rate or amount of surface runoff which could result in flooding on or off site. Therefore, the impact is considered less than significant.

The project would not substantially increase the amount of impervious surface area or the rate and volume of surface runoff in a manner that could result in flooding on- or off-site. Based on the nature and size of the project, changes in surface hydrology would be negligible. Therefore, potential impacts related to increased surface runoff resulting in flooding would be *less than significant.*

(c-iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

The proposed project shall submit a drainage plan, consistent with County standards. Therefore, it is not expected that the project would result in substantial increases to the rate or amount of surface runoff which could result in flooding on or off site. The proposed location of the single-family dwelling would be outside of the 100-year flood hazard area. The project would be at a great enough distance from the potential flood area to not be considered at risk of hazards associated with periodic flooding, including the possible release of pollutants. Therefore, impacts would be less than significant.

The project would not substantially increase the amount of impervious surface area or the rate and volume of surface runoff in a manner that could exceed the capacity of existing stormwater or drainage systems. Based on the nature and size of the project, changes in surface hydrology would be negligible. Therefore, potential impacts related to increased surface runoff exceeding stormwater capacity would be *less than significant.*

(c-iv) Impede or redirect flood flows?

Based on the County Flood Hazard Map, the project site is not located within a 100-year flood zone. The project would be subject to standard County requirements for drainage, sedimentation, and erosion control for construction and operation. Therefore, *no impacts would occur.*

(d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Based on the County Safety Element, the project site is not located within a 100-year flood zone or within an area that would be inundated if dam failure were to occur. Based on the San Luis Obispo County Tsunami Inundation Maps, the project site is not located in an area with potential for inundation by a tsunami (DOC 2019). The project site is not located within close proximity to a standing body of water with the potential for a seiche to occur. Therefore, the project site has no potential to release pollutants due to project inundation and *no impacts would occur.*

(e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Development such as construction of single-family residences will not require special attention to water use beyond what is required in the Building Ordinance and existing Land Use Ordinance requirements. The project will not conflict or obstruct implementation of a water quality control plan or sustainable management plan.

Conclusion

The project site is not within the 100-year flood zone and does not include existing drainages or other surface waters. The project does not propose alterations to existing water courses or other significant alterations to existing on-site drainage patterns. Therefore, potential impacts related to hydrology and water quality would be less than significant and no mitigation measures are necessary.

Mitigation

None required.

X. LAND USE AND PLANNING

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
(a)	Physically divide an established community?	☐	☐	☐	☒
(b)	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Setting

The LUO was established to guide and manage the future growth in the County in accordance with the General Plan, to regulate land use in a manner that will encourage and support orderly development and beneficial use of lands, to minimize adverse effects on the public resulting from inappropriate creation, location, use or design of buildings or land uses, and to protect and enhance significant natural, historic,

archeological, and scenic resources within the county. The LUO is the primary tool used by the County to carry out the goals, objectives, and policies of the County General Plan. Section 22.52.060.B.2 of the LUO limits grading activities to slopes of less than 30 percent except for certain agricultural uses, or a Variance has been obtained (Section 22.62.070). A Variance from the strict application of the requirements of the LUO may be considered so long as the Variance is not used to reduce the minimum parcel size required for new land divisions or authorize land uses other than those normally identified as allowable. The proposed project does not include either situation. The Review Authority is responsible for taking action on a Variance only when it first determines that the Variance satisfies the following criteria per Government Code Section 65906:

a. The Variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and land use category in which the property is situated; and

b. There are special circumstances applicable to the property, related only to size, shape, topography, location, or surroundings, and because of these circumstances, the strict application of this Title would deprive the property of privileges enjoyed by other property in the vicinity that is in the same land use category; and

c. The Variance does not authorize a use that is not otherwise authorized in the land use category; and

d. The granting of the Variance does not, under the circumstances and conditions applied in the particular case, adversely affect public health or safety, is not materially detrimental to the public welfare, nor injurious to nearby property or improvements.The proposed project appears to meet the criteria outlined above.

The County Land Use Element (LUE) provides policies and standards for the management of growth and development in each unincorporated community and rural areas of the county and serves as a reference point and guide for future land use planning studies throughout the county. The LUE identifies strategic grown principles to define and focus the county's pro-active planning approach and balance environmental, economic, and social equity concerns. Each strategic growth principle correlates with a set of policies and implementation strategies that define how land will be used and resources protected. The LUE also defines each of the 14 land use designations and identifies standards for land uses based on the designation they are located within. The project parcel and adjacent parcels to the south, east, and west are located in the Agricultural designation while the adjacent parcel to the north is located in the Rural Lands designation.

The inland LUE also contains the area plans of each of the four inland planning areas: Carrizo, North County, San Luis Obispo, and South County. The area plans establish policies and programs for land use, circulation, public facilities, services, and resources that apply "areawide", in rural areas, and in unincorporated urban areas within each planning area. Part three of the LUE contains each of the 13 inland community and village plans, which contain goals, policies, programs, and related background information for the County's unincorporated inland urban and village areas. The project is located in the North County Planning Area and Adelaida Sub Area.

Discussion

(a) Physically divide an established community?

The project does not propose project elements or components that would physically divide the site from surrounding areas and uses. The project would be consistent with the general level of development within the project vicinity and would not create, close, or impede any existing public or

private roads, or create any other barriers to movement or accessibility within the community. Therefore, the proposed project would not physically divide an established community and *no impacts would occur.*

(b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

According to the Agriculture Element of the San Luis Obispo County General Plan, primary single-family residences are considered compatible uses on agricultural land assuming that they are located off of productive agricultural lands. So long as primary residential structures are located where land use compatibility, circulation, and infrastructure capacity exist or can be developed compatible with agricultural uses, the residence would be considered compatible uses. Since the project would be located on land not actively being used for cultivation, the project would be compatible with the agricultural designation.

The project would be consistent with the property's land use designation and the guidelines and policies for development within the applicable area plan, inland LUO, and the COSE. The project is consistent with existing surrounding developments and does not contain sensitive on-site resources; therefore, the project would not conflict with policies or regulations adopted for the purpose of avoiding or mitigating environmental effects. The project would be consistent with existing land uses and designations for the proposed site and, therefore, would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating environmental effects. *No impacts would occur.*

Conclusion

The project would be consistent with local and regional land use designations, plans, and policies and would not divide an established community. Therefore, potential impacts related to land use and planning would be less than significant and no mitigation measures are necessary.

Mitigation

None required.

XI. MINERAL RESOURCES

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
(a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(b)	Result in the loss of availability of a locally- important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Setting

The California Surface Mining and Reclamation Act of 1975 (SMARA) requires that the State Geologist classify land into mineral resource zones (MRZ) according to the known or inferred mineral potential of the land (Public Resources Code Sections 2710–2796).

The three MRZs used in the SMARA classification-designation process in the San Luis Obispo-Santa Barbara Production-Consumption Region are defined below (California Geological Survey 2011a):

- **MRZ-1:** Areas where available geologic information indicates that little likelihood exists for the presence of significant mineral resources.
- **MRZ-2:** Areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood for their presence exists. This zone shall be applied to known mineral deposits or where well-developed lines of reasoning, based upon economic-geologic principles and adequate data, demonstrate that the likelihood for occurrence of significant mineral deposits is high.
- **MRZ-3:** Areas containing known or inferred aggregate resources of undetermined significance.

The County LUO provides regulations for development in delineated Energy and Extractive Resource Areas (EX) and Extractive Resource Areas (EX1). The EX combining designation is used to identify areas of the county where:

1. Mineral or petroleum extraction occurs or is proposed to occur;
2. The state geologist has designated a mineral resource area of statewide or regional significance pursuant to PRC Sections 2710 et seq. (SMARA); and,
3. Major public utility electric generation facilities exist or are proposed.

The purpose of this combining designation is to protect significant resource extraction and energy production areas identified by the County LUE from encroachment by incompatible land uses that could hinder resource extraction or energy production operations, or land uses that would be adversely affected by extraction or energy production.

Discussion

(a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

The project is not located within a designated mineral resource zone or within an Extractive Resource Area combining designation. There are no known mineral resources in the project area; therefore, *no impacts would occur.*

(b) Result in the loss of availability of a locally- important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

There are no known or mapped mineral resources in the project area and the likelihood of future mining of important resources within the project area is very low. Therefore, *no impacts would occur.*

Conclusion

No impacts to mineral resources would occur and no mitigation measures are necessary.

Mitigation

None required.

XII. NOISE

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:					
(a)	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
(b)	Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
(c)	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Setting

The San Luis Obispo County Noise Element of the General Plan provides a policy framework for addressing potential noise impacts in the planning process. The purpose of the Noise Element is to minimize future noise conflicts. The Noise Element identifies the major noise sources in the county (highways and freeways, primary arterial roadways and major local streets, railroad operations, aircraft and airport operations, local industrial facilities, and other stationary sources) and includes goals, policies, and implementation programs to reduce future noise impacts. Among the most significant polices of the Noise Element are numerical noise standards that limit noise exposure within noise-sensitive land uses, and performance standards for new commercial and industrial uses that might adversely impact noise-sensitive land uses.

Noise sensitive uses that have been identified by the County include the following:

- Residential development, except temporary dwellings
- Schools – preschool to secondary, college and university, specialized education and training
- Health care services (e.g., hospitals, clinics, etc.)
- Nursing and personal care
- Churches
- Public assembly and entertainment
- Libraries and museums
- Hotels and motels
- Bed and breakfast facilities
- Outdoor sports and recreation
- Offices

All sound levels referred to in the Noise Element are expressed in A-weighted decibels (dB). A-weighting de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear.

The existing ambient noise environment of the project site is characterized by light traffic on Old Creek Road. The nearest existing off-site noise-sensitive land uses are residential parcels to the west with the closest receptors being single-family residences located at the end of Cottontail Creek Road, 0.95 miles west of the project site. There are no other noise-sensitive receptors within 1 mile of the project site. The project site is not located within an Airport Review Area.

Discussion

(a) *Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

The County of San Luis Obispo LUO establishes acceptable standards for exterior and interior noise levels and describe how noise shall be measured. Exterior noise level standards are applicable when a land use affected by noise is one of the sensitive uses listed in the Noise Element. Exterior noise levels are measured from the property line of the affected noise-sensitive land use.

Table 3. Maximum allowable exterior noise level standards[(1)]

Sound Levels	Daytime 7 a.m. to 10 p.m.	Nighttime (2)
Hourly Equivalent Sound Level (L_{eq}, dB)	50	45
Maximum level, dB	70	65

(1) When the receiving noise-sensitive land use is outdoor sports and recreation, the noise level standards are increased by 10 db.

(2) Applies only to uses that operate or are occupied during nighttime hours

The County LUO noise standards are subject to a range of exceptions, including noise sources associated with construction, provided such activities do not take place before 7 a.m. or after 9 p.m. on weekdays, or before 8 a.m. or after 5 p.m. on Saturday or Sunday. Noise associated with agricultural land uses (as listed in Section 22.06.030), traffic on public roadways, railroad line operations, and aircraft in flight are also exempt.

Project construction would result in a temporary increase in noise levels associated with construction activities, equipment, and vehicle trips. Construction noise would be variable, temporary, and limited in nature and duration. The County LUO requires that construction activities be conducted during daytime hours to be able to utilize County construction noise exception standards and that construction equipment be equipped with appropriate mufflers recommended by the manufacturer. Compliance with these standards would ensure short-term construction noise would be less than significant.

The project does not propose any uses or features that would generate a significant permanent source of mobile or stationary noise sources. Ambient noise levels at the project site and in surrounding areas after project implementation would not be significantly different than existing levels. Therefore, potential operational noise impacts would be less than significant.

Based on the limited nature of construction and operation activities, and the lack of sensitive noise receptors in the area, impacts associated with the generation of a substantial temporary or permanent increase in ambient noise levels would be *less than significant*.

(b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

The project does not propose substantial grading/earthmoving activities, pile driving, or other high impact activities that would generate substantial groundborne noise or groundborne vibration during construction. Construction equipment has the potential to generate minor groundborne noise and/or vibration, but these activities would be limited in duration and are not likely to be perceptible from adjacent areas. The project does not propose a use that would generate long-term operational groundborne noise or vibration. Therefore, impacts related to exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels would be *less than significant.*

(c) *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

The project site is not located within or adjacent to an airport land use plan or within 2 miles of a public airport or private airstrip; therefore, *no impact would occur*.

Conclusion

Short-term construction activities would be limited in nature and duration and conducted during daytime periods per County LUO standards. No long-term operational noise or ground vibration would occur as a result of the project. The project is not located in close proximity to noise-sensitive receptors. Therefore, potential impacts related to noise would be less than significant and no mitigation measures are necessary.

Mitigation

None required.

XIII. POPULATION AND HOUSING

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
(a)	Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
(b)	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Setting

The County of San Luis Obispo General Plan Housing Element recognizes the difficulty for residents to find suitable and affordable housing within San Luis Obispo County. The Housing Element includes an analysis of vacant and underutilized land located in urban areas that is suitable for residential development and considers zoning provisions and development standards to encourage development of these areas. Consistent with State housing element laws, these areas are categorized into potential sites for very low- and low-income households, moderate-income households, and above moderate-income households.

The County's Inclusionary Housing Ordinance requires the provision of new affordable housing in conjunction with both residential and nonresidential development and subdivisions. 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 project parcel and parcels in the surrounding area are undeveloped.

Discussion

(a) *Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

The project is not expected to cause any substantial population growth as it would be providing only for one single-family residence. The project does not include the construction of businesses or the extension or establishment of roads, utilities, or other infrastructure that would induce substantial development and population growth in new areas. The project would not generate a substantial number of new employment opportunities that would encourage population growth in the area. Therefore, the project would not directly or indirectly induce substantial growth and *no impacts would occur.*

(b) *Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

The project would not displace existing housing or necessitate the construction of replacement housing elsewhere; therefore, *no impacts would occur.*

Conclusion

No impacts to population and housing would occur and no mitigation measures are necessary.

Mitigation

None required.

XIV. PUBLIC SERVICES

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	Fire protection?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

Setting

Fire protection services in unincorporated San Luis Obispo County are provided by the California Department of Forestry and Fire Protection (CAL FIRE), which has been under contract with the County of San Luis Obispo to provide full-service fire protection since 1930. Approximately 180 full-time state employees operate the County Fire Department, supplemented by as many as 100 state seasonal fire fighters, 300 County paid-call and reserve fire fighters, and 120 state inmate fire fighters. CAL FIRE responds to emergencies and other requests for assistance, plans for and takes action to prevent emergencies and to reduce their impact, coordinates regional emergency response efforts, and provides public education and training in local communities. CAL FIRE has 24 fire stations located throughout the county. The project would be served by County Fire Station #16 – Estero Bay, located approximately 5 miles to the southwest of the project site. Based on the County's response time map, it will take approximately 15-20 minutes to respond to a call regarding fire or life safety.

Police protection and emergency services in the unincorporated portions of the county are provided by the San Luis Obispo County Sheriff's Office. The Sheriff's Office Patrol Division responds to calls for service, conducts proactive law enforcement activities, and performs initial investigations of crimes. Patrol personnel are deployed from three stations throughout the county, the Coast Station in Los Osos, the North Station in Templeton, and the South Station in Oceano. The nearest sheriff station is the Templeton substation, located approximately 9.75 miles to the east of the project site.

San Luis Obispo County has a total of 12 school districts that currently enroll approximately 34,000 students in over 75 schools. The project is within the Cayucos School District, which includes one elementary school.

Within the County's unincorporated areas, there are currently 23 parks, three golf courses, four trails/staging areas, and eight Special Areas that include natural areas, coastal access, and historic facilities currently operated and maintained by the County. The project is located approximately 5 miles to the northeast of the Community of Cayucos which supports several parks and recreational areas.

Public facilities fees, Quimby fees, and developer conditions are several ways the County currently funds public services. A public facility fee program (i.e., development impact fee program) has been adopted to address impacts related to public facilities (county) and schools (State Government Code 65995 et seq.). The fee amounts are assessed annually by the County based on the type of proposed development and the development's proportional impact and are collected at the time of building permit issuance. Public facility fees are used as needed to finance the construction of and/or improvements to public facilities required to the serve new development, including fire protection, law enforcement, schools, parks, and roads.

Discussion

(a) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

Fire protection?
The project would be required to comply with all fire safety rules and regulations including the California Fire Code and Public Resources Code prior to issuance of building permits. Based on the limited nature of development proposed, the project would not result in a significant increase in demand for fire protection services. The project would be served by existing fire protection services and would not result in the need for new or altered fire protection services or facilities. In addition, the project would be subject to development impact fees to offset the project's contribution to demand for fire protection services. Therefore, impacts would be *less than significant.*

Police protection?
The project does not propose a new use or activity that would require additional police services above what is normally provided for similar surrounding land uses. The project would not result in a significant increase in demand for police protection services and would not result in the need for new or altered police protection services or facilities. In addition, the project would be subject to development impact fees to offset the project's contribution to demand on law enforcement services. Therefore, impacts related to police services would be *less than significant.*

Schools?
As discussed in Section XIV. Population and Housing, the project would not induce a substantial increase in population growth and would not result in the need for additional school services or facilities to serve new student populations. Therefore, potential impacts would be *less than significant.*

Parks?
As discussed in Section XIV. Population and Housing, the project would not induce a substantial increase in population growth and would not result in the need for additional parks or recreational services or facilities to serve new populations. Therefore, potential impacts would be *less than significant.*

Other public facilities?
As discussed above, the proposed project would be subject to applicable fees to offset negligible increased demands on public facilities; therefore, impacts related to other public facilities would be *less than significant.*

Conclusion

The project does not propose development that would substantially increase demands on public services and would not induce population growth that would substantially increase demands on public services. The project would be subject to payment of development impact fees to reduce the project's negligible contribution to increased demands on public services and facilities. Therefore, potential impacts related to public services would be less than significant and no mitigation measures are necessary.

Mitigation

None required.

XV. RECREATION

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
(b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Setting

The County of San Luis Obispo Parks and Recreation Element (Recreation Element) establishes goals, policies, and implementation measures for the management, renovation, and expansion of existing, and the development of new, parks and recreation facilities in order to meet existing and projected needs and to assure an equitable distribution of parks throughout the county.

Public facilities fees, Quimby fees, and developer conditions are several ways the County currently funds public parks and recreational facilities. Public facility fees are collected upon construction of new residential units and currently provide funding for new community-serving recreation facilities. Quimby Fees are collected when new residential lots are created and can be used to expand, acquire, rehabilitate, or develop community-serving parks. Finally, a discretionary permit issued by the County may condition a project to provide land, amenities, or facilities consistent with the Recreation Element.

The County Bikeways Plan identifies and prioritizes bikeway facilities throughout the unincorporated area of the county, including bikeways, parking, connections with public transportation, educational programs, and funding. The Bikeways Plan is updated every 5 years and was last updated in 2016. The plan identifies goals, policies, and procedures geared towards realizing significant bicycle use as a key component of the transportation options for San Luis Obispo County residents. The plan also includes descriptions of bikeway design and improvement standards, an inventory of the current bicycle circulation network, and a list of current and future bikeway projects within the county.

Discussion

(a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

The project would not result in a substantial growth within the area and would not substantially increase demand on any proximate existing neighborhood or regional park or other recreational facilities. Payment of standard development impact fees would ensure any incremental increase in use of existing parks and recreational facilities would be reduced to *less than significant.*

(b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

The project does not include the construction of new recreational facilities and would not result in a substantial increase in demand or use of parks and recreational facilities. Implementation of the project would not require the construction or expansion of recreational facilities; therefore, *no impacts would occur.*

Conclusion

The project would not result in the significant increase in use, construction, or expansion of parks or recreational facilities. Therefore, potential impacts related to recreation would be less than significant and no mitigation measures are necessary.

Mitigation

None required.

XVI. TRANSPORTATION

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
(a)	Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
(b)	Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
(c)	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(d)	Result in inadequate emergency access?	☐	☐	☐	☒

Setting

The County Department of Public Works maintains updated traffic count data for all County-maintained roadways. In addition, Traffic Circulation Studies have been conducted within several community areas using traffic models to reasonably simulate current traffic flow patterns and forecast future travel demands and traffic flow patterns. These community Traffic Circulation Studies include the South County Circulation Study, Los Osos Circulation Study, Templeton Circulation Study, San Miguel Circulation Study, Avila Circulation Study, and North Coast Circulation Study. The California Department of Transportation (Caltrans) maintains annual traffic data on state highways and interchanges within the county. The project site would be accessed off Old Creek Road a County maintained two lane road.

In 2013, Senate Bill 743 was signed into law with the intent to "more appropriately balance the needs of congestion management with statewide goals related to infill development, promotion of public health through active transportation, and reduction of greenhouse gas emissions" and required the Governor's Office of Planning and Research (OPR) to identify new metrics for identifying and mitigating transportation impacts within CEQA. As a result, in December 2018, the California Natural Resources Agency certified and adopted updates to the State CEQA Guidelines. The revisions included new requirements related to the implementation of Senate Bill 743 and identified vehicle miles traveled (VMT) per capita, VMT per employee, and net VMT as new metrics for transportation analysis under CEQA (as detailed in Section 15064.3 [b]). Beginning July 1, 2020, the newly adopted VMT criteria for determining significance of transportation impacts must be implemented statewide.

The San Luis Obispo Council of Governments (SLOCOG) holds several key roles in transportation planning within the county. As the Regional Transportation Planning Agency (RTPA), SLOCOG is responsible for conducting a comprehensive, coordinated transportation program, preparation of a Regional Transportation Plan (RTP), programming of state funds for transportation projects, and the administration and allocation of transportation development act funds required by state statutes. As the Metropolitan Planning Organization (MPO), SLOCOG is also responsible for all transportation planning and programming activities required under federal law. This includes development of long-range transportation plans and funding programs, and the approval of transportation projects using federal funds.

The 2019 RTP, adopted June 5, 2019, is a long-term blueprint of San Luis Obispo County's transportation system. The plan identifies and analyzes transportation needs of the region and creates a framework for project priorities. SLOCOG represents and works with the County of San Luis Obispo as well as the Cities within the county in facilitating the development of the RTP.

The County Department of Public Works establishes bicycle paths and lanes in coordination with the RTP, which outlines how the region can establish an extensive bikeway network. County bikeway facilities are funded by state grants, local general funds, and developer contributions. The RTP also establishes goals and recommendations to develop, promote, and invest in the public transit systems, rail systems, air services, harbor improvements, and commodity movements within the county in order to meet the needs of transit-dependent individuals and encourage the increasing use of alternative modes by all travelers that choose

public transportation. Local transit systems are presently in operation in the cities of Morro Bay and San Luis Obispo, and South County services are offered to Grover Beach, Arroyo Grande, Pismo Beach, and Oceano. Dial-a-ride systems provide intra-community transit in Morro Bay, Atascadero, and Los Osos. Inter-urban systems operate between the City of San Luis Obispo and South County, Los Osos, and the North Coast.

The County's Framework for Planning (Inland), includes the Land Use and Circulation Elements of the County's General Plan. The Framework establishes goals and strategies to meet pedestrian circulation needs by providing usable and attractive sidewalks, pathways, and trails to establish maximum access and connectivity between land use designations. There are no bus stops within 1 mile of the project site, and there are no proximate bike or pedestrian facilities.

Discussion

(a) *Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

The project does not propose the substantial temporary or long-term alteration of any proximate transportation facilities. Marginal increases in traffic can be accommodated by existing local streets and the project would not result in any long-term changes in traffic or circulation. The project does not propose uses that would interfere or conflict with applicable policies related to circulation, transit, roadway, bicycle, or pedestrian systems or facilities. The project would be consistent with the County Framework for Planning (Inland) and consistent with the projected level of growth and development identified in the 2019 RTP. Therefore, potential impacts would be *less than significant.*

(b) *Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?*

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Based on the nature and location of the project, the project would not generate a significant increase in construction-related or operational traffic trips or vehicle miles traveled. The project would not substantially change existing land uses and would not result in the need for additional new or expanded transportation facilities and is below the trip threshold identified by the State and would not be considered significant. The project would be subject to standard development impact fees to offset the relative impacts on surrounding roadways. Therefore, potential impacts would be *less than significant*.

(c) *Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

The project proposes the construction of a single-family residence, detached garage, ADU and driveway. This residence and driveway are designed in such a way so as to avoid any hazardous design feature and to avoid conflict with existing uses which may be considered incompatible. The potential for increased mud/gravel tracked onto the roadway, especially during construction operations could create hazardous conditions for the cyclists who frequent Old Creek Road. However, the SWPPPP would require all runoff and debris to be contained on the project site. Therefore, impacts would be less than significant.

(d) Result in inadequate emergency access?

The project would not result in road closures during short-term construction activities or long-term operations. Individual access to adjacent properties would be maintained during construction activities and throughout the project area. Project implementation would not affect long-term access through the project area and sufficient alternative access exists to accommodate regional trips. Therefore, the project would not adversely affect existing emergency access and *no impacts would occur*.

Conclusion

The project would not alter existing transportation facilities or result in the generation of substantial additional trips or vehicle miles traveled. Payment of standard development fees and compliance with existing regulations would ensure potential impacts were reduced to less than significant. Therefore, potential impacts related to transportation would be less than significant and no mitigation measures are necessary.

Mitigation

None required.

XVII. TRIBAL CULTURAL RESOURCES

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
	(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☒	☐

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(ii)	A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

Setting

Approved in 2014, AB 52 added tribal cultural resources to the categories of resources that must be evaluated under CEQA. Tribal cultural resources are defined as either of the following:

1) Sites, features, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
    a. Included or determined to be eligible for inclusion in the California Register of Historical Resources; or
    b. Included in a local register of historical resources as defined in subdivision (k) of California Public Resources Code Section 5020.1.
2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of California Public Resources Code Section 5024.1. In applying these criteria for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American Tribe.

Recognizing that tribes have expertise with regard to their tribal history and practices, AB 52 requires lead agencies to provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if they have requested notice of projects proposed within that area. If the tribe requests consultation within 30 days upon receipt of the notice, the lead agency must consult with the tribe regarding the potential for adverse impacts on tribal cultural resources as a result of a project. Consultation may include discussing the type of environmental review necessary, the presence and/or significance of tribal cultural resources, the level of significance of a project's impacts on the tribal cultural resources, and available project alternatives and mitigation measures recommended by the tribe to avoid or lessen potential impacts on tribal cultural resources.

Discussion

(a) *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*

(a-i) *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?*

The County has provided notice of the opportunity to consult with appropriate tribes per the requirements of AB 52. No tribal groups requested consultation. The project site does not contain any known tribal cultural resources that have been listed or been found eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC Section 5020.1. Potential impacts associated with the inadvertent discovery of tribal cultural resources would be subject to LUO 22.10.040 (Archaeological Resources), which requires that in the event resources are encountered during project construction, construction activities shall cease, and the County Planning and Building Department shall be notified of the discovery so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and the disposition of artifacts may be accomplished in accordance with state and federal law. Therefore, impacts related to a substantial adverse change in the significance of tribal cultural resources would be *less than significant*.

(a-ii) *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.*

The project site does not contain any resources determined by the County to be a potentially significant tribal cultural resource. Impacts associated with potential inadvertent discovery would be minimized through compliance with existing standards and regulations (LUO 22.10.040). Therefore, potential impacts would be *less than significant*.

Conclusion

No tribal cultural resources are known or expected to occur within or adjacent to the project site. In the event unanticipated sensitive resources are discovered during project activities, adherence with County LUO standards and State Health and Safety Code procedures would reduce potential impacts to less than significant; therefore, potential impacts to tribal cultural resources would be less than significant and no mitigation measures are necessary.

Mitigation

None required.

XVIII. UTILITIES AND SERVICE SYSTEMS

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
(a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
(b)	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
(c)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
(d)	Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
(e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Setting

The proposed project includes construction of a single-family residence, accessory which proposes the use of an on-site septic system, an onsite well for water supply, and the replacement and expansion of existing underground electrical. 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. 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 on-site 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).

See Section VII Geology and Soils, for each soil type found within the parcel boundary and relative septic compatibility. Soils on this site had the following potential septic system constraints: steep slopes, shallow depth to bedrock, and slow percolation.

There are three landfills in San Luis Obispo County: Cold Canyon Landfill, located near the City of San Luis Obispo, Chicago Grade Landfill, located near the community of Templeton, and Paso Robles Landfill, located east of the City of Paso Robles. The project's solid waste needs would be served by Mission County Disposal.

Discussion

(a) *Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electrical power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects?*

The project proposes the use of an on-site well and wastewater disposal and would not require the expansion of existing community facilities. Therefore, impacts would be less than significant.

(b) *Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*

The project would be subject to the County's Title 19 (Building and Construction Ordinance, Sec.19.20.238), states that no grading or building permit shall be issued until either the water purveyor provides a written statement that potable water service will be provided (community systems), or an on-site well is installed, tested and certified to meet minimum capacity requirements and Health Department approval. The project proposes the use of an on-site well to obtain its water. The existing

well was previously approved by Environmental Health Department. The project is a single-family residence which is expected to use a relatively small amount of water each year. Additionally, to conserve water, the project will be subject to the County's Title 19 (Building and Construction Ordinance, Sec. 19.20.240), which requires specific water-conserving fixtures for domestic use. Therefore, impacts would be less than significant.

(c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

The project would utilize an onsite septic system and would not substantially increase demands on existing wastewater collection, treatment, and disposal facilities. The project does not include new connections to wastewater treatment facilities; therefore, *no impact would occur*.

(d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Construction activities would result in the generation of minimal solid waste materials. The proposed project is a single-family residence with attached garage and ADU which is expected to generate a limited amount of solid waste and will likely not result in the impairment of solid waste reduction goals. Therefore, potential impacts would be *less than significant*.

(e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

The project is required to abide by federal, state, and local management reduction statutes and regulations related to solid waste. Therefore, the project will comply with all statutes and regulations related to solid waste, and impacts will be *less than significant*.

Conclusion

The project proposes to install an onsite wastewater treatment (septic) system and is not expected to create any solid waste in excess of state and local standards. The project would utilize an existing well for domestic water uses. Therefore, potential impacts to utilities and service systems would be less than significant and no mitigation measures are necessary.

Mitigation

None required.

XIX. WILDFIRE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
(a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(b)	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
(c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
(d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

Setting

In central California, the fire season usually extends from roughly May through October, however, recent events indicate that wildfire behavior, frequency, and duration of the fire season are changing in California. Fire Hazard Severity Zones (FHSZ) are defined by the California Department of Forestry and Fire Protection (CALFIRE) based on the presence of fire-prone vegetation, climate, topography, assets at risk (e.g., high population centers), and a fire protection agency's ability to provide service to the area (CAL FIRE 2007). FHSZs throughout the County have been designated as "Very High," "High," or "Moderate." In San Luis Obispo County, most of the area that has been designated as a "Very High Fire Hazard Severity Zone" is located in the Santa Lucia Mountains, which extend parallel to the coast along the entire length of San Luis Obispo County. The Moderate Hazard designation does not mean the area cannot experience a damaging fire; rather, it indicates that the probability is reduced, generally because the number of days a year that the area has "fire weather" is less than in high or very high fire severity zones. The project is located within a high fire hazard severity zone, and, based on the County's response time map, it will take approximately 15-20 minutes to respond to a call regarding fire or life safety.

The County Emergency Operations Plan (EOP) addresses several overall policy and coordination functions related to emergency management. The EOP includes the following components:

- Identifies the departments and agencies designated to perform response and recovery activities and specifies tasks they must accomplish;
- Outlines the integration of assistance that is available to local jurisdictions during disaster situations that generate emergency response and recovery needs beyond what the local jurisdiction can satisfy;

- Specifies the direction, control, and communications procedures and systems that will be relied upon to alert, notify, recall, and dispatch emergency response personnel, alert the public, protect residents and property, and request aid/support from other jurisdictions and/or the federal government;
- Identifies key continuity of government operations; and
- Describes the overall logistical support process for planned operations.

Topography influences wildland fire to such an extent that slope conditions can often become a critical wildland fire factor. Conditions such as speed and direction of dominant wind patterns, the length and steepness of slopes, direction of exposure, and/or overall ruggedness of terrain influence the potential intensity and behavior of wildland fires and/or the rates at which they may spread (Barros et al. 2013).

The County of San Luis Obispo Safety Element establishes goals, policies, and programs to reduce the threat to life, structures, and the environment caused by fire. Policy S-13 identifies that new development should be carefully located, with special attention given to fuel management in higher fire risk areas, and that new development in fire hazard areas should be configured to minimize the potential for added danger. Implementation strategies for this policy include identifying high risk areas, the development and implementation of mitigation efforts to reduce the threat of fire, requiring fire resistant material to be used for building construction in fire hazard areas, and encouraging applicants applying for subdivisions in fire hazard areas to cluster development to allow for a wildfire protection zone.

The California Fire Code provides minimum standards for many aspects of fire prevention and suppression activities. These standards include provisions for emergency vehicle access, water supply, fire protection systems, and the use of fire resistant building materials.

The County has prepared an Emergency Operations Plan (EOP) to outline the emergency measures that are essential for protecting the public health and safety. These measures include, but are not limited to, public alert and notifications, emergency public information, and protective actions. The EOP also addresses policy and coordination related to emergency management.

Discussion

(a) *Substantially impair an adopted emergency response plan or emergency evacuation plan?*

Implementation of the proposed project would not have a permanent impact on any adopted emergency response plans or emergency evacuation plans. Temporary construction activities and staging would not substantially alter existing circulation patterns or trips. Access to adjacent areas would be maintained throughout the duration of the project. Therefore, the project would not substantially impair an adopted emergency response plan or emergency evacuation plan. Potential impacts would be *less than significant*.

(b) *Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

The project site contains very steep slopes and substantial vegetation. The proposed project would have the highest fire risk during construction as construction vehicles have the ability to spark wildfires when operating machinery around the surrounding maritime vegetation. The project proponent would be required to adhere to a Fire Safety Plan prepared by Cal Fire / County Fire including criteria for clearing vegetation, combustible building materials, driveway width, and water

storage tanks to lessen fire risk within the project site. Therefore, potential impacts would be *less than significant*.

(c) *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

The project proposes an update and expansion to its existing driveway to meet Cal Fire standards. The project also proposes the addition of a fire hydrant and water tanks within close proximity to the proposed residence to assist in fire protection. Therefore, impacts would be *less than significant.*

(d) *Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

The project is located on a site with very steeply sloping topography, is outside of any flood hazard zone and is in an area with high to very high potential for landslide. It is not expected that the project would expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, impacts would be *less than significant.*

Conclusion

With the implementation of a Fire Safety Plan, the project would result in less than significant impacts related to wildfire.

Mitigation

None required.

XX. MANDATORY FINDINGS OF SIGNIFICANCE

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Does the project have the potential to substantially 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, substantially 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?	☐	☐	☒	☐

Initial Study – Environmental Checklist

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(b)	Does the project 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)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion

(a) Does the project have the potential to substantially 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, substantially 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?

Potential impacts to biological resources have been identified but would be mitigated to a level of less than significant. Compliance with all the mitigation measures identified in Exhibit B would ensure that project implementation 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, or reduce the number or restrict the range of a rare or endangered plant or animal. Implementation of the project would not eliminate important examples of the major periods of California history or pre-history. Therefore, the anticipated project-related impacts are *less than significant* with incorporation of the mitigation measures included in Exhibit B.

(b) Does the project 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)?

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 with mitigation.*

(c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Environmental impacts that may have an adverse effect on human beings, either directly or indirectly, are analyzed in each environmental resource section above. In addition, implementation

of mitigation measures included in Exhibit B – Mitigation Summary Table would further reduce potential adverse effects on human beings; therefore, impacts would be *less than significant with mitigation.*

Conclusion

With the implementation of the mitigation measures listed in Exhibit B – Mitigation Summary Table, impacts would be reduced to less than significant with mitigation.

Exhibit A - Initial Study References and Agency Contacts

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

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

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

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

- ☒ Project File for the Subject Application

County Documents

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

Other Documents

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

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

CAL FIRE. 2007. "Draft Fire Hazard Severity Zones in Local Responsibility Areas." Available at <http://frap.fire.ca.gov/webdata/maps/san_luis_obispo/fhszl06_1_map.40.pdf>

California Department of Toxic Substances Control (DTSC). 2019. EnviroStor. Available at: <https://www.envirostor.dtsc.ca.gov/public/>

California Department of Transportation (Caltrans). 2008. Scenic Highway Guidelines. October 2008.

California State Water Resources Control Board. 2012. Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment Systems. June 19th, 2012.

United States Geological Survey (USGS). 2019. Areas of Land Subsidence in California. Available at: <https://ca.water.usgs.gov/land_subsidence/california-subsidence-areas.html>

U.S. Fish and Wildlife Service (USFWS). 2019. National Wetlands Inventory Surface Waters and Wetlands. May 5, 2019. Available at: <https://www.fws.gov/wetlands/data/Mapper.html>

Beacon Geotechnical, Inc. Geotechnical Engineering Report (APN: 046-031-033 & 046-131-033). May 17, 2017.

Geo Solutions. Evaluation of Roadway Alignment (APN: 046-031-033 & 046-131-033). September 11, 2020.

Geo Solutions. Soils Engineering Report (APN: 046-031-033 & 046-131-033). January 14, 2019.

Geo Solutions. Engineering Geology Investigation Update. September 18, 2020.

Althouse and Meade, Inc. Biological Report. December 5, 2018.

Althouse and Meade, Inc. Botanical Survey Addendum to Biological Report. May 2019.

Althouse and Meade, Inc. Delineation of Potentially Jurisdictional Wetlands and Waters (APN: 046-031-033). May 2019.

Heritage Discoveries Inc. Phase I Archaeological Surface Survey at Old Creek Ranch. January 12, 2019.

LandSet Engineers, Inc. Review of Engineering Geology Investigation (APN: 046-031-033). June 11, 2020.

LandSet Engineers, Inc. Review of Evaluation of Roadway Alignment and Engineering Geology Investigation Update (APN: 046-031-033). October 1, 2020.

E-mail from Sylvia Aldana, County of San Luis Obispo Building Department, March 12, 2020.

Letter from Dell Wells, CalFire, March 27, 2020.

Letter from David Grim, County of San Luis Obispo Department of Public Works, March 11, 2020.

Letter from Anthony Schuetze, County of San Luis Obispo Stormwater Program Coordinator, March 19, 2020.

Exhibit B - Mitigation Summary

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

AESTHETIC RESOURCES (AES)

AES-1 Nighttime lighting. Prior to issuance of construction permits, the applicant shall submit a light pollution prevention plan (LPPP) to the County Planning Department for approval that incorporates the following measures to reduce impacts related to night lighting:

a. Prevent all interior lighting from being detected outside the facilities between the period of 1 hour before dusk and 1 hour after dawn;

b. All facilities employing artificial lighting techniques shall include shielding and/or blackout tarps that are engaged between the period of 1 hour before dusk and 1 hour after dawn and prevent any and all light from escaping;

c. Any exterior path lighting shall conform to LUO Section 22.10.060, be located and designed to be motion activated, and be directed downward and to the interior of the site to avoid the light source from being visible off-site. Exterior path lighting shall be "warm-white" or filtered (correlated color temperature of < 3,000 Kelvin; scotopic/photopic ratio of < 1.2) to minimize blue emissions; and

d. Any exterior lighting used for security purposes shall be motion activated, be located and designed to be motion activated, and be directed downward and to the interior of the site to avoid the light source from being visible off-site, and shall be of the lowest-lumen necessary to address security issues.

AIR QUALITY RESOURCES (AQ)

AQ-1 Dust Control. The project proposes grading areas that are greater than 4 acres in size and within 1,000 feet of a sensitive receptor. The following measures shall be implemented to minimize nuisance impacts and to significantly reduce fugitive dust emissions:

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

b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. When drought conditions exist and water use is a concern, the contractor or builder should consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control. Please refer to the San Joaquin Valley Air District for a list of potential dust suppressants;

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

d. Permanent dust control measures identified in the approved project plans (e.g., revegetation and

landscape plans, etc.) shall be implemented as soon as possible following completion of any soil disturbing activities;

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

f. All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the Air Pollution Control District (APCD) (project manager add following as applicable – "and for applications within close proximity to sensitive habitats, CA Department of Fish and Wildlife (CDFW)-compliant stabilizing methods shall be used");

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

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

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

j. "Track-Out" is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in CVC Section 23113 and California Water Code 13304. To prevent 'track out', designate access points and require all employees, subcontractors, and others to use them. Install and operate a 'track-out prevention device' where vehicles enter and exit unpaved roads onto paved streets. The 'track-out prevention device' can be any device or combination of devices that are effective at preventing track out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices need periodic cleaning to be effective. If paved roadways accumulate tracked out soils, the track-out prevention device may need to be modified;

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

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

m. The contractor or builder shall designate a person or persons whose responsibility is to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to minimize dust complaints and reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Their duties shall include holidays and weekend periods when work may not be in progress (for example, wind-blown dust could be generated on an open dirt lot). The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition (Contact Tim Fuhs at 805-781-5912).

AQ-2 Standard Construction Measures. Based on Air Pollution Control District's (APCD) CEQA Handbook (2012), to reduce nitrogen oxides (NOx), reactive organic gases (ROG), and diesel particulate matter (DPM) emissions from construction equipment. the applicant shall incorporate into the project the

following "standard" construction mitigation measures:

a. Maintain all construction equipment in proper tune according to manufacturer's specifications;

b. Fuel all off-road and portable diesel-powered equipment with Air Resources Board (ARB) certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);

c. 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;

d. 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;

e. Construction or trucking companies with fleets that 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;

f. 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;

g. Diesel idling within 1,000 feet of sensitive receptors is not permitted;

h. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;

i. Electrify equipment when feasible;

j. Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and,

k. Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

AQ-3 Prior to issuance of any construction permits, the applicant shall incorporate Best Available Control Technology (BACT) into the construction phase of the project and shown on all applicable construction plans. The BACT measures shall be reviewed and verified by the SLOAPCD

BIOLOGICAL RESOURCES (BIO)

BIO-1 Environmentally sensitive area signage. Signage shall be placed along the edge of work limits where they border California bay forest and oak woodland habitats. The signage shall state "Environmentally Sensitive Area - Do Not Enter".

BIO-2 Impacts to California bay trees shall be mitigated by planting additional trees on site. Removal of individual California bay trees with a diameter breast height (DBH; 4.5 feet above ground level) of 5 inches or greater shall be mitigated at a 2:1 ratio (i.e., two replacement trees per one removed tree). Impacts to bays shall be mitigated by planting additional bay trees at a 1:1 ratio. Replacement trees shall be of minimum one-gallon size, of local origin, and of the same species as was impacted. Replacement trees shall be seasonally maintained (browse protection, weed reduction and irrigation, as needed) and monitored annually for at least seven years.

BIO-3 Impacts to oaks trees shall be mitigated by planting additional trees on site. Any oak tree with a DBH of 5 inches or greater shall require mitigation. Oaks removed shall be replaced in kind at a 4:1 ratio. Impacts to oaks shall be mitigated by planting additional oak trees, in kind, at a 2:1 ratio. Replacement trees shall be of minimum one-gallon size, of local origin, and of the same species as was impacted. Replacement trees shall be seasonally maintained (browse protection, weed reduction and irrigation,

as needed) and monitored annually for at least seven years.

BIO-4 The canopy edge and trunk location of oak trees and California bays within 50 feet of proposed construction on the property shall be surveyed by a licensed land surveyor and placed on all plan sets. Tree assessments should be conducted by a certified arborist or qualified biologist. Data collected for each tree shall include DBH of each stem/trunk, canopy diameter, tree height, tree health, and habitat notes (cavities for birds or bats), raptor nests, wood rat nests, and unique features. The tree map shall be used to determine impacts to trees from the project.

BIO-5 Impacts to the oak canopy and California bay critical root zones (CRZ) should be avoided where practicable. Impacts include pruning, ground disturbance within the CRZ, and trunk damage.

BIO-6 Prior to ground disturbing construction activities, tree protection fencing shall be installed around oaks and California bays as close to the outer limit of the CRZ as practicable for construction operations. The fencing shall be in place throughout the duration of the project and removed only under the direction of the project arborist.

BIO-7 Impacts to oak trees shall be assessed by a licensed arborist or qualified biologist prior to final inspection and reported to the County.

BIO-8 Nesting Bird Protection Measures.

a. Pre-construction Survey for Sensitive and Nesting Birds. Prior to issuance of grading and/or construction permits and prior to initiation of site disturbance and/or construction, if work is planned to occur between February 1 and September 15, a qualified biologist shall survey the area for nesting birds within one week prior to initial project activity beginning, including ground disturbance and/or vegetation removal/trimming. If nesting birds are located on or near the proposed project site, they shall be avoided until they have successfully fledged, or the nest is no longer deemed active.

   i. A 250-foot exclusion zone shall be placed around non-listed, passerine species, and a 500-foot exclusion zone will be implemented for raptor species. Each exclusion zone shall encircle the nest and have a radius of 250 feet (non-listed passerine species) or 500 feet (raptor species). All project activities, including foot and vehicle traffic and storage of supplies and equipment, are prohibited inside exclusion zones. Exclusion zones shall be maintained until all project-related disturbances have been terminated, or it has been determined by a qualified biologist that the young have fledged or that proposed project activities would not cause adverse impacts to the nest, adults, eggs, or young.

   ii. If special-status avian species (aside from the burrowing owl or tri-colored blackbird) are identified and nesting within the work area, no work will begin until an appropriate exclusion zone is determined in consultation with the County and any relevant resource agencies.

   iii. The results of the survey shall be provided to the County prior to initial project activities. The results shall detail appropriate fencing or flagging of exclusion zones and include recommendations for additional monitoring requirements. A map of the project site and nest locations shall be included with the results. The qualified biologist conducting the nesting survey shall have the authority to reduce or increase the recommended exclusion zone depending on site conditions and species (if non-listed).

   iv. If two weeks lapse between different phases of project activities (e.g., vegetation trimming and the start of grading), during which no or minimal work activity occurs, the nesting bird survey

shall be repeated.

BIO-9 Pre-construction clearance surveys for lesser slender salamander and northern California legless lizard shall be conducted within 24 hours prior to initial ground-breaking activities (i.e., clearing, grubbing, or grading) within the bay forest and woodland habitat. The preconstruction surveys shall be conducted by a qualified biologist with appropriate authorization from CDFW to relocate the animals out of harm's way, if found. Sufficient time shall be allocated for the biologist to thoroughly inspect the areas prior to impact. Due to the size of the site, initial ground disturbance will likely occur over multiple days. Therefore, surveys should be phased to match the construction schedule. If lesser slender salamander or legless lizards are found to be present in the proposed work areas, they shall be captured by hand by the project biologist and relocated to an appropriate location well outside the impact area. Additionally, if lesser slender salamander or legless lizards are found to be present during the clearance surveys, a biologist shall be present during initial ground-breaking activities to monitor for and relocate any additional animals that may be unearthed. A letter report shall be submitted to the County within 30 days of lesser slender salamander and legless lizard relocation, or as directed by CDFW.

BIO-10 Conduct a focused survey for California spotted owls. The survey shall be conducted between March 15 and August 31, prior to the start of any tree or vegetation trimming or removal activities. There is no standard survey protocol for California spotted owl; therefore, survey methodology shall be conducted using the Nighttime Spot Calling method described in the USFWS 2012 Revision of the Protocol for Surveying Proposed Management Activities that May Impact Northern Spotted Owls. Surveys shall be conducted by a qualified ornithologist with experience in surveying for spotted owl. At least two night surveys shall be conducted and shall be spaced at least 7 days apart. If any California spotted owls are detected during the nighttime survey, a follow-up daytime survey shall be conducted to determine the bird's roosting location. If no spotted owls are detected during the two survey nights, no further action is required. If spotted owls are detected, a determination shall be made by the ornithologist whether project activities may impact the bird. If impacts may occur, such as pruning or removal or a nesting or roosting site, coordination with CDFW shall occur to determine best management practices.

BIO-11 A preconstruction survey shall be conducted to locate potential Monterey dusky-footed woodrat nests within 50 feet of impact areas. The survey shall be conducted within 30 days of starting any grading, grubbing, or oak tree removal. Highly visible fencing and signage shall be installed under the direction of a project biologist in a manner sufficient to protect the nests from construction equipment. If a woodrat nest is located in a construction zone and is unavoidable, it shall be dismantled, or if feasible, relocated outside of the work area. Dismantling and/or relocation shall be done under supervision of a biologist. Due to the potential health hazards associated with woodrat nests, the careful use of mechanized equipment is permissible. Prior to removing or dismantling, the nest shall be nudged with long handled tools or equipment in an attempt to have animals flee the nest. If practical, the entire nest shall be picked up with a front loader or other equipment and placed outside of the impact area in a location determined by the biologist. Otherwise, the nest will be dismantled and the pieces placed in a pile outside of the work area. If young are encountered during the dismantling process, dismantling shall be paused for at least 24 hours to allow the adults to relocate the young. After that period, the nest dismantling process may begin again. A preconstruction survey letter report shall be submitted to the County within one week after completion of the survey.

BIO-12 Within one week prior to trimming or removal of any trees over 20 inches DBH, a survey shall be conducted by a qualified biologist to determine if any of the trees proposed for removal or trimming harbor sensitive bat species or maternal bat colonies. If a non-maternal roost is found, the qualified

biologist, with prior approval from California Department of Fish and Wildlife, will install one-way valves or other appropriate passive relocation method. For each occupied roost removed, one bat box shall be installed in similar habitat and should have similar cavity or crevices properties to those which are removed, including access, ventilation, dimensions, height above ground, and thermal conditions. Maternal bat colonies may not be disturbed.

DATE: April 29, 2021

DEVELOPER'S STATEMENT & MITIGATION MONITORING PROGRAM FOR BRYNDLSON VARIANCE (DRC2020-00039)

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

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

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

AESTHETIC RESOURCES (AES)

AES-1 Nighttime lighting. Prior to issuance of construction permits, the applicant shall submit a light pollution prevention plan (LPPP) to the County Planning Department for approval that incorporates the following measures to reduce impacts related to night lighting:

a. Prevent all interior lighting from being detected outside the facilities between the period of 1 hour before dusk and 1 hour after dawn;

b. All facilities employing artificial lighting techniques shall include shielding and/or blackout tarps that are engaged between the period of 1 hour before dusk and 1 hour after dawn and prevent any and all light from escaping;

c. Any exterior path lighting shall conform to LUO Section 22.10.060, be located and designed to be motion activated, and be directed downward and to the interior of the site to avoid the light source from being visible off-site. Exterior path lighting shall be “warm-white” or filtered (correlated color temperature of < 3,000 Kelvin; scotopic/photopic ratio of < 1.2) to minimize blue emissions; and

d. Any exterior lighting used for security purposes shall be motion activated, be located and designed to be motion activated, and be directed downward and to the interior of the site to avoid the light source from being visible off-site, and shall be of the lowest-lumen necessary to address security issues.

AIR QUALITY RESOURCES (AQ)

AQ-1 Dust Control. The project proposes grading areas that are greater than 4 acres in size and within 1,000 feet of a sensitive receptor. The following measures shall be implemented to

minimize nuisance impacts and to significantly reduce fugitive dust emissions:

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

b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. When drought conditions exist and water use is a concern, the contractor or builder should consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control. Please refer to the San Joaquin Valley Air District for a list of potential dust suppressants;

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

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

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

f. All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the Air Pollution Control District (APCD) (project manager add following as applicable – "and for applications within close proximity to sensitive habitats, CA Department of Fish and Wildlife (CDFW)-compliant stabilizing methods shall be used");

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

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

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

j. "Track-Out" is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in CVC Section 23113 and California Water Code 13304. To prevent 'track out', designate access points and require all employees, subcontractors, and others to use them. Install and operate a 'track-out

prevention device' where vehicles enter and exit unpaved roads onto paved streets. The 'track-out prevention device' can be any device or combination of devices that are effective at preventing track out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices need periodic cleaning to be effective. If paved roadways accumulate tracked out soils, the track-out prevention device may need to be modified;

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

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

m. The contractor or builder shall designate a person or persons whose responsibility is to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to minimize dust complaints and reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Their duties shall include holidays and weekend periods when work may not be in progress (for example, wind-blown dust could be generated on an open dirt lot). The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition (Contact Tim Fuhs at 805-781-5912).

AQ-2 Standard Construction Measures. Based on Air Pollution Control District's (APCD) CEQA Handbook (2012), to reduce nitrogen oxides (NOx), reactive organic gases (ROG), and diesel particulate matter (DPM) emissions from construction equipment. the applicant shall incorporate into the project the following "standard" construction mitigation measures:

a. Maintain all construction equipment in proper tune according to manufacturer's specifications;

b. Fuel all off-road and portable diesel-powered equipment with Air Resources Board (ARB) certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);

c. 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;

d. 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;

e. Construction or trucking companies with fleets that 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;

f. 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;

g. Diesel idling within 1,000 feet of sensitive receptors is not permitted;

h. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;

i. Electrify equipment when feasible;

j. Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and,

k. Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

AQ-3 Prior to issuance of any construction permits, the applicant shall incorporate Best Available Control Technology (BACT) into the construction phase of the project and shown on all applicable construction plans. The BACT measures shall be reviewed and verified by the SLOAPCD.

AQ-1 through AQ-3 shall be implemented and kept in good working order, as applicable, **throughout the construction phase**. All vehicle operators and on-site supervisors shall be informed of these measures prior to any work commencing on site.

BIOLOGICAL RESOURCES (BIO)

BIO-1 Environmentally sensitive area signage. Signage shall be placed along the edge of work limits where they border California bay forest and oak woodland habitats. The signage shall state "Environmentally Sensitive Area - Do Not Enter".

BIO-2 Impacts to California bay trees shall be mitigated by planting additional trees on site. Removal of individual California bay trees with a diameter breast height (DBH; 4.5 feet above ground level) of 5 inches or greater shall be mitigated at a 2:1 ratio (i.e., two replacement trees per one removed tree). Impacts to bays shall be mitigated by planting additional bay trees at a 1:1 ratio. Replacement trees shall be of minimum one-gallon size, of local origin, and of the same species as was impacted. Replacement trees shall be seasonally maintained (browse protection, weed reduction and irrigation, as needed) and monitored annually for at least seven years.

BIO-3 Impacts to oaks trees shall be mitigated by planting additional trees on site. Any oak tree with a DBH of 5 inches or greater shall require mitigation. Oaks

removed shall be replaced in kind at a 4:1 ratio. Impacts to oaks shall be mitigated by planting additional oak trees, in kind, at a 2:1 ratio. Replacement trees shall be of minimum one-gallon size, of local origin, and of the same species as was impacted. Replacement trees shall be seasonally maintained (browse protection, weed reduction and irrigation, as needed) and monitored annually for at least seven years.

BIO-4 The canopy edge and trunk location of oak trees and California bays within 50 feet of proposed construction on the property shall be surveyed by a licensed land surveyor and placed on all plan sets. Tree assessments should be conducted by a certified arborist or qualified biologist. Data collected for each tree shall include DBH of each stem/trunk, canopy diameter, tree height, tree health, and habitat notes (cavities for birds or bats), raptor nests, wood rat nests, and unique features. The tree map shall be used to determine impacts to trees from the project.

BIO-5 Impacts to the oak canopy and California bay critical root zones (CRZ) should be avoided where practicable. Impacts include pruning, ground disturbance within the CRZ, and trunk damage.

BIO-6 **Prior to ground disturbing construction activities,** tree protection fencing shall be installed around oaks and California bays as close to the outer limit of the CRZ as practicable for construction operations. The fencing shall be in place throughout the duration of the project and removed only under the direction of the project arborist.

BIO-7 Impacts to oak trees shall be assessed by a licensed arborist or qualified biologist prior to final inspection and reported to the County.

BIO-8 **Nesting Bird Protection Measures.**

a. **Pre-construction Survey for Sensitive and Nesting Birds.** Prior to issuance of grading and/or construction permits and prior to initiation of site disturbance and/or construction, if work is planned to occur between February 1 and September 15, a qualified biologist shall survey the area for nesting birds within one week prior to initial project activity beginning, including ground disturbance and/or vegetation removal/trimming. If nesting birds are located on or near the proposed project site, they shall be avoided until they have successfully fledged, or the nest is no longer deemed active.

    i. A 250-foot exclusion zone shall be placed around non-listed, passerine species, and a 500-foot exclusion zone will be implemented for raptor species. Each exclusion zone shall encircle the nest and have a radius of 250 feet (non-listed passerine species) or 500 feet (raptor species). All project activities, including foot and vehicle traffic and storage of supplies and equipment, are prohibited inside exclusion zones. Exclusion zones shall be maintained until all project-related disturbances have been terminated, or it has been determined by a qualified biologist that the young have fledged or that proposed project activities would not cause adverse impacts to the nest, adults, eggs, or young.

ii. If special-status avian species (aside from the burrowing owl or tri-colored blackbird) are identified and nesting within the work area, no work will begin until an appropriate exclusion zone is determined in consultation with the County and any relevant resource agencies.

iii. The results of the survey shall be provided to the County prior to initial project activities. The results shall detail appropriate fencing or flagging of exclusion zones and include recommendations for additional monitoring requirements. A map of the project site and nest locations shall be included with the results. The qualified biologist conducting the nesting survey shall have the authority to reduce or increase the recommended exclusion zone depending on site conditions and species (if non-listed).

iv. If two weeks lapse between different phases of project activities (e.g., vegetation trimming and the start of grading), during which no or minimal work activity occurs, the nesting bird survey shall be repeated.

Monitoring: If work occurs between February 1 and September 15, **r**equired within one week of the onset of construction activities or tree removal/trimming activities, during project construction and until project construction terminates, or it has been determined by a qualified biologist that the young have fledged or that proposed project activities would not cause adverse impacts to the nest, adults, eggs, or young. Compliance will be verified by the County Department of Planning and Building.

BIO-9 **Pre-construction clearance surveys** for lesser slender salamander and northern California legless lizard shall be conducted within 24 hours prior to initial ground-breaking activities (i.e., clearing, grubbing, or grading) within the bay forest and woodland habitat. The preconstruction surveys shall be conducted by a qualified biologist with appropriate authorization from CDFW to relocate the animals out of harm's way, if found. Sufficient time shall be allocated for the biologist to thoroughly inspect the areas prior to impact. Due to the size of the site, initial ground disturbance will likely occur over multiple days. Therefore, surveys should be phased to match the construction schedule. If lesser slender salamander or legless lizards are found to be present in the proposed work areas, they shall be captured by hand by the project biologist and relocated to an appropriate location well outside the impact area. Additionally, if lesser slender salamander or legless lizards are found to be present during the clearance surveys, a biologist shall be present during initial ground-breaking activities to monitor for and relocate any additional animals that may be unearthed. A letter report shall be submitted to the County within 30 days of lesser slender salamander and legless lizard relocation, or as directed by CDFW.

BIO-10 **Conduct a focused survey for California spotted owls.** The survey shall be conducted between March 15 and August 31, prior to the start of any tree or vegetation trimming or removal activities. There is no standard survey protocol for California spotted owl; therefore, survey methodology shall be conducted using the Nighttime Spot Calling method described in the USFWS

2012 Revision of the Protocol for Surveying Proposed Management Activities that May Impact Northern Spotted Owls. Surveys shall be conducted by a qualified ornithologist with experience in surveying for spotted owl. At least two night surveys shall be conducted and shall be spaced at least 7 days apart. If any California spotted owls are detected during the nighttime survey, a follow-up daytime survey shall be conducted to determine the bird's roosting location. If no spotted owls are detected during the two survey nights, no further action is required. If spotted owls are detected, a determination shall be made by the ornithologist whether project activities may impact the bird. If impacts may occur, such as pruning or removal or a nesting or roosting site, coordination with CDFW shall occur to determine best management practices.

BIO-11 **A preconstruction survey shall be conducted to locate potential Monterey dusky-footed woodrat nests within 50 feet of impact areas.** The survey shall be conducted within 30 days of starting any grading, grubbing, or oak tree removal. Highly visible fencing and signage shall be installed under the direction of a project biologist in a manner sufficient to protect the nests from construction equipment. If a woodrat nest is located in a construction zone and is unavoidable, it shall be dismantled, or if feasible, relocated outside of the work area. Dismantling and/or relocation shall be done under supervision of a biologist. Due to the potential health hazards associated with woodrat nests, the careful use of mechanized equipment is permissible. Prior to removing or dismantling, the nest shall be nudged with long handled tools or equipment in an attempt to have animals flee the nest. If practical, the entire nest shall be picked up with a front loader or other equipment and placed outside of the impact area in a location determined by the biologist. Otherwise, the nest will be dismantled and the pieces placed in a pile outside of the work area. If young are encountered during the dismantling process, dismantling shall be paused for at least 24 hours to allow the adults to relocate the young. After that period, the nest dismantling process may begin again. A preconstruction survey letter report shall be submitted to the County within one week after completion of the survey.

BIO-12 Within one week prior to trimming or removal of any trees over 20 inches DBH, a survey shall be conducted by a qualified biologist to determine if any of the trees proposed for removal or trimming harbor sensitive bat species or maternal bat colonies. If a non-maternal roost is found, the qualified biologist, with prior approval from California Department of Fish and Wildlife, will install one-way valves or other appropriate passive relocation method. For each occupied roost removed, one bat box shall be installed in similar habitat and should have similar cavity or crevices properties to those which are removed, including access, ventilation, dimensions, height above ground, and thermal conditions. Maternal bat colonies may not be disturbed

Monitoring: Required prior within one week prior to trimming or removal of any trees over 20 inches DBH. Compliance will be verified by the County Department of Planning and Building.

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and

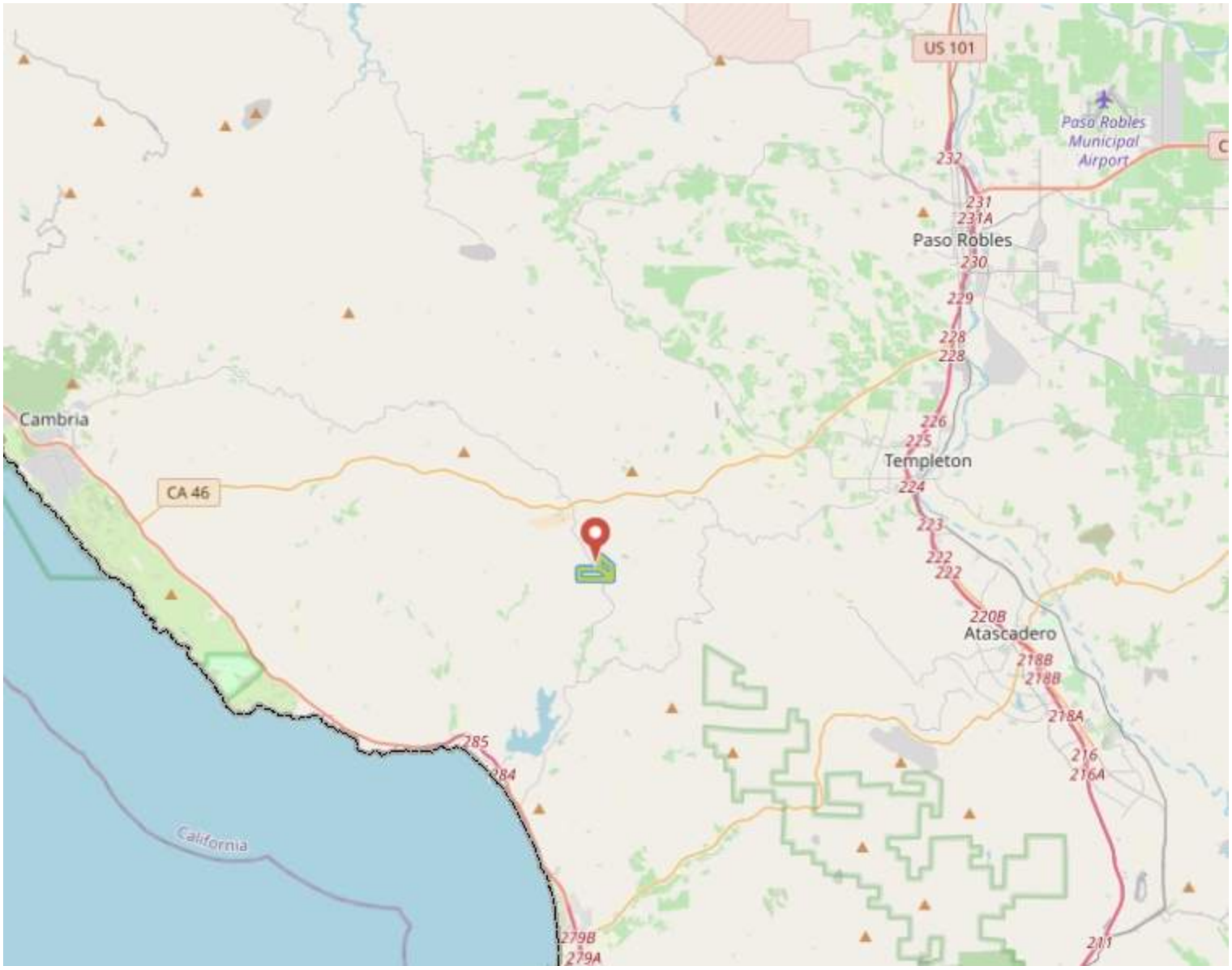
may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

MATTHEW R BRYNILDSON 05-03-21

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

Department of Planning & Building

Brynildson Variance DRC2020-00039



Legend

- SLO County Boundary
- SLO County Boundary

-48,817.95 0 24,408.98 48,817.95 Feet 1: 292,908

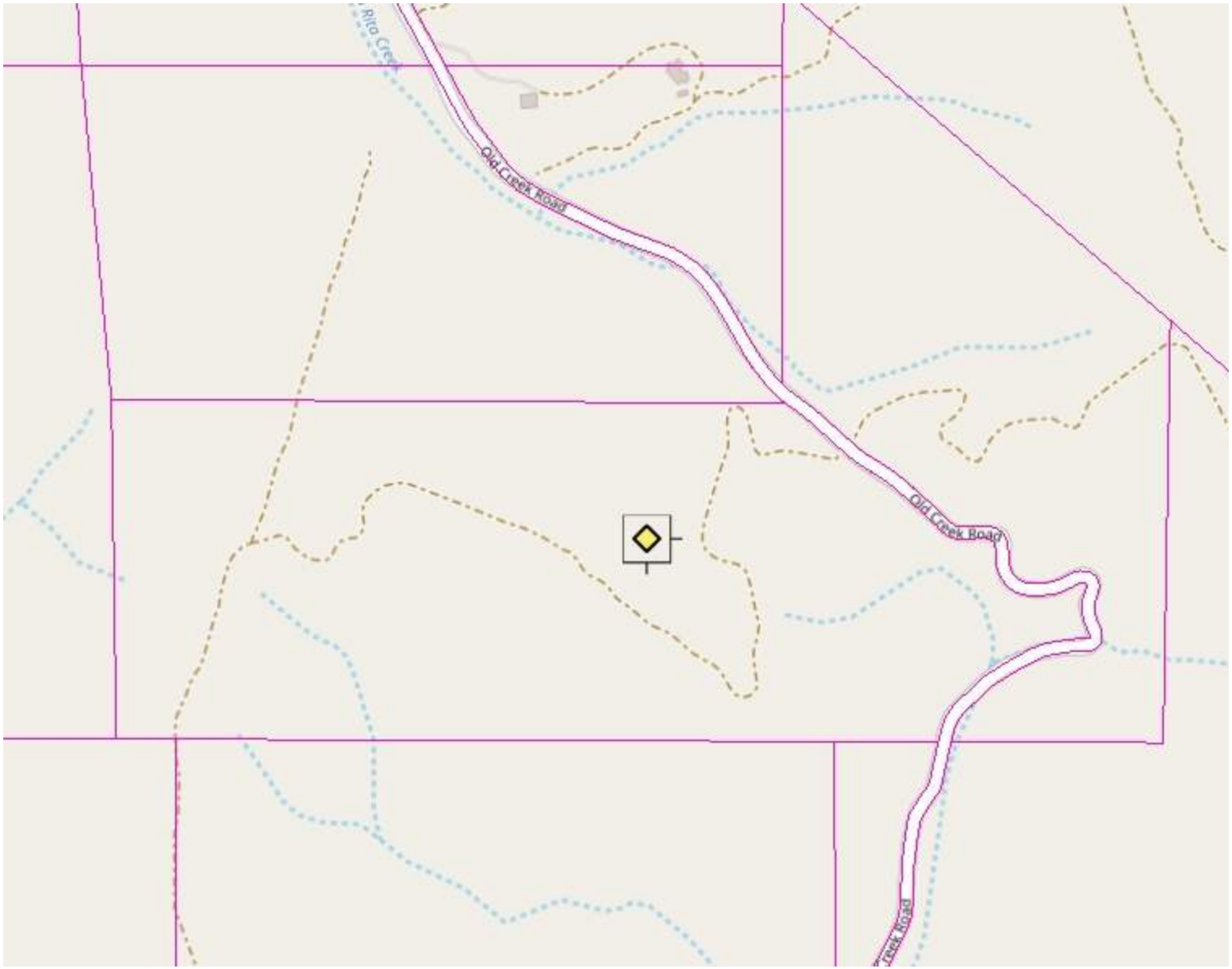
WGS_1984_Web_Mercator_Auxiliary_Sphere

The County of San Luis Obispo does not assume liability for any damages caused by errors or omissions in the data and makes no warranty of any kind, express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only

Department of Planning & Building

Brynildson Variance DRC2020-00039



Legend

- SLO County Boundary
- SLO County Parcels
- SLO County Boundary

-1,525.56 0 762.78 1,525.56 Feet 1: 9,153

WGS_1984_Web_Mercator_Auxiliary_Sphere

Department of Planning & Building

Brynildson Variance DRC2020-00039

Legend

- SLO County Boundary
- SLO County Parcels
- SLO County Boundary

-1,525.56 0 762.78 1,525.56 Feet 1: 9,153

WGS_1984_Web_Mercator_Auxiliary_Sphere

HWY. 46

014/20

R|S 95|14

N 76°45' E

Rancho La Asuncion

S 63°45' E

R|S 98|59

R|S 68|12

S 49°55' E

R|S 109|86

R|S 108|84

R|S 15|96

N
1"= 1000'

4 3 2 1

21 — 44.81 Ac. CONS. ESMT.

22 — 101.28± AC. C.C. O.R. 02-041436

3 2 1

01 — 258.44± AC. CONS. ESMT.

23 — 80±AC. CONS. ESMT.

4 — 31.88 Ac. C.C. O.R. 02-041439

5 4 5 6

38 — 40± AC. C.C. O.R. 02-041437 N89°39'W

39 — 50.64± AC. C.C. O.R. 02-041438

05 — 42.13 AC. C.C. O.R. 02-041440

1

09 — 71.42± AC. C.C. O.R. 88-007442(PTN)

1 OLD L.A.5

PRIVATE RESTRICTIVE VIEW ESMT.

35 — 33.45± AC. C.C. O.R. 88-007442(PTN)

2

36 — 42.48± AC. C.C. O.R. 88-007441(PTN)

34 — 63.32± AC. C.C. O.R. 88-007442(PTN)

12

37 — 19.14± AC. C.C. O.R. 88-007441(PTN)

3

C.C. O.R. 88-007440(PTN)

CREEK RD.

33 — 147.55± AC. C.C. O.R. 88-007440(PTN)

02

29 — 440± AC.

07 — 80± AC.

12 — 40± AC.

P.M. 32-64

14 — 436.15± AC.

10

1322.14

1319.66

1320.05

PM 45-26

2639.66

15 — 40± AC.

1146.10

11

ptn. A.

P.M. 32-64

13

FOR THIS AREA SEE MAP 13

REVISIONS	
I.S.	DATE
06-034	07-26-05
09-232	12-29-08
NA	09-17-18

500' 0 1000' 2000'

JC 02-29-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

T. 28S.; R.10E.; SECTIONS 2, 3, 10, 11 & 12. M.D.B.M.

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 046 PAGE 031

Kirk Consulting
A California Corporation

Supplemental Development Statement

Alyson & Matt Brynildson

VARIANCE – Grading on Slopes in Excess of 30%

0 OLD CREEK ROAD CAYUCOS, CA

APN 046-031-033

February 2020

Figure 1: Vicinity Map

General Description:

The project site consists of a 162.25-acre parcel, owned by Alison and Matthew Brynildson (Applicant) located off Old Creek Road in Cayucos (APN 046-031-033). The property is within the Agriculture land use category and is located within the Adelaida sub area of the North County Planning Area. The project site is not under a Williamson Act Contract. The property is currently undeveloped.

Project Setting:

The property is located outside of the geological study area, consisting of steep and very steeply sloping topography (average slope of 38 percent) and is covered in grassland, shrubland. Approximately 50 percent of the site is covered in areas of dense mixed woodland and oak woodland. The property's steep slopes, woodland and native vegetation limits potential building site locations on the property. After careful consideration of the site's constraints, three building site locations were identified as the most feasible relative to minimizing overall site disturbance and subsequent environmental impacts, relative to the County's standards (i.e. Cal Fire access standards, County Land Use Ordinance).

Project Description:

A request for a phased Variance to allow grading on slopes exceeding 30 percent for purposes of improving an existing shared access road to residential standards, construction of a primary residence with a detached garage, construction of an Accessory Dwelling Unit (ADU) with an attached garage and exterior use areas including a pool and subsequent utilities. The project will result in approximately 4.0 acres (174,480 square feet) of site disturbance including 8,800 cubic yards of cut and 4,000 cubic yards of fill.

8830 Morro Road, Atascadero, CA 93422
Phone: 805-461-5765 Fax: 805-462-9466
Lacey@kirk-consulting.net

The proposed Variance will also result in the need to amend an existing 45 foot wide access and utility easement, granted February 17th, 2017 (Doc # 2017007796). The easement currently follows the existing shared ag road providing access to an adjacent parcel to the south. The proposed improvement in general follow the same alignment however will require revisions to a small portion in order to accommodate the proposed improvements required to comply with Calfire residential access road standards.

Proposal:
The proposed phased development (one single family residence with detached garage, ADU with attached garage, and improvements to an existing shared access road) would typically require a Zoning clearance with associated Building Permits. However, because the development will include grading on slopes in excess of 30 percent, the proposed project requires a Variance (Section 22.52.060.B.2.a).

A Variance from the strict application of the requirements of the Land Use Ordinance may be considered so long as the Variance is not used to reduce the minimum parcel size required for new land divisions or authorize land uses other than those normally identified as allowable. The proposed project does not include either. Further, the Planning Commission is responsible for taking action on a Variance only when it first determines that the Variance satisfies the criteria in Government Code Section 65906 by finding that:

a. The Variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and land use category in which the property is situated; and
b. There are special circumstances applicable to the property, related only to size, shape, topography, location, or surroundings, and because of these circumstances, the strict application of this Title would deprive the property of privileges enjoyed by other property in the vicinity that is in the same land use category; and
c. The Variance does not authorize a use that is not otherwise authorized in the land use category; and
d. The granting of the Variance does not, under the circumstances and conditions applied in the particular case, adversely affect public health or safety of persons, is not materially detrimental to the public welfare, and is not injurious to nearby property or improvements.

Approval or conditional approval of this Variance would not authorize a use that is not otherwise authorized; a residence, detached garage, ADU with attached garage, and associated development to support the residence (e.g. driveways, utilities), are permitted uses within the Agriculture (AG) land use category. Granting of this Variance would not adversely affect public health or safety and would not be injurious to nearby property improvements because the design and development of the improvements at the site will be done so in a way consistent with all applicable ordinance and County standards.

There are special circumstances applicable to the property relative to the steep topography, dense vegetation and high visibility which makes siting development in areas less than 30% percent difficult. Because of these circumstances, the strict application of the Land Use Ordinance would deprive the

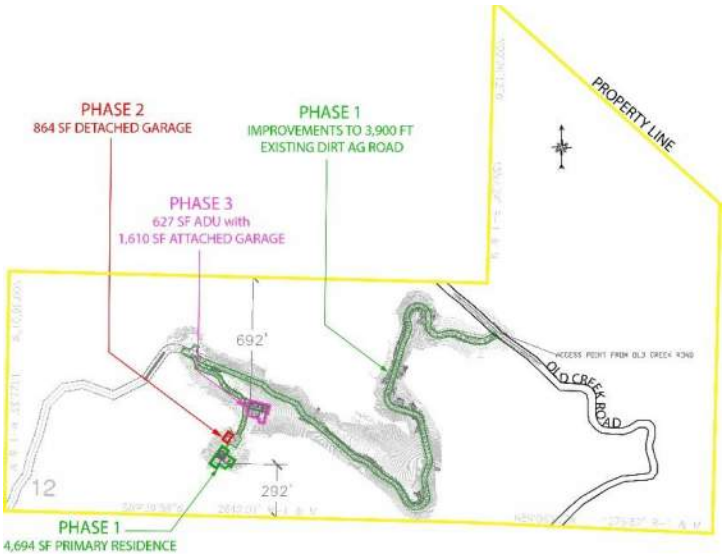
property of privileges enjoyed by other property in the vicinity and if not applied in this particular case, would result in additional and unreasonable site disturbance and environmental impacts.

Granting of this Variance would not constitute a grant of special privileges because it would permit development of an allowable use (primary residence and ADU) on a property resulting in the minimum amount of grading necessary to develop the property consistent with properties in the immediate vicinity and land use category in which it is situated. Not approving the Variance would deprive the property privileges to develop the access driveway and building envelopes for future development.

Phased Development

The project will be developed in three phases. Phase 1 will include improvements to the existing access road from Old Creek Road, and construction of the driveway off the shared access road to the primary residence, and construction of the primary residence and outdoor use areas. Phase 2 will include construction of the detached garage, accessory to the primary residence. Phase 3 will include construction of the ADU with attached garage as well as the pool and associated outdoor use areas. Phasing of 1 and 3 may occur in reverse based on cost of development. Please refer to the descriptions and Figure 3 for additional details.

Figure 3: Phased Development



Phase 1: Construction of a two story, 4,694-square-foot primary residence, 1,320-square-feet of terraces, 331-square-foot courtyard, 763-square-feet of decks and 2836-square-foot driveway with retaining walls. In addition, this phase includes improvements to an existing 3,900-foot existing shared dirt ag access road with retaining walls to meet Cal Fire and residential standards. A 16-foot-wide driveway connection will be improved/constructed off the shared access road to the primary residence.

Phase 2: Construction of an 864-square-foot detached garage with retaining walls adjacent and accessory to the primary residence.

Phase 3: Construction of a two-story, 627-square-foot ADU with attached 1,610-square-foot garage, 16'6" x 42'1" pool and outdoor pool use area, covered patio and driveway with retaining walls.

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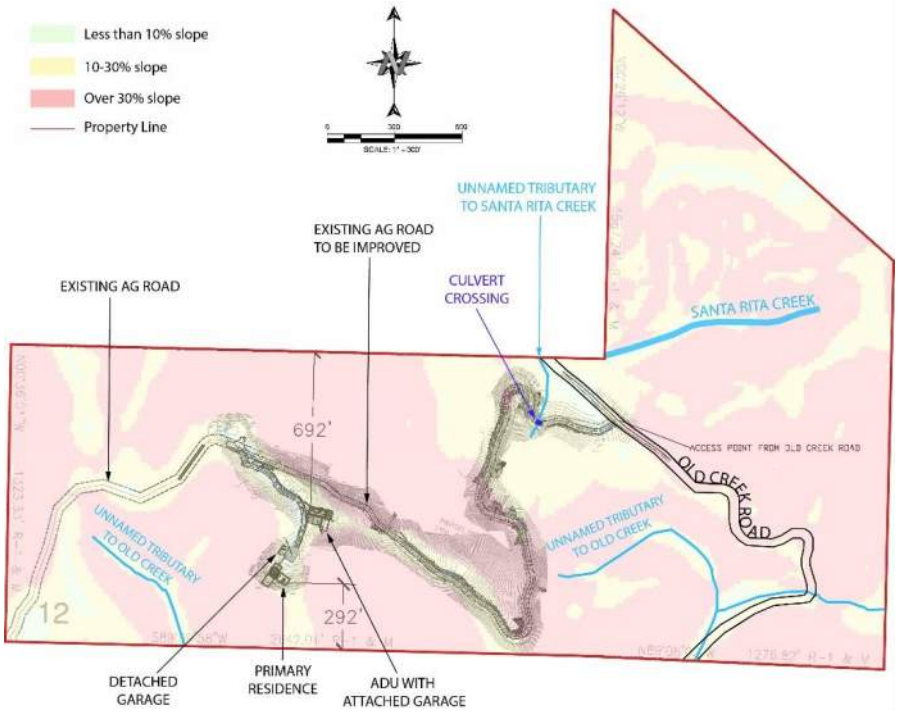
Table 1: Development Summary

Phase	Area	Square Footage
Phase 1	Primary Residence (2 story)	4,694 SF
	Terrace	1,320 SF
	Decks	763
Phase 2	Detached Garage (1 story)	864 SF
Phase 3	ADU (2 story)	627 SF
	Attached Garage	1,610 SF
	Pool	694 SF
	Pool Area	1,591 SF
	Outdoor Patio Area by ADU	1,627 SF

Lot Access and Circulation:

Figure 4: Project Slope Exhibit

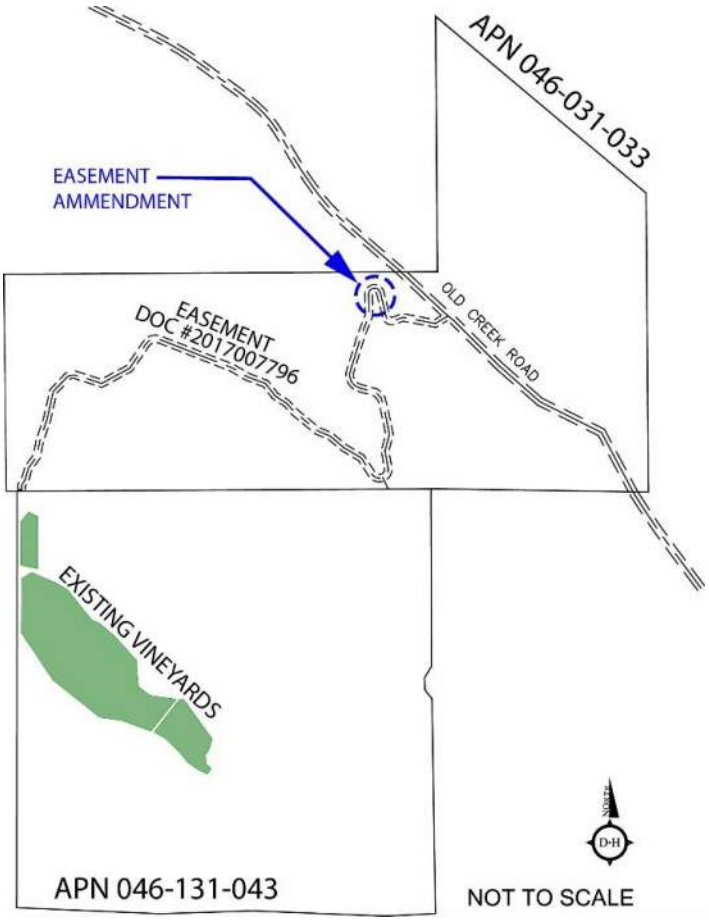


The project site will take access from an existing approach off Old Creek Road, a county-maintained road. There is an existing ag road off Old Creek Road, within the associated access easement that winds throughout the southwestern half of the property. This road is currently used to access a neighboring parcel to the south (APN 046-131-043) for the farming of an existing vineyard. The existing road, with proposed improvements, will be widened to 20 feet to continue to provide shared access to both parcels and meet Cal Fire and residential standards. The proposed development will be served by a new 16-foot-wide residential driveway connection off the shared access road. These road improvements will require grading on average slopes of 32 percent and in some locations on slopes in excess of 40 percent. <u>The maximum slope of the improved road will be 16 percent</u>. Per recent revisions to Cal Fire standards in January 2020, consideration to allow the driveway to maximum 20 percent would reduce disturbance and cost of infrastructure to construct. The road will be paved (Asphalt-Concrete Pavement) where the grade exceeds 12 percent, consistent with Cal Fire standards.

As mentioned, an existing access easement is aligned with the existing ag road which provides access to the project parcel and adjacent parcel to the south (figure 5). This easement applies to the existing ag access road and was granted for the purpose of access and utility purposes. An adjustment to this

easement is necessary to accommodate the proposed road improvements. This minor adjustment consists of realignment of one turn in the road to widen the turning radius of said turn to meet Calfire standards.

Figure 5: Existing Easement & Area to be Revised



Proposed Building Sites

The property is located outside of the geological study area and consists of steep slopes, with average slope of 38 percent. The steep slopes, dense woodland and vegetation reduces potential building site locations across the site. After careful consideration of the site's constraints, the proposed building sites were identified as the most feasible relative to minimizing overall site disturbance and subsequent environmental impacts, consistent with the County's standards (i.e. Cal Fire access standards, County Land Use Ordinance). The selected sites are not as steep as the average slope of the property, with the majority of each new structure to be located on slopes under 30 percent.

The proposed project will require additional disturbance for subsequent utilities to support the proposed residence, including power and septic.

Aesthetics:

The project will involve extensive grading and excavation for the improvements to the shared access road, new driveway, primary residence, detached garage and ADU on slopes greater than 30 percent. The majority of project will be not be visible as seen from Old Creek Road. Improvements to the road will require an estimated 1,465-linear feet of retaining wall ranging in height from three to eight feet tall. The existing cut slopes for the ag road, although proposed to be widened is expected to remain consistent with the existing visual baseline. The ADU is expected to be seen intermittently from a section of Old Creek Road +/-650 feet south of the property's approach from the northbound lane. Though the ADU will be sited at a higher elevation, the structure would not be discernable in the primary cone of vision of a driver heading northbound coupled with the speeds of the road. Views of the ADU are further reduced by the proposed design (i.e. built into the hillside) allowing it to blend with the topography and not silhouette against the ridgelines.

Figure 6: ADU, House and Garage locations and Birds Eye View Looking NW

Tree Removals:

The residence and detached garage, although located under portions of tree canopy, are located in less dense areas to minimize tree removals and impacts. The ADU was sited outside of the existing tree canopy, avoiding all impacts to trees. The proposed project will result in the removal of 52 trees. Species type includes coast live oak (22), bay (29) and sycamore (1). Of the 52, only 22 are oak and will be replaced at a 4:1 ratio resulting in the planting of 88 oak trees onsite (refer to sheets C1.0 of the Grading Plan for reference of oak tree removals). Tree plantings will be incorporated into the surrounding landscape and in the portions of the site not covered already by dense woodland and vegetation. Proper irrigation and maintenance will be incorporated to ensure establishment and survival of the replacement trees.

*Biological Resources***:**

Althouse and Meade, Inc. prepared a Biological Report dated December 2018, Spring Botanical Survey dated May 2019 and a Report Delineating Potentially Jurisdictional Wetlands and Waters dated May 2019.

The Biological Report examined a 56-acre Study Area, surveyed on September 27, 2018. Habitat types identified and mapped in the Study Area consist of California bay forest alliance, coast live oak woodland alliance, Mediterranean California naturalized annual and perennial grassland group, and anthropogenic. The survey conducted in September identified 31 species, subspecies, and varieties of vascular plants in the Study Area. A spring botanical survey was conducted in 2019 (described below) and an addendum to the December 2018 report is included as a part of this submittal. Based on habitat types in the Study Area, there is moderate potential for four (4) special status plants to occur in the Study Area. No special status plant species were observed in the Study Area during the September 2018 survey. The survey conducted in September 2018 identified 1 reptile, 6 avian, and 5 mammal species. Based on habitat types in the Study Area, there is potential for seven (7) special status animal species to occur. No state or federally listed animals were detected or are expected to occur in the Study Area. The report recommended mitigation measures to avoid/minimize impacts to sensitive biological resources

including tree plantings of California bay trees and oak trees, and surveys to protect California bay and oak trees, nesting birds, and sensitive animal species.

A Spring Botanical Report and Addendum to the December 2018 Biological Report was completed May 2019. The surveys were conducted on April 2 and 18, 2019. The spring survey was recommended based on the potential for 4 special-status plant species that had the potential to occur within the Study Area which required more appropriately timed (i.e. spring) surveys. The survey area focused on the improvements to the access road and proposed structure locations. No special-status plant species were detected and therefore no further botanical surveys were recommended.

A Delineation of Potentially Jurisdictional Wetlands and Waters was prepared for the project on May 2019 encompassing a 12.91-acre Study Area. Surveys were conducted on February 25 and April 23, 2019 (i.e. winter and spring). The Study Area did not contain habitat that meets the definition of wetland by the USACE or RWQCB. Approximately 295 feet of drainages that meets the definition of non-wetland waters exists within the Study Area; approximately 316 feet from the property entrance gate, bisecting the access road where water is routed under the road through an existing 8-inch culvert. Biological resource mitigation measures are recommended to avoid and/or minimize impacts to Sensitive Habitats, Potential Wetlands and Jurisdictional Waters, Nesting Birds, and Wildlife.

Archaeology:
Heritage Discoveries Inc. conducted a Phase I Archaeological Surface Survey on October 23, 2018 encompassing all areas proposed for disturbance (residential development, road improvements and related outdoor use areas). Archaeological materials were not found during the survey within the study area and the literature search revealed no previous surveys. Oak trees were examined for the presence of arbor glyphs or other cultural modifications but were not found during the survey. Based on the negative results of the survey and records search, no further archaeological work was recommended. It is not anticipated that cultural or archaeological (including arbor glyphs or other cultural modifications) will be impacted as a result of the proposed development and activity.

Soils:
GeoSolutions, Inc. conducted a geotechnical study dated 1/14/19 for the proposed single-family residences and accessory structures locations to evaluate the site's soil conditions and develop recommendations for site geotechnical design. The report determined the sites are suitable for the proposed development given development incorporates the recommendations for site preparation, earthwork, foundation, slabs, retaining walls, and pavement sections into its design. Primary geotechnical concerns include the presence of potentially expansive material and the potential for differential settlement of foundations supported on two types of soil materials with different settlement characteristics. The report recommends all foundations are excavated in uniform material to minimize differential settlement.

Stormwater Pollution Prevention:
A stormwater pollution prevention plan (SWPPP) is required for this project because it proposes 4 acres of side disturbance proposed (required when >1 acre. A SWPPP will be prepared in accordance with the current State Water Resources Control Board N.P.D.E.S. permit requirements.

Water:
There is one existing well proposed to serve the development and is located in close proximity to the proposed ADU.

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Land Use Ordinance (LUO) Consistency (Title 22):

Below is a detailed evaluation of how the project is consistent with the Land Use Ordinance (LUO) requirements provided in Title 22.

22.30.480 Residential Uses in the Agricultural Land Use Category

(22.30.480A) Primary housing. The proposed project includes the construction of one primary residence, a detached garage accessory to the primary residence, a detached accessory dwelling unit and improvements to an access road with supporting utilities and infrastructure to support the development. A parcel in the Agriculture land use category may be used for two primary dwellings as follows:

> **(22.30.480A1) Permit requirements.** Typically, a zoning clearance would be required for the first two dwellings. However, this project requires a variance because the underlying slopes where grading would occur exceeds 30 percent.
>
> **(22.30.480A2) Density.** The project parcel is larger than 20 acres in size and therefore is allowed two primary units.

22.30.410 Residential - Accessory Uses

Response: The proposed detached garage is 864 square feet, less than the maximum 1,000 square foot requirement. The proposed garage attached to the ADU is not limited because it shares a common with the accessory dwelling unit.

> **(22.30.410B) Garages.** A detached garage up to 1,000 square feet is allowed per dwelling unit. The project complies with this standard and proposes a 864-square-foot detached garage.
>
> **(22.30.470) Residential Accessory Dwellings.** The proposed detached accessory dwelling unit is an accessory use of the primary residential use located on the same parcel.
>
> **(22.30.470B1) Accessory unit only.** The accessory dwelling unit is accessory to the primary residence construted during Phase 1.
>
> **(22.30.470E) Sites served by onsite wastewater treatment systems.** The proposed ADU shall satisfy all provisions of Title 19 for onsite wastewater treatment system design and performance prior to establishment.
>
> **(22.30.480F) Standards to Establish One (1) Accessory Dwelling on a Lot with an Existing Single-Family Dwelling.** An accessory dwelling unit with a maximum size of 1,200 square feet (including attics greater than six feet in height, unconditioned storage space, and lofts) are

allowed with no minimum lot size required. The project proposes a 627-square-foot accessory dwelling unit that meets this standard.

Variance Request Pursuant to Title 22 Section 22.62.070

A Variance from the strict application of the requirements of this Title may be requested as provided by this Section.

(22.52.060 (B)) Grading – Additional Permitting Requirements
The proposed development (one single family residence with detached garage, accessory dwelling unit and associated outdoor uses areas and improvements to access road) within his location would typically require a Zoning Clearance with associated Building Permits. However, because the development will include grading on slopes in excess of 30 percent, the proposed project requires a Variance (Section 22.52.060.B.2.a).

A Variance from the strict application of the requirements of the Land Use Ordinance may be considered so long as the Variance is not used to reduce the minimum parcel size required for new land divisions or authorize land uses other than those normally identified as allowable. The proposed project does not include either. Further, the Planning Commission is responsible for taking action on a Variance only when it first determines that the Variance satisfies the criteria in Government Code Section 65906 by finding that:

a. **The Variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and land use category in which the property is situated; and**
Response: The proposed project does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and land use category. The site topography significantly limits the ownerships ability to locate building sites on the property. The proposed development locations were identified in an effort to minimize grading and oak tree removal to the extent feasible. Alternative driveway alignments were considered, however would have resulted in a substantial amount of grading (site disturbance) on similar slopes (excess of 40%) and extensive oak tree removals to support utilities and the road alignment.

b. **There are special circumstances applicable to the property, related only to size, shape, topography, location, or surroundings, and because of these circumstances, the strict application of this Title would deprive the property of privileges enjoyed by other property in the vicinity that is in the same land use category; and**
Response: The project site consists of very steeply sloping topography with most areas in excess of 30 percent and average slope across the site estimated at 38 percent. The existing dirt road is proposed to be used and will be improved to meet Public Works and Cal Fire standards. This road was chosen to limit disturbance and impacts to the very steeply sloping topography and dense oak woodland. No alternative driveway configuration or feasible

building envelope locations below 30 percent slopes were identified. The strict application of this Title would deprive the property privileges to develop the proposed driveway and future residences enjoyed by other properties in the vicinity and same land use category.

c. The Variance does not authorize a use that is not otherwise authorized in the land use category; and

Response: Application of a Variance allows for grading on slopes greater than 30 percent in the Agriculture land use category. The proposed residences (primary and ADU) are allowable uses authorized in the Agriculture land use category.

d. The granting of the Variance does not, under the circumstances and conditions applied in the particular case, adversely affect public health or safety of persons, is not materially detrimental to the public welfare, and is not injurious to nearby property or improvements.

Response: Approving the Variance will not adversely affect public health or safety, and is not materially detrimental to the public welfare, nor injurious to nearby property or improvements because the proposed development and grading will be designed and engineered to be consistent with Public Works and Cal Fire standards.

Grading will be engineered to ensure required standards of stability and reviewed/approved by the SLO County Planning and Building Department. Grading and construction will be inspected and verified for compliance with requirements by a certified soil engineer and/or civil engineer. A registered civil engineer will verify the recommendations of the approved drainage plan, as well as the required sedimentation and erosion control plan, are implemented.

8830 Morro Road, Atascadero, CA 93422
Phone: 805-461-5765 Fax: 805-462-9466
Lacey@kirk-consulting.net

ONSITE IMPROVEMENT PLANS
FOR
BRYNILDSON RESIDENCE
OLD CREEK ROAD CAYUCOS CA 93430
APN: 046-031-033

ABBREVIATIONS

±	APPROXIMATE VALUE PLUS OR MINUS	LF	LINEAL FEET
( )	EXISTING ELEVATION	MAX	MAXIMUM
AB	AGGREGATE BASE	MEP	MECHANICAL ELECTRICAL PLUMBING
AC	ASPHALT CONCRETE	MH	MANHOLE
BC	BEGINNING OF CURVE	MIN	MINIMUM
BVC	BEGINNING OF VERTICAL CURVE	(N)	NEW ITEM
BFE	BASE FLOOD ELEVATION	NTS	NOT TO SCALE
BLD	BUILDING	OH	OVERHEAD UTILITY
BO	BLOW-OFF ASSEMBLY	OR	OVERLAND RELEASE FOR DRAINAGE
BOW	BACK OF WALK	(P)	PROPOSED ITEM
CO	CLEANOUT	℄	PROPERTY LINE
℄	CENTERLINE	PUE	PUBLIC UTILITY EASEMENT
DIP	DUCTILE IRON PIPE	PVC	POLYVINYL CHLORIDE PIPE
DW	DOMESTIC WATER SERVICE	RCP	REINFORCED CONCRETE PIPE
(E)	EXISTING ITEM	ROW	RIGHT OF WAY
EC	END OF CURVE	R/W	RIGHT OF WAY
EVC	END OF VERTICAL CURVE	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EX	EXISTING	STA	STATION
FF	FINISH FLOOR	STD	STANDARD
FG	FINISH GRADE	S/W	SIDEWALK
FH	FIRE HYDRANT	TC	TOP OF CURB
FS	FINISH SURFACE	TF	TOP OF FOOTING
FL	FLOW LINE	TG	TOP OF GRATE
FW	FIRE WATER SERVICE	TW	TOP OF WALL
GB	GRADE BREAK	TYP	TYPICAL
HP	HIGH POINT	UNO	UNLESS NOTED OTHERWISE
HWM	HIGH WATER MARK	VC	VERTICAL CURVE
INV	INVERT	VCP	VITRIFIED CLAY PIPE
IRR	IRRIGATION	W	WATER SERVICE
JT	JOINT TRENCH UTILITIES	WR	RECLAIMED WATER SERVICE

ANNOTATION LEGEND

- NOTE — GENERAL NOTE
- (10) — STORM DRAIN KEY NOTE/GENERAL KEY NOTE
- [10] — WATER KEY NOTE
- (10) — SANITARY SEWER KEY NOTE
- ◇10◇ — DRY UTILITY KEY NOTE
- 10 — CAUTIONARY KEY NOTES
- 10Δ — REVISION TO PLAN OR MODIFICATION TO DETAIL
- 1 / C7.0 — DETAIL CALLOUT (TOP=DETAIL NO./BTTM.=SHEET NO.)
- 1 / C7.0 — SECTION CALLOUT (TOP=SECTION NO./BTTM.=SHEET NO.)
- TC 10.10 — ELEVATION GRADE CALLOUT (PROPOSED)
- (TC 10.10±) — ELEVATION GRADE CALLOUT (MATCH EXISTING)
- FF 100.10 — BUILDING FINISH FLOOR ELEVATION/PAD ELEVATION
- 2.0% — DIRECTION OF FLOW/ PERCENT SLOPE
- 18"INV.(N)10.10 — UTILITY INVERT (SIZE, DIRECTION, ELEVATION)
- 19.99' — DIMENSION

GENERAL LEGEND

- EXISTING/PROPOSED CENTERLINE (℄)
- EXISTING PROPERTY LINE (EX. ℄)
- PROPOSED PROPERTY LINE (℄)
- PROPOSED SETBACK LINE
- EXISTING/PROPOSED EASEMENT
- PROPOSED SAWCUT
- GUTTER FLOWLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SLOTTED CURB
- PROPOSED RETAINING WALL. HEIGHT PER PLAN.
- PROPOSED CONCRETE PAVEMENT/HARDSCAPE
- PROPOSED ASPHALT CONCRETE PAVEMENT
- PROPOSED GRAVEL
- PROPOSED PERVIOUS PAVEMENT
- DEEPENED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.
- RAISED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.

GRADING LEGEND

- GB RIDGE HINGE — GRADE BREAK
- CUT / FILL — DAYLIGHT OF GRADING LIMITS (CUT/FILL LINE)
- LIMIT OF DISTURBANCE
- SWALE
- 100 — CONTOUR MAJOR
- 99 — CONTOUR MINOR
- TOP OF SLOPE
- TOE OF SLOPE
- OVERLAND RELEASE PATH

STORM DRAIN LEGEND:

- 50LF12"SD@0.5% — STORM DRAIN PIPE LENGTH, SIZE AND SLOPE (SD)
- PROPOSED SLOT/TRENCH DRAIN
- PROPOSED BIO RETENTION BASIN
- ENERGY DISSIPATOR
- HEADWALL/ENDWALL
- FLARED END SECTION
- DROP INLET
- MANHOLE
- CLEANOUT

SANITARY SEWER LEGEND:

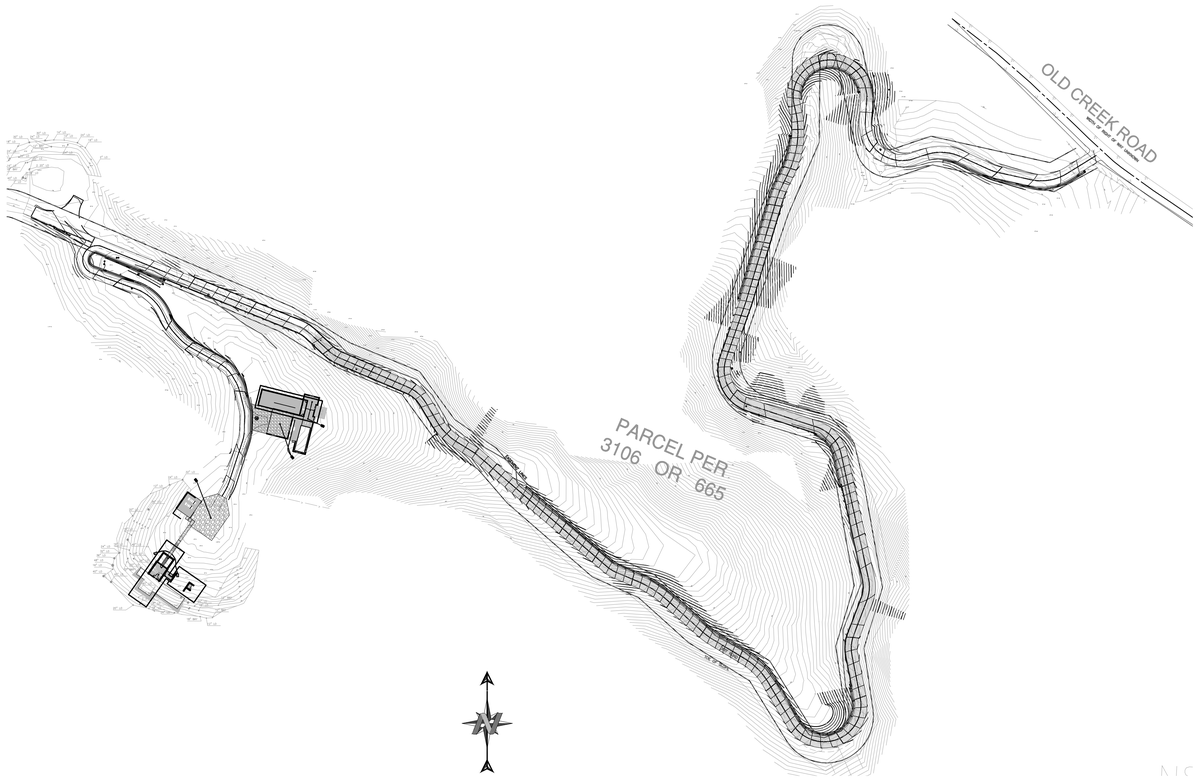
- 75LF6"SS@2.0% — SANITARY SEWER PIPE LENGTH, SIZE AND SLOPE (SS)
- SANITARY SEWER MANHOLE (SSMH)
- SANITARY SEWER CLEANOUT TO GRADE (SSCO)
- SANITARY SEWER BACKWATER VALVE

WATER LEGEND:

- 6"DW — DOMESTIC WATER SERVICE AND SIZE (DW)
- 8"FW — FIRE WATER SERVICE AND SIZE (FW)
- GATE VALVE
- FIRE HYDRANT (FH)
- POST INDICATOR VALVE (PIV)
- FIRE DEPARTMENT CONNECTION (FDC)
- BACKFLOW DEVICE FOR FIRE SERVICE (RPZ OR DDC)
- BACKFLOW DEVICE FOR DOMESTIC SERVICE (RPZ)
- DOMESTIC WATER METER
- IRRIGATION METER (DESIGN BY OTHERS)
- THRUST BLOCK.

DRY UTILITY LEGEND:

- E — DRY UTILITY SERVICE
- PB — PROPOSED PULL BOX
- PROPOSED STREET LIGHT
- PROPOSED SITE LIGHT



SITE LIMITS MAP

0 100' 200'
SCALE: 1" = 100'

SHEET INDEX

PARCEL INFORMATION

OWNER: ALISON AND MATT BRYNILDSON
ADDRESS: OLD CREEK ROAD CAYUCOS CA 93430
APN: 046-031-033
SIZE: 162.3 ACRES
ZONING: AG (AGRICULTURE)
AVERAGE SITE SLOPE: 38%

SPECIAL INSPECTION AND REPORTS TABLE

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.		X
VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.		X
PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.		X
VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESS DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	
PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.		X

BEACON GEOTECHNICAL, INC. TO PERFORM SPECIAL INSPECTIONS FOR THE PROJECT UNLESS OTHERWISE SPECIFIED PRIOR TO CONSTRUCTION. SPECIAL INSPECTORS SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL. NAMES AND QUALIFICATIONS OF THE SPECIAL INSPECTOR(S) SHALL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND BUILDING FOR APPROVAL.

INSPECTOR: GEOSOLUTIONS, INC.
ADDRESS: 220 HIGH STREET
SAN LUIS OBISPO, CA 93401
PHONE: (805) 543-8539

PROJECT DESCRIPTION

REQUESTING APPROVAL OF A VARIANCE TO ALLOW GRADING ON SLOPES IN EXCESS OF 30% TO IMPROVE AN EXISTING SHARED AGRICULTURAL ROAD TO MEET CURRENT CALFIRE RESIDENTIAL STANDARDS AND CONSTRUCT A 6441 SF PRIMARY RESIDENCE, 864 SF DETACHED GARAGE, 2070 SF WORKSHOP, 2285 SF POOL AND POOL AREA.

SCOPE OF WORK

1. GRADING OF BUILDING PAD FOR RESIDENCE AND DRIVEWAY.
2. INSTALL UTILITIES TO RESIDENCE.
3. CONSTRUCT STORM DRAIN, SWALES AND ROCK ENERGY DISSIPATORS.
4. INSTALL AND MAINTAIN EROSION CONTROL BMPS.

REPORTS REQUIRED

1. ENGINEER OF RECORD TO PROVIDE A FINAL REPORT STATING THE WORK PERFORMED IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS.
2. A SOIL OR CIVIL ENGINEER TO DETERMINE GRADING PERFORMED IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS AND IS SUITABLE TO SUPPORT THE INTENDED STRUCTURE(S).
3. SPECIAL INSPECTION REPORTS

PRE-CONSTRUCTION MEETING

A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE INSPECTOR TO GO OVER THE SPECIAL INSPECTION REPORTING REQUIREMENTS, EROSION & SEDIMENTATION CONTROL, & REPORTS REQUIRED CALL MICHELLE FREEMAN, 805-461-6199.

FIRE SAFETY REQUIREMENTS

PRIOR TO ANY CONSTRUCTION ACTIVITIES THE CONTRACTOR AND PROPERTY OWNER ARE TO REVIEW THE ENTIRE CURRENT FIRE SAFETY PLAN. THE CONTRACTOR AND PROPERTY OWNER ARE TO BECOME FULLY AWARE OF ALL NECESSARY FIRE PROTECTION REQUIREMENTS AS MANY OF THESE FIRE PROTECTION REQUIREMENTS MAY REQUIRE THE INSTALLATION OF FIRE SPRINKLERS, SPECIAL SAFETY GLAZED WINDOWS, NON COMBUSTIBLE EXTERIOR CONSTRUCTION AND ROOFS, SPECIAL SET BACKS, SPECIAL DRIVEWAY AND ROADWAY REQUIREMENTS AND OTHER SPECIFIC CONSTRUCTION REQUIREMENTS.

FIRE SAFETY PLAN DATE: TBD BY: CLINTON I. BULLARD

SETBACK CERTIFICATION

IF THE STRUCTURE IS LOCATED WITHIN 5' OF THE MINIMUM REQUIRED SETBACK FROM THE PROPERTY LINE, AT FOUNDATION INSPECTION, A LICENSED LAND SURVEYOR OR CIVIL ENGINEER MUST PROVIDE CERTIFICATION THAT THE STRUCTURE MEETS THE SETBACK REQUIREMENTS.

STORMWATER POLLUTION PREVENTION

A. STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIRED FOR SITES WITH 1 OR MORE ACRES OF DISTURBED SURFACE. PROJECT DISTURBS MORE THAN ONE ACRE, THEREFORE SWPPP IS REQUIRED.

B. MATT WALSH IS RESPONSIBLE FOR IMPLEMENTING AND MONITORING THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. QUALIFICATIONS WILL BE SUBMITTED AT THE TIME OF PLAN SUBMITTAL.

C. PROJECTS THAT DISTURB 0.85-1.0 ACRES NOT COVERED BY A SWPPP, WILL REQUIRE INSTALLATION OF ORANGE EXCLUSIONARY FENCING. FENCING WILL BE PLACED AT THE PROJECT DISTURBANCE LIMIT SHOWN ON THESE PLANS, SUBJECT TO THE SATISFACTION OF THE COUNTY INSPECTOR.

GRADING QUANTITIES, DISTURBANCE & SLOPE

A. ESTIMATED EARTHWORK QUANTITIES:

HOUSE QUANTITIES:

CUT	FILL	NET
800 CY	800 CY	0 CY

DRIVEWAY QUANTITIES:

CUT	FILL	NET
8000 CY	3200 CY	4800 CY (CUT)

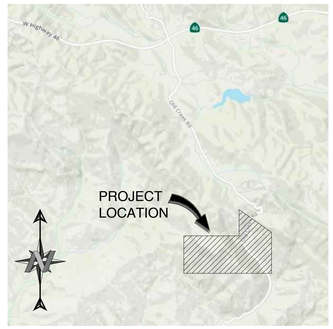
MAX CUT DEPTH = 12'+/-
MAX FILL DEPTH = 9'+/-

NOTE: THE CUT AND FILL QUANTITIES SHOWN ABOVE ARE FOR PERMIT PURPOSES ONLY. THE CONTRACTOR SHALL, AFTER EXAMINING THE GRADING PLAN, SOILS REPORT AND TERRAIN, PREPARE HIS/HER ESTIMATE INDEPENDENTLY OF THE ENGINEER'S ESTIMATE.

B. AREA OF DISTURBANCE: 174,480 SF (4.0 ACRES)

NOTE: INCLUDES DRIVWAY/ROAD IMPROVEMENTS, BUILDING AND STRUCTURES, UTILITIES, SEPTIC SYSTEM (AS REQUIRED), STOCKPILE AREAS, CONCRETE WASH OUT, STAGING AREA, DEMOLITION AREA, AND MATERIAL AND WASTED STORAGE AREAS.

C. AVERAGE EXISTING SLOPE WITHIN GRADING LIMITS: 34.0%



VICINITY MAP

APPLICABLE CODES

2016 CALIFORNIA ADMINISTRATIVE CODE (CAC)
PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
2016 CALIFORNIA BUILDING CODE (CBC)
PART 2, TITLE 24, CCR
2016 CALIFORNIA PLUMBING CODE (CPC)
PART 5, TITLE 24, CCR
2016 CALIFORNIA FIRE CODE (CFC)
PART 9, TITLE 24, CCR

ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH THE APPLICABLE STANDARDS OF THE CODE SECTIONS REFERENCED ABOVE, AND ANY OTHER APPLICABLE STATE AND LOCAL GOVERNING AGENCY ORDINANCES, LAWS, RULES, REGULATIONS, AND PROJECT CONDITIONS OF APPROVAL.

NOTHING IN THESE DRAWINGS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES, STANDARDS, OR PROJECT REQUIREMENTS.

STANDARDS

THE IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE STANDARD DRAWINGS AND SPECIFICATIONS LISTED BELOW. IN THE EVENT OF A DISCREPANCY BETWEEN THESE PLANS AND THE STANDARD DRAWINGS AND SPECIFICATIONS, THE GOVERNING ORDER OF PRECEDENCE SHALL BE AS FOLLOWS:

1. STATE STANDARD PLANS AND SPECIFICATIONS (CALTRANS)
2. COUNTY OF SAN LUIS OBISPO STANDARD PLANS AND SPECIFICATIONS
3. STANDARD PLANS AND SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (PWC)
4. IMPROVEMENT PLAN DRAWINGS AND SPECIFICATIONS BY WALSH ENGINEERING

SURVEY AND MAPPING

THE TOPOGRAPHIC SURVEY AND MAPPING INFORMATION, INCLUDING BUT NOT LIMITED TO EXISTING SURFACE FEATURES, PROPERTY LINES, RIGHT-OF-WAY, CENTERLINE, EASEMENTS, AND RECORD INFORMATION, SHOWN ON THESE IMPROVEMENT PLANS WERE PROVIDED BY THE SURVEY BELOW. A COPY WAS PROVIDED TO BY THE PROFESSIONAL LAND SURVEYOR OR OWNER UPON THE START OF OUR DESIGN. A COPY OF SAID SURVEY IS ON FILE WITH THE DESIGN ENGINEER. WALSH ENGINEERING ASSUMES NO RESPONSIBILITY FOR INCORRECT, INACCURATE OR INSUFFICIENT INFORMATION SUPPLIED TO US AT THE TIME OF PROJECT DESIGN OR PROJECT REVISIONS.

TITLE: "BRYNILDSON APN 046-031-033 OLD CREEK ROAD AUGUST 2017"
DATED: 01/22/2018

D H SURVEYING
P.O. BOX 4903
PASO ROBLES, CA 93447
(805)238-5427

BENCHMARK

SEE TEMPORARY ON-SITE BENCHMARK SOUTHWEST SECTION CORNER. 1/2" REBAR WITH TAG 4562. SURVEY NUMBER 1, ELEVATION = 1666.72

BASIS OF BEARINGS

THE WEST LINE OF THE SUBJECT PARCEL BEING N00°36'01"W PER 109 RS 86 BETWEEN TWO FOUND MONUMENTS.

GEOTECHNICAL REPORT/LETTER

GEOTECHNICAL ENGINEERING REPORT(S):
TITLE: "GEOTECHNICAL ENGINEERING REPORT"
BY: BEACON GEOTECHNICAL, INC.
DATE: 05/17/2017

TITLE: "PERCOLATION TESTING REPORT"
BY: GEOSOLUTIONS, INC.
DATE: 05/14/2019

TITLE: "ENGINEERING GEOLOGY INVESTIGATION UPDATE"
BY: GEOSOLUTIONS, INC.
DATE: 09/02/2020

TITLE: "EVALUATION OF ROADWAY ALIGNMENT"
BY: GEOSOLUTIONS, INC.
DATE: 09/11/2020

THE IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN CONFORMANCE WITH GEOTECHNICAL ENGINEERING RECOMMENDATIONS PREPARED FOR THIS PROJECT. IT IS UNDERSTOOD THAT THE CONTRACTOR(S) PERFORMING THE WORK WILL UTILIZE THE GEOTECHNICAL ENGINEERING REPORT AS A SUPPLEMENT TO THESE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO REFERENCE THE PLANS AND REPORTS AND INCORPORATE THE RECOMMENDATIONS AND STANDARDS PROVIDED IN EACH DOCUMENT.

THESE PLANS SHALL BE REVIEWED BY THE PROJECT GEOTECHNICAL ENGINEER TO VERIFY CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS STATED IN THE REFERENCED GEOTECHNICAL ENGINEERING REPORT PREPARED FOR THIS PROJECT. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

GEOTECHNICAL ENGINEER SHALL BE ENGAGED TO REVIEW THESE PLANS AND ISSUE APPROVAL LETTER INCLUDING REVIEW OF THE ALTERNATE SLOPE SETBACK (IF NECESSARY) IN COMPLIANCE WITH THE FOLLOWING CODE SECTION: CBC 1803.5.10, WHERE SETBACKS OR CLEARANCES OTHER THAN THOSE REQUIRED IN SECTION 1808.7 ARE DESIRED, THE BUILDING OFFICIAL SHALL BE PERMITTED TO REQUIRE A GEOTECHNICAL INVESTIGATION BY A REGISTERED DESIGN PROFESSIONAL TO DEMONSTRATE THAT THE INTENT OF SECTION 1808.7 WOULD BE SATISFIED. SUCH AN INVESTIGATION SHALL INCLUDE CONSIDERATION OF MATERIAL, HEIGHT OF SLOPE, SLOPE GRADIENT, LOAD INTENSITY AND EROSION CHARACTERISTICS OF SLOPE MATERIAL.

CLAYTON & LITTLE

ISSUED DATE 09/21/2020
PROJECT NO. 2017180

SUBMITTAL 01

WALSH ENGINEERING
1106 GARDEN STREET, SUITE 202-204
SAN LUIS OBISPO, CA 93401
WALSHENGINEERING.NET
(805) 319-4948

REGISTERED PROFESSIONAL ENGINEER
MATTHEW R. WALSH
C 79026
CIVIL
STATE OF CALIFORNIA

BRYNILDSON RESIDENCE
OLD CREEK ROAD
CAYUCOS, CALIFORNIA

C0.0
COVER

saved: 1/8/2020, plotted: 9/21/2020, path: s:\projects_eng\2017180_brynildson_residence_old_creek_rd\drawings\cover.dwg

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE COUNTY AGENCY MOST RECENTLY ADOPTED EDITION OF THE STANDARD PLANS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION PERMITS REQUIRED BY THE COUNTY AGENCY (SUCH AS ENCROACHMENT, GRADING, BUILDING, DEMOLITION ETC.) PRIOR TO COMMENCEMENT OF WORK.
3. AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY
4. CONTRACTOR SHALL SECURE A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO EXCAVATION OF ANY TRENCH OVER FIVE FEET IN DEPTH.
5. IF ANY CONTAMINATED MATERIAL IS ENCOUNTERED DURING CONSTRUCTION, WORK MUST STOP UNTIL A WORK PLAN HAS BEEN APPROVED IN WRITING BY THE COUNTY FIRE DEPARTMENT AND THE STATE REGIONAL WATER QUALITY CONTROL BOARD.
6. ALL TRENCH SPOILS SHALL BE REMOVED AS THEY ARE GENERATED AND DISPOSED OF ON SITE PER THE GRADING PERMIT OR AT A SITE APPROVED BY A GRADING PERMIT FROM THE DEPARTMENT OF COMMUNITY DEVELOPMENT.
7. ALL UNDERGROUND IMPROVEMENTS INCLUDING SEWER LINES, WATER LINES, STORM DRAINS, PUBLIC UTILITY FACILITIES, AND SERVICES SHALL BE INSTALLED, TESTED, AND ACCEPTED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO PAVING.
8. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE DESIGN PROFESSIONAL AND THEIR CONSULTANTS, AND THE COUNTY AGENCY, AND EACH OF THEIR OFFICERS, EMPLOYEES, AND AGENTS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
9. THE LOCATIONS OF UNDERGROUND OBSTRUCTIONS SHOWN ON THE PLANS ARE APPROXIMATE ONLY AND SHOULD NOT BE TAKEN AS FINAL OR ALL INCLUSIVE. THE CONTRACTOR IS CAUTIONED THAT THE PLANS MAY NOT INCLUDE ALL EXISTING UTILITIES AND THAT THE OWNER, THE COUNTY AGENCY AND DESIGN PROFESSIONAL ASSUME NO RESPONSIBILITY OF OBSTRUCTIONS WHICH MAY BE ENCOUNTERED.
10. THE CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES INCLUDING SEWERS AND STORM DRAINS PRIOR TO ANY TRENCHING TO ALLOW THE ENGINEER TO VERIFY THE GRADE AND ALIGNMENT OF THE UTILITIES, AND TO VERIFY DESIGN ASSUMPTIONS AND EXACT FIELD LOCATION. EXISTING UTILITIES MAY REQUIRE RELOCATION AND/OR PROPOSED IMPROVEMENTS MAY REQUIRE GRADE OR ALIGNMENT REVISION DUE TO FIELD CONDITIONS. THE ENGINEER WILL NOT MARK ANY GRADE STAKES UNTIL AFTER THE EXACT LOCATION OF ALL EXISTING UTILITIES HAS BEEN VERIFIED.
11. THE CONTRACTOR SHALL RECOGNIZE THAT UNDERGROUND FACILITIES NOT SHOWN AS CIVIL IMPROVEMENTS (PG&E, TELEPHONE, TV, IRRIGATION, ETC.) SHALL BE COORDINATED AND CONSTRUCTED PRIOR TO PLACEMENT OF BASE ROCK AND PAVING.
12. CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING SURVEY MONUMENTS (IRON PIPES ON LOT LINES AND CORNER, CENTERLINE WELL DISKS, ETC.), WHICH CONTROL SUBDIVISIONS, TRACTS, BOUNDARIES, STREETS, HIGHWAYS, OR OTHER RIGHT-OF-WAY, EASEMENTS, OR PROVIDE SURVEY CONTROL WHICH WILL BE DISTURBED OR REMOVED DUE TO CONTRACTOR'S WORK. CONTRACTOR SHALL PROVIDE A MINIMUM OF 10 (TEN) WORKING DAYS NOTICE TO THE ENGINEER/SURVEYOR PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE OR DETERIORATION OCCURRING TO EXISTING PUBLIC IMPROVEMENTS AS A DIRECT RESULT OF CONSTRUCTION ACTIVITY RELATED TO CONSTRUCTION OF THE COMMON IMPROVEMENTS (GRADING, ROAD CONSTRUCTION, UTILITY INSTALLATION, ETC.). REQUIRED REPAIR MAY REQUIRE PATCHING, SEALING OR OVERLAYING AFFECTED AREAS AS APPROPRIATE TO RETURN THE ROADS TO AS GOOD A CONDITION AS THEY WERE PRIOR TO CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACT PRUDENTLY IN A TIMELY MANNER, THE COUNTY MAY, AT ITS DISCRETION PERFORM THE CORRECTION AND CHARGE THE CONTRACTOR FOR ALL COSTS AND OVERHEAD INCURRED.
14. CONSTRUCTION SITE WASTE MANAGEMENT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR. THE CONSTRUCTION SITE MUST BE KEPT CLEAN AND FREE FROM NON-STORM WATER MATERIAL DISCHARGES, INCLUDING BUT NOT LIMITED TO SOLID WASTE SUCH AS PACKAGING MATERIALS, WOOD, PAPER, AND PLASTIC; SCRAP OR SURPLUS BUILDING MATERIALS SUCH AS METALS, RUBBER, PLASTIC, GLASS AND MASONRY PRODUCTS; DOMESTIC WASTES SUCH AS FOOD CONTAINERS, COFFEE CUPS, PAPER BAGS, AND CIGARETTES; CONSTRUCTION AND LANDSCAPING MATERIALS; AND HAZARDOUS WASTE SUCH AS PETROLEUM PRODUCTS, WOOD PRESERVATIVES, PAINTS, MORTARS, AND SOLVENTS. ANY ACTIVITY DURING CONSTRUCTION WHICH ACTUALLY AND/OR MAY POTENTIALLY RESULT IN THE DISCHARGE OF SUCH POLLUTANTS INTO THE COUNTY'S STORM WATER SYSTEM IS IN VIOLATION OF COUNTY AGENCY STORM WATER ORDINANCE AND STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD REGULATIONS. THE SITE SHALL REMAIN NEAT AND FREE FROM ANY SUCH POLLUTANTS. THE SITE MUST HAVE AN ADEQUATE NUMBER OF WATERTIGHT CONTAINERS WITH LIDS OR COVERS THAT CAN BE PLACED OVER THE CONTAINER TO KEEP OUT RAIN OR TO PREVENT LOSS OF WASTE DUE TO WIND. THE CONTRACTOR MUST COLLECT SITE TRASH DAILY AND ARRANGE FOR REGULAR WASTE COLLECTION BEFORE CONTAINER OVERFLOWS.
15. ADA AND TITLE 24 COMPLIANCE: CONSTRUCTION CONTRACTOR MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA) AND TITLE 24 WHILE WORKING IN THE PUBLIC RIGHT-OF-WAY. IF CONSTRUCTION CONTRACTOR'S WORK IN THE PUBLIC RIGHT-OF-WAY WILL AFFECT PEDESTRIAN ACCESS, THE CONSTRUCTION CONTRACTOR IS REQUIRED TO PROVIDE A PROPERLY SIGNED ACCESSIBLE ROUTE OF TRAVEL. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. FAILURE TO COMPLY WITH THE ADA AND TITLE 24 CAN HAVE SERIOUS CONSEQUENCES FOR THE CONSTRUCTION CONTRACTOR. SUCH FAILURE MAY RESULT IN LAWSUITS FOR REGULATORY ACTIONS BY THE DEPARTMENT OF JUSTICE OR THE STATE ATTORNEY GENERAL.
16. IN THE EVENT THAT ANY REMAINS OF PREHISTORIC OR HISTORIC HUMAN ACTIVITIES ARE ENCOUNTERED DURING PROJECT-RELATED ACTIVITIES, WORK IN THE IMMEDIATE VICINITY OF THE FINDS SHALL HALT AND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT SUPERINTENDENT AND THE COUNTY AGENCY INSPECTOR. WORK SHALL NOT RESUME UNTIL A QUALIFIED ARCHAEOLOGIST OR HISTORIC ARCHAEOLOGIST, AS APPROPRIATE, APPROVED BY THE COUNTY AGENCY, HAS EVALUATED THE SITUATION AND MADE RECOMMENDATIONS FOR TREATMENT OF THE RESOURCE, AND WHOSE RECOMMENDATIONS ARE CARRIED OUT. IF HUMAN BURIALS ARE ENCOUNTERED, THE CONTRACTOR MUST ALSO CONTACT THE COUNTY CORONER.

CLEARING NOTES

1. THE CONTRACTOR SHALL REVIEW SITE PRIOR TO BIDDING. ALL VEGETATION, STRUCTURES, TREES, DELETERIOUS MATERIAL, ETC. SHALL BE REMOVED FROM THE SITE AT THE EXPENSE OF THE CONTRACTOR AND SHALL BE INCLUDED IN THE LUMP SUM CLEARING COST. ALL WORK SHALL COMPLY WITH THE GEOTECHNICAL ENGINEERING INVESTIGATION COMPLETED FOR THIS PROJECT.
2. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS FROM DAMAGE UNLESS NOTED OTHERWISE. COST OF REPLACING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND REPLACEMENT OF EXISTING IMPROVEMENTS.
3. WHENEVER PAVEMENT IS BROKEN OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS AND SPECIFICATIONS, THE PAVEMENT SHALL BE REPLACED AFTER PROPER BACKFILLING WITH PAVEMENT MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL PAVING. THE FINISHED PAVEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE COUNTY ENGINEER.
4. PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.
5. ALL EXISTING WELLS SHALL BE REMOVED AND/OR ABANDONED PER THE REQUIREMENTS OF THE COUNTY AGENCY AND THE ENVIRONMENTAL HEALTH DEPARTMENT, AND UNDER PERMIT AND INSPECTION OF SAID AGENCIES. THIS WORK SHALL BE INCLUDED IN THE LUMP SUM CLEARING COST.

STORMWATER POLLUTION PREVENTION

1. FOR SITES WITH 1 OR MORE ACRES OF DISTURBED SURFACE, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT STATE WATER RESOURCES CONTROL BOARD N.P.D.E.S. PERMIT REQUIREMENTS. CONTRACTOR SHALL SUPPLY A SWPPP COMPLETED BY A QUALIFIED SWPPP DEVELOPER (QSD). THE SWPPP SHALL BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.

GRADING NOTES

1. NO GRADING, CLEARING OR GRUBBING SHALL BE PERFORMED PRIOR TO ISSUANCE OF A GRADING PERMIT FROM LOCAL GOVERNING AGENCIES.
2. DUST CONTROL SHALL BE PROVIDED BY CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.
3. SITE GRADING SHALL BE DONE UNDER DIRECTION OF THE SOILS ENGINEER AND SHALL BE IN COMPLIANCE WITH CHAPTER 33, 18, AND APPENDIX J, MOST RECENT EDITION OF THE CALIFORNIA BUILDING CODE AND THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORT.
4. EXISTING NON-COMPLYING FILLS SHALL BE REMOVED OR BROUGHT INTO COMPLIANCE WITH CHAPTER 33 AND 18, AND APPENDIX J, MOST RECENT EDITION OF THE CALIFORNIA BUILDING CODE, AND THE SATISFACTION OF THE SOILS ENGINEER.
5. ANY EXCESS AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE TO AN AREA APPROVED BY THE COUNTY BUILDING DIVISION AND COUNTY FIRE DEPARTMENT. APPROVALS MUST BE IN WRITING PRIOR TO REMOVAL OF MATERIAL.
6. CONTRACTOR SHALL PROTECT EXISTING DRAINAGE FACILITIES FROM SEDIMENTATION DURING ALL PHASES OF CONSTRUCTION.
7. ALL HAZARDOUS MATERIAL SHALL BE REMOVED AND DISPOSED OF ACCORDING TO THE REQUIREMENTS OF THE COUNTY'S FIRE DEPARTMENT. THE APPLICANT IS REQUIRED TO DEMONSTRATE COMPLIANCE WITH STATE AND LOCAL CODES FOR REMOVAL OF ASBESTOS CONTAINING MATERIALS DURING DEMOLITION OF THE STRUCTURES ON THE PROJECT SITE.
8. ALL PADS SHALL BE CONSTRUCTED TO A TOLERANCE OF 0.1 FEET +/- FROM SHOWN PAD ELEVATION.
9. RECORD DRAWINGS SHALL INCLUDE ANY SUB-DRAINS REQUIRED BY THE PROJECT SOILS ENGINEER DURING CONSTRUCTION.
10. PROPOSED DEVELOPMENT MUST CONFORM TO 40 CFR (CODE OF FEDERAL REGULATIONS) PARTS 122, 123 AND 124 NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT APPLICATIONS FOR STORM WATER DISCHARGE. PROJECT MUST ALSO CONFORM WITH ANY DESIGN AND CONSTRUCTION POLICIES ADOPTED BY THE COUNTY TO CONFORM WITH THESE REGULATIONS.
11. BLASTING (IF REQUIRED) REQUIRES A PERMIT FROM THE COUNTY FIRE DEPARTMENT.
12. PRIOR TO ANY GRADING OPERATION THE GRADING CONTRACTOR AND THE PROJECT SOILS ENGINEER SHALL JOINTLY SEARCH THE SITE FOR EXISTING WELLS AND SEPTIC SYSTEMS.
13. PRIVATE DRIVEWAYS SHALL BE CONSTRUCTED UNDER THE OBSERVATION OF THE SOILS ENGINEER IN COMPLIANCE WITH THE COUNTY DESIGN AND CONSTRUCTION STANDARDS. PROGRESS AND FINAL REPORTS SHALL BE FURNISHED TO THE ENGINEER IN COMPLIANCE WITH C.B.C. SPECIAL INSPECTION REQUIREMENTS. ALL COSTS RELATED TO SUCH SPECIAL INSPECTIONS SHALL BE BORNE BY THE OWNER/DEVELOPER.
14. EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE COUNTY AGENCY STANDARDS AND THE SOILS REPORT FOR THE PROJECT.
15. ALL INDEPENDENT LABORATORY INSPECTION AND TESTING REQUIRED BY THE COUNTY SHALL BE PAID FOR BY THE CONTRACTOR.
16. SUBGRADE SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND THE COUNTY AGENCY STANDARD SPECIFICATIONS.
17. ROUGH GRADING CONTRACTOR SHALL COORDINATE WITH DEVELOPER PRIOR TO CONSTRUCTION AS TO THE RESPONSIBILITIES OF HIS WORK.
18. THE CONTRACTOR IS TO PROVIDE COMPACTED BUILDING PADS AT THE ELEVATIONS SHOWN ON THE GRADING PLAN.
19. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER.
20. ALL AREAS ARE TO BE GRADED TO THE ELEVATIONS SHOWN.
21. GRADING TO COMPLY WITH CBC 1804.4. SLOPE PERVIOUS GROUND AWAY FROM FOUNDATION AT A MINIMUM SLOPE OF 5% FOR A MINIMUM DISTANCE OF 10 FEET. SLOPE IMPERVIOUS GROUND AT A MINIMUM SLOPE OF 2% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, PROVIDE A 5% SLOPE TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING DRAINAGE AWAY FROM FOUNDATIONS WITH THE USE OF SWALES SLOPED AT 2% LONGITUDINALLY ALONG FLOW LINE, OR DRAINAGE INLETS WITH STORM DRAIN PIPE DIRECTED TO DISCHARGE AWAY FROM FOUNDATIONS IN A NON-EROSIVE MANNER.
22. FILL SLOPES SHALL BE KEYED AND BENCHED IN ACCORDANCE WITH GRADING RECOMMENDATIONS PROVIDED IN THE SOILS ENGINEERING REPORT. IN UNSTABLE AREAS, KEYWAYS SHALL BE FOUNDED INTO COMPETENT ROCK AND LANDSLIDE DEPOSITS SHALL BE REMOVED AND PROCESSED AS ENGINEERED FILL TO THE SATISFACTION OF THE PROJECT GEOLOGIST AND GEOTECHNICAL ENGINEER. CUT SLOPES SHALL BE EXCAVATED IN ACCORDANCE WITH THE SOILS ENGINEERING REPORT. CONTRACTOR SHALL REVIEW THE SOILS ENGINEERING REPORT AND INCORPORATE NECESSARY SOILS RECOMMENDATIONS AND REQUIREMENTS, INCLUDING BUT NOT LIMITED TO REMOVAL OF ANY UNSTABLE MATERIAL IDENTIFIED BY THE PROJECT GEOLOGIST AND GEOTECHNICAL ENGINEER.

SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL EXPOSE ALL EXISTING SANITARY SEWER PIPES WHERE A CONNECTION IS TO BE MADE SO THAT THE ENGINEER CAN VERIFY EXISTING FLOWLINES AND LOCATIONS BEFORE START OF CONSTRUCTION.
2. SANITARY SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY AGENCY STANDARD SPECIFICATIONS.
3. ALL MANHOLE RIMS AND CLEANOUTS TO BE ADJUSTED TO FINISH GRADE AFTER STREET PAVING, COST FOR RAISING FACILITIES TO BE INCLUDED IN UNIT PRICES FOR MANHOLES AND CLEANOUTS.
4. ALL CROSSINGS SHALL BE MADE IN ACCORDANCE WITH THE STATE OF CALIFORNIA HEALTH DEPARTMENT REQUIREMENTS. (INCLUDES SERVICE RUNS)
5. SANITARY SEWER LATERALS SHALL BE INSTALLED IN ACCORDANCE WITH COUNTY AGENCY STANDARD SPECIFICATIONS, EXCEPT THAT LATERAL SHALL EXTEND TO BACK OF PROPOSED SIDEWALK OR PROPERTY LINE, WHICHEVER IS GREATER.
6. IF APPLICABLE FOR GOVERNING JURISDICTION, ALL SANITARY SEWER MAINS SHALL BE TELEVISED AND APPROVED PRIOR TO PAVING. THE CONTRACTOR SHALL FURNISH AT HIS SOLE EXPENSE, A TELEVISION UNIT AND EXPERIENCED CREW, ACCEPTABLE TO THE COUNTY ENGINEER, COMPLETE TAPES AND REPORTS OF ALL TELEVISED LINES SHALL BE FURNISHED TO BY THE COUNTY. "AS-BUILT" IMPROVEMENTS PLANS SHALL REFLECT THE INFORMATION CONTAINED IN THE REPORT (I.E. MH, WYE AND CO LOCATIONS). THE CONTRACTOR SHALL EXPOSE ALL MANHOLES AND FLUSHING INLETS TO FACILITATE THIS OPERATION. ALL T.V. INSPECTION SHALL BE MADE IN THE PRESENCE OF THE COUNTY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE. ALL WORK SHALL BE DONE DURING REGULAR WORKING HOURS FOR COUNTY PERSONNEL.

SANITARY SEWER MATERIALS

THE FOLLOWING STANDARD MATERIALS SHALL BE USED FOR GRAVITY SEWER CONSTRUCTION AND SHALL CONFORM TO THE LATEST EDITION OF AMERICAN SOCIETY OF TESTING MATERIALS STANDARDS:

MATERIAL	SPECIFICATION	DIAMETER
PVC PIPE	ASTM D3034-SDR 35	4"-15"
PVC PIPE	ASTM F679-PS 46	18"-36"
PVC PIPE DEFLECTION	ASTM D2412-5% DEFLECTION	ALL
PVC PIPE FITTINGS	ASTM D2855-ELASTOMERIC WATER TIGHT	ALL
PVC PIPE MANHOLE CONNECTIONS	ASTM C923-RUBBER WEEP RING	ALL
VITRIFIED CLAY PIPE	ASTM C700-EXTRA STRENGTH	ALL
VITRIFIED CLAY PIPE FITTINGS	ASTM C425-FLEXIBLE JOINT	ALL
DUCTILE IRON PIPE	ASTM-A746-LINED GRAVITY SEWER	4"-64"
DUCTILE IRON FITTINGS	ASTM-A746-PUSH ON JOINT	4"-64"

UTILITY NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE COUNTY AGENCY STANDARD PLANS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
2. A SEWER RELIEF VALVE MUST BE INSTALLED AS REQUIRED BY THE BUILDING DEPARTMENT ON ALL LOTS WHERE THE FINISHED FLOOR ELEVATION IS BELOW THE RIM OF THE NEXT UPSTREAM MANHOLE OF THE PUBLIC SEWER PER THE CPC SECTION 710.0. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE COUNTY AGENCY STANDARD PLANS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
3. CONTRACTOR SHALL SECURE A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO EXCAVATION OF ANY TRENCH OVER FIVE FEET IN DEPTH.
4. ALL UNDERGROUND IMPROVEMENTS INCLUDING SEWER LINES, WATER LINES, STORM DRAINS, PUBLIC UTILITY FACILITIES, AND SERVICES SHALL BE INSTALLED, TESTED, AND ACCEPTED PRIOR TO PAVING ANY STREET.
5. THE LOCATIONS OF UNDERGROUND OBSTRUCTIONS SHOWN ON THE PLANS ARE APPROXIMATE ONLY AND SHOULD NOT BE TAKEN AS FINAL OR ALL INCLUSIVE. THE CONTRACTOR IS CAUTIONED THAT THE PLANS MAY NOT INCLUDE ALL EXISTING UTILITIES AND THAT THE OWNER, THE COUNTY AGENCY AND ENGINEER ASSUME NO RESPONSIBILITY OF OBSTRUCTIONS WHICH MAY BE ENCOUNTERED.
6. THE CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES INCLUDING SEWERS AND STORM DRAINS PRIOR TO ANY TRENCHING TO ALLOW THE ENGINEER TO VERIFY THE GRADE AND ALIGNMENT OF THE UTILITIES, AND TO VERIFY DESIGN ASSUMPTIONS AND EXACT FIELD LOCATION. EXISTING UTILITIES MAY REQUIRE RELOCATION AND/OR PROPOSED IMPROVEMENT MAY REQUIRE GRADE OR ALIGNMENT REVISION DUE TO FIELD CONDITIONS. THE CONTRACTOR IS CAUTIONED NOT TO ORDER PRECAST ITEMS UNTIL ALL CONFLICTS ARE RESOLVED. PRECAST ITEMS ORDERED PRIOR TO CONFLICT RESOLUTION SHALL BE DONE SOLELY AT THE CONTRACTOR'S RISK. THE ENGINEER WILL NOT MARK ANY GRADE STAKES UNTIL AFTER THE EXACT LOCATION OF ALL EXISTING UTILITIES HAS BEEN VERIFIED.
7. RECORD PLAN DRAWINGS SHALL BE PROVIDED UPON COMPLETION OF PROJECT PRIOR TO FINAL ACCEPTANCE.
8. THE USE OF CONTROLLED DENSITY BACKFILL (CDF) WITHIN ANY PUBLIC SEWER OR WATER TRENCH IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE DIRECTOR OF UTILITIES.
9. THERE SHALL BE NO UNMETERED CONNECTIONS TO THE COUNTY AGENCY WATER SYSTEM INCLUDING CONNECTIONS BYPASSING THE METER FOR TESTING ONSITE PLUMBING OR FOR OBTAINING CONSTRUCTION WATER. SUCH CONNECTIONS SHALL BE SEVERED BY THE WATER UTILITY DEPARTMENT AND WILL RESULT IN PENALTIES, INCLUDING PAYMENT OF FINES AND ESTIMATED WATER USAGE FEES.
10. ALL PIPE LENGTHS SHOWN ARE MEASURED HORIZONTALLY TO INSIDE EDGE OF MANHOLE STRUCTURES OR TO THE CENTER OF MINOR DEVICES SUCH AS INLETS OR CLEANOUTS.
11. ALL STREET TRENCHING IN PUBLIC R/W REQUIRES USE OF A.C. HOTMIX, UNDER DIRECTION OF COUNTY INSPECTOR AND PER COUNTY STANDARDS.

WATER NOTES

1. CONTRACTOR SHALL EXPOSE EXISTING WATER LINES TO VERIFY EXISTING ELEVATION AND LOCATION PRIOR TO START OF CONSTRUCTION.
2. WATER LINE CROSSINGS SHALL MEET STATE HEALTH STANDARDS AND COUNTY AGENCY STANDARD SPECIFICATIONS.
3. WATER LINE CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY AGENCY STANDARD SPECIFICATIONS.
4. INSTALL TRACER WIRE FOR ALL WATER LINES. ALL WATER LINES SHALL BE INSTALLED WITH A NO. 12 GAGE TW SOLID COATED TRACER WIRE.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY MARKING THE INSTALLED LOCATION OF SERVICES PRIOR TO CURB AND GUTTER INSTALLATION.
6. ALL VALVE BOXES SHALL BE ADJUSTED TO FINISH GRADE AFTER STREET PAVING COST FOR RAISING FACILITIES TO BE INCLUDED IN UNIT PRICES FOR VALVES.
7. PRIOR TO FINAL ACCEPTANCE, ALL WATER LINES SHALL BE TESTED AND DISINFECTED IN COMPLIANCE WITH THE REQUIREMENTS OF THE COUNTY AGENCY IMPROVEMENT STANDARD SPECIFICATIONS.
8. ALL CONNECTIONS TO EXISTING COUNTY FACILITIES SHALL BE MADE IN THE PRESENCE OF THE COUNTY PUBLIC WORKS DEPARTMENT. HOT TAPS SHALL CONFORM TO COUNTY REQUIREMENTS.

WATER MATERIALS

THE FOLLOWING PIPE MATERIALS SHALL BE USED FOR WATER MAIN CONSTRUCTION AND SHALL CONFORM TO THE LATEST EDITION OF APPROPRIATE AMERICAN WATER WORKS ASSOCIATION STANDARDS AND AMERICAN SOCIETY OF TESTING MATERIALS STANDARDS:

MATERIAL	SPECIFICATION	DIAMETER
PVC PIPE	AWWA C900-CLASS 200 MIN. ASTM D2241 ASTM D1785, NSF 61 - SCH 40	4"-48" 1/2"-3"
PVC PIPE FITTINGS	ASTM D2466, NSF 61 - SCH 40	1/2"-3"
PVC PIPE JOINTS	ASTM D2122-BELL AND SPIGOT ASTM F477-ELASTOMERIC SEAL ASTM D3139	4"-48" 4"-48" 4"-48"
HIGH DENSITY POLYETHYLENE PIPE	AWWA C901- DR 11 AWWA C906 - DR 11 NSF STANDARD 14 NSF STANDARD 61 ASTM D3035	1/2"-3" 4"-63" ALL ALL
HIGH DENSITY POLYETHYLENE JOINTS	ASTM D2657, HEAT FUSION JOINING OF THE SAME DR PIPE. NO SOLVENT JOINTS.	ALL
DUCTILE IRON PIPE	AWWA C151	3"-48"
DUCTILE IRON PIPE FITTINGS	AWWA C110-PUSH ON OR MECHANICAL	3"-48"

STORM DRAIN NOTES

1. THE CONTRACTOR SHALL EXPOSE ALL EXISTING STORM DRAIN PIPES WHERE A CONNECTION IS TO BE MADE SO THAT THE ENGINEER CAN VERIFY EXISTING FLOWLINES AND LOCATIONS SUFFICIENTLY BEFORE START OF CONSTRUCTION TO ALLOW FOR A REASONABLE LENGTH OF TIME FOR REVISING PLANS, IF NECESSARY.
2. CONTRACTOR TO BE RESPONSIBLE FOR ALL TESTING OF STORM DRAIN FACILITIES IN ACCORDANCE WITH THE COUNTY AGENCY SPECIFICATIONS.
3. ALL MANHOLE RIMS TO BE ADJUSTED TO FINISH GRADE AFTER STREET PAVING, UNLESS OTHERWISE NOTED. COST FOR RAISING FACILITIES TO BE INCLUDED IN UNIT PRICES FOR MANHOLES.
4. STORM DRAIN SYSTEM SHALL BE KEPT FREE OF DIRT AND DEBRIS DURING ALL PHASES OF CONSTRUCTION.

STORM DRAIN MATERIALS

THE FOLLOWING STANDARD PIPE MATERIALS SHALL BE USED FOR STORM DRAIN CONSTRUCTION AND SHALL CONFORM TO THE LATEST EDITION OF THE STATE OF CALIFORNIA, AASHTO, AND AMERICAN SOCIETY OF TESTING MATERIALS STANDARDS:

MATERIAL	SPECIFICATION	DIAMETER
PVC PIPE	ASTM D3034-SDR 35	4"-15"
PVC PIPE	ASTM F679-PS 46	18"-36"
PVC PIPE DEFELECTION	ASTM D2412-5% DEFLECTION	ALL
PVC PIPE FITTINGS	ASTM D2855-ELASTOMERIC WATER TIGHT	ALL
PVC PIPE MANHOLE CONNECTIONS	ASTM C923-RUBBER WEEP RING	ALL
HDPE	STATE SPEC. SECTION 64	ALL
HDPE TYPE S	AASHTO M-252 -DUAL WALL	3"-10"
HDPE TYPE S	AASHTO M-294 -DUAL WALL	12"-48"
HDPE FITTINGS	ASTM D-3212-WATER TIGHT	ALL
REINFORCED CONCRETE PIPE	ASTM C76 -CLASS I, II, III, IV, OR V	ALL

WATER - UNDERGROUND FIRE SERVICE NOTES

1. THE UNDERGROUND PIPING SHALL HAVE A MINIMUM DEPTH OF BURY OF 30 INCHES FROM TOP OF PIPE TO FINISHED GRADE (36 INCHES BELOW DRIVEWAYS). NON METALLIC PIPE SHALL HAVE A TRACER WIRE AND/OR TAPE PROVIDED. (10.4) NFPA 24.
2. INITIAL BACKFILL AND BEDDING SURROUNDING THE PIPE SHALL CONSIST OF CLEAN FILL SAND OR PEA GRAVEL TO A MINIMUM OF 6" BELOW AND 12" ABOVE THE PIPE AND CONTAIN NO ASHES, CINDERS, REFUSE, ORGANIC MATTER OR OTHER CORROSIVE MATERIALS. (10.9.1) NFPA 24 (FIRE DISTRICT POLICY) ¾" AGGREGATE IS NO LONGER APPROVED IN ACCORDANCE WITH SFM AMENDMENT TO NFPA 24 2010 SECTION 10.9.1.
3. PVC PIPE SHALL BE A MINIMUM OF C900 CLASS 200. DUCTILE IRON PIPE SHALL BE CEMENT LINED.
4. ALL PIPING, VALVES, JOINTS AND FITTINGS SHALL BE LISTED FOR FIRE PROTECTION SERVICE AND SHALL BE INSTALLED, SUPPORTED, ANCHORED, CLEANED, COATED WITH AN APPROVED MASTIC, NOT TAR, AND/OR WRAPPED WITH A CORROSION-RETARDING MATERIAL IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AS APPLICABLE. (CHAPTER 10) NFPA 24.
5. INSTALLATION OF THE FDC SHALL INCLUDE DUCTILE IRON FROM THE UNDERGROUND PIPING TO A POINT ABOVE GRADE, AND THEN MAY TRANSITION TO GALVANIZED PIPE BELOW THE CHECK VALVE/FDC. (10.1.2) NFPA 24.
6. THE FDC SHALL BE AT LEAST 40 FEET, BUT NO FARTHER THAN 150 FEET, AWAY FROM THE NEAREST FIRE HYDRANT.
7. THE FIRE DEPARTMENT CONNECTION (FDC) SHALL BE OFFSET FROM THE POST INDICATOR VALVE (PIV) BY NOT LESS THAN 3 FEET. THE PIV & FDC SHALL BE LOCATED 3 FEET FROM NEARBY OBJECTS INCLUDING HIGH GROWTH OR DENSE VEGETATION, TO MAINTAIN VISIBILITY AND ACCESSIBILITY AT ALL TIMES. (5.9.5.2) NFPA 24.
8. THE FDC SHALL BE SET AT A HEIGHT OF BETWEEN 30 AND 44 INCHES ABOVE FINISHED GRADE AND THE PIV SHALL BE SET SO THAT THE TOP OF THE POST WILL BE 36" ABOVE FINISHED GRADE. BOTH SHALL BE PROPERLY SUPPORTED AND PROTECTED FROM MECHANICAL DAMAGE AND FDC PROVIDED CAPS (5.9.1.2) (6.3.4.1) NFPA 24.
9. THE FDC/PIV SHALL BE AFFIXED WITH AN APPROVED PERMANENT SIGN AS TO THE ADDRESS BEING SERVED. THE SIGN SHALL HAVE RAISED OR ENGRAVED LETTERS AT LEAST 1 INCH IN HEIGHT ON A PLATE OR FITTING. THE SIGN SHALL INDICATE THE TYPE OF SYSTEM FOR WHICH THE CONNECTION IS INTENDED. WHERE THERE IS NO SPECIFIC ADDRESS, THE AREA, BUILDING, OR PORTION THEREOF SHALL BE IDENTIFIED ON THE SIGN. (5.9.5.3) NFPA 24.
10. PROVIDE A CONCRETE FOOTING WITH RESTRAINING RODS AT THE BASE OF THE PIV. PROVIDE CHAIN AND/OR BREAK-AWAY LOCKS FOR THE PIV AND BACKFLOW PREVENTION DEVICES.
11. THE PIV SHALL BE PAINTED RED AND SHALL BE PROVIDED WITH A DURABLE WEATHERPROOF LABEL OR PLACARD INDICATION THE ADDRESS SUPPORTED BY THE SYSTEM. THE ADDRESS NUMBERS SHALL BE A MINIMUM OF 2 INCHES HIGH ON A CONTRASTING BACKGROUND.
12. PRIVATE FIRE HYDRANTS SHALL BE LOCATED AT LEAST 24 INCHES, AND NO MORE THAN 36 INCHES, FROM THE BACK EDGE OF THE CURB TO CENTERLINE OF THE HYDRANT.
13. PRIVATE HYDRANTS SHALL BE PAINTED WHITE TO INDICATE THEY ARE PART OF A PRIVATE FIRE SERVICE SYSTEM.
14. CENTER OF THE LOWEST OUTLET ON THE HYDRANT SHALL BE NOT LESS THAN 18 INCHES ABOVE FINISHED GRADE.
15. PROVIDE SINGLE CHECK VALVE (SWING OR WAFER) LOCATED IN AN APPROVED LOCATION ON THE SUPPLY SIDE OF THE PIV AND FDC WHEN PRIVATE FIRE SERVICE MAINS SERVE FIRE HYDRANTS. PROVIDE AN APPROVED VALVE BOX.
16. PIPE INSTALLED UNDER THE BUILDING OR BUILDING FOUNDATION SHALL NOT CONTAIN MECHANICAL JOINTS. PROVIDE CONTINUOUS CONNECTION FROM OUTSIDE THE BUILDING TO BOTTOM OF RISER. PROVIDE MINIMUM OF 2 INCHES ANNULAR CLEARANCE WITH SLEEVE AROUND ENTIRE PIPE PENETRATION OF FOUNDATION, FLOOR, OR PAVEMENT. (9.3.4) NFPA 13 (10.6.5.1) NFPA 24.
17. PRIOR TO THE SPRINKLER RISER HOOKUP TO ABOVE GROUND PIPING, OR ACCEPTANCE OF HYDRANT SYSTEM, THIS OFFICE SHALL WITNESS A HYDROSTATIC TEST OF NOT LESS THAN 200 PSI PRESSURE FOR 2 HOURS AND FLUSH OF THE ENTIRE UNDERGROUND SYSTEM. REQUIRED FOR THE FLUSH SHALL BE BURLAP SACKS OR EQUIVALENT (WITH DE-CHLORINATION TABLETS) TO STRAIN THE HOSE OUTLET(S). ADEQUATE DRAINAGE SHALL BE AVAILABLE TO ACCEPT A MINIMUM OF FIVE MINUTES FLOW PER 100 FEET OF PIPE AT THE REQUIRED FLUSH FLOW RATE. IT IS THE RESPONSIBILITY OF THE APPLICANT TO OBTAIN ALL NECESSARY APPROVALS PRIOR TO RELEASE OF WATER TO THE ENVIRONMENT. (10.10.2.1) (10.10.2.1.2) (10.10.2.2) NFPA 24.
18. PROVIDE UNDERGROUND ELECTRICAL CONDUIT FOR THE CONNECTION TAMPER SWITCHES TO SUPERVISE ALL THE VALVES CONTROLLING WATER SUPPLY TO SPRINKLER SYSTEMS AND/OR PRIVATE HYDRANTS. THIS INCLUDES BOTH PIVS AND BACK-FLOW PREVENTION ASSEMBLIES (6.6.2) NFPA 24 (903.4) CFC.
19. INSTALLING CONTRACTOR SHALL COMPLETE AND PROVIDE A COPY OF THE CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR PRIVATE FIRE SERVICE MAINS FORM TO THE FIRE DISTRICT AT THE CONCLUSION OF THE HYDROSTATIC TEST AND FLUSH INSPECTION. (9-2.1) NFPA 24.

WATER - FIRE SERVICE MATERIALS

THE FOLLOWING PIPE MATERIALS SHALL BE USED FOR WATER MAIN CONSTRUCTION AND SHALL CONFORM TO THE LATEST EDITION OF APPROPRIATE AMERICAN WATER WORKS ASSOCIATION STANDARDS AND AMERICAN SOCIETY OF TESTING MATERIALS STANDARDS:

MATERIAL	SPECIFICATION	DIAMETER
PVC PIPE	AWWA C900-CLASS 200 MIN. ASTM D2241	ALL
PVC PIPE JOINTS	ASTM D2122-BELL AND SPIGOT ASTM F477-ELASTOMERIC SEAL ASTM D3139	ALL ALL ALL
DUCTILE IRON PIPE	AWWA C151	3"-64"
DUCTILE IRON PIPE FITTINGS	AWWA C110-PUSH ON OR MECHANICAL	3"-48"

CLAYTON & LITTLE

ISSUED DATE 09/21/2020
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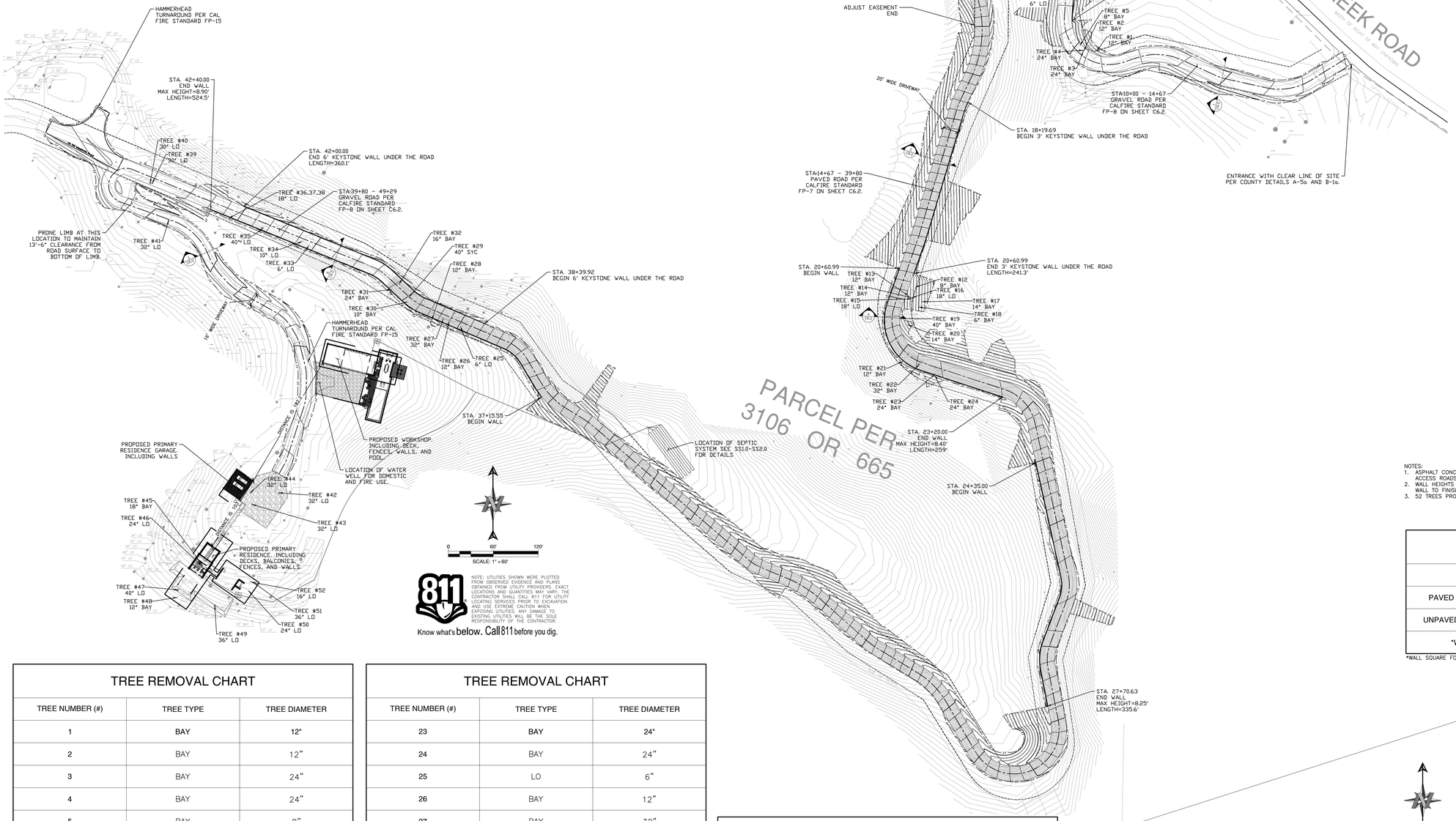
SUBMITTAL 01

WALSH ENGINEERING
1108 GARDEN STREET, SUITE 202-204
SAN LUIS OBISPO, CA 93401
WALSHENGINEERING.NET
(805) 319-4948

REGISTERED PROFESSIONAL ENGINEER
MATTHEW R. WALSH
C 79026
CIVIL
STATE OF CALIFORNIA

BRYNILDSON RESIDENCE
OLD CREEK ROAD
CAYUCOS, CALIFORNIA

C0.1
NOTES



GENERAL LEGEND

- EXISTING/PROPOSED CENTERLINE (℄)
- EXISTING PROPERTY LINE (EX. ℄)
- PROPOSED PROPERTY LINE (℄)
- PROPOSED SETBACK LINE
- EXISTING/PROPOSED EASEMENT
- PROPOSED SAWCUT
- GUTTER FLOWLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SLOTTED CURB
- PROPOSED RETAINING WALL. HEIGHT PER PLAN.
- PROPOSED CONCRETE PAVEMENT/HARDSCAPE
- PROPOSED ASPHALT CONCRETE PAVEMENT
- PROPOSED GRAVEL
- PROPOSED PERVIOUS PAVEMENT
- DEEPENED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.
- RAISED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.

GRADING LEGEND

- GB RIDGE HINGE — GRADE BREAK
- CUT / FILL — DAYLIGHT OF GRADING LIMITS (CUT/FILL LINE)
- LIMIT OF DISTURBANCE
- SWALE
- 100 — CONTOUR MAJOR
- 99 — CONTOUR MINOR
- TOP OF SLOPE
- TOE OF SLOPE
- OVERLAND RELEASE PATH

STORM DRAIN LEGEND:

- 50LF12"SD@0.5% — STORM DRAIN PIPE LENGTH, SIZE AND SLOPE (SD)
- PROPOSED SLOT/TRENCH DRAIN
- PROPOSED BIO RETENTION BASIN
- ENERGY DISSIPATOR
- HEADWALL/ENDWALL
- FLARED END SECTION
- DROP INLET
- MANHOLE
- CLEANOUT

NOTES:
1. ASPHALT CONCRETE PAVEMENT TO BE USED WHEN THE GRADE EXCEEDS 12% PER CAL FIRE ACCESS ROADS AND DRIVEWAYS STANDARD 4.
2. WALL HEIGHTS REFER TO DIFFERENCE IN ELEVATION FROM FINISH SURFACE AT THE FACE OF WALL TO FINISH GRADE AT THE BACK OF WALL.
3. 52 TREES PROPOSED TO BE REMOVED.

QUANTITIES

	LNEAR FOOTAGE (FT)	SQUARE FOOTAGE (SF)
PAVED DRIVEWAY	2,513.00	50,250.00
UNPAVED DRIVEWAY	1,410.00	27,157.00
*WALL	1,830.00	11,000.00

*WALL SQUARE FOOTAGES REFER TO EXPOSED PORTION OF WALL.

TREE REMOVAL CHART

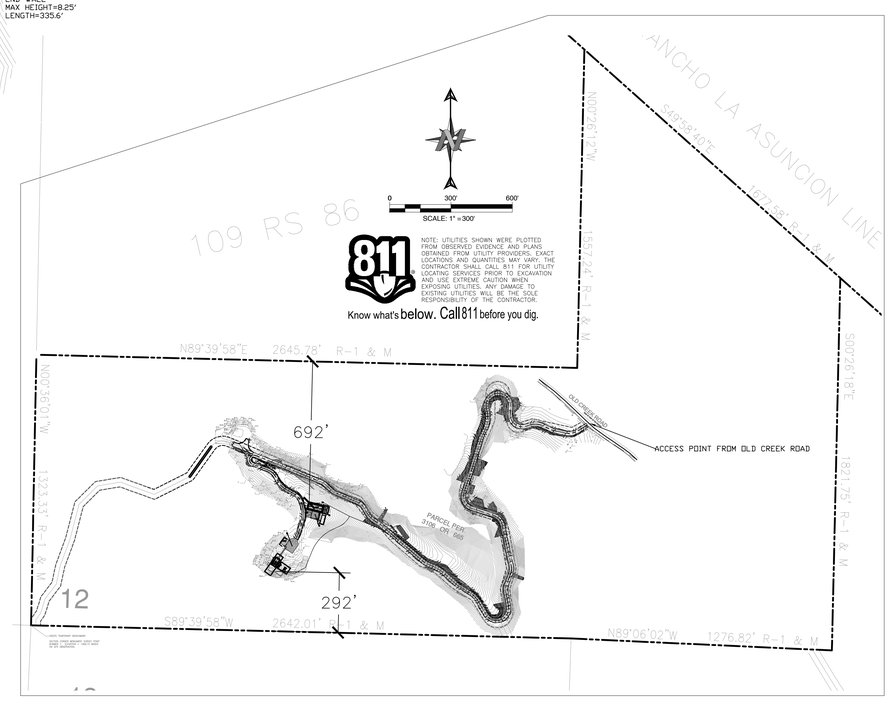
TREE NUMBER (#)	TREE TYPE	TREE DIAMETER
1	BAY	12"
2	BAY	12"
3	BAY	24"
4	BAY	24"
5	BAY	8"
6	BAY	12"
7	BAY	24"
8	LO	6"
9	BAY	8"
10	BAY	20"
11	BAY	20"
12	BAY	8"
13	BAY	12"
14	BAY	12"
15	LO	18"
16	LO	18"
17	BAY	14"
18	BAY	6"
19	BAY	40"
20	BAY	14"
21	BAY	12"
22	BAY	32"

TREE REMOVAL CHART

TREE NUMBER (#)	TREE TYPE	TREE DIAMETER
23	BAY	24"
24	BAY	24"
25	LO	6"
26	BAY	12"
27	BAY	32"
28	BAY	12"
29	SYC	40"
30	BAY	10"
31	BAY	24"
32	BAY	16"
33	LO	6"
34	LO	10"
35	LO	40"
36	LO	18"
37	LO	18"
38	LO	18"
39	LO	30"
40	LO	30"
41	LO	32"
42	LO	32"
43	LO	32"
44	LO	32"

TREE REMOVAL CHART

TREE NUMBER (#)	TREE TYPE	TREE DIAMETER
45	BAY	18"
46	LO	24"
47	LO	40"
48	BAY	12"
49	LO	36"
50	LO	24"
51	LO	36"
52	LO	16"



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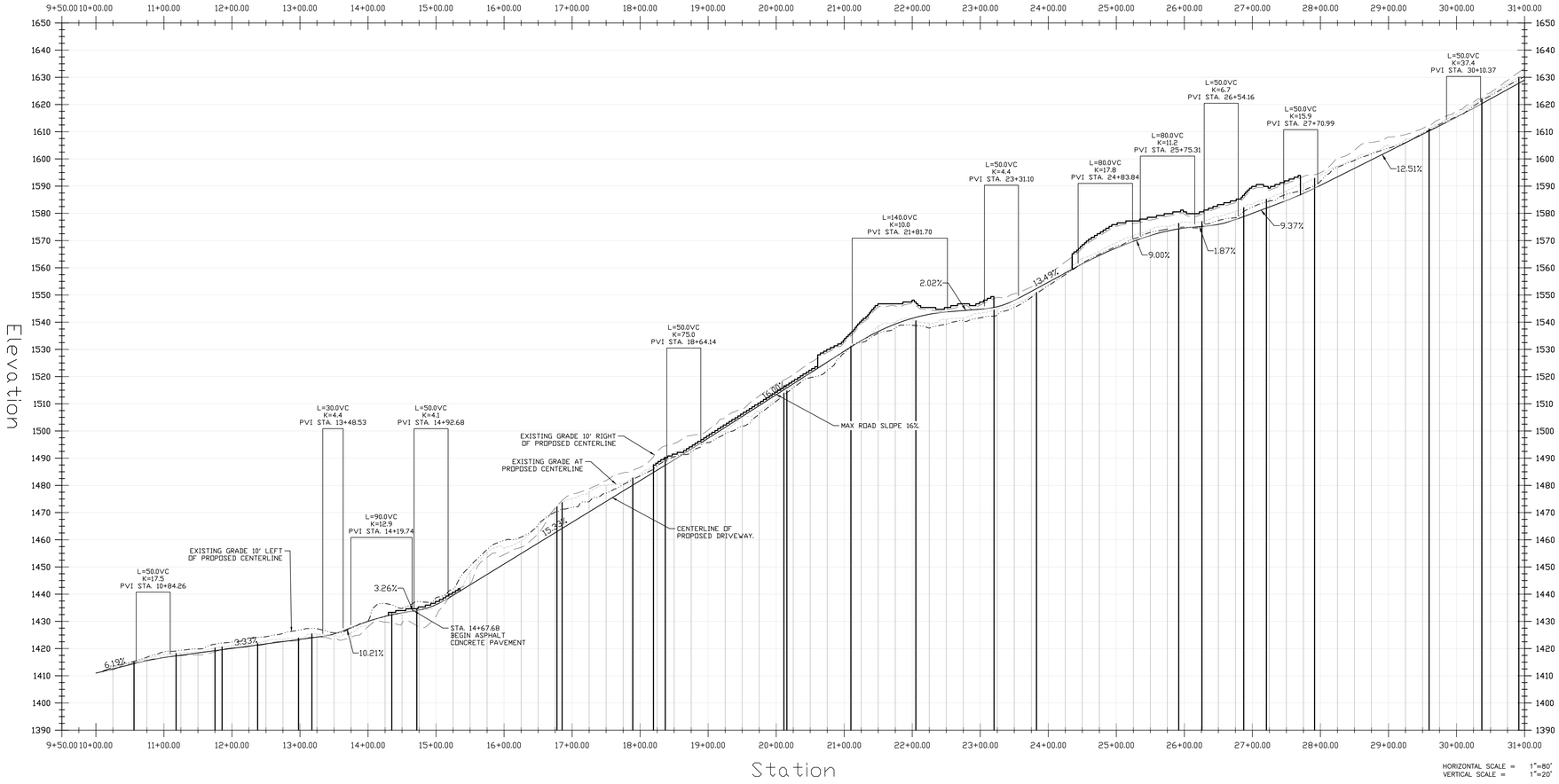
REGISTERED PROFESSIONAL ENGINEER MATTHEW R. WALSH C79026 CIVIL STATE OF CALIFORNIA

BRYNILDSON RESIDENCE

OLD CREEK ROAD
CAYUCOS, CALIFORNIA

C1.0
OVERALL SITE PLAN

DRIVEWAY PROFILE:
STA. 09+50.00 - STA. 31+00.00



HORIZONTAL SCALE = 1"=80'
VERTICAL SCALE = 1"=20'

NOTES:
1. MINIMUM K-VALUES OF 3 AND 10 FOR SAG AND CREST CURVES RESPECTIVELY PER CAL FIRE STANDARD DRAWING FS-3 FOR A DESIGN SPEED OF 15 MPH.
2. ASPHALT CONCRETE PAVEMENT TO BE USED WHEN THE GRADE EXCEEDS 12% PER CAL FIRE ACCESS ROADS AND DRIVEWAYS STANDARD 4.

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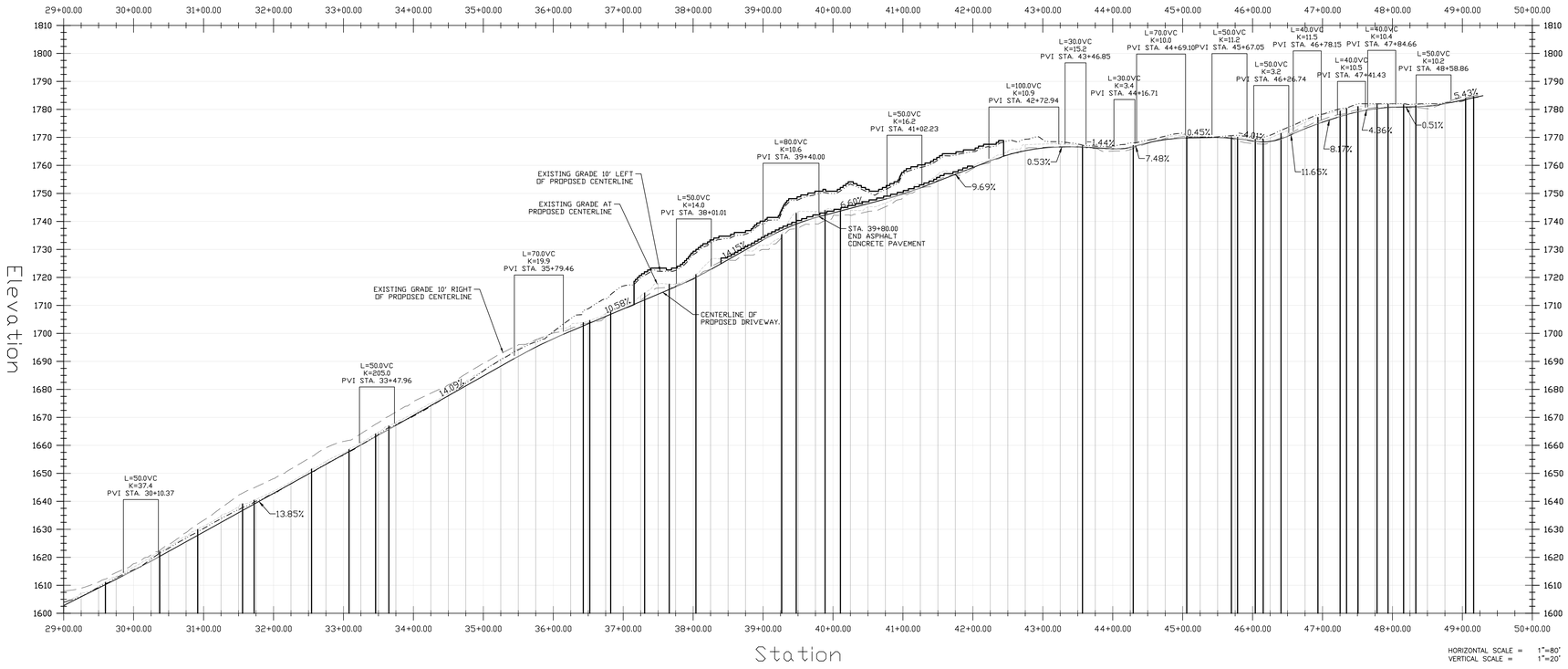
BRYNILDSON RESIDENCE

OLD CREEK ROAD
CAYUCOS, CALIFORNIA

C2.0

DRIVEWAY PLAN & PROFILE

DRIVEWAY PROFILE:
STA. 29+00.00 - STA. 50+00.00



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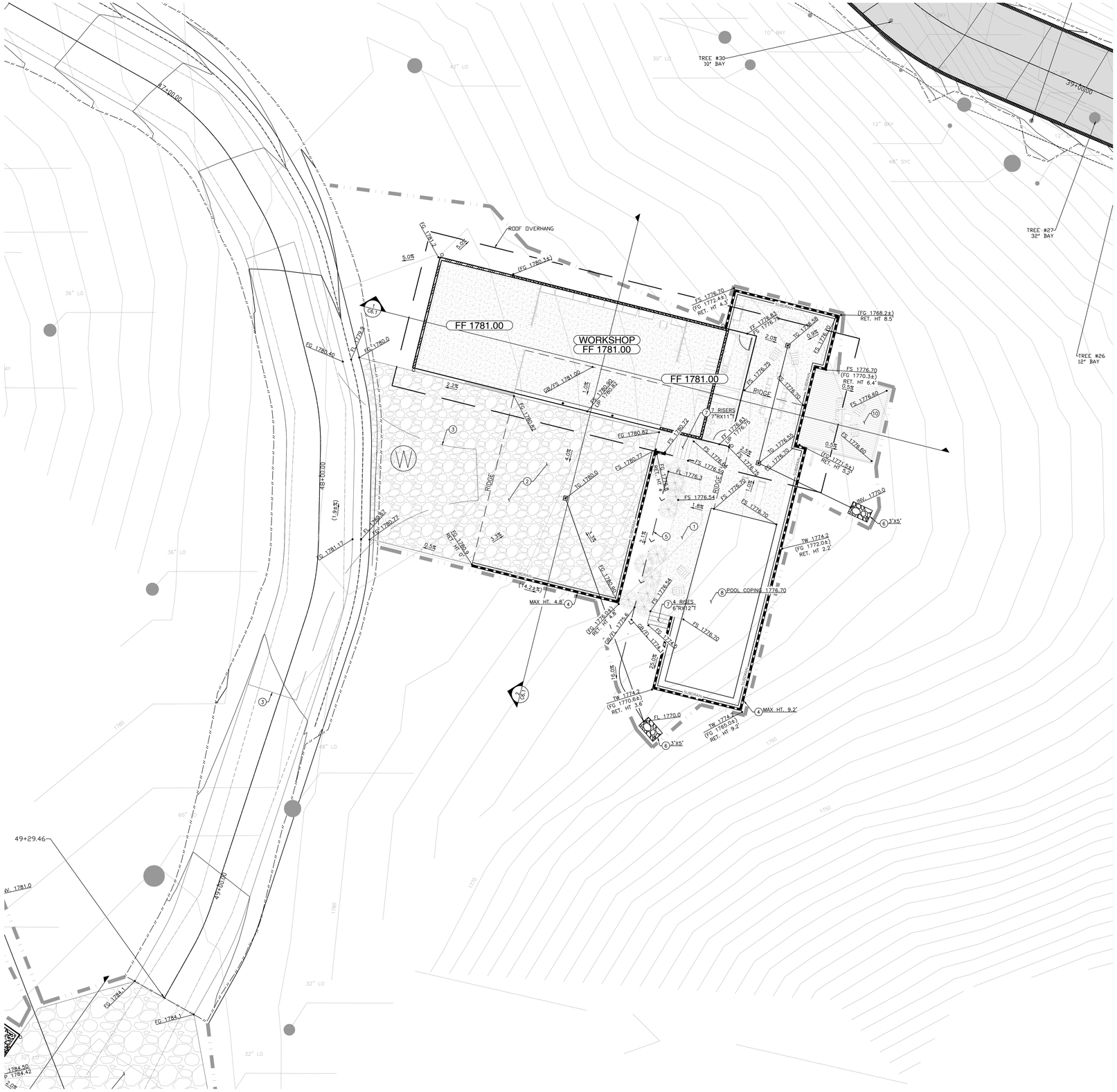
C2.1
DRIVEWAY PLAN & PROFILE



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GRADING KEY NOTES:

1. PROPOSED CONCRETE FLATWORK PER DETAIL 1 ON SHEET C6.1.
2. PROPOSED GRAVEL DRIVEWAY SECTION PER DETAIL 2 ON SHEET C6.1.
3. PROPOSED CALFIRE TURN AROUND PER DETAIL FP-15 ON SHEET C6.2.
4. PROPOSED RETAINING WALL PER DETAIL 3 ON SHEET C6.1. RETAINED HEIGHT PER PLAN. SEE DETAIL 9 ON SHEET C6.1 FOR RETAINING WALL DRAINAGE AND WATERPROOFING INFORMATION.
5. PROPOSED VEGETATED OR ROCK LINED SWALE PER DETAIL 4 ON SHEET C6.1.
6. PROPOSED ROCK SLOPE ENERGY DISSIPATOR PER DETAIL 8 ON SHEET C6.1. LENGTH AND WIDTH PER PLAN.
7. PROPOSED STAIRS. RISE AND TREAD PER PLAN.
8. PROPOSED POOL PER PLANS BY OTHERS.

NOT USED ON THIS SHEET → 9. PROPOSED DEEPENED CONCRETE EDGE PER DETAIL 5 ON SHEET C6.1.

10. PROPOSED ELEVATED DECK SEE SECTION 1 ON SHEET C6.1 FOR SECTION VIEW.

GRADING GENERAL NOTES:

A. SEE STORM DRAIN AND UTILITY INFORMATION ON SHEET C4.0.

B. ALL CLEARING, GRUBBING, SITE PREPARATION, OVER-EXCAVATION, EARTHWORK, ENGINEERED FILL, GEOTEXTILE MATERIAL, AND MATERIAL TESTING SHALL BE IN COMPLIANCE WITH THE GEOTECHNICAL ENGINEERING REPORT BY BEACON GEOTECHINCAL, DATED 05/17/17.

C. GRADING TO COMPLY WITH CBC 1804.4. SLOPE PERVIOUS GROUND AWAY FROM FOUNDATION AT A MINIMUM SLOPE OF 5% FOR A MINIMUM DISTANCE OF 10 FEET. SLOPE IMPERVIOUS GROUND AT A MINIMUM SLOPE OF 2% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, PROVIDE A 5% SLOPE TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING DRAINAGE AWAY FROM FOUNDATIONS WITH THE USE OF SWALES SLOPED AT 2% LONGITUDINALLY ALONG FLOW LINE, OR DRAINAGE INLETS WITH STORM DRAIN PIPE DIRECTED TO DISCHARGE AWAY FROM FOUNDATIONS IN A NON-EROSIVE MANNER.

D. PER FIGURE 1808.7.1 OF THE CBC (CRC FIGURE R403.1.7.1), BUILDINGS LOCATED AT THE TOE OF A SLOPE SHALL BE LOCATED AT LEAST THE SMALLER OF H/2 AND 15 FEET AWAY FROM THE TOE OF SLOPE AND SHALL BE LOCATED AT LEAST THE SMALLER OF H/3 AND 40 FEET AWAY FROM THE TOP OF SLOPE. "H" IS THE HEIGHT OF SLOPE AND HAS BEEN PROVIDED HEREON. PER CBC SECTION 1808.7.1 (CRC R403.1.7.1), WHEN A RETAINING WALL IS PRESENT AT THE TOE OF A SLOPE, THE HEIGHT OF THE SLOPE SHALL BE MEASURED FROM THE TOP OF THE WALL TO THE TOP OF THE SLOPE. FOR ALTERNATIVE SLOPE SETBACKS, THE GEOTECHNICAL ENGINEER SHALL REVIEW THESE PLANS AND ISSUE AN APPROVAL LETTER IN COMPLIANCE WITH CBC SECTION 1803.5.10 (CRC R403.1.7.4).

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SCALE: 1" = 10'

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BRYNILDSON RESIDENCE

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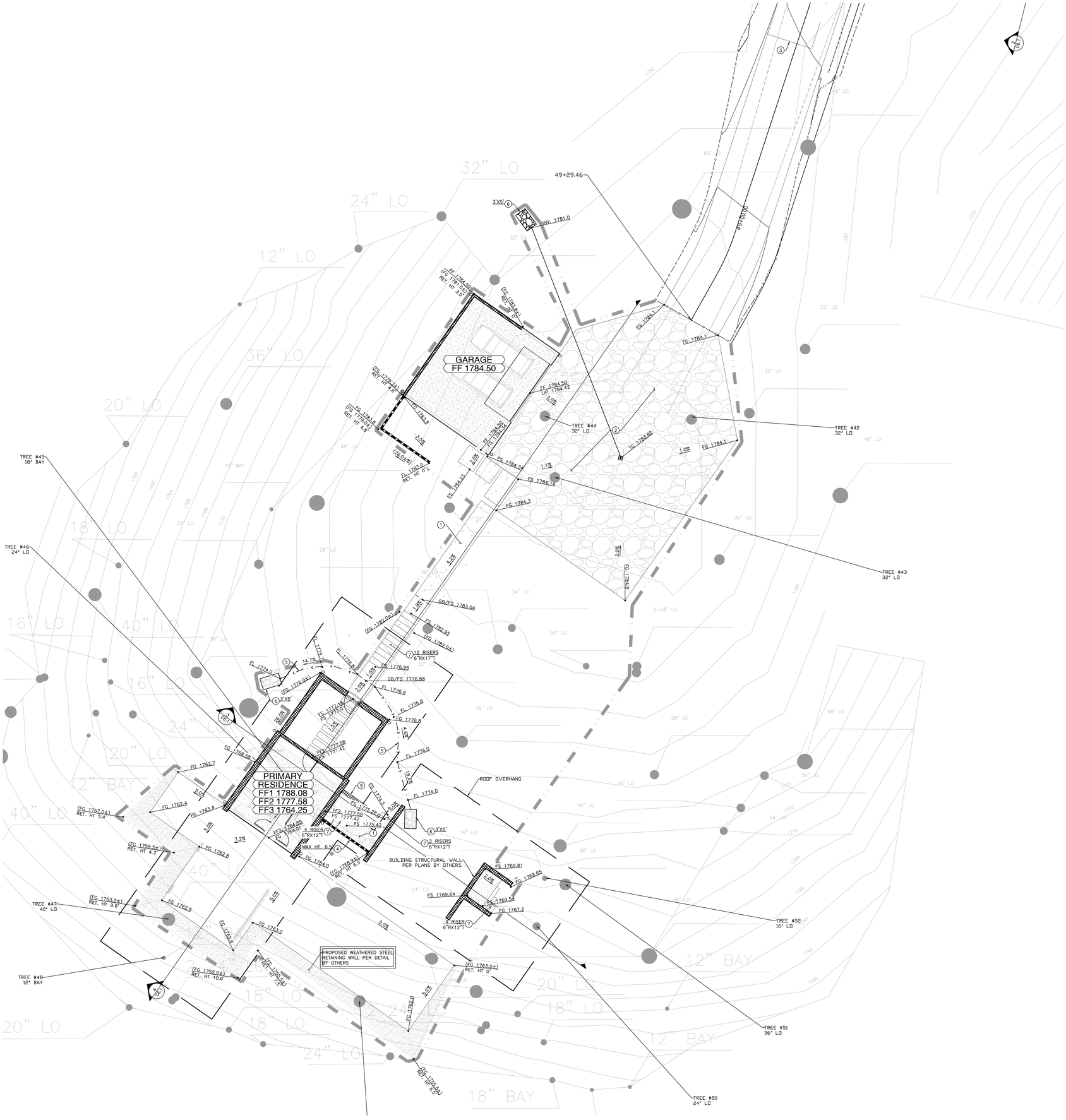
CAYUCOS, CALIFORNIA

C3.0

GRADING & DRAINAGE PLAN



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9. PROPOSED DEEPENED CONCRETE EDGE PER DETAIL 5 ON SHEET C6.1.
10. PROPOSED ELEVATED DECK SEE SECTION 1 ON SHEET C6.1 FOR SECTION VIEW.

GRADING GENERAL NOTES:

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0 10' 20'
SCALE: 1" = 10'

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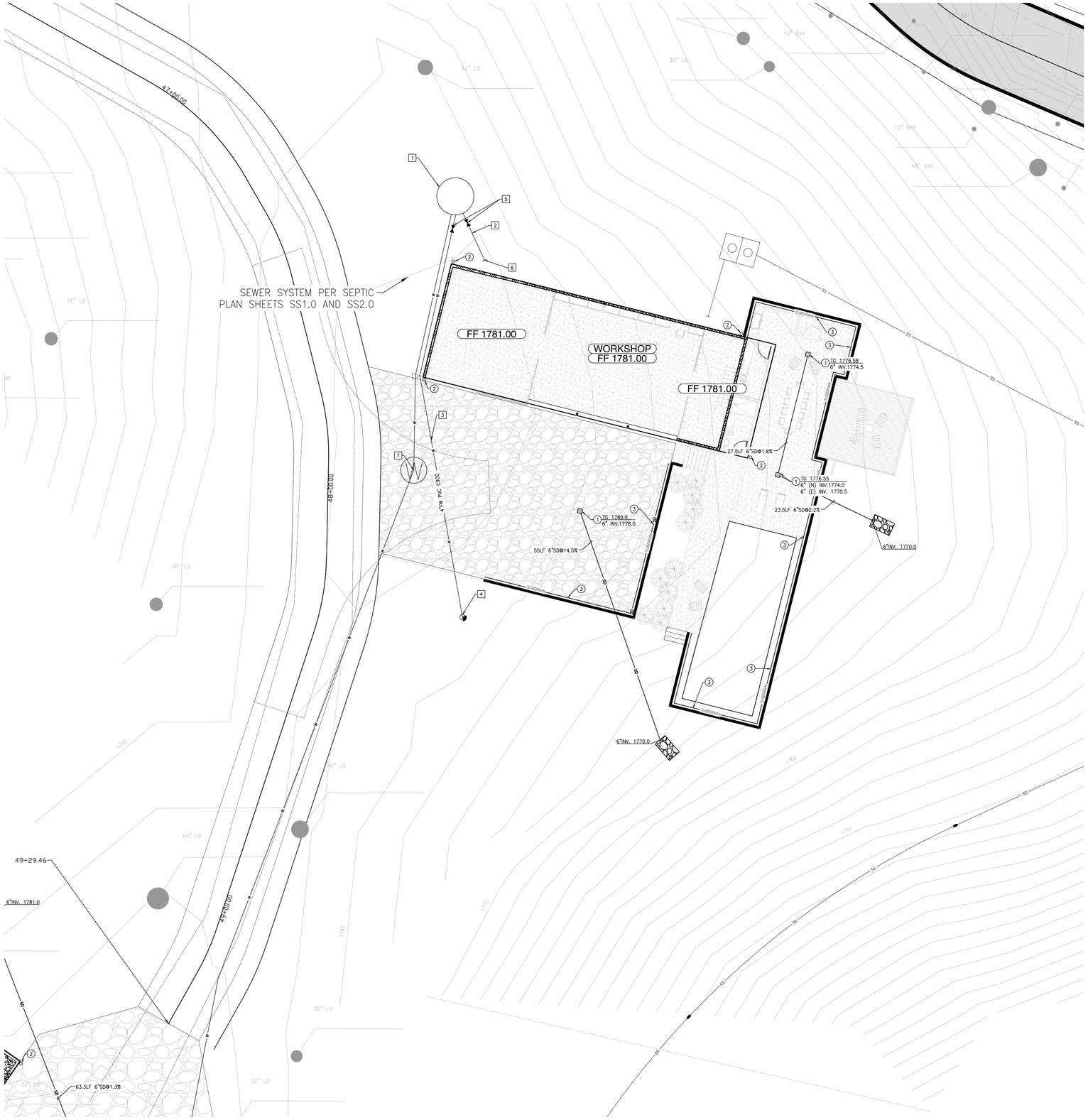
BRYNILDSON RESIDENCE

OLD CREEK ROAD
CAYUCOS, CALIFORNIA

C3.1

GRADING & DRAINAGE PLAN



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SANITARY SEWER LEGEND:

- 75LF6"SS@2.0% — SANITARY SEWER PIPE LENGTH, SIZE AND SLOPE (SS)
- SANITARY SEWER MANHOLE (SSMH)
- SANITARY SEWER CLEANOUT TO GRADE (SSCO)
- SANITARY SEWER BACKWATER VALVE

WATER LEGEND:

- 6"DW — DOMESTIC WATER SERVICE AND SIZE (DW)
- 8"FW — FIRE WATER SERVICE AND SIZE (FW)
- GATE VALVE
- FIRE HYDRANT (FH)
- POST INDICATOR VALVE (PIV)
- FIRE DEPARTMENT CONNECTION (FDC)
- BACKFLOW DEVICE FOR FIRE SERVICE (RPZ OR DDC)
- BACKFLOW DEVICE FOR DOMESTIC SERVICE (RPZ)
- DOMESTIC WATER METER
- IRRIGATION METER (DESIGN BY OTHERS)
- THRUST BLOCK.

STORM DRAIN KEY NOTES

1. PROPOSED 12" DROP INLET WITH TRAFFIC RATED GRATE PER DETAIL 6 ON SHEET C6.1.
2. PROPOSED ROOF DOWNSPOUT. DISCHARGE TO ADJACENT GRADE VIA SPLASH BLOCK IN A NON-EROSIVE MANNER.
3. DISCHARGE WALL SUBDRAIN EVERY 50 FEET (OR PER MANUFACTURER SPECIFICATION) TO SITE STORM DRAIN PIPE OR DAYLIGHT THROUGH FACE OF WALL/END OF WALL TO ENERGY DISSIPATOR IN A NON- EROSIVE MANNER.

WATER KEY NOTES

1. PROPOSED WATER TANK PER CAL FIRE STD. FP-2 ON SHEET C6.2. MINIMUM 5,000 GALLON STEEL OR CONCRETE TANK TO MEET HIGH FIRE HAZARD SEVERITY ZONE REQUIREMENTS.
2. PROPOSED 2" DOMESTIC WATER LINE.
3. PROPOSED 4" FIRE LINE.
4. FIRE DEPARTMENT CONNECTION PER CAL FIRE STD. FP-3 ON SHEET C6.2.
5. SHUT-OFF VALVE PER WATER MATERIALS PROVIDED.
6. FOR CONTINUATION WITHIN 5' OF HOUSE SEE M.E.P. PLANS BY OTHERS.
7. EXISTING WELL, PROTECT IN PLACE INSTALL TRAFFIC RATED RIM AND ADJUST TO GRADE.

CAUTIONARY KEY NOTES

1. PROPOSED UTILITY CROSSING. PROVIDE MINIMUM 1' VERTICAL SEPARATION BETWEEN PIPES.

UTILITY GENERAL NOTES

1. FOR PIPE MATERIALS AND ADDITIONAL NOTES, SEE SHEET C0.1.
2. FOR TRENCH SECTION, BACKFILL AND SURFACE REPLACEMENT, SEE PRIVATE UTILITY TRENCH DETAIL 7 ON SHEET C6.1.
3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL INVERTS OF EXISTING UTILITIES AT POINTS OF CONNECTION AND PROPOSED UTILITY CROSSINGS BY OBSERVATION OR POTHOLING METHODS. NOTIFY THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES IN THESE PLANS AND ACTUAL FIELD INFORMATION.

0 10' 20'
SCALE: 1" = 10'

811 Know what's below. Call 811 before you dig.

NOTE: UTILITIES SHOWN WERE PLOTTED FROM OBSERVED EVIDENCE AND PLANS OBTAINED FROM UTILITY PROVIDERS. EXACT LOCATIONS AND QUANTITIES MAY VARY. THE CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATING SERVICES PRIOR TO EXCAVATION AND USE EXTREME CAUTION WHEN EXPOSING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CLAYTON & LITTLE

ISSUED DATE 09/21/2020
PROJECT NO. 2017180

SUBMITTAL 01

WALSH ENGINEERING
1106 GARDEN STREET, SUITE 202-204
SAN LUIS OBISPO, CA 93401
WALSHENGINEERING.NET
(805) 319-4948

REGISTERED PROFESSIONAL ENGINEER
MATTHEW R. WALSH
C79026
CIVIL
STATE OF CALIFORNIA

BRYNILDSON RESIDENCE

OLD CREEK ROAD
CAYUCOS, CALIFORNIA

C4.0

UTILITY PLAN

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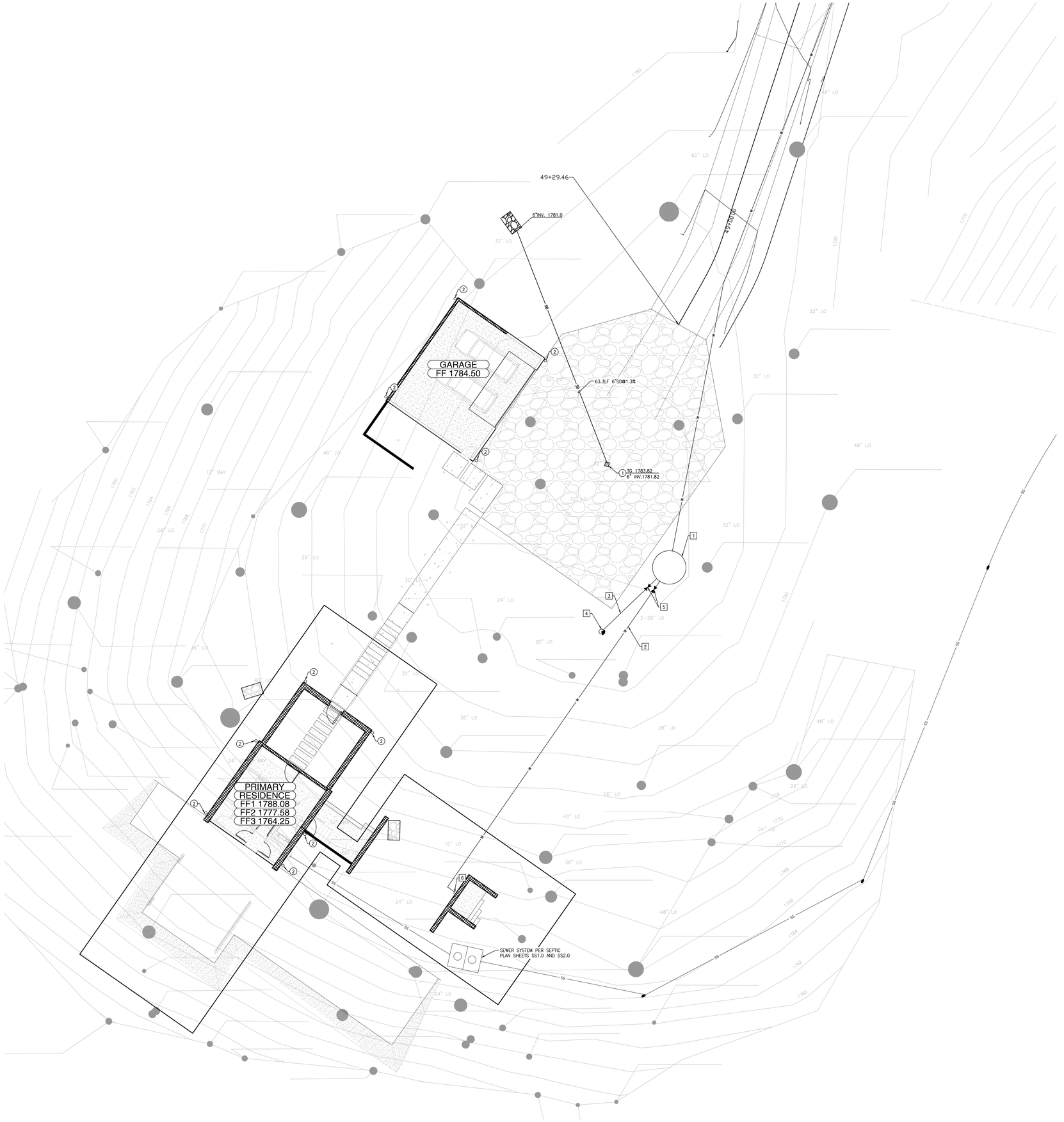

GENERAL LEGEND

- EXISTING/PROPOSED CENTERLINE (℄)
- EXISTING PROPERTY LINE (EX. ℄)
- PROPOSED PROPERTY LINE (℄)
- PROPOSED SETBACK LINE
- EXISTING/PROPOSED EASEMENT
- PROPOSED SAWCUT
- GUTTER FLOWLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SLOTTED CURB
- PROPOSED RETAINING WALL. HEIGHT PER PLAN.
- PROPOSED CONCRETE PAVEMENT/HARDSCAPE
- PROPOSED ASPHALT CONCRETE PAVEMENT
- PROPOSED GRAVEL
- PROPOSED PERVIOUS PAVEMENT
- DEEPENED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.
- RAISED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.

GRADING LEGEND

- GB RIDGE HINGE — GRADE BREAK
- CUT / FILL — DAYLIGHT OF GRADING LIMITS (CUT/FILL LINE)
- LIMIT OF DISTURBANCE
- SWALE
- 100 — CONTOUR MAJOR
- 99 — CONTOUR MINOR
- TOP OF SLOPE
- TOE OF SLOPE
- OVERLAND RELEASE PATH

STORM DRAIN LEGEND:

- 50LF12"SD@0.5% — STORM DRAIN PIPE LENGTH, SIZE AND SLOPE (SD)
- PROPOSED SLOT/TRENCH DRAIN
- PROPOSED BIO RETENTION BASIN
- ENERGY DISSIPATOR
- HEADWALL/ENDWALL
- FLARED END SECTION
- DROP INLET
- MANHOLE
- CLEANOUT

SANITARY SEWER LEGEND:

- 75LF6"SS@2.0% — SANITARY SEWER PIPE LENGTH, SIZE AND SLOPE (SS)
- SANITARY SEWER MANHOLE (SSMH)
- SANITARY SEWER CLEANOUT TO GRADE (SSCO)
- SANITARY SEWER BACKWATER VALVE

WATER LEGEND:

- 6"DW — DOMESTIC WATER SERVICE AND SIZE (DW)
- 8"FW — FIRE WATER SERVICE AND SIZE (FW)
- GATE VALVE
- FIRE HYDRANT (FH)
- POST INDICATOR VALVE (PIV)
- FIRE DEPARTMENT CONNECTION (FDC)
- BACKFLOW DEVICE FOR FIRE SERVICE (RPZ OR DDC)
- BACKFLOW DEVICE FOR DOMESTIC SERVICE (RPZ)
- DOMESTIC WATER METER
- IRRIGATION METER (DESIGN BY OTHERS)
- THRUST BLOCK.

STORM DRAIN KEY NOTES

1. PROPOSED 12" DROP INLET WITH TRAFFIC RATED GRATE PER DETAIL 6 ON SHEET C6.1.
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0 10' 20'
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C 79026
CIVIL
STATE OF CALIFORNIA

BRYNILDSON RESIDENCE

OLD CREEK ROAD
CAYUCOS, CALIFORNIA

C4.1
UTILITY PLAN

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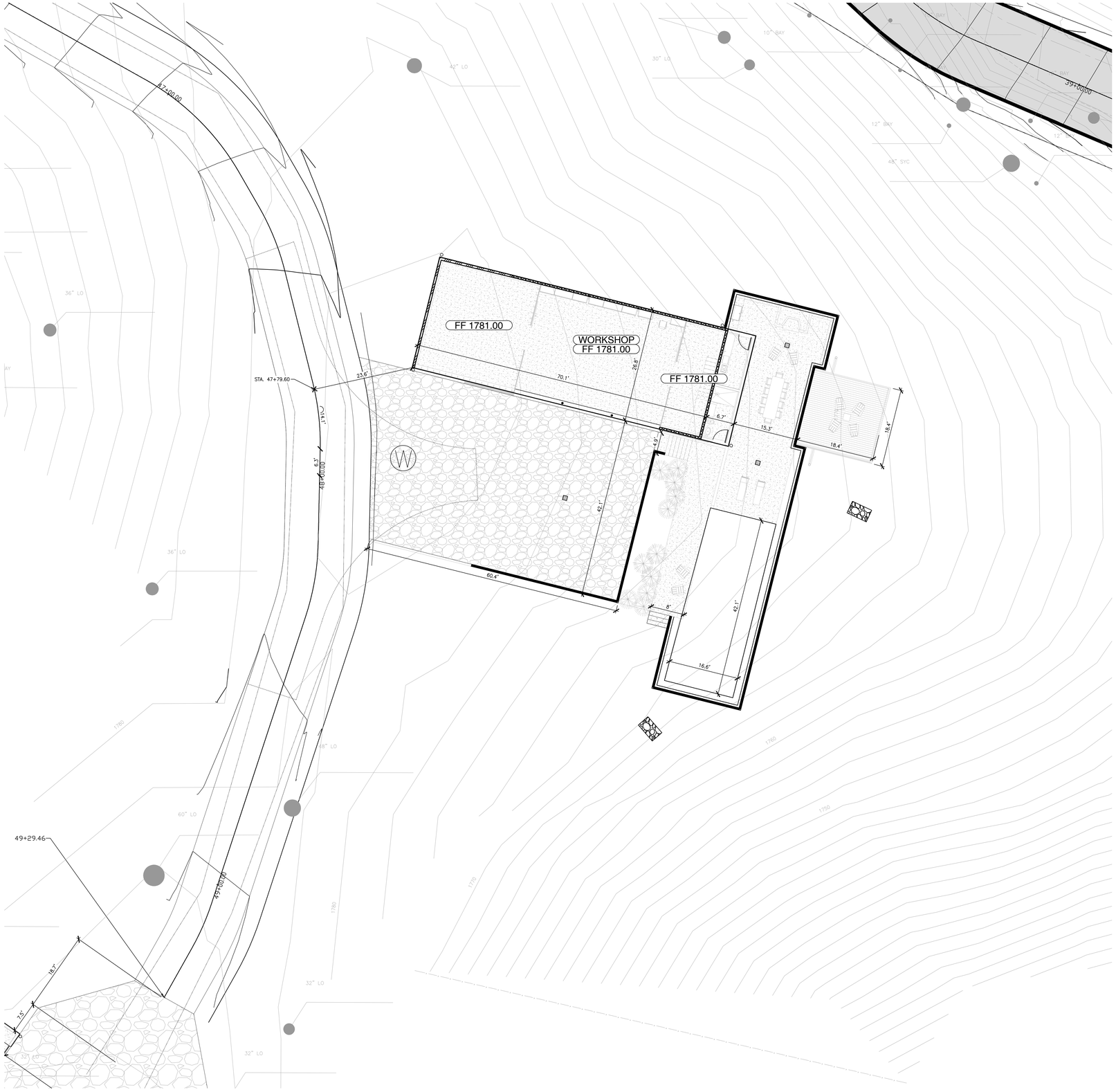

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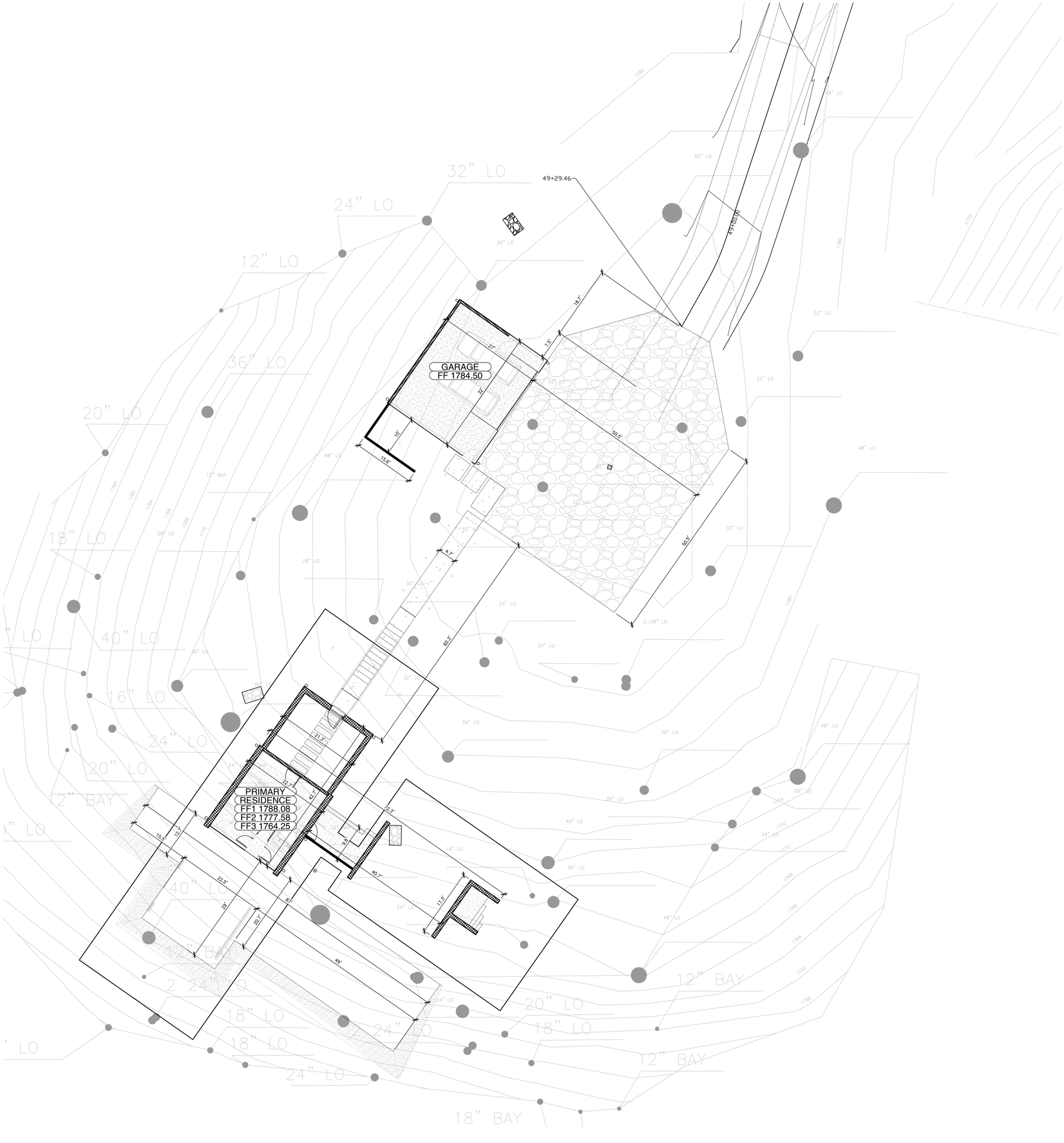
OLD CREEK ROAD
CAYUCOS, CALIFORNIA

C5.0

HORIZONTAL CONTROL



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CAYUCOS, CALIFORNIA

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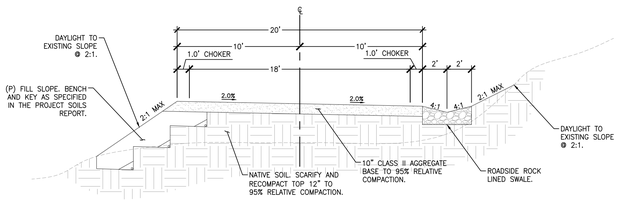
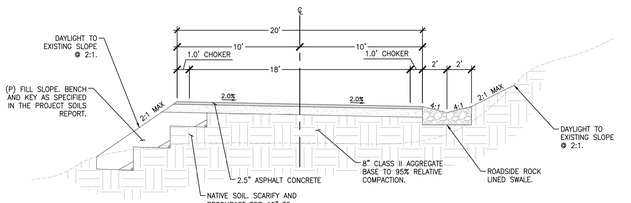
C5.1
HORIZONTAL CONTROL



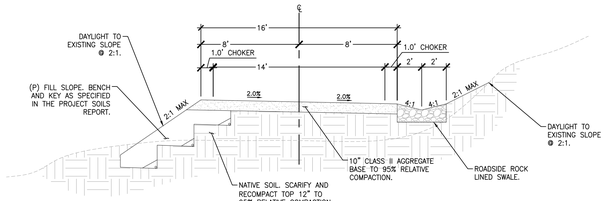
1 TYPICAL 20' SUPERELEVATED GRAVEL SECTION

1"=5'



2 TYPICAL 20' SUPERELEVATED ASPHALT CONCRETE SECTION

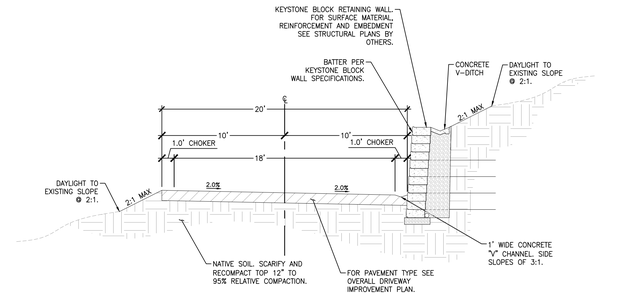
1"=5'



3 TYPICAL 16' SUPERELEVATED GRAVEL SECTION

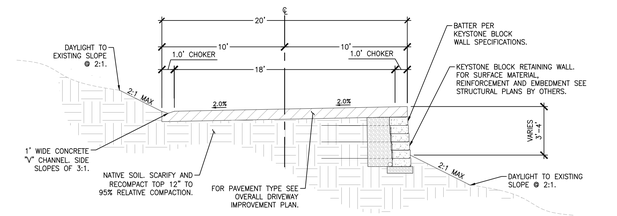
1"=5'

NOTES:
1. ASPHALT CONCRETE PAVEMENT STRUCTURAL SECTIONS PER PROJECT SOILS REPORT.
2. GRAVEL PAVEMENT STRUCTURAL SECTION PER SAN LUIS OBISPO COUNTY FIRE DEPARTMENT STANDARD FS-1.
3. FOR LOCATIONS OF GRAVEL AND ASPHALT CONCRETE PAVEMENT SEE OVERALL DRIVEWAY IMPROVEMENT PLAN.



4 TYPICAL DRIVEWAY SECTION WITH RETAINING WALL

1"=5'



5 TYPICAL DRIVEWAY SECTION WITH CRIB WALL

1"=5'

6 TYPICAL DRIVEWAY SECTION WITH RETAINING AND CRIB WALLS

1"=5'

FILL SLOPES SHALL BE KEYED AND BENCHED IN ACCORDANCE WITH GRADING RECOMMENDATIONS PROVIDED IN THE SOILS ENGINEERING REPORT. IN UNSTABLE AREAS, KEYWAYS SHALL BE FOUNDED INTO COMPETENT ROCK AND LANDSLIDE DEPOSITS SHALL BE REMOVED AND PROCESSED AS ENGINEERED FILL TO THE SATISFACTION OF THE PROJECT GEOLOGIST AND GEOTECHNICAL ENGINEER. CUT SLOPES SHALL BE EXCAVATED IN ACCORDANCE WITH THE SOILS ENGINEERING REPORT. CONTRACTOR SHALL REVIEW THE SOILS ENGINEERING REPORT AND INCORPORATE NECESSARY SOILS RECOMMENDATIONS AND REQUIREMENTS, INCLUDING BUT NOT LIMITED TO REMOVAL OF ANY UNSTABLE MATERIAL IDENTIFIED BY THE PROJECT GEOLOGIST AND GEOTECHNICAL ENGINEER.

CLAYTON & LITTLE

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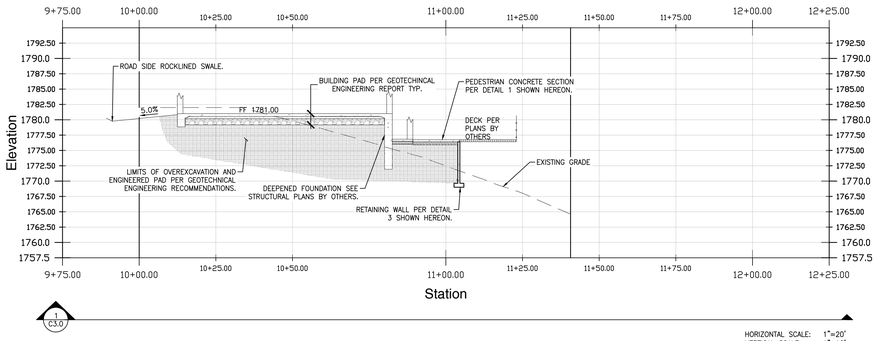
SUBMITTAL 01

BRYNILDSON RESIDENCE

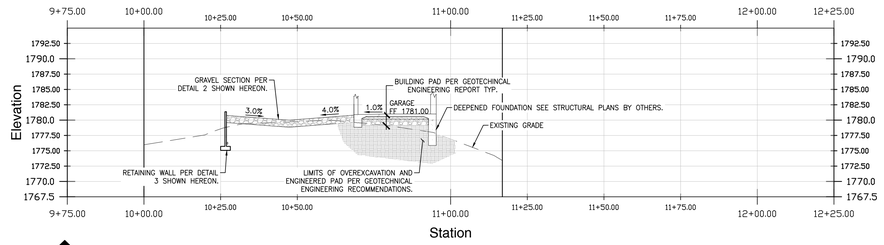
OLD CREEK ROAD
CAYUCOS, CALIFORNIA

C6.0
SECTIONS & DETAILS



1 C3.0

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'

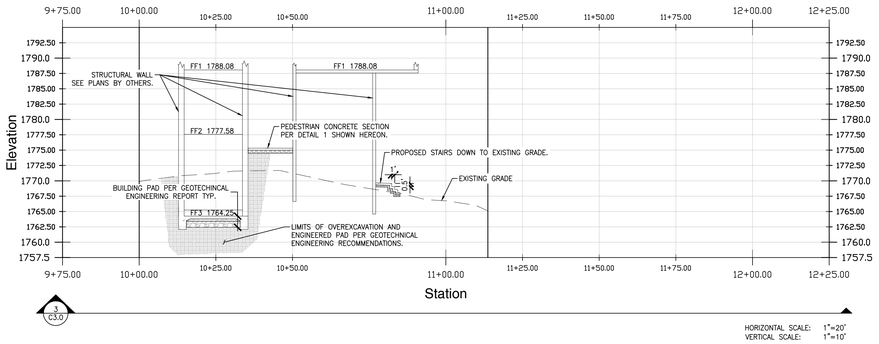


2 C3.0

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'

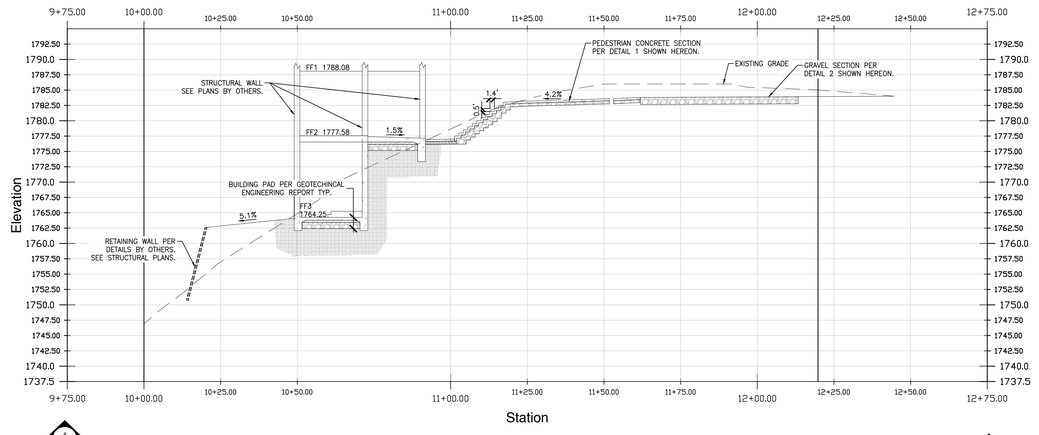
GENERAL NOTES

1. CONTRACTOR TO COORDINATE LIMITS OF BENCHING WITH GEOTECHNICAL ENGINEERING RECOMMENDATIONS.
2. 18" FOUNDATION FOOTING ASSUMED. CONTRACTOR TO VERIFY WITH STRUCTURAL PLANS.
3. OVER EXCAVATION TO EXTEND 5' BEYOND THE BUILDING PERIMETER PER GEOTECHNICAL ENGINEERING RECOMMENDATIONS.



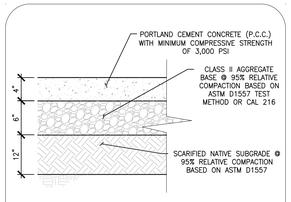
3 C3.0

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'



4 C3.0

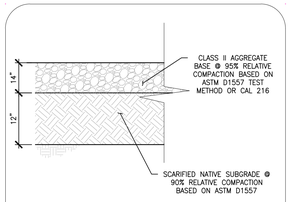
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'



NOTES:
1. FINAL SECTIONS SHALL BE VERIFIED WITH R-VALUE TEST DURING GRADING OPERATIONS, PER SOILS REPORT.
2. PAVEMENT SECTIONS, PREPARATION OF SUBGRADE, AND EARTHWORK SHALL COMPLY WITH THE SOILS REPORT.
3. ALL CONCRETE PAVEMENT SHALL BE PROVIDED FULL DEPTH (OR ½ DEPTH OF SLAB MINIMUM) CONTROL JOINTS OR CONSTRUCTION JOINTS SPACED AT 15' O.C. MAXIMUM TO CONTROL CRACKING.

1 PEDESTRIAN CONCRETE SECTION

NTS



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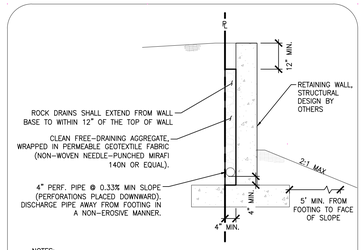
2 GRAVEL SECTION

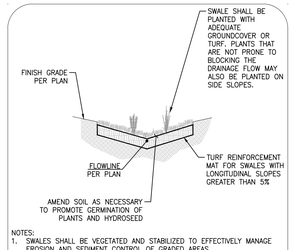
NTS



NOTES:
1. RETAINING WALL DRAINAGE TO BE CONSTRUCTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER. INSPECTIONS TO BE CONDUCTED DURING CONSTRUCTION.

3 RETAINING WALL

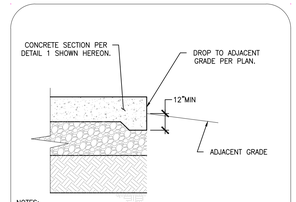
NTS



NOTES:
1. SWALES SHALL BE VEGETATED AND STABILIZED TO EFFECTIVELY MANAGE EROSION AND SEDIMENT CONTROL OF GRADED AREAS.
2. VEGETATED SWALES ON GRADES OF MORE THAN 5% FOR A LENGTH GREATER THAN 25 FEET MUST INSTALL CHECK DAMS TO LIMIT THE SLOPE OF THE SWALE UNLESS OTHERWISE APPROVED.

4 VEGETATED SWALE

NTS



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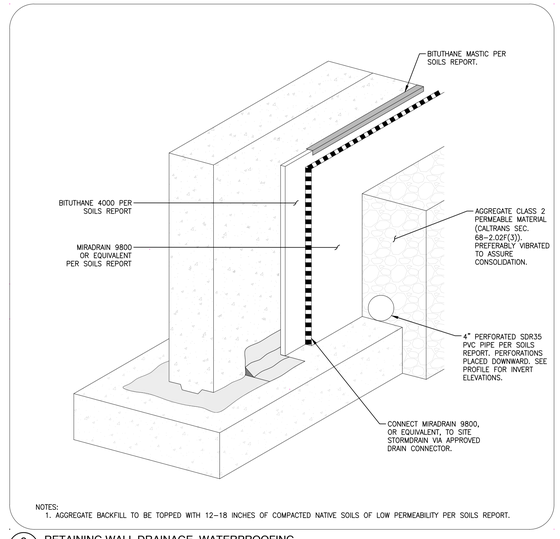
3. ALL CONCRETE PAVEMENT SHALL BE PROVIDED FULL DEPTH (OR ½ DEPTH OF SLAB MINIMUM) CONTROL JOINTS OR CONSTRUCTION JOINTS SPACED AT 15' O.C. MAXIMUM TO CONTROL CRACKING.
4. DESIGN PER SOILS REPORT BY GEOSOLUTIONS INC.

5 DEEPENED CONCRETE EDGE

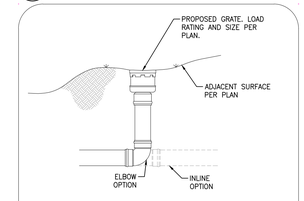
NTS



NOTES:
1. AGGREGATE BACKFILL TO BE TOPPED WITH 12-18 INCHES OF COMPACTED NATIVE SOILS OF LOW PERMEABILITY PER SOILS REPORT.

9 RETAINING WALL DRAINAGE WATERPROOFING

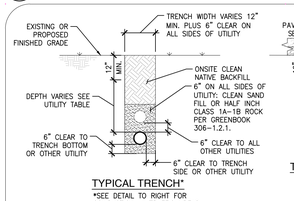
NTS



NOTES:
1. THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS II MATERIAL AS DEFINED IN ASTM D2321, OR AS DETERMINED BY LOCAL STANDARDS & SITE ENGINEER. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

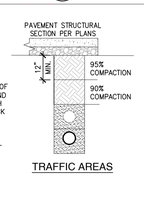
6 AREA DRAIN/DROPINLET

NTS



TYPICAL TRENCH*

*SEE DETAIL TO RIGHT FOR COMPACTION IN TRAFFIC AREAS



TRAFFIC AREAS

PRIVATE ONSITE UTILITIES*

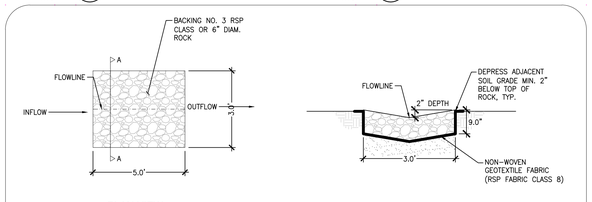
CABLE TV SERVICE	24" MIN DEPTH
ELECTRICAL SERVICE	36" MIN DEPTH
LPG/GAS SERVICE	30" MIN DEPTH
SEPTIC SERVICE	24" MIN DEPTH
STORM DRAINAGE	18" MIN DEPTH
TELEPHONE SERVICE	24" MIN DEPTH
WATER SERVICE	24" MIN DEPTH

*SEE NOTE 1 BELOW FOR PUBLIC, COMMON LOT OR SHARED UTILITY DEPTHS AND TRENCHES

NOTES:
1. ALL COMMON LOT OR SHARED UTILITY TRENCHES WILL BE UNDERGROUND AND TO THE COUNTY SPECIFICATIONS, COUNTY STD U-4 AND U-4A FOR TRENCH.
2. ALL SIZING OF THE UTILITY PIPING AND CONDUITS FOR THIS PROJECT IS TO BE DETERMINED IN THE FIELD BASED ON THE CURRENT UTILITY DEMANDS, ANY SIZE INDICATED ON THE PLANS IS FOR GENERAL INFORMATION ONLY.
3. WHERE APPLICABLE PG&E SERVICE DETAILS AND SPECIFICATIONS OVERRIDE THIS TRENCH DETAIL FOR ELECTRICAL SUPPLY TO SITE. IF SO THEN SEE JOINT TRENCH CONFIGURATIONS AND OCCUPANCY GUIDE BY PG&E FOR ADDITIONAL DETAIL AND CLARIFICATION ON ELECTRICAL TRENCHING AND PLANS BY OTHERS.
4. WET UTILITIES MUST HAVE A MINIMUM OF 36" SEPARATION FROM THE ELECTRICAL SERVICE, WATER SERVICE AND SEWER SERVICE MUST BE IN SEPARATE TRENCHES.
5. SEWER OR SEPTIC SERVICE, STORM DRAINAGE AND WATER SERVICE MUST NOT BE IN THE SAME TRENCH AS THE ELECTRICAL SERVICE.
6. SAND OR ROCK TO BE PLACED AND TAMPED TO INSURE COMPLETE FILL OF HAUNCHING AREA FOR AVOIDANCE OF SETTLEMENT.

7 PRIVATE UTILITY TRENCH DETAIL

NTS



NOTES:
1. AFTER CONSTRUCTION PLACE SAND BAGS AT UPSTREAM EDGE TO KEEP STORM FLOWS FROM ENTERING FACILITY UNTIL VEGETATION IS ESTABLISHED.
2. CONTOUR ROCK TO MIMIC THAT OF THE PLANS.
3. LENGTH AND WIDTH PER PLAN

8 ROCK ENERGY DISSIPATOR - SWALES

NTS

CLAYTON & LITTLE

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REGISTERED PROFESSIONAL ENGINEER
MATTHEW R. WALSH
C79026
CIVIL
STATE OF CALIFORNIA

ISSUED DATE 09/21/2020
PROJECT NO. 2017180

SUBMITTAL 01

BRYNILDSON RESIDENCE

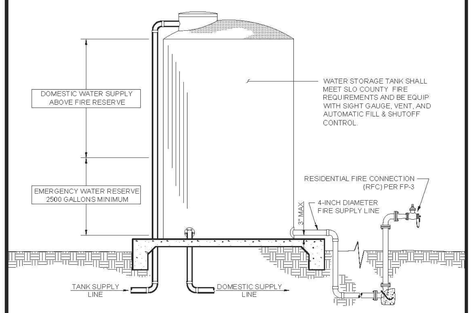
OLD CREEK ROAD
CAYUCOS, CALIFORNIA

C6.1
SECTIONS & DETAILS

Revisions

Description	Approved	Date	Description	Approved	Date

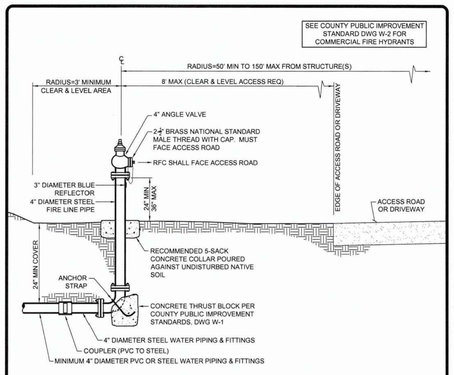
NOTES:
1. REFER TO WATER STORAGE REQUIREMENTS FOR TOTAL REQUIRED TANK CAPACITY.
2. WHEN MULTIPLE WATER STORAGE TANKS ARE USED THE CONNECTION BETWEEN THE TANKS SHALL BE BY AN APPROVED 4-INCH MINIMUM DIAMETER WATER LINE.
3. POLY TANKS ALLOWABLE IN MODERATE FIRE HAZARD SEVERITY ZONES ONLY. STEEL TANKS REQUIRED IN HIGH AND VERY HIGH FIRE HAZARD SEVERITY ZONES.
4. MOST SINGLE FAMILY HOMES REQUIRE 5,000 GAL TANK MINIMUM SHARED FIRE AND DOMESTIC STORAGE.
5. TANKS OVER 5,000 GAL AND ALL COMMERCIAL WATER STORAGE TANKS SHALL REQUIRE ADDITIONAL DESIGN.



SAN LUIS OBISPO COUNTY FIRE DEPARTMENT

RESIDENTIAL WATER SUPPLY TANKS

Scale:	Adopted:
NTS	AUG 2014
Fire Safe Drawing No.	
FP-2	
Sheet No:	OF:

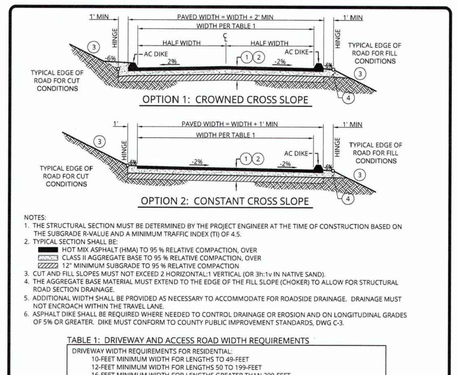


NOTES:
1. RESIDENTIAL FIRE CONNECTION (RFC) MUST BE INSTALLED AND FULLY FUNCTIONAL PRIOR TO AND DURING CONSTRUCTION.
2. RFC MUST BE INSTALLED WITHIN 8-FEET OF THE EDGE OF ACCESS ROAD OR DRIVEWAY AND THE AREA BETWEEN MUST BE LEVEL AND CLEAR OF ALL OBSTACLES.
3. THE RFC OUTLET MUST BE 24-INCHES ABOVE FINISHED GRADE.
4. THE RFC MUST BE EQUIPPED WITH EITHER A BRASS OR PLASTIC CAP.
5. THE RFC MUST BE LOCATED BETWEEN 50-FEET AND 150-FEET FROM ALL STRUCTURES.
6. A 3-FOOT MINIMUM CLEAR AND LEVEL ZONE MUST BE PROVIDED ALL AROUND THE CENTER OF THE RFC.
7. A 3-INCH BLUE REFLECTOR MEETING CAL FIRE REQUIREMENTS MUST BE PROVIDED.
8. A 10' CLEAR ZONE PER DWG FP-6 MUST BE MAINTAINED AROUND RFC FOR CAL FIRE ACCESS.
9. COMMERCIAL HYDRANTS MUST COMPLY WITH COUNTY PUBLIC IMPROVEMENT STANDARDS, DWG W-2.

COUNTY OF SAN LUIS OBISPO FIRE DEPARTMENT / CAL FIRE

RESIDENTIAL FIRE CONNECTION (RFC)

Adopted:	Scale:
Aug. 2014	NTS
Revised:	Revision No.:
Apr. 2017	1
Drawing No.:	
FP-3	



OPTION 1: CROWNED CROSS SLOPE

OPTION 2: CONSTANT CROSS SLOPE

NOTES:
1. THE STRUCTURAL SECTION MUST BE DETERMINED BY THE PROJECT ENGINEER AT THE TIME OF CONSTRUCTION BASED ON THE SUBGRADE R-VALUE AND A MINIMUM TRAFFIC INDEX (TI) OF 4.5.
2. TYPICAL SECTION SHALL BE:
   - HOT MIX ASPHALT (HMA) TO 95 % RELATIVE COMPACTION, OVER
   - CLASS II AGGREGATE BASE TO 95 % RELATIVE COMPACTION, OVER
   - 12" MINIMUM SUBGRADE TO 95 % RELATIVE COMPACTION
3. CUT AND FILL SLOPES MUST NOT EXCEED 2 HORIZONTAL:1 VERTICAL (OR 3h:1v IN NATIVE SAND).
4. THE AGGREGATE BASE MATERIAL MUST EXTEND TO THE EDGE OF THE FILL SLOPE (CHOKER) TO ALLOW FOR STRUCTURAL ROAD SECTION DRAINAGE.
5. ADDITIONAL WIDTH SHALL BE PROVIDED AS NECESSARY TO ACCOMMODATE FOR ROADSIDE DRAINAGE. DRAINAGE MUST NOT ENCROACH WITHIN THE TRAVEL LANE.
6. ASPHALT DIKE SHALL BE REQUIRED WHERE NEEDED TO CONTROL DRAINAGE OR EROSION AND ON LONGITUDINAL GRADES OF 5% OR GREATER. DIKE MUST CONFORM TO COUNTY PUBLIC IMPROVEMENT STANDARDS, DWG C-3.

TABLE 1: DRIVEWAY AND ACCESS ROAD WIDTH REQUIREMENTS

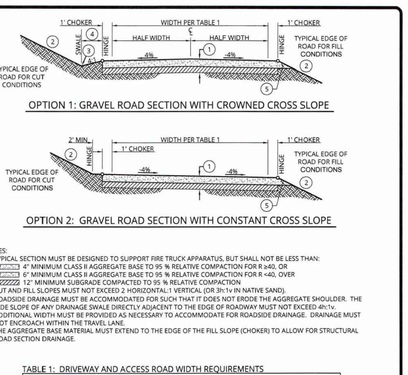
DRIVEWAY WIDTH REQUIREMENTS FOR RESIDENTIAL: 10-FEET MINIMUM WIDTH FOR LENGTHS TO 49-FEET 12-FEET MINIMUM WIDTH FOR LENGTHS 50 TO 199-FEET 16-FEET MINIMUM WIDTH FOR LENGTHS GREATER THAN 200-FEET
DRIVEWAY WIDTH REQUIREMENTS FOR COMMERCIAL: 24-FEET MINIMUM WIDTH, INCLUDES SECONDARY ACCESS EGRESS 18-FEET MINIMUM WIDTH FOR EMERGENCY EGRESS ONLY FIRE LANES PER CFC SECTION 503, MUST BE PAVED SURFACE
ACCESS ROAD WIDTH REQUIREMENTS FOR RESIDENTIAL: 18-FEET MINIMUM WIDTH WITH NO-PARKING 8-FEET ADDITIONAL WIDTH PER SIDE FOR PARKING LANES 10-FEET MINIMUM WIDTH FOR ONE-WAY (REQUIRES PRIOR DEPARTMENT APPROVAL)
ACCESS ROAD WIDTH REQUIREMENTS FOR COMMERCIAL: 24-FEET MINIMUM WIDTH WITH NO-PARKING, INCLUDES SECONDARY ACCESS EGRESS 8-FEET ADDITIONAL WIDTH PER SIDE FOR PARKING LANES 18-FEET MINIMUM WIDTH FOR EMERGENCY EGRESS ONLY FIRE LANES PER CFC SECTION 503, MUST BE PAVED SURFACE

ADDITIONAL DESIGN CRITERIA:
1. FOR ROAD LONGITUDINAL SLOPE DESIGN REQUIREMENTS REFER TO DWG FP-9.
2. FOR ROAD HORIZONTAL AND VERTICAL DESIGN REQUIREMENTS REFER TO DWG FP-11.

COUNTY OF SAN LUIS OBISPO FIRE DEPARTMENT / CAL FIRE

PAVED ROAD STANDARD
FOR PRIVATE DRIVEWAYS & ACCESS ROADS

Adopted:	Scale:
Aug. 2014	NTS
Revised:	Revision No.:
Apr. 2017	1
Drawing No.:	
FP-7	



OPTION 1: GRAVEL ROAD SECTION WITH CROWNED CROSS SLOPE

OPTION 2: GRAVEL ROAD SECTION WITH CONSTANT CROSS SLOPE

NOTES:
1. TYPICAL SECTION MUST BE DESIGNED TO SUPPORT FIRE TRUCK APPARATUS, BUT SHALL NOT BE LESS THAN:
   - 4" MINIMUM CLASS II AGGREGATE BASE TO 95 % RELATIVE COMPACTION FOR R ≥40, OR
   - 6" MINIMUM CLASS II AGGREGATE BASE TO 95 % RELATIVE COMPACTION FOR R <40, OVER
   - 12" MINIMUM SUBGRADE COMPACTED TO 95 % RELATIVE COMPACTION
2. CUT AND FILL SLOPES MUST NOT EXCEED 2 HORIZONTAL:1 VERTICAL (OR 3h:1v IN NATIVE SAND).
3. ROADSIDE DRAINAGE MUST BE ACCOMMODATED FOR SUCH THAT IT DOES NOT ERODE THE AGGREGATE SHOULDER. THE SIDE SLOPE OF ANY DRAINAGE SWALE DIRECTLY ADJACENT TO THE EDGE OF ROADWAY MUST NOT EXCEED 4h:1v.
4. ADDITIONAL WIDTH MUST BE PROVIDED AS NECESSARY TO ACCOMMODATE FOR ROADSIDE DRAINAGE. DRAINAGE MUST NOT ENCROACH WITHIN THE TRAVEL LANE.
5. THE AGGREGATE BASE MATERIAL MUST EXTEND TO THE EDGE OF THE FILL SLOPE (CHOKER) TO ALLOW FOR STRUCTURAL ROAD SECTION DRAINAGE.

TABLE 1: DRIVEWAY AND ACCESS ROAD WIDTH REQUIREMENTS

DRIVEWAY WIDTH REQUIREMENTS FOR RESIDENTIAL: 10-FEET MINIMUM WIDTH FOR LENGTHS TO 49-FEET 12-FEET MINIMUM WIDTH FOR LENGTHS 50 TO 200-FEET 16-FEET MINIMUM WIDTH FOR LENGTHS GREATER THAN 200-FEET
DRIVEWAY WIDTH REQUIREMENTS FOR COMMERCIAL: 24-FEET MINIMUM WIDTH, INCLUDING SECONDARY EGRESS 18-FEET MINIMUM WIDTH MAY BE PERMITTED FOR EMERGENCY EGRESS ONLY FIRE LANES PER CFC SECTION 503
ACCESS ROAD WIDTH REQUIREMENTS FOR RESIDENTIAL AND COMMERCIAL: 24-FEET MINIMUM WIDTH WITH NO-PARKING (INCLUDES SECONDARY EGRESS) 8-FEET ADDITIONAL WIDTH REQUIRED PER SIDE WITH PARKING 18-FEET MINIMUM WIDTH MAY BE PERMITTED FOR EMERGENCY EGRESS ONLY FIRE LANES PER CFC SECTION 503

ADDITIONAL DESIGN CRITERIA:
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2. FOR ROAD HORIZONTAL AND VERTICAL DESIGN REQUIREMENTS REFER TO DWG FP-11.

COUNTY OF SAN LUIS OBISPO FIRE DEPARTMENT / CAL FIRE

GRAVEL ROAD STANDARD
FOR PRIVATE DRIVEWAYS & ACCESS ROADS

Adopted:	Scale:
Aug. 2014	NTS
Revised:	Revision No.:
Apr. 2017	1
Drawing No.:	
FP-8	

TABLE 1: MAXIMUM DEAD-END ACCESS ROAD LENGTHS

LOT SIZE (ZONING)	MAXIMUM LENGTH
LESS THAN 1 ACRE	800 FEET
1.0 TO 4.99 ACRES	1,320 FEET
5.0 TO 19.99 ACRES	2,640 FEET*
20 ACRES OR MORE	5,280 FEET

NOTES:
1. TURNAROUNDS SHALL BE REQUIRED WHEN DRIVEWAYS OR ACCESS ROADS EXCEED 50-FEET IN LENGTH, OR AS REQUIRED BY CAL FIRE.
2. DRIVEWAY AND ACCESS ROAD WIDTHS PER DWGS FP-7 AND FP-8.
3. ALL RADII MUST BE MEASURED TO THE EDGE OF DRIVING SURFACE OR FACE OF ASPHALT DIKE OR CONCRETE CURB.
4. MAXIMUM CROSS SLOPE THROUGHOUT THE TURNOUT MUST NOT EXCEED 5 % IN ANY DIRECTION.
5. OPTIONAL: VEHICLE OVERHANG LIMITS. DRIVING SURFACE IN THIS AREA IS NOT REQUIRED, HOWEVER SURFACE MUST BE LEVEL AND CLEAR OF ALL OBSTRUCTIONS.
6. VEGETATION CLEAR ZONE PER DWG FP-6 MUST BE MAINTAINED FOR CAL FIRE ACCESS.
7. DEAD-END ACCESS ROAD LENGTHS MUST NOT EXCEED THAT SHOWN IN TABLE 1, OR AS APPROVED BY CAL FIRE.

COUNTY OF SAN LUIS OBISPO FIRE DEPARTMENT / CAL FIRE

TURNAROUND MODIFIED HAMMERHEAD
FOR PRIVATE DRIVEWAYS & ACCESS ROADS

Adopted:	Scale:
Aug. 2014	1"=20'
Revised:	Revision No.:
Apr. 2017	1
Drawing No.:	
FP-15	

CLAYTON & LITTLE

ISSUED DATE 09/21/2020
PROJECT NO. 2017180

SUBMITTAL 01

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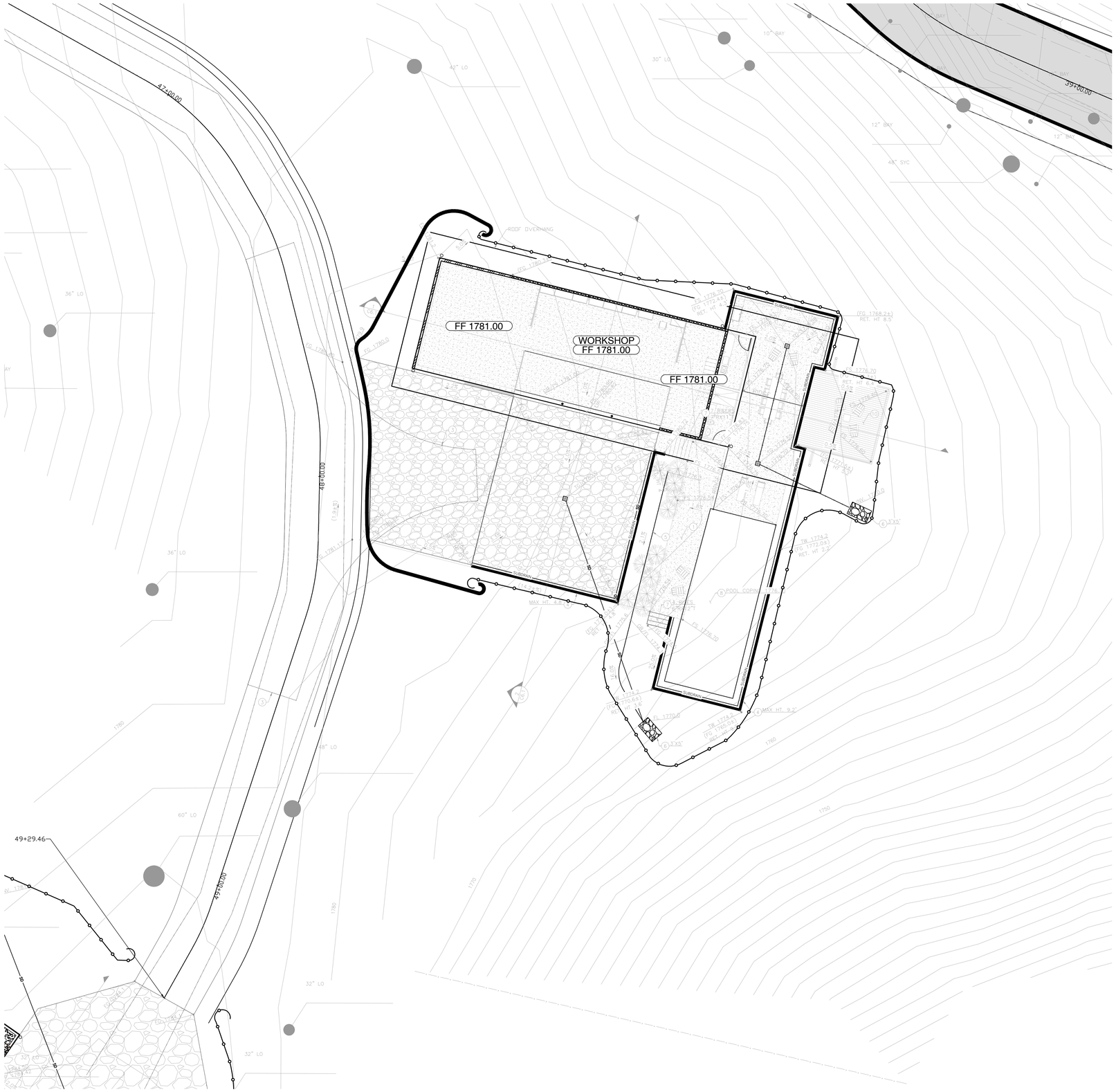
BRYNILDSON RESIDENCE

OLD CREEK ROAD
CAYUCOS, CALIFORNIA

C6.2
SECTIONS & DETAILS



EROSION CONTROL LEGEND

- SILT FENCE SEDIMENT CONTROL PER DETAIL 1 ON SHEET EC2.0.
- FIBER ROLL SEDIMENT CONTROL PER DETAIL 2 ON SHEET EC2.0.
- CONSTRUCTION ENTRANCE TRACKING CONTROL BMP PER DETAIL 3 ON SHEET EC2.0.
- CONCRETE WASHOUT — CONCRETE WASHOUT BMP PER DETAIL 4 ON SHEET EC2.0.
- JUTE NETTING SEDIMENT CONTROL PER DETAIL 5 ON SHEET EC2.0.
- DROP INLET SEDIMENT CONTROL PER DETAIL 6 ON SHEET EC2.0.
- GRAVEL BAG CHECK DAM PER DETAIL 7 ON SHEET EC2.0.
- STREET SWEEPING AND VACUUMING PER CASQA FACT SHEET SE-7

SCALE: 1" = 10'

NOTE: UTILITIES SHOWN WERE PLOTTED FROM OBSERVED EVIDENCE AND PLANS OBTAINED FROM UTILITY PROVIDERS. EXACT LOCATIONS AND QUANTITIES MAY VARY. THE CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATING SERVICES PRIOR TO EXCAVATION AND USE EXTREME CAUTION WHEN EXCAVATING NEAR ANY UTILITIES. FAILURE TO EXISTING UTILITIES MAY BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

811 Know what's below. Call 811 before you dig.

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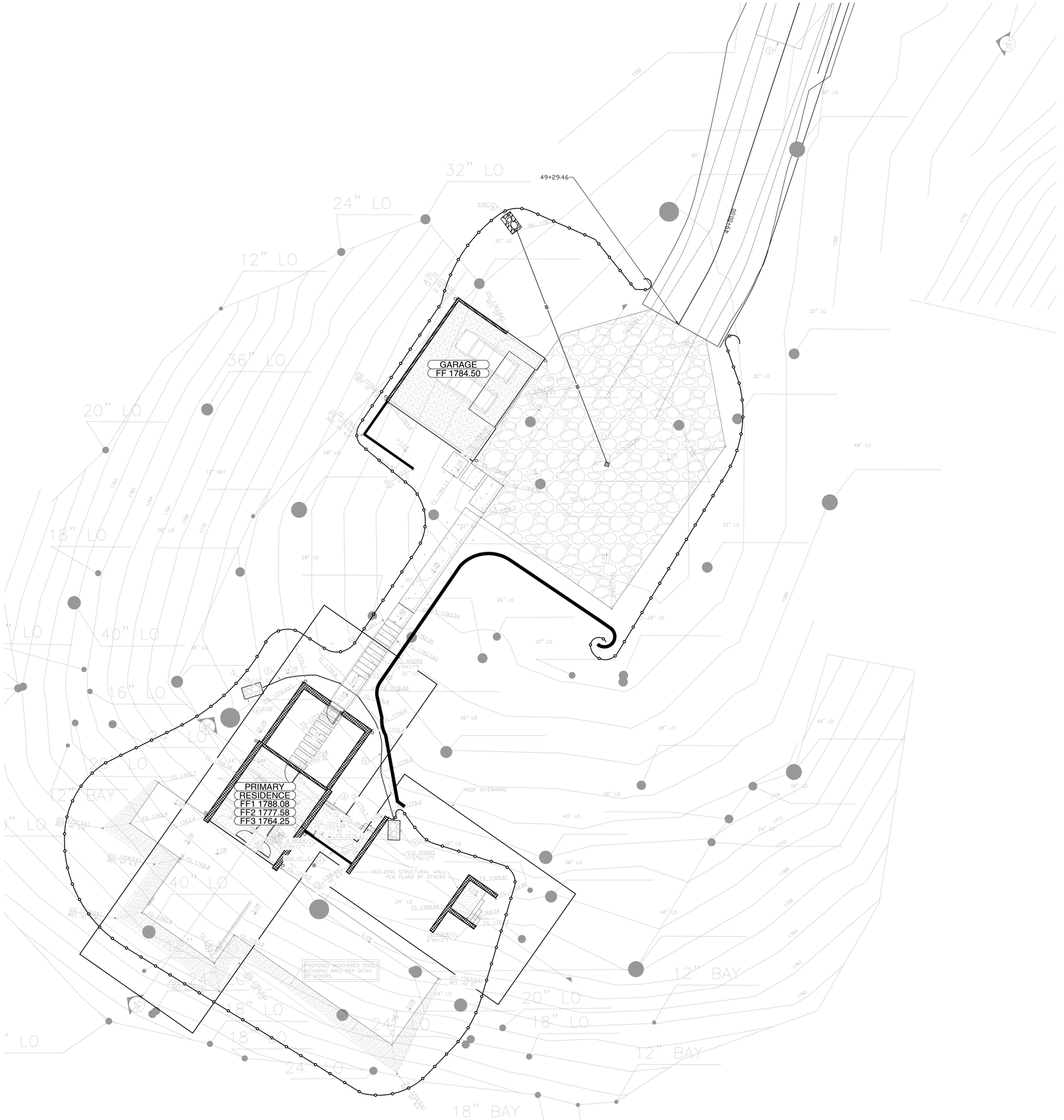
SUBMITTAL 01

BRYNILDSON RESIDENCE

OLD CREEK ROAD
CAYUCOS, CALIFORNIA

EC1.0

EROSION CONTROL PLAN



EROSION CONTROL LEGEND

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- FIBER ROLL SEDIMENT CONTROL PER DETAIL 2 ON SHEET EC2.0.
- CONSTRUCTION ENTRANCE TRACKING CONTROL BMP PER DETAIL 3 ON SHEET EC2.0.
- CONCRETE WASHOUT — CONCRETE WASHOUT BMP PER DETAIL 4 ON SHEET EC2.0.
- JUTE NETTING SEDIMENT CONTROL PER DETAIL 5 ON SHEET EC2.0.
- DROP INLET SEDIMENT CONTROL PER DETAIL 6 ON SHEET EC2.0.
- GRAVEL BAG CHECK DAM PER DETAIL 7 ON SHEET EC2.0.
- STREET SWEEPING AND VACUUMING PER CASQA FACT SHEET SE-7

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BRYNILDSON RESIDENCE

OLD CREEK ROAD
CAYUCOS, CALIFORNIA

SCALE: 1" = 10'

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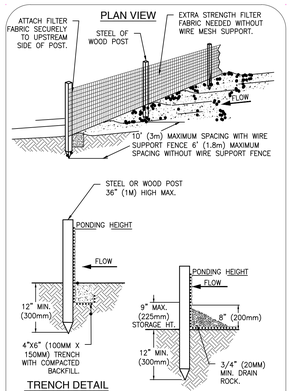
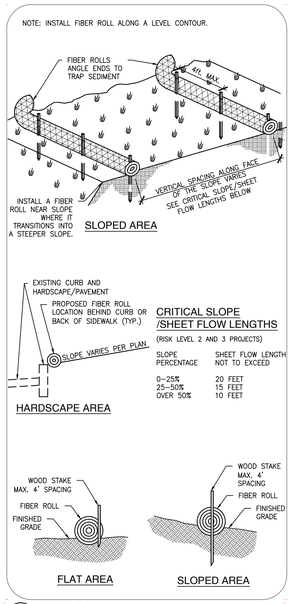
EC1.1

EROSION CONTROL PLAN



NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT TRANSPORT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

1 SILT FENCE
NTS

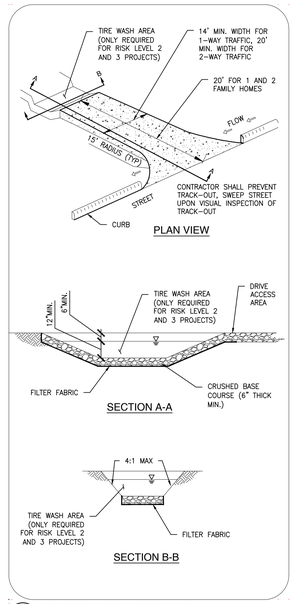


CRITICAL SLOPE /SHEET FLOW LENGTHS

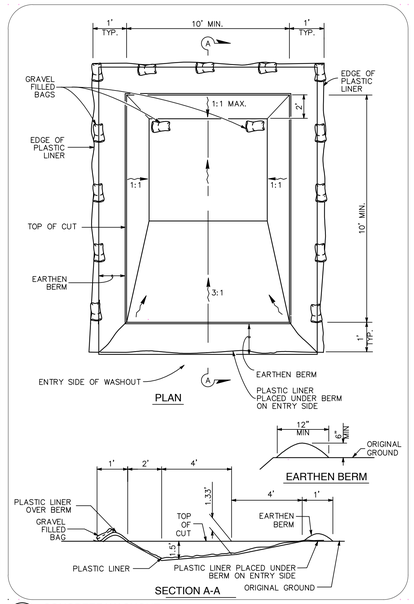
(RISK LEVEL 2 AND 3 PROJECTS)

SLOPE PERCENTAGE	SHEET FLOW LENGTH NOT TO EXCEED
0–25%	20 FEET
25–50%	15 FEET
OVER 50%	10 FEET

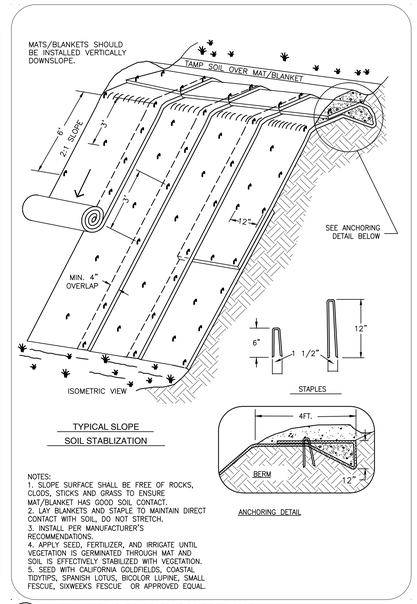
2 FIBER ROLL
NTS



3 CONSTRUCTION ENTRANCE
NTS



4 CONCRETE WASHOUT
NTS



TYPICAL SLOPE SOIL STABLIZATION

NOTES:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS TO ENSURE MAT/BLANKET HAS GOOD SOIL CONTACT.
2. LAY BLANKETS AND STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH.
3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
4. APPLY SEED, FERTILIZER, AND IRRIGATE UNTIL VEGETATION IS GERMINATED THROUGH MAT AND SOIL IS EFFECTIVELY STABILIZED WITH VEGETATION.
5. SEED WITH CALIFORNIA GOLDFIELDS, COASTAL TIDYTIPS, SPANISH LOTUS, BICOLOR LUPINE, SMALL FESCUE, SIXWEEKS FESCUE OR APPROVED EQUAL.

5 JUTE NETTING EROSION CONTROL MAT
NTS

8 DROP INLET PROTECTION
NTS

CRITICAL SLOPE /SWALE FLOW LENGTHS

SLOPE PERCENTAGE	SWALE FLOW LENGTH NOT TO EXCEED
0–25%	25 FEET
25–50%	15 FEET
OVER 50%	10 FEET

NOTES:
1. VISUALLY INSPECT SEDIMENT BUILD-UP. REMOVE/CLEAN WHEN SEDIMENT REACHES 3" MAX.

11 CHECK DAM FOR SWALE
NTS

CLAYTON & LITTLE

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SUBMITTAL 01

BRYNILDSON RESIDENCE

OLD CREEK ROAD
CAYUCOS, CALIFORNIA

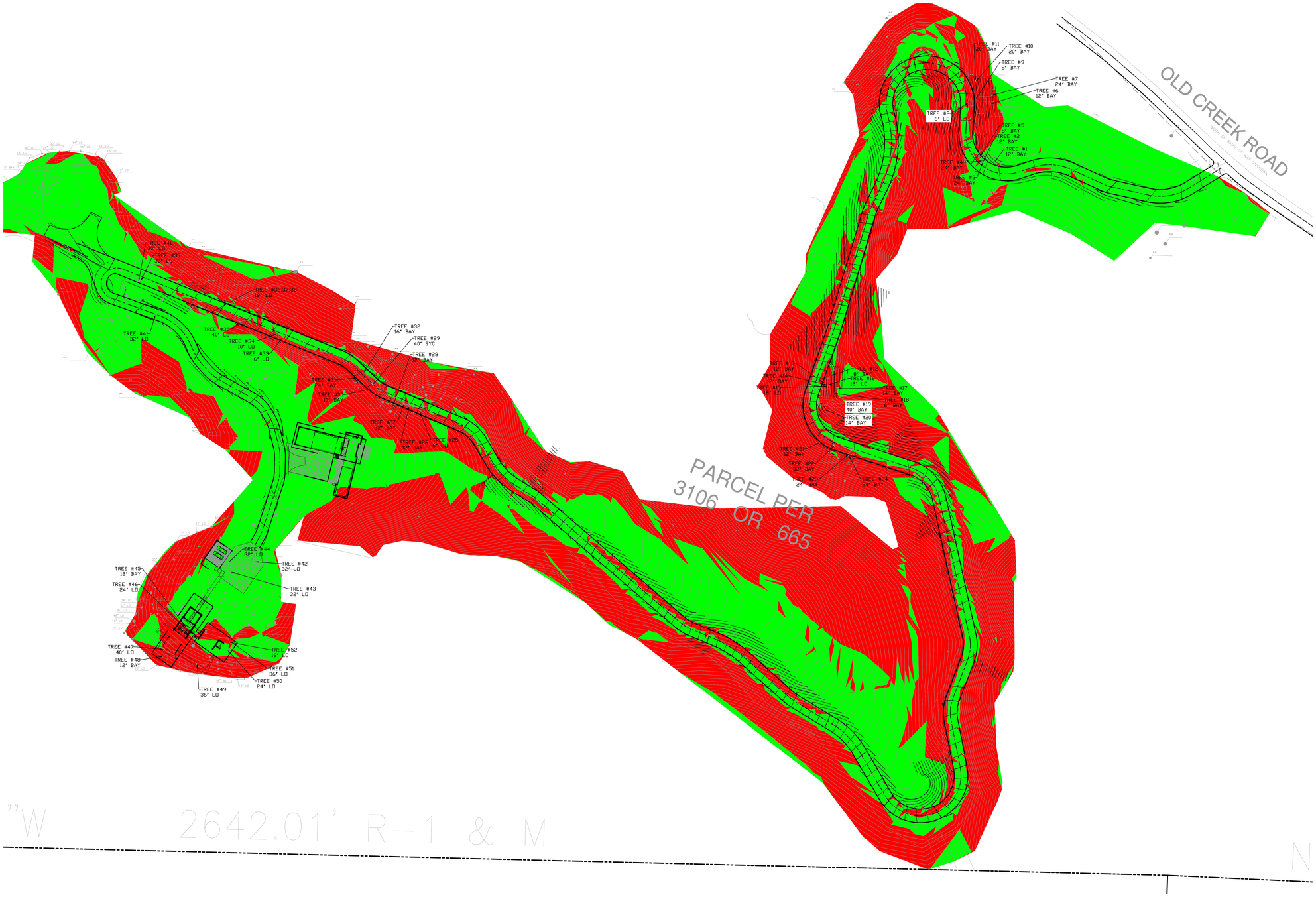
EC2.0

EROSION CONTROL DETAILS

CLAYTON & LITTLE

SLOPE ANALYSIS LEGEND

- EXISTING SLOPES LESS THAN 30%.
- EXISTING SLOPES GREATER THAN 30%.



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STATE OF CALIFORNIA

BRYNILDSON RESIDENCE

OLD CREEK ROAD
CAYUCOS, CALIFORNIA

0 60' 120'
SCALE: 1" = 60'

NOTE: UTILITIES SHOWN WERE PLOTTED FROM OBSERVED EVIDENCE AND PLANS OBTAINED FROM UTILITY PROVIDERS. EXACT LOCATIONS AND QUANTITIES MAY VARY. THE CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATING SERVICES PRIOR TO EXCAVATION AND USE EXTREME CAUTION WHEN EXPOSING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

811 Know what's below. Call811 before you dig.

SA1.0
SLOPE ANALYSIS

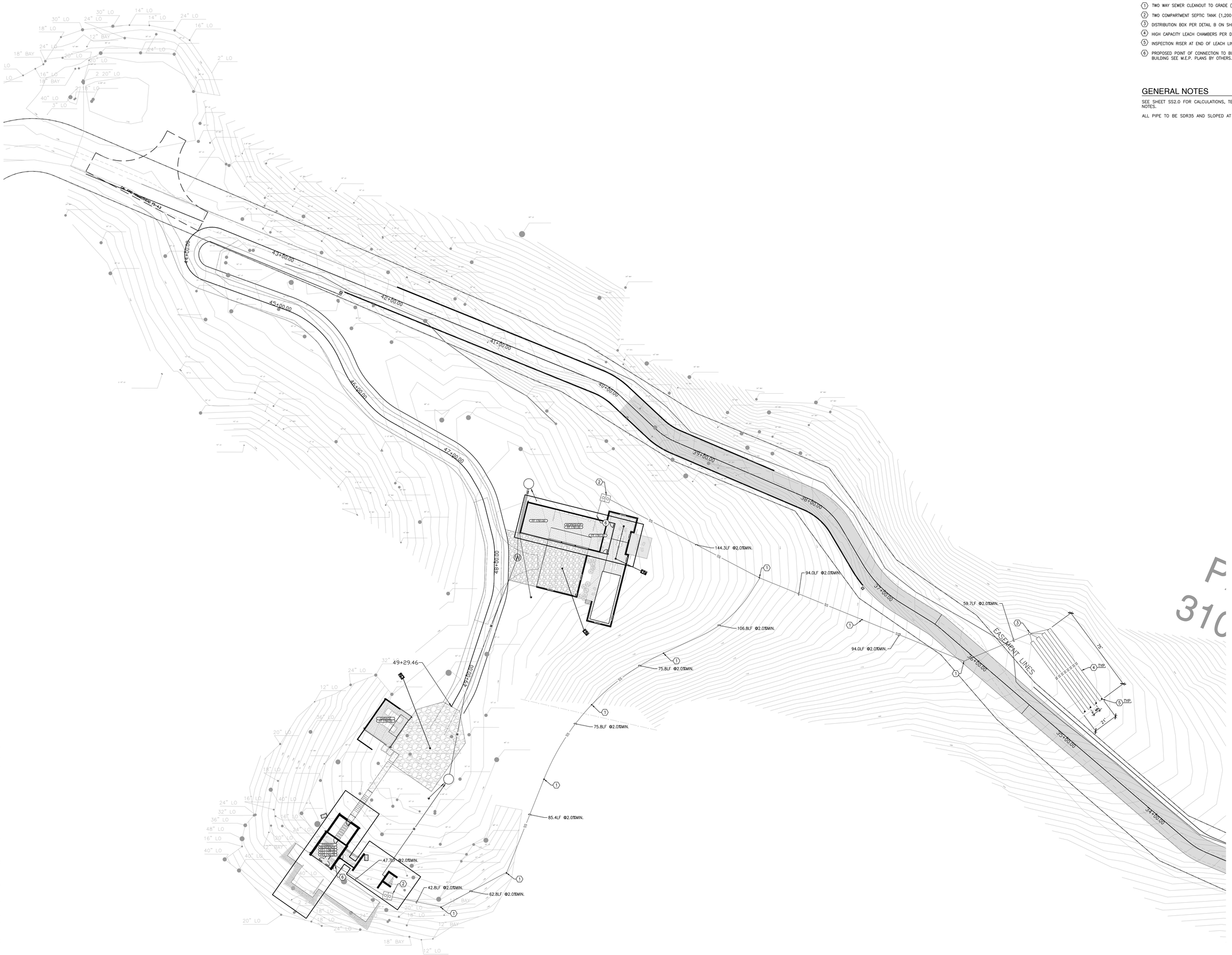
SEPTIC SYSTEM KEY NOTES

1. TWO WAY SEWER CLEANOUT TO GRADE (TO BE ADDED EVERY 150' OF LINE MINIMUM).
2. TWO COMPARTMENT SEPTIC TANK (1,200 GALLONS) PER DETAIL A ON SHEET SS2.0.
3. DISTRIBUTION BOX PER DETAIL B ON SHEET SS2.0.
4. HIGH CAPACITY LEACH CHAMBERS PER DETAILS ON SHEET SS2.0.
5. INSPECTION RISER AT END OF LEACH LINE.
6. PROPOSED POINT OF CONNECTION TO BUILDING. FOR CONTINUATION WITH IN 5' OF BUILDING SEE M.E.P. PLANS BY OTHERS.

GENERAL NOTES

SEE SHEET SS2.0 FOR CALCULATIONS, TESTING AND OBSERVATIONS, AND GENERAL NOTES.

ALL PIPE TO BE SDR35 AND SLOPED AT 2.0% MINIMUM.



0 30' 60'
SCALE: 1" = 30'

NOTE: UTILITIES SHOWN WERE PLOTTED FROM OBSERVED EVIDENCE AND PLANS OBTAINED FROM UTILITY PROVIDERS. EXACT LOCATIONS ARE UNKNOWN AT THIS TIME. THE CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATING SERVICES PRIOR TO EXCAVATION AND USE EXTREME CAUTION WHEN EXPOSING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

811 Know what's below. Call 811 before you dig.

CLAYTON & LITTLE

WALSH ENGINEERING
109 GARDEN STREET, SUITE 202-204
SAN LUIS OBISPO, CA 93401
WALSHENGINEERING.NET
(805) 319-4948

REGISTERED PROFESSIONAL ENGINEER
MATTHEW R. WALSH
C79026
CIVIL
STATE OF CALIFORNIA

ISSUED DATE 09/21/2020
PROJECT NO. 2017180

SUBMITTAL 01

BRYNILDSON RESIDENCE

OLD CREEK ROAD
CAYUCOS, CALIFORNIA

SS1.0
SEPTIC SYSTEM PLAN

APPLICANT/OWNER

ALISON BRYNILDSON
2250 DEL SOL PLACE
PASO ROBLES, CA 93446
CARE OF: LACEY ZUBAK (805)461-5765

DESIGN ENGINEER

MATTHEW R. WALSH P.E. 79026
1108 GARDEN STREET, SUITE 202
SAN LUIS OBISPO, CA 93401
(805) 319-4948

APPLICABLE CODES

2016 CALIFORNIA ADMINISTRATIVE CODE (CAC)
PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
2016 CALIFORNIA BUILDING CODE (CBC)
PART 2, TITLE 24, CCR
2016 CALIFORNIA PLUMBING CODE (CPC)
PART 5, TITLE 24, CCR
2016 CALIFORNIA FIRE CODE (CFC)
PART 9, TITLE 24, CCR

ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH THE APPLICABLE STANDARDS OF THE CODE SECTIONS REFERENCED ABOVE, AND ANY OTHER APPLICABLE STATE AND LOCAL GOVERNING AGENCY ORDINANCES, LAWS, RULES, REGULATIONS, AND PROJECT CONDITIONS OF APPROVAL.

NOTHING IN THESE DRAWINGS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES, STANDARDS, OR PROJECT REQUIREMENTS.

SOILS REPORT AND PERCOLATION TESTING

TITLE:"PERCOLATION TESTING REPORT"
BY: GEOSOLUTIONS, INC.
DATE: 05/14/2019

ENGINEER OF RECORD: KRAIG CROZIER
PHONE: (805) 543-8539
GROUNDWATER DEPTH PER SOILS REPORT:
WAS NOT ENCOUNTERED TO A MAXIMUM DEPTH OF 15 FEET.

PERCOLATION TEST RESULTS

TEST NO.	DEPTH (FT.)	PERCOLATION RATE (MIN/IN.)
P-1	5	13.2
P-2	5	11.4
P-3	5	12.5
P-4	5	11.4

SEPTIC SYSTEM DESIGN RESULTS:

MAIN RESIDENCE SEPTIC SYSTEM DESIGN BASIS		
SYSTEM TYPE=	HIGH CAPACITY CHAMBERS	
FLOW(Q)=	975	GPD
PERCOLATION RATE=	13.2	MIN/IN
APPLICATION RATE(q)=	0.7	GPD/SF
ABSORPTION AREA (A)=Q/q	1393	SF
EFFECTIVE TRENCH LENGTH (Le)		
UNIT TRENCH AREA(Ae)	5	FT^2
Le=A/Ae	279	FT
INDIVIDUAL TRENCH LENGTH(L)	75	FT
NUMBER OF TRENCHES (n)	4	
CHAMBER LENGTH	6.25	FT
NUMBER OF CHAMBERS	48	
NUMBER OF CHAMBERS PER TRENCH	12	
TANK SIZE	1200	GALLONS

TESTING & OBSERVATION REQUIREMENTS:

A. PRIOR TO CONSTRUCTION, THE OWNER/CONTRACTOR SHALL OBTAIN SEPTIC SYSTEM PERMIT FROM THE COUNTY OF SAN LUIS OBISPO. CONTRACT SHALL CONTACT BARRY TOLLE (ENVIRONMENTAL HEALTH SPECIALIST) AT (805) 781-5628 TO SCHEDULE INSPECTIONS. CONTRACTOR SHALL PROVIDE A MINIMUM 48 HOURS NOTICE PRIOR TO ANY FIELD OBSERVATION REQUEST.

B. DURING CONSTRUCTION, THE SOILS ENGINEER SHALL BE PRESENT DURING GRADING AND TRENCHING OPERATIONS AND SHALL PERFORM COMPACTION TESTING AT THE BOTTOM OF THE EXCAVATION FOR THE TANK INSTALLATION. ENGINEER MAY RECOMMEND REVISIONS BASED ON OBSERVATIONS.

C. AFTER CONSTRUCTION, CONTRACTOR SHALL PROVIDE REDLINED MARK UP CONSTRUCTION DRAWINGS INDICATING ANY CHANGES IN INSTALLATION FROM THE APPROVED PLANS. THE CIVIL ENGINEER WILL PREPARE AN AS-BUILT PLAN FOR THE OWNER FROM THESE MARK UPS.

D. SEEPAGE PITS REQUIRE A DEEP BORING DRILLED 10' DEEPER THAN THE PROPOSED DEPTH TO PROVE PROPER SETBACK TO GROUNDWATER AND IMPERVIOUS MATERIAL. SEEPAGE PITS REQUIRE A PERFORMANCE TEST TO PROVE DEEP LAYERS WILL PERCOLATE AT THE APPROVED RWQCB RATE.

E. IN THE EVENT THE ORIGINAL PECULATION TEST ARE PREFORMED IN AN AREA THAT IS SUBSTANTIALLY DIFFERENT THEN THE FINAL LOCATION OF THE LEACH FIELD THE SOILS ENGINEER SHALL PERFORM NEW TESTING AT THE FINAL LOCATION. THE ENGINEER OF WORK SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO WORK AND ORDERING OF MATERIALS.

SEPTIC SYSTEM GENERAL NOTES (DISPOSAL FIELD):

A. PRIOR TO EXCAVATION OR INSTALLATION, CONTRACTOR SHALL CONFIRM CONFORMANCE WITH THE MIN. CLEAR DISTANCE REQUIREMENTS SHOWN HEREON.

B. NO TRENCH SHALL EXCEED 100 FT. IN LENGTH

C. TRENCH LINES SHALL BE PLACED MIN. 6' FROM CENTER TO CENTER OR 3' FROM EDGE TO EDGE, WHICHEVER RESULT IN GREATER DISTANCE.

D. GRAVEL MATERIAL SHALL BE 3/4" TO 2 1/2" CLEAN ROCK.

E. SEPTIC TANKS OR LEACHING SYSTEMS SHALL NOT BE INSTALLED ON SLOPES OF 25 PERCENT OR MORE.

F. ALL PIPING TO AND FROM THE SEPTIC TANK SHALL BE 4 INCH ASTM APPROVED SEWER PIPE (ASTM D3034-PVC SDR 35). MINIMUM PIPE SLOPE SHALL BE 2%. SANITARY TEES SHALL BE PLACED AND SEALED (GROUT, SILICONE OR FOAM) INSIDE TANK INLET AND OUTLET.

G. VERTICAL PIPING IN SEEPAGE PITS SHALL BE 4 INCH PERFORATED ASTM APPROVE SEWER PIPE. CAP AND SEAL AT THE BOTTOM AND PLACE IN CENTER OF THE PIT.

H. FOUR INCH INSPECTION RISERS WITH REMOVABLE CAPS SHALL BE INSTALLED AT GROUND SURFACE (OR ACCESSIBLE AT THE SURFACE) AT THE END OF EACH LINE AS SHOWN.

I. FILTER FABRIC SHALL BE PLACED OVER GRAVEL PRIOR TO BACKFILLING WITH SOIL.

J. SYSTEM INSTALLATION SHALL BE INSPECTED BY COUNTY OFFICIALS AND DESIGN ENGINEER PRIOR TO BACKFILLING. A MINIMUM OF 48 HOUR PRIOR NOTICE IS REQUIRED.

K. FINISH GRADING SHALL DIRECT ALL SURFACE RUNOFF AROUND THE LEACH AREA, AS INDICATED.

L. ALL UTILITY COMPANIES TO BE NOTIFIED PRIOR TO START OF CONSTRUCTION BY THE CONTRACTOR BY CALLING UNDERGROUND SERVICE ALERT, USA AT 1-800-227-2600.

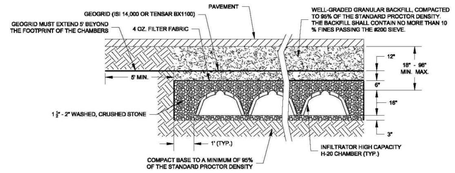
M. FLOW WILL VARY BASED ON USER VARIBALES AND TENDENCIES THAT MAY BE UNKNOWN TO THE DESIGN ENGINEER AT THE TIME THIS PLAN WAS PREPARED. AS OF 7/21/2015, THE REGIONAL WATER QUALITY CONTROL BOARD RECOMMENDS USING A FLOW OF 375 GALLONS PER DAY (GPD) FOR A STANDARD FOUR BEDROOM HOUSE AND 75 GPD FOR EACH ADDITIONAL BEDROOM. WASTEWATER FLOW FROM COMMERCIAL STRUCTURES WILL BE DETERMINED BY PEAK DESIGN FLOW AS LISTED IN THE MOST RECENT EDITION OF THE CALIFORNIA PLUMBING CODE (CPC). THE DRAFT SAN LUIS OBISPO LOCAL AGENCY MANAGEMENT PROGRAM RECOMMENDS THE FOLLOWING RANGES: 1-2 BEDROOM SINGLE FAMILY DWELLING (0-250 GPD) 750 GALLONS, 3 BEDROOM SINGLE FAMILY DWELLING (250-451GPD) 1000 GALLONS, 4 BEDROOM SINGLE FAMILY DWELLING (450-601GPD) 1200 GALLONS, 5-6 BEDROOM SINGLE FAMILY DWELLING (601-900GPD) 1500 GALLONS.

MIN. CLEAR DISTANCE REQUIREMENTS

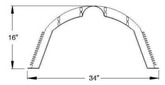
DESCRIPTION	BUILDING SEWER (FT)	SEPTIC TANK (FT)	DISPOSAL FIELD (FT)
BUILDINGS OR STRUCTURES	2	5	8
PROPERTY LINE/PRIVATE PROPERTY	CLEAR	5	5
WATER SUPPLY WELLS	50	100	100
STREAMS, SPRINGS, WATER MIGRATION	50	100	100
LARGE TREES	–	10	–
RESERVOIR, SPILLWAY ELEVATION	–	200*	200*
VERNAL POOLS, WETLANDS, LAKES OR PONDS	–	200	200
DISPOSAL FIELD	–	5	3
DOMESTIC WATER LINE	1	5	5
PUBLIC WELLS	–	150	150
UNSTABLE LAND MASS (BLUFF EDGE OR SLIDE)	100	100	100
DISTRIBUTION BOX	–	–	5

*ALL SEPTIC SYSTEMS SHALL MAINTAIN A MINIMUM OF 1,200 FOOT SETBACK FROM ALL COMPONENTS TO SURFACE WATER INTAKE.

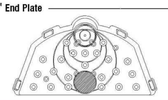
HIGH CAPACITY INFILTRATOR H-20 CHAMBER
TYPICAL CROSS SECTION — H-20 Traffic Rated Series



Chamber End View



PosiLock™ End Plate



Specifications	
Size	34"W x 75"L x 16"H
Storage Capacity	110 gal / 14.3 ft³
Weight	38 lbs
Louvered Sidewall Height	10"

INFILTRATOR WATER TECHNOLOGIES STANDARD LIMITED WARRANTY

(a) The structural integrity of each chamber, endcap and other accessory manufactured by Infiltrator ("Units"), when installed and operated in a leachfield of an onsite septic system in accordance with Infiltrator's instructions, is warranted to the original purchaser ("Holder") against defective materials and workmanship for one year from the date that the septic permit is issued for the septic system containing the Units; provided, however, that if a septic permit is not required by applicable law, the warranty period will begin upon the date that installation of the septic system commences. To exercise its warranty rights, Holder must notify Infiltrator in writing at its Corporate Headquarters in Old Saybrook, Connecticut within fifteen (15) days of the alleged defect. Infiltrator will supply replacement Units for Units determined by Infiltrator to be covered by this Limited Warranty. Infiltrator's liability specifically excludes the cost of removal and/or installation of the Units.

(b)THE LIMITED WARRANTY AND REMEDIES IN SUBPARAGRAPH (a) ARE EXCLUSIVE. THERE ARE NO OTHER WARRANTIES WITH RESPECT TO THE UNITS, INCLUDING NO IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE

(c) This Limited Warranty shall be void if any part of the chamber system is manufactured by anyone other than Infiltrator. The Limited Warranty does not extend to incidental, consequential, special or indirect damages. Infiltrator shall not be liable for penalties or liquidated damages, including loss of production and profits, labor and materials, overhead costs, or other losses or expenses incurred by the Holder or any third party. Specifically excluded from Limited Warranty coverage are damage to the Units due to ordinary wear and tear, alteration, accident, misuse, abuse or neglect of the Units; the Units being subjected to vehicle traffic or other conditions which are not permitted by the installation instructions; failure to maintain the minimum ground covers set forth in the installation instructions; the placement of improper materials into the system containing the Units; failure of the Units or the septic system due to improper sizing or improper sizing, excessive water usage, improper grease disposal, or improper operation; or any other event not caused by Infiltrator. This Limited Warranty shall be void if the Holder fails to comply with all of the terms set forth in this Limited Warranty. Further, in no event shall Infiltrator be responsible for any loss or damage to the Holder, the Units, or any third party resulting from installation or alignment, or from any product liability claims of Holder or any third party. For this Limited Warranty to apply, the Units must be installed in accordance with all site conditions required by state and local codes, all other applicable laws, and Infiltrator's installation instructions.

(d) No representative of Infiltrator has the authority to change or extend this Limited Warranty. No warranty applies to any party other than the original Holder.

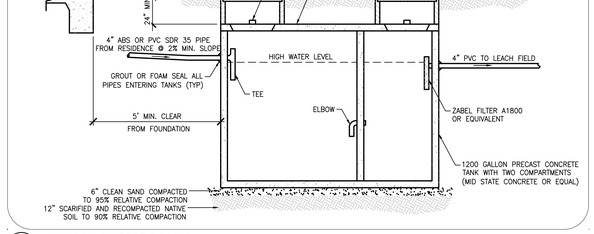
The above represents the Standard Limited Warranty offered by Infiltrator. A limited number of states and counties have different warranty requirements. Any purchaser of Units should contact Infiltrator's Corporate Headquarters in Old Saybrook, Connecticut, prior to such purchase, to obtain a copy of the applicable warranty, and should carefully read that warranty prior to the purchase of Units.

INFILTRATOR water technologies
4 Business Park Road
P.O. Box 768
Old Saybrook, CT 06475
868-577-7666 • Fax 868-577-7661
1-800-221-4436
www.infiltratorwater.com

U.S. Patents: 4,759,661; 5,017,817; 5,156,488; 5,336,017; 5,401,116; 5,461,499; 5,511,903; 5,716,163; 5,588,778; 5,839,844 Canadian Patents: 1,329,069; 2,084,564. Other patents pending.
Infiltrator, Equalizer, Quick4, and SideWinder are registered trademarks of Infiltrator Water Technologies. Infiltrator is a registered trademark in France. Infiltrator Water Technologies is a registered trademark in Mexico. Contour, MicroLeaching, PolyFlat, ChamberSpacer, MultiPort, PedLock, QuickCut, QuickPlay, SnapLock, and StraightLock are trademarks of Infiltrator Water Technologies.
PolyLok is a trademark of PolyLok, Inc. TUF-TITE is a registered trademark of TUF-TITE, INC. Ultra-Rib is a trademark of IPEX Inc.

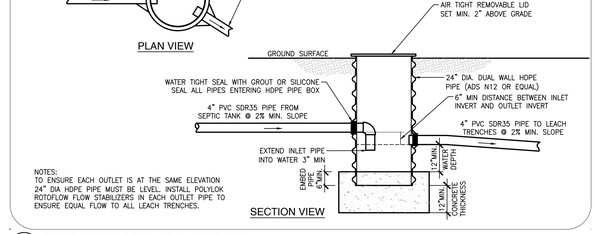
CSS 5/13R9

Contact Infiltrator Water Technologies' Technical Services Department for assistance at 1-800-221-4436



A 1,200 GALLON SEPTIC TANK

NTS



NOTES:
TO ENSURE EACH OUTLET IS AT THE SAME ELEVATION 24" DIA HDPE PIPE MUST BE LEVEL. INSTALL POLYLOK ROTOFLOW FLOW STABILIZERS IN EACH OUTLET PIPE TO ENSURE EQUAL FLOW TO ALL LEACH TRENCHES.

B DISTRIBUTION BOX 24" DIA. HDPE PIPE

NTS

CLAYTON & LITTLE

ISSUED DATE 09/21/2020
PROJECT NO. 2017180

SUBMITTAL 01

WALSH ENGINEERING
1108 GARDEN STREET, SUITE 202-204
SAN LUIS OBISPO, CA 93401
WALSHENGINEERING.NET
(805) 319-4948

REGISTERED PROFESSIONAL ENGINEER MATTHEW R. WALSH C 79026 CIVIL STATE OF CALIFORNIA

BRYNILDSON RESIDENCE

OLD CREEK ROAD
CAYUCOS, CALIFORNIA

SS2.0

SEPTIC SYSTEM DETAILS

RECEIVED MAR - 9 REC'D

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
TREVOR KEITH, *DIRECTOR*

THIS IS A NEW PROJECT REFERRAL / SUMMARY *

DATE: 3/6/2020

TO: 1st District Legislative Assistant, 2nd District Legislative Assistant, Building Division, CAL FIRE / County Fire, Public Works, Stormwater Review (A. Schuetze), Cayucos Citizens' Advisory Council

FROM: Katie Nall (805-781-5702 or kinall@co.slo.ca.us)

PROJECT NUMBER & NAME: DRC2020-00039 BRYNILDSON
PROJECT DESCRIPTION*: Requested Variance to allow grading on slopes over 30% to improve existing shared ag road (3,900 feet) and construction of primary residence (4,694 square-feet), detached garage accessory dwelling unit with attached garage, and exterior use areas including pool and subsequent utilities. Location is Old Creek Road in Cayucos.
APN(s)**: 046-031-033**

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

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

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

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

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

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

IF YOU HAVE "NO COMMENT," PLEASE INDICATE (VIA E-MAIL OR PHONE).

SEE FIRE REVIEW

3-27-2020	DELL WELLS	805 593-3427
Date	**Name**	**Phone**

**All information and/or material provided in the following Referral Package is valid for 90 days after this correspondence. After that time please contact the Project Manager for the most updated information.*

CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
Phone: 805.543.4244 • Fax: 805.543.4248
www.calfireslo.org

TO:	Planning Department	DATE:	3/27/2020
FROM:	Dell Wells Captain/ Deputy Fire Marsal San Luis Obispo County Fire		
Project:	**DRC2020-00039 BRYNILDSON**	APN:	**046-031-033**

The San Luis Obispo County Fire Marshal's Office has reviewed the submittal package for the above proposed project. The Fire Marshal approves as submitted and requires the following conditions to be incorporated as part of permit issuance.

1. All construction plans and use of the facility shall comply with all applicable standards, regulations, codes and ordinances at time of Building Permit issuance (2019 CA Fire Code, CA State Title 14, San Luis Obispo County Title 16).

2. Occupancy will not be granted until all fire department fire and life safety items have been installed, tested and finaled.

3. Projects shall have an approved water supply for fire protection be made available as soon as combustible material arrives on the site. All underground fire lines, pump and tank plans are required to be a separate submittal from the building or civil plans.

4. All buildings, facilities, and developments shall be accessible to fire department apparatus by way of approved access roadways and/or driveways. The fire access road shall comply with the requirements of CA Title 14 and San Luis Obispo County Title 16.

5. Access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all-weather driving capabilities. Provide an engineered analysis of the proposed roadway noting its ability to support apparatus weighing 75,000 lbs. (commercial) or 40,000 lbs. (residential). **Proposed culvert crossing will need to meet weight standard and be engineered to avoid washout conditions.**

6. Provide fire department access roads to within 150 feet of any exterior portion of the buildings as measured by an approved route around the exterior of the building or facility.

7. Roadways shall be a minimum of 20 feet in width with a 4-foot shoulder and 13.6-foot vertical clearance.

8. Driveways up to 199 feet shall be a minimum of 12 feet in width. Driveways over 199 feet shall be 14 feet wide.

9. Turnarounds are required on driveways and dead end roadways.

10. Maximum dead end road lengths shall comply with requirements established in CA Title 14 Div. 1.5 Chapter 7. Distances are determined by the lot size.

11. Grades for all roadways and driveways shall not exceed 16 percent. Over 16 percent up to 20 percent require approval. No grades over 20 percent will be approved.

12. Roadway radius shall not have a radius of less than 50 feet. And additional surface width of 4 feet shall be added to curves of 50-100 feet radius and 2 feet to curves of 100-200 feet radius.

13. Gates for driveways and/or roadways shall comply with the CA Fire Safe Regulations.

14. Residential - A water storage tank is required with a draft hydrant based off design professionals NFPA 1142 calculation (minimum of 2500 gal).

15. Residential - Approved draft hydrants shall be installed between 50 feet and 150 feet from the structure. Private fire service mains shall be installed, tested and maintained per NFPA 24 2016 edition.

16. An automatic fire sprinkler system shall be installed in accordance with provisions set forth in the California Fire Code as amended by the San Luis Obispo amendments and the applicable National Fire Protection Association Standard. Automatic fire sprinkler systems shall be designed by a fire protection engineer or C-16 licensed contractor.

17. All buildings shall comply with California Fire Code.

18. Provide 100 feet of defensible space around all structures P.R.C. 4291.

19. Provide 10 feet of defensible space fire hazard reduction on both sides of all roadways of the facility.

Please note that the comments noted above are based on a Fire Marshal review only. There may be additional comments or information requested from other County Departments or Divisions reviewing this application submittal package. Should you have any questions, contact me at (805) 593-3427 or email at dell.wells@fire.ca.gov

LANDSET ENGINEERS, INC.

June 11, 2020

File No.: 0916-01
SLO Co. File No. DRC2020-00039

Ms. Alison Brynildson
C/o Kirk Consulting
8830 Morro Road
Atascadero, California 93422

Attention: Ms. Lacey Zubak

Subject **Review of Engineering Geology Investigation**

Project: **Brynildson Residence**
Old Creek Road **(APN 046-031-033)**
Cayucos Area of San Luis Obispo County, California

References:
1. Engineering Geology Investigation, Old Creek Road, APN's: 046-031-033 & 046-131-043, Cayucos Area of San Luis Obispo County, California, File No. SL10982-2, prepared by Geosolutions, dated January 14, 2019.
2. Soils Engineering Report, Old Creek Road, APN's: 046-031-033 & 043, Cayucos Area of San Luis Obispo County, California, File No. SL10982-1, prepared by Geosolutions, dated January 14, 2019.
3. Percolation Testing Report, Old Creek Road, APN's: 046-031-033 & 046-131-043, Cayucos Area of San Luis Obispo County, California, File No. SL10982-1, prepared by Geosolutions, dated May 14, 2019.
4. On-Site Improvement Plans, Brynildson Residence, Old Creek Road, Cayucos, CA 93430, APN: 046-031-033, Sheets C0.0, C0.1, C1.0, C2.0, C2.1, C3.0, C3.1, C4.0, C4.1, C6.0, C6.1, SA1.0, SS1.0 & SS2.0 of 20 sheets, Submittal 01, Project No. 2017180, prepared by Walsh Engineering, dated January 6, 2020.

Dear Ms. Brynildson:

The purpose of this letter is to summarize our findings of a site reconnaissance performed on April 10, 2020; and review of the above referenced engineering geology investigation (Reference 1).

We reviewed the report for conformance with San Luis Obispo County Land Use Ordinance (LUO) and the San Luis Obispo County Guidelines for Engineering Geology Reports. It is our opinion that the report prepared Geosolutions (Reference 1) is incomplete and requires

clarification as required per the San Luis Obispo County Guidelines for Engineering Geology Reports.

Your Engineering Geologist will need to respond to the review comments attached to this letter and prepare an addendum report. Once the additional information requested is received, the report will be reconsidered for acceptance per CEQA and LUO ordinance requirements.

We recommend that your Engineering Geologist contact us to discuss specific details of the proposed project. We will be happy to review the required engineering geology addendum report when it is available.

Please contact me at (831) 443-6970 or bpapurello@landseteng.com if you have questions regarding this matter.

Respectfully,
LandSet Engineers, Inc.

Brian Papurello, CEG 2226

Doc. No. 2006-119.REV

Copies: Addressee (1)
Ms. Alison Brynildson (1)
Mr. Katie Nall, San Luis Obispo County Planning & Building Department (1)
Mr. Jeffrey Pfost, Geosolutions (1)
SLO County Geology files (1)

SAN LUIS OBISPO COUNTY ENGINEERING GEOLOGY REPORT REVIEW FORM

The San Luis Obispo County Planning and Building Department uses the following checklist as part of reviewing engineering geology reports. Explanatory notes are appended and keyed to each numbered item.

Checklist item within consulting report	Adequately described: satisfactory	Additional data needed: unsatisfactory
1. Project Description		X
2. SLO County Geological Study Area Map		X
3. Site Location	X	
4. Regional Geologic Map	X	
5. Original engineering geologic map of site		X
6. Aerial photograph interpretation		X
7. Subsurface site geology		X
8. Geologic cross sections		X
9. Active faulting and coseismic deformation across the site	X	
10. Landslides		X
11. Flooding, severe erosion, deposition	X	
12. On-site septic systems		X
13. Hydrocollapse of alluvial fan soils	X	
14. Evaluation of historical seismicity and regional faults	X	
15. Characterize and classify geologic site class	X	
16. Probabilistic evaluation of earthquake ground motion	X	
17. Peak ground acceleration for MCE levels of ground motion	X	
18. Site coefficients F_a & F_v and spectral accelerations S_s, S_1, S_{MS}, S_{M1} S_{DS} & S_{D1}	X	
19. Geologic setting for liquefaction analysis	X	
20. Liquefaction methodology	N/A	
21. Bluff erosion	N/A	
22. Tsunami or seiche potential	X	
23. Expansive soil	X	
24. Naturally occurring asbestos	X	
25. Radon and other hazardous gasses	X	
26. Geologic constraints anticipated during grading operations	X	
27. Areas of cut and fill, preparation of the ground, and depth of removals	X	
28. Subdrainage plans for groundwater	X	
29. Final grading report and as-built map	N/A	
30. Summary sheet		X
31. Age of report		X
32. Engineering geology report signed by CEG	X	

EXPLANATORY NOTES KEYED TO CHECKLIST

1. Project Description

The report does include a limited description of the proposed project; however, it lacks specific discussion with respect to the overall proposed project development as depicted in the project improvement plans, prepared by Walsh Engineering (Reference 4). Review of the preliminary improvement plans indicates that the proposed development will consist of the construction of a three-story main residence, detached garage & accessory dwelling unit that is accessed by a 3,923-ft^2 long improved ingress/egress road. Estimated grading quantities in the building areas are 800-yds^3 of cut/fill with vertical cuts up to about 12-feet and fills up to about 5-feet. Estimated grading quantities for the access road are 8,000-yds^3 of cut and 3,200-yds^3 of fill that is supported by approximately 1,830 lineal feet of segmental retaining walls ranging from 3.0 to 8.9 feet in height.

Review of the project improvement plans also make reference a geotechnical engineering report prepared by Beacon Geotechnical, Inc., dated May 17, 2017. There is no discussion of the findings of this report or inclusion of subsurface data by the project engineering geologist. The report reviewed does include an unscaled map (Figure 2, Site Map) that depicts boring locations of the previous work performed by Beacon, but the map has been reproduced at a scale that is illegible. The project engineering geologist will need to include a discussion and review of the findings of previous work prepared by others, plot the boring locations on a revised site engineering geologic map (see proceeding review comment no. 5) and include copies of the boring logs prepared by others in an addendum report.

The project engineering geologist will need to address the site-specific project details consistent with the project improvement plans including but not limited to the following:

a. intended building and retaining wall foundation systems
b. grading concepts (e.g. heights of cut/fill slopes, grading quantities)
c. retaining wall heights
d. proposed drainage improvements
e. previous work & findings by other consultants

2. SLO County Geologic Study Area Map

The report does not include a copy of a plot that shows the site with respect to its location within a Geologic Study Area combining designation and/or landslide hazard database. The site is predominantly located within a high to very high landslide hazard risk area. Please refer to SLO County Land Use View GIS database and provide copies of the site geology and relative landslide hazard potential maps *for the entire parcel* (see proceeding review comments 5 & 10).

5. Original Engineering Geologic Map of the Site

The original geologic mapping as required by the County guidelines is incomplete relative to the overall proposed site development. The mapping does not depict the site geology along the roadway alignment for the new ingress/egress drive. During the course of our site reconnaissance four different geologic units were observed along the roadway which included man-made artificial fill, Quaternary landslide deposits (see proceeding review comment no. 10), Miocene extrusive igneous rocks and Miocene Monterey Formation sedimentary rock. We recommend that the *entire project development area* be re-mapped to include both upslope and downslope along the entire roadway alignment from Old Creek Road to the main residence. The scale of the map should be appropriate to the complexity of the site and should include a geologic explanation, stratigraphic column and location of *all* exploratory trenches, borings & percolation test borings. The site engineering geologic map must include cross section locations through proposed building locations and critical cut/fill locations on the driveway alignment (see proceeding review comment no. 8).

6. Aerial Photograph Interpretation

The report indicates that a review of historical aerial photographs was performed; however, there is no discussion within the report of what photos were reviewed and the findings of the aerial photographic interpretation. The engineering geologic report must include a review of aerial photographs. The report must provide original scale copies of the aerial photos used. Include the photo numbers, flight lines and scale of stereoscopic aerial photographs in an appendix.

7. Subsurface site geology

The report includes the location and logs of four exploratory trenches excavated on the site and the locations for four of the five borings drilled for percolation testing (Reference 3). The boring logs and locations for previous work performed by Beacon Geotechnical, Inc. and the boring logs from the percolation study (Reference 3) is not included. All trenches/boreholes must be accurately plotted on the original engineering geologic map of the site and logs must be included (see preceding review comment no. 5). We also recommend that the project CEG should perform additional field work involving the excavation of boreholes or trenches, sufficient in quantity and to an appropriate depth in order to analyze the potential landslide hazard along the driveway alignment. The purpose is to obtain meaningful subsurface data that is applicable to the proposed development and supports the conclusions and recommendations of the report (see proceeding review item 10).

8. Geologic Cross Sections

The report does include three geologic cross sections. Though, details with regard to the proposed site grading for the planned building development is not depicted. These cross sections should be revised to depict the proposed site grading in those locations consistent with the project improvement plans prepared by Walsh Engineering (Reference 4). Additional cross sections should be prepared along critical sections of the driveway alignment in the areas where new retaining walls are proposed, septic effluent disposal area and where active Quaternary landsliding was observed (see proceeding review comment nos. 10 & 12). We recommend that revised geologic cross sections be prepared by the project engineering geologist are drawn perpendicular to site topography depicting the proposed building locations, site grading, exploratory borings, subsurface stratigraphy, geologic structure, groundwater levels and proposed foundation depths.

10. Landslides

As noted in preceding items nos. 5 & 8, active landslides were observed on the site that are not depicted on the site geologic map (Reference 1, Plate 1A). The site is predominantly located within a high to very high landslide hazard risk area. Section 4.5 of the project engineering geology report states *"During site mapping and review of aerial photography landslides were not observed in the immediate vicinity of the proposed structures"*. While

this statement is generally accurate for the area of the proposed building structures, an active landslide was observed upslope and downslope of the roadway alignment from approximate Station 21+00 to 22+00. Review of the project improvement plans (Sheets C1.0 & C6.0) depict a segmental wall retaining up to 8.4-feet of earth materials within the area of active landsliding.

The project CEG must address the site geology upslope and downslope of the proposed roadway alignment through examination of stereoscopic aerial photographs and additional field mapping. The engineering geologist should re-evaluate and revise their conclusions and recommendations with respect to the effects of landsliding and slope stability relative to the proposed development to include septic effluent disposal (see proceeding review comment no. 12). We recommend that the project engineering geologist perform numerical slope stability analysis with respect to the proposed development based on the submitted project improvement plans. Recommendations for temporary slope protection structures to maintain stability of temporary construction slopes during construction should also be included. Structures must be setback from slopes in accordance with Section 1808.7 of the 2019 CBC. Numerical slope stability analysis must be performed if alternative slope setbacks are proposed. Based on this information, we recommend that the project engineering geologist should re-evaluate and revise their conclusions and recommendations with respect to the effects of landsliding and slope stability for the site.

12. On-site septic systems

As required by the San Luis Obispo County Guidelines for Engineering Geologic Reports, the project engineering geologist should *evaluate* one or more geologically suitable locations for septic leach-field systems. The project engineering geologist recommends (Section 4.7) *"It is recommended that the septic system leach field not be located in the immediate vicinity of steep slopes to minimize the potential for effluent to negatively affect adjacent slopes"*

As noted in the County guidelines, hillside leach fields should not be sited on natural slopes steeper than 20 percent. For hillside projects, the project engineering geologist must evaluate the potential hydrologic changes for the new leach field to induce landsliding and/or the potential for day-lighting of effluent. Review of the improvement plans (Sheet SS1.0 &

SS2.0, Reference 2) shows the proposed leach field is located in an area immediately adjacent to descending slopes of 30 percent or greater. Based on the natural/proposed slope gradients, percolation test results and shallow depth to bedrock (Reference 3); it is our opinion that there is a high potential for the day-lighting of septic effluent and inducement of slope instability.

We recommend that the project engineering geologist consult with the project geotechnical engineer and civil engineer to evaluate the geologic suitability for on-site septic systems. The engineering geologist must provide supplemental geologic cross sections and slope stability analysis to address the potential for day-lighting of septic effluent and inducement of slope instability. On-site septic systems should be evaluated in accordance with the current requirements of the County of San Luis Obispo Department of Environmental Health and the Guidelines for Engineering Geology Reports.

30. Summary sheet

The report does present a statement regarding potential hazards, conclusions and recommendations as required. However, given the report deficiencies as noted above, a new summary statement along with updated conclusions and recommendations must be provided.

31. Age of report

The report must be prepared within one year prior to submittal to the Planning Department for verification of compliance with County codes and policies.

RECOMMENDATIONS

1. Report Suitability. The engineering geology investigation prepared by Geosolutions requires additional information and must be updated with respect to the itemized deficiencies as noted in the preceding pages of this review in order to satisfy the requirements of CEQA and the San Luis Obispo County Land Use Ordinance.

2. Respond to Review Comments. The project Engineering Geologist needs to review the comments on the previous pages and address them in an addendum report. After the addendum report is submitted to the county, it will be reviewed and considered for acceptance.

Brian Papurello, CEG 2226
Reviewing Geologist

DRC2020-00039 Ref Package- Building Comments

Sylvia Aldana <saldana@co.slo.ca.us>

Thu 3/12/2020 8:56 AM

To: Katie Nall <kinall@co.slo.ca.us>
Cc: Don C. Moore <dcmoore@co.slo.ca.us>; Michael Stoker <mstoker@co.slo.ca.us>; Cheryl Journey <cjourney@co.slo.ca.us>

Katie,

Here are the Building Division Comments--Planning Project Plan Check Request: DRC2020-00039

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of grading on slopes over 30% to improve existing shared AG road (3,900 feet) and construction of a primary residence (4,694 SF), detached garage, accessory dwelling unit with attached garage, and exterior use areas including pool and subsequent utilities.
The project shall comply with current California Building codes adopted by the County of San Luis Obispo and Title 19 of the SLO County Codes

While a thorough plan review will be conducted at the time of building permit application, the following items are noted to assist design review and not necessarily be considered complete, due to the plans not being the final permit submittal package;

1. Construction shall comply with the 2019 California Building Codes.
2. Separate building permits will be required for the following work; major grading, construction of the single family dwelling, the detached garage, the accessory dwelling with attached garage and the pool.
3. A grading and SWPPP plan may be required depending on the total area of disturbance.
4. A soils report will be required for the project.
5. For the building structures, provide plans which clearly show the structural design to verify compliance with the prescriptive requirements of the 2019 California Residential Code or any structural element not complying with the prescriptive requirements will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design
6. The design of the openings, projections, wall rating based on fire separation distance will need to be shown on the plans to comply with California Residential Code Section 302, including Table 302.1(2) for buildings with sprinklers.
7. Label all egress windows on the plans to verify compliance with size and height per the California Residential Code.
8. The design of the stairs, handrails, and guardrails need to be detailed on the plans to verify compliance with the 2019 California Residential Code.
9. Provide electrical plans with notes to show the location of the main electrical panel, sub-panels, receptacles, lights, switches, and smoke detectors and Co alarms to verify compliance with the 2019 California Electrical Code for all permits.
10. Provide notes and information on the plans for the plumbing fixtures requirements, the design of the septic system, waste lines, vents, and water lines will all need to comply with the 2019 California Plumbing Code.

11. Energy calculation will need to be submitted to verify compliance with the 2019 California Energy Code.
12. The plans will need to show compliance with the 2019 California Green Building Code and the County of San Luis Obispo's Green Building Ordinance.
13. Fire sprinklers will be required under a separate permit application. Provide plans showing the design and layout for the sprinkler system.
14. Plans and engineering calculations will be required under a separate permit for the pool.

Thank you.

Sylvia Aldana
Plans Examiner III
County of San Luis Obispo
Planning and Building Department
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COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
TREVOR KEITH, *DIRECTOR*

THIS IS A NEW PROJECT REFERRAL / SUMMARY *

DATE: 3/19/2020

TO: 1st District Legislative Assistant, 2nd District Legislative Assistant, Building Division, CAL FIRE / County Fire, Public Works, Stormwater Review (A. Schuetze), Cayucos Citizens' Advisory Council

FROM: Katie Nall (805-781-5702 or kinall@co.slo.ca.us)

PROJECT NUMBER & NAME: DRC2020-00039 BRYNILDSON
PROJECT DESCRIPTION*: Requested Variance to allow grading on slopes over 30% to improve existing shared ag road (3,900 feet) and construction of primary residence (4,694 square-feet), detached garage accessory dwelling unit with attached garage, and exterior use areas including pool and subsequent utilities. Location is Old Creek Road in Cayucos.
APN(s)**: 046-031-033**

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

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

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

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

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

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

IF YOU HAVE "NO COMMENT," PLEASE INDICATE (VIA E-MAIL OR PHONE).

See attached

3/19/2020	Anthony Schuetze	805-781-5602
Date	**Name**	**Phone**

**All information and/or material provided in the following Referral Package is valid for 90 days after this correspondence. After that time please contact the Project Manager for the most updated information.*

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
TREVOR KEITH, *DIRECTOR*

Date: March 19, 2020
To: Katie Nall
From: Anthony Schuetze, Stormwater Program Manger

Subject: Referral Comments, DRC2020-00039

Thank you for the opportunity to provide information on the proposed project. Based on the information provided in the referral package, the applicant should be made aware of the following conditions and requirements that may impact the proposed project.

Recommended Project Conditions of Approval:

1. At the time of application for construction permits, the applicant must account for the total area of ground disturbance associated with project. Projects that have ground disturbance activities greater than 1.0 acre must enroll in the Construction General Permit (CGP) for Stormwater Discharges Associated with Construction (Order 2009-0009-DWQ) or apply for a Rainfall Erosivity Waiver from the CGP. Based on Land Use Permit Application, 4.0 acres of ground disturbance is anticipated with this project. This total site disturbance would require enrollment in CGP or Rainfall Erosivity Waiver.
2. The applicant must provide evidence of enrollment in CGP by providing project Waste Discharge Identification (WDID) Number or submit information to the Central Coast Regional Water Quality Control Board documenting why the CGP is not applicable to your project

Date: March 11, 2020

To: Katie Nall, Project Planner

From: David E. Grim, Development Services

Subject: DRC2020-00039 Brynildson MUP Old Creek Rd., Paso Robles, APN 046-031-033

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

Public Works Comments

A. The project site is located on Old Creek Road, a County maintained collector roadway.

B. The proposed project is within a drainage review area. A drainage plan is required to be prepared by a registered civil engineer and will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Section 22.52.110 of the Land Use Ordinance prior to future submittal of development permits.

C. This project appears to not meet the applicability criteria for Stormwater Management, as it is located outside a Stormwater Management Area (MS4) or is within but creates or replaces less than 2,500 square feet of impervious area.

D. If the project site disturbs 1.0 acre or more the applicant must enroll for coverage under California's Construction General Permit, which may require preparation of a project Stormwater Control Plan even if it is located outside a Stormwater Management Area.

Recommended Project Conditions of Approval

Access

1. **At the time of application for construction permits**, the applicant shall submit to the Department of Public Works an encroachment permit application, plans, fees, and post a cash damage bond to install improvements within the public right-of-way in accordance with County Public Improvement Standards. The plans are to include, as applicable:

   a. To remove or relocate all existing non-permitted obstructions from within the public right-of-way of the project frontage. Obstruction may include fences and trees.

   b. The existing Old Creek Road site access shall be reconstructed in accordance with B-1a rural driveway standards, A-5a sight distance standards (sight distance from 2014 Public Improvement Standards).

   c. Drainage ditches, culverts, and other structures (if drainage calculations require).

   d. Public utility plan, showing all existing utilities and installation of all new utilities to serve the site.

   e. Tree removal/retention plan for trees to be removed and retained associated with the required public improvements. The plan shall be approved jointly with the Department of Planning and Building.

   f. Traffic control plan for construction in accordance with the California Manual on Uniform Traffic Control Devices (CA-MUTCD).

g. The applicant shall provide satisfactory evidence that the Army Corps of Engineers and the California Department of Fish and Game environmental permits have either been secured or that the regulatory agency has determined that their permit is not required.

2. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage, tree planting, fences, etc., without a valid encroachment permit issued by the Department of Public Works.

3. **On-going condition of approval (valid for the life of the project)**, the property owner shall be responsible for operation and maintenance of public road frontage sidewalks, landscaping, maintaining County driveway sight distance standards in a viable condition and on a continuing basis into perpetuity.

4. **On-going condition of approval (valid for the life of the project):** Any gate constructed on a driveway to the site shall be a minimum of 75-feet from the traveled way of any Collector or Arterial Road.

5. **Prior to commencing permitted activities**, all work in the public right-of-way must be constructed or reconstructed to the satisfaction of the Public Works Inspector and in accordance with the County Public Improvement Standards; the project conditions of approval, including any related land use permit conditions; and the approved improvement plans.

6. **At the time of application for construction permits,** the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire, or the regulating fire agency standards and specifications back to the nearest public maintained roadway.

7. **At the time of application for construction permits,** the applicant shall submit evidence to the Department of Planning and Building of a road maintenance agreement. The agreement shall establish an organized and perpetual mechanism to ensure adequate maintenance of the shared access roads in a form acceptable to the County. The road maintenance agreement shall be signed by the owners of all properties which have shared access rights or be fully assumed by the applicant for the full width across their property frontage and back to the nearest county maintained road; be binding upon their heirs and assigns; and be recorded with the County Clerk on each of the effected properties.

Drainage & Flood Hazard

8. **At the time of application for construction permits,** the applicant shall submit complete drainage plans for review and approval in accordance with Section 22.52.110 of the Land Use Ordinance.

9. **At the time of application for construction permits,** the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with Section 22.52.120 of the Land Use Ordinance.

Stormwater Pollution Prevention Plan (SWPPP)

10. **At the time of application for construction permits**, if the project disturbs more than 1.0 acre or is part of a common plan of development, the applicant must enroll for coverage under California's Construction General Permit. Sites that disturb less than 1.0 acre must implement all required elements within the site's erosion and sediment control plan as required by San Luis Obispo County Codes.

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