

MINUTE ITEM.
Calendar Item No. C13
is approved as Minute Item
No. 13 by the State Lands
Commission by a vote of 3
0 a/s 5/5/92
being

CALENDAR ITEM

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05/05/92
W 24668 PRC 7623
Maricle

GENERAL PERMIT - PROTECTIVE STRUCTURE USE

APPLICANT:

Heirs and Devisees of Harold Collins
aka Harold Thomas Collins, Deceased
c/o Elsa Collins
589 Lucerne Road
Cayucos, California 93430

AREA, TYPE LAND AND LOCATION:

Tide and submerged land located in Cayucos Bay in the
Pacific Ocean, APN 64-281-023, San Luis Obispo County.

LAND USE:

Existing seawall and proposed one-foot by 22-foot
reinforcement wall.

TERMS OF PROPOSED PERMIT:

Initial period:
Ten (10) years beginning May 5, 1992.

CONSIDERATION:

The public use and benefit; with the State reserving
the right at any time to set a monetary rental if the
Commission finds such action to be in the State's best
interest.

BASIS FOR CONSIDERATION:

Pursuant to 2 Cal. Code Regs. 2003.

APPLICANT STATUS:

Applicant is owner of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:

Filing fee and processing costs have been received.

(ADDED pgs. 159-159.24)

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CALENDAR ITEM NO. 013 (CONT'D)

STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
- B. Cal. Code Regs.: Title 3, Div. 3; Title 14, Div. 6.

AB 884:

10/21/92

OTHER PERTINENT INFORMATION:

1. A Negative Declaration, SCH 91011006, was prepared and adopted for this project by the County of San Luis Obispo. The State Lands Commission's staff has reviewed the information contained therein.
2. The Applicant is proposing work on three seawalls at Cayucos. The middle seawall appears to involve sovereign lands. At that location, the Applicant intends to repair a 50-year-old concrete block with new concrete injections and to also reinforce the block with a protective 22-foot by one-foot seawall seaward and adjacent thereto.

The Applicant requests the issuance of a protective structure permit to prevent further undercutting of the coastal bluff by storm waves at Cayucos. By letter dated April 20, 1992, the Applicant's consulting engineer, Mr. Fred H. Schott, stated that immediate work is needed at the subject site. Mr. Schott's comments are shown on Exhibit "E".

3. During initial review of the proposal, San Luis Obispo County, acting as Lead Agency with regard to the CEQA, received comments, dated February 20, 1990, from the Coastal Commission. The comments were summarized by the Local Planning Commission as follows: "the proposed seawalls do not appear to be consistent with the San Luis Obispo County Local Coastal Program hazard policies. These policies basically allow seawalls to be constructed to protect an endangered structure. Given the fact that the residence is set back 40 feet from the closest point along the bluff top, and that bluff top erosion has been negligible since 1925, Coastal staff's opinion is that the seawalls are not

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CALENDAR ITEM NO. C 1 3 (CONT'D)

necessary to protect the residence at this time." The Planning Commission of San Luis Obispo County thereafter denied the application on June 27, 1991.

4. On October 15, 1991, the San Luis County Board of Supervisors held a hearing and considered information about the project, including data contained in more recent geology reports. In connection with that action, an appeal of the Planning Commission's denial was subsequently taken to said supervisors. On December 3, 1991, the Board approved the project, reversed the decision of the Planning Commission, certified the Negative Declaration, and found that there is no substantial evidence that the project will have a significant effect on the environment.
5. The declaration of Fred H. Schott is presented as evidence that erosion is continuing at an accelerated rate, and that the Applicant should have a protective structure permit to allow the erosion prevention work to go forward.
6. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

APPROVALS OBTAINED:

County of San Luis Obispo.

FURTHER APPROVALS REQUIRED:

State Lands Commission and California Coastal Commission.

EXHIBITS:

- A. Land Description
- B. Location Map
- C. Resolution No. 91-605, dated 12/03/91/ San Luis County Board of Supervisors
- D. Land Use and Coastal Development Permit No. D 890171P, San Luis Obispo County
- E. Letter of April 20, 1992 from Fred H. Schott
- F. Notice of Determination and Negative Declaration

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CALENDAR ITEM NO. 13 (CONT'D)

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THIS ACTIVITY WILL INVOLVE LANDS IDENTIFIED AS POSSESSING SIGNIFICANT ENVIRONMENTAL VALUES PURSUANT TO P.R.C. 6370, ET SEQ., BUT THAT SUCH ACTIVITY WILL HAVE NO SIGNIFICANT DIRECT OR INDIRECT EFFECT ON SUCH LANDS.
2. FIND THAT A NEGATIVE DECLARATION WAS PREPARED AND ADOPTED FOR THIS PROJECT BY THE COUNTY OF SAN LUIS OBISPO AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.
3. DETERMINE THAT THE PROJECT, AS APPROVED, WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
4. AUTHORIZE ISSUANCE TO THE HEIRS AND DEVISEES OF HAROLD COLLINS, AKA HAROLD THOMAS COLLINS, DECEASED, OF A TEN-YEAR GENERAL PERMIT - PROTECTIVE STRUCTURE USE BEGINNING MAY 5, 1992; IN CONSIDERATION OF THE PUBLIC USE AND BENEFIT, WITH THE STATE RESERVING THE RIGHT AT ANY TIME TO SET A MONETARY RENTAL IF THE COMMISSION FINDS SUCH ACTION TO BE IN THE STATE'S BEST INTEREST; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$300,000; FOR THE REPAIR OF AN EXISTING CONCRETE BLOCK STRUCTURE AND A PROTECTIVE SEAWALL, ONE FOOT BY 22 FEET, IN SUBSTANTIALLY THE DESIGN ON FILE WITH THE COMMISSION, SUBJECT TO MINOR MODIFICATIONS AS MAY BE REQUIRED BY THE CALIFORNIA COASTAL COMMISSION, ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF, PROVIDED THAT ANY SUBSTANTIAL CHANGES OR RECONFIGURATION WILL REQUIRE ADDITIONAL COMMISSION ACTION.

EXHIBIT "A"

W 24668

LAND DESCRIPTION

All that sovereign land in the bed of the Pacific Ocean lying beneath the Seawall Number 2 adjacent to Lots 10 and 11 of the Locarno Tract, San Luis Obispo County, California, as shown on a map filed for record July 30, 1925 in Book 3, Page 60 of Maps, records of said county, said seawall is depicted on a map entitled "Bluff Protection Plan for Elsa Walker", by Fred H. Schott & Associates, a copy of said map is on file in file W 24668 of the California State Lands Commission, in Sacramento, California.

EXCEPTING THEREFROM any portion lying landward of the mean high tide line of the Pacific Ocean.

END OF DESCRIPTION

REVISED APRIL, 1992 BY LLB.

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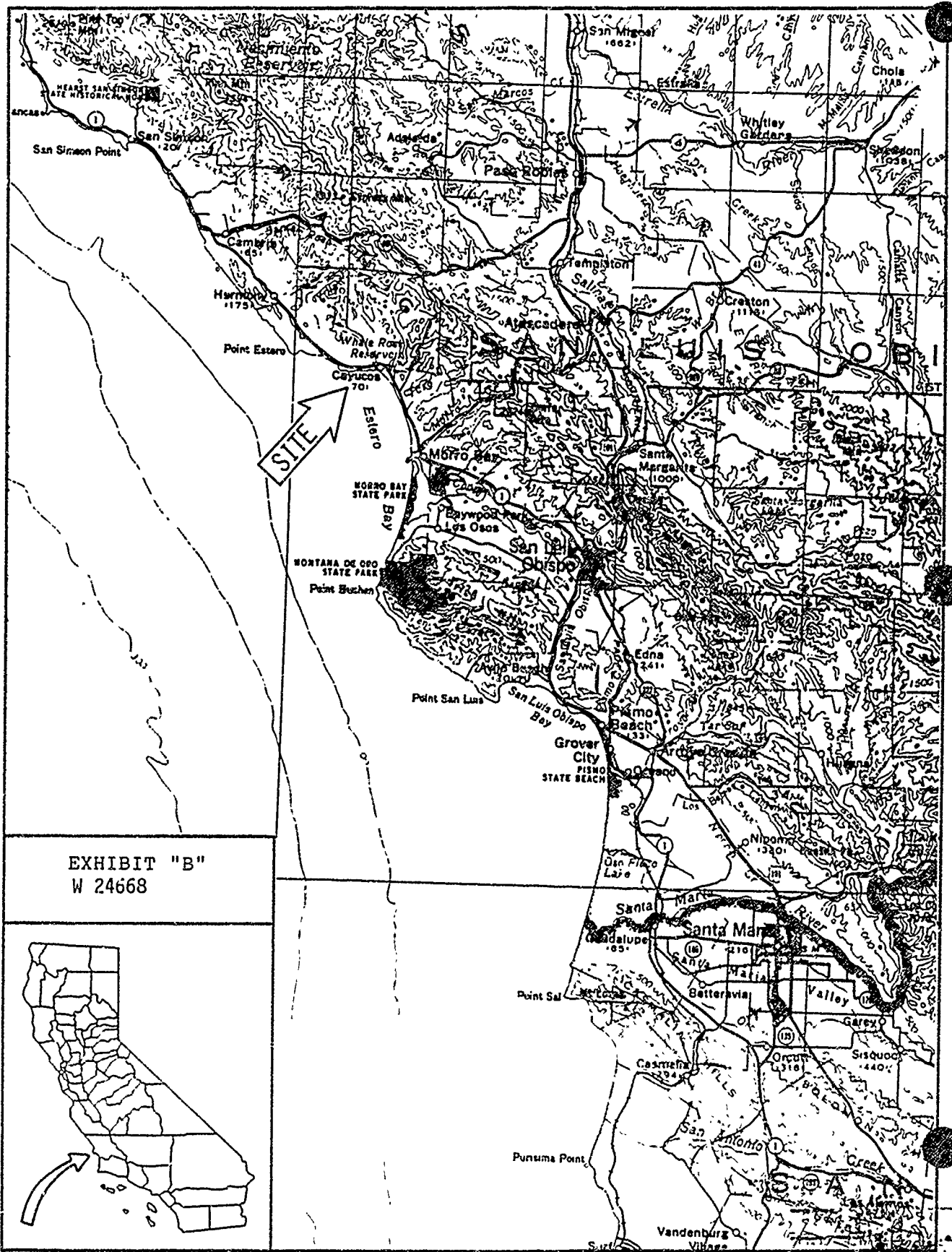


EXHIBIT "B"
W 24668

EXHIBIT C

IN THE BOARD OF SUPERVISORS
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

Tues day December 3, 1991

PRESENT: Supervisors Harry Ovitt, Laurence L. Laurent, Evelyn Delany,
Ruth Brackett, Chairperson David Blakely

ABSENT: None

RESOLUTION NO. 91-605

RESOLUTION REVERSING THE DECISION OF THE
PLANNING COMMISSION DISAPPROVING THE APPLICATION
OF ELSA COLLINS FOR MINOR USE PERMIT/COASTAL
DEVELOPMENT PERMIT D890171P

The following resolution is now offered and read:

WHEREAS, on February 15, 1991, the Director of Planning and Building of the County of San Luis Obispo acting as Zoning Administrator of the County (hereinafter referred to as the "Planning Director") duly considered and disapproved the application for Minor Use Permit/Coastal Development Permit D890171P; and

WHEREAS, Elsa Collins (who filed the application under the name Elsa Walker) appealed the Planning Director's decision to the Planning Commission of the County of San Luis Obispo (hereinafter referred to as the "Planning Commission") pursuant to the applicable provisions of Title 23 of the San Luis Obispo County Code; and

WHEREAS, a public hearing was duly noticed and conducted by the Planning Commission on May 23, 1991, and the matter was continued to and determination and decision made on June 27, 1991; and

WHEREAS, at said hearing, the Planning Commission heard and received all oral and written protests, objections, and evidence, which were made, presented, or filed, and all persons present were given the opportunity to hear and be heard in respect to any matter relating to said appeal; and

WHEREAS, the Planning Commission duly considered the appeal and determined that the appeal should be disapproved and that the decision of the Planning Director should be affirmed based upon revised Findings A through C that were distributed to the Planning Commission at the hearing; and

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WHEREAS, Fred H. Schott on behalf of Elsa Collins appealed the Planning Commission's decision to the Board of Supervisors of the County of San Luis Obispo (hereinafter referred to as the "Board of Supervisors") pursuant to the applicable provisions of Title 23 of the San Luis Obispo County Code; and

WHEREAS, a public hearing was duly noticed and conducted by the Board of Supervisors on October 15, 1991, and the matter was continued to and determination and decision made on December 3, 1991; and

WHEREAS, at said hearing, the Board of Supervisors heard and received all oral and written protests, objections, and evidence, which were made, presented, or filed, and all persons present were given the opportunity to hear and be heard in respect to any matter relating to said appeal; and

WHEREAS, the Board of Supervisors has duly considered the appeal and determined that the appeal should be upheld and the decision of the Planning Commission should be reversed and that the application for Minor Use Permit/Coastal Development Permit D890171P should be conditionally approved as described below.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Supervisors of the County of San Luis Obispo, State of California, as follows:

1. That the recitals set forth hereinabove are true, correct, and valid.
2. That the Board of Supervisors makes all of the findings of fact and determinations set forth in Exhibit A attached hereto and incorporated by reference herein as though set forth in full.
3. That the negative declaration prepared for this project is hereby approved as complete and adequate and as having been prepared in accordance with the provisions of the California Environmental Quality Act.
4. That the Board of Supervisors has reviewed and considered the information contained in the negative declaration together with all comments received during the public review process prior to approving the project.
5. That the appeal filed by Fred H. Schott on behalf of Elsa Collins is hereby upheld and the decision of the Planning Commission is reversed and that the application for Minor Use Permit/Coastal Development Permit D890171P is hereby

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approved subject to the conditions of approval set forth in Exhibit B attached hereto and incorporated by reference herein as though set forth in full.

Upon motion of Supervisor Laurent, seconded by Supervisor Brackett, and on the following roll call vote, to wit:

AYES: Supervisors Laurent, Brackett, Ovitt, Delany, Chairperson Blakely

NOES: None

ABSENT: None

ABSTAINING: None

the foregoing resolution is hereby adopted.

DAVID BLAKELY

Chairman of the Board of Supervisors

ATTEST:

FRANCIS M. COONEY

Clerk of the Board of Supervisors

[SEAL]

APPROVED AS TO FORM AND LEGAL EFFECT:

JAMES B. LINDHOLM, JR.
County Counsel

By: [Signature]
Deputy County Counsel

Dated: November 25, 1991

JBO:ch0331.ch/PLN

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO
I, FRANCIS M. COONEY, Clerk of the Board of Supervisors, do hereby certify that the foregoing is a true and correct copy of the resolution of the Board of Supervisors as the same appears in the minutes of the Board of Supervisors.
Witness my hand and the seal of the County of San Diego, California, this 24th day of December, 1991.
Francis M. Cooney
Clerk

[Handwritten marks]

EXHIBIT A

D890171F - WALKER/SCHOTT
FINDINGS

- A. The proposed project or use is consistent with the San Luis Obispo County General Plan because shoreline structures are allowed in the Residential Multi-Family category.
- B. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- C. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public—or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the sea walls, fill slopes and drainage improvements will be constructed in compliance with the recommendations of the project geology reports and in compliance with county approved grading and building permits.
- D. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the proposed sea walls have colors and textures that will help the project to match the existing bluffs and sandstone.
- E. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project because the sea wall construction in and of itself will not create an increase in traffic use or volume.
- F. On the basis of the Initial Study and all comments received, there is no substantial evidence that the project will have a significant effect on the environment.

Shoreline Structures

- G. The proposed project eliminates or mitigates adverse impacts on the local shoreline sand supply as determined by a registered civil engineer because there are no permanent sandy beaches at the project site or elsewhere that will be affected.

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D890171P - Walker/Schott

- H. ~~The project will not preclude public access to and along the coast where an access way is consistent with the provisions of Section 23.04.420 (Coastal Access) because the construction of seawalls is not an adequate "nexus" to justify requirement of new public access improvements.~~
- I. The project will be visually compatible with adjacent structures and natural features to the maximum extent feasible because the proposed sea walls have colors and textures that will help the project to match the existing bluffs and sandstone.
- J. The project will minimize erosion impacts on adjacent properties that may be caused by the structure because the project extends across adjacent property lines to add protection to neighboring bluffs.
- K. The project will not adversely impact fish and wildlife because there will be no significant encroachment into the public tidal area.
- L. Non-structural methods of protection (artificial sand nourishment or replacement) have been proven to be impractical or infeasible because they do not provide as dependable or reliable protection for the site's shoreline as the proposed sea walls will.

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EXHIBIT B

D890171P - WALKER/SCHOTT
CONDITIONS OF APPROVAL

Approved Use

1. This approval authorizes installation of three sea walls, two fill slopes, and site drainage improvements.

Revised Site Plan

2. All site work shall be consistent with a revised site plan showing the "limits of construction activities," the mean high tide line/property line, and a statement indicating that the property owner is responsible for the construction and the routine maintenance of the sea walls. This site plan shall be approved by the Planning Department prior to issuance of a grading or building permit.

Geology Reports

3. The grading/drainage and building plans shall incorporate the recommendations given in the two project geology reports:
 - a. Report by R.T. Wooley, CACEG # 951, dated December 20, 1989 entitled Preliminary Engineering Geology Report on Lots 10 & 11, Locarno Tract, Cayucos.
 - b. Report by Richard Pfost, CEG # 1281, of Earth Systems Consultants/Pacific Geoscience, dated October 7, 1991 entitled JOB NO. PG-6582-W02, DOC. NO. 9110-081.RPT.

Grading and Drainage Plans

4. Prior to issuance of a grading or building permit obtain Planning Department approval of grading plans for the sea walls. Incorporate the geology report recommendations, per Condition No. 3.
5. Prior to issuance of a grading or building permit obtain Planning Department approval of project drainage plans. The plans shall incorporate drainage devices designed by a civil engineer that are capable of handling surface runoff from Lucerne Road (the curb/gutter/sidewalk), the applicant's property, drainage entering the site from adjacent properties, and from the house (roof gutters, etc.). No surface runoff shall be allowed to spill over the ocean bluff edge. Provide a junction box or 22 1/2 degree knuckle where each drain line angles down the bluff. Culvert extensions shall be made of concrete or high impact plastic, not metal. Incorporate the geology report recommendations, per Condition No. 3.

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D890171P - Walker/Schott

Building Permit

6. Prior to the issuance of a grading or building permit obtain Planning Department approval of building plans for the three sea walls. Incorporate the geology report recommendations, per Condition No. 3, and:
 - a. Show the "limits of construction activities" and the owner's responsibility note as required on the revised site plan per Condition No. 2.
 - b. Show colors and textures that will be used on the surface of the sea walls to help them be visually compatible with the existing ocean bluffs and sandstone.

Landscape Plans

7. Prior to the issuance of a grading or building permit obtain Planning Department approval of a landscape planting plan for the two fill slopes above the sea walls. Show jute netting securely stapled to the slopes, and show light weight low water ground cover plant species with the proper spacing. No irrigation shall be used. The slopes shall be hand watered.

Curb/Gutter/Sidewalk

8. Concrete curb, gutter, sidewalk and street paveout shall be installed on all street frontages of the subject site under an encroachment permit issued by the county Engineering Department. Plans for the required improvements shall be prepared by a registered civil engineer and submitted for review and approval under an inspection and checking agreement with the county Engineering Department prior to issuance of a grading or building permit.

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D890171P - Walker/Schott

State Lands Commission

9. Prior to the issuance of a grading or building permit submit a letter from the State Lands Commission indicating that the Commission approves this project and has no objection to:
- a. Structural encroachment onto public property and tidal area.
 - b. Encroachment of construction activities onto public property and tidal area, along with a description of the safeguards and restrictions that must be followed for the proposed construction work.

Coastal Commission

10. Prior to the issuance of a grading or building permit submit a letter or a coastal permit from the state Coastal Commission indicating that the Commission approves this project and has no objection to:
- a. Structural encroachment onto public property and tidal area.
 - b. Encroachment of construction activities onto public property and tidal area, along with a description of the safeguards and restrictions that must be followed for the proposed construction work.

Operating Conditions

11. a. There shall be no storage of vehicles, equipment or materials of any kind on the public beach/tidal area or in the Lucerne Road right-of-way during construction or after project completion.
- b. The "limits of construction activities" shown on the site plan and building plan shall be strictly observed.

Final Inspection

12. Prior to final inspection of the grading or building permit:
- a. Install all landscape per approved landscape plan.
 - b. Install all drainage improvements.
 - c. Install the curb/gutter/sidewalk.
 - d. Complete any special conditions of the state Coastal Commission and State Lands Commission.

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LAND USE AND COASTAL DEVELOPMENT PERMIT

PERMIT NO. D990171P



This Land Use/Coastal Development Permit allows the approved use described below to be established on the site referenced by the Assessor Parcel Number listed below. Any attached conditions of approval must be completed by the applicant as set forth by the condition. In addition to the conditions of approval, the approved use must also satisfy all applicable provisions of the Coastal Zone Land Use Ordinance and the Building and Construction Ordinance.

APPROVAL GRANTED

APPROVED USE: *Construct 3 Slawall's on Lucerne Rd. in the community of Cayucos.*

ASSESSOR PARCEL NUMBER(S): *064-281-023 & 024*
064-282-011

ISSUED TO: *Elsa Collins Walker*
589 Lucerne Rd.
Cayucos, CA 93430

CONDITIONS ATTACHED:

YES

NO

FINDINGS ATTACHED:

YES

NO

EFFECTIVE DATE

Unless an appeal is filed, this approval will become effective on December 19, 1991, and will be valid for two years. If an appeal is filed as provided by Section 23.01.042 and 23.01.043 of the Coastal Zone Land Use Ordinance, this approval may be affirmed, affirmed in part, or reversed. After two years the approval will expire and become void unless one of the following occurs:

- The project has been completed.
- Work has progressed beyond the completion of structural foundations.
- A written extension request has been filed with the Planning Department prior to the date of expiration and has been granted.

NOTE: THIS IS NOT A BUILDING PERMIT

Applicant must sign and accept conditions or permit is void.

DEPARTMENT OF PLANNING AND BUILDING VERIFICATION.

Elsa Collins Walker
Signature

Date 12/5/91

BY: *[Signature]* DATE 12/04/91

COUNTY GOVERNMENT CENTER, SAN LUIS OBISPO, CA. 93408 (805) 549-5600

Plot Plan/Site Plan/MUP/Dev. Plan/ Variance - In CZ Appealable

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EXHIBIT D

EXHIBIT E

Fred H. Schott & Associates, Inc.
CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING & BUILDING DESIGN

April 20, 1992

Mr. Herbert Mericle
State Lands Commission
1807 13th Street
Sacramento, CA 95814

Subject: File #W24668
Collins Bluff Protection - Cayucos, California

Dear Mr. Mericle:

This is to confirm our telephone conversation earlier today relating to the urgency of processing the Collins seawall application.

I was at the site last week and observed severe erosion along Mrs. Collins' bluff face. The erosion of the bluff section directly behind the central area (which requires your action) was particularly severe. At least 2 ft. and possibly as much as 3 ft. of bank has collapsed onto the underlying concrete blocks totally covering them with the soil from above. In addition, there are cracks in the soil 2 ft. +/- behind the existing top of bluff indicating incipient failure.

It is my professional opinion that these failures are ongoing and will continue at an accelerating rate due to the funneling of wave energy into this area and decreasing effectiveness of the existing 50 +/- year old "sea wall". It is imperative that Mrs. Collins' bluff face be protected before next winter's storms.

In view of the time required to process our Coastal Commission application (which cannot begin until after your approval), the building permit application (which cannot be applied for until both State Lands and Coastal Commission permits are obtained), and actual construction, it is absolutely essential that we be placed on the next Commission agenda.

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In view of the fact that Mrs. Collins has been trying to obtain approvals for this project since 1989, and the fact that we initially contacted you on January 21, 1992 for your decision regarding the necessity of action by the State Lands Commission, and submitted our formal application to you (immediately after receiving your decision) on February 20, 1992, our request does not appear to be unreasonable. After all, we are only talking about a 1 ft. strip 22 ft. long in front of an existing seawall which has been undermined.

We would greatly appreciate any action you can take to expedite processing of the subject application. If you have any questions or comments regarding this matter, please do not hesitate to contact us.

Sincerely yours,



Fred H. Schott

FHS:ac

cc: Collins

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EXHIBIT F

4-21
(#1) FOR OFFICIAL USE ONLY

COUNTY OF SAN LUIS OBISPO
NOTICE OF DETERMINATION AND
NEGATIVE DECLARATION

(ENDORSED)

FILED

ENVIRONMENTAL DETERMINATION NO. ED90-668

DATE October 26, 1990

APR 13 1992

PROJECT DESCRIPTION

APPLICATION/ENTITLEMENT: Walker Minor Use Permit; D890171P
PLANNING AREA: Estero/Cayucos
LAND USE CATEGORY: Residential Multiple Family
SURROUNDING LUC'S: Agriculture, Residential Multiple Family
LUE COMBINING DESIGNATIONS: Local Coastal Plan, Geologic Study Area, Archeologically Sensitive Area
PARCEL SIZE: .50 acre
TOTAL FLOOR AREA OF DISTURBANCE/STRUCTURE: Approximately 1,500 sq ft.
LOCATION: 589 Lucerne Road, south of North Ocean Avenue, in the community of Cayucos
PROPOSED USES/INTENT: A request to construct three separate seawalls and install drainage improvements to prevent surface and bluff erosion
APPLICANT: Elsa Collins Walker; Cayucos, CA

FRANCIS M. CROWEY, COUNTY CLERK
By ELEANOR PORTER
DEPUTY CLERK

ENVIRONMENTAL SETTING

Topography: Nearly level to gently sloping to the southwest with very steeply sloping bluffs
Vegetation: Grasses; forbs; ornamentals
Soil Type: Copley clay
Soil Characteristics: Very poorly drained; moderate erodibility; High shrink-swell potential; may present some limitations to the percolation of sewage effluent due to slow percolation rate
Geologic Hazards: Low landslide potential; low to moderate liquefaction potential
Fire Hazard Rating: Moderate
Existing Use: One single-family residence
Surrounding Uses: Single and multi family residences

ADDITIONAL INFORMATION

Additional information pertaining to this environmental determination may be obtained by contacting the Environmental Coordinator's Office, County Government Center Rm. 370, San Luis Obispo, CA 93408, (805) 549-5011

STATEMENT OF FINDINGS

The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Sections 21108, 21151 & 21167) is proposed.

ACTION TAKEN

On December 3 1991, the San Luis Obispo County Board of Supervisors/Planning Commission/Staff, having considered the Environmental Coordinator's action, approved/denied this project.

A copy of the Negative Declaration is available for review from the San Luis Obispo County Clerk, Rm. 385, county County Government Center, San Luis Obispo, CA 93408

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SAN LUIS OBISPO COUNTY

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INITIAL STUDY SUMMARY - 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. The Office of Environmental Coordinator 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 San Luis Obispo County Office of Environmental Coordinator in Rm. 370, County Government Center, San Luis Obispo, CA or call (805) 549-5011.

Initial Study Reference and Agency Contacts: The following reference materials are used in the environmental review for each project and are hereby incorporated by reference into the Initial Study.

- *Project File for the Subject Application
- *County General Plan (Including all maps & elements)
- *County Land Use Ordinance
- *Area of Critical Concerns Map
- *Fire Hazard Severity Map
- *Natural Species Diversity Database
- *Areas of Special Biological Importance Map
- *County Seismic Safety Element
- *Archaeological Resources Map
- *U.S. Soil Conservation Service Soil Survey for SLO County
- *Flood Hazard Maps
- *Other special studies, reports and previously prepared EIRs as appropriate.
- *Airport Land Use Plans

In addition to the above, the County Planning Department and/or the Office of Environmental Coordinator contacted responsible and trustee agencies for their comments on the proposed project. With respect to the subject application, the following agencies have been contacted.

- | | |
|---|---|
| <input checked="" type="checkbox"/> County Engineering Department | <input checked="" type="checkbox"/> CA Coastal Commission |
| <input type="checkbox"/> County Planning Department | <input type="checkbox"/> CA Dept. of Forestry |
| <input type="checkbox"/> County Environmental Health Dept. | <input type="checkbox"/> County Airport Manager |
| <input type="checkbox"/> Agricultural Commissioner's Office | <input type="checkbox"/> Airport Land Use Commission |
| <input type="checkbox"/> Air Pollution Control District | <input type="checkbox"/> Sheriff's Department |
| <input type="checkbox"/> Regional Water Quality Control Board | |
| <input type="checkbox"/> California Dept. of Transportation | |
| <input type="checkbox"/> CA Department of Fish and Game | |
| <input type="checkbox"/> Other _____ | |

X- Agency contacted XX- Agency responded

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Checklist Identification of Mitigations for Potential Impacts: .. 4-23

The checklist provides the identification and summary of the project's potential environmental impacts. Where potential impacts require mitigation, the following list of mitigations explains how the identified potential environmental impacts can and will be avoided or substantially lessened.

- A. The project has been changed to avoid or substantially lessen environmental impacts. Where changes require explanation, the change(s) will be discussed in the Special Environmental Considerations section or attached material following the checklist.
- B. The project is subject to standards and requirements of the Land Use Element/Land Use Ordinance and/or other County ordinances that include provisions to avoid or substantially lessen environmental impacts. These provisions are requirements that must be incorporated into the project.
- C. The project is subject to state and/or federal regulations, laws and/or requirements that include provisions to avoid or substantially lessen environmental impacts. The project must incorporate the above provisions in order to be in compliance with Federal and/or State law.
- D. A special mitigation plan to avoid or lessen environmental impacts has been agreed to by the applicant. This will be noted on the checklist and, if necessary, discussed in an attachment to the checklist.

SAN LUIS OBISPO COUNTY
INITIAL STUDY CHECKLIST

Project Title & No. Walker Minor Use Permit
ED 89-668 (D890171P)

I. BIOLOGICAL RESOURCES

	Potential Significant Impact	Impact Can and Will be Mitigated	Insignificant Impact	Not Applicable
A. Wildlife	()	()	()	()
B. Vegetation	()	()	()	()
C. Habitat Area	()	()	()	()
D. Rare and/or Endangered Species	()	()	()	()
E. Unique or Fragile Biotic Community	()	()	()	()
F. State Area of Special Biological Importance	()	()	()	()
G. Riparian/Wetland Area	()	()	()	()
H. Other: _____	()	()	()	()

Mitigation: A ___ B ___ C ___ D ___

- () See attached exhibits: () Developer's Statement; () Agency Response _____; () Revised Plans; () Designated Bldg Sites
- () See Special Environmental Considerations
- () See Document in file _____: () Botanical/Biological Report

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II. DRAINAGE, EROSION AND SEDIMENTATION

- | | Potential Significant Impact | Impact Can and Will be Mitigated | Insignificant Impact | Not Applicable |
|---|------------------------------|----------------------------------|----------------------|----------------|
| *A. Increased Storm Water Runoff | () | () | () | () |
| *B. Erodible Soils/Erosion | () | () | () | () |
| *C. Poorly Drained Soils | () | () | () | () |
| *D. Sedimentation | () | () | () | () |
| E. Contributes to Existing Drainage Problem | () | () | () | () |
| *F. Alters Existing Drainage Course or Waterway | () | () | () | () |
| G. Other: _____ | () | () | () | () |

Mitigation: A ___ *B [see LUO (CZLUO) sec. 22.05.036(23.05.036);
C ___ D ___ 22.05.040(23.05.040)]

(*) See attached exhibit(s): (Developer's Statement; () Agency Response _____; () Sedimentation & Erosion Control/Drainage Plan

(*) See Special Environmental Considerations

(*) See Document in file geology report and letters

III. GEOLOGICAL HAZARDS/SITE ALTERATION

- | | | | | |
|--|-----|-----|---|-----|
| *A. Landslide Hazard | () | () | (<input checked="" type="checkbox"/>) | () |
| *B. Seismic Hazard | () | () | (<input checked="" type="checkbox"/>) | () |
| C. Topographic Alteration; Grading for Building ____, Driveways ____, Roads ____, Other <input checked="" type="checkbox"/> (seawalls) | () | () | (<input checked="" type="checkbox"/>) | () |
| D. Soil Expansion | () | () | (<input checked="" type="checkbox"/>) | () |
| E. Steep Slopes | () | () | (<input checked="" type="checkbox"/>) | () |
| *F. Other: <u>Slope Stability</u> | () | () | (<input checked="" type="checkbox"/>) | () |

Mitigation: A ___ B ___ C ___ D ___

() See attached exhibit(s): () Developer's Statement; () Agency Response _____
() Sedimentation & Erosion Control Plan; () Revised Plans;
() Designated Bldg Sites

(*) See Special Environmental Considerations

(*) See Document in file geology report: () Geology/Soils Report

IV. WATER RESOURCES

- | | | | | |
|------------------------------------|-----|-----|---|-----|
| A. Groundwater Quantity | () | () | (<input checked="" type="checkbox"/>) | () |
| B. Groundwater Quality | () | () | (<input checked="" type="checkbox"/>) | () |
| C. Surface Water Quantity | () | () | (<input checked="" type="checkbox"/>) | () |
| D. Surface Water Quality | () | () | (<input checked="" type="checkbox"/>) | () |
| E. Stream Flow Change | () | () | (<input checked="" type="checkbox"/>) | () |
| F. Change to Estuarine Environment | () | () | (<input checked="" type="checkbox"/>) | () |
| G. Other: _____ | () | () | (<input checked="" type="checkbox"/>) | () |

Mitigation: A ___ B ___ C ___ D ___

() See attached exhibit(s): () Developer's Statement; () Agency Response _____

() See Special Environmental Considerations

() See Document in file _____: () Hydrology Report

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V. POLLUTION

- A. Hazardous Materials () () () ()
- B. Groundwater Pollution () () () ()
- C. Surface Water Pollution () () () ()
- D. Increase in Existing Noise Levels () () () ()
- E. Exposure of People to Severe Noise Levels () () () ()
- F. Substantial Air Emissions () () () ()
- G. Deterioration of Ambient Air Quality () () () ()
- H. Creation of Objectionable Odors () () () ()
- I. Other: _____ () () () ()

Mitigation: A ___ B ___ C ___ D ___

- () See attached exhibit(s): () Developer's Statement; () Agency Response _____
- () See Special Environmental Considerations
- () See Document in file _____: () Hydrology/Noise Study

VI. TRAFFIC

- A. Increase in Vehicle Trips () () () ()
- B. Reduced Levels of Service on Existing Public Roadways () () () ()
- C. Limited or Unsafe Access () () () ()
- D. Creates Unsafe Conditions on Public Roadways () () () ()
- E. Areawide Traffic Circulation () () () ()
- F. Internal Traffic Circulation () () () ()
- G. Other: _____ () () () ()

Mitigation: A ___ B ___ [see Co. Code Title 13.01.010-.060; C ___ D ___ Resolution # 89-46, 90-181]

- () See attached exhibit(s): () Developer's Statement; () Agency Response _____; () Revised Plans
- () See Special Environmental Considerations
- () See Document in file _____: () Traffic Study

VII. PUBLIC SERVICES

- A. Fire Protection Services () () () ()
- B. Police Services () () () ()
- C. Schools () () () ()
- D. Community Wastewater () () () ()
- E. Community Water Supply () () () ()
- F. Solid Waste Disposal () () () ()
- G. Onsite Wastewater () () () ()
- H. Onsite Water () () () ()
- I. Other: _____ () () () ()

Mitigation: A ___ B ___ C ___ D ___

- () See attached exhibit(s): () Developer's Statement; () Agency Response _____
- () See Special Environmental Considerations
- () See Document in file _____: () Hydrology Report

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VIII. AESTHETIC/CULTURAL RESOURCES

- | | Potential Significant Impact | Impact Can and Will be Mitigated | Insignificant Impact | Not Applicable |
|--------------------------------------|------------------------------|----------------------------------|----------------------|----------------|
| A. Visual Impact from Public Roadway | () | () | (X) | () |
| B. Increased Light or Glare | () | () | (X) | () |
| C. Alters Important Scenic Vista | () | () | (X) | () |
| D. Archaeological Resources | () | () | (X) | () |
| E. Historic Resources | () | () | (X) | () |
| F. Other: _____ | () | () | () | () |

Mitigation: A ___ B ___ C ___ D ___

- () See attached exhibit(s): () Developer's Statement; () Agency Response _____; () Revised Plans; () Landscape Plan; () Designated Bldg Sites
- () See Special Environmental Considerations
- () See Document in file _____: () Visual Analysis

IX. HOUSING AND ENERGY

- | | | | | |
|---|-----|-----|-----|-----|
| A. Creates Substantial Demand for Housing | () | () | () | (X) |
| B. Uses Substantial Amount of Fuel or Energy | () | () | (X) | () |
| C. Encourages Growth Beyond Resource Capacities | () | () | () | (X) |
| D. Other: _____ | () | () | () | () |

Mitigation: A ___ B ___ C ___ D ___

- () See attached exhibit(s)
- () See Special Environmental Considerations
- () See Document in file _____

X. AGRICULTURAL/MINERAL RESOURCES

- | | | | | |
|--|-----|-----|-----|-----|
| A. Eliminates Valuable Mineral Resources | () | () | (X) | () |
| B. Prime Agricultural Soils | () | () | () | (X) |
| C. Conflicts with Existing Agricultural Area | () | () | () | (X) |
| D. Change from Agriculture to Other Uses | () | () | () | (X) |
| E. Other: _____ | () | () | () | () |

Mitigation: A ___ B ___ C ___ D ___

- () See attached exhibit(s): () Developer's Statement; () Agency Response _____
- () See Special Environmental Considerations
- () See Document in file _____

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XI. GROWTH INDUCING/CUMULATIVE EFFECTS

- A. Growth Inducing Effects
- B. Precedent for Change in Area Land Use
- C. Cumulative Effects: _____

Potential Significant Impact
Impact Can and Will be Mitigated
Insignificant Impact
Not Applicable

() () () ()
() () () ()
() () () ()
() () () ()
() () () ()
() () () ()
() () () ()
() () () ()
() () () ()

D. Other: _____

Mitigation: A ____ B ____ C ____ D ____

- () See attached exhibit(s): () Developer's Statement; () Agency Response _____
- () See Special Environmental Considerations
- () See Document in file _____

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