Initial Study Summary – Environmental Checklist

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

(ver 5.10) Using Form

Project Title & No. Golden State Water Company; Development Plan/Coastal Development Permit ED 19-263 (DRC2019-00068)

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

☒ Aesthetics	☒ Geology and Soils	☐ Recreation
☐ Agricultural Resources	☒ Hazards/Hazardous Materials	☐ Transportation/Circulation
☒ Air Quality	☒ Noise	☐ Wastewater
☒ Biological Resources	☐ Population/Housing	☐ Water /Hydrology
☐ Cultural Resources	☐ Public Services/Utilities	☒ Land Use

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Katie Nall
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Reason: I am the author of this document
Date: 2019.12.11 08:28:38-08'00'

Prepared by (Print) Signature Date

Steven McMasters
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Xzandrea Fowler
Environmental Coordinator

Reviewed by (Print) Signature (for) Date

Project Environmental Analysis

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

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

A. PROJECT

DESCRIPTION: Request by Golden State Water Company (GSWC) for a Development Plan/Coastal Development Permit to allow for the replacement of an existing 84,000-gallon bolted steel water tank (reservoir) with a new 140,000-gallon welded steel reservoir. The project will disturb then entire 0.33-acre (14,375-square foot) parcel located within the Residential Suburban land use category. The site is located on the south side of Alamo Drive, approximately 250 feet south of Rodman Drive, within the community of Los Osos, in the Estero planning area.

BACKGROUND:

The existing 84,000-gallon reservoir on the project site has been rated in poor condition and recommended for replacement as soon as possible by industry professionals. Inspections have revealed severe corrosion of the steel tank walls; in some areas up to 75% of the original thickness has been corroded. GSWC continually conducts maintenance on the tank, repairing leaks and monitoring the status of the reservoir. GSWC is concerned that, without replacement in the near future, failure of the tank is imminent, which could cause interruption to water service, elimination of fire protection, and substantial property damage to nearby homes due to flooding.

The new water reservoir would replace the existing reservoir as well as another 44,000-gallon reservoir that was used as a redundant water supply and is scheduled to be decommissioned as part of a separate project. The existing bolted steel reservoir is situated on a graded platform that is currently accessed by a wooden staircase that climbs a vegetated slope. The proposed project includes demolition and removal of the existing 29.75-foot diameter reservoir and regrading of the existing 6,000-square-foot dirt pad. Removal techniques would include using shears, torches, or a saw to dismantle the tank. Materials would temporarily be stored on-site before off-site transfer via a trailer or truck to an approved receiving waste and/or recycling facility. The new welded steel reservoir would be 40 feet in diameter (approximately 1,257 square feet) and 19.5 feet high, and would include an exterior ladder and vandal guard, aboveground inlet/outlet piping, a transducer pressure switch, a liquid level indicator, and a new overflow catch basin. The new reservoir would be sited at least 14 feet from the nearest slope edge in approximately the same location as the existing reservoir and would result in an approximately 5-foot increase in diameter to the existing reservoir's perimeter footprint. The new reservoir would be supported by a pour-in-place concrete ringwall foundation. The color of the new reservoir would be painted a dark gray-green color to blend with the surrounding landscape.

Due to the steep topography at the site and lack of existing vehicle access to the site, a temporary unpaved equipment access road would be installed to haul/pull equipment and materials up the slope

to the proposed tank location to facilitate the tank installation. At this time, it is unknown how the contractor will construct the necessary access to facilitate construction of the tank. It is anticipated that a crane will be utilized on Alamo Drive to swing materials and equipment to the top of the slope and that a temporary access road or path will need to be constructed to allow small 4-wheel-drive vehicles (like a mule) to pull materials to the top of the slope. It is not known if the temporary access road would be a straight path up the slope or if it would need to wind across a larger area of the site to achieve a gentler slope. Access will be designed to avoid impacts to the existing stairway and vegetation to the extent feasible; however, because the specific approach to construction access is not currently known, for the purposes of this document, it is being assumed that installation of the temporary access road would require the removal of the existing stairway as well as tree and vegetation removal and grading throughout the entire 0.33-acre site, which would be a reasonable worst-case scenario. Therefore, this document assumes the entire site would be disturbed and all vegetation would be removed to accommodate construction of the project. Upon completion of the project, any temporary road stabilization materials used for the access road would be removed and all disturbed areas would be revegetated and restored in accordance with a County-approved sedimentation and erosion control plan. If removal of the existing stairway is required to accommodate access, it will be replaced in kind. Project plans are included as Appendix A.

The project site consists of an approximately 0.33-acre (14,375-square foot), GSWC-owned parcel (Assessor Parcel Number 074-021-034), within the unincorporated County of San Luis Obispo. Access to the project site is provided via Pecho Valley Road, Rodman Drive, and Alamo Drive. The project site is located within the Cabrillo Estates neighborhood and is designated for Residential Suburban land use by the County of San Luis Obispo General Plan (San Luis Obispo County 2011). The project site is also located within the Coastal Zone designation, approximately 1.50 miles east of the Pacific Ocean. Surrounding land uses include residential to the immediate north, a single-family residence to the west, and undeveloped land that connects to Montaña de Oro State Park to the south and east.

ASSESSOR PARCEL NUMBER(S): 074-021-034

Latitude: 35° 17' 59.55" N Longitude: 120° 50' 58.64" W **SUPERVISORIAL DISTRICT** # 2

B. EXISTING SETTING

PLAN AREA: Estero **SUB**: **COMM:** Los Osos

LAND USE CATEGORY: Residential Suburban

COMB. DESIGNATION: Coastal Appealable Zone Terrestrial Habitat Sensitive Resource Area

PARCEL SIZE: 0.33-acres

TOPOGRAPHY: Nearly level to very steeply sloping

VEGETATION: Monterey pines Eucalyptus trees Shrubs

EXISTING USES: Water storage tank

SURROUNDING LAND USE CATEGORIES AND USES:

North: Residential Single Family; single-family residence(s)	*East:* Residential Suburban; undeveloped
South: Residential Suburban; undeveloped	*West:* Residential Suburban; single-family residence(s)

Figure 1. Project Vicinity Map

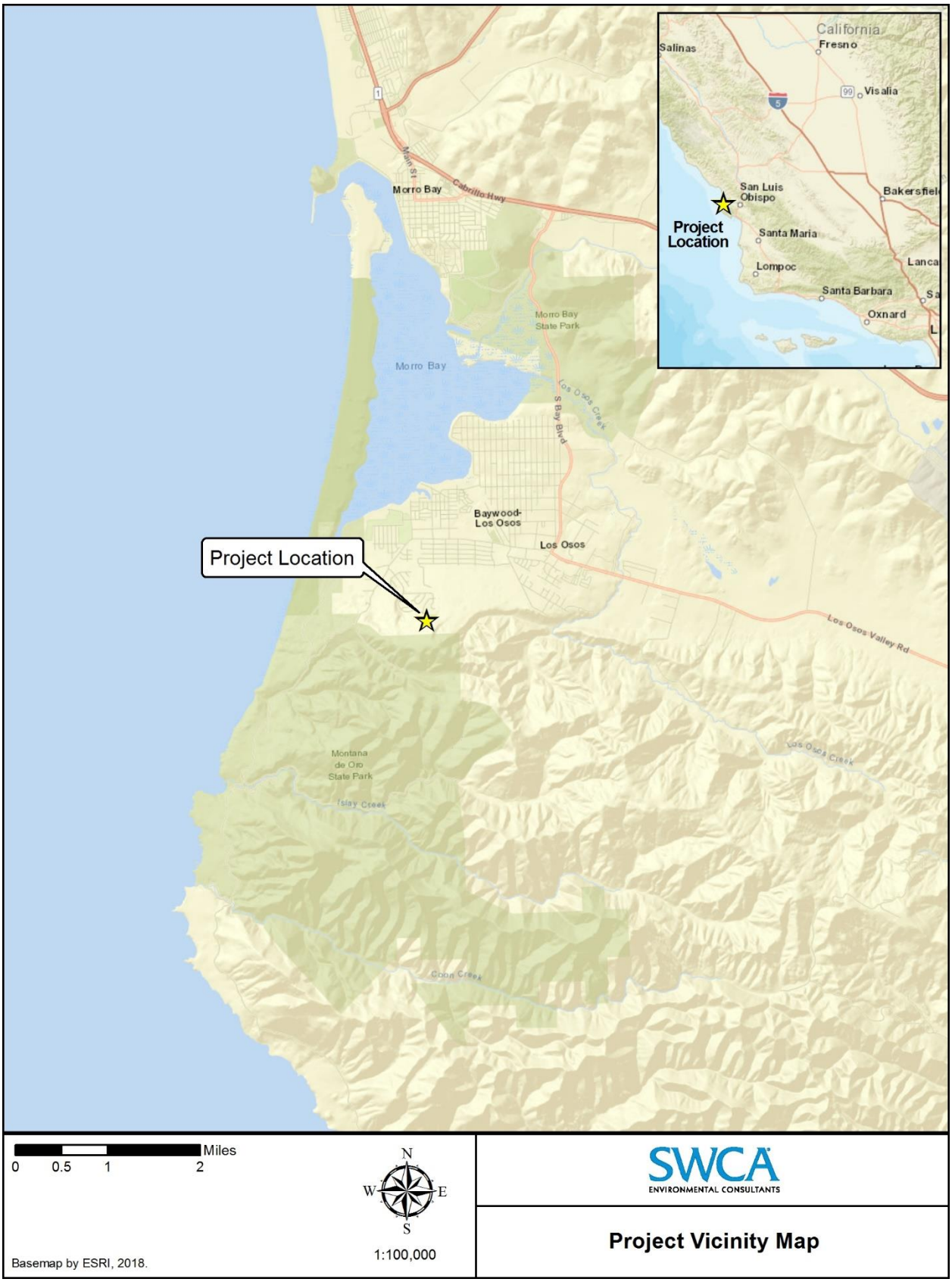
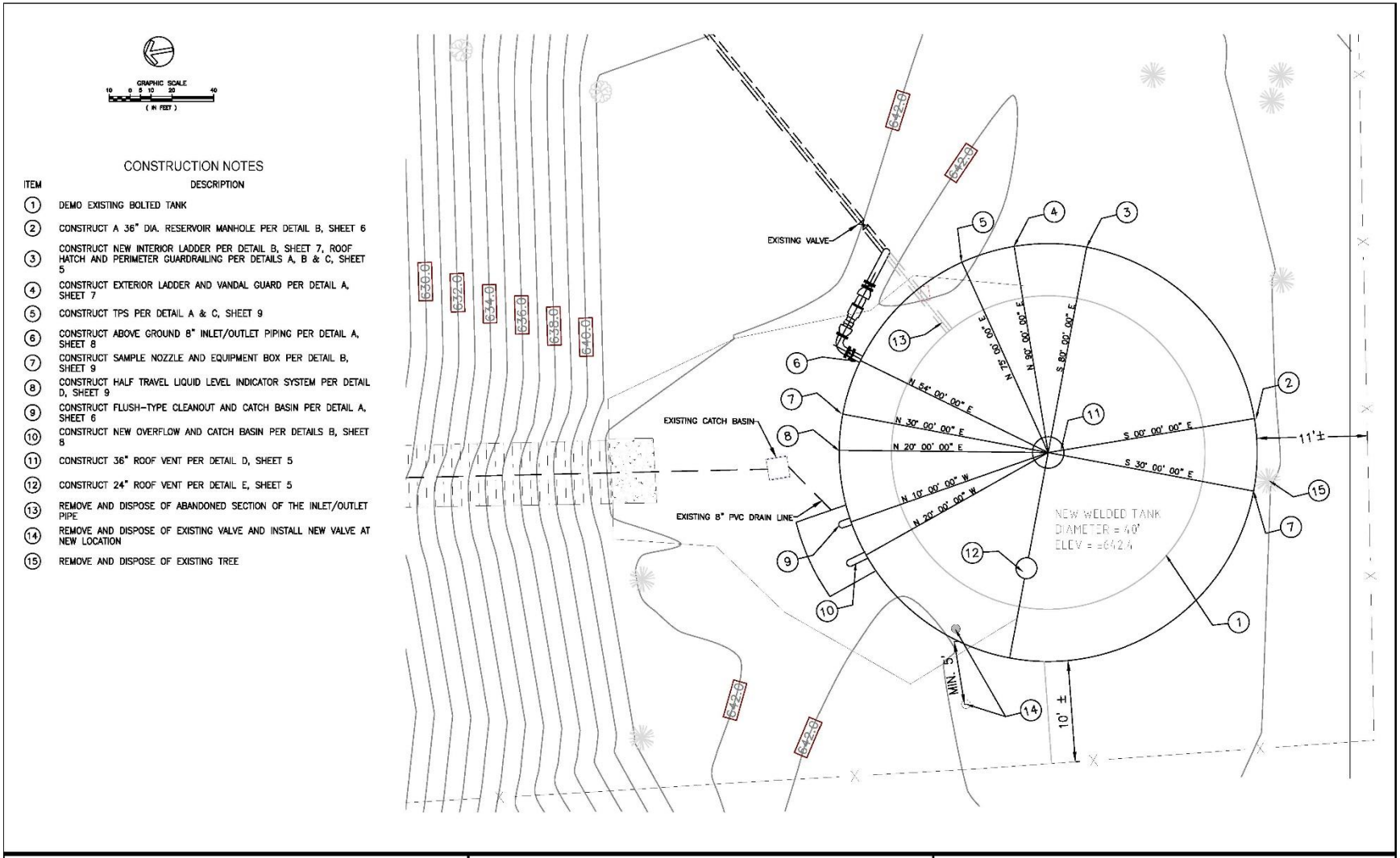


Figure 2. Project Location Map

Figure 3. Proposed Site Plan



SWCA ENVIRONMENTAL CONSULTANTS

Alamo Tank Plans

Source: Golden State Water Company, 2019.

C. ENVIRONMENTAL ANALYSIS

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

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST

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

Aesthetics

Setting. The following information is based on a Visual Impact Assessment (Appendix B) prepared for the project (SWCA Environmental Consultants 2019a).

The project site is located on a 0.33-acre parcel in the Cabrillo Estates neighborhood within the unincorporated community of Los Osos in San Luis Obispo County. The community of Los Osos is located where the Los Osos Valley meets the Pacific Ocean, south of Morro Bay and the Morro Bay Estuary. The project site is located on a prominent east-west oriented ridge that rises up from the bay to an elevation of approximately 950 feet above mean sea level (msl), helping define the southern limits of Los Osos Valley. The Montaña de Oro State Park is located approximately 0.50 mile south of the project site and extends along the coastline south of Los Osos. Because of its location on the hillside, the project site can be seen from a large portion of the community below.

The southern, eastern, and western boundaries of the project site border portions of residential suburban properties under private ownership. One large house is located immediately west of the project site and the parcel to the south and east is undeveloped. These undeveloped areas are generally well-vegetated with manzanita chaparral. Patterns of native and non-native trees can be seen along the hillside. A row of mature pine trees lines the southern side of Alamo Drive between the project site and

the street. Groupings of mostly pine trees and eucalyptus trees currently surround the project site, providing vegetative screening for the water tank facility as seen from much of the adjacent neighborhood, as well as more distant viewing locations.

The project site is bordered by Alamo Drive to the north, at a street elevation of approximately 610 feet above msl. The project site slopes steeply upward south of Alamo Drive to a maximum elevation of 646 feet above msl along its southern border. The existing water tank is built on a terraced pad in the southern portion of the parcel, at an elevation of approximately 642 feet above msl.

The perimeter of the project site is fenced with 6-foot-tall chain link fencing. An existing timber staircase provides access to the water tank facility from Alamo Drive. The existing bolted steel water tank is painted white and measures 29.75-feet in diameter by 16-feet tall. Access ladders, safety railing, and other associated infrastructure is attached to the exterior of the water tank.

The project site is moderately vegetated, though there is no vegetation in the immediate vicinity of the water tank. Three large eucalyptus trees and seven pine trees are present within the parcel boundary. Scattered manzanita, buck brush, and sage shrubs are scattered throughout the site.

Visual Assessment Methodology

The results from the Visual Impact Assessment are based on field visits conducted by SWCA Landscape Architect, Robert Carr, on August 4th and 5th, 2018. As part of the field studies, the project site and the surrounding area were reviewed and resource inventories were conducted both on foot and from vehicles. Existing visual resources and site conditions were photographed and recorded.

Potential visibility of the project was then inventoried from the surrounding community, including Los Osos Valley Road, Pecho Road, South Bay Boulevard, other neighborhood streets, public beaches and parks, and other public locations. As part of the review, Key Viewing Areas (KVAs) were selected which would best illustrate the visual changes proposed by the project. Photographs were taken from the KVAs, and photo-simulations were prepared to illustrate the appearance of the project as proposed, based on dominance of the site within the view, duration of views, and expected sensitivity of the viewer group.

The siting, size and appearance of the proposed water tank were identified based on site plan information and engineering elevations provided by the GSWC. The dimensions of the existing water tank and other on-site features were used as a visual scale reference for confirming structure height and massing, ensuring accuracy of photo-simulations, and for determining overall project visibility.

Project Site Visibility

Because of the project's location on the hillside, it has the potential to be seen from a large portion of the surrounding community. Field review shows that, although the project site is visible from a variety of areas, it is mostly identifiable only by the groupings of trees on and surrounding it, and the existing water tank itself is, from many locations, hidden from public view.

As seen from the Cabrillo Estates and Upland Area neighborhoods, the upward viewing angle combined with the mature landscaping and residential structures greatly limits views of the water tank. Where seen, the most visible aspect of the project site is its grouping of large trees. The existing water tank has minimal visibility from most streets in the adjacent neighborhood, other than from Alamo Drive. From Alamo Drive, the uppermost portion of the water tank can be seen, but the lower portion is blocked by the upward viewing angle and the northern landform edge of the terraced building pad on the project site.

From many public viewpoints in neighborhoods south of Los Osos Valley Road, only the upper portions of the on-site trees can be seen, and views of the area where the tank sits are blocked by intervening development. Where that condition occurs, the only visible aspect of the project would be the absence of the upper portions of the mature trees from the project site. As seen from some of these public viewpoints, the upper portions of the existing on-site trees visually extend above the ridgeline.

As viewed from Pecho Road, the project site has limited visibility due to topography, vegetation, and in some areas, existing development. Los Osos is a well-established community with medium-density development and mature landscaping. As a result, from many residential areas, views of the project site are precluded by existing buildings and vegetation. However, from public roadways, parks, open space, and random gaps between development, the project site can be seen on the distant hillside. From these viewpoints, the project site is part of the visual backdrop to the community and typically seen at viewing distances of approximately 0.3 mile to 2 miles away.

The project site can also potentially be seen from distant viewpoints in the city of Morro Bay and from Morro Bay State Park. From these viewing distances of the 3- to 4-mile range, the project site occupies a very small percentage of the overall viewshed and is visually subordinate to the scenic landscape.

Impact. The proposed project includes replacing an existing water tank with a new, larger water tank on a partially developed project site in the community of Los Osos. Implementation of the proposed project could result in short-term visual impacts associated with construction and long-term visual impacts associated with the development of the new water tank. The proposed water tank would become somewhat more visible due to the increased size and removal of screening trees. For the purposes of this document, it is being assumed that all trees and other vegetation located within the 0.33-acre parcel would be removed to accommodate the installation of the tank. Upon project completion, the site would be restored and the new tank would be screened by existing topography and new tree plantings. While removal of the trees would increase visibility of the water tank, it would also open-up views to the natural vegetation up-slope from the project site. The proposed water tank would not visually extend above the primary ridgeline as seen from any public viewpoints.

From most viewing locations, following construction, the project would appear visually consistent with the existing visual character of the site. It is expected that following construction, casual observers would not readily notice the project or distinguish it from the existing condition.

Because of intervening development, vegetation and topography, combined with the mostly distant viewpoints, the noticeability of the project is relatively low. Where visible, the replacement of the existing water tank with a new one of an increased size would be consistent with the existing visual character of the setting and not unexpected for the site. The changes caused by the project would also be visually compatible with the larger suburban/natural interface and would not limit existing views of other character or quality-defining features. From a visual character standpoint, the project would not be adding any new, unexpected elements. From vantage points throughout the community, visibility of the new tank would not be visually inconsistent with the geometric forms of the residential structures that cover the hillside in the project vicinity. The removal of mature trees from the project site would change the visual characteristics of the site in terms of their form, color, and visual mass. However, other mature trees surrounding the project parcel would remain and views to the natural hillside vegetation behind the project site would increase.

The project would not affect views of the Pacific Ocean, Morro Rock, Morro Bay, the Estuary, the Sandspit, the coastline, local beaches, or any other visual resources that define the scenic vista or the compositional quality of the overall viewshed. Although the loss of trees and increased water tank visibility would cause a visual change at the project site, the overall effect on the hillside and the scenic vista would be minimal. With implementation of Mitigation Measures AES-1, AES-2, and AES-3, as described in Exhibit B of this Initial Study, which require vegetative restoration and screen planting and tank coloration to blend with the surrounding environment, the project would not result in an aesthetically-incompatible site open to public view. Therefore, impacts associated with aesthetically incompatible sites and visual character would be less than significant with mitigation.

The project would require minor surface grading for the new pad and to allow for access but would not substantially modify the surface grade of the site. No unique geological or physical features are present within the project site (see Section 6. Geology and Soils); therefore, no impact to these features would occur. No new lighting is proposed as a part of the project and, as a result, no adverse visual impacts

related to new sources of lighting or glare would occur.

Mitigation/Conclusion. The proposed project has limited visibility from adjacent areas due to topography, vegetation, and existing development. The project can be seen from more distant viewpoints in the city of Morro Bay and from Morro Bay State Park, but from these viewing distances, the project site occupies a very small percentage of the overall viewshed and is visually subordinate to the scenic landscape. The project would not silhouette against any ridgelines as viewed from public roadways and is considered compatible with the existing and surrounding uses. The project would replace an existing water tank which would result in the loss of existing trees and increased visibility of the new tank, causing a visual change to the project site. Implementation of Mitigation Measures AES-1, AES-2 and AES-3 in the Mitigation Summary Table in Exhibit B would reduce impacts to visual resources to less than significant by requiring the new water tank to be painted a dark gray-green color to reduce the tank's visibility and to be consistent with the project site's native background colors, minimizing vegetation removal, and requiring replanting and plant screening to further reduce potential impact to the visual quality and character of the area. With implementation of these measures, potential impacts would be less than significant.

2. AGRICULTURAL RESOURCES *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Convert prime agricultural land, per NRCS soil classification, to non-agricultural use?	☐	☐	☐	☒
b) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?	☐	☐	☐	☒
c) Impair agricultural use of other property or result in conversion to other uses?	☐	☐	☐	☒
d) Conflict with existing zoning for agricultural use, or Williamson Act program?	☐	☐	☐	☒
e) Other: _____	☐	☐	☐	☒

Agricultural Resources

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

Land Use Category: Residential Suburban

State Classification: Not prime farmland

Historic/Existing Commercial Crops: None

In Agricultural Preserve? No

Under Williamson Act contract? No

Based on the California Department of Conservation, the Natural Resources Conservation Service (NRCS), Farmland Mapping and Monitoring Program (FMMP), and San Luis Obispo County Important Farmland Map (FMMP 2016), the project site is located on land designated as Other Land and does not contain Prime Farmland. The project site and surrounding areas are zoned Residential Suburban and do not support active agriculture and are not under a Williamson Act contract or County Agricultural Preserve. The project site is underlain by the following soil type:

106. Baywood fine sand, 15-30% slopes. This very deep, somewhat excessively drained, moderately steep soil has rapid permeability and surface runoff. The hazards of wind and water

erosion are high. This soil repels water when dry but has a rapid intake rate once it becomes moist. Slope is the main limitation for development. The droughtiness of this soil makes grassed waterways and areas of permanent plant cover adjacent to roads difficult to maintain. This soil is classified as Not Prime Farmland by the NRCS. This soil has a CA Storie Index Rating of Grade 3 – Fair.

Impact. The project site is surrounded by residential development and undeveloped open space and there are no agricultural uses at or in proximity to the project site. Future agricultural use of the site is unlikely due to its residential location and steep slopes. Removal and replacement of the existing water tank with a new water tank would not result in the conversion of prime agricultural land, Prime Farmland, Unique Farmland, Farmland of Statewide Importance to nonagricultural use or conflict with existing zoning for agricultural uses or the Williamson Act program. Based on the setting information described above, the project would not involve any other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use.

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

3. AIR QUALITY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	☐	☐	☒	☐
b) Expose any sensitive receptor to substantial air pollutant concentrations?	☐	☒	☐	☐
c) Create or subject individuals to objectionable odors?	☐	☐	☒	☐
d) Be inconsistent with the District's Clean Air Plan?	☐	☐	☒	☐
e) Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?	☐	☐	☒	☐
GREENHOUSE GASES				
f) ***Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?***	☐	☐	☒	☐
g) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

3. AIR QUALITY *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
h) Other: _____	☐	☐	☐	☒

Air Quality

Setting. The San Luis Obispo County Air Pollution Control District (SLOAPCD) has developed and updated their CEQA Air Quality Handbook (2012) to evaluate project-specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by SLOAPCD).

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 Assembly Bill (AB) 32, the California Global Warming Solutions Act (2006), recognized the need to reduce GHG emissions and set the GHG 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 GHG emissions from significant sources via regulation, market mechanisms, and other actions. Subsequent legislation (e.g., Senate Bill (SB) 97, Greenhouse Gas Emissions bill) directed the California Air Resources Board (CARB) to develop statewide thresholds. In July 2017, California passed AB 398, which extended the state's GHG reduction program until 2030 and set a new GHG target of at least 40% below the 1990 level of emissions by 2030.

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

1. Qualitative GHG Reduction Strategies (e.g., Climate Action Plans): A qualitative threshold that is consistent with AB 32 Scoping Plan measures and goals; or,
2. Bright-Line Threshold: A numerical value to determine the significance of a project's annual GHG emissions; or
3. Efficiency-Based Threshold: A threshold that 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 of carbon dioxide equivalent per year (MT CO_2e/year) 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 CO_2e/year 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 CARB (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.

The term "sensitive receptors refer to specific population groups, as well as the land uses where individuals would reside for long periods. Commonly identified sensitive population groups are children, the elderly, the acutely ill, and the chronically ill. Commonly identified sensitive land uses would include facilities that house or attract children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollutants. Residential dwellings, schools, parks, playgrounds, childcare centers, convalescent homes, and hospitals are examples of sensitive land uses**.**

Impact. The existing water tank is located on an approximately 100-foot by 60-foot (approximately 6,000 square-feet) pad on a 0.33-acre parcel. The proposed project would require regrading of a similar sized pad for a new 40-foot diameter (approximately 1,275 square-foot) water tank. Additional site disturbance would be required to allow for access and staging on the slope near the existing staircase. Exact cut and fill estimates for the project are currently unknown; however, the project proposes only minimal grading and all materials would be balanced on site.

The SLOAPCD thresholds for determining the significance of impacts for total emissions expected from a project's construction activities are provided in Table 1, below. The SLOAPCD has discretion to require mitigation for projects that would not exceed the mitigation thresholds if those projects would result in special impacts, such as the release of diesel particulate matter (DPM) emissions or asbestos near sensitive receptors.

Table 1. APCD Thresholds of Significance for Construction Operations

Pollutant	Threshold[1]		
	Daily	Quarterly Tier 1	Quarterly Tier 2
ROG + NOx (combined)	137 lbs	2.5 tons	6.3 tons
Diesel Particulate Matter (DPM)	7 lbs	0.13 tons	0.32 tons
Fugitive Particulate Matter (PM_{10}), Dust [2]	--	2.5 tons	--

Notes:
ROG = reactive organic gases, NOx = nitrogen oxides
1. Daily and quarterly emission thresholds are based on the California Health and Safety Code and the CARB Carl Moyer Guidelines.
2. Any project with a grading area greater than 4.0 acres of worked area can exceed the 2.5 ton PM10 quarterly threshold.
Source: APCD 2012.

The APCD's CEQA Handbook specifies that projects with grading areas that are less than 4 acres are not likely to exceed the quarterly PM_{10} threshold. Further, only a limited amount of cut and fill would be balanced on site which is estimated to be well below the threshold for Reactive Organic Gases (ROG), Nitrogen Oxides (NO_x) and DPM. However, the project is within close proximity to sensitive receptors, including a residence within 100 feet of the project site and multiple residences within 1,000 feet of the project area; therefore, standard dust mitigation is required by the SLOAPCD CEQA Air Quality

Handbook (SLOAPCD 2012).

Compliance with these measures would ensure fugitive dust emissions are adequately controlled to below a 20% opacity limit as identified in the APCD's 401 Visible Emissions rule and that dust is not emitted off-site. Implementation of the APCD's standard dust control mitigation measures would minimize exposure of pollutant concentrations to nearby sensitive receptors and would reduce construction-related air quality impacts to be less than significant.

From an operational standpoint, the project would have negligible long-term operational emissions. The project is an upgrade to an existing facility and would not substantially change the type or intensity of use at the project site. The project would be consistent with the general level of development anticipated and projected in the Clean Air Plan. Based on Table 1-1 of the SLOAPCD's CEQA Air Quality Handbook (SLOAPCD 2012), the project would not exceed operational thresholds that would trigger mitigation. Maintenance of the new water tank would be substantially similar to that of the existing water tank and no new or substantially increased operation and maintenance activities would occur. No significant operational air quality impacts would occur.

Based on the GHG threshold information described in the Setting discussion, the project would generate less than the Bright-Line Threshold of 1,150 metric tons of GHG emissions due to the negligible long-term operational emissions that would be generated by routine maintenance activities. Therefore, the project's potential direct and cumulative GHG emissions would be less than significant and less than a cumulatively considerable contribution to global GHG emissions.

Mitigation/Conclusion. Construction-related activities associated with the project would occur within 100 feet of nearby sensitive receptors. Air quality impacts would be minimized through implementation of standard dust control and construction equipment idling mitigation described in Exhibit B of this Initial Study. The project would not generate new or substantially different long-term vehicle trips or emissions. Because this project's operational emissions fall under applicable thresholds, no additional mitigation is required. Implementation of Mitigation Measures AQ-1 and AQ-2 would reduce potential impacts related to Air Quality and GHG emissions to less than significant.

4. BIOLOGICAL RESOURCES *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Result in a loss of unique or special status species* or their habitats?	☐	☒	☐	☐
b) Reduce the extent, diversity or quality of native or other important vegetation?	☐	☒	☐	☐
c) Impact wetland or riparian habitat?	☐	☐	☐	☒
d) Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?	☐	☐	☐	☒
e) Conflict with any regional plans or policies to protect sensitive species, or regulations of the California Department of Fish & Wildlife or U.S. Fish & Wildlife Service?	☐	☒	☐	☐

4. BIOLOGICAL RESOURCES *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
f) Other: _____	☐	☐	☐	☒

* **Species – as defined in Section15380 of the CEQA Guidelines, which includes all plant and wildlife species that fall under the category of rare, threatened or endangered, as described in this section.**

Biological Resources

Setting. The following information is based on a Biological Resources Assessment (included in Appendix C) prepared for the project (SWCA Environmental Consultants 2019b):

On-site Vegetation: Steeply sloped parcel with eucalyptus, Monterey pine, Morro manzanita, buck brush, and black sage shrub.

Name and distance from blue line creek(s): Unnamed creek, approximately 0.5 mile south

Habitat(s): landscaped with remnant native shrubs, upland habitat with non-native trees

The project site is fenced and predominantly undeveloped (with the exception of the existing water tank and staircase). The project site includes a steep slope with blue gum eucalyptus (*Eucalyptus globulus*) and Monterey pine (*Pinus radiata*) trees in the overstory. The understory shrub layer consists of Morro manzanita (*Arctostaphylos morroensis*), buck brush (*Ceanothus cuneatus*), and black sage (*Salvia mellifera*). A thick layer of duff from the existing trees limits the presence of herbaceous vegetation in the ground layer. Due to the low cover and scattered nature of the native shrubs, on-site vegetation does not comprise a native vegetation community. Based on the observed composition of existing shrubs and surrounding habitat, the project site likely supported Morro manzanita chaparral (*Arctostaphylos morroensis* Shrubland Alliance) prior to installation of the existing water tank. The project site entirely consists of upland habitat and there are no wetland or riparian habitats within or near the project site.

Methods

SWCA performed a literature review to assess what species have known occurrences in the project vicinity. The review was initiated with a query of the most recent version of the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB) and the U.S. Fish and Wildlife Service (USFWS) Information Planning and Consultation (IPaC) website to identify reported occurrences of sensitive resources within the project vicinity. In addition to the CNDDB and IPaC queries, the California Native Plant Society (CNPS) Electronic Inventory of Rare and Endangered Plants of California (2018) was reviewed to provide additional information on rare plants that are known to occur in the area.

The project site is located within the known geographic range of the Morro shoulderband snail (MSS) (*Helminthoglypta walkeriana*) and contains trees that wintering monarch butterfly (*Danaus plexippus*) and a variety of bird species could use for roosting. SWCA Senior Biologist Travis Belt timed and conducted surveys to satisfy the requirements of MSS protocol surveys, wintering monarch surveys, roosting bird surveys, and botanical surveys. The purpose of the field surveys was to: (1) characterize the existing conditions on the parcel; (2) determine the presence or absence of MSS; (3) determine the presence or absence of sensitive plant species; (4) evaluate the site's potential to support other sensitive wildlife species; and (5) identify those biological resources that could be impacted by the proposed project.

MSS surveys were conducted in accordance with the Protocol Survey Guidelines for the Morro Shoulderband Snail. This survey protocol requires that five protocol surveys be performed during rain

or heavy fog conditions to establish the presence or absence of MSS. Mr. Belt conducted six MSS surveys under the authorization of federal permit PRT-824123-7. The survey effort included walking the parcel over a 45- to 60-minute period and using hand search methods to find MSS under live vegetation, woody debris, and refuse. The entire parcel was thoroughly examined during the surveys to determine the presence of live MSS, empty shells, and suitable MSS habitat. No live MSS or empty MSS shells were discovered during the surveys.

SWCA also conducted western monarch roosting surveys, per the *Xerces Society's Western Monarch Count Resource Center Wintering Monarch Survey Protocols*, and migratory bird winter roost surveys. The wintering monarch and migratory bird survey efforts involved observing the tree canopies for 10 minutes in the morning and early afternoon hours during the five winter surveys conducted between January and March 2018 to determine if monarch butterflies and/or wintering birds were using the trees for a winter roost.

SWCA inventoried the botanical resources observed on the project site using dichotomous keys as necessary. The sixth and seventh surveys were scheduled to correlate with the blooming period for those rare plant species with potential to occur in the project site. Wildlife species were documented based on visual observation, auditory cues (i.e., calls and songs), and indirect signs (e.g., tracks, scat, skeletal remains, burrows, etc.).

Results

Special-Status Plant Species

Based on the literature review for this project, a total of 66 special-status plant species have been documented in the project vicinity. Because the plant list is regional, SWCA evaluated the listed species to identify which special-status plant species have the potential to occur within the project site. SWCA compared the known habitat requirements of those 66 species to the site's existing conditions, elevation, and soils. The analysis determined that the project site supports suitable conditions for the following plant species:

- Hoover's bent grass (*Agrostis hooveri*)
- Morro manzanita (*Arctostaphylos morroensis*)
- sand mesa manzanita *(Arctostaphylos rudis)*
- Coulter's saltbush (*Atriplex coulteri*)
- twisted horsehair lichen (*Bryoria spiralifera*)
- dune larkspur (*Delphinium parryi* ssp. *blochmaniae*)
- Blochman's leafy daisy (*Erigeron blochmaniae)*
- mesa horkelia (*Horkelia cuneata* ssp. *puberula*)
- Kellogg's horkelia (*Horkelia cuneata* ssp. *sericea*)
- perennial goldfields (*Lasthenia californica* ssp. *macrantha*)
- southern curly-leaved monardella (*Monardella sinuata* ssp. *sinuata*)
- sand almond (*Prunus fasciculata var. punctata*)
- black-flowered figwort (*Scrophularia atrata*)
- Blochman's ragwort (*Senecio blochmaniae*)

Thirty-six Morro manzanita plants were documented in the project site. No other special-status plant species were observed in the project site during surveys conducted in the appropriate blooming season.

Special-Status Animal Species

Based on a query of CNDDB and IPaC and a review of existing literature, a total of 37 special-status

wildlife species have been documented as occurring in the project vicinity. Because this list of species is considered regional, an analysis of the range and habitat preferences of those animal species was conducted to identify which sensitive wildlife species have the potential to occur in the project site. SWCA determined that the following special-status animal species and migratory birds have potential to occur in the project site:

- Cooper's hawk (*Accipiter cooperii*)
- silvery legless lizard (*Anniella pulchra pulchra*)
- monarch butterfly (*Danaus plexippus*)
- purple martin (*Progne subis*)
- loggerheaded shrike (*Lanius ludovicianua*)
- Class Aves
  Other migratory bird species (nesting)

Based on presence of suitable foraging, roosting, or nesting habitat, the project site supports suitable conditions for the species listed above and other nesting migratory birds. Although all of the species listed above have potential to occur on the project site, none were observed during surveys. In addition, the project site is within the range of Morro Bay kangaroo rat (MBKR) (*Dipodomys heermanni morroensis*) and MSS; therefore, these species warrant specific discussion, which is provided below.

Morro Bay Kangaroo Rat

MBKR was listed as endangered under the FESA in 1970 and listed as endangered under the CESA in 1971. MBKR is a well-studied species and its rapid decline was documented from the 1950s through the 1980s. This species is endemic to Los Osos, where it historically occupied stabilized sand dunes consisting of Baywood fine sand and supporting coastal dune scrub vegetation. The MBKR was most commonly found in coastal dune scrub with ample openings. This type of habitat was common in the Los Osos area in the 1950s and 1960s but was reduced when farming and development expanded in the area. Fire suppression and development resulted in the reduction of the open early stages of coastal dune scrub habitat and an increase of dense and mature habitats. Dense and mature habitats are not suitable for MBKR.

The current conditions in the project site do not support coastal dune scrub or intact maritime chaparral that MBKR would forage in and find shelter. In addition, the extremely dense eucalyptus and pine duff likely would prohibit MBKR from burrowing in the soil surface and would make MBKR mobility along the surface difficult. No signs of MBKR (e.g., inverted U-shaped burrows, seed pit caches, or tail drags) were observed during the eight surveys conducted at the project site. Based on the lack of MBKR sign in the project area, the lack of suitable habitat for MBKR, and because MBKR has not been observed in the area since 1977 (or earlier), it is unlikely that MBKR individuals are occupying the project site.

Morro Shoulderband Snail

On December 15, 1994, USFWS listed MSS as an endangered species under the Federal Endangered Species Act (FESA). MSS are a member of the land snail family *Helminthoglyptidae* and are found in association with sandy soils of coastal dune and coastal sage scrub communities near Morro Bay. MSS can be found in native and nonnative habitats and are routinely observed in disturbed areas throughout Los Osos. MSS require shelter to avoid desiccation; therefore, MSS are closely associated with plants and debris that exhibit dense cover and ample contact with the ground. Plants that MSS are often found in association with include mock heather (*Ericameria ericoides*), seaside golden yarrow (*Eriophyllum staechadifolium*), deerweed (*Acmispon glaber*), sand almond (*Prunus fasciculata*), horkelia (*Horkelia cuneate*), and ice plant. Other plants that commonly occur in areas occupied by this species include black sage (*Salvia mellifera*), dune buckwheat (*Eriogonum parvifolium*), California sagebrush (*Artemisia californica*), dune lupine (*Lupinus chamissonis*), veldt grass (*Ehrharta calycina*), and California croton (*Croton californicus*).

The project site is at a higher elevation than the known range of MSS, which are typically found in areas of Baywood fine sand at elevations ranging from approximately 40 to 400 feet above msl. In addition, past survey efforts have determined that thick eucalyptus duff typically does not support live MSS. SWCA conducted six protocol MSS surveys in the project site during appropriate protocol conditions. No live MSS or empty MSS shells were observed in the project site. Following the survey efforts, SWCA coordinated with the USFWS regarding the project's potential to result in take of MSS. It is SWCA's opinion that MSS does not occur on the parcel and the project would not result in take of the species. The USFWS concurred with this opinion and issued GSWC a Non-Federal No Take Concurrence letter on May 17, 2018 (refer to Appendix C).

Impact. The project site contains 36 Morro manzanita plants that could be affected by project construction. Based on the location of the manzanita plants, is it likely that many of them can be avoided. However, because it is assumed that the entire site may need to be disturbed to accommodate construction access and activities, there is the potential for the project to require disturbance and/or removal of all 36 manzanita plants for removal of the water tank and re-grading for the pad and temporary construction access route and staging areas. Morro manzanita is one of the remnant native shrubs present on the project site and is listed as threatened under the FESA and is a CNPS Rank 1B.1 species. Mitigation would be required to facilitate avoidance of the Morro manzanita plants to the extent feasible and to mitigate for impacts on those plants that cannot be avoided.

The County of San Luis Obispo Local Coastal Program and Coastal Policies define Environmentally Sensitive Habitats Areas (ESHA) as "any area in which plant or animal life or their habitats are either rare or especially valuable because of their nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments." The Local Coastal Program Policies identifies "habitats containing or supporting rare and endangered or threatened species" as ESHA. Since the Local Coastal Program defines ESHA as an area that supports rare and endangered or threatened species, those portions of the project site that support Morro manzanita are ESHA under the Local Coastal Program. The grading that is required to implement the project would temporarily impact the ESHA on the project site, including impacts associated with the removal of Morro manzanita plants that would be required to install the new reservoir. As discussed in Mitigation Measure BIO-3 in Exhibit B Mitigation Summary Table, the removal of Morro manzanita plants (and ESHA) would be mitigated by planting Morro manzanita plants at a 4:1 replacement ratio on-site.

The pine and eucalyptus trees that are located on the project site reduce the success of the native vegetation by depositing a thick layer of duff that restricts native vegetation growth on the project site. These trees are listed by the Cal-IPC as invasive species. The trees on the parcel are a seed source that can facilitate the spread of these invasive species into the adjacent Morro manzanita chaparral habitat. The trees will likely need to be removed to gain access to the site. If the same type of trees were replaced on the project site, the project could further contribute to the spread of the nonnative trees into the adjacent Morro manzanita chaparral, which is ESHA. Mitigation Measure BIO-5 has been identified to reduce the negative effects of the non-native trees on the ESHA by replacing non-native tree species with species not listed by Cal-IPC as invasive.

The project site currently provides suitable nesting habitat for a variety of bird species. Common passerines and raptors may use the trees for nesting and/or foraging. The nesting habitat would be impacted by project activities including grading and vegetation removal. If the project activities are conducted between March and September, the typical nesting bird season, birds may be nesting within or adjacent to the affected area and the individuals could be directly or indirectly impacted. Direct impacts may include the loss of active nests during vegetation removal. Noise or other disturbances may also cause an individual to abandon a nest resulting in an indirect impact. Mitigation Measure BIO-6 has been provided to avoid impacts to nesting migratory birds protected by the MBTA.

Silvery legless lizard is relatively common in areas of Los Osos that contain Baywood fine sand. Silvery legless lizard is a fossorial species that spends most of its life underground; therefore, they are difficult to detect without shallow excavation of the soil surface. Although silvery legless lizards were not

observed in the project site during the surveys, the presence of silvery legless lizard on the project site is inferred due to the presence of suitable habitat and inability to rule out the species from occurring at the project site. Grading for development of the project site could result in the direct take of silvery legless lizards. Direct take may include being struck by equipment, entrapped in stockpiled materials or trenches, or trampled or collected by construction personnel. Mitigation Measure BIO-7 has been included to minimize impacts to silvery legless lizards during project implementation.

The project site does not contain any wetland or riparian habitats; therefore, impacts to wetland or riparian habitats would not occur. Further, the proposed project is located in a partially developed area that is enclosed by a fence for safety purposes and will have no direct or indirect effect on the movement of resident or migratory fish and wildlife species; therefore, no impacts would occur.

Mitigation/Conclusion. The project would require the removal of 18 federally threatened Morro manzanita which would also result in impacts to ESHA. Mitigation Measure BIO-3 would require the project to avoid the removal of Morro manzanita and associated ESHA to the maximum extent practicable; however, if removal is necessary, identified mitigation would require Morro manzanita to be replaced at a 4:1 ratio to mitigate impacts to a less than significant level. The existing non-native eucalyptus and pine trees impact native plant establishment and succession, including Morro manzanita and associated ESHA, and shall be removed per Mitigation Measure BIO-5 to further mitigate for the loss of native habitats.

Removal of the eucalyptus and pine trees could result in secondary direct and indirect impacts to nesting birds. To reduce potential impacts to less than significant, mitigation has been included that requires the trees to be removed outside the nesting bird breeding season (March through September) or surveyed by a qualified biologist to verify nesting migratory birds are not occupying the site. If nesting migratory birds are present, additional avoidance measures would apply. Additional surveys would also be required prior to site disturbance to avoid impacts to silvery legless lizard and other reptiles. Implementation of Mitigation Measures BIO-1 through BIO-7 in the Mitigation Summary Table in Exhibit B would reduce impacts to biological resources to be less than significant.

5. CULTURAL RESOURCES *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Disturb archaeological resources?	☐	☐	☒	☐
b) Disturb historical resources?	☐	☐	☒	☐
c) Disturb paleontological resources?	☐	☐	☒	☐
d) Cause a substantial adverse change to a Tribal Cultural Resource?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☒

Cultural Resources

Setting. The project is located in an area historically occupied by the Obispeno Chumash. No historic structures are present and no paleontological resources are known to exist in the area.

SWCA conducted a Phase 1 Archaeological Survey (SWCA 2018; Appendix D) of the project site, including a records search at the Central Coast Information Center (CCIC) at the University of California, Santa Barbara, a Native American Heritage Commission (NAHC) Sacred Lands File search, and a pedestrian survey conducted by SWCA Archaeologist Leroy Laurie. The records search indicates whether there are known cultural resources located within or near the project area. This included a

query of the California Historical Resources Information System (CHRIS) for resources listed on, or determined eligible for listing on, the National Register of Historical Places (NRHP), the California Register of Historical Resources (CRHR), California State Historical Landmarks, California State Points of Historical Interest, and historic building surveys within or near the project area.

The records search indicated 11 cultural resource investigations had been conducted within a 0.25-mile radius of the project area between 1987 and 1998. One report covered a small portion of the project site during the Cabrillo Estates Extension survey. No previously identified cultural resources were located within the project area and no previously identified resources have been recorded within a 0.25-mile radius of the project site. In addition, the NAHC Sacred Lands File search confirmed that there are no records of cultural or sacred sites present in or near the project area. The pedestrian survey conducted by SWCA did not identify any cultural resources within the project area.

According to the County's geology layer in Land Use View, the project site is underlain by soil within the latest Holocene "beach sand (Qhbs)". Dune deposits from the Holocene (current) epoch are generally considered to have a very low potential to contain important fossils (Woodring and Bramlette 1950).

In order to meet Assembly Bill (AB) 52 cultural resources requirements, outreach to four Native American tribes was conducted by the County, as the CEQA lead agency (Northern Salinan, Xolon Salinan, Yak Tityu Tityu Northern Chumash, and the Northern Chumash Tribal Council). No comments requesting consultation were received from the tribal groups.

Impact. The project site is not located in an area that would be considered culturally sensitive due to the lack of physical features typically associated with prehistoric occupation. The records search, Native American coordination, and field survey did not identify the presence of previously undocumented archaeological resources within or near the project site. Based on the negative results of the survey and previous studies in the vicinity, the project area is considered to have low sensitivity for the presence of buried and/or obscured archaeological resources.

In the unlikely event resources are uncovered during proposed grading activities, implementation of Coastal Zone Land Use Ordinance (CZLUO) Section 23.05.140 (Archaeological Resources) would be required:

> "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 historical resources within the project area; therefore, no impacts to historical resources would occur. There are no known paleontological resources within the project site and there is low potential for encountering fossils based on the underlying geology. Therefore, no impacts to paleontological resources would occur.

Mitigation/Conclusion. No potentially significant impacts to cultural resources were identified, and no mitigation measures beyond compliance with the CZLUO would be necessary to mitigate potential unexpected discovery of prehistoric or historic resources, or human burials.

6. GEOLOGY AND SOILS *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?	☐	☒	☐	☐
b) Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?	☐	☐	☒	☐
c) Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?	☐	☒	☐	☐
d) Include structures located on expansive soils?	☐	☐	☒	☐
e*) Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?*	☐	☐	☒	☐
f) Preclude the future extraction of valuable mineral resources?	☐	☐	☐	☒
g) Other: _____	☐	☐	☐	☒

* **Per Division of Mines and Geology Special Publication #42**

Geology and Soils

Setting. The following geologic aspects and conditions are based on a Geotechnical and Geologic Hazards Report (Appendix E) prepared for the project (Yeh and Associates 2018):

Topography: Very steeply sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Moderate

Liquefaction Potential: Low

Nearby potentially active faults?: Yes Distance? 700 feet

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

Shrink/Swell potential of soil: Low

Other notable geologic features? None

The project site is located within the Coast Ranges geologic and geomorphic province, which extends from the Transverse Ranges in southern California to the Klamath Mountains in northern California and into Oregon. The province is characterized by north-northwest trending mountain ranges composed of

sedimentary, volcanic, and metamorphic formations comprised predominantly of Jurassic and Cretaceous age rocks with Tertiary to Quaternary age rocks commonly overlying the older formations along the flanks and foothills of those ranges. Quaternary sediments of alluvium and colluvium are found above the rock within intervening drainages, valleys, and coastal areas. According to the County's geology layer in Land Use View, the project site is underlain by soil with dune sand deposits from the latest Holocene "beach sand (Qhbs)".

Regional-scale geologic structure is characterized by a series of northwest trending faults that are mostly associated with compression and thrust occurring between the San Andreas Fault, mapped along the eastern border of San Luis Obispo County, and the Hosgri fault zone, mapped approximately 8 miles offshore of Morro Bay. The compression has resulted in a series of local east-west and northwest-southeast trending faults along the coast such as the Casmalia-Pezoni Fault near Santa Maria, the Wilmar Avenue Fault near Pismo Beach, the Los Osos Fault near San Luis Obispo and Los Osos, the Cambria Fault near Cayucos and Cambria, and the Oceanic Fault near San Simeon. Faulting in the project vicinity includes active and potentially active faults such as the Los Osos and Edna faults. The Los Osos fault zone is mapped as trending east-west approximately 700 feet north of the project site.

Impact. The project site is not located within a designated Alquist-Priolo Earthquake Fault Zone; the closest active fault is the Los Osos Fault Zone, located approximately 700 feet north of the project site. The Geotechnical and Geologic Hazards Report evaluated the potential for fault rupture and determined that, based on available data, no special mitigation to address faulting or fault rupture would be required for the project (Yeh and Associates 2018).

The potential of landslides and slope stability were also evaluated and, while the County's online mapping tool (Land Use View) categorized the potential for landslides at the site as moderate, there were no mapped landslides or geomorphic features indicative of potential for landslides observed within the project site. A slope stability analysis determined that the graded slopes should be designed to the inclinations recommended in the Geotechnical and Geologic Hazards Report to provide stable slope conditions under static loading conditions. Mitigation measure GEO-1 identified in Exhibit B requires that the project grading and construction plans incorporate all recommendations put forth in the Geotechnical and Geological Hazards Report in order to reduce the risk of slope instability and erosion.

Additionally, the steep slopes located onsite predominantly consist of fine sand that would be susceptible to erosion when disturbed or when exposed by excavations. In accordance with County land use ordinance standards, a sedimentation and erosion control plan would be prepared and subject to review by the County Building Division prior to issuance of construction permits (CZLUO 23.05.036). In addition, mitigation measure GEO-2 has been identified to require the applicant to coordinate with the County Public Works Department on the final design of the temporary access road and associated erosion control measures. Mitigation measure GEO-3 requires the applicant to retain a qualified geological engineer to periodically monitor grading, vegetation clearing, and erosion control activities throughout the construction and restoration period to evaluate and ensure effectiveness of implementation of required erosion control measures. Therefore, impacts related to soil erosion, topographic changes, loss of topsoil, or unstable soil conditions from project-related improvements would be less than significant with mitigation.

Hand-auger borings demonstrated that that site generally does not have shallow groundwater and is not considered vulnerable to liquefaction or lateral spreading. Expansive soil conditions are not anticipated based on the project site's sand dune deposits, which consist of non-expansive sand. The project site is not located immediately downstream of a reservoir or water body that would produce a seiche or inundation hazard, nor is the project site located within a mapped tsunami zone. Based on the results of the Geotechnical and Geologic Hazards Report, the project site is suitable, from an engineering geology standpoint, for the construction of the proposed project.

Mitigation/Conclusion. The Geotechnical and Geologic Hazards Report prepared for the proposed project determined that, while several geologic hazards may be present at the project site, incorporation

of the recommendations and design standards would mitigate potential geologic hazards to less than significant. Additionally, preparation of an erosion control and drainage plan (per the requirements of the San Luis Obispo County Coastal Zone Land Use Ordinance), periodic monitoring by a geological engineer, and plan review and approval by the County Public Works Department would be required. Implementation of these measures would reduce potential impacts associated with erosion and soil stability to less than significant. Implementation of Mitigation Measures GEO-1, GEO-2, and GEO-3 in the Mitigation Summary Table in Exhibit B of this Initial Study and compliance with existing requirements would reduce potential impacts related to geology and soils to less than significant.

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

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
i) Be within an area classified as a 'state responsibility' area as defined by CalFire?	☐	☐	☒	☐
j) Other: _____	☐	☐	☐	☒

Hazards and Hazardous Materials

Setting. The project site is not located in an area of known hazardous material contamination and is not included on the "Cortese List", which is a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California State Water Resources Control Board [SWRCB] 2018; California Department of Toxic Substance Control [DTSC] 2018). The project site is located within a State Responsibility Area (SRA) and is designated as a very high fire hazard severity zone (California Department of Forestry and Fire Protection [Cal Fire] 2007). Based on the County's Emergency Response Times map, it will take approximately 5-10 minutes for Cal Fire (South Bay Station 15) to respond to a call regarding fire or life safety. The project site is not located within an Airport Review Area and there are no active private landing strips within the project vicinity. The project site is predominantly surrounded by residential development to the north and undeveloped land to the south; there are no schools located within one-mile of the project site.

Impact. Demolition of the existing water tank and construction of the new water tank would be conducted in accordance with industry standards and consistent with applicable codes related to the transport, handling, and use of hazardous materials. The project does not propose the routine use or transport of hazardous materials, nor the generation of hazardous wastes. During demolition and construction, the project may require the use of standard materials including oils and fuels to operate and maintain construction equipment, all of which would be handled pursuant to the California Code of Regulations, Title 24: California Building Standards Code. Mitigation Measure HAZ-1 (preparation of a hazardous materials spill prevention and response plan) has been identified to reduce potential impacts associated with the use of construction related hazardous materials to less than significant.

Temporary construction activities and staging would not substantially alter existing circulation patterns or trips and access to adjacent areas would be maintained throughout the duration of the project. Therefore, the project would not conflict with any regional emergency response or evacuation plans.

The project site is located in a Very High Fire Hazard Severity Zone. The project would not permanently increase or exacerbate potential fire risks and the project does not propose any design elements that would exacerbate risks during long-term project operation. The project does not include the construction of any structures intended for human occupancy and therefore would not expose project occupants to pollutant concentrations from a wildfire or post-fire risks such as downstream flooding, landslides, or slope instability. Demolition activities and construction of the new tank at the top of the slope has the potential to result in a short-term increase in wildfire risk as a result of construction activities, the presence of flammable materials, and the lack of vehicular access to the work area and surrounding undeveloped areas. Mitigation Measure HAZ-2 (preparation of a Fire Awareness and Avoidance Plan) has been identified to ensure short-term construction-related fire risks are minimized to less than significant. Therefore, potential impacts related to hazards and hazardous materials would be less than significant with mitigation.

Mitigation/Conclusion. The project would increase the risk of hazardous spills during short-term construction activities. The project is located at the urban-wildland interface, adjacent to large undeveloped open space areas to the south. Therefore, project construction would also result in a short-term increase in fire risk in and near areas that are difficult to access. Mitigation Measures HAZ-1 and

HAZ-2 have been identified to reduce construction related hazardous materials and fire risks to less than significant. No other significant impacts related to hazards or hazardous materials would occur as a result of the proposed project.

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

Noise

Setting. The project site is situated in the Cabrillo Estates neighborhood and is primarily surrounded by residences to the north and west, with the nearest residence located approximately 100 feet to the immediate west of the project site. Montaña de Oro State Park and associated undeveloped land surround the rest of the project site to the south and east. The project site is not located within an Airport Review Area and there are no active private landing strips within the vicinity of the project site.

The residential land uses north of the project site are considered noise-sensitive land uses. The County's General Plan Noise Element outlines numerical noise standards that limit noise exposure at noise-sensitive land uses. For transportation noise sources, 60 A-weighted decibels (dBA) day/night average sound level (LDN) or Community Noise Equivalent Level (CNEL) is the acceptable level, and 70 dBA LDN or CNEL is considered conditionally acceptable. The maximum allowable noise-exposure for stationary noise sources during the daytime (7 a.m. to 10 p.m.) is 70 dBA. The County's Coastal Zone Land Use Ordinance exempts construction noise from applicable noise standards, provided construction activities do not take place before 7:00 am or after 9:00 pm Monday through Friday, or before 8:00 am or after 5:00 pm on Saturday or Sunday.

Impact. The proposed project does not include any features that would generate a permanent or consistent source of mobile or stationary operational noise, except for standard maintenance activities that would be substantially the same as existing conditions. Demolition and construction noise would be variable, temporary, and limited in nature and duration. However, demolition and construction-related noise could exceed standards established in the County General Plan at nearby sensitive receptors

(residences).

Typical construction equipment (e.g., loader, jack hammer, masonry saw) generates noise levels that typically range from 90 to 115 dBA at the source, or between 65 and 90 dBA at 50 feet from the source. By estimating sound dampening over distance, noise produced by construction equipment is generally reduced over distance at a rate of about 6 dB per doubling of distance. Equipment such as heavy trucks, cranes, saws, and torches used for demolition, removal and construction would likely be the loudest machinery used. In general, given the average distance of construction to the nearest home (approximately 100 feet away), noise generating equipment would generally attenuate to below the 70 dBA threshold; however, in some circumstances, noise levels may infrequently and periodically exceed those levels.

Mitigation/Conclusion. During construction, the project has the potential to temporarily and periodically increase ambient noise levels and/or temporarily exceed noise thresholds as defined in the County's General Plan Noise Element. Mitigation Measures NOISE-1 and NOISE-2, described in the Mitigation Summary Table in Exhibit B of this Initial Study, would limit construction hours and require construction engines to be equipped with appropriate mufflers to reduce potential construction-related impacts to less than significant. No significant long-term operational impacts related to noise would occur, and no additional mitigation is necessary.

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

Population/Housing

Setting In its efforts to provide for affordable housing, the County currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) Program, which provide limited financing to projects that provide affordable housing throughout the county. The County's Inclusionary Housing Ordinance requires provision of new affordable housing in conjunction with both residential and nonresidential development and subdivisions. The project site is zoned for Residential Suburban land use and is surrounded by an existing residential neighborhood to the north; however, the site is not developed with or otherwise used for residential housing.

Impact. The project proposes to replace an existing 84,000-gallon water tank with a new 140,000-gallon water tank on a parcel owned and maintained by GSWC. The project includes an upgrade to an existing facility which would also replace another water tank that is scheduled to be decommissioned as part of a separate project. The new tank would maintain service to the existing customer demand and the additional capacity would be used as supply redundancy for emergencies. The project would

not induce population growth by expanding its capacity or service area. The proposed project does not include any residential uses or structures for human habitation and would not result in a need for new housing or displace existing housing; therefore, no impacts would occur.

Mitigation/Conclusion. No significant population or housing impacts would occur as a result of the proposed project; therefore, no mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES *Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Fire protection?	☐	☐	☒	☐
b) Police protection (e.g., Sheriff, CHP)?	☐	☐	☐	☒
c) Schools?	☐	☐	☐	☒
d) Roads?	☐	☐	☒	☐
e) Solid Wastes?	☐	☐	☒	☐
f) Other public facilities?	☐	☐	☐	☒
g) Other: *Energy*	☐	☐	☒	☐

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

Police: County Sheriff	Location: Los Osos (Approximately 2.6 miles to the northeast__)	
Fire: Cal Fire (formerly CDF)	Hazard Severity: Very High	Response Time: 5-10 minutes
Location: (Approximately 2.5 miles to the northeast)		
School District: Coast Unified School District.		
Energy Provider: Pacific Gas & Electric		

Public Services and Utilities

Impact. The project proposes to replace an existing water tank with a new water tank of a larger size and capacity. The existing tank would be demolished and the demolished materials would be exported to an appropriate waste receiving facility. Area landfills have adequate capacity to accommodate solid waste demands of the project. Following the tank replacement, minimal long-term maintenance would be required, with access provided via a wooden staircase connected to Alamo Drive. The project would result in a similar level of maintenance required by the existing water tank and would not generate substantial long-term increases in demand for fire protection, police protection, emergency services, schools, roads, solid waste, or other public services or utilities.

Project implementation would require minimal consumption of energy resources. During construction, fossil fuels, electricity, and natural gas would be used by construction vehicles and equipment. The energy consumed during construction would be temporary and the project is necessary to avoid further corrosion and/or failure of the existing tank and to maintain water service; therefore, the project would not represent a significant or wasteful demand on available resources. The new water tank would not result in significant long-term consumption of energy resources and would not conflict with or obstruct implementation of a state or local plan for renewable energy or energy efficiency. Therefore, potential

impacts to public services, utilities, and energy would be less than significant.

Mitigation/Conclusion. No significant impacts to public services or utilities would occur; therefore, no mitigation measures are necessary.

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

Recreation

Setting. The project site is located on a GSWC-owned parcel enclosed by security fencing, prohibiting public access. The project site is approximately 0.50 mile from Montaña de Oro State Park, which, in combination with other local and regional recreational facilities, provides ample recreational opportunities to the surrounding communities.

Impact. The project would not be visible from Montaña de Oro State Park. Based on the distance from the project and intervening topography, demolition and construction of the new water tank would not have any adverse effects on Montaña de Oro State Park or any other existing or planned recreational opportunities in the County. The proposed project would not induce population growth or create a significant need for additional park, Natural Area, and/or recreational resources.

Mitigation/Conclusion. No significant impacts to recreational resources would occur, and no mitigation measures are necessary.

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

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

Transportation

Setting. The project site is located near the western terminus of Alamo Drive, which is accessed via Pecho Valley Road to Rodman Drive in the Cabrillo Estates neighborhood. There are five residences located along Alamo Drive.

Impact. The proposed project would replace an existing water tank with a new water tank of a larger size and capacity. During demolition, removal, and construction activities, the project would require the use of heavy trucks and construction equipment (e.g. cranes) to be staged along Alamo Drive. Activities would primarily be concentrated on the southern side of the road, allowing for continued access to surrounding residences during construction. During operation, infrequent maintenance vehicles would access the site from the same location, similar to existing conditions. The project would not generate a new or substantially different use at the site that would result in a permanent increase in vehicle trips to the local circulation system. During construction, heavy equipment vehicles would use Alamo Drive and proximate roadways for access and staging, which could temporarily impact traffic patterns in the immediate project vicinity through the transportation of large vehicles and equipment that could generate traffic congestion. However, due to the relatively small size of the project, limited use of equipment and vehicles, and short duration of construction, impacts would be less than significant.

Construction activities would occur at the western terminus of Alamo Drive which would not interfere with emergency access. Once completed, the project would not conflict with any adopted policies, plans and programs on transportation including the Land Use Element of the General Plan and the Regional Transportation Plan.

Mitigation/Conclusion. No significant traffic impacts would occur as a result of the proposed project; therefore, no mitigation measures are necessary.

13. WASTEWATER

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

Wastewater

Setting/Impact. The project would replace an existing water tank with a new water tank of a larger size and capacity. It would not generate wastewater or require long-term wastewater disposal. Short-term construction activities would be served by onsite portable restrooms and handwashing stations, which would be disposed of at a licensed facility.

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

14. WATER & HYDROLOGY

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

14. WATER & HYDROLOGY

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
g) Involve activities within the 100-year flood zone?	☐	☐	☐	☒
QUANTITY				
h) Change the quantity or movement of available surface or ground water?	☐	☐	☐	☒
i) Adversely affect community water service provider?	☐	☐	☐	☒
j) Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure,etc.), or inundation by seiche, tsunami or mudflow?	☐	☐	☐	☒
k) Other: _____	☐	☐	☐	☒

Water

Setting. The project site is located in the Estero Bay Hydrologic Unit, within the Los Osos Creek sub-watershed in the Morro Bay Watershed. The project site is underlain by the 10.9-square-mile Los Osos Valley Groundwater Basin and is located in the Los Osos Water Planning Area (WPA) and serviced by the GSWC Los Osos service area. Per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM), the project site is not located within a 100-year flood zone. The USGS Morro Bay South, California 7.5-minute quadrangle map shows the nearest blue line channel is an unnamed stream located in Hazard Canyon approximately 0.5 mile south of the project site in the Coastal Irish Hills Watershed. The project site is not located within the County's mapped dam inundation zone or in a flood hazard combining designation.

The topography of the project is very steeply sloping. The closest creek from the proposed development is approximately 0.5 mile south of the project site. As described in the NRCS Soil Survey, the soil surface is considered to have high erodibility.

Projects involving more than one acre of land disturbance are required to prepare a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. The project would disturb less than one acre of land and, therefore, would not be subject to a SWPPP. When ground-disturbing construction activities are performed during the rainy season from October 15 to April 15 (County 2017), the County's Land Use Ordinance requires that temporary erosion and sedimentation measures be installed.

DRAINAGE – The following relates to the project's drainage aspects:

Within the 100-year Flood Hazard designation? No

Closest creek? Unnamed stream Distance? Approximately 0.5 mile south

Soil drainage characteristics: Well drained

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.110 or CZLUO Sec. 23.05.042) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins or installing surface water flow dissipaters. This plan

would also need to show that the increased surface runoff would have no increased impacts compared to historic flows.

SEDIMENTATION AND EROSION – Soil type, area of disturbance, and slopes are key aspects for analyzing potential sedimentation and erosion issues. The soil type present within the project site is described in *Section 2, Agricultural Resources,* of this Initial Study. As described in the NRCS Soil Survey, the project's soil erodibility is as follows:

Soil erodibility: High

A sedimentation and erosion control plan is required for all construction and grading projects (CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts.

Impact – Water Quality/Hydrology

The project would replace an existing water tank with a new water tank in approximately the same location on a graded pad above a steeply sloped hill. The project site is located in the Cabrillo Estates neighborhood outside of the 100-year floodplain and is not located near any drainages or surface water resources.

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

- ✓ Approximately 0.33 acre (approximately 14,375 square feet) of site disturbance is proposed;
- ✓ The project would be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project is not within a 100-year Flood Hazard designation;
- ✓ The project is more than 100 feet from the closest creek or surface water body;
- ✓ All disturbed areas would be permanently stabilized with impermeable surfaces and landscaping;
- ✓ All hazardous materials and/or wastes will be properly stored on-site during construction, which include secondary containment should spills or leaks occur.

The project proposes minor grading activities limited to approximately 0.33 acre (approximately 14,375 square feet) for the new pad and for temporary construction access and staging on the steeply sloped hill. As a result, appropriate sedimentation and erosion control measures would be required to prevent erosion, siltation, and stormwater runoff. As required by the CZLUO Sec. 23.05.036, preparation of sedimentation and erosion control plan would reduce impacts to water quality to less than significant.

Water Quantity

GSWC is proposing to upgrade an existing 84,000-gallon water tank with a new 140,000-gallon water tank, which would also serve as a replacement for another water tank that is scheduled to be decommissioned as part of a separate project. The new tank would provide water to the existing service area and the additional capacity would be used as water supply redundancy for emergencies. The project would not directly result in water consumption and serves only as water storage for existing customers. The proposed project would be serviced by existing groundwater supplies and would not increase groundwater demand. Therefore, the proposed project would not result in an increase in use or demand for water supply and no impact to water quantities or supplies would occur.

Mitigation/Conclusion. The project proposes ground disturbing activities on a steeply sloped hill and would be required to prepare a sedimentation and erosion control plan to minimize impacts from run-off and erosion. The project is not located in area that would otherwise impact water quality or affect nearby drainages. No additional measures above what is required by County ordinance or proposed by GSWC are needed to avoid potential impact to water quality. The upgraded facility would not increase water demand or consumption; therefore, no impacts to water supplies would occur. No significant

impacts to water and hydrology would occur; therefore, no mitigation is necessary.

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

Land Use

Setting. The project site is located in the unincorporated community of Los Osos in the County of San Luis Obispo, within the Coastal Zone. As designated by the General Plan, the project site is within the Residential Suburban land use category and within the Sensitive Resource Area Combining Designation and Coastal Zone Terrestrial Habitat designation. The project is also within the Estero Planning Area and is subject to the Estero Area Plan. The Estero Area Plan is consistent with policies of the California Coastal Act and the County's Local Coastal Plan. The project site is partially developed with an existing water tank and wooden staircase for maintenance access. The Cabrillo Estates residential neighborhood is located directly north of the project site, with the remainder of the project site primarily surrounded by undeveloped land and Montaña de Oro State Park to the south.

Impact. The proposed project would remove an existing tank and replace it with a new, larger water tank. The new water tank would provide water storage to serve the local community and would be consistent and compatible with existing and surrounding land uses. As discussed in Section 4. Biological Resources of this Initial Study, the project site contains Morro manzanita, a federally threatened species classified as ESHA as defined by the County of San Luis Obispo Local Coastal Program. Grading and installation of the tank would require removal of 18 Morro manzanita plants, resulting in temporary impacts to ESHA. Mitigation Measure BIO-3 and BIO-5 would require the replacement of all removed Morro manzanita shrubs at a 4:1 ratio and removal of non-native tree species to ensure the long-term biological continuance of ESHA habitat within the project area. Implementation of Mitigation Measures BIO-1 through BIO-7 would minimize potential impacts to biological resources and would ensure project consistency with the County of San Luis Obispo's Coastal Zone Land Use Ordinance and Local Coastal Plan as well as the Estero Area Plan. The project site is not located within or adjacent to a Habitat Conservation Plan area.

As discussed in Section 8. Noise of this Initial Study, the project would also be consistent with the County's Noise Element by limiting construction hours (Mitigation Measure NOISE-1) and requiring construction engines be equipped with appropriate muffler devices (Mitigation Measure NOISE-2). Based on the project's proximity to nearby residences, the project would further be required to

implement the APCD's primary and expanded fugitive dust control measures described in *Section 3. Air Quality* of this Initial Study. Implementation of the prescribed mitigation included in Exhibit B of this Initial Study would ensure the project is implemented consistent with all applicable plans and would reduce potential impacts related to land use to be less than significant.

Mitigation/Conclusion. With implementation of mitigation measures identified in Exhibit B of this Initial Study, the project would be consistent with applicable planning documents, policies, and programs. The project does not propose a new or different land use at the site and would remain compatible with existing and surrounding uses.

16. MANDATORY FINDINGS OF SIGNIFICANCE

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history?	☐	☒	☐	☐
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	☐	☒	☐	☐
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

As discussed in the preceding sections, the project has the potential to significantly degrade the quality of the environment, including short-term construction related impacts on air quality and noise and effects on visual resources, sensitive plant species and nesting birds. Mitigation measures have been identified to reduce potential impacts to a less-than-significant level, including but not limited to, avoidance and replanting of sensitive plant species, standard dust and DPM reduction measures, and standard construction noise reducing measures. Implementation of identified mitigation would reduce potential impacts to visual resources, sensitive receptors, sensitive species, and sensitive habitat areas to less than significant.

When project impacts are considered along with, or in combination with other impacts, the project-related impacts may be significant. Construction and operation of the project would contribute to cumulative levels of air pollutant emissions and potential impacts to special status plant species. Mitigation measures have been incorporated into the project to reduce project-related impacts to a less-than-significant level. Based on implementation of identified project-specific mitigation measures, the cumulative effects of the proposed project would not be cumulatively considerable and would be less than significant.

Implementation of the project would result in the short-term generation of air pollutants and increase ambient noise levels to levels that may exceed established acceptable thresholds at proximate sensitive receptors (residences). Mitigation measures have been developed that would reduce these project-specific impacts to a less-than-significant level; therefore, the project would not result in substantial,

adverse environmental effects to human beings, either directly or indirectly.

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

Exhibit A - Initial Study References and Agency Contacts

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

Contacted	Agency	Response
☒	County Public Works Department	**In File****
☒	County Environmental Health Services	**In File****
☐	County Agricultural Commissioner's Office	**Not Applicable**
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☐	Air Pollution Control District	**Not Applicable**
☐	County Sheriff's Department	**Not Applicable**
☐	Regional Water Quality Control Board	**Not Applicable**
☒	CA Coastal Commission	**None**
☒	CA Department of Fish and Wildlife	**In File****
☐	CA Department of Forestry (Cal Fire)	**Not Applicable**
☐	CA Department of Transportation	**Not Applicable**
☐	Community Services District	**Not Applicable**
☒	Other Golden State Water (Los Osos)	**None**
☐	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
☐ Airport Land Use Plan
☐ Energy Wise Plan
☒ Estero Area Plan
☐ Design Plan
☐ Specific Plan
☐ Annual Resource Summary Report
☐ Circulation Study

Other documents

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

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

1. California Department of Conservation. 2016. Farmland Mapping and Monitoring Program. Available at: http://maps.conservation.ca.gov/dlrp/ciftimeseries/. Accessed on: August 31, 2018.

2. California Department of Forestry and Fire (CAL FIRE). 2007. Fire Hazard Severity Zones in SRA.

3. California Department of Toxic Substance Control (DTSC). 2018. Envirostor. Available at: https://www.envirostor.dtsc.ca.gov/public/. Accessed on: August 31, 2018.

4. California Department of Transportation (Caltrans). 2018. California Scenic Highway Mapping System. Available at: http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/. Accessed on: August 31, 2018.

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Exhibit B - Mitigation Summary Table

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

Aesthetics

AES-1 At the time of application for construction permits, the applicant shall submit plans to the County Department of Planning and Building showing water tank colored a dark gray-green no brighter than 6 in chroma and value on the Munsell Color Scale. In addition to the water tank, coloring shall include ladders, railing, valves, antennas and all other equipment attached or immediately adjacent to the tank.

AES-2 At the time of application for construction permits, the applicant shall submit a landscape plan to the County Department of Planning and Building showing screen planting along the northern side of the water tank, and the following:

a. The screen plants shall include trees and/or large shrubs for the purpose of screening the water tank. Screen planting shall achieve a minimum 80 percent screening of the water tank at plant maturity;

b. Screen planting shall include evergreen trees and/or large shrubs capable of growing to a minimum height of 20 feet tall. Trees shall be planted from a minimum fifteen-gallon container size. Shrubs shall be planted from five-gallon containers.

c. Screening plants shall be of species not listed by the Cal-IPC as invasive (Watch, Limited, Moderate, or High).

d. The screen planting shall be along the northern side of the water tank, at a location that provides the greatest screening benefit, while at the same time minimizes potential conflicts with the goals of the Biological Resources Assessment (SWCA August 2018) regarding protection of the Morro manzanita resource.

e. Trees and/or shrubs within the screen planting area shall be maintained in perpetuity. Trees and/or shrubs within the screen planting area which die shall be replaced.

AES-3 At the time of application for construction permits, the applicant shall submit plans to the County Department of Planning and Building showing a restoration plan that includes:

a. Vegetation removal for construction access will be minimized to the greatest extent possible. Where possible, the alignment of the construction access shall be modified to save vegetation.

b. All ground disturbance shall be restored to its pre-construction landform.

c. Any trees or shrubs removed for construction access shall be replaced at a ratio of 4:1 near the location of their removal.

d. Construction access planting shall be of species not listed by the Cal-IPC as invasive (Watch, Limited, Moderate, or High).

e. Any required pruning shall be conducted by an ISA Licensed Arborist.

Air Quality

AQ-1 **Fugitive PM10 Mitigation Measures. Upon application for construction permits,** all required PM_{10} measures shall be shown on applicable grading or construction plans and made applicable during grading and construction activities as described below.

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

b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;

c. All dirt stock pile areas should be sprayed daily as needed;

d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities;

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

f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;

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

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

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

j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site; and

k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

l. All of these fugitive dust mitigation measures shall be shown on grading and building plans.

m. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.

AQ-2 **Standard Mitigation Measures for Construction Equipment. Upon application for construction permits,** all standard mitigation measures for construction equipment shall be shown on applicable grading or construction plans and made applicable during grading and construction activities as described below.

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

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

c. Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-Road Regulation;

d. Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;

e. Construction or trucking companies with fleets that that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NOx exempt area fleets) may be eligible by proving alternative compliance;

f. All on and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and/or job sites to remind drivers and operators of the 5-minute idling limit;

g. Diesel idling shall be avoided to the greatest extent feasible throughout the duration of construction activities. No idling in excess of 5 minutes shall be permitted as described above;

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

i. Electrify equipment when feasible;

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

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

Biological Resources

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

disturbances or a frequency and duration determined by Golden State Water Company in consultation with the County Department of Planning and Building.

BIO-2 **Prior to ground disturbing activities,** the environmental monitor shall conduct an environmental awareness training for all construction personnel. The environmental awareness training shall include discussions of the special-status species that may occur in the project area, including Morro manzanita, ESHA, California legless lizard, and nesting birds. Topics of discussion shall include descriptions of the species' habitats, general provisions and protections afforded by CEQA, measures implemented to protect special-status species, review of the project boundaries and special conditions, the monitor's role in project activities, lines of communication, and procedures to be implemented in the event a special-status species is observed in the work area.

BIO-3 **Prior to ground disturbing activities,** the environmental monitor shall coordinate with the project contractors to facilitate the avoidance of Morro manzanita to the maximum extent possible. Such coordination will include assisting the contractors in identifying the Morro manzanita occurrences and recommending grading areas that avoid the occurrences. The contractors shall make all reasonable efforts to avoid the manzanitas. Once the Morro manzanitas that can be avoided are identified, the contractors in coordination with the environmental monitor shall install construction delineation fencing that protects the Morro manzanitas to be avoided from accidental disturbance. In some cases, avoidance will not be feasible and mitigation for each manzanita plant removed shall be at a 4:1 ratio. The environmental monitor shall document the exact number of Morro manzanita plants that are removed and establish the final Morro manzanita replacement mitigation quantities.

It is estimated that the project will require the removal of 18 Morro manzanita plants. To mitigate this impact, the applicant shall prepare a Morro Manzanita Replacement Plan that provides for the installation and maintenance of 72 Morro manzanita plants on the project parcel. If the environmental monitor determines that more than 18 Morro manzanita plants must be removed to accomplish the project goals, the applicant shall replace each of the removed Morro manzanita plants by planting and maintaining four Morro manzanita plants on the project parcel. If the environmental monitor determines that less than 18 Morro manzanita plants need to be removed for the project, the applicant may plant and maintain less than 72 Morro manzanita plants, provided that the final mitigation ratio is 4:1. The Morro manzanita Replacement Plan shall include:

- A brief narrative of the project location, description, and purpose;
- Clearly identified parties responsible for the mitigation program and their contact information;
- A map showing and quantifying all manzanita planting areas;
- A detailed discussion of the methods for implementing the Morro Manzanita Replacement Plan, including invasive species removal, sources of plant materials, and supplemental watering regimes;
- Provisions for the collection of Morro manzanita propagules from the disturbance area, replacement planting propagation, and reintroduction into the parcel;
- Identification of locations, amounts, and sizes of the Morro manzanita plants to be planted.
- Identification of necessary components (e.g., temporary irrigation, amendments, etc.) to ensure successful plant reestablishment;

- A program schedule and established success criteria for a 5-year maintenance, monitoring and reporting program that is structured to ensure the success of the mitigation plantings.
- Methods for removing nonnative species from the site, inclusive of nonnative eucalyptus and pine tree seedlings, and pampas grass (Cortaderia species).
- Methods for the removal and disposal of the eucalyptus and pine duff that occurs on the site.

BIO-4 **Prior to construction permit issuance,** the applicant shall provide for the installation of a temporary irrigation system on the project parcel that is designed to provide water to the replacement Morro manzanita replacement plantings. The temporary irrigation system shall be maintained and functional throughout the 5-year mitigation program.

BIO-5 The eucalyptus and pine trees on the parcel deposit duff that reduces native plant success on and adjacent to the parcel. **During project construction,** the applicant shall remove the three eucalyptus trees and seven pine trees that are in the parcel boundaries to maximize the survival of the replacement Morro manzanita plants and minimize the adverse effects of these nonnative species on the adjacent Morro manzanita chaparral. If mitigation for other resource areas (e.g., Aesthetics) requires the replacement of the trees, the replacement vegetation shall be of species not listed by the Cal-IPC as invasive (Watch, Limited, Moderate, or High).

BIO-6 To the maximum extent possible, site preparation, ground-disturbing, and construction activities should be conducted outside of the migratory bird breeding season (March through September). If such activities are required during this period, the applicant should retain a County-approved biologist to conduct a nesting bird survey and verify that migratory birds are not occupying the site. If nesting activity is detected, the following measures should be implemented:

- The project should be modified or delayed as necessary to avoid direct take of identified nests, eggs, and/or young protected under the MBTA;
- The County-approved biologist should contact the County to determine in consultation with CDFW, an appropriate biological buffer zone around active nest sites. Construction activities within the established buffer zone will be prohibited until the young have fledged the nest and achieved independence; and,
- The County-approved biologist should document all active nests and submit a letter report to the County and CDFW documenting project compliance with the MBTA and applicable project mitigation measures.

BIO-7 **Within 30 days prior to site grading and during site grading,** the environmental monitor shall conduct surveys for silvery legless lizards and other reptiles. The surveyor should utilize hand search or cover board methods in areas of disturbance where legless lizards are expected to be found (e.g., under shrubs, other vegetation, or debris). If cover board methods are used, they should commence at least 30 days prior to the start of construction. Hand search surveys should be completed immediately prior to and during grading activities. During grading activities, the environmental monitor shall walk behind the grading equipment to capture silvery legless lizards that are unearthed by the equipment. The surveyor shall capture and relocate any legless lizards or other reptiles observed during the survey effort. The captured individuals shall be relocated from the construction area and placed in suitable habitat on the site but outside of the work area. Following the survey and monitoring efforts, the environmental monitor shall submit a

project completion report to the County that documents the number of silvery legless lizards and other reptiles captured and relocated, and the number of legless lizards or other reptiles taken during grading activities.

Geology and Soils

GEO-1 At the time of application for construction permits, the project applicant shall verify that grading and construction plans incorporate recommendations identified by the Geotechnical and Geologic Hazards Report – Alamo Tank Replacement Project (Yeh and Associates 2018). These recommendations shall apply to earthwork (general), tank foundation design, site preparation, grading, footing design, trench design, pavement design, and construction considerations.

GEO-2 Prior to issuance of an encroachment permit, the applicant shall coordinate with the County Public Works Department to ensure that slope stability and erosion are adequately addressed by design features and erosion control measures. Applicable erosion control measures shall be noted on all project plans. Plans shall be submitted to the County Public Works Department for review and approval prior to issuance of an encroachment permit.

GEO-3 Throughout the construction and site restoration period, the applicant shall retain a qualified geological engineer to periodically monitor grading, vegetation removal, and erosion control activities to evaluate and ensure effectiveness of implementation of required erosion control measures. At minimum, monitoring shall occur before and after rain events and in response to any complaints regarding erosion at the project site. The applicant shall provide the name and telephone number of the qualified geological engineer to the County prior to the start of any grading, earthwork or demolition.

Hazards and Hazardous Materials

HAZ-1 At the time of application for construction permits, the project applicant shall prepare a Hazardous Material Spill Prevention, Control and Countermeasure Plan to minimize the potential for, and effects of, spills of hazardous or toxic substances during construction of the project. The plan shall be submitted for review and approval by the County, and shall include, at minimum, the following:

a. A description of storage procedures and construction site maintenance and upkeep practices;

b. Identification of a person or persons responsible for monitoring implementation of the plan and spill response;

c. Identification of Best Management Practices (BMPs) to be implemented to ensure minimal impacts to the environment occur, including but not limited to the use of containment devices for hazardous materials, training of construction staff regarding safety practices to reduce the chance for spills or accidents, and use of non-toxic substances where feasible;

d. A description of proper procedures for containing, diverting, isolating, and cleaning up spills, hazardous substances and/or soils, in a manner that minimizes impacts on surface and groundwater quality and sensitive biological resources;

e. A description of the actions required if a spill occurs, including which authorities to contact and proper clean-up procedures; and

f. A requirement that all construction personnel participate in an awareness training program conducted by qualified personnel approved by the County. The training must include a description of the Hazardous Materials Spill Prevention, Control and Countermeasure Plan, the plan's requirements for spill prevention, information regarding the importance of preventing spills, the appropriate measures to take should a spill occur, and identification of the location of all clean-up materials and equipment.

These requirements shall be noted in plan specifications and the Hazardous Materials Spill Prevention, Control and Countermeasure Plan shall be included with the project plans.

Measures in the Plan shall be implemented, as appropriate, through the duration of the construction activities. Implementation of the Plan shall occur prior to and during construction.

Plans shall be reviewed for consistency with these requirements by the County prior to construction. Construction personnel training shall be confirmed by the County prior to construction by review of appropriate documentation of the training, including a list of the training attendees. The County shall perform periodic site inspections to ensure compliance with these requirements.

HAZ-2 At the time of application for construction permits, a Fire Awareness and Avoidance Plan shall be prepared to minimize potential construction related fire hazards. The Plan shall include the following measures:

a. Fire preventative measures addressing cutting, grinding and welding;

b. Maintaining fire extinguishers in every vehicle on site and appropriate locations within the work area;

c. Communication with emergency response agencies; and

d. Methods for ensuring compliance with the San Luis Obispo County Coastal Zone Land Use Ordinance Section 23.05.080, Fire Safety.

These requirements shall be noted in plan specifications and the Fire Awareness and Avoidance Plan shall be included in the project plans.

The County Planning Department shall review the plans and inspect the project site prior to construction to ensure consistency with these requirements.

Noise

NOISE-1 Construction activities shall be limited to the daytime hours of 7:00 a.m. to 9:00 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturday or Sunday, consistent with San Luis Obispo County construction noise exception standards, per the Coastal Zone Land Use Ordinance Section 23.06.042.

NOISE-2 Internal combustion engines shall be equipped with the muffler recommended by the manufacturer. Internal combustion engines shall not be operated on the job site without the appropriate muffler.