



Preliminary Initial Study – Environmental Checklist

Dana Reserve Specific Plan ED21-094 (PLN-1118)
Preliminary Initial Study in Support of the Project Notice of Preparation (NOP)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for environmental factors checked below. The purpose of the following discussion is to provide a summary of the environmental impact issue areas that will be analyzed further in the proposed project Environmental Impact Report (EIR).

Table with 3 columns of environmental factors, each with a checked checkbox. Factors include Aesthetics, Agriculture & Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology & Soils, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology & Water Quality, Land Use & Planning, Mineral Resources, Noise, Population & Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities & Service Systems, and Wildfire.

DETERMINATION: (To be completed by the Lead Agency)

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

- Options for environmental determination: 1) The proposed project COULD NOT have a significant effect... 2) Although the proposed project could have a significant effect... 3) The proposed project MAY have a significant effect... 4) The proposed project MAY have a "potentially significant impact"... 5) Although the proposed project could have a significant effect...

Signature and date lines for Emily Creel, Jennifer Guetschow, and another reviewer.

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### Project Environmental Analysis

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

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

### A. Project

**DESCRIPTION:** A request by Dana Reserve, LLC for the adoption of a Specific Plan, Vesting Master Tentative Tract Map No. 3149 (VTTM), Conditional Use Permit, and Development Agreement to allow for the phased development of a master planned community (Project). The project would allow for the future phased development of residential uses, flex commercial uses, open space, trails, and a public neighborhood park within an approximately 300-acre specific plan area. Future proposed development of individual neighborhoods would require the submittal of additional future tract maps to further subdivide the neighborhoods into individual lots; this EIR is intended to provide CEQA streamlining and tiering benefits for those future developments.

The Dana Reserve Specific Plan (DRSP) area is located within the South County Inland sub area of the South County Planning Area (Figures 1 and 2). On January 26, 2021, the Board of Supervisors authorized a related General Plan Amendment (LRP2020-00007) to allow for the processing of the Dana Reserve Specific Plan (DRSP); to ensure consistency between the DRSP, the County General Plan, and Land Use Ordinance, Title 22 of the County Code; and to change the land use category of the site to allow for the DRSP.

The DRSP area is within the unincorporated area of San Luis Obispo County and adjacent to the Urban Reserve Line (URL) of the community of Nipomo (Figures 1 and 2) and within the sphere of influence of the Nipomo Community Services District (NCSD). The project would require annexation to the NCSD to establish new connections to existing NCSD water, and wastewater infrastructure and modification of the Nipomo URL to include the DRSP area. Annexation of the specific plan area into NCSD service area would be subject to the review and approval of the San Luis Obispo Local Agency Formation Commission (LAFCO).

The County of San Luis Obispo General Plan identifies the project site as the Canada Ranch specific plan area, which is subject to preparation and adoption of a specific plan prior to annexation of the site into the Nipomo URL to accommodate development proposals and address pertinent issues. The property is designated as an expansion area under the South County Area Plan (SCAP; Sections 4.5 and 4.8) as well as the San Luis Obispo County Code (Inland) – Title 22, Land Use Ordinance (LUO) (Section 22.98.072).

Implementation of the DRSP would provide a guide for future private and public development in conformance with requirements set forth in the California Government Code (CGC) Sections 65450 through 65457. The

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DRSP would provide a bridge between the County's General Plan and specific development and subdivision plans of the property.

### ***Project Overview***

The DRSP provides a vision and would guide development of "The Dana Reserve" by defining land uses and development standards, circulation, parks and trails, and infrastructure for the future residential, commercial, and open space land uses. The DRSP also provides a phasing/implementation plan and public facility financing options to accommodate this future development. Components of the DRSP include site and building design guidelines that reflect the history of the property, a variety of housing types for developers to choose from to allow a range of opportunities for home ownership or rental; north-to-south roadway connections within the Nipomo community; implementation of an interconnected network of walking, bicycling, and equestrian facilities; the generation of new employment opportunities; and access to day-to-day goods and services.

The following goals/objectives of the DRSP have guided the design, layout, and configuration of the specific plan area:

- Goal 1:** Provide a mix of land uses that provides a range of amenities accessible to residents and community members. To respect Old Town Nipomo, the small, neighborhood-oriented village commercial area has been designed to complement, rather than compete with this area.
- Goal 2:** Provide a public neighborhood park, pocket parks, and open space areas within each residential neighborhood, linking the neighborhoods together through a network of trails and open spaces.
- Goal 3:** Incorporate the rural history of the community through architectural design, as guided by Appendix A of the DRSP – Design Guidelines.
- Goal 4:** Provide a diversity of housing types and opportunities for home ownership and apartments, including affordable homes consistent with the goals and policies of the Housing Element of the General Plan, the County's Inclusionary Housing Ordinance, and regional housing needs.
- Goal 5:** Create new employment and job training opportunities for the community and the broader South San Luis Obispo County area.
- Goal 6:** Enhance circulation within the DRSP and existing community by continuing the existing public roadway network through the property to connect to Willow Road, providing a new park and ride lot to encourage carpooling, and creating new public transportation points of connection to facilitate public transit use and reduce single-occupant automobile use.
- Goal 7:** Integrate a network of walking, bicycling, and equestrian facilities to connect on-site residential neighborhoods and the broader community.
- Goal 8:** Maintain the large, centrally located oak woodland area as a site feature. Minimize impacts to special status plants and animals on-site.
- Goal 9:** Meet the Building Code requirements for energy efficiencies and water savings.

### ***County Benefits***

In addition to the above DRSP goals, the San Luis Obispo County Board of Supervisors, on January 26, 2021, entered into an MOU with the applicant that states the project would have the following benefits to the County:

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1. Implementing the County's stated land use goals.
2. Dedication of an Open Space easement, community park, and trail system.
3. Providing the County with anticipated increased sale tax, property tax, and transient occupancy tax revenues.
4. Providing for affordable housing in furtherance of the County's Housing Element and inclusionary housing goals and to assist in meeting the County's Regional Housing Needs Allocation.
5. Providing a portion of the site to be developed as a business park, commercial area, or such related uses, in support of the County's further economic development.
6. Permanent conservation of 388 acres of oak woodlands or similar habitat located off-site.

### ***Land Use and Development Standards***

The DRSP would allow land use designations to accommodate the future development of single-family and multi-family residential land uses within 10 identified neighborhoods, as well as commercial land uses planned near the project's frontage along U.S. Highway 101 (US 101). Anticipated commercial land uses include a village center, flex commercial uses, a neighborhood barn to accommodate events, a hotel, a daycare center, and an educational campus. The DRSP also identifies areas reserved for public recreation, neighborhood parks, trails, and open space.

The Specific Plan area consists of four parcels: one 274-acre primary parcel (APN 091-301-073) and three approximately 7-acre parcels connecting the primary parcel to Willow Road (APNs 091-301-030; 091-301-031, and 091-301-029). The parcels combined total approximately 300 acres.

The proposed land use designations are separated into three primary categories: Residential, Commercial, and Recreation and Open Space. The DRSP proposes the following land uses (Figure 3):

- Residential Land Uses
  - Residential Single-Family-1 (DR-SF1)
  - Residential Single-Family-2 (DR-SF2)
  - Residential Multi-Family (DR-MF)
- Commercial Land Uses
  - Village Commercial (DR-VC)
  - Flex Commercial (DR-FC)
- Recreation and Open Space Land Uses
  - Recreation (DR-REC)
  - Open Space (DR-OS)

An overview of proposed land uses within the DRSP is identified in **Table 1** below.

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Table 1. Land Use Summary

Land Use	Acres <sup>1</sup>	Density Range (dwelling units/acre)	Potential Units	Potential Square Feet
<b>Residential</b>				
Residential Single-Family-1 (DR-RSF1)	132.6	4-7	709	-
Residential Single-Family-2 (DR-RSF2)	16.9	7.5-8.5	124	-
Residential Multi-Family (DR-MF)	23.5	18-24	458	-
Public Park (DR-REC)	9-11	-	-	-
Pocket Parks <sup>3</sup>	-	-	-	-
Primary Roads	21.9	-	-	-
Residential Rural (RR) – Existing	10	-	-	-
<b>Subtotal</b>	<b>215.9</b>	<b>-</b>	<b>1,291</b>	<b>-</b>
<b>Commercial and Non-Residential</b>				
Village Commercial (DR-VC)	4.4	-	-	10,000–23,000
Flex Commercial (DR-FC)	17.9	-	-	100,000–180,000
Internal Neighborhood Roads <sup>2</sup>	-	-	-	-
Park and Ride <sup>3</sup>	-	-	-	-
<b>Subtotal</b>	<b>22.3</b>	<b>-</b>	<b>-</b>	<b>110,000–203,000</b>
<b>Open Space/Recreation</b>				
Open Space (DR-OS)	49.8	-	-	-
• Open Space				
• Trails				
• Basins				
<b>Subtotal</b>	<b>49.8</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL</b>	<b>288.0</b>	<b>-</b>	<b>1,291</b>	<b>110,000–203,000</b>

<sup>1</sup> All acreage and potential units can be adjusted up to 10% to address site-specific constraints and more suitable site design.

<sup>2</sup> Internal Neighborhood Roads and Pocket Parks acreage located within Residential Single-Family land use acreage calculation.

<sup>3</sup> Park and Ride acreage located within Public Collector Roads.

In addition to new residential, commercial, and recreation/open space uses, future buildout of the DRSP area would include internal roads, trails, and expanded utility infrastructure to serve the community. The DRSP includes goals and policies identified within the County's Housing Element and proposes a dedicated neighborhood for future development of affordable homes. The County's Accessory Dwelling Unit (ADU) Ordinance would also allow for ADUs as a permitted use in all areas of the specific plan area that allow for residential uses, consistent with State ADU law.

### Phasing Improvements

There are three phases shown in the VTTM. The grading balances on-site as follows:

- **Phase 1:** Includes the Frontage Road improvements, public utility connections, onsite public roads, Frontage Road extension from Sandydale to Willow Road (Collector A) including intersections and returns for future Neighborhood connections, Cherokee Place modifications, equestrian paths, and public drainage facilities. The export from Phase 1 and 2 will be used as fill for Phase 3.

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- **Phase 2:** Onsite public roads, Pomeroy to Willow Road (Collector B) including intersections, returns for future neighborhood connections, Cherokee Place modifications, equestrian/pedestrian paths, public utility connections including lift stations and public drainage facilities. The export from Phase 1 and 2 will be used as fill for Phase 3.
- **Phase 3:** Onsite public roads, public utility connections including the public park, and public drainage facilities. The export from Phase 1 and 2 will be used as fill for Phase 3.

### ***Drainage Improvements***

The existing site does not have any defined watercourses or wetlands. The topography of the site creates three distinct drainage sub-basin areas. About one-third of the specific plan area drains toward US 101, where there are three existing culverts that drain under the highway. The other two-thirds of the site trends to drain towards the west; however, because the site's soil conditions consist of highly permeable sandy soils, most of the existing site absorbs rain without any flows leaving the site.

Each development area will need to incorporate its own stormwater mitigation measures within the individual DRSP neighborhoods and commercial areas. Sample stormwater mitigation measures are described in Appendix A to the DRSP – Design Guidelines. Neighborhood and internal road sections have been designed to also include roadside LID areas to treat and mitigate runoff. Inlets and/or catch basins will also be integrated within these areas for larger storm event overflow. Storm drain inlets/culverts would be added and spaced appropriately to collect and convey large storm event overflow runoff towards proposed downstream basins. As shown in the preliminary grading scheme for the site, there are four deep stormwater basins to detain the peak runoff from the project while discharging at or below the predeveloped peak runoff generated from the 2-year event. These basins will be designed for safety with fencing where needed and fully landscaped.

### ***Circulation***

The DRSP would allow for the future development of primary roadways that connect the DRSP area to off-site roads within the vicinity to act as a continuation of County-maintained roadways. Primary roadways are identified as Collector A, Collector B, and Collector C. Additional private roadways in the DRSP include Local Road D, local roads, and motorcourts within Neighborhood 3.

#### ***Collector A – North Frontage Road***

Collector A would be designed as a County-maintained public collector road and would be located in the eastern portion of the DRSP area. Collector A is proposed as an extension of the existing North Frontage Road that currently terminates near the southeast corner of the DRSP area. This road would provide a through connection from Tefft Street in the south to Willow Road to the north.

#### ***Collector B – Pomeroy to Willow Road***

Collector B would be designed as a County-maintained public collector road and would be located in the western portion of the DRSP area. The roadway would provide a direct connection through the DRSP area from Pomeroy Road to Willow Road. At the proposed future Pomeroy Road connection, there would be a one-way stop intersection. Collector B would act as a functional alternative to Hetrick Avenue.

#### ***Collector C***

Collector C would be designed as a County-maintained public collector road that would be located centrally within the DRSP area. It would provide a direct east-to-west connection between the planned Collector A and planned Collector B. Roundabouts are proposed at the Collector A and Collector B intersections.

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### Local Streets - Residential

Residential roadways would be located within the individual residential neighborhoods of the DRSP area and would vary in orientation and design. Local streets are intended to provide connection from the residential neighborhoods to collector roads and may be privately maintained by a Homeowners Association(s) (HOA).

### Private Motorcourts

Private motorcourts are proposed within Neighborhood 3. Private motorcourts are private streets that would vary in orientation and are intended to provide access to adjacent local streets within the DRSP area. These roads would be privately maintained by an HOA.

### Intersections and Roundabouts

The DRSP area would include five connection points to the surrounding community:

- Proposed Collector A at Willow Road: a new signalized three-way intersection (located approximately 1,000 feet west of the US 101 on-ramps)
- Proposed Collector B at Willow Road: a one-way stop-controlled intersection
- Proposed Collectors A and B at Cherokee Place: treated as a driveway
- Proposed Collector B at Pomeroy Road: a one-way stop intersection

In addition to connection points, there are two proposed roundabouts within the DRSP area. One of these roundabouts would be located along Collector A at the Village Commercial area where Collector A intersects with Collector C. The other roundabout would be located along Collector B adjacent to proposed Neighborhoods 6 and 9 where the roadway intersects with Collector C.

### Emergency Access

Two additional emergency access points are proposed in the DRSP: through proposed Neighborhood 9 adjacent to Hetrick Road and through Neighborhood 7 as a continuation of Cory Way. Emergency access points would be constructed in compliance with California Department of Fire Protection and Forestry (CAL FIRE) standards.

### Bicycle, Equestrian, and Pedestrian Networks

In addition to new interior roads, the DRSP identifies a bicycle network, an equestrian network, a pedestrian network, and public transit areas. The bicycle network would close existing gaps within the County's bicycle network and aims to promote non-motorized transit use within the DRSP area. An equestrian network is proposed for use by future residents of the DRSP area and other members of the community. One primary equestrian trail loop is proposed. The DRSP also includes a proposed equestrian trailhead facility in the southeast corner of the specific plan area, which would include parking for vehicles with trailers to support equestrian uses. In addition to the sidewalks on both sides of internal streets (except the private motorcourts), the proposed pedestrian network includes pedestrian trails that would provide recreational opportunities and connect the individual neighborhoods to the commercial and job areas within the DRSP area.

### Public Transit

In addition, public transit stops would be included in the DRSP area to encourage transit use by DRSP residents, employees, and visitors. Public transit improvements would include a transit stop within the Village Commercial area and a park-and-ride lot along Collector A just south of Willow Road.

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### **Utilities**

Potable water and wastewater services for the DRSP area would be provided by the NCS D through an annexation into the NCS D service area. Water and wastewater would be provided via existing NCS D infrastructure within North Frontage Road, near the southeast corner of the DRSP, and expanded water and wastewater infrastructure routed within public roads throughout the specific plan area.

In addition to expanded water and wastewater services, the DRSP area would require the expansion of telecommunication, cable, electric, and natural gas utility infrastructure.

This project will be served by the following public utility providers:

- NCS D – water and wastewater
- Pacific Gas and Electric (PG&E) – electricity
- American Telephone & Telegraph Company (AT&T)/Pac-West Telecomm Inc./Satin Satellite – telephone and data
- Charter Communications – cable television
- SoCalGas – natural gas

### **Biological Resources**

The property has several habitats that have been studied for several years by Althouse and Meade.

#### Oak Trees and Habitats

The development of the specific plan area has been designed to preserve the dense oak woodlands in the center of the property along with several dense clusters of historic oak trees. The oak trees throughout the rest of the site will be impacted by development of the project and will result in the removal of an estimated 99 acres of oak woodland and approximately 2.5 acres of scattered oak canopy in chaparral. Oak woodland removal and proposed mitigation will be reviewed through a Conditional Use Permit. Mitigation measures for the impact will include the offsite dedication of a 388-acre parcel known as Dana Ridge (APNs 090-301-003 and 090-301-004) with approximately 200 acres of oak woodland and 120 acres of chaparral containing scattered oaks. On-site mitigation will include planting up to 1,500 oak trees to provide approximately 24 acres of oak canopy in open space areas and as street trees. Additionally, this project will provide funds for off-site tree planting in the Nipomo area.

#### Pismo Clarkia

After several spring surveys, Althouse and Meade biologists identified several clusters of Pismo clarkia on the northern edge of the oak woodlands. This is a rare plant and the DRSP has been designed to protect these clusters on the site. An incidental take permit (ITP) application has been filed with the California Department of Fish and Wildlife (CDFW).

**ASSESSOR PARCEL NUMBER(S):** 091-301-073; 091-301-031; 091-301-030; 091-325-022; 091-301-029; 090-031-003 and 090-031-004

**Latitude:** 35° 02 ' 43.59" N      **Longitude:** 120° 30' 01.73" W      **SUPERVISORIAL DISTRICT #**      5

## **B. Existing Setting**

**Plan Area:** South County      **Sub:** South County Inland      **Comm:** Rural



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**Land Use Category:** Residential Rural

**Combining Designation:** None

**Parcel Size:** 288 acres

**Topography:** Nearly level to steeply sloping

**Vegetation:** Oak woodland, Chaparral, Grasses

**Existing Uses:** Undeveloped, seasonal grazing

**Surrounding Land Use Categories and Uses:**

**North:** Agriculture; Rural Residential; rural residences    **East:** Agriculture; US 101; Nipomo High School

**South:** Residential Suburban; Commercial Service; rural residences    **West:** Residential Suburban; rural residences

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Figure 1. Project Vicinity Map

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Figure 2. Project Location Map

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Figure 3. Proposed Land Use Map

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### C. Environmental Analysis

The Preliminary Initial Study Checklist provides introductory information about the potential environmental impacts of the proposed project that will be analyzed in the Environmental Impact Report (EIR).

#### I. AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Except as provided in Public Resources Code Section 21099, would the project:</i>				
(a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Setting

CEQA establishes that it is the policy of the state to take all action necessary to provide people of the state “with . . . enjoyment of aesthetic, natural, scenic and historic environmental qualities” (California Public Resources Code [PRC] Section 21001(b)).

A scenic vista is generally defined as a high-quality view displaying good aesthetic and compositional values that can be seen from public viewpoints. A substantial adverse effect on a scenic vista would occur if the project would significantly degrade the scenic landscape as viewed from public roads or other public areas.

Scenic Highways within San Luis Obispo County include US 101, State Route 46 (SR 46), portions of State Route 41 (SR 41), State Route 1 (SR 1), and Lake Nacimiento Drive. The project site is located along a portion of US 101 that is listed as eligible for designation as a state scenic highway by the California Department of Transportation (Caltrans). The portion of the project site within approximately 300 feet of US 101 is subject to Highway Corridor Design Standards in Land Use Ordinance Section 22.10.095D.

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The County of San Luis Obispo General Plan Conservation and Open Space Element (COSE) identifies several goals for visual resources in rural parts of the county, listed below:

- **Goal VR 1:** The natural and agricultural landscape will continue to be the dominant view in rural parts of the county.
- **Goal VR 2:** The natural and historic character and identity of rural areas will be preserved.
- **Goal VR 3:** The visual identities of communities will be preserved by maintaining rural separation between them.
- **Goal VR 7:** Views of the night sky and its constellation of stars will be maintained.

### Discussion

The DRSP area is located within the viewshed of US 101, which is listed as an eligible scenic highway by Caltrans. The DRSP would allow for the future development of up to 1,290 single- and multi-family residential units, approximately 22.3 acres of commercial and light industrial development (Village Center), and approximately 64 acres of recreational uses and open space. Implementation and buildout of the DRSP would result in new development on previously undeveloped land within the viewshed of US 101. Proposed development could potentially affect scenic vistas, views from an eligible state scenic highway, visual character and quality, and nighttime views. Potential impacts related to visual resources are considered potentially significant and will be further evaluated in the EIR.

## II. AGRICULTURE AND FORESTRY RESOURCES

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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*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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Setting

The California Department of Conservation (CDOC) Farmland Mapping and Monitoring Program (FMMP) produces maps and statistical data used for analyzing impacts on California’s agricultural resources. Agricultural land is rated according to soil quality and current land use. For environmental review purposes under CEQA, the FMMP categories of Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, and Grazing Land are considered “agricultural land.” Other non-agricultural designations include Urban and Built-up Land, Other Land, and Water.

In addition, the County of San Luis Obispo General Plan Agriculture Element provides soil classifications based on local conditions and agricultural uses and includes policies, goals, objectives, and other requirements that apply to lands designated in the Agriculture land use category. Figure SL-1 of the COSE identifies the Nipomo Mesa, including the project site, as containing Important Agricultural Soils.

Based on the FMMP, the project site contains Farmland of Local Potential and Grazing Land (CDOC 2016). The project property is located in the Nipomo Mesa Agricultural Preserve Area; however, the property is not subject to a Williamson Act contract.

### Discussion

The proposed project area is not underlain by soils classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance by the FMMP. However, the project area is classified as Farmland of Local Potential and Grazing Land, and the project site has been previously used for seasonal grazing. In addition, the project will be subject to the agricultural policies of LAFCO and must be evaluated under the definitions of prime agricultural land under the Cortese-Knox-Hertzberg Local Government Reorganization Act. LAFCO policies prohibit annexations of Prime Farmland unless mitigation at a substitution ratio of at least 1:1 is applied. The project will substantially increase demand for water resources, which could result in further

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indirect impacts to proximate agricultural uses. Therefore, potential impacts related to agricultural resources are considered potentially significant and will be further evaluated in the EIR.

### III. AIR QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>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:</i>				
(a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Setting

Air quality is defined by the concentration of pollutants in relation to their impact on human health. Concentrations of air pollutants are determined by the rate and location of pollutant emissions released by pollution sources, and the atmosphere’s ability to transport and dilute such emissions. Natural factors that affect transport and dilution include terrain, wind, and sunlight. Therefore, ambient air quality conditions within the local air basin are influenced by natural factors, such as topography, meteorology, and climate, in addition to the amount of air pollutant emissions released by existing air pollutant sources.

The project site is part of the South Central Coast Air Basin, (SCCAB), which also includes Santa Barbara and Ventura Counties. Air quality within the SCCAB is regulated by several jurisdictions including the U.S. Environmental Protection Agency (EPA), California Air Resources Board (CARB), and San Luis Obispo County Air Pollution Control District (SLOAPCD).

The SLOAPCD has developed and updated their CEQA Air Quality Handbook (most recently updated with a November 2017 Clarification Memorandum) to help local agencies evaluate project-specific impacts and determine if air quality mitigation measures are needed, or if potentially significant impacts could result. This handbook includes established thresholds for both short-term construction emissions and long-term operational emissions.

#### Discussion

Implementation of the DRSP would allow for the phased future development of single-family residential (DR-RSF1 and DR-RSF2), multi-family residential (DR-MF), village commercial (DR-VC), flex commercial (DR-FC),



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public recreation (DR-REC), and open space (DR-OS) land uses within the 300-acre DRSP area. Future construction activities would result in temporary air pollutant emissions, including ozone precursors and fugitive dust. Operation of the project would result in a substantial increase in vehicular trips to and from the site, which has the potential to increase long-term emissions of criteria air pollutants. The project has the potential to be inconsistent with the air quality goals and/or objectives of the SLOAPCD CEQA Air Quality Handbook and other applicable air quality plans. The project also has the potential to result in short-term and/or long-term air pollutant emissions in exceedance of SLOAPCD thresholds, including pollutant concentrations that could adversely affect proximate sensitive receptors. Future development of the DRSP area would have the potential to generate construction-related odors from equipment and fuels used during grading and construction activities. Therefore, potential impacts related to air quality are considered potentially significant and will be further evaluated in the EIR.

### IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Setting

The DRSP area and adjacent landscapes are comprised of gently rolling hills that generally slope from the highest point in elevation near Hetrick Avenue on the western portion of the site toward US 101. On-site elevations generally range from approximately 343 feet to 420 feet above mean sea level, with the lowest point adjacent to Pomeroy Road in the southwest corner of the property.

According to a Biological Report prepared for the project (Althouse and Meade, Inc. 2020), the DRSP area supports six habitat types: coast live oak woodland alliance, chamise – black sage chaparral alliance, California perennial grassland group, Mediterranean California naturalized (annual and) perennial grassland group, annual brome grasslands, and developed anthropogenic areas. Coast live oak woodland and chamise – black sage chaparral are considered sensitive natural communities. No wetlands or waters of the U.S. or state are located within the DRSP area. The nearest mapped surface water feature is Nipomo Creek located approximately 670 feet east of the DRSP area boundary on the other side of US 101.

Floristically timed botanical surveys were conducted from 2017 to 2020 and identified eight special-status plant species within the DRSP area: sand mesa manzanita, Lompoc ceanothus, Nipomo Mesa ceanothus, Pismo clarkia, mesa horkelia, California spineflower, Michael’s rein-orchid, and sand almond. Though not observed during seasonal botanical surveys, habitat and soil conditions were determined suitable to support an additional 10 special-status plants. The Biological Report further identified suitable habitat for 18 special-status wildlife species, including nine special-status animals that were detected on-site: Cooper’s hawk, pallid bat, oak titmouse, silver-haired bat, hoary bat, Yuma myotis, Blainvilles’s (coast) horned lizard, Nuttall’s woodpecker, and American badger. In addition, though not observed on-site, suitable habitat conditions were determined present capable of supporting nine additional special-status species: sharp-shinned hawk, Northern California legless lizard, burrowing owl, obscure bumble bee, western bumble bee, monarch butterfly – California overwintering population, white-tailed kite, western red bat, and Lawrence’s goldfinch. The sharp-shinned hawk, Northern California legless lizard, and western red bat were determined to have moderate-to-high potential to occur on-site.

The County of San Luis Obispo Oak Woodland Ordinance was adopted in April 2017 to regulate the clear-cutting of oak woodlands. This ordinance applies to sites located outside of urban or village reserve lines within the inland portions of the county (not within the Coastal Zone). “Clear-cutting” is defined as the removal of 1 acre or more of contiguous trees within an oak woodland from a site or portion of a site for any reason, including harvesting of wood, or to enable the conversion of land to other land uses. The ordinance applies

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to clear-cutting of oak woodland only and does not apply to the removal of other species of trees, individual oak trees (except for Heritage Oaks), or the thinning, tree trimming, or removal of oak woodland trees that are diseased, dead, or creating a hazardous condition.

### Discussion

The project site has the potential to support special-status plant and animal species. Future construction and operational activities would have the potential to disturb special-status plant and animal species and/or sensitive habitat areas that are present within the project area.

Although the project site does not directly support identified water features, future construction activities may result in increased erosion and/or polluted stormwater runoff that could result in adverse effects to nearby wetland, riparian, or other sensitive natural communities.

The project is not located within a Wildlife Linkage area by the California Department of Fish and Wildlife (CDFW) Northern Sierra Nevada Foothills (NSNF) wildlife connectivity project (California Department of Technology 2020) or as an essential habitat connectivity area (CDFW 2010). However, the DRSP area supports oak woodlands along a ridge and other tree species that could support migratory bird species that may use the site for nesting or foraging.

County LUO Chapter 22.58 establishes regulations for clear-cutting oak woodlands. The project property supports substantial oak woodland habitat. The DRSP proposes to preserve existing oak woodlands to the extent feasible; however, future development of the DRSP area would result in impacts to oak woodlands present on-site and may result in a conflict with local policies or ordinances.

The project includes a Conditional Use Permit application for oak woodland clear-cutting as required by the County’s Oak Woodland Ordinance. The project also includes the offsite dedication of a 388-acre parcel known as Dana Ridge, with approximately 200 acres of oak woodland and 120 acres of chaparral containing scattered oaks.

Future construction activities have the potential to adversely affect biological resources located within or adjacent to the project area. Potential impacts to biological resources will be further evaluated in the EIR.

## V. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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### 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, and immigrant settlers.

According to Design Constraints Map and Background Information on Cultural Resources on the 250 Acre Canada Ranch, San Luis Obispo County, CA (Gibson’s Archaeological Consulting 2005), at least one prehistoric archaeological site has been previously identified within the DRSP area. Some limited subsurface testing has been conducted within the DRSP area; however, the subsurface extent of previously identified sites is currently unknown.

### Discussion

The project site is currently undeveloped; therefore, future development of the DRSP area is not expected to result in disturbance to historical buildings or structures. However, project components will disturb limited built resources (proximate roadways, utility infrastructure) that could be of historic age (though not likely to be significant historic resources).

At least one known prehistoric archaeological site has been identified within the DRSP area. Site design and layout of the property has been designed to avoid impacting this location by integrating it within open space and avoiding excavation of the resource site. However, the subsurface extent of the site has not been officially delineated; therefore, it is impossible to determine whether proposed development would avoid the site entirely. In addition, due to the limited nature of previous studies conducted at the site, there is a potential for additional sites or resources, including human remains, to be identified in other areas of the DRSP area. Development consistent with the DRSP would potentially disturb these resources, which would be considered a significant impact. Therefore, a Phase I Archaeological Survey Report will be prepared covering the entire project area, and cultural resources will be further evaluated in the EIR.

## VI. ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Setting

Pacific Gas & Electric Company (PG&E) is the primary electricity provider for urban and rural communities within San Luis Obispo County. Approximately 39% of electricity provided by PG&E is sourced from renewable

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resources and an additional 47% is sourced from non-renewable greenhouse gas (GHG)-free resources (PG&E 2019).

Southern California Gas Company (SoCalGas) is the primary provider of natural gas for urban and rural communities within San Luis Obispo County. SoCalGas has committed to replacing 20% of its traditional natural gas supply with renewable natural gas by 2030.

The COSE establishes goals and policies that aim to reduce vehicle miles traveled (VMT), conserve water, increase energy efficiency and the use of renewable energy, and reduce GHG emissions. The COSE provides the basis and direction for the development of the *County of San Luis Obispo EnergyWise Plan* (EWP), which outlines in greater detail the County's strategy to reduce government and community-wide GHG emissions through a number of goals, measures, and actions, including energy efficiency and development and use of renewable energy resources.

### Discussion

Future construction activities would require the use of energy in the form of diesel fuel and gasoline for worker and construction vehicles and equipment. Implementation and full buildout of the project would result in the construction and operation of up to 1,290 residential units and 22.3 acres of commercial uses. While future development would be subject to applicable green building standards, operation of the project would potentially result in a substantial increase in the use of electricity and other energy sources on-site, which would have the potential to result in wasteful, inefficient, or unnecessary energy consumption. Therefore, potential impacts related to energy-use and consistency with applicable energy-efficiency plans will be further evaluated in the EIR.

## VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(ii) Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iii) Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Setting

San Luis Obispo County is in a geologically complex and seismically active region. The County of San Luis Obispo General Plan Safety Element identifies three active faults that traverse through the county and are currently zoned under the Alquist-Priolo Act: the San Andreas, the Hosgri-San Simeon, and the Los Osos. The DRSP area is located approximately 0.26 mile west of the potentially capable Santa Maria fault, 5.25 miles west of the potentially capable West Huasna fault, and 0.84 mile east of the inactive Oceano fault.

Seismic ground shaking is influenced by the proximity of the site to an earthquake fault, the intensity of the seismic event, and the underlying soil composition. Ground shaking can endanger life and safety due to damage or collapse of structures or lifeline facilities. The California Building Code (CBC) includes requirements that structures be designed to resist a certain minimum seismic force resulting from ground motion.

The County LUO identifies a Geologic Study Area (GSA) combining designation for areas where geologic and soil conditions could present new developments and/or their occupants with potential hazards to life and property. The DRSP area is not located within the County LUO GSA combining designation. Based on the Safety Element, the project site is located in an area with low landslide risk potential and moderate liquefaction potential. Based on the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) Soil Survey of the project site, on-site soils have a low potential for shrink swell.

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The COSE identifies a policy for the protection of paleontological resources from the effects of development by avoiding disturbance where feasible. Where substantial subsurface disturbance is proposed in paleontologically sensitive units, Implementation Strategy CR 4.5.1 (Paleontological Studies) requires a paleontological resource assessment and mitigation plan be prepared to identify the extent and potential significance of resources that may exist within the proposed development and provide mitigation measures to reduce potential impacts to paleontological resources. The project site is underlain by Older Surficial Deposits (Qos) which contains sand of older stabilized dunes (U.S. Geological Survey [USGS] 2006).

### *Discussion*

The DRSP area is not located near an Alquist-Priolo fault; however, it is located approximately 0.26 mile west of the potentially capable Santa Maria fault and 5.25 miles west of the potentially capable West Huasna fault. The project site has low potential for landslide and moderate potential for liquefaction to occur. Due to the project's location near identified potentially active faults, there is risk of loss, injury, or death involving seismic hazards and seismic-related ground failure. According to the USGS Areas of Land Subsidence in California Map, the project site is not located in an area with known subsidence (USGS 2021). The project site is located on sandy soil with a low shrink-swell potential (NRCS 2021).

Implementation and full buildout of the DRSP would allow for the future phased development of up to 1,290 residential units, 22.3 acres of commercial development, and associated infrastructure within the 300-acre DRSP area. The project would require grading and other earthwork that has the potential to increase soil erosion and the loss of topsoil that has the potential to result in erosive runoff. Projects that disturb more than 1 acre of soils are required to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) pursuant to the State Water Resources Control Board (SWRCB) General Construction Permit. The SWPPP is required to include best management practices (BMPs) to reduce or avoid the release of erosion and other pollutants during project activities.

The project proposes annexation into the NCSD service area and would be served by the NCSD wastewater system. No septic systems are proposed; therefore, no impacts related to the site's ability to support the use of septic tanks would occur.

The project site is underlain by Older Surficial Deposits (Qos), which contains sand of older stabilized dunes (USGS 2006). Future buildout of the DRSP area would include earthwork to develop residential units and commercial buildings on the 300-acre property. The disturbance of unknown paleontological resources (if present within the project area) would be considered a potentially significant impact. Therefore, potential impacts related to geology, soils, and disturbance of paleontological resources will be further evaluated in the EIR.

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### VIII. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Setting

GHGs are any gases that absorb infrared radiation in the atmosphere and are different than the criteria pollutants discussed in Section III, Air Quality, above. The primary GHGs that are emitted into the atmosphere as a result of human activities are carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrogen oxides (NO<sub>x</sub>), and fluorinated gases. These are most commonly emitted through the burning of fossil fuels (oil, natural gas, and coal), agricultural practices, decay of organic waste in landfills, and a variety of other chemical reactions and industrial processes (e.g., the manufacturing of cement).

In October 2008, the CARB published the Climate Change Proposed Scoping Plan, which is the state’s plan to achieve GHG reductions in California required by Assembly Bill (AB) 32. The Scoping Plan included CARB-recommended GHG reductions for each emissions sector of the state’s GHG inventory. Senate Bill (SB) 32 and Executive Order (EO) S-3-05 extended the state’s GHG reduction goals and require CARB to regulate sources of GHGs to meet the following goals:

- Reduce GHG emissions to 1990 levels by 2020;
- Reduce GHG emissions to 40% below 1990 levels by 2030; and
- Reduce GHG emissions to 80% below 1990 levels by 2050.

The first update of the Scoping Plan was approved by the CARB on May 22, 2014, which looked past 2020 to set mid-term goals (2030–2035) toward reaching the 2050 goals. The most recent update released by CARB is the 2017 Climate Change Scoping Plan, which was released in November 2017. The 2017 Climate Change Scoping Plan incorporates strategies for achieving the 2030 GHG-reduction target established in SB 32 and EO S-3-05.

When assessing the significance of potential impacts for CEQA compliance, an individual project’s GHG emissions will generally not result in direct significant impacts because the climate change issue is global in nature. However, an individual project could be found to contribute to a potentially significant cumulative impact. The EWP, adopted in 2011, serves as the County’s GHG reduction strategy. The GHG-reducing policy provisions contained in the EWP were prepared for the purpose of complying with the requirements of AB 32 and achieving the goals of the AB 32 Scoping Plan, which have a horizon year of 2020. Therefore, the EWP is



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not considered a qualified GHG reduction strategy for assessing the significance of GHG emissions generated by projects with a horizon year beyond 2020.

### Discussion

Implementation of the DRSP would allow for the future development of DR-RSF1 and DR-RSF2, DR-MF, DR-VC, DR-FC, DR-REC, and DR-OS land uses. Future buildout would include up to 1,290 residential units and 22.3 acres of commercial uses. Heavy-duty off-road equipment, materials transport, and worker commutes during construction and build-out of the DRSP area would result in exhaust-related GHG emissions. Based on the rural location of the project site and the substantial amount of development proposed, buildout of the project would result in an increase in regional vehicle trips and/or VMT, which would contribute to and increase regional GHG emissions over the life of the project. The DRSP includes plans for trails and a pedestrian-friendly connected community with mixed land uses that would help minimize vehicle GHG emissions within the project vicinity. However, the change in land use, increase in local population, and increase in VMT may result in a significant contribution to overall GHG emissions in the County that could conflict with applicable GHG-reduction plans. Therefore, potential impacts related to GHG emissions will be further evaluated in the EIR.

## IX. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Setting

The Hazardous Waste and Substances Site List (Cortese List), which is a list of hazardous materials sites compiled pursuant to California Government Code (CGC) Section 65962.5, 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. The project is not located in an area of known hazardous material contamination and is not on a site listed on the Cortese List (SWRCB 2015; California Department of Toxic Substance Control [DTSC] 2021).

Based on the SLOAPCD Naturally Occurring Asbestos (NOA) screening map, the project is not located in an area with potential for soils containing NOA.

The County 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 Tsunami Response Plan.

The California Health and Safety Code provides regulations pertaining to the abatement of fire-related hazards and requires that local jurisdictions enforce the CBC, which provides standards for fire-resistant building and roofing materials and other fire-related construction methods. The 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 (FHSZs). The project would be located within the State Responsibility Area (SRA) in a high FHSZ. Emergency response time to the project site is less than 5–10 minutes.

### Discussion

The project site is not located within or adjacent to an area of known hazardous material contamination and is not on a site listed on the Cortese List pursuant to CGC Section 65962.5. However, implementation and buildout of the DRSP would result in development of new residential and commercial land uses on a previously undeveloped 300-acre property. Future light industrial uses may result in other potential

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hazardous emissions or involve routine handling of hazardous materials. Construction and operation would likely require the use of acutely hazardous materials, including gasoline, fuel, paints, solvents, etc. These materials have the potential to result in accidental spill or upset conditions if handled, stored, or used incorrectly. The project site is located adjacent to US 101 and would allow for future grading within proximity of the roadway; therefore, the future development of the project site may result in release of aerially deposited lead. Potential impacts associated with the routine transport, use, or disposal of hazardous materials and creation of a hazard through reasonably foreseeable upset or disturbance would be considered potentially significant.

The nearest school to the project site is Nipomo High School, located 0.2 mile east of the project site, on the opposite side of US 101. Nipomo High School is located within 0.25 mile of the project site; therefore, potential impacts will be evaluated in the EIR.

The project is not located within an airport land use plan and is not located within 2 miles of any public or private airport; therefore, there would be no risk of exposing persons to a safety hazard or excessive noise from the operation of an airport.

The DRSP proposes to generally improve regional circulation by providing additional connections between Tefft Street and Willow Road and would implement additional emergency vehicle access points, street names, directional signage, and building identification within the area. However, temporary construction-related traffic and disturbances have the potential to temporarily interfere with an adopted emergency response plan or emergency evacuation plan.

The proposed project would allow for future development within high and very high FHSZs. Future development of residential and commercial areas and associated development has the potential to expose people and structures to wildfire hazards. Planned neighborhoods proposed on-site adjacent to the central oak woodland and other future development within the DRSP area would be subject to fire protection and vegetation management that is compliant with CAL FIRE and County requirements; however, any increase in the potential for wildfires in the project area as a result of implementation of the DRSP would be considered a potentially significant impact. Therefore, potential impacts related to hazards and hazardous materials will be further evaluated in the EIR.

### X. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(i) Result in substantial erosion or siltation on- or off-site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Setting

The Regional Water Quality Control Board (RWQCB) *Water Quality Control Plan for the Central Coast Basin* (Basin Plan; RWQCB 2019) 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 waterbodies. 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 RWQCB implements the Basin Plan by issuing and enforcing waste discharge requirements to individuals, communities, or businesses whose discharges can affect water quality.

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.

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The County LUO also dictates that an erosion and sediment control plan is required year-round for all construction and grading permit projects and site disturbance activities of 0.5 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 County Department of Public Works is responsible for ensuring that new construction sites implement BMPs during construction, and that site plans incorporate appropriate post-construction stormwater runoff controls. Construction that disturbs 1 acre or more must obtain coverage under a SWPPP prepared per the requirements of the SWRCB Construction General Permit. Projects that disturb less than 1 acre must implement all required elements within the site's erosion and sediment control plan, as required by the County LUO.

For planning purposes, the flood event most often used to delineate areas subject to flooding is the 100-year flood. The Safety Element establishes policies to reduce flood hazards and 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. The project site is not located within or adjacent to a 100-year flood zone.

There are no surface water features located within the property.

### *Discussion*

The DRSP area consists of relatively flat to moderately sloping topography. The property does not support any surface water features on-site and the nearest surface water feature is Nipomo Creek located 670 feet east of the DRSP boundary on the other side of US 101. Future construction activity would require grading and other earthwork that has the potential to increase erosion and sedimentation on-site. The use of construction vehicles and equipment also has the potential to increase pollution on-site that could runoff and result in degradation to sensitive on-site and proximate habitats.

Potable and non-potable water needs of the DRSP area would be supplied by the NCS D. The Santa Maria Groundwater Basin is a high-priority basin and adjudicated portions of the groundwater basin are managed by the Northern Cities Management Areas and Nipomo Mesa Management Area (County of San Luis Obispo 2019, 2021). Other major NCS D water supply sources include the State Water Project, Lopez Lake Reservoir, and recycled water from the City of Pismo Beach Wastewater Treatment Plant (WWTP) (County of San Luis Obispo 2019). Implementation and buildout of the DRSP would result in an increased demand in potable and non-potable water supplies. The NCS D has reviewed the conceptual design for the DRSP area and has determined it could supply the community with its existing water supply; the NCS D is also in the process of preparing water and wastewater capacity studies to evaluate the ability to serve the DRSP area and its effect on other NCS D systems and facilities.

The project site is not located in a 100- or 500-year flood zone and is not at risk for tsunami or seiche. However, implementation and buildout of the DRSP would result in substantial changes to existing drainage patterns and increase the amount of impervious surface area, and the rate and volume of runoff, within the DRSP area. Alteration of drainage patterns and an increase in impervious surface area on-site has the potential to increase erosion and siltation, the potential to increase surface water and stormwater runoff, and may substantially impede or redirect surface flows within the DRSP area.

Therefore, impacts related to hydrology and water quality will be further evaluated in the EIR.

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### XI. LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Physically divide an established community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Setting

The project property is currently located within the RR land use designation, and the DRSP area is currently under the jurisdiction of the County. The property is designated as an expansion area under SCAP Sections 4.5 and 4.8 and County LUO Section 22.98.072. The General Plan requires that a specific plan be adopted for the area.

#### Discussion

The project would not result in the removal or blockage of existing public roadways or other travel patterns and would not otherwise include any features that would physically divide an established community. The DRSP area is located on the northern fringe of the community of Nipomo and would provide improved regional access through the site to Willow Road. Therefore, the project is not expected to physically divide an established community.

The DRSP area is currently located within the RR land use designation. Implementation of the DRSP would result in DR-RSF1 and DR-RSF2, DR-MF, DR-VC, DR-FC, DR-REC, and DR-OS land uses. A detailed analysis of project consistency with applicable land use plans, including, but not limited to the SCAP and the General Plan, will be evaluated in the EIR.

### XII. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Preliminary Initial Study – Environmental Checklist

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Setting

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

The County LUO provides regulations for development in delineated Energy and Extractive Resource Areas (EX) and Extractive Resource Areas (EX1). The purpose of this combining designation is to protect significant resource extraction and energy production areas identified by the County of San Luis Obispo General Plan Land Use Element (LUE) 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. The project area is not located within an EX or EX1 combining designation.

### Discussion

The County does not identify the property as an EX or EX1 zone (County of San Luis Obispo 2016). The likelihood of future mining activities on the site is low, due to the adjacent rural residential uses and proximity to Nipomo; however, there is potential for future development activities to result in the loss of availability of valuable mineral resources if present on-site. Therefore, impacts related to mineral resources will be further evaluated in the EIR.

## XIII. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project result in:</i>				
(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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Preliminary Initial Study – Environmental Checklist

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Setting

The County of San Luis Obispo General Plan Noise Element 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 policies 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, and specialized education and training)
- Health care services (e.g., hospitals, clinics, etc.)
- Nursing and personal care
- Churches
- Public assembly and entertainment
- Libraries and museums
- Hotels and motels
- Bed and breakfast facilities
- Outdoor sports and recreation
- Offices

The County 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. The maximum allowable exterior noise level standards are included in **Table 2**.



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**Table 2. Maximum Allowable Exterior Noise Level Standards<sup>1</sup>**

Sound Levels	Daytime (7:00 a.m. to 10:00 p.m.)	Nighttime <sup>2</sup>
Hourly Equivalent Sound Level (L <sub>eq</sub> ) (dB)	50	45
Maximum level (dB)	70	65

Note: dB = decibel

<sup>1</sup> When the receiving noise-sensitive land use is outdoor sports and recreation, the noise level standards are increased by 10 db.

<sup>2</sup> Applies only to uses that operate or are occupied during nighttime hours.

### Discussion

Construction-related noise would result in a temporary increase in ambient noise levels in the project vicinity. Based on the scale of proposed future development, associated construction activities have the potential to result in a substantial temporarily increase in ambient noise levels and groundborne noise levels within the DRSP and surrounding areas.

The project property is currently undeveloped; therefore, future buildout of new residential and commercial land uses would permanently increase ambient noise levels within the DRSP area. New sources of noise would be generated by vehicle trips to and from the project site and noise from residential and commercial land uses. A *Determination of Sound Level Contours* prepared by the project applicant (45dB Acoustics 2017) identified existing noise levels within the DRSP area adjacent to US 101 in excess of 75 decibels (dB). Therefore, the project has the potential to conflict with maximum allowable noise levels identified in the County LUO and Noise Element. The project property is not located within an Airport Land Use Plan or public or private airstrip and future development of the project would not result in exposure of airport noise to proposed commercial or residential land uses. Future construction and operation would increase ambient and groundborne noise levels in the project vicinity and would potentially conflict with policies in the County LUO and Noise Element, a potentially significant impact. Therefore, impacts related to noise and vibration will be further evaluated in the EIR.

## XIV. POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Preliminary Initial Study – Environmental Checklist

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### *Setting*

The County's current Housing Element (2020-2028) is intended to facilitate the provision of needed housing in the context of the County LUE and related ordinance. It is also intended to meet the requirements of state law. It contains a number of relevant goals, objectives, policies, and implementation programs to ensure the County meets its goals of meeting the housing needs while remaining consistent with state law.

County LUO Section 22.12.080 contains policies and procedures related to inclusionary housing that is a requirement as part of development projects. New single-family dwelling units over 2,200 square feet in size, residential subdivisions, commercial/industrial uses with a cumulative floor area of 5,000 square feet or more, mixed-use development, and subdivision of land are subject to these requirements. Projects subject to the inclusionary housing provisions are required to make 8% of the project's base density affordable.

This 8% inclusionary housing mix is broken down by 2% increments between Workforce, Moderate income, Low income, and Very Low income households. The ordinance gives applicants a variety of options for meeting this requirement, including onsite and offsite construction of affordable housing. Applicants may also opt to pay an in-lieu fee per the Affordable Housing Fund, Title 29 of the County Code. As noted in Section 22.12.080.G.2, the County provides for a reduction in required inclusionary housing by 25% for those units constructed on-site.

Requirements for inclusionary housing for residential dwelling units are based on the base density of a project. Base density is the maximum number of residential units that may be allowed, not including any density bonuses. Commercial and industrial development of 5,000 square feet or more of floor area for commercial or industrial use also requires the payment of a housing impact fee or construction of inclusionary housing units.

### *Discussion*

The DRSP includes the future development of new single-family and multi-family residential units, commercial uses, and flex commercial/light industrial uses that could directly induce population growth. Implementation and buildout of the DRSP would be consistent with the County's housing goals but could also result in a substantial increase in population growth; therefore, impacts related to population growth will be further evaluated in the EIR.

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### 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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Setting

Fire protection services in unincorporated San Luis Obispo County are provided by CAL FIRE, which has been under contract with the County to provide full-service fire protection since 1930.

Police protection and emergency services in the unincorporated portions of the county are provided by the San Luis Obispo County Sheriff's Office. The South Station in Oceano is the closest in proximity to the DRSP area, located approximately 10 miles to the northwest.

San Luis Obispo County has a total of 12 school districts that currently enroll approximately 34,000 students in over 75 schools. The project site is located within the Lucia Mar Unified School District (LMUSD).

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.

Public facilities fees, Quimby fees, and developer conditions are several ways the County currently funds public services. A public facility fee program (i.e., development impact fee program) has been adopted to address impacts related to public (County) facilities and schools (CGC Section 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

## Preliminary Initial Study – Environmental Checklist

needed to finance the construction of and/or improvements to public facilities required to serve new development, including fire protection, law enforcement, schools, parks, and roads.

### Discussion

Implementation and buildout of the DRSP area would result in an increase in population in the Nipomo area through the future development of new single-family and multi-family residential units. Additionally, the DRSP includes future development of commercial and flex commercial/light industrial development that would increase visitors to the DRSP area. An increase in on-site population and visitor-serving uses would increase the demand on public services, including, but not limited to, fire protection, police protection, emergency services, schools, and parks. Potential impacts associated with the need for physical improvements to public services and facilities will be further evaluated in the EIR.

## 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Setting

The County of San Luis Obispo General Plan Parks and Recreation Element establishes goals, policies, and implementation measures for the management, renovation, and expansion of existing parks and recreation facilities 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.

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.

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 (County of San Luis Obispo 2016). 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.

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### Discussion

Implementation and buildout of the DRSP would result in an increase in population in the Nipomo area through the future development of new residential units, including single-family and multi-family residential units. The DRSP also includes future commercial development and flex commercial/light industrial development that could include schools or lodging facilities. A major component of the DRSP includes areas reserved for public recreation, neighborhood parks, trails, and open space. The DRSP area is anticipated to include approximately 64.1 acres of open space, which includes open space, trails, and basins, and 10 acres of public recreation, including neighborhood parks. Although the project allocates land that is designated for open space and public recreation, buildout of the proposed project would induce population growth, which could increase the demand on existing local and regional recreation facilities, including Nipomo Regional Park, located within 1,500 feet of the southwest corner of the project property. Potential future development of educational facilities and/or a lodging facility would increase the number of visitors to the area that may increase use of existing local and regional recreation facilities. Increased demand on existing recreation facilities may result in physical deterioration of existing facilities or require new or physically altered facilities. Therefore, impacts related to recreation facilities are considered potentially significant and will be further evaluated in the EIR.

### XVII. TRANSPORTATION

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

### Setting

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 the South County Circulation Study. Caltrans maintains annual traffic data on state highways and interchanges within the county, and the San Luis

## Preliminary Initial Study – Environmental Checklist

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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; preparing a Regional Transportation Plan (RTP); programming state funds for transportation projects; and administering and allocating transportation development act funds required by state statutes. The 2019 RTP, adopted June 5, 2019, is a long-term blueprint of San Luis Obispo County's transportation system. The plan identifies and analyzes transportation needs of the region and creates a framework for project priorities.

In 2013, SB 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 SB 743 and identified VMT per capita, VMT per employee, and net VMT as new metrics for transportation analysis under CEQA (as detailed in Section 15064.3[b]). Beginning July 1, 2020, the newly adopted VMT criteria for determining significance of transportation impacts must be implemented statewide.

The County's Framework for Planning (Inland) includes the of the County of San Luis Obispo General Plan Land Use and Circulation Elements. The framework 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. In addition, projects are required to pay standard road improvement fees to address their fair share of cumulative growth impacts and future infrastructure needs.

### *Discussion*

The project applicant prepared a Transportation Impact Study (TIS) and a Vehicle Miles Traveled (VMT) Analysis (Central Coast Transportation Consulting [CCTC] 2020) to evaluate potential transportation-related impacts of the DRSP. The TIS concluded that the project would generate 16,665 net new daily trips, including 1,133 net new AM peak hour trips and 1,334 net new PM peak hour trips. The VMT analysis concluded that the project would increase regional VMT under all analysis years, a potentially significant impact. The County evaluates project-specific VMT impacts against a threshold of 15% below the regional average, consistent with state guidance. Per the VMT analysis, the full project's VMT per service population ranges from 76–79% of the regional average, which would indicate a less-than-significant impact if this metric and the OPR guidance limiting VMT to 15% below existing levels were applied. However, the project residential VMT per capita is higher than the regional average, which would indicate a significant impact under OPR guidance. The residential-only scenario generates more VMT and results in longer trip lengths than the proposed project with mixed uses.

Therefore, impacts related to transportation are considered potentially significant and will be further evaluated in the EIR. The County has retained GHD to independently review the TIS and VMT Analysis; the results of that peer review will be used to support the analysis in the EIR.

The DRSP includes site design features designed to create a connected community including a network of pedestrian, bicycle, and equestrian trails. The proposed circulation system and improvements would also be evaluated to determine whether the project may conflict with a program plan, ordinance, or policy related to the circulation system; create or increase hazards due to geometric design or incompatible uses; and/or result in inadequate emergency access.

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### XVIII. TRIBAL CULTURAL RESOURCES

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
(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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Setting

Approved in 2014, 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 CRHR; or
  - b. Included in a local register of historical resources as defined in California PRC Section 5020.1(k).
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth California PRC Section 5024.1(c).

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Recognizing that tribes have expertise with regard to their tribal history and practices, AB 52 requires lead agencies to provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if they have requested notice of projects proposed within that area.

### Discussion

As described in Section V, Cultural Resources, there are prehistoric archaeological resources known to exist within the DRSP area. A Phase I Archaeological Survey Report will be prepared that covers the entire DRSP area, which will include outreach to local tribes. The County will also be responsible for conducting tribal outreach consistent with AB 52 and SB 18. The results of that consultation will be further evaluated and summarized in the Tribal Cultural Resources section of the EIR.

### XIX. UTILITIES AND SERVICE SYSTEMS

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<i>Would the project:</i>				
(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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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### *Setting*

The County Department of Public Works provides water and wastewater services for specific County Service Areas (CSAs) that are managed through issuance of water/wastewater “will serve” letters. The County Department of Public Works currently maintains a CSA for the community of Nipomo. Other unincorporated areas in the county rely on on-site wells and individual wastewater systems. Regulatory standards and design criteria for on-site 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). The project would be served by the NCS D, subject to annexation approval.

Per the County’s Stormwater Program, the County Department of Public Works is responsible for ensuring that new construction sites implement BMPs during construction and that site plans incorporate appropriate post-construction stormwater runoff controls. Construction sites that disturb 1 acre or more must obtain coverage under the SWRCB’s Construction General Permit through approval of a SWPPP.

PG&E is the primary electricity provider and both PG&E and SoCalGas provide natural gas services for urban and rural communities within the county. 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.

### *Discussion*

New development would require the installation of new roadways and utility connections to serve the DRSP neighborhoods and commercial areas. The project would require new connections to existing NCS D water and wastewater services, new connections to PG&E electrical services, and other new utility connections including stormwater, natural gas, cable, telephone, and data service connections.

The project proposes new connections to NCS D potable and non-potable water supplies to serve the proposed community. According to the Draft DRSP, the total estimated potable water demand at full buildout of the project is estimated at 336.25 acre-feet per year (AFY), with a 10% contingency estimated at 369.88 AFY. An estimated 75.12 AF of the 336.25 AFY would be used for commercial development and landscaping. Implementation of the DRSP would result in a long-term increase in water demand, which is considered a potentially significant impact and will be further evaluated in the EIR.

Wastewater services would be supplied by the NCS D, subject to annexation approval. Wastewater would be collected from the DRSP area using NCS D infrastructure and would be conveyed and treated at the Southland WWTP, located approximately 2.5 miles south of the DRSP area west of US 101 on Old Windmill Place. According to the Draft DRSP, generation of wastewater at full buildout of the project is estimated to be 228.68 AFY during average flow conditions and 571.70 AFY during peak flow conditions. Implementation of the DRSP would result in an increase of wastewater and demand on NCS D infrastructure, which is considered a potentially significant impact.

Solid waste, recycling, and green waste would be serviced by South County Sanitary Services and will be disposed of at Cold Canyon Landfill. Cold Canyon Landfill has an expected close date of 2040 (California Department of Resources Recycling and Recovery [CalRecycle] 2015). South County Sanitary Services and Cold Canyon Landfill are compliant with existing state and local regulations related to disposal of solid waste. Implementation of the proposed project would result in an increase in solid waste during construction and operation. Construction waste would be similar to other development projects within the county and would result in a temporary increase in solid waste. Cold Canyon Landfill has enough permitted capacity to accommodate the temporary increase in construction-related waste. According to the Estimated Solid Waste

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Generation Rates by the CalRecycle, the project may generate approximately 21,092.3 pounds of waste per day, as shown in **Table 3**.

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**Table 3. Estimated Solid Waste Generation Rates for the DRSP Project**

Waste Generation Source	Generation Rate	Unit of Measure	Proposed Development	Total
Commercial	13	lb/1,000 sf/day	823,284 sf	10,702.7 lbs
Multi-family	5.31	lb/dwelling unit/day	458 units	2,432.0 lbs
Single-family	9.8	lb/dwelling unit/day	812 units	7,957.6 lbs
<b>Total</b>				<b>21,092.3 lbs</b>

Note: lb = pound, sf = square feet  
Source: CalRecycle 2019

Buildout of the DRSP area would result in a long-term increase in solid waste generation; therefore, impacts are considered potentially significant. Potential impacts related to utilities and services systems will be further analyzed in the EIR.

### XX. WILDFIRE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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*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?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (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?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (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?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

## Preliminary Initial Study – Environmental Checklist

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### *Setting*

In central California, the fire season usually extends from roughly May through October; however, recent events indicate that wildfire behavior, frequency, and duration of the fire season are changing in California. FHSZs are defined by CAL FIRE 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." The project would be located within the SRA in high and very high FHSZs (CAL FIRE 2021). Emergency response to the project site is less than 10 minutes.

The *San Luis Obispo County Emergency Operations Plan* (EOP) addresses several overall policy and coordination functions related to emergency management. The 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.

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.

### *Discussion*

The DRSP area is located within high and very high FHSZs (CAL FIRE 2021). Topography of the project area is relatively flat to moderately sloping. The average windspeed of the project area is 7 to 9.5 miles per hour year-round (WeatherSpark 2021). The proposed project would result in future development areas within high and very high FHSZs. Proposed neighborhoods 3, 7, 8, and 9 are anticipated to be located adjacent to the central oak woodland present on-site.

Future development of residential and commercial areas and associated development has the potential to expose people and structures to wildfire hazards. In addition, on-site construction and operational activities have the potential to increase the risk or severity of wildfire hazards of the DRSP area and surrounding areas. Although the project proposes to implement fire protection and vegetation management measures, impacts associated with new development within high and very high FHSZs are considered potentially significant and will be further evaluated in the EIR.