Initial Study – Environmental Checklist

Project Title & No. Anderson Major Grading Permit ED19-330 (PMTG2019-00020)

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

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

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

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

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

Katie Nall — Digitally signed by Katie Nall
DN: C=US, E=kinall@co.slo.ca.us, O=County of San Luis Obispo, OU="Planning and Building ", CN=Katie Nall
Reason: I am the author of this document
Date: 2020.01.21 16:53:33-08'00'

Prepared by (Print) | Signature

Cynthia Chambers — Digitally signed by Cynthia Chambers
DN: C=US, E=cchambers@co.slo.ca.us, O=County of San Luis Obispo, OU=Planning & Building, CN=Cynthia Chambers
Reason: I have reviewed this document
Date: 2020.01.21 16:51:00-08'00'

for Steve McMasters, Principal Environmental Specialist

Reviewed by (Print) | Signature

Initial Study – Environmental Checklist

Project Environmental Analysis

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

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

A. Project

DESCRIPTION: A request by Douglas Anderson for a Major Grading Permit (PMTG2019-00020) to allow for the construction of a new 2,574-square-foot single-family residence, 425-square-foot guest house, pool, septic system and leach field, storm drain, swales, carport, driveway, and parking area. The project will include the demolition of one existing 1,756-square-foot single-family residence. Two primary residences are currently located on the parcel. The project will result in the disturbance of 0.81 acres, including 1,500 cubic yards of cut and 200 cubic yards of fill, on the 170.46-acre parcel. The proposed project is located within the Agricultural land use category and is located 2490 Toro Creek Road, approximately 3.5 miles east of the community of Cayucos, within the Adelaide sub area of the North County Planning Area.

The site is accessed via Toro Creek Road. The 170.46-acre parcel covers moderately to steeply sloping topography, which is most vacant, covered by annual grasses. The southern portion of the parcel contains the two existing single-family residences and agricultural accessory structures. The residence proposed to be demolished and the location of the replacement residence is located on the south side of Toro Creek. An existing bridge is used to cross over the creek from Toro Creek Road to both existing residences and the new building site. Riparian vegetation runs along the creek and provides visual screening of the site from Toro Creek Road. The project site is the flattest area of the parcel. The parcel is surrounded by vacant grazing land, interspersed by single-family residences as well as vineyards and orchards.

ASSESSOR PARCEL NUMBER: 046-212-024

Latitude: 35° 26' 37" N **Longitude:** 120° 49' 23" W **SUPERVISORIAL DISTRICT #** 2

B. Existing Setting

Plan Area: North County **Sub:** Adelaida **Comm:** NA

Land Use Category: Agriculture

Combining Designation: GSA Geologic Hazard Area

Parcel Size: 170.46 acres

Topography: Moderately Sloping to steeply sloping

Vegetation: Grasslands, Coastal Riparian Scrub

Existing Uses: Two primary single-family residences with accessory structures

Surrounding Land Use Categories and Uses:

North: Agriculture; Vacant

East: Agriculture; Orchards)

South: Agriculture; Vacant

West: Agriculture; Single-family residence(s)

C. Environmental Analysis

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

Initial Study – Environmental Checklist

I. AESTHETICS

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

Setting

The project is located approximately 4 miles north of the City of Morro Bay. The parcel is in a predominately rural agricultural area, characterized by expansive lots with few, small structures. Surrounding lots maintain orchards and other agricultural uses as well as single-family residences, however due to the surround area's topography, most development is hidden from public view. The project parcel supports an existing single-family residence and agricultural accessory structures. The surrounding visual setting includes vast agricultural views, open hillsides, scattered rural residences, and other agricultural infrastructure and accessory development. The surrounding land is used primarily for grazing and orchards. The topography of the parcel varies between gently rolling hills to steep slopes. The project is located on a portion of the parcel that is shielded from public views due to existing topography and vegetation. The project is screened from Toro Creek Road by a grove of trees along Toro Creek. The project site is not visible from any officially designated scenic highways.

Discussion

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

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

The project site is located in a rural area accessed by a driveway off of Toro Creek Road, a County maintained public road. The project vicinity has an appealing rural and agricultural character but is not officially or informally designated as a scenic vista. The proposed project will not have a significant impact on visual resources as seen from Toro Creek Road, since the proposed single-family residence will be replacing existing development, and is visually compatible with the character of the surrounding rural residential and agricultural landscape.

The project is located behind a cluster of oak trees and will only be visible intermittently along Toro Creek Road. Due to the intervening hillsides and vegetation of the area surrounding the project site, the project would not have any substantial adverse effect on scenic views, and the impacts would be *less than significant.*

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

Among the most prominent scenic features of the project site are the mature oak trees along Toro Creek Road. The project is not located within a state scenic highway design corridor or along a scenic roadway and no scenic resources are known to exist on site. Two oak trees are in close proximity to the site of new development. Fencing is shown on plans and is a required mitigation measure to prevent harm during ground disturbing activities. Therefore, impacts would be *less than significant*.

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

The project is located in a non-urbanized, predominately rural agricultural area, accessed by a driveway off Toro Creek Road, which serves as the primary public viewing area of the project site. Due to the topography and vegetation of the project parcel, the project would be partially visible along short portions of Toro Creek Road. However, the proposed colors are muted earth tone on an adobe style single-family residence. The construction of a residence of such size and design would be consistent with the existing visual character of the area. Therefore, the proposed project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings. Therefore, impacts would be *less than significant*.

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

The project is replacing an existing residence with a slightly larger home on a 170-acre parcel and is not expected to produce a substantial amount of light. The new development will be required to comply with the County's Land Use Ordinance, Title 22 (Section 22.10.060) which prohibits light or glare which is transmitted or reflected in a concentration or intensity that is detrimental or harmful to persons, or that interferes with the use of surrounding properties or streets. Due to these factors, it is unlikely that the project would have any substantial adverse effect on day or nighttime views through the creation of substantial light or glare. Therefore, impacts would be *less than significant*.

Conclusion

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

Mitigation

No measures above what is already required by ordinance or codes are needed. Therefore, impacts would be *less than significant*.

Sources

See Exhibit A.

II. AGRICULTURE AND FORESTRY RESOURCES

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

Initial Study – Environmental Checklist

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

Setting

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

Land Use Category: Agriculture

State Classification: Prime Farmland if Irrigated

Historic/Existing Commercial Crops: NA

In Agricultural Preserve? Yes, Cayucos Agricultural Preserve Area

Under Williamson Act contract? No

The property is located approximately 4.5 miles northeast of the City of Morro Bay. The ranch has extensive open areas with grassland and some steep hillsides with areas of dense chaparral and oak trees. The project parcel is within the Agriculture land use category and is not under a Williamson Act contract. The parcel currently supports two single-family residences with some agricultural accessory structures, a small orchard and is surrounded by vacant land. The proposed single family residential will be located approximately 145 feet south of the existing residence. Additionally, the project parcel is within the Cayucos Agricultural Preserve Area. The area surrounding the proposed site is used for grazing and orchards. The grading will increase the pad area of the existing single-family residence to be demolished in order to construct the new larger home on the same site. The location of the new residence is in a small opening between steep slopes and existing vegetation and will not impact grazing land. The project therefore will not create a significant impact on the site's agriculture and grazing operation as a whole.

According to the Farmland Mapping and Monitoring Program of the California Resources Agency, the proposed single-family residence would be located atop "Prime Farmland if Irrigated". The parcel also contains soil of “Not Prime Farmland”. The soil types and characteristics subject to disturbance from this project include:

Cropley clay (2 - 9 % slope). This gently sloping clayey soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class III without irrigation and Class II when irrigated.

Other soils on the project site, but outside of the project area, include:

Gazos-Lodo clay (30 - 50% slope). This steeply sloping fine loamy soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

Diabio-Lodo complex (15 - 50 % slope). This moderately to steeply sloping clayey soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, slow percolation. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

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

Discussion

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

Based on information provided by the Farmland Mapping and Monitoring Program of the California Resources Agency, the proposed single-family residence would be located atop soils which are designated as "Prime Farmland if irrigated" and “Not Prime Farmland”. The proposed residence is an allowed use in Agriculture zoning, and considered a compatible use. The existing single-family residence will be demolished, removing the conflict of multiple residences on site. This conversion of use is allowable under County provisions and would maintain a use which is in support of agricultural operations. Therefore, impacts would be *less than significant*.

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

The project parcel is within the Agriculture land use category and is not under a Williamson Act contract. Therefore, the proposed project will have *no impact*.

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

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

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

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

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

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

Conclusion

The project proposes to demolish one of the two existing homes and reconfigure the pad area with grading for construction of a new single-family residence, guesthouse, pool and expanded circulation and parking. Although the project increases the area used for residential development, the project location is within the existing residential-use area that is not a part of the agriculture operation and will not reduce potential area for grazing land. The Right to Farm Ordinance (Title 5 of the County Code) requires disclosure statements between buyers and sellers at the time of transfer of property, alerts buyers to ongoing agricultural operations within an area, and states that agriculture is a priority land use within rural areas. The project is not in violation of a Williamson Act contract and is consistent with uses allowed by the County.

Mitigation

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

Sources

See Exhibit A.

III. AIR QUALITY

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

Setting

As proposed, the project would result in the disturbance of approximately 35,280 square feet, which would include moving approximately 1,500 cubic yards of cut and 200 cubic yards of fill material. This would result in the creation of construction dust. According to the United States Department of Agriculture's Wind Erodibility Index, the wind erodibility of the soils which would be disturbed by the proposed project is "moderately low" and “Not Rated”. The project would not be within close proximity (approx. 1,000 feet) to any sensitive receptors (i.e. schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residences) that might otherwise result in nuisance complaints and be subject to limited dust and/or emission control measures during construction. The project is within 0.6 miles of serpentine rock outcrops and/or soil formations which may have the potential to contain naturally occurring asbestos. Additionally, there are no known faults within close proximity to the project site.

To address air quality impacts APCD has developed a program (CEQA Air Quality Handbook) to establish impact thresholds and mitigation measures to address most project-related air quality impacts (See "Discussion"). The County is within the South-Central Coast Air Basin, which is currently considered by the state as being in “non-attainment” (exceeding acceptable thresholds) for particulate matter (PM10, or fugitive dust).

Discussion

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

The Air Pollution Control District (APCD) has developed the CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and

establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

As proposed, the project will result in the disturbance of approximately 35,280 square feet. This will result in the creation of construction dust, as well as short-term vehicle emissions during construction. The proposed residence is replacing an existing home, therefore no new long-term emissions would result. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation. From an operational standpoint, based on Table 1-1 of the CEQA Air Quality Handbook (2012), the project will result in less than 10 lbs./day of pollutants, which is below thresholds warranting any mitigation. Additionally, the project would be consistent with the general level of development anticipated and projected in the Clean Air Plan and would therefore not conflict with or obstruct the implementation of the applicable air quality plan. Therefore, impacts related to conflict of an air quality plan would be *less than significant.*

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

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

(c) Expose sensitive receptors to substantial pollutant concentrations?

The project site is generally surrounded by agricultural land uses and is not within close proximity (approx. 1,000 feet) to any sensitive receptors (i.e. schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residences) that might otherwise result in nuisance complaints and be subject to substantial pollutant concentrations. Therefore, the project would not result in substantial air pollutant concentrations within close proximity to a sensitive receptor location and impacts would be *less than significant*.

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

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

Conclusion

The project would be consistent with the County Clean Air Plan and would not result in cumulatively considerable emissions of any criteria pollutant for which the County is in non-attainment. The project is required to meet the requirements of LUO section 22.52.160 - Construction Procedures, which includes Fugitive Dust Control measures on plans and implemented during construction. The project would not expose sensitive receptors to substantial pollutant concentrations or result in other emissions adversely affecting a substantial number of people. The site is within 0.6 miles of potentially occurring serpentine rock, but the project is not grading larger enough areas to require an Asbestos Dust Mitigation Plan or Asbestos Health and Safety Program. Therefore, the project would not result in significant adverse impacts related to Air Quality.

Mitigation

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

Sources

See Exhibit A.

IV. BIOLOGICAL RESOURCES

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
(a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
(b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☒	☐	☐
(c)	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐
(e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
(f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

Setting

Toro Creek passes diagonally through the project parcel and is approximately 125 feet from the existing residence and approximately 160 feet from the limits of disturbance for the proposed replacement residence.

A field survey accompanied by a written Biological Resources Assessment was prepared by SWCA Environmental Consultants in May of 2019. The report analyzed sensitive habitats, special-status plant species, and special-status animal species of the area and surrounding areas. The site was visited May 1, 2019 by SWCA Associate Biologist John Moule.

On-site vegetation includes: Orchards, valley and foothill grassland, ornamental/garden vegetation, ruderal/disturbed vegetation, bare ground, and a small amount of central coast riparian scrub along Toro Creek. The area most likely to be affected by construction and grading activity is heavily disturbed, and is comprised of mostly ornamental fruit trees and shrubs, grassland, and ruderal vegetation. With regards to tree protection, no sensitive trees are proposed for removal. One willow and two oak trees are within 50 feet of the limits of grading. Protective fencing is proposed to be placed around the trees during project construction and ground disturbance therefore, it is not expected that any nearby trees will be significantly impacted.

On-site habitats relating to potential biological concerns include ornamental vegetation, specifically, the fruit trees surrounding the existing residence which may provide foraging and nesting opportunities for passerine bird species. Nesting habitat could be impacted by project activities.

The Biological Resources Assessment determined that the California red-legged frog, the Coast Range newt, western pond turtle, several species of bats, and nesting birds have the potential to occur within the project area. Although these species were not identified during the wildlife survey conducted on May 1, 2019, the potential for these species to occur is moderate due to the area's undisturbed and undeveloped condition, making it prime habitat.

California red-legged frog (Rana draytonii) FT. The project is potentially within an area known to support the California red-legged frog (Rana draytonii). The California red-legged frog is considered federally threatened ("FT"). This species typically inhabits shorelines with extensive vegetation. The frog requires 11 to 20 weeks of permanent water for larval development.

Coast Range newt (Taricha torosa). The project is potentially within an area known to support the Coast Range newt (taricha torosa. The coast range newt has a light to dark brown dorsum with a yellowish orange belly. Skin is dry with small bumps and warts; large eyes with lower yellow eyelids. Adults are between 12.5-20 cm in total length. The newt ranges between Mendocino Co. south through the Coast range to the western slope of the Peninsular ranges in San Diego Co. Adults are found in mesic forests in mountainous areas of Northern California. In Southern California they are found in drier habitats, such as woodlands or grasslands. In the Sierras they are found in conifer habitats. Breeding season occurs between late December and early May, lasting 6-12 weeks and occurring primarily in ponds and lakes.

Western pond turtle (Emys marmorata pallida), CSC, FSC. The project is potentially within an area known to support the western pond turtle (Emys marmorata pallida). The western pond turtle is a federal and California Species of Special Concern. This is an aquatic turtle that uses upland habitat seasonally. They occur in ponds, streams, lakes, ditches, and marshes. The species prefers slow-water aquatic habitat with available basking sites nearby. Hatchlings require shallow water habitat with relatively dense submergent vegetation for foraging.

A botanical report was not prepared for this project because the proposed area for disturbance was previously, and is continuously disturbed by existing development and agricultural operations. After review of existing information along with the field survey of the site, no sensitive resources were identified.

Discussion

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

Within the boundary of the parcel, sensitive habitats for multiple species have been identified. The biological resource assessment prepared for the project (SWCA, May 2019) identifies the California red-legged frog, the Coast Range newt, western pond turtle, several species of bats, and nesting birds as having the potential to occur within the proposed limit of disturbance. With regards to plants, special-status plant species are not expected to occur and impacts to special-status plant species are not expected. During a field survey, no species were found within the biological review area, however due to the transitory nature of these species, the biological assessment identified that there is moderate probability for the above-noted wildlife species to occur. Preventative mitigation measures involving silt fencing and preconstruction surveys are required for the project to protect the species listed above. These measures, identified in detail in the mitigation summary table (Exhibit B), would reduce the project's potential impact to special status species to a level of insignificance. Therefore, impacts to special-status species would be *less than significant with mitigation*.

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

Toro Creek runs diagonally through the center of the parcel. Toro Creek supports riparian vegetation, top-of-bank features, and has identifiable ordinary high-water marks. The proposed project area is located approximately 100 feet from the riparian area. A silt fence will be installed during construction activities to provide a complete barrier from the creek to the ground disturbance area. No construction work shall occur on the creek side of the silt fence. The proposed project will not impact riparian vegetation as access to the project site relies on an existing bridge. The project site is not located within the County's kit fox habitat mitigation area, and there are no other identified sensitive natural communities onsite. Based on the biological report, no special-status plant species are expected to occur. Therefore, impacts would be *less than significant with mitigation*.

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

No state or federal wetlands are located within the 170.46-acre parcel. Therefore, it is not expected that the project would have any substantial adverse effect on state or federally protected wetlands.

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

The project has the potential to substantially interfere with the movement of the several species of bats, and nesting birds, however, if ground-disturbing activities take place during the migratory bird breeding season, a qualified biologist shall conduct a nesting bird survey to verify that migratory birds are not nesting on-site. Surveys for roosting bats shall also occur prior to demolition of any existing structures. These measures, identified in detail in the mitigation summary table (Exhibit B), would reduce the project's potential impact to migratory wildlife species to a level of insignificance. Therefore, impacts to migratory wildlife species would be *less than significant with mitigation.*

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

The County of San Luis Obispo has adopted an oak woodland preservation ordinance; however, the project is not proposing to remove oak trees or construction disturbance within 1.5 times the dripline of oak trees. Two oak trees are within 50 feet of the limits of grading. County tree protection measures will apply that require these trees to have protective fencing for the duration of ground disturbing activities. Therefore, the project would have *less than significant impacts* on local policies or ordinances protecting biological resources.

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

The project is not within or adjacent to a Habitat Conservation Plan area or the Natural Community Conservation Plan.

Conclusion

Although the site is within close proximity to Toro Creek, the project is not proposing activity that would directly impact the creek, and therefore will not require permitting by USACE, CDFW, or RWQCB. The proposed

project is not anticipated to result in permanent or temporary impacts to any native or other important vegetation, have direct or indirect effects on wetland or riparian habitat, or have direct or indirect effects on the movement of resident or migratory fish and wildlife species. In order to reduce biological impacts, the project is subject to mitigation measures **BIO-1 through BIO-4** that require pre-construction surveys and the installation of silt fence prior to any ground disturbing activities. Implementation of the measures identified below and in the mitigation summary table (Exhibit B), would reduce the project's potential impacts to biological resources to a level of insignificance.

Mitigation

BIO-1 Prior to initiation of any construction activities, including vegetation clearing and demolition, sturdy exclusionary silt fencing will be installed on the Toro Creek side (northwest) of the area of ground disturbance to prevent movement of amphibians and reptiles from Toro Creek into the ground disturbance area and the movement of sediment from the disturbance area into the creek. The bottom of the fencing will be buried a minimum of 6 inches below the ground surface to prevent gaps between the bottom of the fence and the ground. The fencing should surround the ground disturbance area, except for the area of the construction access route along the driveway, so there is a complete barrier from the creek to the ground disturbance area. No construction work (including materials storage) will occur on the creek side of the silt fence. The fencing will remain in place during the entire construction period and maintain as needed by the contractor.

BIO-2 Prior to initiation of any construction activities, including vegetation clearing and demolition, a qualified biologist shall conduct an inspection of areas of debris, under man-made feature such as decks, under the house that will be demolished, or any other place in the limits of disturbance that could provide upland refugia to amphibians or reptiles. If California red-legged frog(s) are detected during the inspection, the applicant would need to consult with the USFWS under Section 10 of the federal Endangered Species Act to obtain incidental take authorization for the proposed activity. In addition, the applicant would need to retain a qualified biologist to survey for and capture and relocate Coast Range newt and western pond turtle.

BIO-3 Site preparation, ground-disturbing, and construction activities should be conducted outside the migratory bird breeding season. Prior to issuance of grading or construction permits, if such activities are required during this period (February 1 through September 30), a qualified biologist shall conduct a nesting bird survey and verify that migratory birds are not nesting on-site. If nesting activity is detected, the following measures shall be implemented:

a. The project shall be modified or delayed to avoid direct take of identified nests, eggs, and/ or young protected under the Migratory Bird Treaty Act and/ or California Fish and Game Code.

b. The qualified biologist shall document all active nests and submit a letter report to the County of San Luis Obispo documenting project compliance with the Migratory Bird Treaty Act, California Fish and Game Code, and applicable project mitigation measures.

BIO-4 Prior to demolition of any existing structures, a qualified biologist will survey structure(s) to determine the presence or absence of roosting bats within the existing structures. Should no roosting bats be present, exclusionary measures shall be implemented to preclude roosting

prior to demolition. If active roosting is identified, the project should be delayed until the biologist can confirm that the roosting bats have evacuated the structures on their own accord, and then implement the exclusion measures.

Sources

See Exhibit A.

V. CULTURAL RESOURCES

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

Setting

The project falls within a region historically occupied by the Salinan and Chumash tribes. It also lies along Toro Creek, which is considered a sensitive area to the Native American community. No resources have been found on site which would be considered a "historical resource" or an "archeological resource" according to § 15064.5. No paleontological resources are known to exist in the area.

Toro Creek runs through the project parcel. The existing single-family residence and driveway to the proposed residence are located within 300 feet of the blue line creek. Potential for the presence or regular activities of the Native American increases in close proximity to reliable water sources.

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

As defined by CEQA, a historical resource includes:

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

considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence.

Pursuant to CEQA, a resource included in a local register of historic resources or identified as significant in an historical resource survey shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

An archaeological survey was conducted, and a report dated May 15, 2019 was prepared by SWCA Environmental Consultants, which included a records search, Native American outreach, and a field study of the project area. The records search did not reveal any previously recorded resources within a 0.25-mile radius of the site and no resources were observed on the project site during the pedestrian survey of the site conducted on May 7, 2019.

Discussion

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

Based on the records search and field survey, no resources have been found on site which would be considered a "historical resource" according to § 15064.5. Should any significant historic remains be found, Section 15064.5 should be followed as to not destroy any historically significant resources. Therefore, the project would have *less than a significant impact* on historical resources.

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

No resources have been found on site which would be considered an "archaeological resource" according to § 15064.5. However, it was determined the project area has moderate sensitivity for the presence of unidentified archaeological resources due to the historical significance of the area to certain Native American Tribes. A construction worker awareness training for crews prior to project implementation will be required. Should any materials be unearthed during grading, LUO Section 22.10.040 requires that work must stop until the encountered resource is analyzed and adequately mitigated before work may continue. Therefore, impacts to cultural resources would be *less than significant with mitigation.*

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

Currently there are no known human remains or cemeteries in the area. However, during tribal consultation, one tribe noted the potential of an Indian Cemetery within the area, although the exact location is unknown. A brief construction worker awareness training for crews prior to project implementation should lower impacts to dedicated cemeteries to a *less than significant impact with mitigation.*

Conclusion

No historical or archeological resources have been found or recorded on site. However, the general area is considered sensitive to the Native American community and tribal cultural consultation has indicated the project area has moderate sensitivity for the presence of unidentified archaeological resources. While no additional testing or construction monitoring is required at this time, mitigation measures **CR-1** which requires pre-construction environmental awareness training, and **CR-2** addressing requirements for Unanticipated Discovery, as identified in detail in the mitigation summary table (Exhibit B), would reduce the project's potential to impact archeological resources to a *less than significant impact with mitigation*.

Mitigation

CR-1 Cultural Resource – Construction Worker Awareness Training. Prior to the initiation of grading construction ground disturbance, a County qualified archeologist will provide cultural resources awareness training to all field crews and field supervisors to include a description of the types of resources that may be found in the project area, the protocols to be used in the event of an unanticipated discovery, the importance of cultural resources to the Native American community, and the laws protecting significant archaeological and historical sites. On the first day of ground disturbance, the archaeologist will provide the County with the sign in sheet of all workers involved in the training.

CR-2 During Construction the following standards apply, in the event that archaeological resources are unearthed or discovered during any construction activities:

a. Construction activities shall cease and the County Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be evaluated by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law. The applicant shall implement the mitigations as required by the County Environmental Coordinator.

b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the County Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

Sources

See Exhibit A.

VI. ENERGY

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

Initial Study – Environmental Checklist

Setting

Pacific Gas & Electric Company (PG&E) is the primary electricity provider for urban and rural communities within the County of San Luis Obispo. Approximately 33% of electricity provided by PG&E is sourced from renewable resources and an additional 45% is sourced from greenhouse gas-free resources (PG&E 2019).

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

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

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

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

Discussion

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

Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

The proposed project would utilize electricity supplied by PG&E via an existing power pole and the installation of a new meter. The replacement residence would be required to comply with the County's energy standards outlined in the building code (Title 19).

The proposed project would not interfere with the County of San Luis Obispo's EnergyWise Plan, which notes the emission reduction goals for the county by 2035 (San Luis Obispo County 2011). Therefore, the project will have a *less than significant impact* on energy.

Conclusion

The proposed project is a replacement single-family residence. The project would not result in a conflict with state or local renewable energy or energy efficiency plans. Therefore, the project would not result in any potentially significant impacts related to energy and no mitigation measures are necessary.

Mitigation

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

Sources

See Exhibit A.

VII. GEOLOGY AND SOILS

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
(a)	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☒	☐	☐
	(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
	(ii) Strong seismic ground shaking?	☐	☒	☐	☐
	(iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
	(iv) Landslides?	☐	☒	☐	☐
(b)	Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐

Initial Study – Environmental Checklist

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☒	☐	☐
(d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☒	☐	☐
(e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☒	☐	☐
(f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

Setting

The project parcel lies within the western flank of the Santa Lucia Mountain Range, sub-parallel to the San Andreas Fault. The site for the proposed residence is located in the southern portion of the parcel across a moderately thick alluvial apron that occupies the southern side of Toro Canyon.

Based on County-maintained data and the project development plans, the proposed residential development area has a topography of moderate sloping and is located within the County's Geologic Study Area. The project area has a moderate to high landslide risk potential and a moderate liquefaction risk potential. The project site is not located near to any potentially active faults and no evidence of any surface fault rupture was observed by the geologist during on-site investigations (Helms, September 30, 2019).

The site is located near ultramafic rocks, therefore the potential for naturally occurring asbestos is moderate. As proposed, the project will result in the disturbance of approximately 34,280 square feet. According to the United States Department of Agriculture's Wind Erodibility Index, the wind erodibility of the soils which would be disturbed by the proposed project is not rated, however the soils surrounding the site have a “Moderately Low” rating.

A Geologic Characterization Report was prepared by John Helms (Helms, September 30, 2019) and a Soils Engineering Report was prepared by Beacon Geotechnical, Inc. (Beacon, July 25, 2018) to evaluate the surface and sub-surface soils and geology of the site with respect to the proposed development. Both reports concluded that the project site is suitable for the proposed development provided that the recommendations presented in the report are properly implemented into the project. The Soils Engineering Report provided recommendations to be incorporated into the project's plans and specifications in order to address any geotechnical concerns.

Discussion

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

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

The project site is not located near to any potentially active faults as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map and therefore, it is unlikely that the project would create any substantial adverse effects involving the rapture of a known earthquake fault. Therefore, impacts would be *less than significant*.

(a-ii) Strong seismic ground shaking?

Based on the information provided by the Geologic Characterization Report (Helms, September 30, 2019), the potential for ground shaking associated with a substantial earthquake is moderate and could result in structural damage to structures not properly designed to sustain seismic activity. All foundations and structural elements will be designed according to current code minimums. Therefore, impacts would be *less than significant with mitigation*.

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

Based on County maintained data, the project area has a moderate liquefaction risk potential. Based on the information provided by the Geotechnical Engineering Report, the potential for liquefaction is low based on the quality and conditions of the soils and the absence of groundwater in the boring explorations. Therefore, the proposed project would not be likely to create any substantial adverse effects involving seismic-related ground failure. Therefore, impacts would be *less than significant*.

(a-iv) Landslides?

Based on County-maintained data, the proposed project area has a moderate to high landslide risk potential. Based on site specific observations, the Geotechnical Engineering Report (Beacon, July 25, 2018) indicated the potential for landslides is minimal and has no evidence of previous landslides at the site. The Geotechnical Engineering Report provided recommendations to be incorporated into the project's plans and specifications in order to address any geotechnical concerns. The project will be required to adhere to recommendations from the report, thereby limiting the impact to a *less than significant level with mitigation*.

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

According to the United States Department of Agriculture's Wind Erodibility Index, the wind erodibility of the soils which would be disturbed by the proposed project is not rated, however the soils surrounding the site have a “Moderately Low” rating. The soil has moderate erodibility and high shrink-swell characteristics. The Soils Engineering Report (Beacon, July 25, 2018) provided recommendations to be incorporated into the project's plans and specifications in order to address any geotechnical concerns. Mitigation Measure GEO-1 is provided which will require the project to adhere to these recommendations thereby limiting the impact to a *less than significant level with mitigation*.

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

Based on the Geological Characterization Report (Helms, September 30, 2019), the site is over a dense subsurface bedrock without observed fissures in the near vicinity during site reconnaissance, therefore the potential for subsidence is low. Based on the County Safety Element Liquefaction Hazards Map, the project site is located in an area with moderate potential for liquefaction risk. Per recommendations from the Geological Characterization Report, all foundations and structural elements should be designed according to current code minimums and proper erosion control measures and drainage designs should be implemented into all project plans. Mitigation Measure **GEO-1** are provided which will require the project to adhere to these recommendations thereby limiting the impact to a *less than significant level with mitigation*.

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

The project is located on soil with high shrink swell potential. The Soils Engineering Report (Beacon, July 25, 2018) provided recommendations to be incorporated into the project's plans and specifications in order to address any geotechnical concerns. Mitigation Measure **GEO-1** is provided which will require the project to adhere to these recommendations thereby limiting the impact to a *less than significant level with mitigation*.

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

Project proposes the use of an on-site wastewater disposal system (septic with leach field). Based on Natural Resource Conservation Service (NRCS) Soil Survey map, the soil types for the project, as provided in the previous Agricultural Resource section, is Cropley clay (2 - 9 % slope) soil, which has potential septic system constraints due to: slow percolation.

Slow Percolation: where fluids will percolate too slowly through the soil for the natural processes to effectively break down the effluent into harmless components. The Basin Plan identifies the percolation rate should be greater than 30 and less than 120 minutes per inch. According to the Geotechnical Engineering Report (Beacon, July 25, 2018), based on the tested percolation rates of four percolation borings, the septic system should be designed using a rate of fifty minutes per inch. Therefore, impacts would be *less than significant*.

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

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

Conclusion

A Geological Characterization Report (John Helms, CEG., September 30, 2019) was prepared for the project. No recommendations beyond those provided by the Engineering Geologic Report were required by the Geologist.. The site is within 0.6 miles of potentially occurring serpentine rock, but the project is not grading larger enough areas to require an Asbestos Dust Mitigation Plan or Asbestos Health and Safety Program. The

Soils Engineering Report (Beacon, July 25, 2018) provided recommendations to be incorporated into the project's plans and specifications in order to address any geotechnical concerns. Mitigation Measure **GEO-1** is provided which will require the project to adhere to these recommendations. Implementation of GEO-1 will reduce the potential for impacts to Geology and Soils to less than significant.

Mitigation

GEO-1 Prior to issuance of construction permits, the applicant shall reproduce on the grading plans and demonstrate compliance with all recommendations of the Soils Engineering Report (Beacon Geotechnical, July 25, 2018) for the project. During project construction and prior to final inspection, the applicant shall implement and comply with all recommendations of the Soils Engineering Report (Beacon Geotechnical, July 25, 2018) for the project.

Sources

See Exhibit A.

VIII. GREENHOUSE GAS EMISSIONS

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

Setting

As noted in Section 3 Air Quality, the project site is located in the South Central Coast Air Basin (SCCAB) under the jurisdiction of the San Luis Obispo County Air Pollution Control District (APCD). The APCD has developed and updated their CEQA Air Quality Handbook (2012) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

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

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

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

1. Qualitative GHG Reduction Strategies (e.g. Climate Action Plans): A qualitative threshold that is consistent with AB 32 Scoping Plan measures and goals; or,
2. Bright-Line Threshold: Numerical value to determine the significance of a project's annual GHG emissions; or,
3. Efficiency-Based Threshold: Assesses the GHG impacts of a project on an emissions per capita basis.

For most projects, the Bright-Line Threshold of 1,150 metric tons of carbon dioxide 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/yr was adopted for stationary source (industrial) projects.

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

Discussion

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

Greenhouse gases have cumulative effects which make the substance so detrimental. The proposed project will not emit enough to be considered to have a cumulative significant impact. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts. If it is shown that an incremental contribution to a cumulative impact, such as global climate change, is not 'cumulatively considerable', no mitigation is required. Because this project's emissions fall under the threshold, impacts would be *less than significant*.

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

As proposed, the project will result in the disturbance of approximately 35,280 square feet and will replace an existing residence with a new residence. This will result in the creation of construction dust, as well as short-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation. The project is also not in close proximity to sensitive receptors that might otherwise result in nuisance complaints and be subject to limited

dust and/or emission control measures during construction. Therefore, the project's impact would be *less than significant*.

Conclusion

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

Using the GHG threshold information described in the Setting section, the project is expected to generate less than the Bright-Line Threshold of 1,150 metric tons of GHG emissions. Therefore, the project's potential direct and cumulative GHG emissions are found to be less significant and less than a cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts. If it is shown that an incremental contribution to a cumulative impact, such as global climate change, is not 'cumulatively considerable', no mitigation is required. Because this project's emissions fall under the threshold, no mitigation is required.

Mitigation

No mitigation measures are necessary.

Sources

See Exhibit A.

IX. HAZARDS AND HAZARDOUS MATERIALS

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
(a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
(b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐

Initial Study – Environmental Checklist

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
(d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
(e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
(f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
(g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Setting

The project is being located in an area of large parcels, in which very little has had substantial development. The majority of the land surrounding the parcel is in the Williamson Contract. The site is surrounded by a predominately rural agricultural area, characterized by expansive lots with few, small structures.

The project is not located in an area of known hazardous material contamination and is not on a site listed on the "Cortese List" (which is a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5) (SWRCB 2019; California Department of Toxic Substance Control [DTSC] 2019). The project is located within a moderate fire hazard severity zone within a State Responsibility Area and based on the County's response time map, it will take approximately 10 to 15 minutes to respond to a call regarding fire or life safety. The project is not located within an Airport Review Area and the closest active landing strip, Oak County Ranch Airport, is 9 miles northeast of the project site.

Discussion

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

The project does not propose the routine use, transport, or disposal of hazardous materials. Therefore, impacts would be *less than significant*.

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

Construction of the proposed project is anticipated to require use of limited quantities of hazardous substances, including gasoline, diesel fuel, hydraulic fluid, solvents, oils, paints, etc. Handling of these materials has the potential to result in an accidental release. Construction contractors would be required to comply with applicable federal and state environmental and workplace safety laws. Additionally, the construction contractor would be required to implement BMPs for the storage, use, and transportation of hazardous materials during all construction activities. Therefore, impacts would be *less than significant*.

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

The nearest school is Morro Bay High School, located 3.9 miles to the south. There are no schools within a quarter mile of the proposed project. Therefore, there would be *no impact.*

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

The project is not located in an area of known hazardous material contamination and is not on a site listed on the "Cortese List" pursuant to Government Code Section 65962.5. Therefore, there would be *no impact.*

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

The project is not located within an airport land use plan and is not located within two miles of an airport. Therefore, there would be no risk of exposing persons to a safety hazard or excessive noise from the operation of the airport and there would be *no impact.*

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

The project would not conflict with any regional emergency response or evacuation plan as the existing access roads are wide enough to accommodate emergency vehicles and the project footprint is relatively small. Construction and operation of the project would not require road closure, and the project would not physically block the onsite residents from evacuating during an emergency. Therefore, impacts would be *less than significant.*

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

According to Cal Fire, the project site is located in a moderate fire hazard severity zone within a State Responsibility Area. The project is a replacement of an existing single-family residence and would not be accessible to the public. No increased risk of significant loss, injury, or death involving wildfires will occur from the development. Therefore, impacts related to risk of loss, injury or death involving wildland fires would be *less than significant. .*

Conclusion

No significant impacts related to hazards or hazardous materials would occur.

Mitigation

No mitigation measures are necessary.

Sources

See Exhibit A.

X. HYDROLOGY AND WATER QUALITY

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
(a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
(b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐

Initial Study – Environmental Checklist

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

Setting

The subject property is just outside of the Toro Valley Ground Water Basin and lies within the Cayucos water planning area. The topography of the project site is moderately to steeply sloping. Toro Creek passes diagonally through the project parcel. The proposed driveway improvements are located a minimum distance of approximately 70 feet from the Toro Creek Riparian Area.

The proposed project is a replacement of an existing single-family residence and will utilize the existing onsite well. The proposed water source is not known to have any significant availability or quality problems.

Soil in and around the project site is considered to be very poorly drained and, as described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility. A Soils Engineering Report was prepared for the project by Becon Geotechnical, Inc. on October 25, 2016. A Geological Characterization Report was prepared by John Helms, CEG (Helms, September 30, 2019). Evaluation of the subsurface indicates that the soils are generally silty clayey sands.

The primary geotechnical concerns identified by the soils engineering report were the potential for erosion due to inappropriate stormwater control measures and earthquake induced liquefaction on the saturated fine sands and silty sands. Based on the quality and conditions of the soil and the absence of groundwater in the boring explorations, the potential for liquefaction and/or lateral spreading is low at this site (Beacon, July 25, 2018). A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts.

Discussion

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

The project proposes replacement of an existing single-family residence; approximately 35,280 square feet of site disturbance is proposed and the movement of approximately 1,500 cubic yards of cut and 200 cubic yards of fill materials. The project site is not on highly erodible soils, nor on steep slopes and the project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use. Project grading will create exposed graded areas subject to increased soil erosion and down-gradient sedimentation. Adherence to the County's LUO for sedimentation and erosion control (Sec. 22.52.120) will adequately address these impacts. Additionally, all disturbed areas will be permanently stabilized with impermeable surfaces and landscaping and stockpiles will be properly managed during construction to avoid material loss due to erosion.

To reduce construction-related surface water quality impacts, the project will be subject to Section 22.52.080 of the County's Land Use Ordinance (Title 22) which requires a drainage plan. Compliance with this plan will direct surface flows in a non-erosive manner through the site.

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

Existing regulations and/or required plans will adequately address surface water quality impacts during construction and permanent use of the project. The applicant has provided a stormwater control plan based on the requirements set forth in the County of San Luis Obispo Post Construction Stormwater Requirements Handbook. Therefore, impacts to surface or ground water quality are considered *less than significant*.

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

The project is not within an identified and mapped groundwater basin. The project is not expected to increase the amount of water extracted from the well because the project is a replacement single-family residence. Therefore, impacts to groundwater recharge are *less than significan*t.

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

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

The soil surface is considered to have moderate erodibility. The applicant has submitted a Stormwater Control Plan (SWCP), consistent with County standards and is not expected to result in any substantial erosion or siltation on or off site. Therefore, impacts are *less than significant*.

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

The proposed project has submitted drainage plans and an erosion and sedimentation control plan consistent with County standards, and is not expected to result in substantial increases to the rate or amount of surface runoff which could result in flooding on or off site. Therefore, impacts are *less than significant*.

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

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

(c-iv) Impede or redirect flood flows?

The project is outside of the 100-year flood hazard area and the provided drainage plan is designed to keep flood flows on site or keep with existing historic flows. Therefore, the project is not expected to impede or redirect flood flows. Anticipated impacts will be *less than significant.*

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

As discussed in the previous section (Hazards and Hazardous Materials), although portions of the subject property are within the 100-year Flood Hazard Combining Designation (FH), the residential development area is not considered to be at risk of hazards associated with periodic flooding, including the possible release of pollutants. The project does not fall within a flood hazard, tsunami, or seiche zone. *No impacts* are anticipated.

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

The Board determined that ministerial development such as construction of single-family residences will not require special attention to water use beyond what is required in the Building Ordinance and existing Land Use Ordinance requirements. The water quality control plan laid out in section 23.06.102 shows that this project is not automatically subject to review by the Regional Water Quality Control

Board. There is no Sustainable Groundwater Management Act in place in this location. Therefore, the proposed project will have a *less than significant impact* on water quality control plans.

Conclusion

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

The project would not substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation, surface runoff, or impede or redirect flood flows. The project would not risk release of pollutants due to project inundation or conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

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

Mitigation

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

Sources

See Exhibit A.

XI. LAND USE AND PLANNING

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

Setting

The project is located approximately 4 miles north of the City of Morro Bay. The parcel is in a predominately rural agricultural area, characterized by expansive lots with few, small structures. Surrounding lots maintain orchards and other agricultural uses as well as single-family residences. The proposed project was reviewed for consistency with policy and regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, North County Area Plan, etc.). Referrals were sent to outside agencies and other County departments to review for policy consistencies (e.g., County Fire/CAL FIRE for Fire Code, Regional Water Quality Control Board for development near the creek, etc.).

Initial Study – Environmental Checklist

Discussion

(a) Physically divide an established community?

The proposed project is development of the new single-family residence that will replace the existing residence on a large rural parcel. The project does not involve any components that would physically divide the rural community. The project would utilize the existing circulation system and onsite roads for access and would not require the construction of offsite infrastructure. Therefore, there would be *no impact.*

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

The project site is located in an area surrounded by agricultural operations (grazing and orchards). The project site is zoned as Agriculture by the County of San Luis Obispo and no zoning changes are proposed. According to the Agriculture Element of the San Luis Obispo County General Plan, primary single-family residences are considered compatible uses on agricultural land assuming that they are located off of productive agricultural lands. So long as primary residential structures are located where land use compatibility, circulation, and infrastructure capacity exist or can be developed compatible with agricultural uses, the residence would be considered compatible uses. Since the project would be located on land not actively being used for cultivation, the project would be compatible with the agricultural designation. The project was found to be consistent with standards and policies set forth in the County General Plan, the North County Area Plan, the SLOAPCD Clean Air Plan, and other land use policies for this area. The project would be conditioned to be consistent with standards set forth by County Fire/CAL FIRE, Environmental Health, and the Department of Public Works. Therefore, impacts related to inconsistency with land use and policies adopted to address environmental effects would *be less than significant.*

Conclusion

No significant land use or planning impacts would occur.

Mitigation

No mitigation measures are necessary.

Sources

See Exhibit A.

XII. MINERAL RESOURCES

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
(a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
(b)	Result in the loss of availability of a locally- important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Setting

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

Discussion

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

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

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

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

Conclusion

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

Mitigation

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

Sources

See Exhibit A.

XIII. NOISE

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

Setting

The proposed single-family residence is replacing an existing residence. A second existing residence on the property, located 312 feet from the construction site, is considered a sensitive noise receptor. Exterior noise exposure over 60 dB requires mitigation. Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project site is within an acceptable threshold area. The project is not within an Airport Review area. The short-term construction noise is considered temporary and short-term and the construction measures as specified in the Noise Element would reduce construction noise to acceptable levels.

The project is not expected to generate loud noises, nor conflict with the surrounding uses. Surrounding residences on adjacent property are considered sensitive noise receptors. The nearest sensitive noise receptor to the site is the existing residence located approximately 0.45 miles to the west of the proposed project site.

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

Initial Study – Environmental Checklist

Discussion

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

Section 23.06.042(d) of the San Luis Obispo general plan dictates that noise emissions associated with construction are exempt from the usual noise standards of the county. The construction and use of the proposed project as a single-family residence is not expected to generate any substantial temporary or permanent increases in ambient noise levels in excess of standards established in the local general plan or noise ordinance. Therefore, impacts would be *less than significant*.

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

The construction and use of the proposed project as a single-family residence is not expected to result in any excessive groundborne vibrations or noise. Therefore, impacts would be *less than significant.*

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

The proposed project is not within close proximity to any airfield and therefore the project would not result in the exposure of people residing in the proposed single-family residence to excessive noise levels. Therefore, *no impacts* are anticipated.

Conclusion

The project would not result in activity that would create noise (groundborne or otherwise) or vibrations that would be in excess of any established standards.

Mitigation

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

Sources

See Exhibit A.

XIV. POPULATION AND HOUSING

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

Setting

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

Discussion

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

The proposed project is a replacement of an existing single-family residence and would not result in new jobs in the area that would require new housing or population growth. The project does not propose new roads or infrastructure to undeveloped or underdeveloped areas that would indirectly result in population growth. Therefore, *no impacts* would occur.

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

The proposed project is a replacement of an existing single-family residence. The project would not result in a need for new housing and would not displace existing housing. Therefore, *no impacts* would occur.

Conclusion

No significant population and housing impacts would occur.

Mitigation

No mitigation measures are necessary.

Sources

See Exhibit A.

XV. PUBLIC SERVICES

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

Setting

The project area is served by the following public services:

Fire: Cal Fire (Formerly CDF) (Location: 11 Cayucos, Cal Fire Station, approximately 4.5 miles Southwest of the project parcel). The project site has a moderate Fire Hazard Severity rating according to Cal Fire and Cal Fire response times are estimated to be between 10 to 15 minutes.

Police: County Sheriff (Location: Morro Strand State Beach, Law enforcement facility, approximately 4.8 miles Southwest of the project parcel)

School District(s): San Luis Obispo Joint Community College District and San Luis Coastal Unified School District.

Parks: None.

Discussion

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

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

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

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

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

Parks?
The project does not trigger any additional measures be taken to ensure the provision of space for said trails. Therefore, impacts would be *less than significant.*

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

Conclusion

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

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

The project would not result in any substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the above-mentioned public services.

Mitigation

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

Sources

See Exhibit A.

XVI. RECREATION

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

Setting

The County of San Luis Obispo Parks and Recreation Element (Recreation Element) establishes goals, policies, and implementation measures for the management, renovation, and expansion of existing, and the development of new, parks and recreation facilities in order to meet existing and projected needs and to assure an equitable distribution of parks throughout the county. The Recreation Element does not show any existing or potential future trails going through or adjacent to the project site.

Discussion

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

This area is zoned as agricultural. There are no public open spaces or trails nearby the development. Construction of the proposed replacement single-family residence would not have an adverse effect on existing or planned recreational opportunities in the county. The proposed project would have *no impact* on recreational activities since it is located on a private agricultural zoned parcel.

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

The project would not result in the need for new housing and would not result in population growth, and therefore would not create a significant need for additional park, natural area, and/or recreational resources. The project would not induce population growth that would require increased recreational services and facilities. Therefore, the project has *no impact* on future recreational facilities.

Conclusion

The project takes place in a setting that doesn't have any trails or open space nearby. The project will have no effect on recreation.

Mitigation

No mitigation measures required are necessary.

Sources

See Exhibit A.

XVII. TRANSPORTATION

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

Setting

The project is located outside of the County's Airport Review combining designation (AR). There are no bike lanes, railroads, or public transit stops nearby. The project is not within a road fee area and is within 0-5 miles of an urban reserve line.

Discussion

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

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

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

CEQA Guidelines section 15064.3 does not apply until July 1, 2020 and the County has not elected to be governed by the provisions of this section in the interim. The project would result in the replacement of an existing single-family residence. The existing residence is already in baseline, therefore, there would be no significant increase in Vehicle Miles Traveled (VMT) as a result of the project. Therefore, the project would not substantially increase hazards and would have a *less than significant* impact.

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

No changes in road geometry will be made to the site access. The pavement of the road within the site has been designed to provide easy access for large service vehicles. The project proposes grading for extension of an existing driveway to provide direct access to the proposed replacement single-family residence. This driveway is designed in such a way so as to avoid any hazardous design features and to avoid conflict with existing uses which may be considered incompatible. Therefore, impacts would be *less than significant*.

(d) Result in inadequate emergency access?

The site access has been paved to allow for service vehicles to enter and exit easily. The project proposes grading for a driveway extension and improvements to the existing all-weather road which includes a hammerhead fire truck turnaround to would meet Cal Fire road design standards and would therefore provide for adequate emergency access. Therefore, impacts would be *less than significant*

Conclusion

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

Mitigation

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

Sources

See Exhibit A.

XVIII. TRIBAL CULTURAL RESOURCES

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
	(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☒	☐
	(ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

Setting

Within a quarter mile of this site, 3 archeological reports have been made, between the three, none of them had findings.

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

1) Sites, features, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

    a. Included or determined to be eligible for inclusion in the California Register of Historical Resources; or

b. Included in a local register of historical resources as defined in subdivision (k) of California Public Resources Code Section 5020.1.

2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of California Public Resources Code Section 5024.1. In applying these criteria for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American Tribe.

In order to meet AB52 Cultural Resources requirements, outreach to Native American tribal groups had been conducted on September 16, 2019 (the Northern Chumash Tribal Council, Salinan Tribe, and yak tityu tityu yak tiłhini). A request to review the Phase l Archeological Study was received by the Xolon Salinan Tribe on October 13, 2019. No further examination of the site was requested after a review of Archaeological Survey (SWCA, May 2019).

SWCA contacted the California Native American Heritage Commission (NAHC) on April 4, 2019 requesting a review of the Sacred Lands File. The NAHC responded on April 16, 2019, indicating that the results of the search were positive and provided a list of 13 Native American groups/representatives. Responses were received from the Band of Mission Indians, Santa Ynez Band of Mission Indians, yak tityu tityu yak tiłhini Northern Chumash Tribe, and the Xolon-Salinan Tribe. Of these responses, two requested that a Native American tribal monitor be present during any ground disturbing activities.

An archaeological survey was conducted, and a report dated May 2019 was prepared by SWCA Environmental Consultants which included a records search and field study. The records search did not reveal any previously recorded resources within a 0.25-mile radius of the site and no cultural resources were observed on the project site during the pedestrian survey of the site conducted on May 7, 2019.

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

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

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

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

Discussion

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

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

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

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

No resources have been found on site or within the project scope which would be considered significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. Per the recommendation of the archeologist who preformed the Phase 1 Archeological Survey (SWCA, May 15, 2019), a Construction Worker Awareness Training will be required prior to ground disturbing activities. However, the County did not receive any comments through AB52, and due to the lack of known resources in the area and evidence discovered during the phase 1 Archangelical survey, no additional mitigation measures are required. Therefore, impacts would *be less than significant.*

Conclusion

No historical or significant resources have been found or recorded on site or within close proximity to the site. Additionally, due to the nature of current on-site activities, no resources or any human remains are expected to be encountered or disturbed. Should any materials be unearthed during grading LUO Section 22.10.040 requires that work must stop until the discovered resource is analyzed and adequately mitigated before work may continue.

However, the general area is considered sensitive to the Native American community and tribal cultural consultation has indicated the project area has moderate sensitivity for the presence of unidentified archaeological resources. Mitigation measure **CR-1 and CR-2** identified in the Cultural Resources section, which include measures required by ordinance, are adequate to reduce the project's potential impact to archeological resources to a *less than significant impact with mitigation*.

Mitigation

There is no evidence that measures above those identified in the Cultural Resources section and what will already be required by ordinance are needed.

Sources

See Exhibit A.

XIX. UTILITIES AND SERVICE SYSTEMS

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

Setting

The proposed project is a replacement single-family residence which proposes the use of an existing on-site septic system, an existing on-site well for water supply, and the replacement and expansion of existing underground electrical. Regulations and guidelines on proper wastewater system design and criteria are found within the Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment Systems (California OWTS Policy), and the California Plumbing Code. The California OWTS Policy includes the option for public agencies in California to prepare and implement a Local Agency Management Program (LAMP), subject to approval by the Central Coast Water Board. Once adopted, the LAMP will ensure local agency approval and permitting of on-site wastewater treatment systems protective of groundwater quality and public health and will incorporate updated standards applicable to onsite wastewater treatment systems. At this time, the California OWTS Policy standards supersede San Luis Obispo

County Codes in Title 19. Until the County's LAMP is approved, the County permitting authority is limited to OWTS that meet Tier 1 requirements, as defined by the California OWTS Policy and summarized in the County's Updated Criteria Policy Document BLD-2028 (dated 06/21/18). All other onsite wastewater disposal systems, including all seepage pit systems, must be approved and permitted through the Central Coast Water Board.

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

- Sufficient land area to meet the criteria for as currently established in Tier 1 Standards of the California OWTS Policy; depending on rainfall amount, and percolation rate, required parcel size minimums will range from one acre to 2.5 acres;

- The soil's ability to percolate or "filter" effluent before reaching groundwater supplies (30 to 120 minutes per inch is ideal);

- The soil's depth (there needs to be adequate separation from bottom of leach line to bedrock [at least 10 feet] or high groundwater [5 feet to 50 feet depending on percolation rates]);

- The soil's slope on which the system is placed (surface areas too steep creates potential for daylighting of effluent);

- Potential for surface flooding (e.g., within 100-year flood hazard area);

- Distance from existing or proposed wells (between 100 and 250 feet depending on circumstances); and

- Distance from creeks and water bodies (100-foot minimum).

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

The subject property is not within a ground water basin.

Discussion

(a) *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

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

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

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

The residential replacement project proposes to use the existing on-site well to obtain its water. The existing well was previously approved by Environmental Health Department. The replacement single-

family residence is expected to use the same amount of water as the baseline because the new home will utilize fixtures that are more water-efficient than the older home it is replacing. The project will be subject to the County's Title 19 (Building and Construction Ordinance, Sec. 19.20.240), which requires specific water-conserving fixtures for domestic use. Therefore, impacts would be *less than significant*.

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

The project proposes the use of an on-site wastewater treatment system which is in baseline. Therefore, no additional demand will be added to the community's provider's existing commitments and the project will have a *less than significant* impact.

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

The proposed project is a replacement single-family residence which is expected to generate a limited amount of solid waste and will likely not result in the impairment of solid waste reduction goals. Therefore, impacts would be *less than significant*.

(e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

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

Conclusion

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

Mitigation

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

Sources

See Exhibit A.

XX. WILDFIRE

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
(a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
(b)	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
(c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
(d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

Setting

The proposed project has provided a Fire Safety Plan, prepared by Cal Fire/County Fire on March 27, 2019 (Cal Fire/County Fire, March 27, 2019). The plan includes fire safety requirements including fire sprinklers, a water storage tank, driveway requirements, vegetation management, and ignition resistant construction requirements. The project is located within a State responsibility area and according to Cal Fire/County Fire, response times are estimated to be between 10 to 15 minutes.

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

The climate of the region is characterized as Mediterranean, with warm dry summers and cool, damp winters. Summer months experience hotter and drier conditions for fuel which will more easily ignite.

Discussion

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

The project is not expected to conflict with any regional emergency response or evacuation plan because the project involves demolition and reconstruction of one single-family residence. Therefore, impacts would be *less than significant.*

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

of the proposed project will replace an existing residence with a new residence in the same location the parcel. The proposed development would occur on gently sloping topography, surrounded by low lying grasses and trees. The replacement residence is required to provide fire sprinklers, and meet more stringent fire codes than were applied to the home being removed, including provision of a fire turnaround and water storage to meet current Fire code as outlined in the project's Fire Safety Plan (Cal Fire/County Fire, March 27, 2019). Therefore, impacts would be *less than significant*.

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

The project is required to provide interior fire sprinklers and installation of a new water tank to service the fire sprinklers within close proximity to the proposed residence to assist in fire protection, as well as other mitigation measures outlined in the Cal Fire/County Fire Safety Plan. These measures and standards will increase the safety factors of the replacement residence over the existing residence and therefore, impacts would be less than significant.

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

The project is located on an area of the site with moderately sloping topography, is outside of an adjacent flood hazard zone. Based on County-maintained data, the proposed project area has a moderate to high landslide risk potential. Based on site specific observations, the Geotechnical Engineering Report (Beacon, July 25, 2018) indicated the potential for landslides is minimal and has no evidence of previous landslides at the site. The Geotechnical Engineering Report provided recommendations to be incorporated into the project's plans and specifications in order to address any geotechnical concerns. Based on site specific observations, the Soils Engineering Report (Beacon, July 25, 2019), it is not expected that the project would expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, impacts would be *less than significant.*

Conclusion

With the adoption of the required standards outlined in the project's fire safety plan (Cal Fire, March 27, 2019), the project is not expected to result in any significant issues relating to wildfire.

Mitigation

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

Sources

See Exhibit A.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
(b)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
(c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Setting

Discussion

(a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

The project has the potential to impact Biological Resources, Cultural Resources, and Geology and Soils. Mitigation measures have been placed within each of these sections to address potential impacts and their implementation would reduce impacts to less than significant levels. Although no special status species were found during the biological survey, Mitigation Measures BR-1 through BR-4 address the potential for wildlife to enter the site during construction activities. Mitigation Measures CR-1 and CR-2 cover a Construction Worker Awareness Training and standard measures in the event archaeological resources are unearthed or discovered during any construction activities. The mitigation measure for Geology and Soils covers the recommendations outlined in the Geotechnical Engineering Report (Beacon, July 25, 2018). With the implementation of these listed mitigation measures, the project will have a less than significant impact on the environment.

(b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Potential cumulative impacts of the proposed project have been analyzed within the discussion sections of each environmental resource area. Cumulative impacts associated with the proposed project would be minimized to less than significant levels through ordinance requirements and the implementation of proposed mitigation measures.

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

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

Exhibit A - Initial Study References and Agency Contacts

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

Contacted	Agency	Response
☐	County Public Works Department	**Not Applicable**
☐	County Environmental Health Services	**Not Applicable**
☐	County Agricultural Commissioner's Office	**Not Applicable**
☐	County Airport Manager	**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	**None**
☐	CA Coastal Commission	**Not Applicable**
☒	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 AB52	**Not Applicable**
☐	Other _____	**Not Applicable**

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

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

- ☒ Project File for the Subject Application

County Documents

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

Other Documents

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

Initial Study – Environmental Checklist

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

Biological Resource Assessment for the Anderson Residence, 2490 Toro Creek Road, Morro Bay, San Luis Obispo County, California. by SWCA Environmental Consultants. May 2019.

Beacon Geotechnical, Inc. Geotechnical Engineering Report for Proposed Single Family Residence 2490 Toro Creek Road San Luis Obispo County, California. October 25, 2016.

Cal Fire/County Fire – San Luis Obispo. Fire Safety Plan. March 27, 2019.

California Department of Conservation (DOC). 2019. Farmland Mapping and Monitoring Program - DLRP Important Farmland Finder. Accessed on: November 1, 2019. Available at: <https://maps.conservation.ca.gov/DLRP/CIFF/>

California Department of Fish and Wildlife (CDFW). 2018. CDFW Lands Viewer. Accessed on October 24, 2019. Available at: < https://apps.wildlife.ca.gov/lands/>

California Department of Fish and Wildlife (CDFW). 2019. California Natural Diversity Database BIOS Viewer. Accessed on October 24, 2019. Available at: < https://apps.wildlife.ca.gov/bios/?bookmark=327>

California State Water Resources Control Board. 2019. Geotracker. Accessed on November 4, 2019. Available at: <http://geotracker.waterboards.ca.gov>

County of San Luis Obispo. 2011. EnergyWise Plan. Available at <https://www.slocounty.ca.gov/Departments/Planning-Building/Energy-and-Climate/Energy-Climate-Reports/EnergyWise-Plan.aspx> Accessed on: November 1, 2019.

Helms, John, CEG. Geological Characterization Report for Proposed Single Family Residence 2490 Toro Creek Road San Luis Obispo County, California. September 30, 2019.

Pacific Gas and Electric (PG&E). 2019. Delivering Low-Emission Energy. Available at: https://www.pge.com/en_US/about-pge/environment/what-we-are-doing/clean-energy-solutions/clean-energy-solutions.page

San Luis Obispo Air Pollution Control District (SLOAPCD). 2012. CEQA Air Quality Handbook. Accessed October 24, 2019. Available at: < https://storage.googleapis.com/slocleanair-org/images/cms/upload/files/CEQA_Handbook_2012_v2%20%28Updated%20Map2019%29_LinkedwithMemo.pdf>

San Luis Obispo Air Pollution Control District (SLOAPCD). 2017. CEQA Air Quality Handbook Clarification Memo. Accessed on November 1, 2019. Available at: < https://storage.googleapis.com/slocleanair-org/images/cms/upload/files/FINAL_Clarification%20Memorandum%2020172.pdf>

SWCA. Phase I Archaeological Survey for 2490 Toro Creek Road, Morro Bay, San Luis Obispo County, California / SWCA No. 55580. May 15, 2019.

U.S. Fish and Wildlife Service (USFWS). 2019. National Wetlands Inventory Surface Waters and Wetlands. November 4, 2019. Available at: <https://www.fws.gov/wetlands/data/Mapper.html>

Exhibit B - Mitigation Summary

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

BIO-1 **Prior to initiation of any construction activities**, including vegetation clearing and demolition, sturdy exclusionary silt fencing will be installed on the Toro Creek side (northwest) of the area of ground disturbance to prevent movement of amphibians and reptiles from Toro Creek into the ground disturbance area and the movement of sediment from the disturbance area into the creek. The bottom of the fencing will be buried a minimum of 6 inches below the ground surface to prevent gaps between the bottom of the fence and the ground. The fencing should surround the ground disturbance area, except for the area of the construction access route along the driveway, so there is a complete barrier from the creek to the ground disturbance area. No construction work (including materials storage) will occur on the creek side of the silt fence. The fencing will remain in place during the entire construction period and maintain as needed by the contractor.

BIO-2 **Prior to initiation of any construction activities**, including vegetation clearing and demolition, a qualified biologist shall conduct an inspection of areas of debris, under man-made feature such as decks, under the house that will be demolished, or any other place in the limits of disturbance that could provide upland refugia to amphibians or reptiles. If California red-legged frog(s) are detected during the inspection, the applicant would need to consult with the USFWS under Section 10 of the federal Endangered Species Act to obtain incidental take authorization for the proposed activity. In addition, the applicant would need to retain a qualified biologist to survey for and capture and relocate Coast Range newt and western pond turtle.

BIO-3 Site preparation, ground-disturbing, and construction activities should be conducted outside the migratory bird breeding season. **Prior to issuance of grading or construction permits,** if such activities are required during this period (February 1 through September 30), a qualified biologist shall conduct a nesting bird survey and verify that migratory birds are not nesting on-site. If nesting activity is detected, the following measures shall be implemented:

a. The project shall be modified or delayed to avoid direct take of identified nests, eggs, and/ or young protected under the Migratory Bird Treaty Act and/ or California Fish and Game Code.

b. The qualified biologist shall document all active nests and submit a letter report to the County of San Luis Obispo documenting project compliance with the Migratory Bird Treaty Act, California Fish and Game Code, and applicable project mitigation measures.

BIO-4 **Prior to demolition of any existing structures**, a qualified biologist will survey structure(s) to determine the presence or absence of roosting bats within the existing structures. Should no roosting bats be present, exclusionary measures shall be implemented to preclude

roosting prior to demolition. If active roosting is identified, the project should be delayed until the biologist can confirm that the roosting bats have evacuated the structures on their own accord, and then implement the exclusion measures.

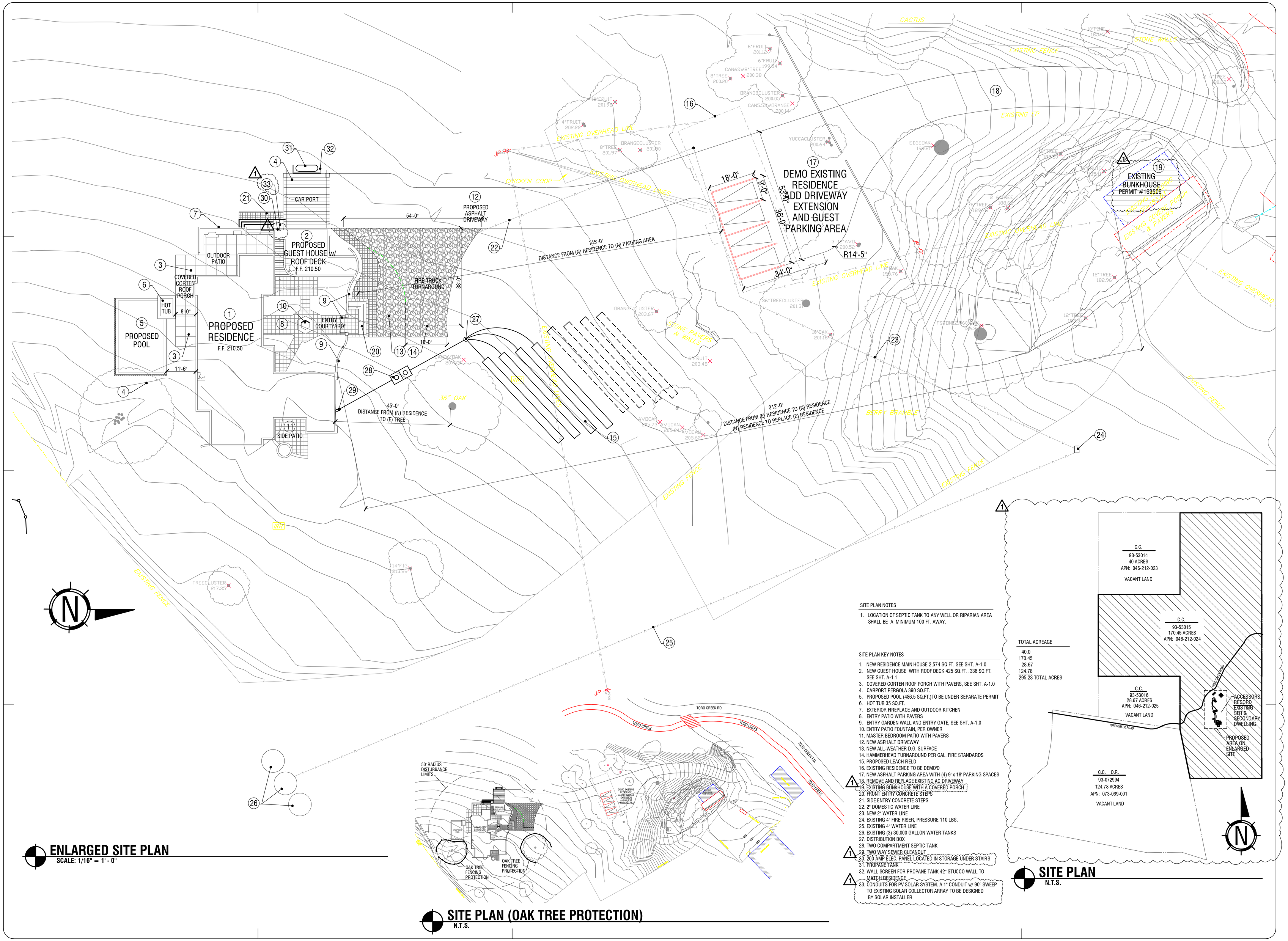
CR-1 Cultural Resource – Construction Worker Awareness Training. **Prior to the initiation of grading construction ground disturbance,** a County qualified archeologist will provide cultural resources awareness training to all field crews and field supervisors to include a description of the types of resources that may be found in the project area, the protocols to be used in the event of an unanticipated discovery, the importance of cultural resources to the Native American community, and the laws protecting significant archaeological and historical sites. On the first day of ground disturbance, the archaeologist will provide the County with the sign in sheet of all workers involved in the training.

CR-2 **During Construction the following standards apply**, in the event that archaeological resources are unearthed or discovered during any construction activities:

a. Construction activities shall cease and the County Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be evaluated by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law. The applicant shall implement the mitigations as required by the County Environmental Coordinator.

b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the County Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

GEO-1 **Prior to issuance of construction permits,** the applicant shall reproduce on the grading plans and demonstrate compliance with all recommendations of the Soils Engineering Report (Beacon Geotechnical, July 25, 2018) for the project. During project construction and prior to final inspection, the applicant shall implement and comply with all recommendations of the Soils Engineering Report (Beacon Geotechnical, July 25, 2018) for the project.



ENLARGED SITE PLAN
SCALE: 1/16" = 1' - 0"

SITE PLAN (OAK TREE PROTECTION)
N.T.S.

SITE PLAN NOTES
1. LOCATION OF SEPTIC TANK TO ANY WELL OR RIPARIAN AREA SHALL BE A MINIMUM 100 FT. AWAY.

SITE PLAN KEY NOTES
1. NEW RESIDENCE MAIN HOUSE 2,574 SQ.FT. SEE SHT. A-1.0
2. NEW GUEST HOUSE WITH ROOF DECK 425 SQ.FT., 336 SQ.FT. SEE SHT. A-1.1
3. COVERED CORTEN ROOF PORCH WITH PAVERS, SEE SHT. A-1.0
4. CARPORT PERGOLA 390 SQ.FT.
5. PROPOSED POOL (486.5 SQ.FT.)TO BE UNDER SEPARATE PERMIT
6. HOT TUB 35 SQ.FT.
7. EXTERIOR FIREPLACE AND OUTDOOR KITCHEN
8. ENTRY PATIO WITH PAVERS
9. ENTRY GARDEN WALL AND ENTRY GATE, SEE SHT. A-1.0
10. ENTRY PATIO FOUNTAIN, PER OWNER
11. MASTER BEDROOM PATIO WITH PAVERS
12. NEW ASPHALT DRIVEWAY
13. NEW ALL-WEATHER D.G. SURFACE
14. HAMMERHEAD TURNAROUND PER CAL. FIRE STANDARDS
15. PROPOSED LEACH FIELD
16. EXISTING RESIDENCE TO BE DEMO'D
17. NEW ASPHALT PARKING AREA WITH (4) 9' x 18' PARKING SPACES
18. REMOVE AND REPLACE EXISTING AC DRIVEWAY
19. EXISTING BUNKHOUSE WITH A COVERED PORCH
20. FRONT ENTRY CONCRETE STEPS
21. SIDE ENTRY CONCRETE STEPS
22. 2" DOMESTIC WATER LINE
23. NEW 2" WATER LINE
24. EXISTING 4" FIRE RISER, PRESSURE 110 LBS.
25. EXISTING 4" WATER LINE
26. EXISTING (3) 30,000 GALLON WATER TANKS
27. DISTRIBUTION BOX
28. TWO COMPARTMENT SEPTIC TANK
29. TWO WAY SEWER CLEANOUT
30. 200 AMP ELEC. PANEL LOCATED IN STORAGE UNDER STAIRS
31. PROPANE TANK
32. WALL SCREEN FOR PROPANE TANK 42" STUCCO WALL TO MATCH RESIDENCE
33. CONDUITS FOR PV SOLAR SYSTEM. A 1" CONDUIT w/ 90° SWEEP TO EXISTING SOLAR COLLECTOR ARRAY TO BE DESIGNED BY SOLAR INSTALLER

SITE PLAN
N.T.S.

REVISIONS	BY
1 REVIEW #1	MG

PARAGON DESIGN and BUILDING
1009 MORRO STREET STE 203 SAN LUIS OBISPO, CA. 93401
PHONE: (805) 541-9486 FAX: (805) 543-5705 LIC. C-51612
THOMAS G. BRAJKOVICH ARCHITECT
LICENSED ARCHITECT THOMAS G. BRAJKOVICH No. C 15612 STATE OF CALIFORNIA

ANDERSON RESIDENCE
2490 TORO CREEK RD.
MORRO BAY, CA.
CLIENT: DOUG ANDERSON

DRAWN	MG
CHECKED	
DATE	5-28-2019
SCALE	VARIES
JOB NO.	290
SHEET	SITE PLAN

T-2.0
1 OF _ SHEETS

DEVELOPER'S STATEMENT FOR
ANDERSON
MAJOR GRADING PERMIT PMTG2019-00020

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

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

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

Exhibit B - Mitigation Summary

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

Biological Resources

BIO-1 **Prior to initiation of any construction activities**, including vegetation clearing and demolition, sturdy exclusionary silt fencing will be installed on the Toro Creek side (northwest) of the area of ground disturbance to prevent movement of amphibians and reptiles from Toro Creek into the ground disturbance area and the movement of sediment from the disturbance area into the creek. The bottom of the fencing will be buried a minimum of 6 inches below the ground surface to prevent gaps between the bottom of the fence and the ground. The fencing should surround the ground disturbance area, except for the area of the construction access route along the driveway, so there is a complete barrier from the creek to the ground disturbance area. No construction work (including materials storage) will occur on the creek side of the silt fence. The fencing will remain in place during the entire construction period and maintain as needed by the contractor.

BIO-2 **Prior to initiation of any construction activities**, including vegetation clearing and demolition, a qualified biologist shall conduct an inspection of areas of debris, under man-made feature such as decks, under the house that will be demolished, or any other place in the limits of disturbance that could provide upland refugia to amphibians or reptiles. If California red-legged frog(s) are detected during the inspection, the applicant would need to consult with the USFWS under Section 10 of the federal Endangered Species Act to obtain incidental take authorization for the proposed activity. In addition, the applicant would need to retain a qualified biologist to survey for and capture and relocate Coast Range newt and western pond turtle.

Monitoring (Biological Measure BR-1 and BR-2): Required at the time of initiation of ground disturbing activities. Compliance will be verified by the County Department of Planning and Building, in consultation with the Environmental Coordinator.

BIO-3 Site preparation, ground-disturbing, and construction activities should be conducted outside the migratory bird breeding season. **Prior to issuance of grading or construction permits,** if such activities are required during this period (February 1 through September 30), a qualified biologist shall conduct a nesting bird survey and verify that migratory birds are not nesting on-site. If nesting activity is detected, the following measures shall be implemented:

a. The project shall be modified or delayed to avoid direct take of identified nests, eggs, and/ or young protected under the Migratory Bird Treaty Act and/ or California Fish and Game Code.

b. The qualified biologist shall document all active nests and submit a letter report to the County of San Luis Obispo documenting project compliance with the Migratory Bird Treaty Act, California Fish and Game Code, and applicable project mitigation measures.

BIO-4 **Prior to demolition of any existing structures**, a qualified biologist will survey structure(s) to determine the presence or absence of roosting bats within the existing structures. Should no roosting bats be present, exclusionary measures shall be implemented to preclude roosting prior to demolition. If active roosting is identified, the project should be delayed until the biologist can confirm that the roosting bats have evacuated the structures on their own accord, and then implement the exclusion measures.

Monitoring (Biological Measure BR-3 and BR-4): Required prior to issuance of construction permits/prior to ground disturbance. Compliance will be verified by the County Department of Planning and Building, in consultation with the Environmental Coordinator.

Cultural Resources

CR-1 Cultural Resource – Construction Worker Awareness Training. **Prior to the initiation of grading construction ground disturbance,** a County qualified archeologist will provide cultural resources awareness training to all field crews and field supervisors to include a description of the types of resources that may be found in the project area, the protocols to be used in the event of an unanticipated discovery, the importance of cultural resources to the Native American community, and the laws protecting significant archaeological and historical sites. On the first day of ground disturbance, the archaeologist will provide the County with the sign in sheet of all workers involved in the training.

Monitoring (Cultural Measure CR-1): Required at the time of initiation of ground disturbing activities. Compliance will be verified by the County Department of Planning and Building, in consultation with the Environmental Coordinator.

CR-2 **During Construction the following standards apply**, in the event that archaeological resources are unearthed or discovered during any construction activities:

a. Construction activities shall cease and the County Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be evaluated by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law. The applicant shall implement the mitigations as required by the County Environmental Coordinator.

b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the County Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

Geology and Soils

GEO-1 **Prior to issuance of construction permits,** the applicant shall reproduce on the grading plans and demonstrate compliance with all recommendations of the Soils Engineering Report (Beacon Geotechnical, July 25, 2018) for the project. During project construction and prior to final inspection, the applicant shall implement and comply with all recommendations of the Soils Engineering Report (Beacon Geotechnical, July 25, 2018) for the project.

Monitoring (Geology Measure GEO-1): Required prior to issuance of construction permits/prior to ground disturbance. Compliance will be verified by the County Department of Planning and Building, in consultation with the Environmental Coordinator.

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

Signature of Agent(s) 1/15/20 Date

THOMAS G. PRATSCHNER

Name (Print)

ARCHITECT