NEGATIVE DECLARATION & NOTICE OF DETERMINATION

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

ENVIRONMENTAL DETERMINATION NO. ED Number 19-083 **DATE:** September 8 2019

PROJECT/ENTITLEMENT: Hammond Residence Major Grading Permit ED19-083 (PMTG2019-00028)
APPLICANT NAME: Randy Hammond **Email:** randy@tetraprop.com
ADDRESS: 2440 W. Border Links Visalia CA, 93291
CONTACT PERSON: David Einung **Telephone:** (805) 674-2842

PROPOSED USES/INTENT: A request by Randy and Diane Hammond for a grading permit (PMTG2019-00028) for the construction of a new 3,890-square-foot (s.f.) single-family residence, including a 1,114-s.f. garage, a 3,294-s.f. patio area, and 5,859 s.f. of paved walkways and driveways. The project will include a private wastewater disposal system and water tank on a property contracted under the Williamson Act and the conversion of an existing single-family residence to Farm Support Quarters. The project will result in the disturbance of approximately 39,000 square feet, including approximately 500 cubic yards of cut and 1,500 cubic yards of fill, on a 224-acre parcel.

LOCATION: The proposed project is within the Agriculture land use category and is located at 7200 Airport Road approximately one mile north of the City of Paso Robles. The site is in the El Pomar – Estrella Sub Area of the North County Planning Area.

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

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

OTHER POTENTIAL PERMITTING AGENCIES:

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

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

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County as ☒ *Lead Agency* ☐ *Responsible Agency* approved / denied the above described project by Chief Building Official, and has made the following determinations regarding the above described project:

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

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

Signature	Name	Date	Public Agency
	Emi Sugiyama		County of San Luis Obispo

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

Initial Study – Environmental Checklist

PLN-2039
04/2019

Project Title & No. Hammond Residence Major Grading ED19-083 (PMTG2019-00028)

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.

EMI SUGIYAMA			10/10/19
Prepared by (Print)	Signature		Date
SCHANI SIONG	for	Steve McMasters, Principal Environmental Specialist	10/10/19
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 Randy and Diane Hammond for a grading permit for the construction of a new 3,890 square foot (s.f.) single-family residence, including a 1,114 s.f. garage, a 3,294 s.f. patio area, and 5,859 s.f. of paved walkways and driveways. The project will include a private wastewater disposal system and water tank on a property contracted under the Williamson Act and the conversion of an existing single-family residence to Farm Support Quarters. The project will result in the disturbance of approximately 39,000 square feet, including approximately 500 cubic yards of cut and 1,500 cubic yards of fill, on a 224-acre parcel. The proposed project is within the Agriculture land use category and is located at 7200 Airport Road approximately one mile north of the City of Paso Robles. The site is in the El Pomar – Estrella Sub Area of the North County Planning Area.

ASSESSOR PARCEL NUMBER: 027-191-050

Latitude: 35 degrees 42' 21" N **Longitude:** 120 degrees 38' 4" W **SUPERVISORIAL DISTRICT #:** 1

B. Existing Setting

Plan Area: North County **Sub:** El Pomar / Estrella **Comm:** N/A

Land Use Category:	Agriculture
Combining Designation:	Airport Review, Flood Hazard, and Renewable Energy
Parcel Size:	224 Acres
Topography:	Project Site: Moderately Sloping (Parcel: Moderately to Steeply Sloping)
Vegetation:	Vineyards, Oak Woodland, Ornamental Grasses and Shrubbery
Existing Uses:	Agricultural Uses including a single-family residence, storage barn, water tanks, leech field, 2 wells, and other farm equipment associated with vineyard operations

Surrounding Land Use Categories and Uses:

North:	Agriculture; Single family residence(s) and Agricultural uses	***East:***	Agriculture; Single family residence(s), Vineyards, Agricultural ponds, and other agricultural uses
South:	Agriculture; Agricultural barn and Vineyards	***West:***	Agriculture; Single family residence(s), Vineyards and Agricultural barns

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

The project is located approximately one-mile North of the City of Paso Robles. The parcel is in a predominately agricultural area, characterized by expansive lots with few, small structures. Surrounding lots maintain vineyards and other agricultural uses as well as single-family residences, however due to the surrounding area's topography, most development is hidden from public view. The project parcel supports vineyards and a single-family residence. The topography of the parcel varies between gently rolling hills to steep slopes. The project is located on a portion of the parcel that is shielded from public views due to existing topography and vegetation. Therefore, the structure would not be visible from the nearest public road (Airport Road).

Discussion

(a) Except as provided in Public Resources Code Section 21099, would the project have a substantial adverse effect on a scenic vista?

Due to the topography of the area surrounding the project site, the project would not have any substantial adverse effect on scenic views, because of the intervening hillside from the public road (Airport Road). Therefore, impacts would be less than significant.

(b) *Except as provided in Public Resources Code Section 21099, would the project 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 a state scenic highway design corridor or along a scenic roadway and no scenic resources are known to exist on site. Therefore, impacts would be less than significant.

(c) *Except as provided in Public Resources Code Section 21099, would the project, 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, predominately agricultural area. As mentioned above, due to the topography of the project parcel, the project would not be visible from any public vantage point. Additionally, should it be visible, the addition of a single-family residence of such size and design would be consistent with the existing built character of the surrounding homes. Therefore, the proposed project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings. Therefore, impacts would be less than significant.

(d) *Except as provided in Public Resources Code Section 21099, would the project 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 existing topography and vegetation. Additionally, the project is small in nature and is not expected to produce substantial amount of light. Due to these factors, it is unlikely that the project would have any substantial adverse effect on day or nighttime views through the creation of substantial light or glare. The County's Land Use Ordinance, Title 22 (Section 22.10.060) prohibits light or glare which is transmitted or reflected in a concentration or intensity that is detrimental or harmful to persons, or that interferes with the use of surrounding properties or streets. Therefore, impacts would be less than significant.

Conclusion

The project is not expected to have any adverse effects on the visual quality of the site or its surroundings, including any scenic vistas or resources. Additionally, the project would not substantially degrade the existing visual character or create a new source of substantial light or glare.

Mitigation

There is no evidence that measures above what will already be required by ordinance or codes are needed. Therefore, impacts would be less than significant.

Sources

See Exhibit A.

II. 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?	☐	☐	☒	☐
(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 project parcel is within the Agriculture land use category and is under a Williamson Act contract. As defined by Government Code 51200 et. seq., the California Land Conservation Act of 1965 (Williamson Act) enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. As an incentive, landowners receive lower

property tax assessments based on agricultural or open space land uses, as opposed to the unrestricted value of the land. The parcel currently supports grape crops and operates as a vineyard. As allowed by the County as well as the existing Williamson Act contract, the property also contains an existing single-family dwelling (PMT2002-22074) and other equipment and structures in support of the vineyard operations. Additionally, the project parcel is within the Estrella Agricultural Preserve Area. The area surrounding the proposed site will be continued to be farmed as vineyard. The proposed single-family residence is within an area that is clear of vines but is in close proximity to existing vines. This may result in the loss of a few vines, however would not create a significant impact on the site's operation as a vineyard as a whole.

According to the Farmland Mapping and Monitoring Program of the California Resources Agency, the proposed single-family residence would be located atop "Not Prime Farmland" as well as "Farmland of Statewide Importance". The soil types and characteristics subject to disturbance from this project include:

Arbuckle Positas complex (50 - 75 % slope).

Arbuckle. This very steeply sloping soil is considered moderately drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to steep slopes and slow percolation. The soil is considered Class IV without irrigation and Class IV when irrigated.

Positas. This very steeply sloping soil is considered very poorly drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to steep slopes and slow percolation. The soil is considered Class IV without irrigation and Class IV when irrigated.

Arbuckle San Ysidro complex (2 - 9% slope).

Arbuckle. This gently sloping coarse loamy soil is considered moderately drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to slow percolation. The soil is considered Class IV without irrigation and Class II when irrigated.

San Ysidro. This gently sloping coarse loamy soil is considered moderately to well drained. The soil has high erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to slow percolation. The soil is considered Class IV without irrigation and Class II when irrigated.

The project parcel is not known to contain any forestland and does not support any timberland activities.

Discussion

(a) *Would the project 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 a non-agricultural use?*

Based on information provided by the Farmland Mapping and Monitoring Program of the California Resources Agency, the proposed single-family residence would be located atop soils which are designated as "Farmland of Statewide Importance". The proposed residence is not considered an agricultural use, however it is considered a compatible use when it stands as the sole single-family residence on property. The existing single-family dwelling would be converted to farm support quarters once the proposed residence is complete, removing the conflict of multiple residences on site. This conversion of use is allowable under County provisions as well as through the property's

Williamson Act contract and would create a use which is in support of agricultural operations. Therefore, impacts would be less than significant.

(b) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

The project parcel is within the Agriculture land use category and is under a Williamson Act contract. The County's zoning standards allow for residential uses within the Agriculture land use category with various limitations, including density. The Williamson Act contract, coupled with the County's Rules of Procedure to Implement the California Land Conservation Act of 1965, also regulates the allowed uses of the site. The project would result in the construction of a new single-family dwelling and the conversion of an existing single-family dwelling to farm support quarters. Based on the standards set forth in the aforementioned documents, this project would not conflict with either the existing agricultural zoning or with the property's Williamson Act contract. Therefore, impacts would be less than significant.

(c) *Would the project 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 project would not be located in an area that is zoned as forest land, timberland, or timberland zoned Timberland Production, nor would the project cause the rezoning of such lands. Therefore, impacts would be less than significant.

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

The project would not be located in an area that is considered forest land and would therefore not result in the loss of forest land or conversion of forest land to a non-forest use. Therefore, impacts would be less than significant.

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

The project would not be located in an area that is considered forest land and would therefore not result in the loss of forest land or conversion of forest land to a non-forest use. The proposed residence is not considered an agricultural use, however it is considered a compatible use when it stands as the sole single-family residence on property. Therefore, impacts would be less than significant.

Conclusion

The project proposes the grading for and construction of a single-family residence and the conversion of an existing dwelling to farm support quarters within an area that supports agricultural activities. Placement of the proposed development in close proximity to the existing vineyards would potentially expose future inhabitants to intensive agricultural practices such as pesticide use, dust, and noise. This could, in turn, limit the agriculturalist's ability to manage the areas currently under production. The Right to Farm Ordinance (Title 5 of the County Code) requires disclosure statements between buyers and sellers at the time of transfer of property, alerts buyers to ongoing agricultural operations within an area, and states that agriculture is a priority land use within rural areas. The project is not in violation of the property's Williamson Act contract and is consistent with uses allowed by the County.

Mitigation

There is no evidence that measures above what will already be required by ordinance or codes are needed. Therefore, impacts would be less than significant.

Sources

See Exhibit A.

III. 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

As proposed, the project would result in the disturbance of approximately 32,000 square feet, which would include moving approximately 500 cubic yards of cut and 1,500 cubic yards of fill material. This would result in the creation of construction dust, as well as short- and long-term vehicle emissions. According to the United States Department of Agriculture's Wind Erodibility Index, the wind erodibility of the soils which would be disturbed by the proposed project is "moderate". The project would not be within close proximity (approx. 1,000 feet) to any sensitive receptors (i.e. schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residences) that might otherwise result in nuisance complaints and be subject to limited dust and/or emission control measures during construction. The project would not be within close proximity to any serpentine rock outcrops and/or soil formations which may have the potential to contain naturally occurring asbestos. Additionally, there are no known faults within close proximity to the project site.

The nearest air quality monitoring station to the project site is the Paso Robles Air Quality Monitoring Station. The monitoring site mainly measures Ozone and PM10 concentrations, which, based on the data from this year, have been somewhat increasing. According to the latest information provided by the air monitoring station, the trend in air quality in the general area is remaining the same. The Air Pollution Control District (APCD) estimates that automobiles currently generate about 40% of the pollutants responsible for ozone formation. Nitrous oxides (NOx) and reactive organic gasses (ROG) pollutants (vehicle emission components) are common contributors towards this chemical transformation into ozone. Dust, or particulate matter less than ten microns (PM10), that becomes airborne and finds its way into the lower atmosphere, can act as the catalyst in this chemical transformation to harmful ozone. To address these impacts APCD has developed a program (CEQA Air Quality Handbook) to establish impact thresholds and mitigation measures to address most project-related air quality impacts (See "Discussion"). The County is

within the South-Central Coast Air Basin, which is currently considered by the state as being in "non-attainment" (exceeding acceptable thresholds) for particulate matter (PM10, or fugitive dust).

Discussion

(a) *Would the project conflict with or obstruct implementation of the applicable air quality plan?*

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

As proposed, the project will result in the disturbance of approximately 32,000 square feet. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation. From an operational standpoint, based on Table 1-1 of the CEQA Air Quality Handbook (2012), the project will result in less than 10 lbs./day of pollutants, which is below thresholds warranting any mitigation. Additionally, the project would be consistent with the general level of development anticipated and projected in the Clean Air Plan and would therefore not conflict with or obstruct the implementation of the applicable air quality plan.

(b) *Would the project 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?*

The County is within the South-Central Coast Air Basin, which is currently considered by the state as being in "non-attainment" (exceeding acceptable thresholds) for particulate matter (PM10, or fugitive dust). Dust, or particulate matter less than ten microns (PM10), that becomes airborne and finds its way into the lower atmosphere, can act as the catalyst in this chemical transformation to harmful ozone. The proposed project would result in the creation of dust through construction activities however, activity would be short term and would not result in a cumulatively considerable net increase in PM10. Additionally, the project is small in scale and nature and is not expected to result in any other activities which may otherwise result in a cumulatively considerable net increase in PM10.

(c) *Would the project expose sensitive receptors to substantial pollutant concentrations?*

The project is not within close proximity (approx. 1,000 feet) to any sensitive receptors (i.e. schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residences) that might otherwise result in nuisance complaints and be subject to substantial pollutant concentrations.

(d) *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

The project is not expected to result in any other emissions, such as those leading to odors. Additionally, due to the project's location in a low density, rural area, should any other emissions be produced by the project, no emissions created by the project should be great enough to adversely affect a substantial number of people.

Initial Study – Environmental Checklist

Conclusion

The project would meet standards set forth by the applicable air quality plan and is not expected to result in any substantial emissions (either short-term or long-term). Additionally, due to the distance of any known fault (at least three miles away) or serpentine rock outcrop (at least three miles away), it is not expected that any naturally occurring asbestos would be encountered during any earthmoving activities.

Mitigation

There is no evidence that measures above what will already be required by ordinance or codes are needed.

Sources

See Exhibit A.

IV. 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

Estrella River passes diagonally through the project parcel and is approximately 600 feet to the northeast of the proposed project site. *For additional information regarding the proposed project's potential effects on the Estrella River, see Section X. Hydrology and Water Quality.*

On-site vegetation includes: Agricultural, Herbaceous, Shrub, Urban Built Up, and Wooded Wetland. Within the area most likely to be affected by construction and grading activity, vegetation includes: Tree and Agriculture, specifically grape vineyards. With regards to tree protection, no sensitive trees are proposed for removal and it is not expected that any nearby trees will be significantly impacted.

On-site habitats relating to potential biological concerns include Mixed Oak Woodland and Valley Oak Woodland / Savanna (According to the El Pomar / Estrella Plan Area EIR Update, Figure 5.3-1).

The El Pomar / Estrella Area Plan update EIR (2003) identified this area as having documented occurrences of San Joaquin Kit Fox, a special-status species. Additionally, the EIR update identified this area as a potential habitat for Coast Horned Lizard, Least Bell's Vireo, Willow Flycatcher, Burrowing Owl, and American Badger. The El Pomar / Estrella Planning Sub-Area also created an areawide biology report which identifies "well-developed areas of oak woodland", "riparian corridors of larger drainages of the area", and wetlands (i.e. freshwater marshes, estuaries, vernal pools, etc.) as important habitat types to preserve.

The project parcel is within an area designated as critical habitat for the vernal pool fairy shrimp (Branchinecta lynchi), a small aquatic crustacean that is listed as a federal threatened species and is associated with vernal pool habitat as designated by the California Department of Fish and Game.

Vernal pool habitat consists of seasonal wetlands (i.e. areas that pond water during the wet season and dry up during the summer months) that may provide habitat for sensitive aquatic plant and animal species.

A site visit of the project site was made on May 31, 2019 by Planning Staff (Young Choi) to inspect the project site's topography for the potential to support vernal pool habitat (e.g., low-elevation areas, depressions, natural or man-made ponded areas, etc.). At this time, no evidence of vernal pools or potential areas for ponded water was observed. The topography on the project site is such that water would not pool in a manner consistent with the characteristics of vernal pools or seasonal wetlands (or explain why site characteristics would preclude vernal pool habitat occurrence). Therefore, there was no indication of habitat suitable for supporting fairy shrimp, or sensitive aquatic animal or plant species associated with vernal pools.

The State of California Endangered Species Act (CESA) provides legal protection for species of wildlife and plants and their habitats currently listed as threatened or endangered as well as species of wildlife formally listed as endangered or threatened. The state also lists “Species of Special Concern” based on limited distribution, declining populations, diminishing habitat, or unusual scientific, recreational, or educational value. Under state law, the California Department of Fish and Wildlife (CDFW) is empowered to review projects for their potential to impact state-listed species and Species of Special Concern, and their habitats. The project site was visited on January 18, 2019. According to the evaluation form completed by Mike McGovern (Ph.D. Zoology), the site can be described as follows: "The location of the proposed building area is surrounded by vineyards, with the Estrella River approximately 200m (650 feet) away. Approximately half of the site to be disturbed will be in vineyard that is removed and about half in grassland that is a small open space surrounded by vineyards". The vegetation on the proposed project site consists of grasslands and vineyards. The Natural Diversity Database (2001) identified the following sensitive species and sensitive plant communities as (potentially) occurring on site: Jared’s pepper-grass (List 1B), Oval-leaved snapdragon (List 4), and Santa Lucia dwarf rush (List 1B). The Natural Diversity Database also identified this area as

important habitat for the San Joaquin Kit Fox, a federally listed endangered species and a state listed threatened species. The kit fox is uncommon to rare. They reside in arid regions of the southern half of the state (Grinnell et al. 1937, Wilson and Ruff 1999:150). This usually nocturnal mammal lives in annual grasslands or grassy open stages of vegetation dominated by scattered brush, shrubs, and scrub. Kit foxes primarily are carnivorous, subsisting on black-tailed jackrabbits and desert cottontails, rodents (especially kangaroo rats and ground squirrels), insects, reptiles, and some birds, bird eggs, and vegetation (Egoscue 1962, Laughrin 1970, Morrell 1971, 1972, Orloff et al. 1986). Their cover is provided by dens they dig in open, level areas with loose-textured, sandy and loamy soils (Laughrin 1970, Morrell 1972). Pups are born in these dens in February through April. Pups are weaned at about 4-5 months. May not require a source of drinking water. Some agricultural areas may support these foxes. Potential predators are coyotes, large hawks and owls, eagles, and bobcats. Cultivation has eliminated much habitat. Kit foxes are vulnerable to many human activities, such as hunting, use of rodenticides and other poisons, off-road vehicles, and trapping.

The provided kit fox evaluation form was reviewed by the California Department of Fish and Wildlife. The evaluation, complete with the California Department of Fish and Wildlife changes, resulted in a score of 70 which requires that all impacts to kit fox habitat be mitigated at a ratio of three acres conserved for each acre impacted (3:1). The project will result in the permanent disturbance of 39,000-square-feet of kit fox habitat.

A botanical report was not prepared for this project because the areas proposed for disturbance are previously, and continuously disturbed by existing vineyard operations and, after review of existing information along with a field visit of the site, no botanical vegetations were observed in the areas of proposed development to warrant a botanical assessment.

Discussion

(a) *Would the project 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 proposed project is in an area known to support Jared's pepper-grass (List 1B), Oval-leaved snapdragon (List 4), and Santa Lucia dwarf rush (List 1B), as well as the San Joaquin Kit Fox. In regard to plants, the project is not expected to have a substantial adverse effect on any of the identified species due to previous, continuous disturbance resulting from current use of the land for vineyard operations. As for the project's impact on the habitat of the San Joaquin Kit Fox, an evaluation was conducted which concluded that the project would need to conserve three acres for each acre of kit fox habitat to be impacted. Through the implementation of this mitigation it is expected that the adverse effects of the modification to the existing kit fox habitat will be reduced to levels which would be considered less than significant.

(b) *Would the project 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?*

The proposed project is not located in an area identified as a riparian habitat and is not expected to have a substantial adverse effect on any other sensitive natural community. Therefore, impacts would be less than significant.

(c) Would the project 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?

The project site was visited by Planning Staff on May 31, 2019. Upon inspection of the site and surrounding areas, no wetland habitats were observed. Therefore, it is not expected that the project would have any substantial adverse effect on state or federally protected wetlands.

(d) Would the project 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?

The project has the potential to substantially interfere with the movement of the San Joaquin Kit Fox, however, through the use of the proposed mitigation measures, this interference will be minimized..

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

The proposed project is not expected to conflict with any local policies or ordinances which protect biological resources, including the County's Guidelines on Tree Removal and Protection.

(f) Would the project 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 within or adjacent to a Habitat Conservation Plan area or the Natural Community Conservation Plan.

Conclusion

The Kit Fox Evaluation, which was completed for the project on January 18, 2019 by Mike McGovern indicates the project will impact 39,000-square-feet of San Joaquin kit fox habitat. The evaluation form was reviewed by the California Department of Fish and Game on May 14, 2019. The evaluation, complete with the Department's changes, resulted in a score of 70, which requires that all impacts to kit fox habitat be mitigated at a ratio of 3 acres conserved for each acre impacted (3:1). Total compensatory mitigation required for the project is 2.69 acres (or 117,000-square-feet). The mitigation options identified in BR-1 through BR-11 apply to the proposed project only; should the project change, the mitigation obligation may also change, and a reevaluation of the mitigation measures would be required.

The project is not expected to result in any adverse effects on other sensitive species and will not conflict with any existing policies or standards meant to protect biological resources. The implementation of the below measures will mitigate biological impacts on San Joaquin Kit Fox to a level of insignificance.

Mitigation

BR-1 Prior to issuance of grading and/or construction permits, the applicant shall submit evidence to the County of San Luis Obispo, Department of Planning and Building, Environmental and Resource Management Division (County) (see contact information below) that states that one or a combination of the following three San Joaquin kit fox mitigation measures has been implemented:

a. Provide for the protection in perpetuity, through acquisition of fee or a conservation easement of 2.69 acres of suitable habitat in the kit fox corridor area (e.g. within the San Luis Obispo County kit fox habitat area, northwest of Highway 58), either on-site or off-site, and provide for a non-wasting endowment to provide for management and monitoring of the property in

perpetuity. Lands to be conserved shall be subject to the review and approval of the California Department of Fish and Game (Department) (see contact information below) and the County.

This mitigation alternative (a.) requires that all aspects if this program must be in place before County permit issuance or initiation of any ground disturbing activities.

b. Deposit funds into an approved in-lieu fee program, which would provide for the protection in perpetuity of suitable habitat in the kit fox corridor area within San Luis Obispo County, and provide for a non-wasting endowment for management and monitoring of the property in perpetuity.

Mitigation alternative (b) above, can be completed by providing funds to The Nature Conservancy (TNC) pursuant to the Voluntary Fee-Based Compensatory Mitigation Program (Program). The Program was established in agreement between the Department and TNC to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). This fee is calculated based on the current cost-per-unit of $2500 per acre of mitigation, which is scheduled to be adjusted to address the increasing cost of property in San Luis Obispo County; your actual cost may increase depending on the timing of payment. This fee must be paid after the Department provides written notification identifying your mitigation options but prior to County permit issuance and initiation of any ground disturbing activities.

c. Purchase 2.69 credits in a Department-approved conservation bank, which would provide for the protection in perpetuity of suitable habitat within the kit fox corridor area and provide for a non-wasting endowment for management and monitoring of the property in perpetuity.

Mitigation alternative (c) above, can be completed by purchasing credits from the Palo Prieto Conservation Bank (see contact information below). The Palo Prieto Conservation Bank was established to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The cost for purchasing credits is payable to the owners of The Palo Prieto Conservation Bank. This fee is calculated based on the current cost-per-credit of $2500 per acre of mitigation. The fee is established by the conservation bank owner and may change at any time. Your actual cost may increase depending on the timing of payment. Purchase of credits must be completed prior to County permit issuance and initiation of any ground disturbing activities.

BR-2 Prior to issuance of grading and/or construction permits, the applicant shall provide evidence that they have retained a qualified biologist acceptable to the County Division of Environmental and Resource Management. The retained biologist shall perform the following monitoring activities:

a. Prior to issuance of grading and/or construction permits and within 30 days prior to initiation of site disturbance and/or construction, the biologist shall conduct a pre-activity (i.e. pre-construction) survey for known or potential kit fox dens and submit a letter to the County reporting the date the survey was conducted, the survey protocol, survey results, and what measures were necessary (and completed), as applicable, to address any kit fox activity within the project limits.

b. The qualified biologist shall conduct weekly site visits during site-disturbance activities (i.e. grading, disking, excavation, stock piling of dirt or gravel, etc.) that proceed longer than 14 days,

for the purpose of monitoring compliance with required Mitigation Measures BR-3 through BR11. Site- disturbance activities lasting up to 14 days do not require weekly monitoring by the biologist unless observations of kit fox or their dens are made on-site or the qualified biologist recommends monitoring for some other reason (see BR-2-c3). When weekly monitoring is required, the biologist shall submit weekly monitoring reports to the County.

c. Prior to or during project activities, if any observations are made of San Joaquin Kit fox, or any known or potential San Joaquin kit fox dens are discovered within the project limits, the qualified biologist shall re-assess the probability of incidental take (e.g. harm or death) to kit fox. At the time a den is discovered, the qualified biologist shall contact the U.S. Fish and Wildlife Service and the Department for guidance on possible additional kit fox protection measures to implement and whether or not a Federal and/or State incidental take permit is needed. If a potential den is encountered during construction, work shall stop until such time the U.S. Fish and Wildlife Service/Department determine it is appropriate to resume work.

   If incidental take of kit fox during project activities is possible, before project activities commence, the applicant must consult with the U.S. Fish and Wildlife Service and the Department (see contact information below). The results of this consultation may require the applicant to obtain a Federal and/or State permit for incidental take during project activities. The applicant should be aware that the presence of kit foxes or known or potential kit fox dens at the project site could result in further delays of project activities.

   In addition, the qualified biologist shall implement the following measures:

   1. Within 30 days prior to initiation of site disturbance and/or construction, fenced exclusion zones shall be established around all known and potential kit fox dens. Exclusion zone fencing shall consist of either large flagged stakes connected by rope or cord, or survey laths or wooden stakes prominently flagged with survey ribbon. Each exclusion zone shall be roughly circular in configuration with a radius of the following distance measured outward from the den or burrow entrances:

      a. Potential kit fox den: 50 feet

      b. Known or active kit fox den: 100 feet

      c. Kit fox pupping den: 150 feet

   2. All foot and vehicle traffic, as well as all construction activities, including storage of supplies and equipment, shall remain outside of exclusion zones. Exclusion zones shall be maintained until all project-related disturbances have been terminated, and then shall be removed.

   3. If kit foxes or known or potential kit fox dens are found on site, daily monitoring during ground disturbing activities shall be required by a qualified biologist.

BR-3 Prior to issuance of grading and/or construction permits, the applicant shall clearly delineate as a note on the project plans, that: “Speed signs of 25 mph (or lower) shall be posted for all construction traffic to minimize the probability of road mortality of the San Joaquin kit fox”. Speed limit signs

shall be installed on the project site within 30 days prior to initiation of site disturbance and/or construction.

In addition, prior to permit issuance and initiation of any ground disturbing activities, conditions BR-3 through BR-11 of the Developer's Statement/Conditions of Approval shall be clearly delineated on project plans.

BR-4 During the site disturbance and/or construction phase, grading and construction activities after dusk shall be prohibited unless coordinated through the County, during which additional kit fox mitigation measures may be required.

BR-5 Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction, all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the county, as well as any related biological report(s) prepared for the project. The applicant shall notify the County shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.

BR-6 During the site-disturbance and/or construction phase, to prevent entrapment of the San Joaquin kit fox, all excavation, steep-walled holes or trenches in excess of two feet in depth shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Trenches shall also be inspected for entrapped kit fox each morning prior to onset of field activities and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled, they shall be thoroughly inspected for entrapped kit fox. Any kit fox so discovered shall be allowed to escape before field activities resume, or removed from the trench or hole by a qualified biologist and allowed to escape unimpeded.

BR-7 During the site-disturbance and/or construction phase, any pipes, culverts, or similar structures with a diameter of four inches or greater, stored overnight at the project site shall be thoroughly inspected for trapped San Joaquin kit foxes before the subject pipe is subsequently buried, capped, or otherwise used or moved in any way. If during the construction phase a kit fox is discovered inside a pipe, that section of pipe will not be moved, or if necessary, be moved only once to remove it from the path of activity, until the kit fox has escaped.

BR-8 During the site-disturbance and/or construction phase, all food-related trash items such as wrappers, cans, bottles, and food scraps generated shall be disposed of in closed containers only and regularly removed from the site. Food items may attract San Joaquin kit foxes onto the project site, consequently exposing such animals to increased risk of injury or mortality. No deliberate feeding of wildlife shall be allowed.

BR-9 Prior to, during and after the site-disturbance and/or construction phase, use of pesticides or herbicides shall be in compliance with all local, state and federal regulations. This is necessary to minimize the probability of primary or secondary poisoning of endangered species utilizing adjacent habitats, and the depletion of prey upon which San Joaquin kit foxes depend.

BR-10 During the site-disturbance and/or construction phase, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured,

or entrapped shall be required to report the incident immediately to the applicant and County. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the U.S. Fish and Wildlife Service and the Department by telephone (see contact information below). In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to the Department for care, analysis, or disposition.

BR-11 Prior to final inspection, or occupancy, whichever comes first, should any long internal or perimeter fencing be proposed or installed, the applicant shall do the following to provide for kit fox passage:

a. If a wire strand/pole design is used, the lowest strand shall be no closer to the ground than 12".

b. If a more solid wire mesh fence is used, 8" x 12" openings near the ground shall be provided every 100 yards.

Upon fence installation, the applicant shall notify the County to verify proper installation. Any fencing constructed after issuance of a final permit shall follow the above guidelines.

Sources

See Exhibit A.

V. 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

The project is located in an area historically occupied by the Salinan and Chumash. No resources have been found on site which would be considered a "historical resource" or an "archeological resource" according to § 15064.5. No paleontological resources are known to exist in the area.

The project parcel is within 300 feet of a blue line creek, however the area proposed for grading and development is not within the 300-foot buffer. Potential for the presence or regular activities of the Native American increases in close proximity to reliable water sources. A Cultural Resources Constraints Analysis was conducted for the El Pomar / Estrella Sub Planning Area which identified 21 recorded archaeological sites and five significant historic structures.

An archaeological survey was conducted, and a report dated July 2019 was prepared by Padre Associates, Inc. which included a records search and field study. The records search did not reveal any previously recorded resources within a 0.25-mile radius of the site and no cultural resources were observed on the project site during the pedestrian survey of the site conducted on July 11, 2019.

Discussion

(a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

No resources have been found on site which would be considered a "historical resource" according to § 15064.5.

(b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

No resources have been found on site which would be considered an "archaeological resource" according to § 15064.5. It was determined unlikely that any archaeological resources would be present on site due to the nature of current site activities (vineyard operations) and from data collected through the archaeological survey process. Should any materials be unearthed during

grading, LUO Section 22.10.040 requires that work must stop until the encountered resource is analyzed and adequately mitigated before work may continue. Therefore, no impacts to cultural resources are anticipated.

(c) Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

The nearest cemetery, San Miguel Mission Cemetery, is located 4.2 miles northwest of the project site. No human remains are known to exist on site and it is not expected that any should be encountered through ground movement resulting from the proposed project. No cultural resources were observed on the project site during the pedestrian survey of the site conducted on July 11, 2019.

Conclusion

No historical or archeological resources have been found or recorded on site. Additionally, due to the nature of current on-site activities (vineyard operation), no resources are expected to be encountered or disturbed.

Mitigation

There is no evidence that measures above what will already be required by ordinance or codes are needed.

Sources

See Exhibit A.

VI. 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

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. The project proposes the use of a solar panel array which will be examined and permitted separately.

Based on provided design plans, the proposed residence would qualify for GreenPoint Rating for a new single-family home, which indicates that the plans meet the minimum criteria for what would be considered an "energy and resource efficient building". Additionally, the proposed project is expected to follow the mandatory measures laid out in the 2016 California Green Building Standards Code (CCR Title 24, Parts 6 and 11).

A Building Energy Analysis Report was prepared for the project by Carstairs Energy Inc. (Timothy Carstairs) on December 17, 2018. This report gave conclusions based on an Energy Design Rating. This is "an alternative way to express the energy performance of a building using a scoring system where 100 represents the energy performance of the Residential Energy Services (RESNET) reference home… with California modeling assumptions" (Carstairs Energy Inc.). Using this rating system, a lower rating correlates with higher efficiency. Calculations completed by Carstairs Energy Inc. found that the proposed residence would have an Energy Design Rating of 43.3, indicating a high level of efficiency.

Discussion

(a) *Would the project 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 is required to meet the mandatory

measures laid out in the 2016 California Green Building Standards Code (CCR Title 24, Parts 6 and 11).

According to information provided by the California Public Utilities Commission (2018), the average California home uses approximately 497 kWh per month. The proposed solar array would be able to cut down some if not all of this energy use to ensure that the project was operating on a clean energy source. Therefore, impacts would be less than significant.

(b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

As proposed, the project does not conflict with any state or local plans for renewable energy or energy efficiency. This includes the County's Renewable Energy Area Combining Designation. Any conflicts encountered from the construction and use of the proposed solar panel array should be addressed through the separate permitting process. Therefore, impacts would be less than significant.

Conclusion

The proposed project is not expected to create any potentially significant environmental impacts in terms of energy resource use and does not conflict with any state or local plan for renewable energy or energy efficiency.

Mitigation

There is no evidence that measures above what will already be required by ordinance or codes are needed.

Sources

See Exhibit A.

VII. 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?	☐	☐	☒	☐
(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?	☐	☐	☒	☐

Initial Study – Environmental Checklist

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

Setting

The project site has a topography of moderate sloping and is not located within the County's Geologic Study Area. The project area has a low to moderate landslide risk potential and a low liquefaction risk potential. The project site is not located near to any potentially active faults or any areas known to contain serpentine or ultramafic rock or soil outcrops. As proposed, the project will result in the disturbance of approximately 32,000 square feet. According to the United States Department of Agriculture's Wind Erodibility Index, the wind erodibility of the soils which would be disturbed by the proposed project is "moderate".

A Soils Engineering Report was prepared by GeoSolutions, Inc. on June 19, 2018 "to explore and evaluate the surface and sub-surface soil conditions at the project site and to develop geotechnical information and design criteria". The report concluded that the project site "is suitable for the proposed development provided the recommendations presented in the report are incorporated into the project plans and specifications".

The primary geotechnical concerns identified by the soils engineering report were the presence of loose, dry surface soils and the potential for differential settlement occurring between foundations supported on two soil materials having different settlement characteristics, such as native soil and engineered fill. The Soils Engineering Report provided recommendations to be incorporated into the project's plans and specifications in order to address any geotechnical concerns.

Discussion

(a) Would the project 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 near to any potentially active faults as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map and therefore, it is unlikely that the project would create any substantial adverse effects involving the rapture of a known earthquake fault. Therefore, impacts would be less than significant.

(a-ii) Strong seismic ground shaking?

The investigations preformed by GeoSolutions in preparation of the provided soils engineering report did not indicate any significant concerns relating to the potential for strong seismic ground shaking. Therefore, impacts would be less than significant.

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

Based on information provided in the soils engineering report, the project site has a low liquefaction risk potential and strong seismic activity is not considered likely. Therefore, the proposed project would not be likely to create any substantial adverse effects involving seismic-related ground failure. Therefore, impacts would be less than significant.

(a-iv) Landslides?

Based on County maintained data, the project area has a low to moderate landslide risk potential. Therefore, it is unlikely that the project would create any substantial adverse effects involving landslides. The Soils Engineering Report provided recommendations to be incorporated into the project's plans and specifications in order to address any geotechnical concerns. Mitigation is provided which will require the project to adhere to these recommendations thereby limiting the impact to a less than significant level.

(b) Would the project result in substantial soil erosion or the loss of topsoil?

According to the United States Department of Agriculture's Wind Erodibility Index, the wind erodibility of the soils which would be disturbed by the proposed project is "moderate". Additionally, the provided Soils Engineering Report (Geosolutions, June 19, 2018) indicated concerns regarding the presence of loose, dry surface soils within the area of the proposed project. The Soils Engineering Report (Geosolutions, June 19, 2018) provided recommendations to be incorporated into the project's plans and specifications in order to address any geotechnical concerns. Mitigation Measure GEO-1 is provided which will require the project to adhere to these recommendations thereby limiting the impact to a less than significant level.

(c) Would the project 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?

The primary geotechnical concerns identified by the soils engineering report were the presence of loose, dry surface soils and the potential for differential settlement occurring between foundations supported on two soil materials having different settlement characteristics, such as native soil and engineered fill. To mitigate any issues that may arise from these conditions, the report provided recommendations for project plans and specifications. The implementation of these recommendations, Mitigation Measure GEO-1, would reduce the risk of on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse to a less than significant threshold.

(d) Would the project 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 information provided in the project's Soils Engineering Report (GeoSolutions Inc., June 19, 2018), the proposed project site has a very low expansion potential (Expansion Index [EI] less than 50) as defined by the California Building Code Table 18-I-B.

(e) Would the project 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?

Project proposes the use of an on-site wastewater disposal system (septic with leach field)

Based on Natural Resource Conservation Service (NRCS) Soil Survey map, the soil types for the project, as provided in the previous Agricultural Resource section, are Arbuckle San Ysidro complex (2 - 9% slope) and Arbuckle Positas complex (50 - 75 % slope). The main limitations of these soil for wastewater effluent include:

Steep Slopes: where portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent.

In this case, the proposed leach field and 100% expansion area are located in an area of 10-12% slopes with adequate setbacks from steeper areas to ensure that daylighting will not occur. Therefore, no measures are necessary above what is called out for in the CPC/California OWTS Policy to address potential steep slopes.

Slow Percolation: where fluids will percolate too slowly through the soil for the natural processes to effectively break down the effluent into harmless components. The Basin Plan identifies the percolation rate should be greater than 30 and less than 120 minutes per inch. In this case, a Percolation Testing Report compiled by GeoSolutions, Inc. on June 19, 2018 identified percolation rates for the soil range from 46 to 50 minutes per inch for all leach line locations. Therefore, impacts would be less than significant.

(f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No unique paleontological resources or sites are known to exist on-site, and it is not expected that any should be encountered through ground movement resulting from the proposed project. Additionally, no unique geologic features have been identified which would be destroyed as a result of the proposed project. Therefore, impacts would be less than significant.

Conclusion

The proposed project is not expected to indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving any geologic hazards. The site is considered suitable for this type of development and the proposed project is not expected to result in erosion, loss of top soil, substantial direct or indirect risks to life or property. The on-site soils would be able to support the proposed on-site wastewater disposal. Any issues associated with the project's geology and soils as it relates to construction and soils engineering should be mitigated to less than significant levels through the mitigation provided below.

Mitigation

GEO-1 Prior to issuance of construction permits, the applicant shall demonstrate compliance on the grading plans with all recommendations of the Soils Engineering Report (Geosolutions, June 19, 2018) for the project. During project construction and prior to final inspection, the applicant shall implement and comply with all recommendations of the Soils Engineering Report (Geosolutions, June 19, 2018) for the project.

Sources

See Exhibit A.

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

The passage of AB32, the California Global Warming Solutions Act (2006), recognized the need to reduce GHG emissions and set the greenhouse gas emissions reduction goal for the State of California into law. The law required that by 2020, State emissions must be reduced to 1990 levels. This is to be accomplished by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions. Subsequent legislation (e.g., SB97-Greenhouse Gas Emissions bill) directed the California Air Resources Board (CARB) to develop statewide thresholds.

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

1. Qualitative GHG Reduction Strategies (e.g. Climate Action Plans): A qualitative threshold that is consistent with AB 32 Scoping Plan measures and goals; or,

2. APCD GHG Numerical Threshold: Numerical value to determine the significance of a project's annual GHG emissions; or,

3. Efficiency-Based Threshold: Assesses the GHG impacts of a project on an emissions per capita basis.

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

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

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

Discussion

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

This project is grading and construction for a single-family residence. Using the GHG threshold information described above, the project is expected to generate less than the APCD GHG Numerical Threshold of 1,150 metric tons of GHG emissions. Therefore, the project's potential direct and cumulative GHG emissions are found to be less significant and less than a cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts. It is shown that an incremental contribution to a cumulative impact, such as global climate change, is not 'cumulatively considerable'. Therefore, impacts would be less than significant.

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

The project is not expected to have any significant impacts in terms of GHG emissions and does not exceed any thresholds presented by any applicable plans, policies, or regulations adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, impacts would be less than significant.

Conclusion

The grading for and subsequent construction of a single-family residence is not expected to generate any greenhouse gas emissions, directly or indirectly, that would may have a significant impact on the environment. Additionally, the proposed project does not conflict with any applicable plans, policies, or regulations adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, no mitigation is required.

Mitigation

There is no evidence that measures above what will already be required by ordinance or codes are needed.

Sources

See Exhibit A.

IX. 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?	☐	☐	☒	☐
(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?	☐	☐	☒	☐

Initial Study – Environmental Checklist

Setting

The project is within the Airport Review area due to its proximity to the Paso Robles Municipal Airport and is below the general flight pattern of the nearest airport. The proposed development is considered a prohibited use under the Paso Robles Municipal Airport Land Use Plan (ALUP), however the plan states that existing parcels are entitled to be occupied by existing or new residential dwellings in accordance with General Plan and Zoning in effect as of January 1, 2005. The height of the proposed structure and landscaping will not exceed what is allowed by the ALUP and Land Use Ordinance and the roofing material will be non-reflective. The proposed density of people is within the allowable assumptions used in the ALUP. The project proposes to include adequate noise attenuation measures to insure acceptable interior noise levels. The project will obtain an avigation easement prior to occupancy of the proposed development.

Portions of the subject property are within the 100-year Flood Hazard Combining Designation (FH). This indicates that the Federal Emergency Management Agency (FEMA) has identified the area as one which has a 1-percent chance of becoming inundated by a flood event at least one time throughout the year. This is also referred to as the base flood or 100-year flood. The area in which the proposed single-family dwelling would be located is not within the 100-year flood hazard area and is at a great enough distance from the potential flood area to not be considered at risk of hazards associated with periodic flooding.

With regards to potential fire hazards, the proposed project is within the High Fire Hazard Severity Zone. Based on the County's fire response time map, it will take approximately 10 to 15 minutes to respond to a call regarding fire or life safety. Refer to the Public Services and Wildfire sections for further discussion on Fire Safety impacts. The fuel load of the existing vegetation within 100 feet of the proposed development consists of low lying grasses and vineyards and could be considered moderately to highly flammable having a low to moderate fuel load. Topography of the site can be described as moderately sloping. The residence would be approximately 25 feet from an all-weather, non-dead-end road.

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

Discussion

(a) *Would the project 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 use, transport, or disposal of hazardous materials. Therefore, the project is not likely to create a significant hazard to the public or environment through exposure to hazardous materials, and impacts will be less than significant.

(b) *Would the project 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?*

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. Handling of these materials has the potential to result in an accidental release. Construction contractors would be required to comply with applicable federal and state environmental and workplace safety laws. Additionally, the construction contractor would be required to implement BMPs for the storage, use, and transportation of hazardous materials during all construction activities. Therefore, impacts would be less than significant.

(c) *Would the project 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 does not propose the use of hazardous materials, nor the generation of hazardous emissions. Additionally, the project is not within one-quarter mile of an existing or proposed school. Therefore, impacts would be less than significant.

(d) *Would the project 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?*

The proposed project is not found on the 'Cortese List', a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, impacts would be less than significant.

(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 is within the Airport Review area due to its proximity to the Paso Robles Municipal Airport. The project is within the Airport's "Safety Zone 5" and is outside of the areas most likely to be affected by excessive noise. The project meets all applicable policies outlined in the Paso Robles Municipal Airport Land Use Plan. Therefore, impacts would be less than significant.

(f) *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

The project is not expected to conflict with any regional emergency response or evacuation plan. Therefore, impacts would be less than significant.

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

The project is within the High Fire Severity Zone and 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 construction and use of the proposed single-family residence will not require the use or generation of any hazardous materials. Additionally, the project is not located on a site known to contain, use, or generate any hazardous materials. The project is within the Airport Review Area but is at a great enough distance that it is unlikely that the project result in any safety hazard or excessive noise exposure. The project is not expected to interfere with any adopted emergency response or evacuation plan. Finally, the threats posed by the project's location within a High Fire Hazard Severity Zone will be minimized to less than significant levels through the requirements set forth by Cal Fire.

Mitigation

There is no evidence that measures above what will already be required by ordinance or codes are needed.

Initial Study – Environmental Checklist

Sources

See Exhibit A.

X. 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?	☐	☐	☒	☐
(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 topography of the project site is moderately sloping.

Estrella River passes diagonally through the project parcel and is approximately 600 feet to the northeast of the proposed project site. Additionally, the project is within close proximity to the Federal Emergency Management Agency's (FEMA) designated 100-year flood zone, however no construction is proposed within the zone and the finished floor will be at least one foot above the 100-year flood line.

The project proposes to obtain its water needs from an existing on-site well. Water availability and quality was assessed and a well test report was provided by Filipponi and Thompson Drilling Inc. on May 10, 2018. Based on the provided information, the proposed water source is not known to have any significant availability or quality problems.

The subject property is within the Estrella Area of the Paso Robles Ground Water Basin. The Paso Robles Ground Water Basin Resource Capacity Study (RCS) has found that the Basin's demand is approaching its safe yield. The RCS has also found that groundwater levels are generally dropping throughout the basin, resulting in dry wells and causing property owners to drill deeper wells. The Board of Supervisors (The Board) has directed several actions in order to address the continuing groundwater problems. These actions would 1) allow no further creation of additional rural parcels that will raise the demand for water in the basin; 2) would require discretionary land uses to offset new pumping from the basin; 3) develop a special landscape irrigation ordnance for the basin area; and 4) establish specific growth limits in the basin. The Board determined that ministerial 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 County of San Luis Obispo created the Countywide Water Conservation Program (CWWCP) in October of 2015 which requires that all new urban and rural development within the PRGWB offset new water use at a minimum 1:1 ratio through the purchase of water offset credits prior to construction permit issuance. The County's Land Use Ordinance requires that discretionary land use permits within the North County Planning Area and within the Paso Robles Groundwater Basin, offset new water use at a ratio of 2:1.

Soil in and around the project site is considered to be well drained and, as described in the NRCS Soil Survey, the soil surface is considered to have low erodibility. A Soils Engineering Report was prepared for the project by GeoSolutions, Inc. on June 19, 2018. The primary geotechnical concerns identified by the soils engineering report were the presence of loose, dry surface soils and the potential for differential settlement occurring between foundations supported on two soil materials having different settlement characteristics, such as native soil and engineered fill. A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts.

Discussion

(a) *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

The project proposes approximately 39,000 square feet of site disturbance is proposed and the movement of approximately 500 cubic yards of cut and 1,500 cubic yards of fill materials. The project is not on highly erodible soils, nor 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. 22.52.120) will adequately address these impacts. Additionally, all disturbed areas will be permanently stabilized with impermeable surfaces and 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 22.52.080 of the County's Land Use Ordinance (Title 22) 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) *Would the project 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 within the Paso Robles Groundwater Basin (PRGWB) and is subject to the Countywide Water Conservation Program (CWWCP) which requires that all new urban and rural development within the PRGWB offset new water use at a minimum 1:1 ratio through the purchase of water offset credits prior to construction permit issuance. It is expected that this offset will effectively limit the impact that the project would have on groundwater supplies and its interference with groundwater recharge. Therefore, impacts would be less than significant.

(c) *Would the project 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 proposed project has submitted an erosion control plan, consistent with County standards and is not expected to result in any substantial erosion or siltation on or off site.

(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 has submitted drainage plan, consistent with County standards and 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.

(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 has submitted a drainage plan, consistent with County standards and 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.

(c-iv) Impede or redirect flood flows?

The project is outside of the 100-year flood hazard area and the provided drainage plan is designed to keep flood flows on site or keep with existing historic flows. Therefore, the project is not expected to impede or redirect flood flows. No impacts are anticipated.

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

As discussed in the previous section (Hazards and Hazardous Materials), portions of the subject property are within the 100-year Flood Hazard Combining Designation (FH). The area in which the proposed single-family dwelling would be located is not within the 100-year flood hazard area and is 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. No impacts are anticipated.

The project is not located in an area known to be at risk of tsunamis and is not located near any water bodies that may pose the risk of seiche.

(e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

The Board determined that ministerial 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.

Conclusion

Based on the proposed amount of water to be used and the water source, which is for one single-family residence, no significant impacts from water use are anticipated.

The proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. It would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge.

The project would not substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation, surface runoff, or impede or redirect flood flows.

The project would not risk release of pollutants due to project inundation or conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

Mitigation

There is no evidence that measures above what will already be required by ordinance or codes are needed.

Sources

See Exhibit A.

XI. 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

Surrounding uses are identified on Page 2 of this Initial Study and the proposed project is considered compatible with these surrounding uses. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, El Pomar - Estrella Sub Area Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., California Department of Fish and Wildlife, Cal Fire, and AB52.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

Discussion

(a) Would the project physically divide an established community?

The project is located outside of an existing community, within a rural, unincorporated area. The property is not located in such a way as to cause the physical divide of any establish community. Therefore, impacts would be less than significant.

(b) Would the project 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?

The project does not conflict with any land use plan, policy, or regulation in such a way that would cause a significant environmental impact which would not be otherwise addressed and mitigated through measure proposed within this document. Therefore, impacts would be less than significant.

Conclusion

The proposed project with neither cause the division of an established community nor will it cause a significant environmental impact due to any conflict with a land use plan, policy, or regulation.

Mitigation

There is no evidence that measures above what will already be required by ordinance or codes are needed.

Sources

See Exhibit A.

XII. 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?	☐	☐	☐	☒
(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

Information provided by the USGS Mineral Resources Data System confirms that the proposed project does not cross any active mining operations and no significant economic mineral resources have been recorded on site. The proposed project is more than three miles from any existing mines.

Discussion

(a) Would the project 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?

It is unlikely that the proposed project will result in the loss of a valuable mineral resource due to the lack of record of such mineral on site. Therefore, impacts would be less than significant.

(b) Would the project 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?

The proposed project is not within an area which was delineated as a mineral resource recovery site and would not impair the availability of such a site. Therefore, impacts would be less than significant.

Conclusion

The proposed project is not located in an area known to support any valuable mineral resources, nor is it located within a resource recovery area, as identified by the County.

Mitigation

There is no evidence that measures above what will already be required by ordinance or codes are needed.

Sources

See Exhibit A.

XIII. NOISE

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
(a)	Result in the 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)	Result in the expose of persons to or the 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, expose people residing or working in the project area to excessive noise levels?	☐	☒	☐	☐

Setting

The project is within the Airport Review area due to its proximity to the Paso Robles Municipal Airport and is below the general flight pattern of the nearest airport, an area subject to relatively low aircraft flyovers. The Paso Robles airport does not currently offer scheduled commercial flights.

The proposed single-family residence is considered a sensitive noise receptor. Exterior noise exposure over 60 dB is required to be mitigated. Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area. Based on the expected noise levels, the additional construction measures, as specified in the Noise Element, would reduce interior noise levels to acceptable levels. Additional concerns include the noise produced by the active agricultural operations which exist within 100 feet of the site and consist of vineyard operations.

The project is not expected to generate loud noises, nor conflict with the surrounding uses. Surrounding residences are considered sensitive noise receptors. The nearest sensitive noise receptor to the site is the existing residence located approximately 450 feet to the northwest of the proposed project site.

Per Section 22.60.040(D) of the County's Land Use Ordinance (Title 22), staff reviewed the Noise Element and associated noise contour mapping for transportation and stationary noise sources, as well as the surrounding uses and their potential to generate noise, and determined that a noise study was not necessary.

Initial Study – Environmental Checklist

Discussion

(a) Would the project result in the 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 construction and use of the proposed project as a single-family residence is not expected to generate any substantial temporary or permanent increases in ambient noise levels in excess of standards established in the local general plan or noise ordinance. Therefore, impacts would be less than significant.

(b) Would the project result in the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

The construction and use of the proposed project as a single-family residence is not expected to result in any excessive groundborne vibrations or noise. Therefore, impacts 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 is not within any mapped noise contours provided by the Paso Robles Municipal Airport Therefore it is not expected that the location of the project within close proximity to an airport would result in the exposure of people residing in the proposed single-family residence to excessive noise levels. Therefore, impacts would be less than significant.

Conclusion

The project would not result in activity that would create noise (groundborne or otherwise) or vibrations that would be in excess of any established standards. Additionally, the project would be located outside of the Paso Robles Municipal Airport's noise contours and therefore would not be exposed to excessive noise levels.

Mitigation

There is no evidence that measures above what will already be required by ordinance or codes are needed.

Sources

See Exhibit A.

XIV. 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

In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the County. The County's Inclusionary Housing Ordinance (Title 22 Section 22.12.080) requires provision of new affordable housing in conjunction with both residential and nonresidential development and subdivisions.

Discussion

(a) Would the project 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 a single-family residence. Therefore, impacts would be less than significant.

(b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

The construction and use of the proposed project as a single-family residence would not result in the displacement of existing people or housing and would therefore not necessitate the construction of replacement housing elsewhere. Therefore, impacts would be less than significant.

Conclusion

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

Mitigation

There is no evidence that measures above what will already be required by ordinance or codes are needed.

Initial Study – Environmental Checklist

Sources

See Exhibit A.

XV. 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?	☐	☐	☒	☐
	Police protection?	☐	☐	☒	☐
	Schools?	☐	☐	☒	☐
	Parks?	☐	☐	☒	☐
	Other public facilities?	☐	☐	☐	☒

Setting

The project area is served by the following public services:

Fire: Cal Fire (Formerly CDF) (Location: 36 Meridian, Cal Fire Station, approximately 7 miles Southeast of the project parcel) The project site has a High Fire Hazard Severity rating according to Cal Fire and Cal Fire response times are estimated to be between 10 to 15 minutes.

Police: County Sheriff (Location: Templeton, San Luis Obispo County Sheriff North Patrol, approximately 13 miles South of the project parcel)

School District(s): Paso Robles Joint Unified School District, San Luis Obispo Joint Community College District, and Pleasant Valley Elementary School District.

Parks: Shandon to Barney Shwartz and the Salinas River Trail pass through the upper most portion of the project parcel

Initial Study – Environmental Checklist

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 is under the protection of Cal Fire/County Fire. Cal Fire/County Fire has given the area of the proposed project a High Fire Hazard Severity rating and estimates an emergency response time between 10 to 15 minutes. The construction of this residence would not result in any need for additional fire facilities or cause any environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives for fire protection. Additionally, the project's direct and cumulative impacts on fire protection services are within the general assumptions of an allowed use for the subject property that were used to estimate future use of such services.

Issues associated with fire hazards are discussed in further detail in the Hazards and Hazardous Materials and Wildfire Sections.

Police protection?
The project is under the protection of the County Sherriff's Department. The development of the proposed single-family dwelling would not result in the need for any additional police protection facilities or cause any environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives for police protection. Therefore, impacts would be less than significant.

Schools?
The project's direct and cumulative impacts on schools within the area and on the listed school districts are within the general assumptions of an allowed use for the subject property that were used to estimate the fees in place. Therefore, impacts would be less than significant.

Parks?
The project parcel intercepts a portion of the Shandon to Barney Shwartz and the Salinas River Trail corridors. Due to the proposed residence's location, approximately 0.75 miles from the corridor, the project does not trigger any additional measures be taken to ensure the provision of space for said trails. Therefore, impacts would be less than significant.

Other public facilities?
No other public facility concerns are presented by this project.

Conclusion

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

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

Initial Study – Environmental Checklist

The project would not result in any 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 above-mentioned public services.

Mitigation

There is no evidence that measures above what will already be required by ordinance or codes are needed.

Sources

See Exhibit A.

XVI. RECREATION

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
(a)	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)	Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Setting

Based on the County Trails Map, the project parcel is within reasonably close proximity to the Shandon to Barney Shwartz and the Salinas River Trail. The County's Parks and Recreation Element does not show that a potential trail goes through the proposed project site and the portion of the project parcel which intercepts the proposed trail corridor is more than a quarter mile from the project site. The project is not proposed in a location that will affect any trail, park, recreational resource, coastal access, and/or Natural Area.

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 use of the proposed project as a single-family dwelling is not expected to generate an increase in activity significant enough to cause substantial physical deterioration of existing neighborhood and regional parks or other recreational facilities. Therefore, impacts would be less than significant.

(b) Would 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 propose any recreational facilities, nor does it necessitate the construction or expansion of recreational facilities in a way that might have an adverse physical effect on the environment. Therefore, impacts would be less than significant.

Conclusion

The proposed project would not generate a significant increase in activity within any publicly accessible recreational facilities, nor would it necessitate the construction or expansion of such facilities to an extent which would have an adverse physical effect on the environment.

Mitigation

There is no evidence that measures above what will already be required by ordinance or codes are needed.

Sources

See Exhibit A.

XVII. 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)	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)?	☐	☐	☒	☐
(d)	Result in inadequate emergency access?	☐	☐	☒	☐

Setting

The project is within the County's Airport Review combining designation (AR). The AR is used to recognize and minimize the potential conflict between new development around the Paso Robles Municipal Airport and the ability of aircraft to safely and efficiently maneuver to and from this airport. This includes additional standards relating to limiting structure and vegetation heights as well as avoiding airport operation conflicts (e.g., exterior lighting, radio/electronic interference, etc.). The Airport Land Use Plan (ALUP) provides guidance for and limitations to the type of development allowed within the AR designation. The proposed development is considered a prohibited use under the Paso Robles Municipal Airport Land Use Plan (ALUP), however the plan states that existing parcels are entitled to be occupied by existing or new residential dwellings in accordance with General Plan and Zoning in effect as of January 1, 2005.

All projects within the AR designation are required to obtain an avigation easement to secure navigable airspace.

Access to the site is provided by Airport Road, a County maintained roadway and an extension to the existing driveway would provide direct access to the proposed single-family residence. Airport Road is operating at acceptable levels.

Discussion

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

The proposed project would not conflict with plans, ordinances, or policies which address the circulation system. Therefore, impacts would be less than significant.

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

CEQA Guidelines section 15064.3 does not apply until July 1, 2020 and the County has not elected to be governed by the provisions of this section in the interim. The project would result in the creation of a single-family residence and farm support quarters. It is not expected that there would be any significant increase in Vehicle Miles Traveled (VMT) as a result of the establishment of these uses. This is because neither use is considered a vehicle dependent form of development. Therefore, the project would not substantially increase hazards and would have a less than significant impact.

(c) Would the project 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 grading for an extension of an existing driveway to provide direct access to the proposed single-family residence. This driveway is designed in such a way so as to avoid any hazardous design features and to avoid conflict with existing uses which may be considered incompatible. Therefore, impacts would be less than significant.

(d) Would the project result in inadequate emergency access?

The project proposes grading for a driveway and all-weather road which includes a Hammerhead fire truck turn around and would meet Cal Fire road design standards and would therefore provide for adequate emergency access. Therefore, impacts would be less than significant.

Conclusion

The proposed project would not result in a significant increase in the use of the existing roads servicing the area nor would it increase or create any hazard or obstruction to emergency access.

Mitigation

There is no evidence that measures above what will already be required by ordinance or codes are needed.

Sources

See Exhibit A.

XVIII. 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	☐	☐	☒	☐
	(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

In order to meet AB52 Cultural Resources requirements, outreach to Native American tribal groups had been conducted on May 14, 2019 (the Northern Chumash Tribal Council). Comments were received by the Northern Chumash Tribal Council and Xolon Salinan Tribe on May 15, 2019 and June 15th, 2019 respectively. No further examination of the site was requested after a review of Archaeological Survey (Padre, July 2019).

The project is not located in an area that would be considered culturally sensitive due to lack of physical features typically associated with prehistoric occupation. An archaeological survey was conducted, and a report dated July 2019 was prepared by Padre Associates, Inc. which included a records search and field study. The records search did not reveal any previously recorded resources within a 0.25-mile radius of the site and no cultural resources were observed on the project site during the pedestrian survey of the site conducted on July 11, 2019.

As noted in Section V. Cultural Resources, the Archaeological Survey prepared by Padre Associates, Inc. concluded that known prehistoric or historic cultural resources were not present within the proposed project area. In the event archeological resources are unearthed or discovered during any construction activities, the following standards apply:

A. Construction activities shall cease, and the Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.

B. In the event archeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner shall be notified in addition to the Department so proper disposition may be accomplished.

There are no known tribal cultural resources within the immediate project area. Compliance with the LUO would ensure potential impacts to cultural resources would be reduced to less than significant. n the consultation with the tribal representative, it was agreed that LUO Section 22.10.040 standards for archeological resources discovery during construction activities are sufficient to mitigate potential impacts to cultural resources, in the event of a discovery. No significant cultural resource impacts are expected to occur, and no mitigation measures above what area already required by ordinance are necessary.

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)?

No resources have been found on site or within the project scope which would be considered a "historical resource" according to Public Resources Code section 5020.1(k). Therefore, impacts 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.

No resources have been found on site or within the project scope which would be considered significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. Therefore, impacts would be less than significant.

Conclusion

No historical or significant resources have been found or recorded on site or within close proximity to the site. Additionally, due to the nature of current on-site activities, no resources or any human remains are expected to be encountered or disturbed. Should any materials be unearthed during grading LUO Section

22.10.040 requires that work must stop until the discovered resource is analyzed and adequately mitigated before work may continue.

Mitigation

There is no evidence that measures above what will already be required by ordinance or codes are needed.

Sources

See Exhibit A.

XIX. 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 is a single-family residence which proposes the use of an on-site septic system, an on-site 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 Agriculture section 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, slow percolation, and flooding.

The subject property is within the Estrella Area of the Paso Robles Ground Water Basin. The Paso Robles Ground Water Basin Resource Capacity Study (RCS) has found that the Basin's demand is approaching its safe yield. The RCS has also found that groundwater levels are generally dropping throughout the basin, resulting in dry wells and causing property owners to drill deeper wells. The Board of Supervisors (The Board) has directed several actions in order to address the continuing groundwater problems. These actions would 1) allow no further creation of additional rural parcels that will raise the demand for water in the basin; 2) would require discretionary land uses to offset new pumping from the basin; 3) develop a special landscape irrigation ordnance for the basin area; and 4) establish specific growth limits in the basin. The Board determined that ministerial 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 County of San Luis Obispo created the Countywide Water Conservation Program (CWWCP) in October of 2015 which requires that all new urban and rural development within the PRGWB offset new water use at a minimum 1:1 ratio through the purchase of water offset credits prior to construction permit issuance. The County's Land Use Ordinance requires that discretionary land use permits within the North County Planning Area and within the Paso Robles Groundwater Basin, offset new water use at a ratio of 2:1.

Discussion

(a) *Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing 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) *Would the project 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) *Would the project 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 proposes the use of an on-site wastewater treatment system. Therefore, no additional demand will be added to the community's provider's existing commitments.

(d) *Would the project 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?*

The proposed project is a single-family residence 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, impacts would be less than significant.

(e) *Would the project 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 proposed project would not result in the need for expanded utility and service systems and is not expected to create any solid waste in excess of state and local standards.

Mitigation

There is no evidence that measures above what will already be required by ordinance or codes and geologist recommendations are needed.

Sources

See Exhibit A.

XX. 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?	☐	☐	☒	☐
(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

The project proposes fire road updates as well as the addition of a fire hydrant and water tank in order to minimize possible fire hazards. The project is located within a local responsibility area and is located approximately 10 minutes from the closest Cal Fire / County Fire station.

The project is located in an area that is considered a high fire risk area and on-site conditions are considered prime for acceleration of wildfire. The topography of the project parcel is moderately to steeply sloping, which can accelerate the spread of wildfire. Two other factors which can affect fire spread rate are weather conditions and fuel types and conditions.

According to information provided by the El Pomar-Estrella Area Plan Update, the climate of the region (central San Luis Obispo County) is characterized as Mediterranean, with warm dry summers and cool, damp winters. Climate data from Paso Robles (three miles west of the planning area) indicate the coolest month is December with an average low of 33° F, and the warmest month is July and August with an average high of 94 F. The average annual rainfall is 13.1 inches, with 95 percent falling between October and April. This indicates hotter and drier conditions for fuel which will more easily ignite.

Initial Study – Environmental Checklist

Discussion

(a) Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

The project is not expected to conflict with any regional emergency response or evacuation plan because the project involves construction of one single-family residence and conversion of existing residence into farm support quarters. Therefore, impacts would be less than significant.

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

The project site has a slope of approximately moderately sloping and is surrounded by low lying grasses and vineyards. The residence is required to provide fire sprinklers, in addition to all requirements outline in the project's Fire Safety Plan (Cal Fire/County Fire, July 31, 2019). Therefore, impacts would be less than significant.

(c) Would the project 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) Would the project 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 moderately sloping topography, is outside of an adjacent flood hazard zone and is in an area with moderate 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 adoption of the required standards outlined in the project's fire safety plan (Cal Fire, July 31, 2019), the project is not expected to result in any significant issues relating to wildfire.

Mitigation

There is no evidence that measures above what will already be required by ordinance or codes are needed.

Sources

See Exhibit A.

XXI. 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?	☐	☒	☐	☐
(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?*

The project has the potential to impact Biological Resources, and Geology and Soils. Mitigation measures have been placed within each of these sections to address potential impacts and their implementation would reduce impacts to less than significant levels. The most significant of these impacts would be seen in the Biological Resources section, specifically affecting the San Joaquin kit fox and its habitat. Mitigation Measures BR-1 through BR-11 address these concerns and reduce impacts to the San Joaquin kit fox to less than significant levels. Therefore, the project would not result in significant impacts to biological resources and would not substantially reduce the habitat of

a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

(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 sections of each environmental resource area. Cumulative impacts associated with the proposed project would be minimized to less than significant levels through ordinance requirements and the implementation of proposed mitigation measures.

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

The project's environmental impacts which might result in adverse effects on human beings, either directly or indirectly, have been analyzed in the discussion section of each environmental resource area. There are no significant impacts to human beings anticipated.

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	**Not Applicable**
☐	County Environmental Health Services	**Not Applicable**
☐	County Agricultural Commissioner's Office	**Not Applicable**
☒	County Airport Manager	**None**
☐	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	**In File****
☒	CA Department of Forestry (Cal Fire)	**In File****
☐	CA Department of Transportation	**Not Applicable**
☐	Community Services District	**Not Applicable**
☐	Other _____	**Not Applicable**
☐	Other _____	**Not Applicable**

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

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

- ☒ Project File for the Subject Application

County Documents

- ☐ 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
- ☒ Paso Robles Airport Land Use Plan
- ☒ Energy Wise Plan
- ☒ North County Area Plan/El Pomar-Estrella SA
- ☐ 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:

Bullard, C. 2019. Cal Fire / County of San Luis Obispo Fire Safety Plan for PMTR2019-00634. July 31, 2019.

California Public Utilities Commission. 2018. Delivery, Consumption & Prices for Utility Service within California. January 18, 2018.

Carstairs Energy Inc. 2018. Building Energy Analysis Report for Hammond Residence. December 17, 2018.

Geo Solutions. 2018. Percolation Testing Report. June 2018.

Natural Resources Conservation Service. Web Soil Survey National Cooperative Soil Survey. Accessed May 22, 2019.

Padre Associates Inc. 2019. Phase I Archaeological Study New Residential Structure, 7200 Airport Road (APN 027-191-050). July 2019.

San Luis Obispo County Air Pollution Control District (APCD). 2001. Clean Air Plan – San Luis Obispo County. December 2001.

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

Biological Resources

BR-1 Prior to issuance of grading and/or construction permits, the applicant shall submit evidence to the County of San Luis Obispo, Department of Planning and Building, Environmental and Resource Management Division (County) (see contact information below) that states that one or a combination of the following three San Joaquin kit fox mitigation measures has been implemented:

a. Provide for the protection in perpetuity, through acquisition of fee or a conservation easement of 2.69 acres of suitable habitat in the kit fox corridor area (e.g. within the San Luis Obispo County kit fox habitat area, northwest of Highway 58), either on-site or off-site, and provide for a non-wasting endowment to provide for management and monitoring of the property in perpetuity. Lands to be conserved shall be subject to the review and approval of the California Department of Fish and Game (Department) (see contact information below) and the County.

   This mitigation alternative (a.) requires that all aspects if this program must be in place before County permit issuance or initiation of any ground disturbing activities.

b. Deposit funds into an approved in-lieu fee program, which would provide for the protection in perpetuity of suitable habitat in the kit fox corridor area within San Luis Obispo County, and provide for a non-wasting endowment for management and monitoring of the property in perpetuity.

   Mitigation alternative (b) above, can be completed by providing funds to The Nature Conservancy (TNC) pursuant to the Voluntary Fee-Based Compensatory Mitigation Program (Program). The Program was established in agreement between the Department and TNC to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). This fee is calculated based on the current cost-per-unit of $2500 per acre of mitigation, which is scheduled to be adjusted to address the increasing cost of property in San Luis Obispo County; your actual cost may increase depending on the timing of payment. This fee must be paid after the Department provides written notification identifying your mitigation options but prior to County permit issuance and initiation of any ground disturbing activities.

c. Purchase 2.69 credits in a Department-approved conservation bank, which would provide for the protection in perpetuity of suitable habitat within the kit fox corridor area and provide for a non-wasting endowment for management and monitoring of the property in perpetuity.

   Mitigation alternative (c) above, can be completed by purchasing credits from the Palo Prieto Conservation Bank (see contact information below). The Palo Prieto Conservation Bank was established to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with

the California Environmental Quality Act (CEQA). The cost for purchasing credits is payable to the owners of The Palo Prieto Conservation Bank. This fee is calculated based on the current cost-per-credit of $2500 per acre of mitigation. The fee is established by the conservation bank owner and may change at any time. Your actual cost may increase depending on the timing of payment. Purchase of credits must be completed prior to County permit issuance and initiation of any ground disturbing activities.

BR-2 Prior to issuance of grading and/or construction permits, the applicant shall provide evidence that they have retained a qualified biologist acceptable to the County Division of Environmental and Resource Management. The retained biologist shall perform the following monitoring activities:

a. Prior to issuance of grading and/or construction permits and within 30 days prior to initiation of site disturbance and/or construction, the biologist shall conduct a pre-activity (i.e. pre-construction) survey for known or potential kit fox dens and submit a letter to the County reporting the date the survey was conducted, the survey protocol, survey results, and what measures were necessary (and completed), as applicable, to address any kit fox activity within the project limits.

b. The qualified biologist shall conduct weekly site visits during site-disturbance activities (i.e. grading, disking, excavation, stock piling of dirt or gravel, etc.) that proceed longer than 14 days, for the purpose of monitoring compliance with required Mitigation Measures BR-3 through BR11. Site- disturbance activities lasting up to 14 days do not require weekly monitoring by the biologist unless observations of kit fox or their dens are made on-site or the qualified biologist recommends monitoring for some other reason (see BR-2-c3). When weekly monitoring is required, the biologist shall submit weekly monitoring reports to the County.

c. Prior to or during project activities, if any observations are made of San Joaquin Kit fox, or any known or potential San Joaquin kit fox dens are discovered within the project limits, the qualified biologist shall re-assess the probability of incidental take (e.g. harm or death) to kit fox. At the time a den is discovered, the qualified biologist shall contact the U.S. Fish and Wildlife Service and the Department for guidance on possible additional kit fox protection measures to implement and whether or not a Federal and/or State incidental take permit is needed. If a potential den is encountered during construction, work shall stop until such time the U.S. Fish and Wildlife Service/Department determine it is appropriate to resume work.

   If incidental take of kit fox during project activities is possible, before project activities commence, the applicant must consult with the U.S. Fish and Wildlife Service and the Department (see contact information below). The results of this consultation may require the applicant to obtain a Federal and/or State permit for incidental take during project activities. The applicant should be aware that the presence of kit foxes or known or potential kit fox dens at the project site could result in further delays of project activities.

   In addition, the qualified biologist shall implement the following measures:

   1. Within 30 days prior to initiation of site disturbance and/or construction, fenced exclusion zones shall be established around all known and potential kit fox dens. Exclusion zone fencing shall consist of either large flagged stakes connected by rope or cord, or survey laths or wooden stakes prominently flagged with survey ribbon. Each exclusion zone shall be roughly circular in configuration with a radius of the following distance measured outward from the den or burrow entrances:

a. Potential kit fox den: 50 feet

b. Known or active kit fox den: 100 feet

c. Kit fox pupping den: 150 feet

2. All foot and vehicle traffic, as well as all construction activities, including storage of supplies and equipment, shall remain outside of exclusion zones. Exclusion zones shall be maintained until all project-related disturbances have been terminated, and then shall be removed.

3. If kit foxes or known or potential kit fox dens are found on site, daily monitoring during ground disturbing activities shall be required by a qualified biologist.

BR-3 Prior to issuance of grading and/or construction permits, the applicant shall clearly delineate as a note on the project plans, that: "Speed signs of 25 mph (or lower) shall be posted for all construction traffic to minimize the probability of road mortality of the San Joaquin kit fox". Speed limit signs shall be installed on the project site within 30 days prior to initiation of site disturbance and/or construction.

In addition, prior to permit issuance and initiation of any ground disturbing activities, conditions BR-3 through BR-11 of the Developer's Statement/Conditions of Approval shall be clearly delineated on project plans.

BR-4 During the site disturbance and/or construction phase, grading and construction activities after dusk shall be prohibited unless coordinated through the County, during which additional kit fox mitigation measures may be required.

BR-5 Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction, all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the county, as well as any related biological report(s) prepared for the project. The applicant shall notify the County shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.

BR-6 During the site-disturbance and/or construction phase, to prevent entrapment of the San Joaquin kit fox, all excavation, steep-walled holes or trenches in excess of two feet in depth shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Trenches shall also be inspected for entrapped kit fox each morning prior to onset of field activities and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled, they shall be thoroughly inspected for entrapped kit fox. Any kit fox so discovered shall be allowed to escape before field activities resume, or removed from the trench or hole by a qualified biologist and allowed to escape unimpeded.

BR-7 During the site-disturbance and/or construction phase, any pipes, culverts, or similar structures with a diameter of four inches or greater, stored overnight at the project site shall be thoroughly inspected for trapped San Joaquin kit foxes before the subject pipe is subsequently buried, capped, or otherwise used or moved in any way. If during the construction phase a kit fox is discovered inside a pipe, that section of pipe will not be moved, or if necessary, be moved only once to remove it from the path of activity, until the kit fox has escaped.

BR-8 During the site-disturbance and/or construction phase, all food-related trash items such as wrappers, cans, bottles, and food scraps generated shall be disposed of in closed containers only and regularly removed from the site. Food items may attract San Joaquin kit foxes onto the project site, consequently exposing such animals to increased risk of injury or mortality. No deliberate feeding of wildlife shall be allowed.

BR-9 Prior to, during and after the site-disturbance and/or construction phase, use of pesticides or herbicides shall be in compliance with all local, state and federal regulations. This is necessary to minimize the probability of primary or secondary poisoning of endangered species utilizing adjacent habitats, and the depletion of prey upon which San Joaquin kit foxes depend.

BR-10 During the site-disturbance and/or construction phase, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and County. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the U.S. Fish and Wildlife Service and the Department by telephone (see contact information below). In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to the Department for care, analysis, or disposition.

BR-11 Prior to final inspection, or occupancy, whichever comes first, should any long internal or perimeter fencing be proposed or installed, the applicant shall do the following to provide for kit fox passage:

a. If a wire strand/pole design is used, the lowest strand shall be no closer to the ground than 12".

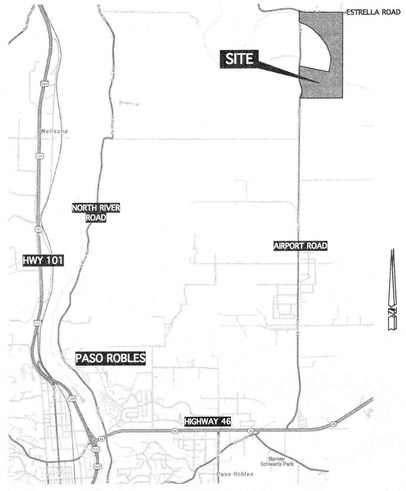
b. If a more solid wire mesh fence is used, 8" x 12" openings near the ground shall be provided every 100 yards.

Upon fence installation, the applicant shall notify the County to verify proper installation. Any fencing constructed after issuance of a final permit shall follow the above guidelines.

Geology and Soils

GEO-1 Prior to issuance of construction permits, the applicant shall demonstrate compliance on the grading plans with all recommendations of the Soils Engineering Report (Geosolutions, June 19, 2018) for the project. During project construction and prior to final inspection, the applicant shall implement and comply with all recommendations of the Soils Engineering Report (Geosolutions, June 19, 2018) for the project.

VICINITY MAP:



VICINITY MAP

NO SCALE

MOISTURE INSPECTION:

CONTRACTOR SHALL PROVIDE AT LEAST THREE RANDOM MOISTURE READINGS PERFORMED AT WALL AND FLOOR FRAMING IN THE PRESENCE OF THE BUILDING INSPECTOR PRIOR TO APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMINGTO VERIFY A MAXIMUM OF 19% MOISTURE CONTENT

SPECIAL INSPECTIONS

"AT THE CONCLUSION OF THE WORK INCLUDED IN THE PERMIT, THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFY ANY REPORTED DEFICIENCIES THAT, TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED." SEE ENGINEERING SHEETS FOR INSPECTION SCHEDULE

SURVEY

A LICENSED SURVEYOR OR ENGINEER SHALL VERIFY PAD **ELEVATIONS**, FINISH FLOOR ELEVATIONS, AND SETBACKS PRIOR TO FOUNDATION INSPECTION AND ROOF ELEVATIONS, PRIOR TO ROOF SHEETING INSPECTION. SUBMIT DOCUMENTATION AND OBTAIN APPROVAL PRIOR TO SUBMITTING REQUEST FOR INSPECTION.

GENERAL NOTES:

-DIMENSIONS. DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE TO ROUGH OPENING CENTERS OR EDGES AND TO FACE OF STUD, NOT GYPBOARD. IF ANY VARIATION, DISCREPANCY OR OMISSION IS FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE HOME DESIGNER AND OBTAIN RESOLUTION FROM DESIGNER PRIOR TO PROCEEDING WITH ANY RELATED WORK.

-ALL WALLS TO 5/8" GYPSUM BOARD W/SMOOTH TROWEL FINISH. INTERIOR CORNER BEADS AS PER CLIENT SELECTION.

-PROVIDE 5/8" MIN GYPSUM WALLBOARD FROM FOUNDATION TO ROOF SHEATHING AT THE SEPERATION BETWEEN GARAGE AND RESIDENCE

-SAFETY GLAZING SHALL IN CONFORMANCE WITH APPLICABLE CBC CHAPTER IN THE FOLLOWING AREAS.
-GLAZING WITHIN 24" OF DOORS
-GLAZING IN ANY PORTIONS OF OF TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET.
-GLAZING IN STAIR LANDINGS AND WITHIN 5'-0" OF THE BOTTOM OF THE BOTTOM AND TOP OF THE STAIRWAY

-ALL EXTERIOR WALLS TO BE INSULATED AS PER SHEETS T-24/1,2 INTERIOR WALLS SHALL BE INSULATED WITH SOUND DEADENING RATED BATTEN INSULATION

-FIRE STOPS TO BE INSTALLED IN THE FOLLOWING PLACES
-IN CONCEALED SPACES OF STUD WALLS &LUDING FURRED SPACES AT CEILING AND FLOOR LEVELS AND AT 10 FT INTERVALS ALONG THE WALL LENGTH.
-IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS WHICH AFFORD PASSAGE OF FIRE BETWEEN FLOOR LEVELS AND FLOORS TO CEILING OR ATTICS.

-SITE CONDITIONS. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACTOR DOCUMENTS AND THE EXISTING CONDITIONS) ARE FOUND, THE CONTRACTOR OR CONTRACTOR SHALL NOTIFY THE HOME DESIGNER.

-TEMPORARY FACILITIES. CONTRACTOR SHALL PAY FOR, PROVIDE AND MAINTAIN TEMPORARY FACILITIES FOR PROJECT PROTECTION AND CONSTRUCTION, AND AS REQUIRED BY LOCAL REGULATION AND THESE DOCUMENTS. SUCH FACILITIES INCLUDE, BUT ARE NOT LIMITED TO, TOILETS, LIGHTS, HEATERS, POWER, GAS, FANS, WATER, PHONES, FENCES, SIGNS, SHEDS, ETC. REMOVE FROM SITE UPON COMPLETION OF WORK. OBTAIN BUILDING OFFICIAL OR FIRE MARTIAL APPROVAL PRIOR TO USE OF ANY TEMPORARY HEATING DEVICE

-PROTECTION AND SAFETY. CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ALL ITEMS (SIGNS, LIGHTS, FENCES, BRACING, ANCHORAGE, FIRE-EXTINGUISHERS, ITC.), NECESSARY FOR THE PROTECTION OF THE PUBLIC, WORKERS, MATERIALS, CONSTRUCTION AND PROPERTY PER LOCAL, STATE AND FEDERAL REQUIREMENTS (INCLUDING EARTHQUAKES, FIRES, SPILL, ACCIDENTS, EROSION, MUD, DUST, ITC.) STAINED OF MATERIALS AND EQUIPMENT SHALL NOT OVERLOAD ANY EXISTING, NEW AND OR TEMPORARY STRUCTURES ON THE BUILDING SITE.

-CHANGES. CHANGES TO APPROVED PLANS AND SPECIFICATIONS SHALL BE MADE ONLY IN WRITING AND SHALL BE APPROVED BY THE HOME DESIGNER. CONTRACTOR SHALL ASSUME RESPONSIBILITY AND COSTS FOR ALL CHANGES LATER IN THE PROJECT CAUSED BY THE ORIGINAL CHANGE.

-SUBSTITUTIONS. SUBSTITUTIONS REQUIRE OWNER AND HOME DESIGNER APPROVAL. FAILURE TO GAIN APPROVAL IS SUFFICIENT GROUNDS FOR ORDERING REMOVAL OF PRODUCT AT CONTRACTORS EXPENSE.

-ALL APPLIANCES, PLUMBING FIXTURES,ELECTRICAL FIXTURES, CABINETS/BUILT-INS, ACCESSORIES AND FINISHES LISTED OR SHOWN ON THE DRAWINGS SHALL BE SPECIFIED BY THE OWNER OR OWNERS REPRESENTATIVE.

FIRE SPRINKLERS

HOUSE AND GARAGE SHALL BE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEM /SINGLE FAMILY RESIDENCE NFPA 13D SYSTEM.

FIRE DEPT. CONDITIONS

ADDRESS NUMBERS – PLANS FOR ADDRESS NUMBERS ON EVERY STRUCTURE SHALL MEET THE FOLLOWING REQUIREMENTS

-NUMBERS SHALL BE PLAINLY VISIBLE FROM THE FRONTAGE STREET

-ALL RESIDENTIAL NUMBERS SHALL BE A MINIMUM OF SIX (6) INCHES IN HEIGHT. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND

-ALL STRUCTURAL SPACE SHALL BE PROTECTED WITH APPROVED FIRE SPRINKLER SYSTEM. APPLICATION AND PERMIT BY OTHERS.

-SEE SHT A-9 FOR FURTHER CAL FIRE REQUIRENTS

COURSE OF CONST. NOTES:

•OWNER AND OR OWNER'S CONTRACTOR SHALL PROTECT PUBLIC INFRASTRUCTURE FROM DAMAGE DURING THE COURSE OF CONSTRUCTION. NOTE: THE EXISTING STREET SECTIONS MAY BE SUBSTANDARD AND THE CONTRACTOR SHALL PROTECT THE PUBLIC INFRASTRUCTURE FROM DAMAGE BY HEAVY LOADING/EQUIPMENT DURING THE COURSE OF CONSTRUCTION. THE CONTRACTOR SHALL REPAIR, AT OWNER'S EXPENSE, ANY/ALL DAMAGE TO PUBLIC INFRASTRUCTURE INCURRED DURING AND/OR DUE TO CONSTRUCTION, TO THE SATISFACTION OF THE CITY ENGINEER.

•WHERE DETERMINED NECESSARY BY THE CITY ENGINEER, DAMAGED PORTIONS OF THE EXISTING CURB, GUTTER AND SIDEWALK ALONG THE PROPERTY FRONTAGE SHALL BE REPLACED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO FINAL APPROVAL.

•ENCROACHMENT PERMIT(S) MUST BE OBTAINED PRIOR TO ANY/ALL WORK IN PUBLIC RIGHT-OF WAY.

•CITY STREETS ARE TO REMAIN OPEN TO THROUGH TRAFFIC AT ALL TIMES. NO TEMPORARY OR LONG TERM PARKING OR STORAGE OF CONSTRUCTION EQUIPMENT OR MATERIALS SHALL OCCUR WITHOUT PRIOR ISSUANCE OF AN ENCROACHMENT PERMIT.

•A TRAFFIC CONTROL PLAN IS REQUIRED FOR ANY DETOURS OR REROUTING OF TRAFFIC. DURING CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE FOR SAFE TRAFFIC CONTROL IN AND AROUND THE SITE. THIS MAY INCLUDE BUT SHALL NOT BE LIMITED TO SIGNS, FLASHING LIGHTS, BARRICADES AND FLAG PERSONS AS DIRECTED BY THE BUILDING OFFICIAL OR THE CITY ENGINEER.

•EXCAVATION WITHIN THE STREETS SHALL BE COVERED WITH TRAFFIC RATED STEEL PLATES OR BACKFILLED AND PAVED, TO THE SATISFACTION OF THE CITY ENGINEER, PRIOR TO THE END OF WORK EACH DAY.

•EROSION AND DRAINAGE CONTROL FEATURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE. EROSION CONTROL DEVICES SHALL BE INSTALLED AND IN PLACE FOLLOWING DAILY CONSTRUCTION ACTIVITIES. THE APPLICANT SHALL NOTIFY THE ENGINEERING DIVISION OF ANY CHANGES IN CONSTRUCTION WHICH WILL REQUIRE ADDITIONAL EROSION CONTROL MEASURES OR OTHER CHANGES TO THE EROSION CONTROL PLAN.

•WASTE MATERIALS SHALL NOT BE WASHED INTO THE STORM DRAIN SYSTEM. THIS INCLUDES BUT IS NOT LIMITED TO SOIL, PAINT, STUCCO, GROUT, COLOR COAT, CONCRETE DUST, SAW RESIDUES, GRINDINGS, OIL, ETC.

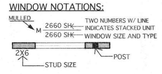
•DURING THE CONSTRUCTION PERIOD, THE PROJECT FRONTAGE(S) SHALL BE SWEPT DAILY AND KEPT FREE OF DIRT, DUST AND DEBRIS. AT THE CONCLUSION OF CONSTRUCTION, PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT, THE FRONTAGE(S) SHALL BE INSPECTED BY THE CITY ENGINEER AND REPAIRS COMPLETED AS DIRECTED TO THE SATISFACTION OF THE CITY ENGINEER.

DEFERRED PERMIT

SOLAR PANELS

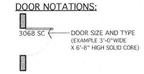
ARCHITECTURAL SHEETS TYPICAL ABBREVIATIONS

WINDOW NOTATIONS:



SL	SLIDING VENT
ST	STACK UNIT
SH	SINGLE HUNG
F	FIXED GLASS
A	AWNING
H	HOPPER
TR	TRANSOM
EL	ELIPTICAL TOP
CR	CIRCLE TOP
C	CASEMENT
GE	GABLE END (SEE ELEV)
(E)	EGRESS WINDOW SEE NOTE BELOW
OBS	OBSCURED
TRAP	TRAPAZOIDAL SHAPE/FIXED (SEE ELEV FOR SIZE)

DOOR NOTATIONS:



SGD	SLIDING GLASS DOOR
SC	SOLID CORE
HC	HOLLOW CORE
BF	BIFOLD
BP	BYPASS
FR	FRENCH DOOR
DL	DIVIDED LIGHT
PD	POCKET DOOR
TEMP.	TEMPERED GLASS
EXT./TG	EXTERIOR GRADE FIBER GLASS

BEDROOM FIRE EGRESS WINDOW REQUIREMENTS

ANY BEDROOM WITH ONLY WINDOW EGRESS TO OUTER WALL MUST HAVE AT LEAST ONE WINDOW THAT MEETS THESE SPECS

1. MIN 5.0 SQ.FT. TOTAL AREA ON 1ST FLOOR
   MIN 5.7 SQ.FT. TOTAL AREA ON 2ND FLOOR
2. MIN 20" CLEAR WIDTH AND
3. MIN 24" CLEAR HEIGHT
4. MAX 44" FROM FINISH FLOOR TO CLEAR OPENING OF WIDOW

GENERAL ABBREVIATIONS

FF	FINISH FLOOR ELEVATION	C	CARPET
TS	TOP OF SLAB OR WALK WAY	WD	WOOD
TP	TOP OF PAD/CUT GRADE	T	TILE
TW	TOP OF WALL	S & P	SHELF AND POLE
TF	TOP OF FOOTING	D	DRYER
NG	NATURAL GRADE	W	WASHER
FG	FINISH GRADE	R	STAIR RISER
FL	FLOW LINE	T	STAIR TREAD
	DOOR OR WINDOW IN CENTER OF WALL	MR	MIRROR.
		SS	STONE SURFACE
		UOS	UNLESS OTHERWISE SPECD'
	TOILET PAPER HOLDER	NTS	NOT TO SCALE
		TYP	TYPICAL DETAIL
	TOWEL BAR/CONFIRM LENGTH	APX	APPROXIMATE DIMENSION
		CT	COUNTER TOPS
	HANDRAIL AS PER DTL 1 / A-1	DW	DISH WASHER
		TC	TRASH COMPACTOR

CODE TABULATION

ALL WORK AND MATERIAL SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE FOLLOWING CODES AS ADOPTED AND AMENDED BY THE GOVERNING JURISDICTIONS. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. ANY DISCREPANCY WITH THESE CODES IS TO BE REPORTED TO DESIGNER.

- 2016 CALIFORNIA BUILDING CODE (VOLUMES 1 AND 2)
- 2016 CALIFORNIA RESIDENTIAL CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA GREEN BUILDING CODE

BUILDING SAFETY:

BUILDINGS AND STRUCTURES, AND PARTS THEREOF, SHALL BE MAINTAINED IN A SAFE AND SANITARY CONDITION. DEVICES OR SAFEGUARDS WHICH ARE REQUIRED BY THIS CODE SHALL BE MAINTAINED IN CONFORMANCE WITH THE CODE EDITION UNDER WHICH INSTALLED. THE OWNER OR THE OWNER'S DESIGNATED AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF BUILDINGS AND STRUCTURES. TO DETERMINE COMPLIANCE WITH THIS SUBSECTION, THE BUILDING OFFICIAL SHALL HAVE THE AUTHORITY TO REQUIRE A BUILDING OR STRUCTURE TO BE RE- INSPECTED. THE REQUIREMENTS OF THIS CHAPTER SHALL NOT PROVIDE THE BASIS FOR REMOVAL OR ABROGATION OF FIRE PROTECTION AND SAFETY SYSTEMS AND DEVICES IN EXISTING STRUCTURES. 101.8 MAINTENANCE. [HCD 1, HCD 2]

PROJECT SUMMARY

PROJECT DESCRIPTION:

Property is 224 acres mostly planted in grape crops. Currently existing on the property is a single family dwelling (SFD), storage barn, water tank, leach field 2 wells and other vineyard associated farm equipment. House is currently accessed by Cal Fire conforming driveway, 16ft wide. New house will be accessed by existing continuation of this driveway and shall be upgraded to meet Cal Fire standards. No trees will be cut for this project.

This permit calls for the building of another and larger SFD with associated water tank. This house will be fully solar powered but will also have underground connection to existing property power supply and will have a propane tank for gas appliances in the house. New SFD will also be on septic/leach field system.

The property is in the Williamson Act. Therefore existing SFD will now be designated as a Farm Support Quarters (which is its current function with farm manager living in house) Part of this permit is the application for such designation.

New SFD will be built on benched fill as per attached Civil Engineering and Soils Report. Slope of lot under house is 3-% however fill extends out over increased slope are up to apx. 12% House structure is not over slopes over 10%.

PROJECT STATISTICS AND LEGAL

CONDITIONED SPACE	3890 SQ.FT
UNCONDITIONED SPACE	1114 SQ.FT.
BUILDING HEIGHT	26'-8" T.O.SLAB TO ROOF PEAK 27'-10"(AVE) CUT PAD TO PEAK 29'-2" FROM AVERAGE NAT. GRADE TO ROOF PEAK
APN#	027-191-050
OCCUPANCY GROUP	R3/U
ZONING	AGG.
TYPE OF CONST.	VB
SPRINKLERS	YES, HOUSE AND GARAGE
WILLIAMS ACT	YES

EXISTING:

PARCEL SIZE	224 ACRES
HOUSE	1900 SQ.FT.
STORAGE BARN	5651 SQ.FT.
WATER TANK	10,000 GAL.

PROPOSED:

HOUSE	3,890 SQ.FT.	→ ONE STORY - 4 BEDROOMS - 4.5 BATHS - 3 CAR GARAGE - DRIVEWAY - FIRE SPRINKLERS - SOLAR PANELS (DEFERED PERMIT)
GARAGE	1,114 SQ.FT.	
TOTAL HOUSE SIZE	5004 SQ.FT.	
PATIO	3,294 SQ.FT.	
WALKS/STOOPS	1,499 SQ.FT.	
PAVER DRIVEWAY	4,360 SQ.FT.	
TOTAL (N) IMPERVIOUS	13,807 SQ.FT	

GRADING

CUT 500 C.Y. FILL 1500 CY = TOTAL	2,000 CY
AREA OF STRUCTURAL FILL	32,000 SQ.FT.
WATER TANK	5,000 GALLONS
PROPANE TANK	250 GALLONS

SHEET INDEX

ASSOCIATED DOCUMENTS

-STRUCTURAL ENGINEERING CALCULATIONS
BY MSD PROFESSIONAL ENGINEERING, INC
REPORT # 1018-0537
DATE: JANUARY 16, 2019

-SOILS ENGINEERING
GEOSOLUTIONS
DATE: JUNE 19, 2018
PROJECT SL 10643-1

-PERCOLATION TEST
GEOSOLUTIONS
DATE: JUNE 19, 2018
PROJECT SL 10643-1

-TITLE 24 ENERGY BUDGET
BY CARSTAIRS ENERGY
DATE: 12/17/2018
JOB NO. 18-12137

-FIRE SPRINKLER PLAN
BY MANKINS PLUMBING AND FIRE
DATE 3/4/19

-KIT FOX HABITAT EVALUATION
MIKE MCGOVERN / BOTANIST
JANUARY 18, 2019

CONSULTANT LIST

STRUCTURAL ENGINEERING:
MSD PROFESSIONAL ENGINEERING, INC
4555 EL CAMINO REAL, SUITE H
ATASCADERO CA. 93422
805-462-2282

SOILS ENGINEER:
GEOSOLUTIONS
220 HIGH ST.
SAN LUIS OBISPO, CA 93401
805-543-8539

CIVIL ENGINEER:
ROBERT MONTOYA
234 ATLANTIC CITY AVE.
ARROYO GRANDE, CA 93433
805-621-3050

SURVEY:
MBS SURVEY
3563 SUELDO ST. UNIT Q
SAN LUIS OBISPO CA. 03401
805-594-1960

ENERGY BUDGET
CARSTAIRS ENERGY
PO BOX 4736
SAN LUIS OBISPO, CA. 93401
805-904-9048

FIRE SPRINKLER PLAN
MANKINS FIRE SPRINKLERS
95 S. OCEAN AV, CAYUCOS, CA 93430
805-995-1111

BOTANIST (KITFOX REPORT)
MIKE McGOVERN
1788 CORBETT HIGHLANDS PL.
ARROYO GRANDE, CA 93420
805-441-7208

DAVID EINUNG
CUSTOM HOME DESIGN
DAVIDEINUNG.COM
670 PINE RIDGE LN. ARROYO GRANDE 93420
805-674-2842 davideinung@gmail.com

HAMMOND HOUSE
7200 AIRPORT RD. PASO ROBLES AREA

VERSION DATE:

SUBMITTAL: 03-17-19
REVISION 1:
REVISION 2:

APPLICANT

RANDY AND DIANE
HAMMOND
2440 W. BORDER LINKS
VISALIA CA. 93291
559-972-7654

SITE LOCATION

7200 AIRPORT RD.
PASO ROBLES AREA
APN 027-191-050

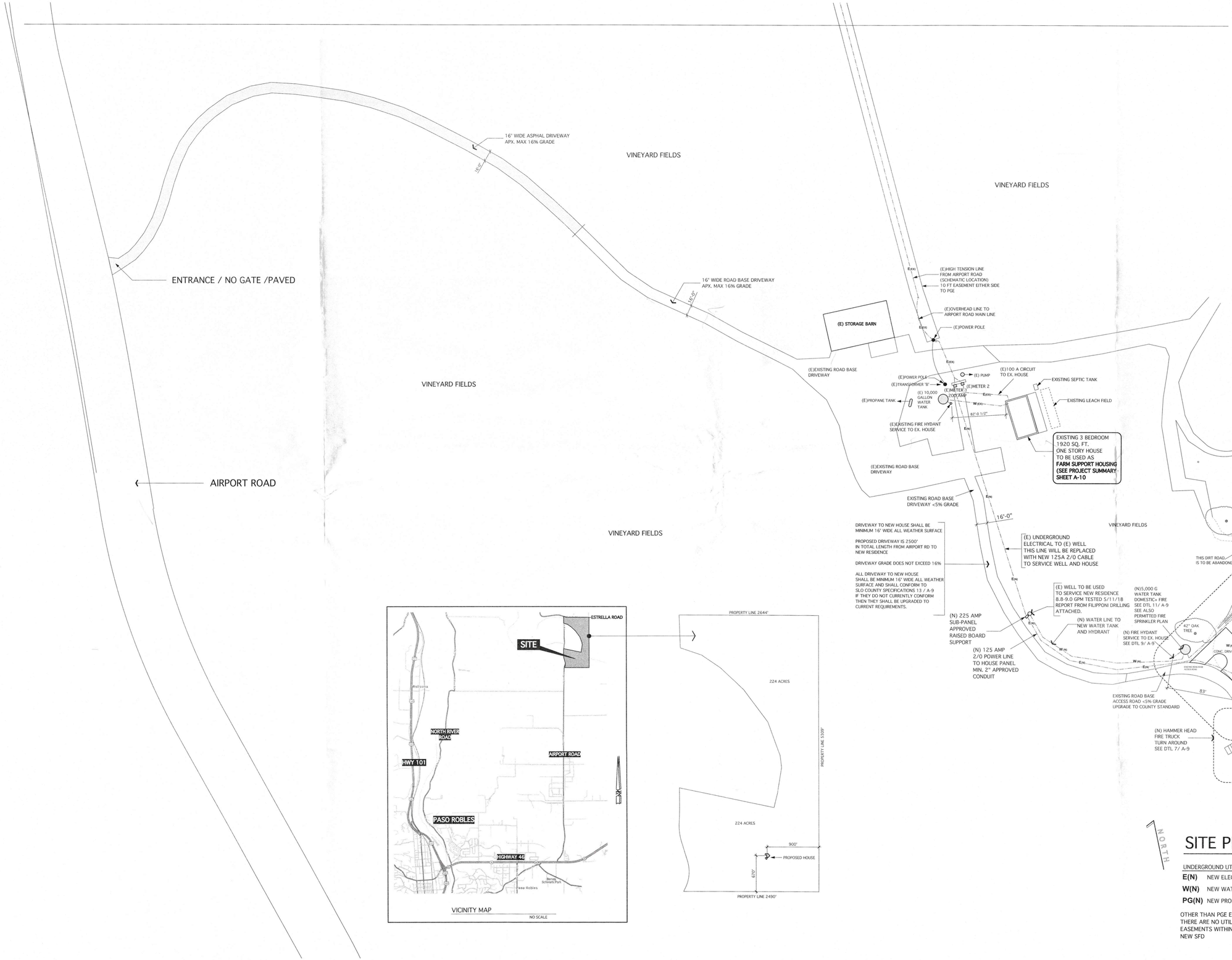
SHEET

COVER

A-1

DAVID EINUNG
CUSTOM HOME DESIGN
DAVIDEINUNG.COM
670 PINE RIDGE LN. ARROYO GRANDE 93401
805-674-2642 davideinung@gmail.com

HAMMOND HOUSE
7200 AIRPORT RD. PASO ROBLES AREA



VERSION DATE:

SUBMITTAL: 03-15-19

REVISION 1:

REVISION 2:

APPLICANT

RANDY AND DIANE **HAMMOND**
2440 W. BORDER LINKS
VISALIA CA. 93291
559-972-7654

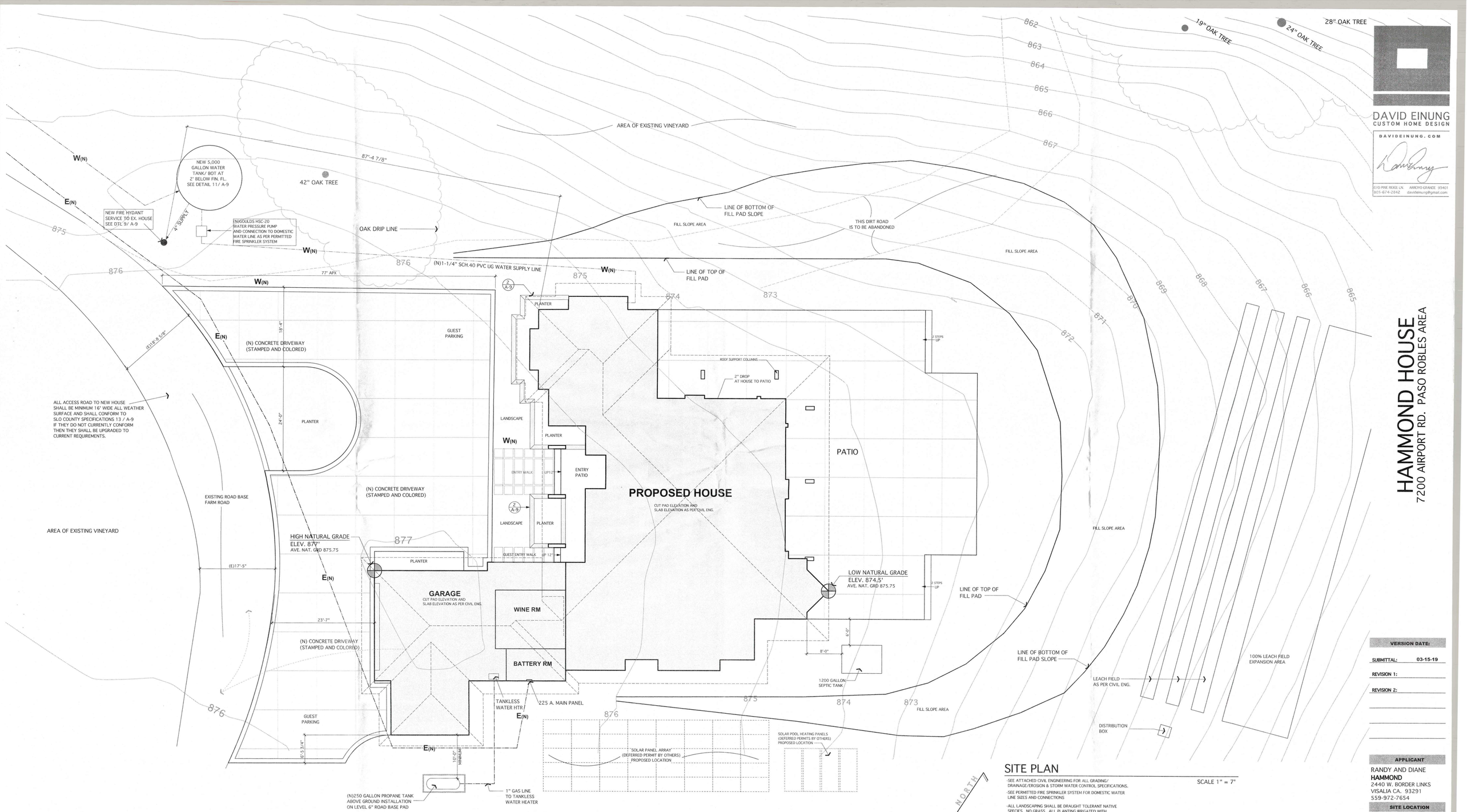
SITE LOCATION

7200 AIRPORT RD.
PASO ROBLES AREA
APN 027-191-050

SHEET

SITE PLAN A
1"= 50'

A-2



SITE PLAN

SCALE 1" = 7'

-SEE ATTACHED CIVIL ENGINEERING FOR ALL GRADING/ DRAINAGE/EROSION & STORM WATER CONTROL SPECIFICATIONS.

-SEE PERMITTED FIRE SPRINKLER SYSTEM FOR DOMESTIC WATER LINE SIZES AND CONNECTIONS

-ALL LANDSCAPING SHALL BE DRAUGHT TOLERANT NATIVE SPECIES. NO GRASS. ALL PLANTING IRRIGATED WITH DRIP IRRIGATION SYSTEM. LANDSCAPING LIMITED TO UNDER 500 SQ.FT.

-CONFIRM ALL PROPOSED UTILITY LOCATIONS WITH APPROPRIATE UTILITY COMPANY REPRESENTATIVES

UNDERGROUND UTILITY KEY

- **E(N)** NEW ELECTRICAL
- **W(N)** NEW WATER LINE (SEE PERMITTED FIRE SPRINKLER PLAN)
- **PG(N)** NEW PROPANE GAS LINE

NORTH

DAVID EINUNG
CUSTOM HOME DESIGN
DAVIDEINUNG.COM
610 PINE RIDGE LN. ARROYO GRANDE 93401
805-674-2042 davideinung@ymail.com

HAMMOND HOUSE
7200 AIRPORT RD. PASO ROBLES AREA

VERSION DATE:

SUBMITTAL: 03-15-19

REVISION 1:

REVISION 2:

APPLICANT

RANDY AND DIANE
HAMMOND
2440 W. BORDER LINKS
VISALIA CA. 93291
559-972-7654

SITE LOCATION

7200 AIRPORT RD.
PASO ROBLES AREA
APN 027-191-050

SHEET

SITE PLAN B
1"=7' SCALE

A-3

From: Young L. Choi
Sent: Tuesday, October 8, 2019 1:52 PM
To: Emi D. Sugiyama
Subject: FW: [EXT]RE: PMTG2018-00028 SJKF Habitat Evaluation
Attachments: Kit Fox Habitat Evaluation Form.pdf; pmtg2019-00028 app and zc.pdf; Hammond_Kit Fox Evaluation Form_Revised_cdfw.pdf; hab eval guidelines.pdf

Young Choi
Planner
(p) 805-788-2086
ychoi@co.slo.ca.us

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

From: Sanderson, Brandon@Wildlife <Brandon.Sanderson@wildlife.ca.gov>
Sent: Tuesday, May 14, 2019 2:08 PM
To: Young L. Choi <ychoi@co.slo.ca.us>
Subject: [EXT]RE: PMTG2018-00028 SJKF Habitat Evaluation

Young,
Please see revised kit fox evaluation and evaluation guidelines. Please review area of disturbance. Does 0.3 acres include all areas of ground disturbance? Construction Permit Application states 32,000 sqft. area of disturbance. This would equate to approx. 0.74 acres. Does this consider all other ground disturbance including road improvements, utility trenching, etc.? Please have disturbance area revised accordingly. Evaluation revised to a score of 70 which equates to a 3:1 mitigation ratio. Project location in typical 4:1 mitigation area.

Thank you,

-Brandon

CALIFORNIA DEPARTMENT OF FISH and WILDLIFE

Brandon Sanderson
Environmental Scientist
Habitat Conservation Planning

3196 S. Higuera St., Suite A
San Luis Obispo, CA 93401
805-594-6141
Brandon.Sanderson@wildlife.ca.gov
http://www.wildlife.ca.gov/

From: Young L. Choi <ychoi@co.slo.ca.us>
Sent: Tuesday, May 14, 2019 10:57 AM
To: Sanderson, Brandon@Wildlife <Brandon.Sanderson@wildlife.ca.gov>
Subject: PMTG2018-00028 SJKF Habitat Evaluation

Hi Brandon,

I hope all is well! I have a grading permit for a SFR in Kit Fox habitat area. The site is over 40 acres, but the applicant did not prepare any biological surveys… I'm attaching their SJKF Evaluation Form and their Application for Grading Permit & Site Plans.

I think the applicant needs to redefine disturbance area, as the 14,000 sf only pertains to the residence itself (does not take in consideration of road improvement and utility trenching).

Let me know what you think!

Best,

Young Choi
Planner
(p) 805-788-2086
ychoi@co.slo.ca.us

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

Kit Fox Habitat Evaluation Form

Cover Sheet

Project Name: Hammond__ _____ Date___ January 18 ,2019

Project Location* 7200 Airport Road, Paso Robles, CA

*{include project vicinity map and project boundary on copy of U.S.G.S. 75 minute map (size may be reduced)

U.S.G.S. Quad Map Name___ Paso Robles

Lat/Long or UTM coordinates (if available) __35^0 43' 03.09" N / 120^0 38' 18.62" W

Project Description: ___Construction of a single family residence

Project Size: (0.3) Acres. Amount of Kit Fox Habitat Affected: (0.3) Acres

Does 0.3 acres include all areas of ground disturbance? Construction Permit Application states 32,000 sqft. area of disturbance. This would equate to approx. 0.74 acres. Does this consider all other ground disturbance including road improvements, utility trenching, etc.?

Quantity of WHR Habitat Types Impacted (ie. -2 acres annual grassland, 3 acres blue oak woodland)

WHR type __Grassland_____	0.15__ Acres
WHR type __Vineyard_____	0.15__ Acres
WHR type _____	0____ Acres
WHR type _____	0____ Acres
WHR type _____	0____ Acres
WHR type _____	0____ Acres
WHR type _____	0____ Acres
WHR type _____	0____ Acres

Comments: Location of the building area is surrounded by vineyards with Estrella River approximately 200 m away. Approximately half of the site to be disturbed will be in vineyard that is removed and about half in grassland that is a small open space surrounded by vineyards. This is one of three homes and to be used occasionally.

Form Completed By: _____Mike McGovern_____

San Joaquin Kit Fox Habitat Evaluation Form

Is the project area within 10 miles of a recorded San Joaquin kit fox observation or within contiguous suitable habitat as defined in Question 2(A-E)?

YES - Continue with evaluation form
NO - Evaluation form/surveys not necessary.

1. Importance of the project area relative to *Recovery Plan for Upland Species of the San Joaquin Valley, California* (Williams et al., 1998).

(A.) Project would block or degrade an existing corridor linking core populations or a core population to a subpopulation (20) Per Habitat Evaluation Guidelines (attached) the Project is located within corridor between Carrizo and Salinas Valley (core to subpopulation).
B. Project is within core population (15)
C. Project area is identified within satellite population (12)
D. Project area is within a corridor linking satellite populations (10)
E. Project area is not within any of the previously described areas but is within known kit fox range (5)

2. Habitat characteristics of project area.

A. Annual grassland or saltbush scrub present >50 % of site (15) Could possibly make argument that >50% grassland exists. However, does not change mitigation ratio.
(B.) Grassland or saltbush scrub present but comprises <50% of project area (10)
C. Oak savannah present on >50 % of site (8)
D. Fallow ag fields or grain/alfalfa crops (7)
E. Orchards/vineyards (5)
F. Intensively maintained row crops or suitable vegetation absent (0)

3. Isolation of project area.

(A.) Project area surrounded by contiguous kit fox habitat as described in Question 2a-e (15) Vineyards considered habitat as described in 2A-E above.
B. Project area adjacent to at least 40 acres of contiguous habitat or part of an existing corridor (10)
C. Project area adjacent to <40 acres of habitat but linked by existing corridor (i.e.-river, canal, aqueduct) (7)
D. Project area surrounded by ag but less than 200 yards from habitat (5)
E. Project area completely isolated by row crops or development and is greater than 200 yards from potential habitat (0)

4. Potential for increased mortality as a result of project implementation. Mortality may come from direct (e.g. - construction related) or indirect (e.g. - vehicle strikes due to increases in post development traffic) sources.

A. Increase mortality likely (10)
B. Unknown mortality effects (5) (part time use of home; presently on going ag practices)
C. No long term effect on mortality (0)

5. Amount of potential kit fox habitat affected

A. > 320 acres (10)
B. 160 - 319 acres (7)
C. 80 - 159 acres (5)
D. 40 - 79 acres (3)
E. 1 - 40 acres (1)
F. < 1 acre (0)

6. Results of project implementation.

A. Project site will be permanently converted and will no longer support foxes (10)
B. Project area will be temporarily impacted but will require periodic disturbance for ongoing maintenance (7)
C. Project area will be temporarily impacted and no maintenance necessary (5)
D. Project will result in changes to agricultural crops (2)
E. No habitat impacts (0)

7. Project Shape

A. Single block (10)
B. Linear with >40 foot right-of-way (5)
C. Linear with <40 foot right-of-way (3)

8. Have San Joaquin kit foxes been observed within 3 miles of the project area within the last 10 years?

A. Yes (10)
B. No (0)

Scoring

1. Recovery importance	~~10~~ 20
2. Habitat condition	~~5~~ 10
3. Isolation	~~5~~ 15
4. Mortality	5
5. Quantity of habitat impacted	0
6. Project results	10
7. Project shape	10
8. Recent observations	0
TOTAL	~~45~~ 70 (3:1)

Revised by Brandon Sanderson of CDFW 5/14/2019.

Building site. Some of the vineyard in background will be removed to accommodate the home.

Guidelines for Completing the Kit Fox Habitat Evaluation Form San Luis Obispo County

The Kit Fox Habitat Evaluation Form is intended to be used as a tool for addressing impacts to the San Joaquin kit fox from project related activities. The use of the form, associated mitigation, and implementation of the previously established avoidance criteria (preconstruction surveys, etc.) should, in most cases, eliminate "take" of this species and reduce project impacts to less than significant. However, "take" permits from CDFG and USFWS will be necessary if the project may result in the death or injury to a kit fox. Additionally, USFWS may require an HCP for any project that it determines may result in "harm" under FESA.

1. Importance of Project Area for Recovery - As stated in the question, the Recovery Plan for Upland Species of the San Joaquin Valley, California should be referenced. Core populations include Carrizo, western Kern County, and Panoche. The Salinas Valley (Camp Roberts, etc.) and Cuyama Valley are important subpopulations. Therefore, if a project degrades or eliminates the corridor between Carrizo and the Salinas Valley (core to subpopulation) or the corridor between Carrizo and western Kern County (core to core population), a score of 20 should be assigned. If the project area is on the Carrizo, a score of 15 should be assigned. Projects on Camp Roberts and north along the Salinas Valley should be given a 12. A 10 should be assigned to land linking Camp Roberts and Fort Hunter Liggett and a 5 should be given to lands not associated with any of the above (i.e.-Atascadero area).

2. Habitat Characteristics - Most of the choices for this question are self-explanatory. However, there are some questions with regard to fallow agriculture and suitable vegetation absent. If a field has been fallow for more than one year, it should be considered as one of the other habitat types (usually annual grassland). In some cases, this question has been answered suitable vegetation absent" because the land had been disked specifically to lower the score. This is obviously inappropriate at both the landowner (take may have occurred) and biological consultant level. In cases where there are questions as to land use history, the project proponent will be asked to provide proof that this land had been recently, or is currently, in cultivation (i.e. receipts from crop sales or similar documents).

3. Isolation of Project Area - This question should be answered with respect to the immediate project area in regards to kit fox habitat availability. Is the project area part of a small corridor linking larger areas of kit fox habitat? Is it part of a large block of existing fox habitat?

4. Mortality - Kit fox mortality due to vehicle strikes is common. Any project that substantially increases traffic will increase potential mortality. Therefore, an increase in mortality would be likely for a large residential development or road widening project. Installation of median barriers, even without road widening, would produce similar results. An increase in mortality would also be expected if rodent control measures (poisoning) were implemented in the project area. Unknown mortality effects should be chosen for smaller housing projects ranging from single residences to small housing developments. Finally, the "no long term effects on mortality" option is appropriate for projects resulting in temporary disturbance (fiber optic cable or pipeline installation) as long as routine maintenance and patrols are not needed. Also, microwave tower installations resulting in trips every month or so would fall into the "no long term effects" category.

5. Quantity of Habitat Impacts - The amount of kit fox habitat impacted by the proposed project (see habitat evaluation form cover sheet) should be used to answer this question. All lands considered as impacted under this question are subject to potential mitigation.

6. Results of Project Implementation - Again, the entire area of kit fox habitat to be impacted should be considered for this question. An argument has been presented that if only a portion of a large property is slated for development, there will be no habitat impacts since portions of the property are still available for use by kit foxes. This is not a correct interpretation of this question since only the lands impacted by the proposed project are subject to mitigation. For example, if 1 acre of a 10 acre lot is going to be developed, that single acre will be lost as kit fox habitat and therefore impacts on that single acre will need to be mitigated. The single acre will be permanently converted and would not support kit foxes and a score of 10 would be appropriate. The temporary impact with periodic disturbance choice would be selected for a project such as a gas pipeline or a leach field, which would need to be maintained on an intermittent basis (every two years or greater). Although the project area will be disturbed, it will provide habitat for some length of time between disturbances. "Changes to agricultural crops" should not be selected if land is converted from grazed rangelands to another crop (vineyard, barley, etc.). Rangelands and grazing have been shown to be compatible with, and sometimes beneficial, for healthy kit fox populations. Conversion of rangelands should be considered as habitat loss, not an agricultural conversion.

7. Project Shape - The shape of the project falls into roughly three categories; single block, linear with a less than 40 foot right-of-way, and linear with a greater than 40 foot right-of way. Most projects fall into the single block category. This includes residential and industrial developments. "Linear with a less than 40 foot right-of-way" is probably the appropriate choice for fiber optic cable installations, seismic testing, and most pipelines. Roads, large pipelines, and large transmission lines would require a greater than 40 foot right-of-way.

8. Recent Observations - Start with data from the California Natural Diversity Data Base, but also check with other consultants, species experts, and local biologists.

DEVELOPER'S STATEMENT FOR
HAMMOND MAJOR GRADING PERMIT
PMTG2019-00028

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

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

The following mitigation measures address impacts that may occur as a result of the development of the project.

Biological Resources

BR-1 Prior to issuance of grading and/or construction permits, the applicant shall submit evidence to the County of San Luis Obispo, Department of Planning and Building, Environmental and Resource Management Division (County) (see contact information below) that states that one or a combination of the following three San Joaquin kit fox mitigation measures has been implemented:

a. Provide for the protection in perpetuity, through acquisition of fee or a conservation easement of 2.69 acres of suitable habitat in the kit fox corridor area (e.g. within the San Luis Obispo County kit fox habitat area, northwest of Highway 58), either on-site or off-site, and provide for a non-wasting endowment to provide for management and monitoring of the property in perpetuity. Lands to be conserved shall be subject to the review and approval of the California Department of Fish and Game (Department) (see contact information below) and the County.

This mitigation alternative (a.) requires that all aspects if this program must be in place before County permit issuance or initiation of any ground disturbing activities.

b. Deposit funds into an approved in-lieu fee program, which would provide for the protection in perpetuity of suitable habitat in the kit fox corridor area within San Luis Obispo County, and provide for a non-wasting endowment for management and monitoring of the property in perpetuity.

Mitigation alternative (b) above, can be completed by providing funds to The Nature Conservancy (TNC) pursuant to the Voluntary Fee-Based Compensatory Mitigation Program (Program). The Program was established in agreement between the Department and TNC to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). This fee is calculated based on the current cost-per-unit of $2500 per acre of mitigation, which is scheduled to be adjusted to address the increasing cost of property in San Luis Obispo County; your actual cost may increase depending on the timing of payment. This fee must be paid after the

Department provides written notification identifying your mitigation options but prior to County permit issuance and initiation of any ground disturbing activities.

c. Purchase 2.69 credits in a Department-approved conservation bank, which would provide for the protection in perpetuity of suitable habitat within the kit fox corridor area and provide for a non-wasting endowment for management and monitoring of the property in perpetuity.

Mitigation alternative (c) above, can be completed by purchasing credits from the Palo Prieto Conservation Bank (see contact information below). The Palo Prieto Conservation Bank was established to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The cost for purchasing credits is payable to the owners of The Palo Prieto Conservation Bank. This fee is calculated based on the current cost-per-credit of $2500 per acre of mitigation. The fee is established by the conservation bank owner and may change at any time. Your actual cost may increase depending on the timing of payment. Purchase of credits must be completed prior to County permit issuance and initiation of any ground disturbing activities.

BR-2 Prior to issuance of grading and/or construction permits, the applicant shall provide evidence that they have retained a qualified biologist acceptable to the County Division of Environmental and Resource Management. The retained biologist shall perform the following monitoring activities:

a. Prior to issuance of grading and/or construction permits and within 30 days prior to initiation of site disturbance and/or construction, the biologist shall conduct a pre-activity (i.e. pre-construction) survey for known or potential kit fox dens and submit a letter to the County reporting the date the survey was conducted, the survey protocol, survey results, and what measures were necessary (and completed), as applicable, to address any kit fox activity within the project limits.

b. The qualified biologist shall conduct weekly site visits during site-disturbance activities (i.e. grading, disking, excavation, stock piling of dirt or gravel, etc.) that proceed longer than 14 days, for the purpose of monitoring compliance with required Mitigation Measures BR-3 through BR11. Site- disturbance activities lasting up to 14 days do not require weekly monitoring by the biologist unless observations of kit fox or their dens are made on-site or the qualified biologist recommends monitoring for some other reason (see BR-2-c3). When weekly monitoring is required, the biologist shall submit weekly monitoring reports to the County.

c. Prior to or during project activities, if any observations are made of San Joaquin Kit fox, or any known or potential San Joaquin kit fox dens are discovered within the project limits, the qualified biologist shall re-assess the probability of incidental take (e.g. harm or death) to kit fox. At the time a den is discovered, the qualified biologist shall contact the U.S. Fish and Wildlife Service and the Department for guidance on possible additional kit fox protection measures to implement and whether or not a Federal and/or State incidental take permit is needed. If a potential den is encountered during construction, work shall stop until such time the U.S. Fish and Wildlife Service/Department determine it is appropriate to resume work.

If incidental take of kit fox during project activities is possible, before project activities commence, the applicant must consult with the U.S. Fish and Wildlife

Service and the Department (see contact information below). The results of this consultation may require the applicant to obtain a Federal and/or State permit for incidental take during project activities. The applicant should be aware that the presence of kit foxes or known or potential kit fox dens at the project site could result in further delays of project activities.

In addition, the qualified biologist shall implement the following measures:

1. Within 30 days prior to initiation of site disturbance and/or construction, fenced exclusion zones shall be established around all known and potential kit fox dens. Exclusion zone fencing shall consist of either large flagged stakes connected by rope or cord, or survey laths or wooden stakes prominently flagged with survey ribbon. Each exclusion zone shall be roughly circular in configuration with a radius of the following distance measured outward from the den or burrow entrances:
    a. Potential kit fox den: 50 feet
    b. Known or active kit fox den: 100 feet
    c. Kit fox pupping den: 150 feet
2. All foot and vehicle traffic, as well as all construction activities, including storage of supplies and equipment, shall remain outside of exclusion zones. Exclusion zones shall be maintained until all project-related disturbances have been terminated, and then shall be removed.
3. If kit foxes or known or potential kit fox dens are found on site, daily monitoring during ground disturbing activities shall be required by a qualified biologist.

BR-3 Prior to issuance of grading and/or construction permits, the applicant shall clearly delineate as a note on the project plans, that: "Speed signs of 25 mph (or lower) shall be posted for all construction traffic to minimize the probability of road mortality of the San Joaquin kit fox". Speed limit signs shall be installed on the project site within 30 days prior to initiation of site disturbance and/or construction.

In addition, prior to permit issuance and initiation of any ground disturbing activities, conditions BR-3 through BR-11 of the Developer's Statement/Conditions of Approval shall be clearly delineated on project plans.

BR-4 During the site disturbance and/or construction phase, grading and construction activities after dusk shall be prohibited unless coordinated through the County, during which additional kit fox mitigation measures may be required.

BR-5 Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction, all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the county, as well as any related biological report(s) prepared for the project. The applicant shall notify the County shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.

BR-6 During the site-disturbance and/or construction phase, to prevent entrapment of the San Joaquin kit fox, all excavation, steep-walled holes or trenches in excess of two feet in depth shall be covered at the close of each working day by plywood or similar

materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Trenches shall also be inspected for entrapped kit fox each morning prior to onset of field activities and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled, they shall be thoroughly inspected for entrapped kit fox. Any kit fox so discovered shall be allowed to escape before field activities resume, or removed from the trench or hole by a qualified biologist and allowed to escape unimpeded.

BR-7 During the site-disturbance and/or construction phase, any pipes, culverts, or similar structures with a diameter of four inches or greater, stored overnight at the project site shall be thoroughly inspected for trapped San Joaquin kit foxes before the subject pipe is subsequently buried, capped, or otherwise used or moved in any way. If during the construction phase a kit fox is discovered inside a pipe, that section of pipe will not be moved, or if necessary, be moved only once to remove it from the path of activity, until the kit fox has escaped.

BR-8 During the site-disturbance and/or construction phase, all food-related trash items such as wrappers, cans, bottles, and food scraps generated shall be disposed of in closed containers only and regularly removed from the site. Food items may attract San Joaquin kit foxes onto the project site, consequently exposing such animals to increased risk of injury or mortality. No deliberate feeding of wildlife shall be allowed.

BR-9 Prior to, during and after the site-disturbance and/or construction phase, use of pesticides or herbicides shall be in compliance with all local, state and federal regulations. This is necessary to minimize the probability of primary or secondary poisoning of endangered species utilizing adjacent habitats, and the depletion of prey upon which San Joaquin kit foxes depend.

BR-10 During the site-disturbance and/or construction phase, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and County. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the U.S. Fish and Wildlife Service and the Department by telephone (see contact information below). In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to the Department for care, analysis, or disposition.

BR-11 Prior to final inspection, or occupancy, whichever comes first, should any long internal or perimeter fencing be proposed or installed, the applicant shall do the following to provide for kit fox passage:

a. If a wire strand/pole design is used, the lowest strand shall be no closer to the ground than 12".

b. If a more solid wire mesh fence is used, 8" x 12" openings near the ground shall be provided every 100 yards.

Upon fence installation, the applicant shall notify the County to verify proper installation. Any fencing constructed after issuance of a final permit shall follow the above guidelines.

BIO-1 through BIO-11 Monitoring/compliance. Prior to the issuance of a construction permit, the applicant shall show the above measure on all applicable construction drawings and submit to the County for review and approval, which may include consultation with the California Department of Fish and Wildlife (CDFW). **Prior to the commencement of any site disturbance,** the Applicant shall retain a qualified biologist to perform a pre-construction survey. The completed survey report shall be submitted to the County for review/approval. Should the report identify active dens, highly visible protection measures shall be installed by the biologist to keep construction from entering the buffer area. The County shall verify all field measures have been followed or installed prior to any site disturbance. As applicable, any such measures shall be kept in good working order for the duration of the construction phase while burrow/den is active. A final report shall be prepared addressing overall compliance with and success of the protection measure(s) as it related to construction of the project. This report shall be submitted to the County prior to **final inspection/ occupancy of the construction permit**.

Geology and Soils

GEO-1 Prior to issuance of construction permits, the applicant shall demonstrate compliance on the grading plans with all recommendations of the Soils Engineering Report (Geosolutions, June 19, 2018) for the project. During project construction and prior to final inspection, the applicant shall implement and comply with all recommendations of the Soils Engineering Report (Geosolutions, June 19, 2018) for the project.

Monitoring (GEO-1) Compliance will be verified at the time of grading/construction permit.

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

Signature of Agent(s)

Oct 1, 2019
Date

Philip R HAMMOND Jr.
Name (Print)