Negative Declaration & Notice Of Determination

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

ENVIRONMENTAL DETERMINATION NO. ED17-275 **DATE:** April 28, 2021

PROJECT/ENTITLEMENT: Major Grading PMTG2018-00014 / ED17-275 Ramos

APPLICANT NAME: Ricardo and Olga Ramos **Email:** rramos-49@verizon.net
ADDRESS: 2029 Century Park E., Los Angeles, CA 90067
CONTACT PERSON: Ricardo Ramos **Telephone:** (310) 617-8816

PROPOSED USES/INTENT: Request by Ricardo and Olga Ramos to allow grading for a residential building pad and driveway on a 9.2-acre parcel in the Residential Rural land use category with an average slope of 18%. Grading is proposed on slopes ranging between 10% and 29%, for development of a 9,163 square-foot, two-story single-family residence with an attached 2,093 square-foot, six-car garage, 400 linear feet of retaining walls, and associated driveway, patio and swimming pool. The project proposes 4,600 cubic yards of cut and 2,600 cy of fill, with 2,000 cy export, for a total of 9,200 cy earthwork. The proposed area of disturbance for driveway, utilities and building footprint is 3,700 square feet.

LOCATION: The project is located at 1185 Deer Canyon Road, approximately 0.9 miles west of Corbett Canyon Road and 1.75 miles north of the City of Arroyo Grande, in the San Luis Bay Inland South sub-area of the South County Planning Area.

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

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

OTHER POTENTIAL PERMITTING AGENCIES:

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

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

Notice of Determination

State Clearinghouse No. _____

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

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

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

County of San Luis Obispo

Signature	Project Manager Name	Date	Public Agency

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

Initial Study – Environmental Checklist

PLN-2039
04/2019

Project Title & No. (RAMOS) MAJOR GRADING PMTG2018-00014 / ED17-275

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:

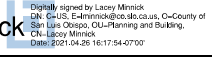
☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ 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.

Cindy Chambers		Cindy Chambers, Planner III	4.21.2021
Prepared by (Print)	Signature		Date
Lacey Minnick	Lacey Minnick 	Lacey Minnick, Supervising Planner	
Reviewed by (Print)	Signature		Date

Initial Study – Environmental Checklist

Project Environmental Analysis

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

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

A. Project

DESCRIPTION: Request by Ricardo and Olga Ramos to allow grading for a residential building pad and driveway on a 9.2-acre parcel in the Residential Rural land use category with an average slope of 18%. Grading is proposed on slopes ranging between 10% and 29%, for development of a 9,163 square-foot, two-story single-family residence with an attached 2,093 square-foot, six-car garage, 400 linear feet of retaining walls, and associated driveway, patio and swimming pool. The project proposes 4,600 cubic yards of cut and 2,600 cy of fill, with 2,000 cy export, for a total of 9,200 cy earthwork. The proposed area of disturbance for driveway, utilities and building footprint is 3,700 square feet. The project is located at 1185 Deer Canyon Road, approximately 0.9 miles west of Corbett Canyon Road and 1.75 miles north of the City of Arroyo Grande, in the San Luis Bay Inland South sub-area of the South County Planning Area.

The subject parcel is currently undeveloped and contains areas of oak woodland and grasslands. The parcel slopes downhill from the southeast corner at the Deer Canyon Road access to an open valley; surrounding residential development on large lots is scattered across rolling terrain with alternating oak savannah and oak woodland. The project includes removal of approximately 15 coast live oak trees and eight Santa Margarita manzanita trees, and impacts to seven coast live oak trees from grading.

The surrounding visual setting includes views of forested hillsides, scattered rural residences, and a mosaic of oak woodlands and open space. The surrounding land is used primarily for single-family residences. No nearby roadways have been officially designated as scenic highways. No major roadways are visible from the project site, and the area proposed for development is not visible from any major roadways. The proposed residential development is consistent with the character of surrounding development.

ASSESSOR PARCEL NUMBER: 044-311-041

Latitude: °35 10' 8.112" N **Longitude:** °120 34' 16.968" W **SUPERVISORIAL DISTRICT #** 3

B. Existing Setting

Plan Area: South County Planning **Sub:** San Luis Bay Inland **Comm:** Arroyo Grande Fringe

Initial Study – Environmental Checklist

Area	South
Land Use Category:	Residential Rural
Combining Designation:	None
Parcel Size:	9.2 acres
Topography:	Moderate to Steep
Vegetation:	Oak woodland, manzanita and chaparral scrub, oak savannah grasslands
Existing Uses:	Undeveloped

Surrounding Land Use Categories and Uses:

North:	Residential Rural; Single-Family Residential	***East:***	Residential Rural; Single-Family Residential
South:	Residential Rural; Single-Family Residential	***West:***	Residential Rural; Single-Family Residential

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 proposed project is located at 1185 Deer Canyon Rd approximately 0.3 miles east of Highway 227 and 1.75 miles north of the City of Arroyo Grande. The project site is within a predominantly rural area and is located on moderate to steeply rolling topography surrounded by large, sparsely developed residential parcels. The subject parcel is currently undeveloped and contains areas of oak woodland and grasslands. The surrounding visual setting includes views of forested hillsides, scattered rural residences, and a mosaic of oak woodlands and open space. The surrounding land is used primarily for single-family residences. No nearby roadways have been officially designated as scenic highways. No major roadways are visible from the project site, and the area proposed for development is not visible from any major roadways. The proposed residential development is consistent with the character of surrounding development.

Discussion

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

The project is not within a dedicated scenic vista and will therefore not cause any substantial adverse effect on a scenic vista. Impact is *less than significant.*

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

The project is not located within a state scenic highway design corridor or along a scenic roadway and no scenic resources are known to exist on site. Impact is *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 within a non-urbanized, rural area. The proposed project fits within the existing visual character of the area consisting of scattered, rural residences in-between forested land. Therefore, impacts will 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 proposed project is not expected to produce a substantial amount of light. Therefore, it is unlikely that the project would have any substantial adverse effect on day or nighttime views through the creation of substantial light or glare. The County of San Luis Obispo's Land Use Ordinance 22.10.060 prohibits light or glare which is transmitted or reflected in a concentration or intensity that is detrimental or harmful to persons, or that interferes with the use of surrounding properties or streets. This section also requires that light shielding be used for outdoor lighting on new projects. With these factors, impacts from light or glare will be *less than significant.*

Conclusion

No significant impacts to visual resources are expected to occur from the project.

Mitigation

No mitigation measures are needed beyond what is required by ordinance.

Sources

See Exhibit A.

II. AGRICULTURE AND FORESTRY RESOURCES

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
(a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
(b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
(c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☒	☐
(d)	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☒	☐
(e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Setting

The project parcel is within the Residential Rural Land Use Category and the Edna Valley Agricultural Preserve Area. The parcel is not under a Williamson Act contract, and it does not have historic crops or agricultural activities.

Based on the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) and the San Luis Obispo County Important Farmland Map (DOC 2019), part of the project site contains Farmland of Statewide Importance.

The soil types and characteristics subject to disturbance from this project include:

Pismo-Tierra complex (9 - 15 % slope).

> Pismo. This moderately sloping soil is considered very poorly drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to shallow depth to bedrock. The soil is considered Class VI without irrigation and Class is not rated when irrigated.
>
> Tierra. This moderately sloping soil is considered very poorly drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

Arnold loamy sand (5 - 15 % slope).

> This gently to moderately sloping sandy soil is considered moderately drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to poor filtering capabilities. The soil is considered Class IV without irrigation and Class IV when irrigated.

Corralitos sand (2 - 15 % slope).

> This gently to moderately sloping, sandy bottom soil is considered well drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to poor filtering capabilities. The soil is considered Class VI without irrigation and Class IV when irrigated.
>
> Corralitos Variant loamy sand. This nearly level soil is considered not well drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to poor filtering capabilities, wetness/high groundwater, flooding. The soil is considered Class IV without irrigation and Class III when irrigated.

According to Public Resources Code Section 12220(g), forest land is defined as land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. Timberland is defined as land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees. The project site does not support forest land or timberland.

Discussion

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

The proposed project is partially located on Farmland of Statewide importance. The project parcel is not currently being used for agriculture. Impact is *less than significant.*

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

The parcel is not zoned for agriculture use or under a Williamson Act contract. The nearest agriculture use is more than 2,500 feet away; therefore, there would be *no impacts*.

(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 is not 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. Impacts would be *less than significant.*

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

The project is not located in an area that contains forest land as defined in PRC 12220. The parcel is in a residential rural area characterized by areas of oak woodland and open savannah, and the residential site development will impact or remove 18 mature oak trees. The oak tree removal will be mitigated by replacement in kind at 4:1 for removed trees and 2:1 for impacted trees, onsite. Alternative and equivalent mitigation measures for oak tree loss is also provided for; see the mitigations under the Biological section. With this mitigation applied for the impacts to existing oak trees, any regional impact related to loss or conversion of oak woodland is *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 site is not considered farmland or forest land. *No impact would occur*.

Conclusion

The project is located in an area zoned for residential land use and would not involve any conversion of agriculture or forest land. No agriculture or forestry impacts are expected to occur.

Mitigation

No mitigation measures are needed.

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

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 (SLOAPCD). The SLOAPCD has developed and updated a CEQA Air Quality Handbook (2012) and clarification memorandum (2017) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by SLOAPCD).

As proposed, the project would result in the disturbance of less than one acre of site area. This would result in the creation of construction dust and short-term construction emissions. The project grading limits would be within close proximity to potential sensitive receptors (other residences) that might result in nuisance complaints. The project is not within in an area 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. According to the United States Department of Agriculture's Wind Erodibility Index, the wind erodibility of the soils which would be disturbed by the proposed project is "moderate".

Sensitive Receptors

Sensitive receptors are people that have an increased sensitivity to air pollution or environmental contaminants, such as the elderly, children, asthmatics, and others who are at a heightened risk of negative health outcomes due to exposure to air pollution. Some land uses are considered more sensitive to changes in air quality than others, due to the population that occupies the uses and the activities involved. Sensitive receptor locations include schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residences. The project site is located in a moderately developed area and the nearest offsite sensitive

receptors to the project site would be several single-family residential homes located approximately 160 to 500 feet to the east and south.

Table 2 – Thresholds of Significance for Construction			
Pollutant	**Threshold[1]**		
	Daily	**Quarterly Tier 1**	**Quarterly Tier 2**
ROG+NOx (combined)	137 lbs	2.5 tons	6.3 tons
Diesel Particulate Matter	7 lbs	0.13 tons	0.32 tons
Fugitive Particulate Matter (PM10), Dust2		2.5 tons	
Greenhouse Gases (CO2, CH4, N2O, HFC, CFC, F6S)	Amortized and Combined with Operational Emissions		

Source: SLO County APCD CEQA Air Quality Handbook, page 2-2.

Notes:

1. Daily and quarterly emission thresholds are based on the California Health & Safety Code and the CARB Carl Moyer Guidelines.
2. Any project with a grading area greater than 4.0 acres of worked area can exceed the 2.5-ton PM10 quarterly threshold.

Discussion

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

The project site is located within the South County Planning Area and the Residential Rural land use category. Residential development is an allowed use and is anticipated in the General Plan land use and circulation elements. The project is consistent with the general level of development anticipated and projected in the 2001 Clean Air Plan. The project will not conflict with, or obstruct implementation of SCCAB air quality plans, and falls below the threshold for PM10 emissions based on the volume of earthwork per day and disturbance area. The County Grading Ordinance Section 22.52.160 includes standard dust control and diesel emissions management requirements as part of the Building Permit process. Therefore, the project impacts will be *less than significant.*

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?

Construction Related Emissions

Based on the project description, the project will be moving less than 1,200 cubic yards/day of material and will result in the disturbance of approximately 0.85 acres. This will result in the creation of construction dust, as well as short-and-long-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and, therefore, will be below the general thresholds triggering construction-related mitigation, and impacts will be *less than significant.*

Operational Impacts

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 is 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.

Overall, impacts related to exceedance of federal, state, or SLOAPCD ambient air quality standards due to operational activities *would be less than significant* and considerably less cumulatively.

(b) Expose sensitive receptors to substantial pollutant concentrations?

Sensitive receptors are people or other organisms that may have a significantly increased sensitivity or exposure to air pollution by virtue of their age and health (e.g. schools, day care centers, hospitals, nursing homes), regulatory status (e.g. federal or state listing as a sensitive or endangered species), or proximity to the source. The nearest sensitive receptors are offsite residences located approximately 160 to 500 feet to the east and south of the site. Residents could be exposed to diesel particulates and fugitive dust during construction activities. Construction of the driveway and residential pad is expected to require the use of large diesel-powered construction equipment or significant amounts of grading. With application of LUO 22.52.160 (Construction Procedures), all air quality controls shall be implemented as part of the construction permit to ensure impacts to sensitive receptors will *be less than significant*.

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

Construction activities have the potential to emit odors from diesel equipment, paints, solvents, fugitive dust, and adhesives. Odors from construction activities would be intermittent and temporary, and are not expected to extend beyond the construction area when present. The proposed project does not include any components or operational activities that would generate substantial odor or other emissions. Due to the temporary and intermittent nature of construction odors, the project would not result in other emissions affecting a substantial number of people; therefore, potential impacts would be *less than significant*.

Conclusion

The level of proposed construction activity falls below the thresholds for significance. Incorporation of LUO 22.52.160 (Construction Procedures) would reduce project-related impacts on air quality to less than significant.

Mitigation

No air quality related mitigation measures are necessary beyond what is required under ordinance.

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?	☐	☒	☐	☐

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(c)	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
(d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
(e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐
(f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☒	☐	☐

Setting

Local Sensitive Resource Area Designations

The County of San Luis Obispo Land Use Ordinance (LUO) Sensitive Resource Area (SRA) combining designation applies to areas of the county with special environmental qualities, or areas containing unique or sensitive endangered vegetation or habitat resources. The combining designation standards established in the LUO require that proposed uses be designed with consideration of the identified sensitive resources and the need for their protection. The proposed project is not within an SRA combining designation area.

Federal and State Endangered Species Acts

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

Migratory Bird Treaty Act

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

California Fish and Game Code

California Fish and Game Code Section 3511 includes provisions to protect Fully Protected species, such as: (1) prohibiting take or possession "at any time" of the species listed in the statute, with few exceptions; (2) stating that "no provision of this code or any other law shall be construed to authorize the issuance of permits or licenses to "take" the species; and (3) stating that no previously issued permits or licenses for take of the species "shall have any force or effect" for authorizing take or possession. The CDFW is unable to authorize incidental take of "fully protected" species when activities are proposed in areas inhabited by those species. Sections 3503 and 3503.5 of the Fish and Game Code state that it is unlawful to take, possess, or destroy the nest or eggs of any bird, with occasional exceptions. In addition, Section 3513 states that it is unlawful to take or possess any migratory bird as designated in the MBTA or any part of such migratory birds except as provided by rules and regulations under provisions of the MBTA.

Clean Water Act and State Porter Cologne Water Quality Control Act

The U.S. Army Corps of Engineers (USACE) regulates discharges of dredged or fill material into waters of the United States. These waters include wetland and non-wetland water bodies that meet specific criteria. USACE jurisdiction regulates almost all work in, over, and under waters listed as "navigable waters of the U.S." that results in a discharge of dredged or fill material within USACE regulatory jurisdiction, pursuant to Section 404 of the Clean Water Act (CWA). Under the Clean Water Act and the 2015 Clean Water Rule, USACE regulates activities in waters that are jurisdictional by rule in all cases; jurisdictional by rule, as defined; and waters requiring a case-specific evaluation. Traditional navigable waters (TNW), interstate waters, the territorial seas, and impoundments of these waters are jurisdictional by rule. Tributaries and adjacent waters are jurisdictional by rule, if they meet certain definitions as defined in the 2015 Clean Water Rule. Waters such as vernal pools, coastal prairie wetlands, prairie potholes, waters that are within the 100-year flood plain of a TNW, and waters within 400 feet of the high tide line require a case specific evaluation to determine jurisdictional status.

The State Water Resources Control Board (SWRCB) and nine Regional Water Quality Control Boards (RWQCBs) regulate discharges of fill and dredged material in California, under Section 401 of the CWA and the State Porter-Cologne Water Quality Control Act, through the State Water Quality Certification Program. State Water Quality Certification is necessary for all projects that require a USACE permit or fall under other federal jurisdiction, and have the potential to impact waters of the State.

Conservation and Open Space Element

The intent of the goals, policies, and implementation strategies in the COSE is to identify and protect biological resources that are a critical component of the county's environmental, social, and economic well-being. Biological resources include major ecosystems; threatened, rare, and endangered species and their habitats; native trees and vegetation; creeks and riparian areas; wetlands; fisheries; and marine resources. Individual species, habitat areas, ecosystems and migration patterns must be considered together in order to sustain biological resources.

Site Description

The 9-acre parcel is accessed from Deer Canyon Road along the southern boundary. The property slopes downhill from the southeast corner towards a gentle swale to the west. The northern area forms a broad grassy swale with some riparian drainage and wetland habitat features but is not identified as a USGS blueline stream. Oak woodland and coastal scrub cover the steeply sloping easterly portion, with annual grassland and scattered oaks to the south and west. The project consists of grading and development of the access, utilities and building pad for a single-family residence. The proposed development will extend from the Deer Canyon Road at the south boundary and extend partially into oak woodland and coastal scrub habitat, while avoiding the steepest areas and slopes in excess of 30% grade. The septic system will be placed downhill from the residence and towards the west.

A site visit was conducted by Planning Staff (Cindy Chambers), on June 18, 2019. A Biological Resources Assessment report was prepared for the project (Kevin Merk Associates, February 15, 2019) and an addendum to the Biological Assessment was prepared to further evaluate the oak tree and manzanita impacts (Kevin Merk Associates, May 15, 2020). The project was scaled back and modified to reduce impacts to oak trees and the septic leach field was relocated to minimize potential impacts to oak trees and manzanita. The revised project also reduced the overall disturbance area to less than one acre.

The project site supports mosaic habitats of annual grassland, coastal scrub, oak woodland, riparian, wetland, and central maritime chaparral. Previous site disturbances have resulted in the occurrence of non-native, weedy species. The site drains toward the west and north, forming a swale that eventually becomes a creek draining to the east into Arroyo Grande Creek by way of Carpenter Canyon. This area of the site contains small patches of freshwater wetlands and riparian habitat, but is not identified as an intermittent or blueline stream.

Surveys of the project site confirmed the presence of Santa Margarita manzanita, a special-status plant species, in areas of the parcel that will be disturbed. The proposed project would also result in disturbance of the site's annual grassland, coastal scrub, and oak woodland habitat. Additionally, several-special status animal species including the northern California legless lizard, coast horned lizard, and American badger were determined to have the potential to occur on the site.

Coast live oak (quercus agrifolia)

The project biologist identified that approximately 14,500 square feet of oak woodland will be impacted or disturbed by the project. There are 59 coast live oak trees measuring 4” or greater diameter at breast height (DBH) located within the area of the project. Of these, 15 coast live oak trees will be removed for development, and an additional seven (7) coast live oak trees will be impacted by construction activity within the canopy or root zone. Based on the proposed retaining wall depth and geotechnical report recommendations for overexcavation five feet outside the footprint, construction activity has the potential to impact additional oak trees surrounding the area of work. This impact could be exacerbated by the requirements of CalFire for Flammable Vegetation Management for fuel reduction thinning and limbing (see Section XX. Wildfire, and Mitigation Measure WF-1).

Santa Margarita manzanita (Arctostaphylos pilosula).

This evergreen shrub is found on shale soils in closed-cone coniferous forest, chaparral, and cismontane woodland areas between the 170 and 1,100-meter elevations (555 to 3,600 feet). The typical blooming period is December-March. Santa Margarita manzanita is considered rare by CNPS (List 1B, RED 3-2-3). The project will remove eight (8) Santa Margarita manzanita shrubs and has potential to impact additional shrubs within the project vicinity. Additional Santa Margarita manzanita may be impacted by Flammable Vegetation Management requirements for Fire Safety in the 100-foot buffer around the building.

Discussion

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

The proposed project would remove existing Santa Margarita manzanita shrubs, a special status plant species, and remove or impact healthy coast live oak oak trees. This impact could be exacerbated by the requirements of CalFire for Flammable Vegetation Management (see Section XX. Wildfire). Additionally, several special-status animal species including the northern California legless lizard, coast horned lizard, and American badger have the potential to occur on the site. Protected species of roosting bats or nesting birds may utilize the oak trees on site. The project could potentially expose these species to adverse effects; these impacts would be reduced to *less than significant with proposed mitigation measures implemented.*

(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?*

As per the findings of the Biological Resources Assessment, the project site contains small patches of riparian habitat. However, this habitat is patchy and limited in size and is not identified as such by local or regional plans; the drainage is not identified as a creek in this location by USGS mapping, although it drains toward a blueline identified on nearby property. The project's proposed development will not disturb these areas and the nearest disturbance is at least 150 feet away from the path of drainage flow. Even so, there is a potential for impacts to downstream water quality from uncontrolled sedimentation and runoff during construction. These impacts would be reduced to *less than significant with proposed mitigation measures implemented.*

(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?*

As per the findings of the Biological Resources Assessment, the project site contains small patches of wetland habitat; however, this habitat is limited in size and is not designated as federally protected. The project's proposed development will not directly disturb, fill or remove these areas. *Impacts are less than significant* and will be further minimized by measures proposed.

(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 is not located in close proximity to any waterbodies that support migratory fish populations. The project site does not contain known or proposed habitat connectivity corridors, and the site is within a rural residential area characterized by large lots with areas of undeveloped native vegetation, where wildlife is able to find cover. *Impacts are less than significant.*

(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 and has policies requiring mitigation for construction impacts to oak trees. As per the findings of the Biological Resources Assessment, the proposed project would result in the removal of 15 coast live oak trees

and impacts to an additional seven oak trees. The County requires mitigation for oak tree impacts in one of two forms: either a mitigation fee paid to the Wildlife Conservation Fund, or replacement at 4:1 for each oak tree removed and 2:1 for each tree impacted. Additionally, eight (8) Santa Margarita manzanita shrubs will be removed by the development. The Santa Margarita manzanita is considered a special-status sensitive species by CDFW, and mitigation measures are required to lessen the impact of this loss. Santa Margarita manzanita trees should be avoided, or replacement at 8:1. The impacts would be reduced to *less than significant with mitigation measures implemented.*

(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?

There is no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other local, regional, or state habitat conservation plan adopted that includes the project site. However, the Oak Woodlands Conservation Act of 2001 established the importance of oak woodland protection throughout the State and created the California Oak Woodlands Conservation Program, designed to accommodate the needs of the private landowner while fostering protection for oak woodlands. In response, the County of San Luis Obispo established thresholds for assessing oak tree impacts in development and mitigation ratios for replacement in-kind. Mitigation measures will be applied per County policy for removal of oak trees or impacts to oak tree root zones or canopies as a result of the project. With implementation of these mitigations, *impacts to regional or state conservation plans will be reduced to less than significant.*

Conclusion

The proposed project has the potential to cause biological harm to the vegetation and wildlife of the existing habitats. In order to preserve existing sensitive species that may be impacted, including coast live oak trees, Santa Margarita manzanita, northern California legless lizard, coast horned lizard, roosting bats and nesting birds and American badger, mitigation measures identified to minimize the potential for harm must be followed.

Mitigation

Measures are applied that include the following:

- BR-1 – Provides two options for mitigation of oak trees: (1) onsite replacement at specified ratios; or (2) payment of fees for oak trees removed or impacted to the California Wildlife Conservation Fund. Requires onsite replacement in-kind for manzanita.
- BR-2 - 4: Requires a biologist to be engaged for construction monitoring, and to prepare and submit a Mitigation Plan that identifes replacement location(s) for onsite planting of oak trees and manzanita.
- BR-5 - 9: Provides requirements for nesting bird protection plan and pre-construction surveys and protection for identified sensitive species that may be present, including badger, bats, and reptiles. Includes pre-construction environmental awareness training prior to mobilization.
- BR-10 Provides requirements for final reporting, inspection, and monitoring of replacement planting.

In addition, under Section XX: Wildfire, Mitigation WF-1 requires a Flammable Vegetation Management Plan for the 100-foot and 30-foot clearance distances around structures to meet CalFire requirements for fuel reduction. This fuel reduction plan and its potential for impacts to the surrounding native oaks and manzanitas will be evaluated and mitigated as a part of the MM BR-2 Mitigation Plan.

Application of these measures will reduce project impacts *to less than significant*.

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

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.

There are 3 previous archeological reports within one-half mile of the project parcel, all without findings.

Discussion

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

The site is not located within 300 feet of a creek or water source, and there are no known historical resources present on the project site. Therefore, the project is expected to have *no impact on historical resources.*

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

The project site is located on a steep wooded hillside located far from any springs, streams or other sources of water, which reduces the potential for prolonged Native Americans use. Archaeological Phase I studies have been done on sites to the North, East, South, and West of the site; none of these studies resulted in findings. The study to the North found historical resources relating to a historic dairy farm structure that had collapsed. For these reasons, the potential for project-related *impacts to archaeological resources is considered less than significant.*

In the unlikely event resources are uncovered during grading activities, implementation of LUO Section 22.10.040 (Archaeological Resources) would be required, which states:

> In the event archaeological 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 archaeological 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.

Based on the low level of sensitivity of the project site, and with implementation of LUO Section 22.10.040, impacts to archaeological resources would *be less than significant*.

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

The nearest dedicated cemetery is the Templeton Cemetery, located 3.3 miles to the southwest. No known cemeteries are located in the site. In the unlikely event of discovery of previously unknown remains, the Ordinance-required condition above will apply. Impacts are *less than significant.*

Conclusion

County land Use Ordinance Section 22.10.040 includes a provision that construction work cease in the event that cultural resources are unearthed; specific procedures are to be followed regarding the resources, with work allowed to continue once the issue is resolved. No significant archaeological or historical resource impacts are expected to occur.

Mitigation

No mitigation measures above what are already required by ordinance are necessary.

Sources

See Exhibit A.

VI. ENERGY

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

Setting

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

The County 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).

The project is located within the Renewable Energy Area combining designation. The project's energy demand would be principally supplied by PG&E.

Discussion

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

The project proposes the development of a 9,123 square-foot six bedroom house and 1,240 square-foot two bedroom guesthouse, with a total of 10,363 square-feet of living space between the two buildings. Construction of the building would be required to adhere to Title 24 of the California Energy Code and CBC energy efficiency building standards. During construction, fossil fuels, electricity, and natural gas would be used by construction vehicles and equipment. The energy consumed during construction would be temporary and would not represent a significant or wasteful demand on available resources. The project does not propose any activities (e.g., manufacturing) that would inherently be energy consumptive and the proposed uses are similar to other light industrial uses. As such, there are no unusual project characteristics during construction or throughout operation that would result in an inefficient, wasteful use, or unnecessary consumption of energy resources. Therefore, impacts would *be less than significant*.

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

The project would be located within the County's Renewable Energy Area combining designation, which is an area identified as favorable for renewable energy production, but this designation does not preclude the development of the site for other uses. The project's proposed use would be consistent with site's underlying land use designation and is consistent with the anticipated development for the area. As such, the project does not propose a use or activity that would otherwise conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, *no impacts would occur*.

Section 19.08.040(2) gives guidelines for all homes over 2,500 square feet. The home must be verified by a third party to be Green Point Rated with 75 points or higher, or LEED for Homes Certified in addition to the Cal Green requirements.

Conclusion

No significant impacts related to Energy resources were identified that are not already addressed by Building codes and ordinances.

Mitigation

No mitigation is necessary.

Sources

See Exhibit A.

VII. GEOLOGY AND SOILS

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

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

Setting

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

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

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

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

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

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

Shrink/swell potential, also referred to soil expansion, is the extent to which the soil shrinks as it dries out or swells when it gets wet. Extent of shrinking and swelling is influenced by the amount and kind of clay in the soil. Shrinking and swelling of soils can cause damage to building foundations, roads and other structures. A high shrink/swell potential indicates a hazard to maintenance of structures built in, on, or with material having this rating. Moderate and low ratings lessen the hazard accordingly. According the NRCS, all the soil types found on the site (Pismo-Tierra complex (9 - 15 % slope), Arnold loamy sand (5 - 15 % slope), and Corralitos sand (2 - 15 % slope) are characterized as having a low to moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to poor filtering capabilities, wetness/ high groundwater, flooding, slow percolation and shallow depth to bedrock.

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

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

The project site is located on moderate to steep slopes and the soils on the site have a low shrink-swell (expansive) potential. According to the County's GIS Land Use View system, the project site is not within the County's Geologic Study Area, and it has a low to moderate landslide risk and low to moderate liquefaction potential. There is a capable fault line one-quarter mile to the north of the parcel and no designated active faults within one mile. There are no notable geologic features on or immediately near the project site, including serpentine or ultramafic rock/soils. A Geotechnical report is required by County Building for grading construction permit.

The applicant has submitted two geotechnical engineering soils reports for the project: SL09720-1 (GeoSolutions, June 27, 2016) and SL09720-3 (GeoSolutions, December 31, 2019). The reports find that the site soils are suitable for the proposed construction and provide recommendations for site grading, walls and foundations. The proposed septic system was approved by the Regional Water Quality Control Board as it does not meet the Tier 1 design criteria for County permitting.

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 is located 0.68 miles south of the Los Osos fault line as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map.

(a-ii) Strong seismic ground shaking?

There is a capable fault line 0.68 miles to the north of the parcel and no designated active faults within one mile.

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

The subject parcel is partially within a moderate liquefaction area, but the grading and footprint of the building is located in an area with low liquefaction risk. Therefore, the impact is *less than significant*.

(a-iv) Landslides?

The project site has moderate to steep topography. Based on the County Safety Element Landslide Hazards Map, the project is located in an area with low to moderate potential for landslide risk. The Geotechnical Engineering soils reports (GeoSolutions, 6/2016 and 12/2019) provided for the grading permit include recommendations and standards to ensure that structural design and building construction is appropriate for site conditions. *With these measures implemented, impacts will be reduced to less than significant.*

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

The grading will result in a total of 4,600 cubic yards (cy) cut, 2,600 cy fill and export or onsite dispersal of 2,000 cy, resulting in total earthwork of 9,400 cy. The total area of disturbance is 37,000 square feet. All of the area graded will be disturbing topsoil but the depth of cut needed for the residential pad includes substrate soils as well. Approximately 2,000 cubic yards of excess cut could be exported, of which a portion may be topsoil. However, where grading occurs on a large property, the Building Division allows surface distribution of topsoil (spread up to 1' thick over level areas) on site to retain nutrient-dense and seed-rich native material and reduce vehicle miles from hauling. In addition, topsoil can be stockpiled and redistributed over landscape areas and sloped surfaces. With these measures imposed as mitigation, *the potential for impact is reduced to less than significant.*

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

The property is not within an area of unstable soils or where subsidence or liquefaction is known to occur. The Geotechnical Engineering soils reports (GeoSolutions, 6/2016 and 12/2019) provided for the grading permit include recommendations and standards to ensure that structural design and building construction is appropriate for site conditions. These standards and recommendations will be required in the Building permit*, reducing the potential for adverse impacts to less than significant*.

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

The project site is located on soils that have a low expansion potential. With application of building permit and standard ordinance requirements, potential for impact *is less than significant*.

(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?

The proposed septic system is placed on top of Pismo-Tierra complex soil and Corralitos Variant loams sand. Pismo-Tierra complex soil characteristics include being shallow depth to bedrock which can pose a constraint for putting in a septic system. Corralitos Variant loamy sand characteristics include poor filtering capabilities, wetness/high groundwater, and flooding which are constraints for implementing a septic system. A geotechnical engineering soils report (GeoSolutions, June 2016 and December 2019) provides recommendations for project construction, including percolation information.

The site soils and percolation rate did not meet Tier 1 criteria and the application was submitted to the Regional Water Quality Control Board for review and approval. A copy of the Regional Water Quality Control Board approval for an onsite wastewater system design was provided with this application. The septic system is proposed in a relatively level area of the site and meets requirements for setback distance from the well. Impacts are *less than significant.*

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

The project is not located in a geologic location or on soils that are likely to produce paleontological resources and does not include any unique geologic features. *No impacts are anticipated to result.*

Conclusion

The grading and area of site disturbance has the potential for impacts resulting from erosion and loss of topsoil from the site. Implementation of the measures GEO-1 through GEO-3 will ensure that these impacts are minimized and reduced to a less-than-significant level.

Mitigation

GEO-1 Measure requires a sedimentation and erosion control plan to address both temporary and long-term sedimentation and erosion impacts.

GEO-2 Measure requires plan review by the geotechnical engineer with written concurrence, and that the grading and construction implement all recommendations of the geotechnical report.

GEO-3 Measure requires reduction of soil export and retaining topsoil onsite in landscape areas or through onsite surface distribution, as appropriate.

Sources

See Exhibit A.

VIII. GREENHOUSE GAS EMISSIONS

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

Setting

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

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

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

1. Qualitative GHG Reduction Strategies (e.g. Climate Action Plans): A qualitative threshold that is consistent with AB 32 Scoping Plan measures and goals; or,
2. 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 CO2/year (MT CO2e/yr) will be the most applicable threshold. In addition to the residential/commercial threshold options proposed above, a bright-line numerical value threshold of 10,000 MT CO2e/yr was adopted for stationary source (industrial) projects.

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

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

Discussion

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

As proposed, the project will result in the disturbance of less than one acre. Although this will result in the creation of construction dust as well as short- and long-term vehicle emissions, the project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation. 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.

From an operational standpoint, based on Table 1-1 of the CEQA Air Quality Handbook (2012), the project will not exceed operational thresholds triggering mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. *No significant air quality impacts are expected to occur.*

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

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, *impacts are less than significant* and no mitigation is required.

Conclusion

Impacts relating to greenhouse gas emissions would be less than significant. The County's Grading Ordinance requires dust control management and vehicle emissions management. Potential impacts related to trucking of export soils will be further reduced by implementation of the measures described in GEO-3 to retain soils on site to the extent feasible.

Mitigation

No mitigation measures are needed that are not already required under ordinance.

Sources

See Exhibit A.

IX. HAZARDS AND HAZARDOUS MATERIALS

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
(a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
(b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
(c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
(d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
(e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(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 nine-acre parcel is accessed from Deer Canyon Road along the southern boundary. The property slopes downhill from the southeast corner towards a gentle swale to the west. The northern area forms a broad grassy swale with some riparian and wetland habitat features but is not identified as a USGS blueline stream. Oak woodland and coastal scrub cover the steeply sloping easterly portion, with annual grassland and scattered oaks to the south and west. The project consists of grading and development of the access, utilities and building pad for a single-family residence. The proposed development will extend from the Deer Canyon Road at the south boundary and extend partially into oak woodland and coastal scrub habitat, while avoiding the steepest areas and slopes in excess of 30% grade. The septic system will be placed downhill towards the west.

A site visit was conducted by Planning Staff (Cindy Chambers), on June 18, 2019. A Biological Resources Assessment report was prepared for the project (Kevin Merk Associates, 2/15/2019) and an addendum to the Biological Assessment was prepared to further evaluate the oak tree and Santa Margarita manzanita impacts (KMA, 5/15/20). The project was scaled back and modified to reduce impacts to oak trees and relocate the septic leachfields to minimize potential impacts to oak trees and Santa Margarita manzanita. The revised project reduced the overall disturbance area to less than one acre.

The Hazardous Waste and Substances Site (Cortese) List is a planning document used by the State, local agencies, and developers to comply with CEQA requirements related to the disclosure of information about the location of hazardous materials release sites. Government Code section 65962.5 requires the California EPA to develop at least annually an updated Cortese List. Various state and local government agencies are required to track and document hazardous material release information for the Cortese List. The California Department of Toxic Substance Control's (DTSC's) Envirostor database tracks DTSC cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known contamination, such as federal superfund sites, state response sites, voluntary cleanup sites, school cleanup sites, school investigation sites, and military evaluation sites. The State Water Resources Control Board's (SWRCB's) GeoTracker database contains records for sites that impact, or have the potential to impact, water in California, such as Leaking Underground Storage Tank (LUST) sites, Department of Defense sites, and Cleanup Program Sites. The remaining data regarding facilities or sites identified as meeting the "Cortese List" requirements can be located on the CalEPA website: https://calepa.ca.gov/sitecleanup/corteselist/.

The California Health and Safety Code provides regulations pertaining to the abatement of fire related hazards and requires that local jurisdictions enforce the California Building Code, which provides standards for fire

resistive building and roofing materials, and other fire-related construction methods. The County Safety Element provides a Fire Hazard Zones Map that indicates unincorporated areas in the County within moderate, high, and very high fire hazard severity zones. The project is located in a High Fire Hazard Severity Zone with an estimated response time of approximately 10-15 minutes. For more information about fire-related hazards and risk assessment, see Section XX. Wildfire in this document.

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

Based on a search of the DTSC's Envirostor database and the SWRCB's GeoTracker system, there are no environmental cleanup sites on or near the proposed project site. The nearest known cleanup site is located approximately 1.27 miles southwest and is associated with the ConocoPhillips Pipeline, and has been classified as inactive since 9/1/2014. The project is not located within 2 miles of any public airport or private airstrip; the nearest airport is the Oceano County Airport, located approximately 5.2 miles southwest of the project site. There are no schools located within 0.25 mile of any of the proposed project.

Discussion

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

Construction of the proposed project is anticipated to require limited quantities of hazardous substances, including gasoline, diesel fuel, hydraulic fluid, solvents, oils, paints, etc. Temporary storage containers (bulk above-ground storage tanks, 55-gallon drums, sheds/trailers, etc.) may be used by the project contractor for equipment refueling and maintenance purposes during construction. The transport, use, handling, and disposal of hazardous materials during construction would be pursuant to local, state, and federal regulations to minimize risk and exposure. Once construction is complete, operation of the proposed project would not require routine transport, use, or disposal of hazardous materials. Any hazardous substances associated with the project would continue to be transported, stored, and used according to regulatory requirements and existing procedures for the handling 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 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. Code requirements for storage, separation from riparian areas and handling of these materials will ensure the potential for impacts associated with hazardous materials will 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?*

There are no schools within one-quarter mile of the proposed project; the nearest school is Coastal Christian School, approximately 2.7 miles to the south of the project. Operation of the proposed project would not emit hazardous emissions or handle acutely hazardous materials, substance or waste; however, during construction, road paving materials, oils, lubricants, fuels, and other

hazardous materials may be used. Given the limited disturbance area, and duration of construction activities, and the distance to the nearest school, potential impacts would be *less than significant*.

(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 sites do not overlay a landfill or hazardous material site. Based on a review of the DTSC's EnviroStor database and the SWRCB's GeoTracker system on May 29, 2019, the new facilities would not be located in an area that includes any known hazardous material storage or cleanup sites. The proposed facility is not on a site that is on a list of hazardous materials site pursuant to Government Code Section 65962.5 and would not create a significant hazard to the public or the environment related to disturbance in a hazardous materials site. Therefore, *no impacts* would occur.

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

The proposed project is not located near any public airports or County designated Airport Review Areas. The closest public airport is the Oceano County Airport, located approximately 5.2 miles southwest of the facility. The proposed project would not result in a safety hazard related to airport operations, flight patterns, or other airport uses or resources that would create a safety hazard for people residing or working in the project area. Therefore, *no impacts* would occur.

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

Implementation of the proposed project would not have a permanent impact on any adopted emergency response plans or emergency evacuation plans. Short-term construction activities are not expected to cause any lane closures in, or around the parcel. In the event of partial lane closures, sufficient alternative routes exist near the facility and the project would not interfere or result in inadequate emergency access. Therefore, the project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan and 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 the County's General Plan Safety Element and Fire Hazard Severity Zones overlay map, the project site is within a high fire hazard severity zone and the 10 to 15 minute emergency response time zone. The project would be located on a relatively steep, undeveloped parcel containing oak and manzanita trees and would be surrounded by rural residential development. The project would be designed and built to include all current fire code standards including fire sprinklers and use of exterior materials that reduce fire hazard. The project site is subject to vegetative fuel reduction management measures to ensure minimization of risk from wildland fires for the life of the project. Therefore, impacts would *be less than significant*.

Conclusion

Riparian and wetland habitats located on site are separated from the construction site areas. Compliance with local, state, and federal regulations and standard best management practices would adequately ensure that impacts from hazards and hazardous materials during and post-construction are less than significant.

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?	☐	☐	☒	☐

Initial Study – Environmental Checklist

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

Setting

The RWQCB has established Total Maximum Daily Load (TMDL) thresholds for waterbodies within the County. A TMDL establishes the allowable amount of a particular pollutant a waterbody can receive on a regular basis and still remain at levels that protect beneficial uses designated for that waterbody. A TMDL also establishes proportional responsibility for controlling the pollutant, numeric indicators of water quality, and measures to achieve the allowable amount of pollutant loading. Section 303(d) of the Clean Water Act (CWA) requires states to maintain a list of bodies of water that are designated as "impaired." A body of water is considered impaired when a particular water quality objective or standard is not being met.

Section 404 of the CWA establishes a program to regulate the discharge of dredged or fill material into waters of the United States, including wetlands. Waters of the United States are typically identified by the presence of an Ordinary High Water Mark (OHWM) and connectivity to traditional navigable waters or other jurisdictional features. CWA Section 404 requires a permit for these activities under separate regulations by the U.S. Army Corps of Engineers (USACE) and U.S. Environmental Protection Agency (EPA) unless the activity is exempt from Section 404 regulation (e.g. certain farming and forestry activities).

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

The project is located in the South Coast Water Planning Area. Water for urban uses in the County is obtained from either surface impoundments such as Santa Margarita Lake, Whale Rock, and Lopez reservoirs, or from natural underground basins (aquifers). In October 2015, the County Board of Supervisors adopted a resolution which established the Countywide Water Conservation Program (CWWCP) in response to the declining water levels in the Nipomo Mesa subbasin of the Santa Maria Groundwater Basin, Los Osos Groundwater Basin, and the Paso Robles Groundwater Basin (PRGWB). A key strategy of the CWWCP is to ensure that all new construction or new or expanded agriculture will be required to offset its predicted water use by reducing existing water use on other properties within the same water basin. Each of the three groundwater basin areas have specific policies that apply.

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

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

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

For planning purposes, the flood event most often used to delineate areas subject to flooding is the 100-year flood. The County Safety Element establishes policies to reduce flood hazards and reduce flood damage, including but not limited to prohibition of development in areas of high flood hazard potential, discouragement of single road access into remote areas that could be closed during floods, and review of plans for construction in low-lying areas. All development located in flood plains are subject to Federal Emergency Management Act (FEMA) regulations. The County Land Use Ordinance designates a Flood Hazard (FH) combining designation for areas of the County that could be subject to inundation by a 100-year flood or within coastal high hazard areas. Development projects within this combining designation are subject to FH permit and processing requirements. These requirements include, but are not limited to, the preparation of a drainage plan, implementation of additional construction standards, and additional materials storage and processing requirements that could be injurious to human, animal or plant life in the event of flooding. The project site is not located within a Flood Hazard combining designation.

The topography of the project is moderately to steeply sloping. As described in the NRCS Soil Survey, the soil surface is considered to have low to moderate erodibility and is considered very poorly to moderately drained. The project parcel is not within a designated Groundwater Basin. The closest creek from the proposed development, Arroyo Grande Creek, is approximately 2.4 miles to the southeast. The project site is not located within a 100-year flood zone.

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.110) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

Soil type, area of disturbance, and slopes are key aspects to analyzing potential sedimentation and erosion issues. The project's soil types and descriptions are listed in the previous Agriculture section under "Setting". As described in the NRCS Soil Survey, the project's soil erodibility is high.

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. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

Discussion

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

The proposed project is located within the jurisdiction of the Central Coast Regional Water Quality Control Board (CCRWQCB) and would be required to comply with all regulatory requirements designed to minimize and control discharges to surface and ground water. The project would require onsite grading and the removal of vegetation, which could result in the erosion of onsite soils and sedimentation during heavy wind or rain events. The project proposes less than one acre of disturbance, and will require a state Construction General Permit which would include BMPs to control the discharge of pollutants into local surface water drainages. In addition, a Storm Water Control Plan (SWCP) has also been prepared for the project and identifies source control measures to prevent potential non-stormwater discharges. The project also proposes retention basins, bioswales, and

other LID treatments to control stormwater on site. Compliance with surface drainage requirements required by ordinance will ensure the project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Therefore, potential impacts would be *less than significant*.

Refer to the Land Use Ordinance Section 22.52.110 and Section 22.52.120 for more information on water quality standards and surface and 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?

The development will rely on a private well for water supply. The parcel is zoned Residential Rural, and is adequately sized to be served by a private well and onsite septic system. The proposed 10,363 square foot residence is not out of character with the large-lot rural homes in the surrounding area. Development of this property was anticipated in the General Plan and planning area standards at the time the parcel was created. Impacts would *be less than significant*.

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

(c-i) Result in substantial erosion or siltation on- or off-site? Grading ordinance requirements for erosion control, management of stormwater

The project proposes to result in approximately 36,940 square feet, or 0.85 acres, of disturbance. Site improvements would involve clearing, grading, and the development of one main residence with a patio and pool, attached 6-car garage, and associated access and parking. The greatest potential for onsite erosion to occur would be during the initial site preparation and grading during construction. In addition, a preliminary Drainage Analysis was prepared for the site and provides design requirements and source control measures that would reduce the potential for erosion or siltation. The project construction will be required to complete a drainage analysis and meet required standards. Through incorporation of the design requirements and recommendations provided in the geotechnical report, the SWCP, the Drainage Analysis, as well as LID techniques and implementing BMPs as required by Building, the project would not result in substantial erosion or siltation on- or off-site. Therefore, impacts would be *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?

All grading permits are required to have a stormwater control plan created for the future grading and planned development. The plan must identify how the surface runoff is maintained on site for the post-construction condition and mitigate future stormwater runoff through retention basins or infiltration. The project as designed will adequately address the requirements for post-construction stormwater management; impacts will be *less than significant*.

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

The project will be required to retain all developed drainage runoff on site, as part of the construction permit review. The site is in Watershed Management Zone 2 in a rural area. Stormwater will be addressed through the SWCP, Drainage Analysis, as well as LID techniques and implementing BMPs

as required by the Building Department in the permit review process. Impacts will be *less than significant*.

(c-iv) Impede or redirect flood flows?

The project is not located within a flood zone and is not located within close proximity to a blueline drainage channel. Impacts would be *less than significant*.

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

Based on the County Safety Element Dam Inundation Map, the project site is not located in an area that would become inundated in the event of dam failure. The proposed project is not located in a 100-year flood zone, and the Pacific Ocean is 4.5 miles west of the project site. Impacts would be *less than significant*.

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

The Board of Supervisors 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. Impacts would *be less than significant*.

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.

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 LUO was established to guide and manage the future growth in the County in accordance with the General Plan, to regulate land use in a manner that will encourage and support orderly development and beneficial use of lands, to minimize adverse effects on the public resulting from inappropriate creation, location, use or design of buildings or land uses, and to protect and enhance significant natural, historic, archaeological, and scenic resources within the county. The LUO is the primary tool used by the County to carry out the goals, objectives, and policies of the County General Plan.

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

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

The proposed project would be located in an area designated Residential Rural by the County of San Luis Obispo. Surrounding uses are identified on Page 2 of this Initial Study and the proposed project is considered compatible with these surrounding uses. The proposed project was reviewed for consistency with policy and 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, SLOAPCD for Clean Air Plan, etc.)

Discussion

(a) Physically divide an established community?

The proposed project is located outside of an existing community in a rural unincorporated area and would not involve any components that would physically divide an established community. The development and use are consistent with the rural area. 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 does not conflict with any land use plan, policy, or regulation in such a way that would cause a significant environmental impact which would not be otherwise addressed and mitigated through measures proposed within this document. Therefore, impacts would be *less than significant.*

Conclusion

There would be no impacts relating to land use and planning.

Mitigation

No mitigation measures are needed.

Sources

See Exhibit A.

XII. MINERAL RESOURCES

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

Setting

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

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

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

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

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

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

Discussion

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

According the County's General Plan Land Use Element and the Energy or Extractive Area (EX) combining designation overlay, there are no known mineral resources in the project area. Future extraction of mineral resources is very unlikely due to the location and geology. *No impacts to known mineral resources would occur.*

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

Based on Chapter 6 of the County of San Luis Obispo General Plan Conservation and Open Space Element – Mineral Resources, the project site is not located within an extractive resource area or an energy and extractive resource area, and the site is not designated as a mineral resource recovery site. *No impacts to mineral resource availability would occur.*

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

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

- Residential development, except temporary dwellings

- Schools – preschool to secondary, college and university, specialized education and training
- Health care services (hospitals)
- Nursing and personal care
- Churches
- Public assembly and entertainment
- Libraries and museums
- Hotels and motels
- Bed and breakfast facilities
- Outdoor sports and recreation
- Offices

All sound levels referred to in the Noise Element are expressed in A-weighted decibels (dB), which is the sound level obtained by using the A-weighting filter of a sound level meter. A-weighting de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear.

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

The existing ambient noise environment is characterized by minor traffic on Deer Canyon Rd, as well as residential activities from the surrounding properties. Noise-sensitive land uses typically include residences, schools, nursing homes, and parks. The nearest existing off-site noise-sensitive land uses are residences in the surrounding lots. The project site is not located within an Airport Review Area, and the nearest airport, Oceano County Airport, is 5.1 miles southwest of the project site.

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

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

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

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

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

Discussion

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

The project site is located in an undeveloped area and the nearest noise sensitive land uses to the project site would be single-family residential homes located approximately 150 feet to the east. There are no noise emitters in the rural area where surrounding properties are developed residentially with no commercial ag uses in operation.

Noise impacts could occur onsite during construction activities from the transport of workers and movement of construction materials to and from the project site, and from the noise generated during ground clearing, excavation, grading, and building construction activities. The noise levels would be intermittent and short-term in nature and would occur during daytime hours in accordance with the County 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 ground-borne 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 nearest airport to the project is the Oceano County Airport, located approximately 5.1 miles southwest. The project is not located within the vicinity of a private airstrip or an airport land use plan or within two miles of a public airport or public use airport, and the project would not expose people residing or working in the project area to excessive noise levels. Therefore*, no impact would occur.*

Conclusion

The project would not result in activity that would create noise 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

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

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

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 the development of an existing parcel and does not include the creation or extension of roads or other infrastructure that would indirectly lead to unplanned population growth. The development of the parcel was anticipated in the General Plan at parcel creation and will not increase the need for housing in the area. The development is consistent with the Residential Rural land use and density. Therefore, impacts would be *less than significant*.

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

The proposed project will develop an existing, undeveloped parcel of land for residential use and would not displace any existing people or housing. Therefore, there would be *no impact*.

Conclusion

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

Mitigation

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

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

Fire protection services in unincorporated San Luis Obispo County are provided by the California Department of Forestry and Fire Protection (CAL FIRE), which has been under contract with the County of San Luis Obispo to provide full-service fire protection since 1930. Approximately 180 full-time state employees operate the County Fire Department, supplemented by as many as 100 state seasonal fire fighters, 300 County paid-call and reserve fire fighters, and 120 state inmate fire fighters. County Fire/CAL FIRE responds to emergencies and other requests for assistance, plans for and takes action to prevent emergencies and to reduce their impact, coordinates regional emergency response efforts, and provides public education and training in local

communities. County Fire/CAL FIRE has 24 fire stations located throughout the county. The project would be served by County Fire Station #64 – Pismo Beach, located 4.2 miles southwest of the project site.

Police protection and emergency services in the unincorporated portions of the county are provided by the San Luis Obispo County Sheriff's Office. The Sheriff's Office Patrol Division responds to calls for service, conduct proactive law enforcement activities, and perform initial investigations of crime. Patrol personnel are deployed from three stations throughout the county, the Coast Station in Los Osos, the North Station in Templeton, and the South Station in Oceano. The nearest office is in Oceano, located approximately 5 miles to the southwest. San Luis Obispo County has a total of 10 school districts that currently enrolls approximately 34,000 students in over 75 schools. The project area is within the Lucia Mar Unified School District.

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

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

Discussion

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

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

Schools?
The proposed project, along with other projects in the area, would result in a cumulative effect on educational services. The project's direct and cumulative impacts would be within the general assumptions of allowed use for the subject property that was used to estimate the public facility fees in place. Therefore, impacts would be *less than significant.*

Parks?
The proposed project would not result in the need for new housing and would not result in population growth that was not address at parcel creation. There are no trail corridors identified on or near the parcel. Therefore, Therefore, impacts would *be less than significant*.

Other public facilities?

The project would not directly or indirectly affect other public facilities in the project vicinity. The proposed project would not directly or indirectly induce population growth in the area and would not increase demand on public facilities as a result. No expansion of County facilities or emergency services would be required. Therefore, *no impacts* to other public facilities would occur.

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. Within the County's unincorporated areas, there are currently 23 parks, three golf courses, four trails/staging areas, and eight Special Areas that include natural areas, coastal access, and historic facilities currently operated and maintained by the County. The project is in a rural area with no public recreational facilities within the immediate vicinity.

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

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

There are no public trail corridors or bikeways mapped in the vicinity of the project.

Discussion

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

The proposed project's cumulative effect on use of existing parks and recreational facilities is considered in established fees for development impacts and with fees paid at the time of lot creation. The construction of the project and use as a single-family dwelling is not expected to generate an increase in activity significant enough to cause substantial physical deterioration of existing neighborhood and regional parks or other recreational facilities. The impact *less than significant.*

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

No new recreational facilities are proposed as part of the project, and any improvements associated with the new trail would happen as part of a separate project. As such, the project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Therefore*, no impacts would occur.*

Conclusion

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

Mitigation

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

Sources

See Exhibit A.

XVII. TRANSPORTATION

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
(a)	Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
(b)	Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐

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

Setting

The County of San Luis Obispo Land Use and Circulation Element (LUCE) establishes goals, objectives, and policies to be implemented throughout the unincorporated area of the county.

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

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

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

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

dependent individuals and encourage the increasing use of alternative modes by all travelers that choose public transportation. Local transit systems are presently in operation in the cities of Morro Bay and San Luis Obispo, and in South County offering service to Grover Beach, Arroyo Grande, Pismo Beach, and Oceano. Dial-a-ride Systems provide intra-community transit in Morro Bay, Atascadero, and Los Osos. Inter-urban systems operate between the City of San Luis Obispo and South County, Los Osos, and the North Coast.

The County LUCE establishes goals and strategies to meet pedestrian circulation needs by providing usable and attractive sidewalks, pathways, and trails to establish maximum access and connectivity between land use designations.

The proposed project is located approximately 5 miles east of Pismo Beach and 3 miles north of Arroyo Grande at the end of Deer Canyon Road. Full access into and out of the site would be provided by a new driveway on Deer Canyon Road, a collector road that feeds into Corbett Canyon Road, also a collector road. The project site is not located in a busy or heavily trafficked area, and no traffic report is required.

The proposed project is not located within one-quarter mile buffer of a railroad crossing. There are no bus stations within one-quarter mile of the parcel and no designated bike paths lie within a 1 mile radius of the site.

Discussion

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

The fronting the parcel is privately maintained; the road access and proposed site driveway for the residence are required to meet CalFire/County Fire design standards for residential access. 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 modifies the considerations for evaluating a project's transportation impacts to an analysis of vehicle miles traveled and provides methodology for that analysis. For this project, the existing parcel at the time of parcel creation was anticipated to be developed with residential uses, and the impacts to traffic circulation and surrounding roadways are included in the General Plan. The project is subject to CEQA for grading impacts under the County's grading ordinance, and as such, development impacts to circulation under 15064.3 are *less than significant.*

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

The residential access for the project would be required to meet minimum CalFire /County Fire requirements for access including road width and gradient on Deer Canyon Road at the time of building permit review. CalFire has provided a response indicating no concerns. The project is not proposing changes to Deer Canyon Road that are incompatible with fire access and is not anticipated to utilize incompatible uses; therefore, the impact *is less than significant.*

(d) Result in inadequate emergency access?

The project's access road, Deer Canyon Road, would meet the required standards to accommodate access for construction and emergency vehicles, therefore, the impact *is less than significant.*

Conclusion

The main access to the parcel is via Deer Canyon Road, which is maintained by the County of San Luis Obispo up to the access onto the parcel, where it is then under private maintenance. Residential development of the parcel was anticipated in the General Plan and Circulation Element, and the site is not located in an area with required road fees for area-wide circulation impacts. There would be no significant impacts to transportation caused by this project.

Mitigation

No mitigation measures necessary.

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	☐	☐	☒	☐

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

Setting

Approved in 2014, 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.

AB 52 consultation letters were sent to four tribes: Northern Chumash Tribal Council, Salinan Tribe of San Luis Obispo and Monterey Counties, Xolon Salinan Tribe, and yak tit^{y}u tit^{y}u yak tiłhini. No requests for consultation have been received.

As noted in Section V. Cultural Resources, the project is located in an area historically occupied by the Obispeño Chumash.

Discussion

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

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

The proposed project does not contain any known tribal cultural resources that have been listed or are 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). Therefore, impacts to listed or eligible tribal cultural resources would be *less than significant.*

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

The site is not located near a perennial stream or other water source, or within 300 feet of a perennial stream, characteristics which can increase the potential for cultural resource discovery. The lack of response to notification to affiliated tribes per AB 52 and the absence of positive findings in previous studies performed in the surrounding area led Staff to conclude that there are no known sensitive tribal cultural resources in the project area. However, in the unlikely event resources are uncovered during grading activities, LUO Section 22.10.040 (Archaeological Resources) requires that, in the event archaeological resources are encountered during project construction, construction activities cease, and the County Planning Department be notified of the discovery. If human remains are exposed during construction, construction shall halt around the discovery of human remains, the area shall be protected, and consultation and treatment shall occur as prescribed by State law. The County's Coroner and Sheriff Department shall be notified immediately to comply with State Health and Safety Code Section 7050.5, which states that no further disturbance shall occur until the County Coroner has been notified and can make the necessary findings as to origin and disposition of the remains. If the remains are determined to be Native American, the Coroner will notify the NAHC and the remains will be treated in accordance with Public Resources Code Section 5097.98. Adherence to LUO Section 22.10.040, the State Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98, potential impacts to tribal cultural resources would be *less than significant.*

Conclusion

The proposed project would not result in a significant adverse impact related to Tribal Cultural Resources. Therefore, no mitigation is necessary.

Mitigation

No mitigation measures are necessary beyond those required by ordinance.

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 County Public Works Department provides water and/or sewer services for specific County Service Areas (CSAs) that are managed through issuance of water/sewer "will serve" letters. The Department of Public Works currently maintains CSAs for the communities of Nipomo, Oak Shores, Cayucos, Avila Beach, Shandon, the San Luis Obispo County Club, and Santa Margarita. Other unincorporated areas in the County rely on on-site wells and individual wastewater systems. Regulatory standards and design criteria for onsite wastewater treatment systems are provided by the Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment Systems (California OWTS Policy).

Per the County's Stormwater Program, the Public Works Department is responsible for ensuring that new construction sites implement best management practices during construction, and that site plans incorporate appropriate post-construction stormwater runoff controls. Construction sites that disturb 1.0 acre or more must enroll for coverage under the State Water Resources Control Board's Construction General Permit.

Pacific Gas & Electric Company (PG&E) is the primary electricity provider and both PG&E and Southern California Gas Company provide natural gas services for urban and rural communities within the County of San Luis Obispo.

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

A fee program has been adopted to address impacts related to public facilities (county) and schools (State Government Code 65995 et seq.). Fees are assessed annually by the County based on the type of proposed development and proportional impact and collected at the time of building permit issuance. Fees are used for the construction as needed to finance the facilities required to the serve new development.

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?*

An individual onsite wastewater system will need to be constructed to serve the proposed residence. The County recently received approval for the LAMP from the Regional Board; however, prior to this approval, the applicant submitted individual onsite wastewater system plans to the Regional Water Quality Control Board and received approval. The approved onsite system ensures that the design meets the LAMP criteria required for construction. The design and construction of this wastewater system is similar to the other parcels in the area and their wastewater system. The impacts are expected to be *less than significant*.

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

County Environmental Health oversees the water well permitting for a residence outside of a community serve area. The applicant has provided adequate evidence of water supply to serve the property and proposed development and will be required to comply with water-conserving measures for landscape and development construction through the Building Permit. Impacts *are less than significant.*

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

The site will utilize an onsite wastewater system that must meet the requirements of County Environmental Health, County Building Department and Regional Board. The applicant has provided percolation testing and a septic design that was approved by the Regional Board as compliant with the County's newly-approved LAMP. Impacts *are less than significant*.

(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?

Most of the solid waste associated with the project would occur during the initial construction which may include excavated soils, demolition debris, and other construction materials associated with new development. The project does not propose manufacturing and there are no hazardous materials associated with the operations. Solid waste generated from the site would be consistent with other similar single-family residential properties. Sanitary services would be provided by South County Sanitary and waste would be disposed of at the Cold Canyon Landfill. The Cold Canyon Landfill currently has a capacity of 1,650 tons per day and an estimated remaining capacity of 14,500,000 cubic yards. Currently, the estimated closure date for this landfill is December 31, 2040 (CalRecycle 2019), and therefore, has adequate permit capacity to serve the project. Based on proposed use and the existing capacity of landfill serving the project, the project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, and would not otherwise impair the attainment of solid waste reduction goals. Therefore, impacts would be *less than significant*.

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

As discussed above, solid waste associated with the project would similar to that of other light-industrial or commercial uses. The project does not propose any uses or activities that would otherwise result in the generation of solid waste conflict with federal, state, and local management and reduction statutes and regulations related to solid waste. Therefore, impacts would be *less than significant*.

Conclusion

The project development was anticipated in the County's General Plan for services, and the onsite wastewater system and private well meet the criteria for approval set by the County, State and Federal standards. No mitigation measures beyond what is required in ordinance are necessary.

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

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

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

- Identifies the departments and agencies designated to perform response and recovery activities and specifies tasks they must accomplish;
- Outlines the integration of assistance that is available to local jurisdictions during disaster situations that generate emergency response and recovery needs beyond what the local jurisdiction can satisfy;
- Specifies the direction, control, and communications procedures and systems that will be relied upon to alert, notify, recall, and dispatch emergency response personnel, alert the public, protect residents and property, and request aid/support from other jurisdictions and/or the federal government;
- Identifies key continuity of government operations; and
- Describes the overall logistical support process for planned operations.

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

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

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

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

Discussion

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

The project is not expected to conflict with any regional emergency response or evacuation plan because the project involves construction of one single-family residence on an existing parcel and would not alter or prohibit access to the local circulation system. 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?*

The project site is located in a rural area of rolling oak woodland with patches of grasslands and chaparral, classified as a Very High Fire Hazard Severity Zone. The project site has areas of chaparral and oak woodland on moderately to steeply sloping topography and grasses on the more level terrain, conditions considered prime for acceleration of wildfire. Residential development is required to

implement CalFire's fire-safety vegetation clearances and fuel reduction measures to reduce hazard. The project is required to meet Fire Code as outlined in the CalFire Fire Safety Plan dated May 29, 2019 with provision of fire safety measures including sprinklers, adequate water storage with fire connection, fuel management, smoke detectors, non-combustible roof material, etc. Because of the proximity of sensitive native habitat that could exacerbate wildland fire, a measure is included to require that a "Flammable Vegetation Management Plan" be developed in conjunction with the Oak Woodlands Mitigation plan, to ensure that replacement habitat is sited appropriately, and that fuel reduction is a managed component of protecting the remaining oak woodland habitat. With this mitigation, the *impact is reduced to 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 proposed project will provide a driveway and turnaround to meet Cal Fire standards for access. The project also will provide fire suppression water storage within close proximity to the proposed residence to assist in fire protection. Therefore, impacts would be *less than significant.*

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

The project would be located on a moderately sloped area of the nine-acre site, which has an average slope of 18% surrounded by rural residential properties. The proposed project has low to moderate landslide risk and low to moderate liquefaction potential. It is not in a 100-year flood zone and is more than 500 feet from an intermittent blueline stream. Drainage for the development will be required to meet Building code requirements for surface drainage and stormwater management. Impacts are anticipated to be *less than significant*.

Conclusion

There is a risk of safety relating to wildfire on the project site due to the upslope and high amount of native vegetation. The project lies within a very high fire hazard severity zone, which means the applicant must have a fire safety plan issued for their parcel at the time of construction permit issuance and development. However, the site also contains sensitive vegetation that requires mitigation if impacted or removed (see Section IV-BIO), that could be adversely impacted by the fuel reduction measures necessary to comply with the Fire Safety Plan. Therefore, Mitigation Measure WF-1 is applied to address the need for a Flammable Vegetation Management Plan, consistent with the Fire Safety Plan requirements, to be prepared in conjunction with the oak and manzanita impact assessment and mitigations in BR-3. With implementation of this measure, impacts will be reduced to less than significant.

Mitigation

WF-1: This measure requires preparation of a **Flammable Vegetation Management Plan** to be consistent with CalFire requirements, for joint CalFire and County Planning & Building approval.

Sources

See Exhibit A.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

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

Discussion

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

The proposed project would not substantially degrade or threaten the quality of the environment, habitat, or populations of any fish or wildlife species, or important examples of California history or prehistory. Potential adverse effects to the environment associated with the project primarily include the potential to impact overwintering habitat for monarch butterfly and migratory birds. Potential impacts to air quality, paleontological resources, and transportation were also evaluated. Mitigation

measures have been proposed to prevent or reduce all potential impacts to less than significant; therefore, potential impacts would be *less than significant with mitigation*. Refer to Section IV. Biological Resources; Section VI. Geology and Soils; and Section XX. Wildfire, for additional information.

(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)?*

When project impacts are considered along with, or in combination with other impacts, the project-related impacts may be significant. Potential cumulative impacts of the proposed project have been analyzed within the discussion of each environmental resource area above. As identified above, the project has the potential to result in potentially significant impacts related to Biology, Geology and Soils, and Wildfire. The impacts of the project are localized and will be mitigated to *less than significant,* and so do not have a cumulative effect. Therefore, cumulative impacts are *less than significant*.

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

Environmental effects of the project would not directly or indirectly result in any substantial adverse effects on human beings; this impact would be *less than significant*.

Conclusion

Based on implementation of mitigation measures identified in the sections noted above, all potential impacts associated with the construction and operation of the proposed project would be mitigated to less than significant levels.

Mitigation

See Exhibit B for mitigations applied.

Sources

See Exhibit A.

Exhibit A - Initial Study References and Agency Contacts

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

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

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

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

☒ Project File for the Subject Application

County Documents

☐ Coastal Plan Policies
☒ Framework for Planning (Coastal/Inland)
☒ General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements:
- ☒ Agriculture Element
- ☒ Conservation & Open Space Element
- ☐ Economic Element
- ☒ Housing Element
- ☒ Noise Element
- ☐ Parks & Recreation Element/Project List
- ☒ Safety Element

☒ Land Use Ordinance (Inland/Coastal)
☐ Building and Construction Ordinance
☒ Public Facilities Fee Ordinance
☐ Real Property Division Ordinance
☒ Affordable Housing Fund
☐ Airport Land Use Plan
☐ Energy Wise Plan
☒ South County Area Plan/SLO(south) 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 (on file):

Biological Reports – Bustillo-Ramos Biological Resources Assessment (KMA, 2/15/2019, 5/15/2020)

Soils Engineering Report SL09720-1 and SL09721-3 (GeoSolutions, 2/27/2016, 12/31/2019)

Grading Plans – grading, drainage, utility, erosion control, septic (Walsh Engineering, 1/30/2020)

Residential Plans submitted under PMTR2018-00100 (K. Carrington, Carrington Designs)

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.

BR-1: **Prior to issuance of grading or construction permits,** the applicant shall submit an oak tree and Santa Margarita manzanita mitigation plan prepared by a County-approved Biologist for review and approval by the County of San Luis Obispo. The plan shall describe how impacts to, or removal of oak trees and manzanita trees will be mitigated.

Impacts to, or removal of any oak tree with a diameter at breast height of five inches or greater, and each individual manzanita specimen shall require mitigation. Impacts shall be assessed by the Project Biologist. Impacts include pruning, any ground disturbance within the dripline or Critical Root Zone of the tree (whichever distance is greater), and trunk damage. The mitigation plan shall also take into account impacts resulting from the implementation of the Flammable Vegetation Management Plan required under Mitigation Measure WF-1.

Oak tree mitigation can be accomplished by:

1. Replanting on site at a ratio of 4:1 for removed trees or 2:1 for impacted trees. Replacement trees shall be one-gallon size, local origin, and the same species as was impacted. Replacement trees shall be seasonally maintained and monitored annually for at least seven years, with annual reports provided to the County Planning and Building Department.

2. Payment of mitigation fees at a rate of $970.00 for each removed tree and $485.00 for each impacted tree to the State Wildlife Conservation Fund. When this option is selected, Planning staff will provide a letter to the Applicant and the Wildlife Conservation Board describing the required payment information. Evidence of receipt of payment must be provided to County Planning prior to the final grading permit inspection or issuance of a Certificate of Occupancy for the residence.

3. Any combination of those options.

Santa Margarita manzanita mitigation can be accomplished by:

1. Replanting in-kind at a ratio of 4:1 on-site for impacted individuals and 8:1 for removed individual plants.

2. Replanting in-kind on a suitable nearby site in conservation at a ratio of 4:1 for impacted specimens and 8:1 for removed specimens.

BR-2: **Prior to issuance of the grading permit,** the applicant shall submit an oak tree and Santa Margarita manzanita mitigation plan prepared by a County-approved Biologist for review and

approval by the County of San Luis Obispo. The plan shall include:

a) The protocols and reporting methods for pre-construction tree protection surveys.

b) Tree protection fencing locations.

c) Construction monitoring methodology.

d) Mitigation approach and planting plan.

e) Suitable locations for onsite mitigation planting.

f) Oversight provisions for replacement planting.

g) Seven-year monitoring and reporting program.

The name and contact information of the Project Biologist shall be included on the grading plans.

BR-3: **Prior to grading permit issuance,** if onsite replacement mitigation is proposed, the planting location shall be identified on grading plans and verified by the Project Biologist as an appropriate location.

BR-4 **Within 15 days prior to the onset of mobilization or start of grading,** tree protection fencing shall be installed along the outer limit of the tree protection zone, which is defined as 1.5 times the dripline, of all oak trees and Santa Margarita manzanita specimens within 50 feet of construction activities. The fencing shall be in place for the duration of the construction occurring within 50 feet of the trees and shrubs. Where approved construction activities are within the tree protection zone, fencing shall be temporarily moved to facilitate the work and the Project Biologist shall be present to observe and document impacts to the trees and shrubs.

Within 15 days prior to the onset of mobilization or start of grading, trees and shrubs that require trimming shall be trimmed by a Certified Arborist to avoid irreparable damage from large vehicles.

BR-5 **Prior to grading permit issuance,** the applicant shall submit a Nesting Bird Protection Plan prepared by a County-approved Biologist for review and approval by the County of San Luis Obispo. The plan shall include:

1. The protocols and reporting methods for pre-construction surveys.

    a. A qualified Biologist shall survey the area for nesting birds and raptors within one week prior to activity beginning on site between February 1 and September 1 and submit a report to the County. If special-status avian species are identified, no work will begin until an appropriate buffer is determined in consultation with the California Department of Fish and Wildlife biologist, and/or the United States Fish and Wildlife Service.

2. Construction monitoring methodology.

    a) If any tree trimming or removal is proposed, a qualified biologist shall survey the tree(s) within 24 hours prior to the proposed work. No work shall be performed if an active nest is found within: (1) a tree where work is proposed; or (2) a surrounding tree within 250 feet of the work limits. Should one be found, the Biologist shall determine whether or not the construction-related activity can be done without agitating the nest occupants and/or if a reduced buffer is possible. No work shall occur if the Biologist determines agitation will occur. If work is authorized within 250 feet, work will cease immediately if subsequent nest occupant agitation is observed and the buffer shall be increased. The Biologist shall be present for all tree trimming/removal when an active nest is found within 250 feet of proposed tree work and construction work is authorized within this distance from the nest.

    b) During construction, the Biologist shall perform a weekly survey to determine if new active 'bird of prey' nests have been established within, or around the project limits. If new established nests are found outside of the project limits, but within 250 feet, the Biologist shall observe the nest during construction activities to determine the level of agitation and determine if an additional buffer is warranted. If the nest is found within the work limits, an additional 50 foot no-construction buffer shall be established.

    c) All established no-construction buffers shall remain in place until the Biologist has determined that the nest is inactive. Where buffers are needed, a highly visible fence/material shall be installed and maintained to mark the outer edge of the buffers.

    d) The construction manager shall make all reasonable efforts to avoid introducing potential nesting habitat areas within the work limit area by covering stored materials, such as pipes, that could otherwise be inviting for potential nesting. All vertical pipes (4" and greater) shall be covered at all times.

    e) All completion reports for pre-construction and on-going surveys shall be submitted to the County within one week of the field work being completed. For any buffers proposed at less than 250 feet, the Biologist shall provide a written basis supporting this reduction to the County for concurrence.

BR-6: **Within 15 days prior to the onset of mobilization or start of grading,** the applicant shall retain a County-approved Biologist to conduct a pre-construction survey for badger dens and submit a report to the County. Construction may proceed if no badger dens are present. If badger dens are present, the Biologist shall create a 50-foot buffer around occupied dens to protect them from ground-disturbing activities. A 200-foot buffer shall be established for maternity dens during pup-rearing season. Buffers must be highly visible, and a Biologist must be present to monitor construction activities near the buffer zones. If construction must

occur within the buffer zone of a badger den, the Biologist may submit a relocation plan to the County for review and approval.

BR-7: **Within 15 days prior to the onset of mobilization or start of grading,** the applicant shall retain a County-approved Biologist to conduct a daytime pre-construction survey for special-status wildlife species including coast horned lizard and legless lizard and submit a report to the County. In the event sensitive reptile or other species are found, they shall be relocated to pre-approved suitable habitat areas located outside of the construction area. The Biologist shall report findings and recommendations to County Planning and Building.

BR-8: **Within 15 days prior to the onset of mobilization or start of grading,** the applicant shall retain a County-approved Biologist to conduct a pre-construction survey for sensitive bats and submit a report to the County. Additional surveys shall be conducted weekly within 300 feet of project activities until tree removal activities are completed if tree removal is performed during the maternity season (1 March to 31 July). If active maternity roosts or hibernacula are found, the tree occupied by the roost shall not be removed and the Project Biologist shall implement temporary protective measures at the roost perimeter. The Biologist shall prepare a workplan describing the proposed exclusion or protection and monitoring measures which shall be submitted to the County for review and approval.

BR-9: **Prior to the onset of mobilization or start of grading,** an environmental awareness training shall be presented by a County-approved Biologist to all construction personnel. The environmental sensitivity orientation shall include an overview of special-status species and sensitive resources with potential to occur on the project site, habitat requirements, and their protection status, including the tree and manzanita protection provisions.

BR-10: **Prior to Final Inspection on Grading Permit or Occupancy of the residence,** a final report describing implementation of the mitigation obligations shall be prepared by the Project Biologist and submitted to the County.

Prior to Final Inspection, replacement trees and manzanita shall be planted within the approved location(s). Replacement planting shall have temporary supplemental irrigation installed and shall be maintained and monitored for no less than seven years. An Annual Monitoring and Reporting Plan scope and contract shall be prepared by the Project Biologist and submitted by the applicant to the County for approval.

GEO-1: **Prior to issuance of grading permit,** a sedimentation and erosion control plan to address both temporary and long-term sedimentation and erosion impacts shall be submitted to the County for review and approval.

GEO-2 **Prior to issuance of the Grading Permit,** grading and construction plans shall incorporate the recommendations of the geotechnical reports (GeoSolutions SL09720-1; 2016 and SL09720-3-Update; 2019). Written verification from the project's geotechnical engineer that the grading and construction plans were reviewed and determined to be consistent with the recommendations of the geotechnical reports shall be submitted to the County.

GEO-3 **Prior to issuance of the Grading Permit,** grading plans shall endeavor to reduce soil export and retain topsoil onsite through the following measures:

1. Stockpile topsoil separately from substrate cut soils and use to finish graded slopes and landscaping areas.
2. Spread excess cut (up to 1-foot depth) on-site in locations approved by the Building Division and Project Biologist. These locations shall be shown on grading plans and seeded for erosion control.

b) Spread excess cut on site in locations identified as appropriate (i.e., where replacement manzanita/oak planting is proposed), as feasible and as approved by the Building Division; such locations shall be shown on final grading plans and seeded for erosion control.

WF-1: **Prior to issuance of the Grading Permit,** the applicant shall retain a County-approved Biologist to prepare and submit a Flammable Vegetation Management Plan ("Management Plan") to the County and CalFire for review and approval. The goal of the Management Plan is to ensure that replacement habitat is sited appropriately to minimize fire hazard, and that fuel reduction is a managed component of protecting the remaining oak woodland habitat.

The Management Plan shall:

1. Evaluate the vegetation within a 100-foot perimeter of the proposed structure.
2. Document the location of oak trees and manzanita that will be impacted by trimming or removal to meet CalFire standards.
3. Recommend an annual thinning and fuel load reduction program within the 100-foot buffer that will maintain the health of the habitat.
    a. Removal of larger lower branches of oaks shall be minimized to: (1) avoid making tree top-heavy and more susceptible to "blow-overs" due to wind; (2) reduce the number of large limb cuts which take longer to heal and are more susceptible to disease and infestation; (3) retain the wildlife that is found only in the lower branches; (4) retain shade to keep summer temperatures cooler (retains higher soil moisture, creates greater passive solar potential, provides better conditions for oak and manzanita seedling volunteers); and (5) retain the natural shape of the tree.
    b. If trimming is unavoidable, no more than 10% of the tree canopy shall be removed.
    c. A Certified Arborist shall trim trees utilizing trimming techniques accepted by the International Society of Arboriculture. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species.

d. Smaller native trees (smaller than 5 inches in diameter at four feet six inches above the ground) and manzanita within the project area are considered to be of high importance, and where possible, shall be protected.

APRIL 2, 2021
REVISED:

DEVELOPER'S STATEMENT & MITIGATION MONITORING/REPORTING PROGRAM FOR RAMOS MAJOR GRADING & RESIDENTIAL DEVELOPMENT PROJECT ED17-275 (PMTG2018-00014)

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

Per Public Resources Code Section 21081.6, the following measures also constitute the mitigation monitoring and/or reporting program that will reduce potentially significant impacts to less than significant levels. These measures will become conditions of approval ("Conditions") of Major Grading Permit PMTG2018-00014. The Lead Agency (County) or other Responsible Agencies, as specified in the following measures, are responsible to verify compliance with these Conditions.

Project Description:

Request by Ricardo and Olga Ramos to allow grading for a residential building pad and driveway on a 9.2-acre parcel in the Residential Rural land use category with an average slope of 18%. Grading is proposed on slopes ranging between 10% and 29%, for development of a 9,163 square-foot, two-story single-family residence with an attached 2,093 square-foot, six-car garage, 400 linear feet of retaining walls, and associated driveway, patio and swimming pool. The project proposes 4,600 cubic yards of cut and 2,600 cy of fill, with 2,000 cy export, for a total of 9,200 cy earthwork. The proposed area of disturbance for driveway, utilities and building footprint is 3,700 square feet. The project is located at 1185 Deer Canyon Road, approximately 0.9 miles west of Corbett Canyon Road and 1.75 miles north of the City of Arroyo Grande, in the San Luis Bay Inland South sub-area of the South County Planning Area.

The project includes removal of approximately 15 coast live oak trees, and eight Santa Margarita manzanita trees, and impacts to seven coast live oak trees from grading.

Mitigation Measures:

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.

BR-1: **Prior to issuance of grading or construction permits,** the applicant shall submit an oak tree and Santa Margarita manzanita mitigation plan prepared by a County-approved Biologist for review and approval by the County of San Luis Obispo. The plan shall describe how impacts to, or removal of oak trees and manzanita trees will be mitigated.

Impacts to, or removal of any oak tree with a diameter at breast height of five inches or greater, and each individual manzanita specimen shall require mitigation. Impacts shall be assessed by

the Project Biologist. Impacts include pruning, any ground disturbance within the dripline or Critical Root Zone of the tree (whichever distance is greater), and trunk damage. The mitigation plan shall also take into account impacts resulting from the implementation of the Flammable Vegetation Management Plan required under Mitigation Measure WF-1.

Oak tree mitigation can be accomplished by:

1. Replanting on site at a ratio of 4:1 for removed trees or 2:1 for impacted trees. Replacement trees shall be one-gallon size, local origin, and the same species as was impacted. Replacement trees shall be seasonally maintained and monitored annually for at least seven years, with annual reports provided to the County Planning and Building Department.

2. Payment of mitigation fees at a rate of $970.00 for each removed tree and $485.00 for each impacted tree to the State Wildlife Conservation Fund. When this option is selected, Planning staff will provide a letter to the Applicant and the Wildlife Conservation Board describing the payment information and methodology. Evidence of receipt of payment must be provided to County Planning prior to the final grading permit inspection or issuance of a Certificate of Occupancy for the residence.

3. Any combination of those options.

Santa Margarita manzanita mitigation can be accomplished by:

1. Replanting in-kind at a ratio of 4:1 on-site for impacted individuals and 8:1 for removed individual plants.

2. Replanting in-kind on a suitable nearby site in conservation at a ratio of 4:1 for impacted specimens and 8:1 for removed specimens.

BR-2: **Prior to issuance of the grading permit,** the applicant shall submit an oak tree and Santa Margarita manzanita mitigation plan prepared by a County-approved Biologist for review and approval by the County of San Luis Obispo. The plan shall include:

1. The protocols and reporting methods for pre-construction tree protection surveys.
2. Tree protection fencing locations.
3. Construction monitoring methodology.
4. Mitigation approach and planting plan.
5. Suitable locations for onsite mitigation planting.
6. Oversight provisions for replacement planting.
7. Seven-year monitoring and reporting program.

The name and contact information of the Project Biologist shall be included on the grading plans.

BR-3: **Prior to grading permit issuance,** if onsite replacement mitigation is proposed, the planting location shall be identified on grading plans and verified by the Project Biologist as an appropriate location.

BR-4 **Within 15 days prior to the onset of mobilization or start of grading,** tree protection fencing shall be installed along the outer limit of the tree protection zone, which is defined as 1.5 times the dripline, of all oak trees and Santa Margarita manzanita specimens within 50 feet of construction activities. The fencing shall be in place for the duration of the construction occurring within 50 feet of the trees and shrubs. Where approved construction activities are within the tree protection zone, fencing shall be temporarily moved to facilitate the work and the Project Biologist shall be present to observe and document impacts to the trees and shrubs.

Within 15 days prior to the onset of mobilization or start of grading, trees and shrubs that require trimming shall be trimmed by a Certified Arborist to avoid irreparable damage from large vehicles.

BR-5 **Prior to grading permit issuance,** the applicant shall submit a Nesting Bird Protection Plan prepared by a County-approved Biologist for review and approval by the County of San Luis Obispo. The plan shall include:

1. The protocols and reporting methods for pre-construction surveys.

    a. A qualified Biologist shall survey the area for nesting birds and raptors within one week prior to activity beginning on site between February 1 and September 1 and submit a report to the County. If special-status avian species are identified, no work will begin until an appropriate buffer is determined in consultation with the California Department of Fish and Wildlife biologist, and/or the United States Fish and Wildlife Service.

2. Construction monitoring methodology.

    a. If any tree trimming or removal is proposed, a qualified biologist shall survey the tree(s) within 24 hours prior to the proposed work. No work shall be performed if an active nest is found within: (1) a tree where work is proposed; or (2) a surrounding tree within 250 feet of the work limits. Should one be found, the Biologist shall determine whether or not the construction-related activity can be done without agitating the nest occupants and/or if a reduced buffer is possible. No work shall occur if the Biologist determines agitation will occur. If work is authorized within 250 feet, work will cease immediately if subsequent nest occupant agitation is observed and the buffer shall be increased. The Biologist shall be present for all tree trimming/removal when an active nest is found within 250 feet of proposed tree work and construction work is authorized within this distance from the nest.

    b. During construction, the Biologist shall perform a weekly survey to determine if new active 'bird of prey' nests have been established within, or around the project limits. If new established nests are found outside of the project limits, but within 250 feet, the Biologist shall observe the nest during construction activities to determine the level of agitation and determine if an additional buffer is warranted. If the nest is found within the work limits, an additional 50 foot no-construction buffer shall be established.

    c. All established no-construction buffers shall remain in place until the Biologist has determined that the nest is inactive. Where buffers are needed, a highly visible fence/material shall be installed and maintained to mark the outer edge of the buffers.

d. The construction manager shall make all reasonable efforts to avoid introducing potential nesting habitat areas within the work limit area by covering stored materials, such as pipes, that could otherwise be inviting for potential nesting. All vertical pipes (4" and greater) shall be covered at all times.

e. All completion reports for pre-construction and on-going surveys shall be submitted to the County within one week of the field work being completed. For any buffers proposed at less than 250 feet, the Biologist shall provide a written basis supporting this reduction to the County for concurrence.

BR-6: **Within 15 days prior to the onset of mobilization or start of grading,** the applicant shall retain a County-approved Biologist to conduct a pre-construction survey for badger dens and submit a report to the County. Construction may proceed if no badger dens are present. If badger dens are present, the Biologist shall create a 50-foot buffer around occupied dens to protect them from ground-disturbing activities. A 200-foot buffer shall be established for maternity dens during pup-rearing season. Buffers must be highly visible, and a Biologist must be present to monitor construction activities near the buffer zones. If construction must occur within the buffer zone of a badger den, the Biologist may submit a relocation plan to the County for review and approval.

BR-7: **Within 15 days prior to the onset of mobilization or start of grading,** the applicant shall retain a County-approved Biologist to conduct a daytime pre-construction survey for special-status wildlife species including coast horned lizard and legless lizard and submit a report to the County. In the event sensitive reptile or other species are found, they shall be relocated to pre-approved suitable habitat areas located outside of the construction area. The Biologist shall report findings and recommendations to County Planning and Building.

BR-8: **Within 15 days prior to the onset of mobilization or start of grading,** the applicant shall retain a County-approved Biologist to conduct a pre-construction survey for sensitive bats and submit a report to the County. Additional surveys shall be conducted weekly within 300 feet of project activities until tree removal activities are completed if tree removal is performed during the maternity season (1 March to 31 July). If active maternity roosts or hibernacula are found, the tree occupied by the roost shall not be removed and the Project Biologist shall implement temporary protective measures at the roost perimeter. The Biologist shall prepare a workplan describing the proposed exclusion or protection and monitoring measures which shall be submitted to the County for review and approval.

BR-9: **Prior to the onset of mobilization or start of grading,** an environmental awareness training shall be presented by a County-approved Biologist to all construction personnel. The environmental sensitivity orientation shall include an overview of special-status species and sensitive resources with potential to occur on the project site, habitat requirements, and their protection status, including the tree and manzanita protection provisions.

Monitoring: Compliance with BR-1, BR-2, BR-3, BR-4, BR-5, BR-6, BR-7, BR-8, and BR-9 will be verified by the Department of Planning and Building prior to issuance of Major Grading Permit PMTG2018-00014.

BR-10: **Prior to Final Inspection on Grading Permit or Occupancy of the residence,** a final report describing implementation of the mitigation obligations shall be prepared by the Project Biologist and submitted to the County.

Prior to Final Inspection, replacement trees and manzanita shall be planted within the approved location(s). Replacement planting shall have temporary supplemental irrigation installed and shall be maintained and monitored for no less than seven years. An Annual Monitoring and Reporting Plan scope and contract shall be prepared by the Project Biologist and submitted by the applicant to the County for approval.

Monitoring: Compliance with BR-10 will be verified by the Department of Planning and Building prior to the final inspection for Major Grading Permit PMTG2018-00014.

GEO-1: **Prior to issuance of grading permit,** a sedimentation and erosion control plan to address both temporary and long-term sedimentation and erosion impacts shall be submitted to the County for review and approval.

GEO-2 **Prior to issuance of the Grading Permit,** grading and construction plans shall incorporate the recommendations of the geotechnical reports (GeoSolutions SL09720-1; 2016 and SL09720-3-Update; 2019). Written verification from the project's geotechnical engineer that the grading and construction plans were reviewed and determined to be consistent with the recommendations of the geotechnical reports shall be submitted to the County.

GEO-3 **Prior to issuance of the Grading Permit,** grading plans shall endeavor to reduce soil export and retain topsoil onsite through the following measures:

1. Stockpile topsoil separately from substrate cut soils and use to finish graded slopes and landscaping areas.
2. Spread excess cut (up to 1-foot depth) on-site in locations approved by the Building Division and Project Biologist. These locations shall be shown on grading plans and seeded for erosion control.

Monitoring: Compliance with GEO-1 through GEO-3 will be verified by the Department of Planning and Building prior to issuance of Major Grading Permit PMTG2018-00014.

WF-1: **Prior to issuance of the Grading Permit,** the applicant shall retain a County-approved Biologist to prepare and submit a Flammable Vegetation Management Plan ("Management Plan") to the County for review and approval. The goal of the Management Plan is to ensure that replacement habitat is sited appropriately to minimize fire hazard, and that fuel reduction is a managed component of protecting the remaining oak woodland habitat.

The Management Plan shall:

1. Evaluate the vegetation within a 100-foot perimeter of the proposed structure.

2. Document the location of oak trees and manzanita that will be impacted by trimming or removal to meet CalFire standards.
3. Recommend an annual thinning and fuel load reduction program within the 100-foot buffer that will maintain the health of the habitat.
    a. Removal of larger lower branches of oaks shall be minimized to: (1) avoid making tree top-heavy and more susceptible to "blow-overs" due to wind; (2) reduce the number of large limb cuts which take longer to heal and are more susceptible to disease and infestation; (3) retain the wildlife that is found only in the lower branches; (4) retain shade to keep summer temperatures cooler (retains higher soil moisture, creates greater passive solar potential, provides better conditions for oak and manzanita seedling volunteers); and (5) retain the natural shape of the tree.
    b. If trimming is unavoidable, no more than 10% of the tree canopy shall be removed.
    c. A certified arborist shall trim trees utilizing trimming techniques accepted by the International Society of Arboriculture. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species.
    d. Smaller native trees (smaller than 5 inches in diameter at four feet six inches above the ground) and manzanita within the project area are considered to be of high importance, and where possible, shall be protected.

Monitoring: Compliance with WF-1 will be verified by the Department of Planning and Building in conjunction with CalFire / County Fire prior to issuance of, and final inspection for Major Grading Permit PMTG2018-00014.

Implementation Agreement:

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 Owner(s) **Name (Print)** **Date**

that will maintain the health of the habitat.

a. Removal of larger lower branches of oaks shall be minimized to: (1) avoid making tree top-heavy and more susceptible to "blow-overs" due to wind; (2) reduce the number of large limb cuts which take longer to heal and are more susceptible to disease and infestation; (3) retain the wildlife that is found only in the lower branches; (4) retain shade to keep summer temperatures cooler (retains higher soil moisture, creates greater passive solar potential, provides better conditions for oak and manzanita seedling volunteers); and (5) retain the natural shape of the tree.

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d. Smaller native trees (smaller than 5 inches in diameter at four feet six inches above the ground) and manzanita within the project area are considered to be of high importance, and where possible, shall be protected.

Monitoring: Compliance with WF-1 will be verified by the Department of Planning and Building in conjunction with CalFire / County Fire prior to issuance of, and final inspection for Major Grading Permit PMTG2018-00014.

Implementation Agreement:

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 Owner(s)	Name (Print)	Date
	RICARDO RAMOS	4/17/2021
María Bustillo M Owner	MARÍA BUSTILLO Name (Print)	4/17/2021 Date

RECEIVED
JUN 5 = 2019

CAL FIRE / County of San Luis Obispo
FIRE SAFETY PLAN

Date: **May 29, 2019**

Project Number: PMTR2018-00100 SFD PMTR2018-00121 Secondary Dwelling, PMTG2018-00014 grading
Project City: Arroyo Grande
Owner Name: Ramos, Ricardo
City, State, Zip: Los Angeles, CA 90067
Agent Name: Ed Cuming – Contractor
City, State, Zip: Arroyo Grande, CA 93420

Project Location: 1175 Deer Canyon
Cross Street: Corbett Canyon Rd.
Owner Address: 2029 Century Park West
Owner Phone(s): 310-954-2143
Agent Address: 535 Le Point St.
Agent Phone(s): 805-459-6881

Project Description: New 9,163 s.f. Single Family Dwelling with attached 2093 s.f. garage. 1,342 s.f. secondary dwelling. Major grading. Fire Sprinklers required.

- The following **checked** items are required to be completed prior to final inspection of this project.
- Fire department final inspection can be scheduled by calling **(805) 543-4244, extension #3490.**
- Inspections will be completed on **Tuesday** for South County areas and **Thursday** for North County areas.
- Please have your County issued permit card on site and visible.
- Visit our website at www.calfireslo.org for more information.

This project is located approximately 9 minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project **is** located in State Responsibility Area for wildland fires, and **is** designated as a **High** Fire Hazard Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following CHECKED standards are required:
☒ **SETBACK** 30-foot minimum building setback from property line required for parcels 1 acre in size or larger **Note: All setbacks are subject to S.L.O County Planning Department approval.
☒ **FIRE SPRINKLERS** A fire sprinkler system is required for this project per local Fire Code.
☒Fire alarm bell must be installed and working at final inspection (If required by NFPA 13D).
☐
☒ **TANK** A water storage tank is required that gravity feeds a residential fire connection
☒ 15,000 gallons of **minimum** water storage is required for fire protection on this project.
☒ Tanks must be steel or concrete in High and Very High Fire Hazard Severity zones
☒ Automatic Fill, Sight Gauge & Venting System required
☒ **Minimum 4-inch plumbing: Schedule 40 PVC or Iron Pipe continues up to the Fire Connection.**
☒ System must gravity drain to the Fire Department Connection
☒ Fire connection shall be located on the approach to the structure(s)
☒ Fire connection must be located not less than 50 feet & no more than 150 feet from the structure
☒ Fire connection must be located 10-12 feet from the edge of the driveway/road & 24-36" above finished grade
☒ Fire connection outlet valve must be a 2-1/2" brass National Standard male thread with brass or plastic cap. The outlet must face toward the driveway at a 90° angle.
☒ If fire connection has less than 20 psi, then the word "DRAFT" will be clearly and permanently marked on the fire connection
☒ Must maintain a 3 foot clear space around the circumference of the connection at all times
☒ Blue dot reflector must be located near fire connection, visible to approaching vehicles
☐ **HYDRANT** A fire hydrant is required that can deliver gallons per minute for 2 hours.
☐ ****Must submit a completed Community Water System Verification Form. Letter received 10/19/18
☐ Must have two 2 1/2" outlets and one 4" outlet with National Standard threads
☐ Must be located within 8 feet of the roadway
☐ Place a blue dot road reflector on roadway, just off center, on the side of the hydrant
☐ Hydrant must be located within feet of the residence.

☐ Must maintain a 3 foot clear space around the hydrant at all times
☐ **ACCESS ROAD** A 24-foot wide access road is required
☐ All weather surface capable of supporting 75,000 lbs.
☐ 10 feet of fuel modification is required on both sides of road
☐ Must provide an unobstructed vertical clearance of not less than 13'6"
☐ Where road exceeds a 12% grade, it must be a nonskid surface
☐ Road must be named & posted using the County standard signage
☒ **DRIVEWAY** must be **16** feet wide
☒ All weather surface capable of supporting 75,000 lbs.
☒ Where driveway exceeds a 12% grade, it must be a paved nonskid surface
☒ 10 feet of fuel modification is required on both sides of the driveway
☒ Must provide an unobstructed vertical clearance of not less than 13'6"
☒ Driveways exceeding 300 feet require a fire engine turnaround within 50 feet of residence/structure
☐ Driveways exceeding 800 feet require a turnout(s) at midpoint and no more than 400 feet apart (**Exception**: 16' wide driveways)
☐ **BRIDGE** is required to support a fire engine load weight of 20 tons
☐ Bridge must have a sign indicating load & vertical clearance limits at entrances
☐ One-lane bridge: minimum 10', turnouts at both ends, one-way signs, clear visibility
☐ **GATE** entrance shall be 2 feet wider than width of traffic lane & located 30 feet from roadway.
☐ Center line of lane turning radius must be at least 25 feet
☐ Electric gates shall be maintained operational at all times and shall provide Fire Department emergency access via a "Knox" switch. A Knox application must be requested from the Prevention Bureau. Manual gates may be secured by a padlock.
☐ Must be setback a minimum of 30 feet from the SLO County maintained road
☒ **100' FLAMMABLE VEGETATION MANAGEMENT** around structures required.
☒ Maintain a fire clearance of 30 feet around all buildings & structures
☒ Within the area of 30'-100' from structures, additional fire reduction measures shall be required.
☒ Remove limbs located within 10 feet of chimney & trim dead/dying limbs that overhang the roof. Leaves, needles, or dead growth shall be removed from the roof
☒ **LPG TANKS** Minimum separation from buildings & property lines for LPG above ground tanks is: 10 feet for 125-500 gallon container; 25 feet for 501-2,000 gallon container
☒ Maintain a minimum vegetation clearance of 10 feet around LPG tanks or containers
☒ **IGNITION RESISTANT CONSTRUCTION REQUIREMENTS** This project must meet all requirements of Chapter 7A of the 2016 California Building Code for Fire-Resistance-Rated Construction. Please contact the San Luis Obispo County Department of Planning & Building for more information at (805) 781-5600.
☒ A Class **A** non-combustible roof is required that meets all requirements of Chapter 7A of the 2016 California Building Code.
☒ **ADDRESS** Each residence requires separate address numbers, assigned by the San Luis Obispo County Department of Planning and Building. Please contact (805) 781-5157 for more information.
☒ Highly visible with contrasting background permanent address numbers shall be placed at the driveway entrance and directional signs at each T or Y intersection (**minimum 6" letter/number** height, 1/2 inch stroke). Reflective numbers are highly recommended!
☐ Highly visible address numbers shall be placed on the residence(s). (Minimum 6" letter/number height with 1/2 inch stroke).
☒ **SMOKE & CARBON MONOXIDE DETECTOR** Smoke detectors are required in all sleeping areas and in hallways leading to sleeping areas.
Comments: * No finished grade to exceed 16%. Water storage requirement includes domestic use and all structures for the listed permits. Fire Department connections will be no further than 150 from any structure. This project my require more that one location for the Fire Department Connection.

Please note: Any changes made to this project shall cancel the Fire Safety Plan and require new plans to be submitted to CAL FIRE for review and the issuance of a new fire plan. If this project is not completed within the time allotted by the Building Permit, it will be required to meet all applicable fire codes in effect at the time a new permit is issued and before final inspection of the structure. Any future change of occupancy will also require compliance with all codes in effect at that time.

Dell Wells Inspector / Fire Captain

June 15, 2020

Sent Via Electronic Mail

Ricardo Ramos, Olga Ramos, and The Carmen del Bustillo Trust
2803 Carlsbad Street
Redondo Beach, CA 90278
Email: rramos-49@verizon.net

Dear Mr. Ramos, Ms. Ramos, and the Carmen del Bustillo Trust:

BUSTILLO AND RAMOS RESIDENCE, 1175/1185 DEER CANYON ROAD, SAN LUIS OBISPO, SAN LUIS OBISPO COUNTY – NOTICE OF APPLICABILITY, ENROLLMENT IN ORDER NO. WQ 2014-0153-DWQ GENERAL WASTE DISCHARGE REQUIREMENTS FOR SMALL DOMESTIC WASTEWATER TREATMENT SYSTEMS AND TRANSMITTAL OF MONITORING AND REPORTING PROGRAM ORDER NO. R3-2020-0074

Central Coast Regional Water Quality Control Board (Central Coast Water Board) staff reviewed the report of waste discharge and associated material (received on April 8, 2020 with supplemental information provided on June 4, 2020), submitted by Swarnjit Boyal on behalf of Walsh Engineering for Ricardo Ramos, Olga Ramos, and The Carmen del Bustillo Trust. According to the information provided, the discharge meets the conditions of Order No. WQ 2014-0153-DWQ General Waste Discharge Requirements for Small Domestic Wastewater Treatment Systems (General Permit). This letter serves as a Notice of Applicability for enrollment in the General Permit. This letter also includes ownership, facility, and facility operation summary information (Attachment 1), contains your monitoring and reporting program requirements (Attachment 2), and a copy of the design plans you submitted (Attachment 3).

Ricardo Ramos, Olga Ramos, and The Carmen del Bustillo Trust must comply with the following:

General Permit – Ricardo Ramos, Olga Ramos, and The Carmen del Bustillo Trust must comply with all conditions and requirements of the General Permit. As described in the General Permit, ongoing operation, maintenance, monitoring, and reporting are required. A copy of the General Permit can be found electronically at the following link:

https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2014/wqo2014_0153_dwq.pdf

1. **Monitoring and Reporting Program** – Ricardo Ramos, Olga Ramos, and The Carmen del Bustillo Trust must comply with the requirements of the Monitoring and Reporting Program No. R3-2020-0074 enclosed with this letter (Attachment 2).

   Your first annual report is due on **March 1, 2021** and every year thereafter.

   Ricardo Ramos, Olga Ramos, and The Carmen del Bustillo Trust is required to submit all requested information electronically in a searchable PDF format by email to CentralCoast@waterboards.ca.gov using the transmittal sheet found at the link below as the cover page:

   https://www.waterboards.ca.gov/centralcoast/water_issues/programs/wastewater_permitting/docs/transmittal_sheet.pdf

2. **Installation and Operations Report** - System installations must be inspected during construction and certified by a qualified professional (e.g., licensed engineer, environmental health specialist). The qualified professional must certify to the Central Coast Water Board Executive Officer that the wastewater treatment and disposal systems are installed per design. The qualified professional must inspect and conduct final testing of the systems in operation. Ricardo Ramos, Olga Ramos, and The Carmen del Bustillo Trust must provide certification of correct installation and operation to the Executive Officer within 45-days of start-up.

   As built drawings must be submitted to the Central Coast Water Board **within 45-days of start-up** if the system installation varies from the design plans in any way.

3. **Fees** –Walsh Engineering paid an application/first annual fee ($1,312.50 on April 8, 2020) on behalf of Ricardo Ramos, Olga Ramos, and The Carmen del Bustillo Trust for coverage in the General Permit. The application fee will be prorated according to the notice of applicability's effective date and the remainder will be applied to next year's annual fee.

   Ricardo Ramos, Olga Ramos, and The Carmen del Bustillo Trust must pay an annual fee to maintain coverage in the General Permit. Annual fees are determined by the State Water Resources Control Board's fee program and cover the state fiscal year of July 1 through June 30. Your current annual fee is $1,312.50. A copy of the current state fee schedule is available electronically at the following link:

   https://www.waterboards.ca.gov/resources/fees/water_quality/

4. **Notification –** The Central Coast Water Board will be notified of your enrollment at a regularly scheduled public meeting on September 24-25, 2020. Details about that meeting are available on our website at:

   http://www.waterboards.ca.gov/centralcoast/board_info/agendas/

5. **Future Discharge Modifications** – Pursuant to Water Code section 13260, you must inform the Central Coast Water Board at least 120 days prior to modifying your discharge. If there are any significant changes in either treatment or disposal methodologies, or the volume or character of the treated wastewater, you must notify the Central Coast Water Board immediately of such changes.

6. **Responsible Party** – Ricardo Ramos, Olga Ramos, and The Carmen del Bustillo Trust is responsible for the management and disposal of the wastewater in compliance with the conditions of the General Permit. Any noncompliance with this General Permit constitutes a violation of the California Water Code, and subjects Ricardo Ramos, Olga Ramos, and The Carmen del Bustillo Trust to enforcement action, and termination of enrollment under this General Permit.

7. **Change in Ownership** - In the event of any change in control or ownership of the property, Ricardo Ramos, Olga Ramos, and The Carmen del Bustillo Trust must notify the succeeding owner or operator of the existence of this General Permit by letter, a copy of which shall be immediately forwarded to the Central Coast Water Board's Executive Officer so that the new owner or operator can be enrolled in the General Permit and your enrollment in the General Permit can be terminated.

8. **Service Agreement -** The discharger provided a signed service agreement with Waelty Quality Water Services to the Central Coast Water Board Executive Office. Waelty Quality Water Services will perform required maintenance, sampling, and reporting to the Central Coast Water Board. A service agreement with a qualified service provider shall remain in place until the Executive Officer agrees in writing that such an agreement is no longer necessary.

Sincerely,

for Matthew T. Keeling
Executive Officer

Attachments:
Attachment 1: Ownership, Facility, and Facility Operation Summary Information
Attachment 2: Monitoring and Reporting Program Order No. R3-2020-0074
Attachment 3: Design Plans

cc:
Swarnjit Boyal, Walsh Engineering, swarnjit@walshengineering.net
Michael Byrd, mbyrd@co.slo.ca.us
Jon Rokke, Jon.Rokke@Waterboards.ca.gov
Jennifer Epp, Jennifer.Epp@Waterboards.ca.gov
Sharon Denker, Sharon.Denker@Waterboards.ca.gov
WDR Program, RB3-WDR@Waterboards.ca.gov

ECM/CIWQS = CW-866407
Rev 4/9/20
ECM Subject Name = Bustillo and Ramos Residence NOA for 2014-0153
\\ca.epa.local\RB\RB3\Shared\WDR\WDR Facilities\San Luis Obispo Co\Ramos Residence\For Review\Ramos Residence NOA 0153 final.docx

ATTACHMENT 1

OWNERSHIP, FACILITY, AND FACILITY OPERATION SUMMARY INFORMATION

From the submitted information Central Coast Water Board staff understand the following:

1. The project is a new 6-bedroom single-family dwelling located on a two lot, 8.87-acre parcel at 1175/1185 Deer Canyon Road, in San Luis Obispo, San Luis Obispo County, APN #s 044-311-041 and 044-311-042;
2. Ricardo Ramos, Olga Ramos, and The Carmen del Bustillo Trust are the owners of the property;
3. Depth to groundwater on this property is greater than 15 feet;
4. Wastewater treatment will be accomplished by a 2,000-gallon septic tank equipped with an Zabel effluent filter, an Ecopod E150NCA supplemental treatment system capable of reducing total nitrogen by 50% and producing effluent with a five day biochemical oxygen demand (BOD_5) and total suspended solids (TSS) quality of no more than 30 milligrams per liter (mg/L);
5. Disposal of the treated wastewater will be via High Capacity Infiltrator H-20 chambers arranged of 6 trenches, 43.75 linear feet each, utilizing 262.5 square feet of absorptive area; and
6. An area on the property is set aside to provide 100% disposal area expansion area.

CENTRAL COAST REGIONAL WATER QUALITY CONTROL BOARD
895 Aerovista Place, Suite 101
San Luis Obispo, California 93401

MONITORING AND REPORTING PROGRAM NO. R3-2020-0074

for
BUSTILLO AND RAMOS RESIDENCE
SAN LUIS OBISPO COUNTY

This Monitoring and Reporting Program (MRP) describes requirements for monitoring a wastewater treatment system for the Bustillo and Ramos Residence located at 1175/1185 Deer Canyon Road in San Luis Obispo California. This MRP is issued pursuant to Water Code section 13267. Ricardo Ramos, Olga Ramos, and The Carmen del Bustillo Trust (hereafter, "Discharger") must not implement any changes to this MRP unless and until a revised MRP is issued by the Central Coast Water Quality Control Board (Central Coast Water Board) Executive Officer.

Water Code section 13267 states, in part:

> "In conducting an investigation specified in subdivision (a), the regional board may require that any person who has discharged, discharges, or is suspected of having discharged or discharging, or who proposes to discharge waste within its region, or any citizen or domiciliary, or political agency or entity of this state who has discharged, discharges, or is suspected of having discharged or discharging, or who proposes to discharge, waste outside of its region that could affect the quality of waters within its region shall furnish, under penalty of perjury, technical or monitoring program reports which the regional board requires. The burden, including costs, of these reports shall bear a reasonable relationship to the need for the report and the benefits to be obtained from the reports. In requiring those reports, the regional board shall provide the person with a written explanation with regard to the need for the reports, and shall identify the evidence that supports requiring that person to provide the reports."

Water Code section 13268 states, in part:

> "(a) Any person failing or refusing to furnish technical or monitoring program reports as required by subdivision (b) of section 13267, or failing or refusing to furnish a statement of compliance as required by subdivision (b) of section 13399.2, or falsifying any information provided therein, is guilty of a misdemeanor and may be liable civilly in accordance with subdivision (b).

(b)(1) Civil liability may be administratively imposed by a regional board in accordance with article 2.5 (commencing with section 13323) of chapter 5 for a violation of subdivision (a) in an amount which shall not exceed one thousand dollars ($1,000) for each day in which the violation occurs."

The Discharger owns and operates the wastewater treatment system that is subject to the Notice of Applicability (NOA) of Order WQ 2014-0153-DWQ, General Waste Discharge Requirements for Small Domestic Wastewater Treatment Systems (General Permit). The burden and cost of preparing the reports is reasonable and consistent with the interest of the state in maintaining water quality. The reports are necessary to ensure that the Discharger complies with the NOA and General Permit. Pursuant to Water Code section 13267, the Discharger must implement this MRP and must submit the monitoring reports described herein.

All samples must be representative of the volume and nature of the discharge or matrix of materials sampled. The name of the sampler, sample type (grab or composite), time, date, location, bottle type, and any preservative used for each sample shall be recorded on the sample chain of custody form. The chain of custody form must also contain all custody information including date, time, and to whom samples were relinquished. If composite samples are collected, the basis for sampling (time or flow weighted) shall be approved by Central Coast Water Board staff.

Field test instruments (such as those used to test pH, dissolved oxygen, and electrical conductivity) may be used provided that they are used by a State Water Board California Environmental Laboratory Accreditation Program certified laboratory, or:

1. The user is trained in proper use and maintenance of the instruments;
2. The instruments are field calibrated prior to monitoring events at the frequency recommended by the manufacturer;
3. Instruments are serviced and/or calibrated by the manufacturer at the recommended frequency; and
4. Field calibration reports are maintained and available for at least three years.

WATER SUPPLY MONITORING

Representative samples of the water supply must include the following:

Constituent	Units	Sample Type	Sampling Frequency	Reporting Frequency
Total Dissolved Solids	mg/L	Grab	Annually	Annually
Sodium	mg/L	Grab	Annually	Annually
Chloride	mg/L	Grab	Annually	Annually
Total Nitrogen (as N)	mg/L	Grab	Annually	Annually

SEPTIC TANK EFFLUENT MONITORING

Septic tanks shall be inspected and/or pumped at least as frequently as described below. Inspections of sludge and scum depth are not required if the tanks are pumped at least annually.

Parameter	Units	Measurement Type	Inspection/Reporting Frequency
Sludge depth and scum thickness in each component of the tank	Feet	Staff Gauge	Annually
Distance between bottom of scum layer and bottom of outlet device	Inches	Staff Gauge	Annually
Distance between top of sludge layer and bottom of outlet device	Inches	Staff Gauge	Annually
Effluent filter condition (if equipped, clean as needed)	NA	NA	Annually

NA denotes not applicable.

Septic tanks shall be pumped when any one of the following conditions exists:

1. The combined thickness of the sludge and scum exceeds one-third of the tank depth of the first compartment.
2. The scum layer is within 3 inches of the outlet device.
3. The sludge layer is within 8 inches of the outlet device.

If a septic tank is pumped during the year, the pumping report shall be submitted with the annual report. All pumping reports must be submitted with the next regularly scheduled monitoring report. At a minimum, the record shall include the date, nature of service, service, company name, and service company license number.

TREATMENT UNIT MONITORING

Influent Monitoring

Influent samples must be taken from a location that provides representative samples of the wastewater quality. At a minimum, influent monitoring must consist of the following:

Constituent	Units	Sample Type	Sample/Reporting Frequency
Total Nitrogen (as N)	mg/L	Grab	Annually

Effluent Monitoring

Samples of the effluent must be taken at an area that represents the effluent quality distributed to the dispersal area. At a minimum, effluent monitoring must consist of the following:

Parameter/Constituent	Units	Sample Type	Sample/Reporting Frequency
Flow Rate	gpd	Metered [a]	Annually

Parameter/Constituent	Units	Sample Type	Sample/Reporting Frequency
BOD_5	mg/L	Grab	Annually
Total Suspended Solids	mg/L	Grab	Annually
Total Nitrogen (as N)	mg/L	Grab	Annually

Flow rate may be metered or estimated based on potable water supply meter readings or other approved method.
gpd = gallons per day
BOD_5 = five-day biochemical oxygen demand
mg/L = milligrams per liter

DISPOSAL AREA

Monitoring must be sufficient to determine if wastewater is evenly applied, the disposal area is not saturated, burrowing animals and/or deep-rooted plants are not present, and odors are not present. Inspection of pump controllers, automatic distribution valves, and any sand or media filter if present is required to maintain optimum treatment in the disposal area. Monitoring must include at a minimum the following:

Parameter	Inspection Frequency	Reporting Frequency
Pump Controllers, Automatic Valves, etc. [a]	Annually	Annually
Nuisance Odor Condition	Annually	Annually
Saturated Soil Conditions [b]	Annually	Annually
Plant Growth [c]	Annually	Annually
Vectors or Animal Burrowing [d]	Annually	Annually

a. All pump controllers and automatic distribution valves must be inspected for proper operation as recommended by the manufacturer.
b. Inspect the disposal area for saturated conditions. If a mound is used, inspect perimeter base for signs of wastewater seepage or saturated soil conditions.
c. Shallow-rooted plants are generally desirable, deep-rooted plants such as trees must be removed as necessary.
d. Evidence of animals burrowing must be immediately investigated, and burrowing animal populations controlled as necessary.

REPORTING

In reporting monitoring data, the Discharger must arrange the data in tabular form so that the date, sample type (e.g., effluent, solids, etc.), and reported analytical or visual inspection results are readily discernable. The data must be summarized to clearly illustrate compliance with the General Permit and NOA as applicable. The results of any monitoring done more frequently than required at the locations specified in the MRP must be reported in the next regularly scheduled monitoring report and must be included in calculations as appropriate.

ANNUAL REPORT

Annual Reports must be submitted to the Central Coast Water Board by **March 1st following the monitoring year**. The Annual Report must include the following:

1. Tabular and graphical summaries of all monitoring data collected during the year.
2. An evaluation of the performance of the wastewater treatment systems, including discussion of capacity issues, nuisance conditions, system problems, and a forecast of the flows anticipated in the next year. A flow rate evaluation as described in the General Permit (Provision E.2.c) must also be submitted.
3. A discussion of compliance and the corrective action taken, as well as any planned or proposed actions needed to bring the discharge into compliance with the NOA and/or General Permit.
4. A discussion of any data gaps and potential deficiencies/redundancies in the monitoring system or reporting program.
5. The name and contact information for the wastewater operator responsible for operation, maintenance, and system monitoring.

CERTIFICATION OF INSTALLATION

System installations must be inspected during construction and certified by a qualified professional (e.g., licensed engineer, environmental health specialist). The qualified professional must certify to the Central Coast Water Board Executive Officer that the wastewater treatment and disposal systems are installed per design. The qualified professional must inspect and run final testing of the systems in operation. The Discharger must provide certification of correct installation and operation to the Executive Officer **within 45-days of start-up**.

As built drawings must be submitted to the Central Coast Water Board **within 45-days of start-up** if the system installation varies from design plans in any way.

SUBMITTAL TO CENTRAL COAST WATER BOARD

The Discharger is required to submit all requested information electronically in a searchable PDF format by email to CentralCoast@waterboards.ca.gov using a signed transmittal sheet found at the link below as the cover page:

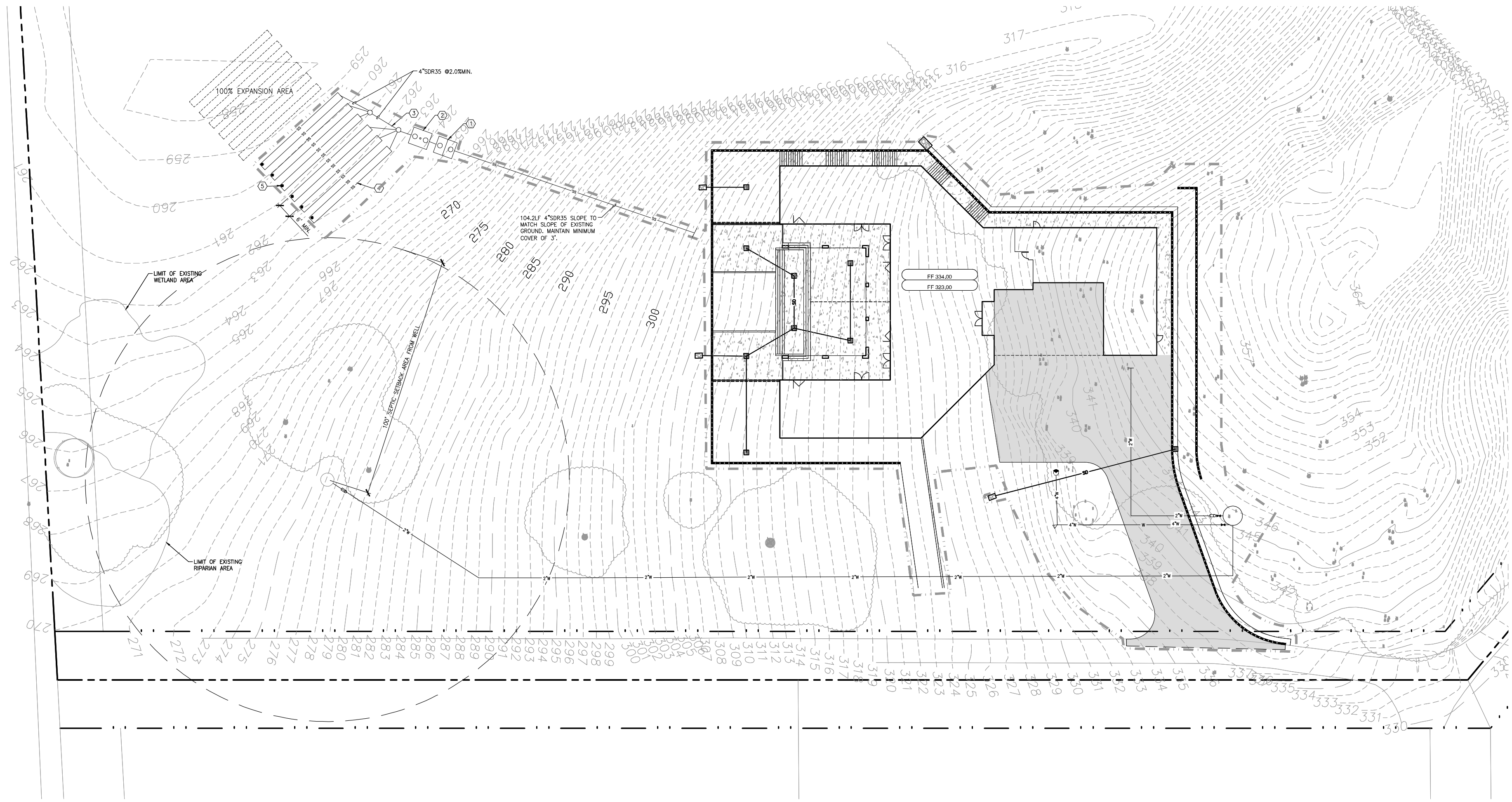
https://www.waterboards.ca.gov/centralcoast/water_issues/programs/wastewater_permitting/docs/transmittal_sheet.pdf

The Discharger must implement the above monitoring programs as of the date of this MRP.

Ordered by:

for Matthew T. Keeling
Executive Officer

ECM/CIWQS = CW-866407
Rev 3/10/2020
ECM Subject Name = Ramos Residence MRP for 2014-0153-DWQ
\\ca.epa.local\RB\RB3\Shared\WDR\WDR Facilities\San Luis Obispo Co\Ramos Residence\For Review\Ramos MRP R3-2020-0074_Final.docx



SEPTIC SYSTEM KEY NOTES

1. TWO COMPARTMENT SEPTIC TANK (2,000 GALLONS) PER DETAIL A ON SHEET SS2.0.
2. ECOPOD TREATMENT TANK (1,500 GALLONS) PER DETAIL B ON SHEET SS2.0.
3. DISTRIBUTION BOX PER DETAIL C ON SHEET SS2.0.
4. HIGH CAPACITY LEACH CHAMBERS PER DETAILS ON SHEET SS2.0.
5. INSPECTION RISER AT END OF LEACH LINE.

GENERAL NOTES

1. SEE SHEET SS2.0 FOR CALCULATIONS, TESTING AND OBSERVATIONS, AND GENERAL NOTES.
2. ALL SEPTIC PIPE TO BE SLOPED AT 2.0% MINIMUM.
3. CONTRACT WILL BE REQUIRED FOR SYSTEM O&M, MONITORING, & REPORTING.

SCALE: 1" = 20'

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

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

NO.	DATE	REVISIONS

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

MARIA BUSTILLO AND RICARDO RAMOS

BUSTILLO AND RAMOS RESIDENCE

ARROYO GRANDE, CA

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

DESIGNED BY: SSB
CHECKED BY: KDG
APPROVED BY: KDG
DATE: 05/22/20

SEPTIC SYSTEM PLAN

SHEET SS1.0

APPLICANT/OWNER

MARIA BUSTILLO & RICARDO RAMOS
2803 CARLSBAD ST
REDONDO BEACH, CA 90378
(310)–617–8816

DESIGN ENGINEER

MATTHEW R. WALSH P.E. 79026
1108 GARDEN STREET, SUITE 202
SAN LUIS OBISPO, CA 93401
(805) 319–4948

APPLICABLE CODES

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

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

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

SOILS REPORT AND PERCOLATION TESTING

SOILS REPORT (PERCOLATION TESTING REPORT):
TITLE: "PERCOLATION TESTING REPORT
BY: GEOSOLUTIONS, INC.
DATE: 06/27/2016

ENGINEER OF RECORD: PATRICK B. McNEILL
PHONE: (805) 614–6333
GROUNDWATER DEPTH PER SOILS REPORT:
WAS NOT ENCOUNTERED TO A MAXIMUM DEPTH OF 15 FEET.

PERCOLATION TEST RESULTS

TEST NO.	DEPTH (FT.)	PERCOLATION RATE (MIN/IN.)
P–1	5	<1
P–2	5	<1
P–3	5	<1
P–4	5	<1
P–5	15	–
P–6	5	<1
P–7	5	<1
P–8	5	<1
P–9	5	<1
P–10	15	–

SEPTIC SYSTEM DESIGN RESULTS:

MAIN RESIDENCE SEPTIC SYSTEM DESIGN BASIS		
SYSTEM TYPE=	HIGH CAPACITY CHAMBERS	
FLOW(Q)=	1,050	GPD
PERCOLATION RATE=	<1	MIN/IN
APPLICATION RATE(q)=	1.0	GPD/SF
ABSORPTION AREA (A)=Q/q	1,050	SF
EFFECTIVE TRENCH LENGTH (Le)		
UNIT TRENCH AREA(Ae)	4	FT²
Le=A/Ae	263	FT
INDIVIDUAL TRENCH LENGTH(L)	43.75	FT
NUMBER OF TRENCHES (n)	6	
CHAMBER LENGTH	6.25	FT
NUMBER OF CHAMBERS	42	
NUMBER OF CHAMBERS PER TRENCH	7	
TANK SIZE	2000	GALLONS

TESTING & OBSERVATION REQUIREMENTS:

A. PRIOR TO CONSTRUCTION, THE OWNER/CONTRACTOR SHALL OBTAIN SEPTIC SYSTEM PERMIT FROM THE COUNTY OF SAN LUIS OBISPO. CONTRACT SHALL CONTACT BARRY TOLLE (ENVIRONMENTAL HEALTH SPECIALIST) AT (805) 781–5628 TO SCHEDULE INSPECTIONS. CONTRACTOR SHALL PROVIDE A MINIMUM 48 HOURS NOTICE PRIOR TO ANY FIELD OBSERVATION REQUEST.

B. DURING CONSTRUCTION, THE SOILS ENGINEER SHALL BE PRESENT DURING GRADING AND TRENCHING OPERATIONS AND SHALL PERFORM COMPACTION TESTING AT THE BOTTOM OF THE EXCAVATION FOR THE TANK INSTALLATION. ENGINEER MAY RECOMMEND REVISIONS BASED ON OBSERVATIONS.

C. AFTER CONSTRUCTION, CONTRACTOR SHALL PROVIDE REDLINED MARK UP CONSTRUCTION DRAWINGS INDICATING ANY CHANGES IN INSTALLATION FROM THE APPROVED PLANS. THE CIVIL ENGINEER WILL PREPARE AN AS–BUILT PLAN FOR THE OWNER FROM THESE MARK UPS.

D. SEEPAGE PITS REQUIRE A DEEP BORING DRILLED 10' DEEPER THAN THE PROPOSED DEPTH TO PROVE PROPER SETBACK TO GROUNDWATER AND IMPERVIOUS MATERIAL. SEEPAGE PITS REQUIRE A PERFORMANCE TEST TO PROVE DEEP LAYERS WILL PERCOLATE AT THE APPROVED RWQCB RATE.

E. IN THE EVENT THE ORIGINAL PECULATION TEST ARE PREFORMED IN AN AREA THAT IS SUBSTANTIALLY DIFFERENT THEN THE FINAL LOCATION OF THE LEACH FIELD THE SOILS ENGINEER SHALL PERFORM NEW TESTING AT THE FINAL LOCATION.

SEPTIC SYSTEM GENERAL NOTES (DISPOSAL FIELD):

A. PRIOR TO EXCAVATION OR INSTALLATION, CONTRACTOR SHALL CONFIRM CONFORMANCE WITH THE MIN. CLEAR DISTANCE REQUIREMENTS SHOWN HEREON.

B. NO TRENCH SHALL EXCEED 100 FT. IN LENGTH

C. TRENCH LINES SHALL BE PLACED MIN. 6' FROM CENTER TO CENTER OR 3' FROM EDGE TO EDGE, WHICHEVER RESULT IN GREATER DISTANCE.

D. GRAVEL MATERIAL SHALL BE 3/4" TO 2 1/2" CLEAN ROCK.

E. SEPTIC TANKS OR LEACHING SYSTEMS SHALL NOT BE INSTALLED ON SLOPES OF 25 PERCENT OR MORE.

F. ALL PIPING TO AND FROM THE SEPTIC TANK SHALL BE 4 INCH ASTM APPROVED SEWER PIPE (ASTM D3034–PVC SDR 35). MINIMUM PIPE SLOPE SHALL BE 2%. SANITARY TEES SHALL BE PLACED AND SEALED (GROUT, SILICONE OR FOAM) INSIDE TANK INLET AND OUTLET.

G. VERTICAL PIPING IN SEEPAGE PITS SHALL BE 4 INCH PERFORATED ASTM APPROVE SEWER PIPE. CAP AND SEAL AT THE BOTTOM AND PLACE IN CENTER OF THE PIT.

H. FOUR INCH INSPECTION RISERS WITH REMOVABLE CAPS SHALL BE INSTALLED AT GROUND SURFACE (OR ACCESSIBLE AT THE SURFACE) AT THE END OF EACH LINE AS SHOWN.

I. FILTER FABRIC SHALL BE PLACED OVER GRAVEL PRIOR TO BACKFILLING WITH SOIL.

J. SYSTEM INSTALLATION SHALL BE INSPECTED BY COUNTY OFFICIALS AND DESIGN ENGINEER PRIOR TO BACKFILLING. A MINIMUM OF 48 HOUR PRIOR NOTICE IS REQUIRED.

K. FINISH GRADING SHALL DIRECT ALL SURFACE RUNOFF AROUND THE LEACH AREA, AS INDICATED.

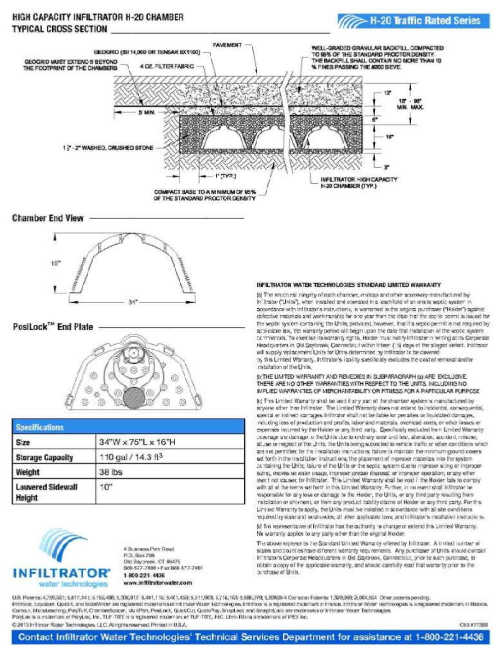
L. ALL UTILITY COMPANIES TO BE NOTIFIED PRIOR TO START OF CONSTRUCTION BY THE CONTRACTOR BY CALLING UNDERGROUND SERVICE ALERT, USA AT 1–800–227–2600.

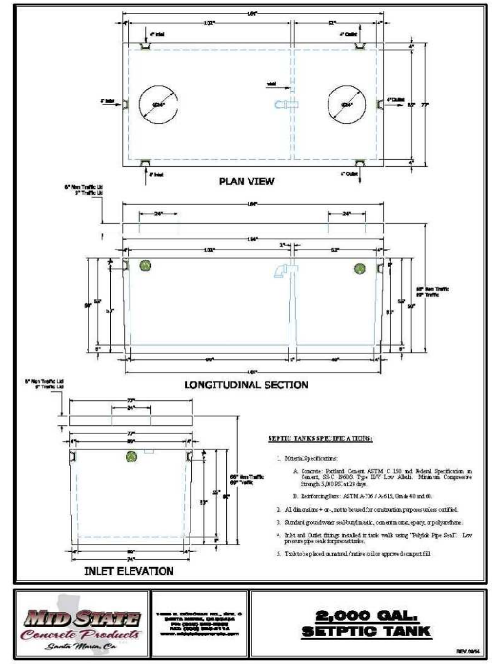
M. FLOW WILL VARY BASED ON USER VARIBALES AND TENDENCIES THAT MAY BE UNKNOWN TO THE DESIGN ENGINEER AT THE TIME THIS PLAN WAS PREPARED. AS OF 7/21/2015, THE REGIONAL WATER QUALITY CONTROL BOARD RECOMMENDS USING A FLOW OF 375 GALLONS PER DAY (GPD) FOR A STANDARD FOUR BEDROOM HOUSE AND 75 GPD FOR EACH ADDITIONAL BEDROOM. WASTEWATER FLOW FROM COMMERCIAL STRUCTURES WILL BE DETERMINED BY PEAK DESIGN FLOW AS LISTED IN THE MOST RECENT EDITION OF THE CALIFORNIA PLUMBING CODE (CPC). THE DRAFT SAN LUIS OBISPO LOCAL AGENCY MANAGEMENT PROGRAM RECOMMENDS THE FOLLOWING RANGES: 1–2 BEDROOM SINGLE FAMILY DWELLING (0–250 GPD) 750 GALLONS, 3 BEDROOM SINGLE FAMILY DWELLING (250–451GPD) 1000 GALLONS, 4 BEDROOM SINGLE FAMILY DWELLING (450–601GPD) 1200 GALLONS, 5–6 BEDROOM SINGLE FAMILY DWELLING (601–900GPD) 1500 GALLONS.

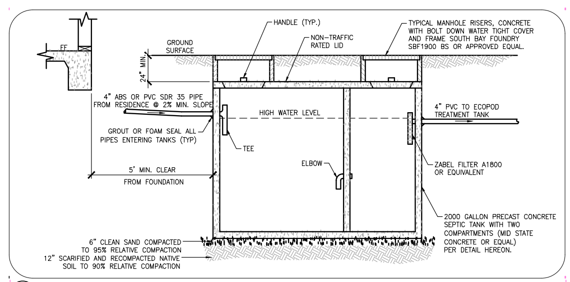
MIN. CLEAR DISTANCE REQUIREMENTS

DESCRIPTION	BUILDING SEWER (FT)	SEPTIC TANK (FT)	DISPOSAL FIELD (FT)
BUILDINGS OR STRUCTURES	2	5	8
PROPERTY LINE/PRIVATE PROPERTY	CLEAR	5	5
WATER SUPPLY WELLS	50	100	100
STREAMS, SPRINGS, WATER MIGRATION	50	100	100
LARGE TREES	–	10	–
RESERVOIR, SPILLWAY ELEVATION	–	200*	200*
VERNAL POOLS, WETLANDS, LAKES OR PONDS	–	200	200
DISPOSAL FIELD	–	5	3
DOMESTIC WATER LINE	1	5	5
PUBLIC WELLS	–	150	150
UNSTABLE LAND MASS (BLUFF EDGE OR SLIDE)	100	100	100
DISTRIBUTION BOX	–	–	5

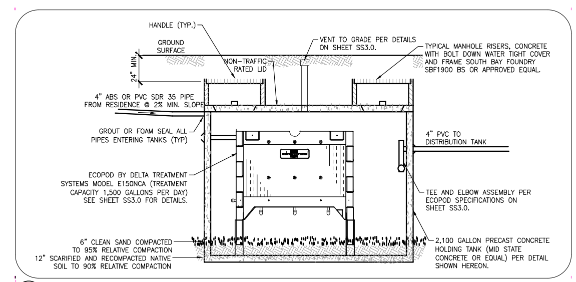
*ALL SEPTIC SYSTEMS SHALL MAINTAIN A MINIMUM OF 1,200 FOOT SETBACK FROM ALL COMPONENTS TO SURFACE WATER INTAKE.



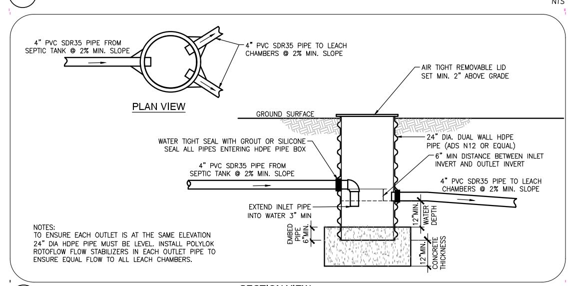




A TWO CHAMBER SEPTIC TANK (2,000 GALLON) NTS



B ECOPOD TREATMENT TANK (1,500 GALLON) NTS



C DISTRIBUTION BOX 24" DIA. HDPE PIPE SECTION VIEW NTS

NO.	DATE	REVISIONS
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WALSH ENGINEERING
WALSHENGINEERING.NET (805) 319-4948
1108 GARDEN STREET, SUITE 202-204 SAN LUIS OBISPO, CA 93401

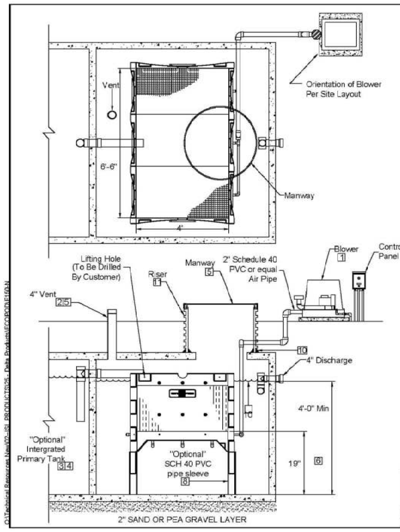
MARIA BUSTILLO AND RICARDO RAMOS
BUSTILLO AND RAMOS RESIDENCE
ARROYO GRANDE, CA

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

DESIGNED BY: SSB
CHECKED BY: KDG
APPROVED BY: KDG
DATE: 05/22/20

SEPTIC SYSTEM DETAILS

SHEET SS2.0



NOTES:

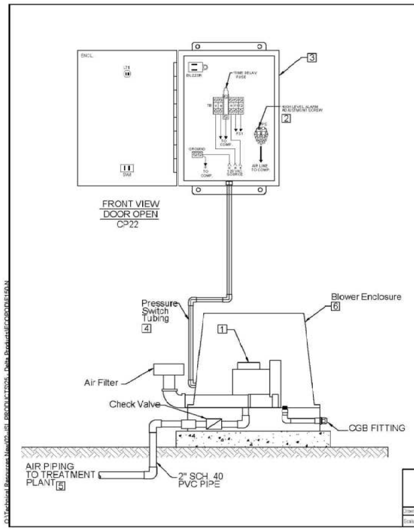
1. Blower piping to ECOPOD not to exceed 100 FT total length in the piping system. For distances greater than 100 FT, consult blower manufacturer. Blower must be located above flood levels on a solid base.
2. Vent to be located above finished grade or higher to avoid infiltration. Cap on vent must be secured with a stainless steel screw.
3. All other tanks to/from ECOPOD must conform to applicable country, state, province, and local plumbing and electrical codes.
4. The primary tank/compartment volume must be 1 to 2 times the rated ECOPOD GPD. The primary tank may be integrated with the reactor tank or stand alone in a separate tank.
5. All manways, pump out ports, and vents must be secured to prevent accidental or unauthorized access.
6. ECOPOD media is recommended to be at least 19" from bottom of tank. Distances less than 19" require approval from Delta Treatment Systems.
7. Invert elevation of effluent discharge pipe must be 2" above media.
8. For tanks with higher inlets, install SCH 40 PVC pipe over legs to elevate reactor to correct height.
9. Air supply line should be secured with non-corrosive clamps where required to prevent vibration damage.
10. Use epoxy, or another approved method or substance, to create a strong connection & watertight seal.
11. Risers must conform to country, state, province, and local acceptable codes.

TREATMENT CAPACITY	1,500 GPD
MIN. PRIMARY TANK VOLUME	1,500 GAL
REACTOR TANK VOLUME	2,100 GAL
MIN. DISCHARGE FROM TANK	48"
BOD LOADING	3.75 LBS/DAY
RECOMMENDED DISTANCE UNDER REACTOR BOX	19"
CFM REQUIREMENTS	36 CFM

E150NCA REACTOR IN CONCRETE TANK

Drawn by: RCA | Date: 12/16/2019 | Scale: NOT TO SCALE | Checked by: DFH | Sheet: 1 of 3

delta treatment systems — DELTA TREATMENT SYSTEMS, 8125 COMAR DRIVE, WALKER, LA



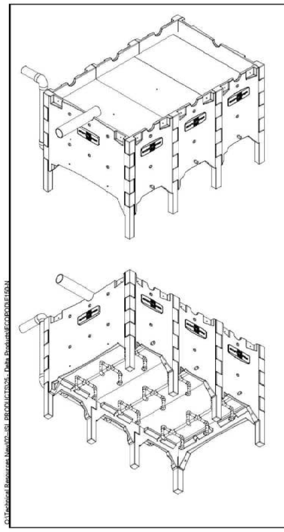
NOTES:

1. Blower Model K03
2. Setting High Level Pressure Switch
   Bring plant to operating water level with compressor turned on.
   Using properly sized screw driver, turn high level alarm adjustment screw clockwise until alarm occurs.
   Once alarm occurs, turn the screw counter-clockwise until alarm stops.
   Low Level Pressure Switch set by Delta Treatment Systems.
3. All of Delta's control panels are manufactured to UL508A requirements. All enclosures are NEMA rated.
4. Pressure switch tubing is used for high and low level pressure detection.
5. All piping from the blower to the ECOPOD to be 2" SCH 40 PVC pipe.
6. All blowers are housed in a polyethylene enclosure supplied with necessary piping for installation.

E150NCA BLOWER/CP DETAIL

Drawn by: RCA | Date: 12/16/2019 | Scale: NOT TO SCALE | Checked by: DFH | Sheet: 2 of 3

delta treatment systems — DELTA TREATMENT SYSTEMS, 8125 COMAR DRIVE, WALKER, LA



ECOPOD SERIES SPECIFICATIONS

1. The ECOPOD Series is an Advanced, Fixed Film Wastewater Treatment device from 500 to 2,000 GPD. It has been tested under NSF/ANSI 40 and 245 and exceeds (Class 1) requirements for effluent quality. The ECOPOD significantly reduces nutrients in the wastewater as well as BOD & TSS and performs nitrification and denitrification in a single tank. The ECOPOD series utilizes a Fixed Film process which is characteristically stable, reliable, and sturdy. Fixed Film is a preferred treatment process in many areas for on-site wastewater treatment systems.
2. The ECOPOD consists of a media container, engineered media, air diffusion system, specially designed discharge outlet tee, blower assembly, and control/alarm panel.
3. The reactor tank shall be sized to provide a minimum of 33.6 hours of hydraulic detention time at the average daily flow (ADF). The dilution zone shall also be designed as to provide optimum liquid-solid separation and shall be sized to provide 24 hours hydraulic detention at the ADF rate.
4. The aeration blower shall provide the system with sufficient capacity to furnish the treatment units air requirements. The blower(s) shall be capable of delivering a minimum of 4,850 cubic feet per pound of BOD_5 influent at required discharge pressure.
5. An electrical control panel shall be furnished with each compressor that will protect the compressor from overload and failure to start. Included in the panel shall be a pressure switch alarm system that will sound an alarm upon loss of air supply as well as a high water. System shall be NSF/ANSI International certified utilizing UL rated components in an indoor/outdoor NEMA rated enclosure.
6. Air delivery system shall be constructed of schedule 40 PVC pipe. Delta patented air ports are provided for non-clogging and shall be maintenance free.
7. All necessary piping and valves inside the plant shall be PVC and provided by the manufacturer. At the exterior wall of the plant, as shown on the plans, the manufacturer shall provide properly sized inlet and outlet connections. The manufacturer shall not be responsible for piping or valves outside the plant. Contractor or owner shall be responsible for necessary piping and valves between all system components.
8. All workmanship and materials shall be of the highest quality. The waste treatment plant shall be the product of an experienced manufacturer actively engaged in manufacturing and research and development of sewage treatment systems. NSF/ANSI certification reports and NSF International determination letters shall be available upon request of the engineer.

Delta Treatment Systems, LLC has a limited warranty on the parts in each treatment system for a period of (2) years. All warranty questions shall be resolved through Delta Treatment Systems, LLC. The warranty on the treatment device is that the device is free from defects in material and workmanship from the date of installation treating household wastewater. The warranty does not cover treatment processes and devices that have been flooded, by external means, or that have been disassembled by unauthorized persons, improperly installed, subjected to external damage or damaged due to altered or improper wiring of overload protection.

E150NCA REACTOR IN CONCRETE TANK

Drawn by: RCA | Date: 12/16/2019 | Scale: NOT TO SCALE | Checked by: DFH | Sheet: 3 of 3

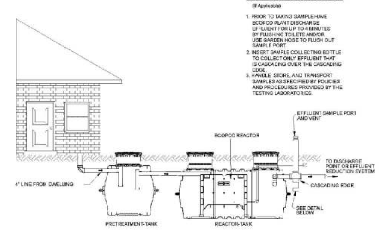
delta treatment systems — DELTA TREATMENT SYSTEMS, 8125 COMAR DRIVE, WALKER, LA

SAMPLE

Figure 1

SAMPLE PROCEDURES:
(If Applicable)

1. PRIOR TO TAKING SAMPLE HAVE ECOPOD PLANT DISCHARGE EFFLUENT FOR UP TO 4 MINUTES BY FLUSHING TOILETS AND/OR USE GARDEN HOSE TO FLUSH OUT SAMPLE PORT.
2. INSERT SAMPLE COLLECTING BOTTLE TO COLLECT ONLY EFFLUENT THAT IS CASCADING OVER THE CASCADING EDGE.
3. HANDLE, STORE, AND TRANSPORT SAMPLES AS SPECIFIED BY POLICIES AND PROCEDURES PROVIDED BY THE TESTING LABORATORIES.



Delta Treatment Systems • 8125 Comar Drive, Walker, LA 70785 • 1-800-219-9183 • www.deltatreatment.com

NO.	DATE	REVISIONS

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

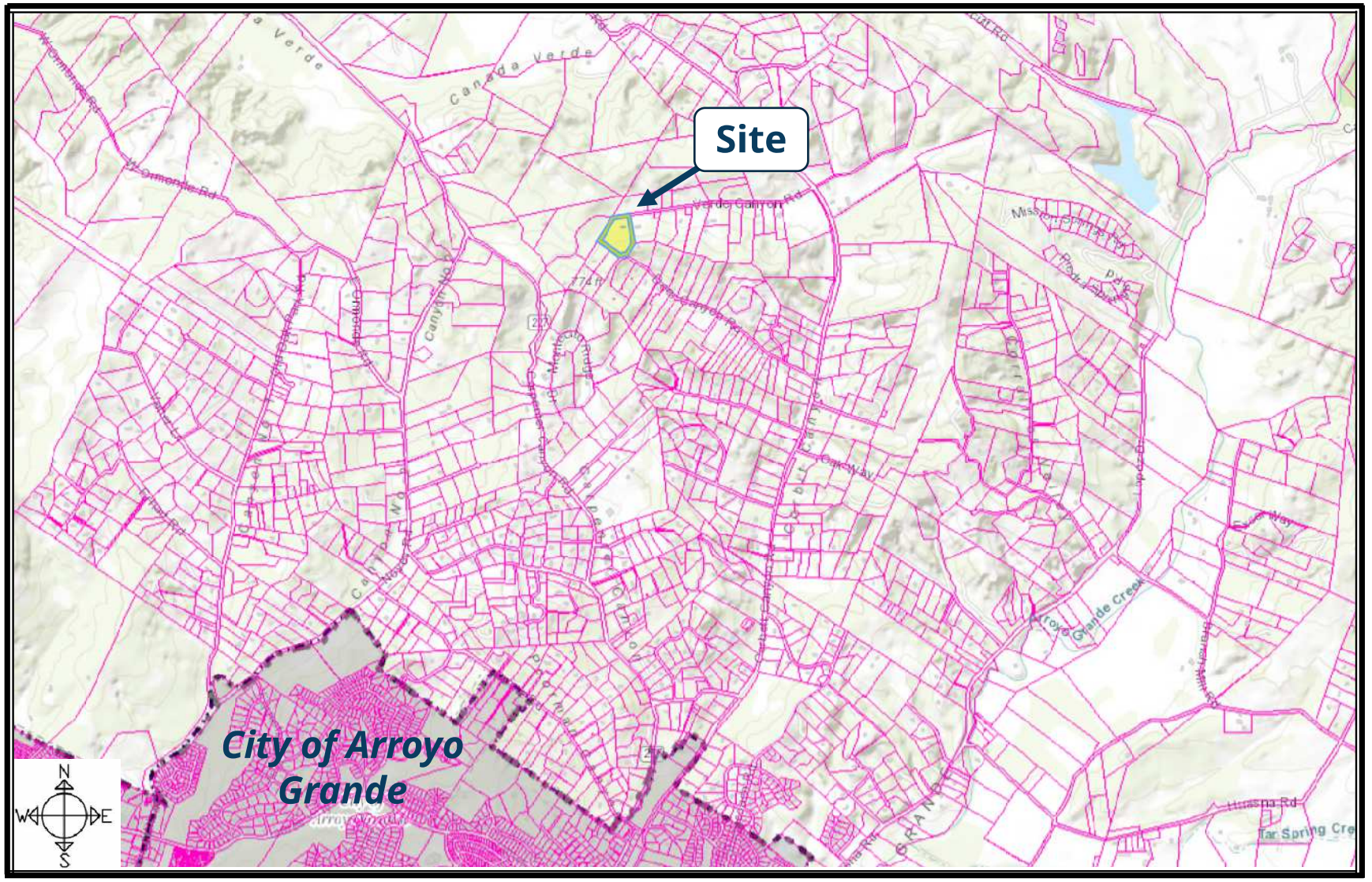
MARIA BUSTILLO AND RICARDO RAMOS
BUSTILLO AND RAMOS RESIDENCE
ARROYO GRANDE, CA

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

DESIGNED BY: SSB
CHECKED BY: KDG
APPROVED BY: KDG
DATE: 05/22/20

SEPTIC SYSTEM DETAILS

SHEET
SS3.0

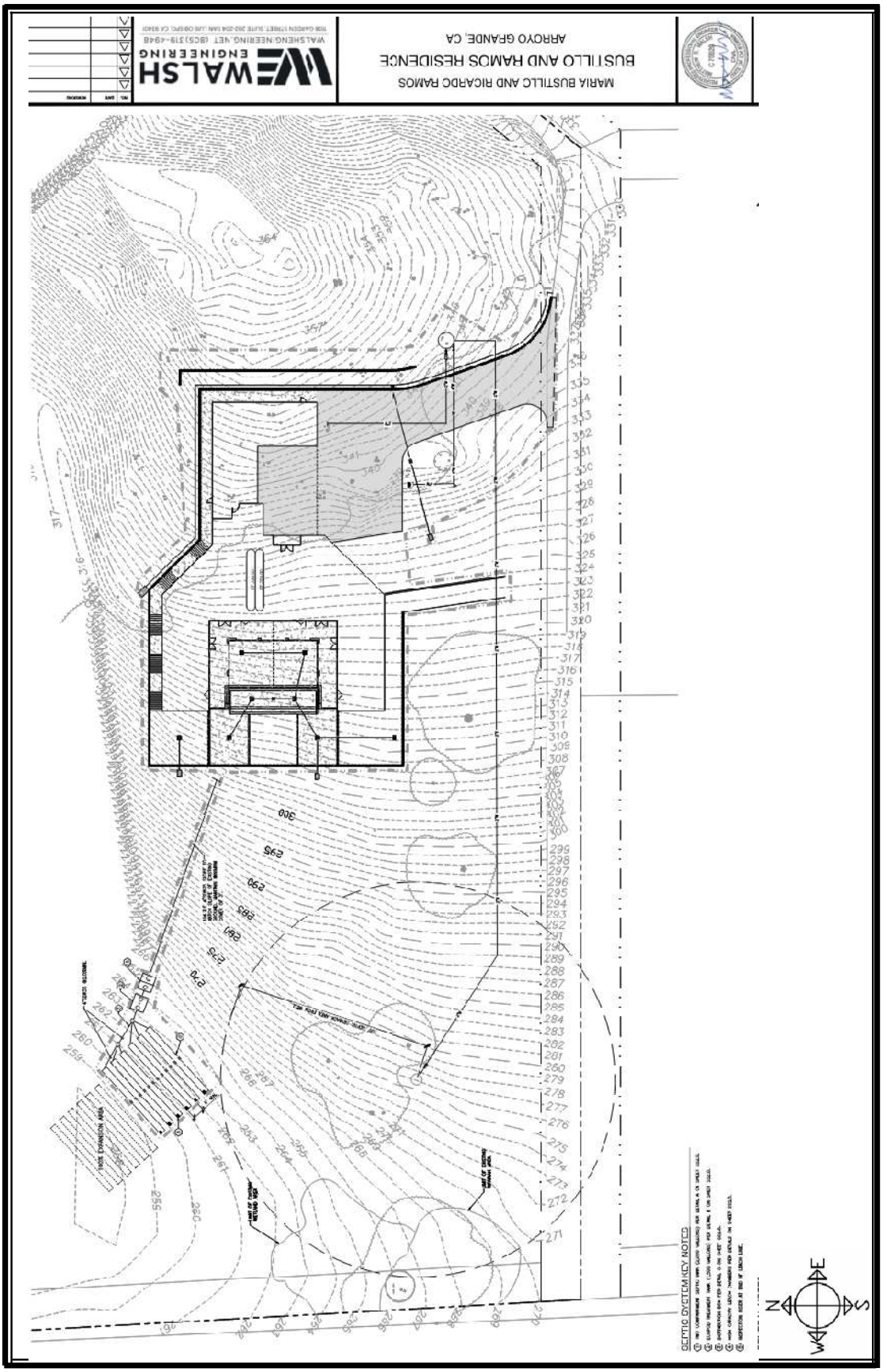


COUNTY OF SAN LUIS OBISPO

Vicinity Map
PMTG2018-00014 / ED17-275

Aerial
PMTG2018-00014 / ED17-275

COUNTY OF SAN LUIS OBISPO



Site, Well & Septic Plan
PMTG2018-00014 / ED17-275

COUNTY OF SAN LUIS OBISPO

COUNTY OF SAN LUIS OBISPO