COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

Initial Study – Environmental Checklist

PLN-2039
04/2019

King Minor Use Permit N-DRC2021-00021 ED22-173

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

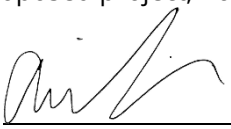
☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

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

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

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

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

Annika Kiemm, SWCA Environmental Consultants			9/23/2022
Prepared by (Print)	Signature		Date
Eric Hughes		Principal Environmental Specialist	10/26/22
Reviewed by (Print)	Signature		Date

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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. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The County Planning Department uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

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

A. Project

DESCRIPTION: A request by **David and Gina King** for a Minor Use Permit (N-DRC2021-00021) to allow for the phased construction of a 5,000-square-foot single-family residence with an 800-square-foot attached garage, a 1,240-square-foot workshop with an attached 1,200-square-foot accessory dwelling unit (ADU), and associated site improvements. The project would result in the disturbance of approximately 40,440 square feet (0.93 acre), including 2,500 cubic yards of cut and 2,500 cubic yards of fill and removal of approximately 20 oak trees on a 3.34-acre parcel with an average slope of 18 percent. The project is within the Residential Suburban land use category, located southwest of the southern terminus of Craig Way, approximately 0.5 mile north of the city of Arroyo Grande. The project is within the San Luis Bay Inland sub area of the South County Planning Area.

Expanded Project Description

The project includes the phased construction of a two-story, 5,000-square-foot single-family residence with an 800-square-foot attached garage, a 1,240-square-foot workshop with an attached 1,200-square-foot ADU, and associated site improvements, including construction of a 30-foot-wide paved access road and driveway and installation of utility infrastructure (see Appendix A). Construction would occur over two phases. Phase I would include the development of the proposed workshop with the attached 1,200-square-foot-dwelling to be located in the southwestern portion of the property. The structure would have a maximum height of 27 feet and would be constructed within an approximately 3,072-square-foot building envelope. Phase I would also include the construction of the access road, driveway, and utility infrastructure. Phase II would include the redesignation of the 1,200-square-foot dwelling as an accessory dwelling unit and the construction of an approximately 5,000 square-foot single-family residence to be located in the central portion of the property and constructed within an approximately 4,000-square-foot building envelope. The 5,000-square-foot single-family residence would be two stories tall and have a maximum height of 32 feet above average grade.

The project site is currently accessed from Craig Way via an existing unpaved access road on an existing access easement and an unpaved driveway that traverses the project site (see Figures 1 and 2). The project includes the construction of a paved access road and driveway that would generally align with the existing unpaved access road and driveway. The proposed access easement would be 30 feet wide and extend a total length of approximately 1,320 feet from the southern end of Craig Way, west through the adjacent

eastern parcel (Assessor's Parcel Number [APN] 044-253-061), south toward the proposed ADU and workshop structures, and would terminate in a cul-de-sac at the proposed single-family residence.

Phase I of project construction would include the installation of underground electric and telephone utility infrastructure within the proposed access road and driveway to connect to existing infrastructure located in Craig Way. Electricity for the project would be provided by Pacific Gas and Electric Company (PG&E). Phase I would also include the installation of an on-site septic system within a 4,600-square-foot area in the southeastern portion of the property to treat wastewater generated by the project. The proposed septic system would be located more than 100 feet from the existing on-site well. Both phases of the project would rely on the existing on-site well located in the southwestern portion of the property to supply their operational water demand.

The project would include the removal of 14 native oak trees located within the footprint of the proposed building envelopes, driveway, and site improvements. Project development activities would also result in impacts within the critical root zone (1.5 times the distance from the trunk to the dripline of the canopy) of approximately 20 oak trees on-site. In addition, the project includes the installation of approximately 8,000 square feet of vegetative landscaping.

Baseline Conditions: The 3.34-acre project property is characterized by gently to steeply sloping topography and consists of oak woodland, coastal scrub, and perennial grassland habitats with avocado orchards and disturbed/ruderal areas. The project site is primarily undeveloped with the exception of an unpaved access road that generally traverses the site along the same alignment as the proposed paved access road. The project site is located in a rural area characterized by low density residential development, agricultural uses, and oak woodland. Surrounding land uses include scattered single-family residences and accessory structures to the north, south, and west and primarily undeveloped land to the east.

There are two surface water features located within the project area. The first feature is a drainage swale located within the proposed access easement area and is characterized as a manmade feature that collects flows from surrounding area. During field surveys, this drainage was observed to support coastal scrub vegetation and did not support riparian vegetation or show evidence of recent flowing water (Kevin Merk Associates, LLC [KMA] 2021; Appendix C). The second feature is a drainage mapped through the northern portion of the project parcel. This drainage was also observed to support coastal scrub vegetation and did not support riparian vegetation or show evidence of channels or recent flows (KMA 2021).

ASSESSOR PARCEL NUMBER(S): 044-253-060, 044-253-061

Latitude: 35° 08' 54.13" N Longitude: 120° 34' 58.54" W SUPERVISORIAL DISTRICT # 4

B. Existing Setting

Plan Area: South County Sub: San Luis Bay (South) Comm: Rural

Land Use Category: Residential Suburban

Combining Designation: Renewable Energy Overlay

Parcel Size: 3.34acres

Topography: Gently sloping to steeply sloping

Vegetation: Oak woodland, perennial grassland, Coastal scrub , Avocado orchard

Existing Uses: Undeveloped, unpaved driveway

Surrounding Land Use Categories and Uses:

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North:	Residential Suburban; single-family residence(s) accessory structures	East:	Residential Suburban; accessory structures undeveloped
South:	Residential Suburban; single-family residence(s) accessory structures	West:	Residential Suburban; single-family residence(s) undeveloped oak woodland

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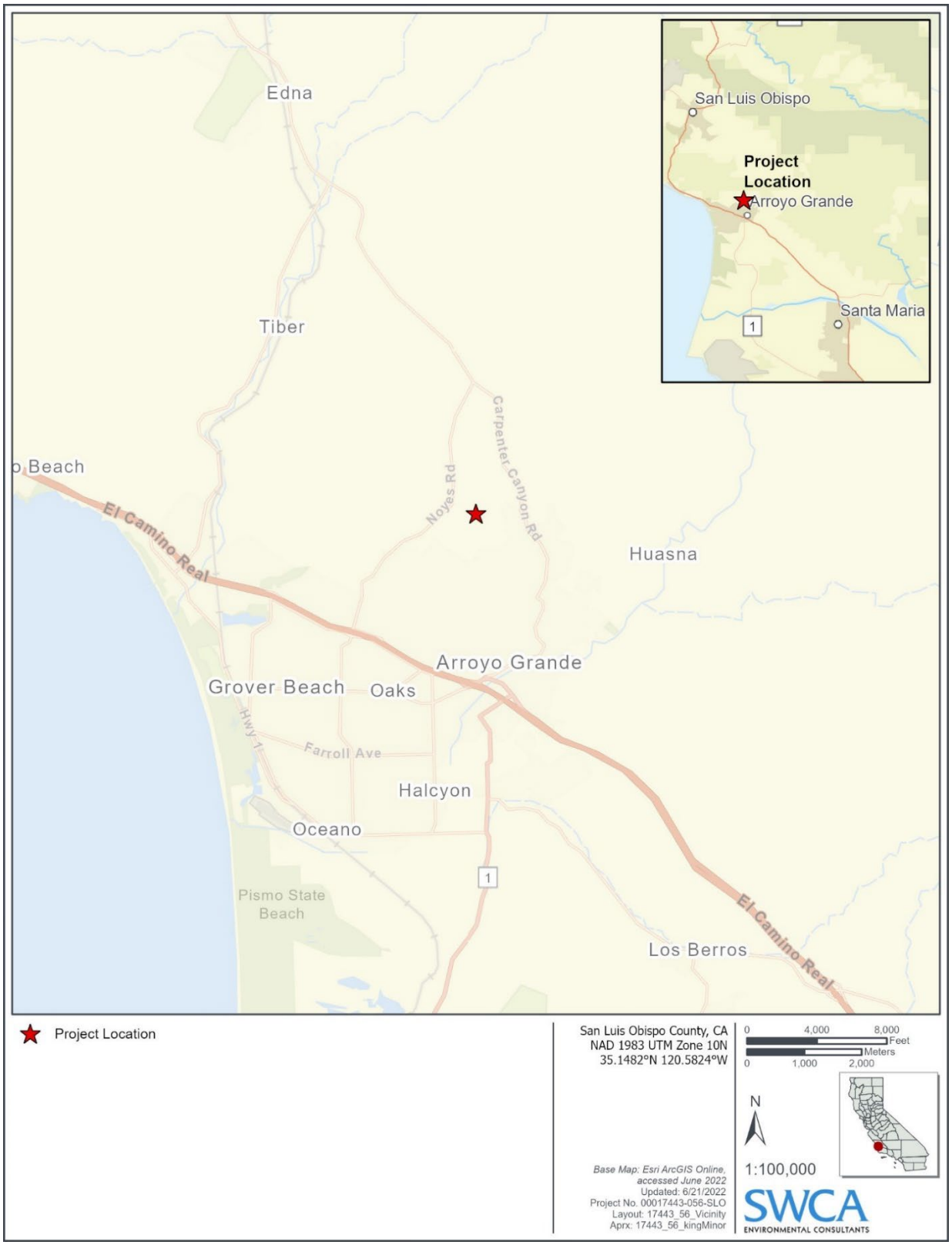

Figure 1. Project Vicinity Map.

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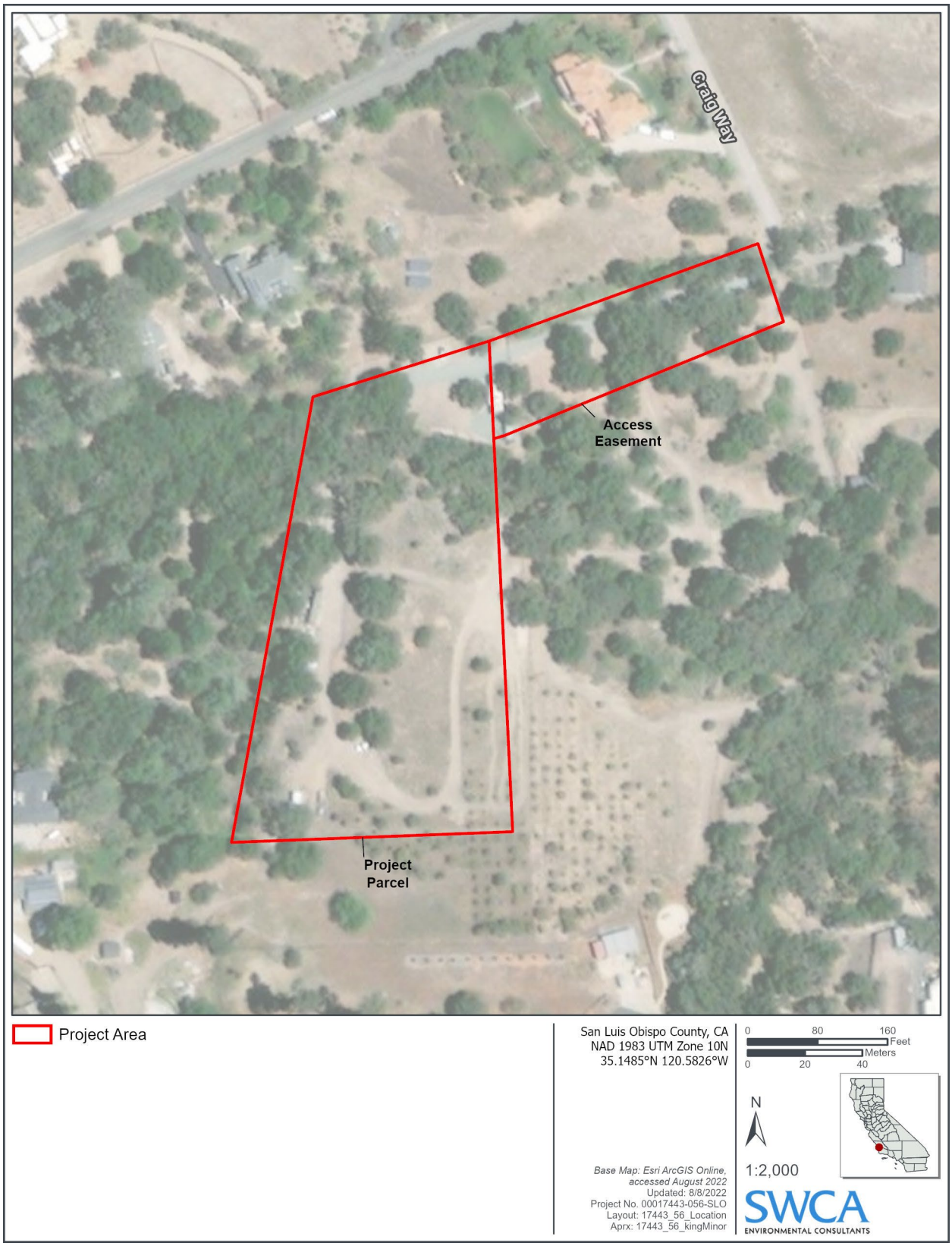

Figure 2. Project Location Map.

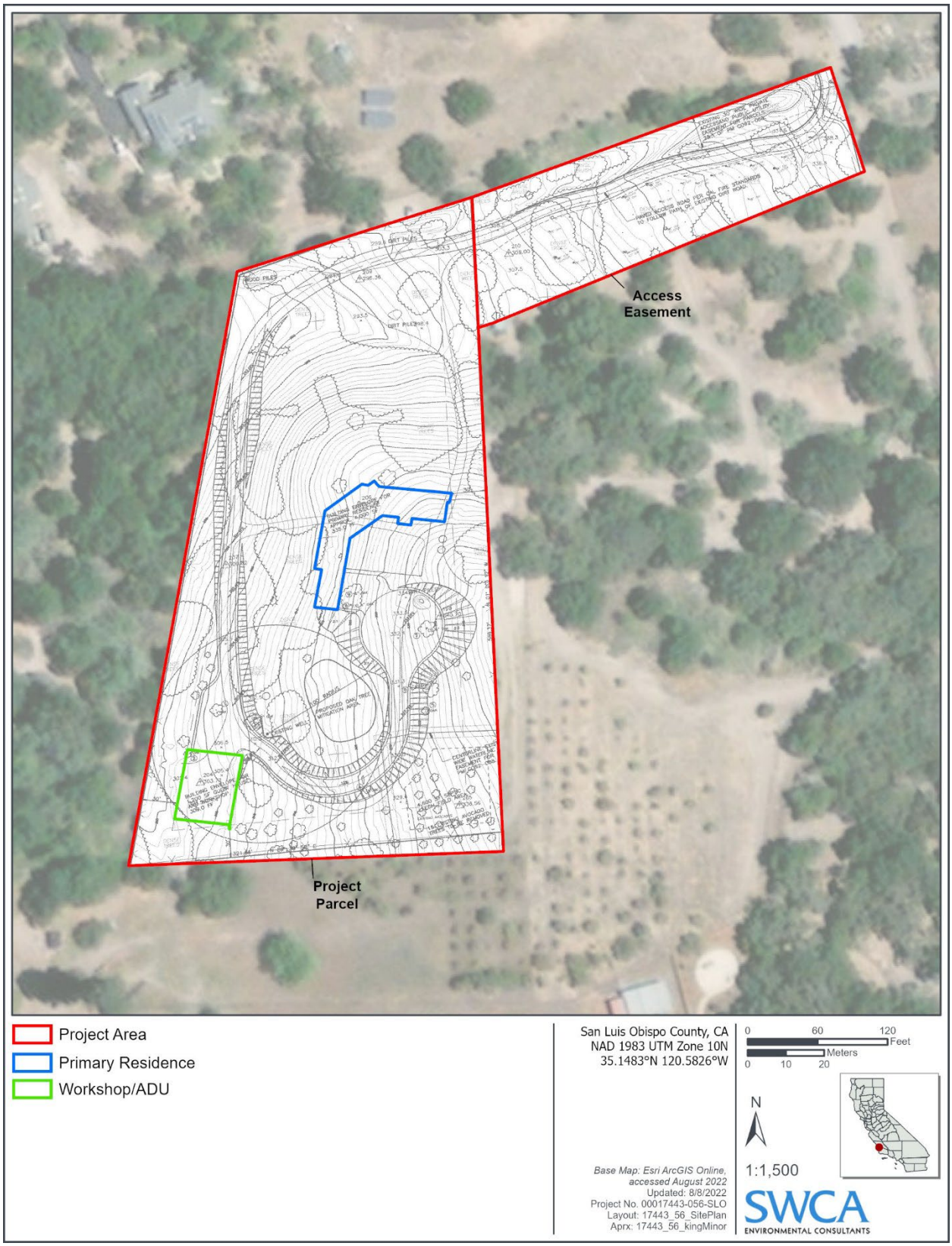

Figure 3. Project Site Plan.

C. Environmental Analysis

I. AESTHETICS

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

Setting

California Scenic Highway Program

The California Scenic Highway Program was created by the State Legislature in 1963 with the intention of protecting and enhancing the natural scenic beauty of California highways and adjacent corridors. A highway may be designated scenic depending upon how much of the natural landscape can be seen by travelers, the scenic quality of the landscape, and the extent to which development intrudes upon the traveler's enjoyment of the view. Scenic Highways within San Luis Obispo County include U.S. Highway 101 (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 approximately 1.8 miles southeast of US 101, which at this location is designated as eligible for designation as a scenic highway (California Department of Transportation [Caltrans] 2018).

County of San Luis Obispo General Plan Conservation and Open Space Element

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.

Some of the strategies identified to accomplish the goals listed above include encouraging project designs that emphasize native vegetation and conforming grading to existing natural forms, as well as ensuring that new development follows the Countywide Design Guidelines to protect rural visual and historical character.

County of San Luis Obispo Land Use Ordinance

The County of San Luis Obispo Inland Land Use Ordinance (LUO) establishes regulations for exterior lighting (LUO 22.10.060), height limitations for each land use category (LUO 22.10.090), setbacks (LUO 22.10.140), and other visual resource protection policies. These regulations are intended to help the County achieve its Strategic Growth Principles of preserving scenic natural beauty and fostering distinctive, attractive communities with a strong sense of place as set forth in the County Land Use Element (LUE).

The County LUO also defines a Sensitive Resource Area (SRA) combining designation that applies to areas having high environmental quality and special ecological or educational significance. Since these designated areas are considered visual resources by the County, the County LUO establishes specific standards for projects located within these areas. The project is not in an SRA combining district.

Existing Conditions

The project area is characterized by gently to steeply sloping topography and consists of oak woodland, coastal scrub, and perennial grassland habitats with avocado orchards and disturbed/ruderal areas (Figures 4 and 5). The project site is primarily undeveloped with the exception of an unpaved access road from Craig Way from the northeast. The project site is located in a rural area with limited, mostly residential development. Surrounding land uses include scattered single-family residences and accessory structures to the north, south, and west and primarily undeveloped land to the east. There is a drainage swale located in the proposed access easement area and an additional drainage mapped through the northern portion of the project parcel. These drainages support coastal scrub species and do not show evidence of recent flowing water (KMA 2021).

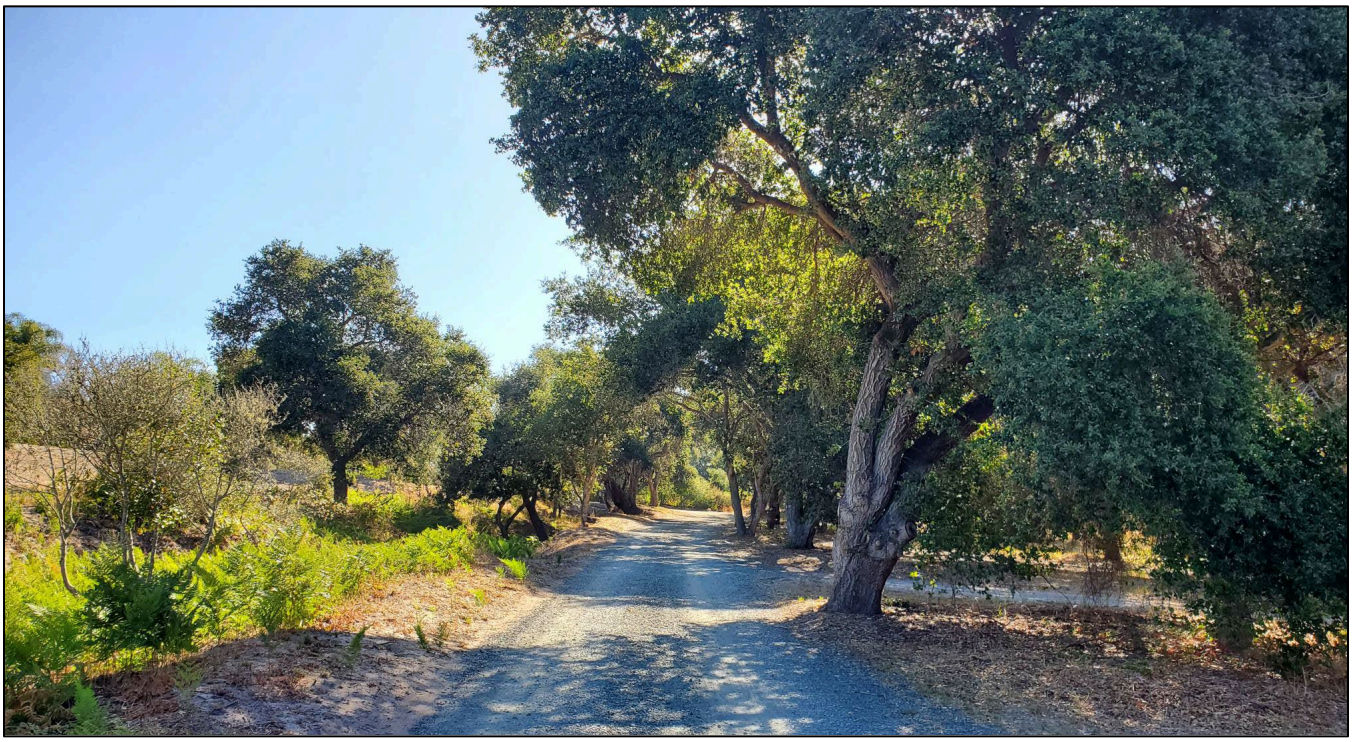

Figure 4. Photograph of the existing unpaved access road taken from northern side of the project parcel, facing east (June 3, 2022).

Figure 5. Photograph taken from the southern side of the project parcel, facing north (June 3, 2022).

Discussion

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

A scenic vista is generally defined as a high-quality view displaying good aesthetic and compositional values that can be seen from public viewpoints and may be officially or informally designated by public agencies or other organizations. Vistas are inherently expansive views, usually from an open area or an elevated point. 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. The project site is not designated as an SRA by the County LUO and is not located in the view of a scenic vista; therefore, *no impacts* would occur.

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

The project site is located approximately 1.8 miles southeast of US 101, which is designated as an eligible scenic highway (Caltrans 2018). The project site is not visible from US 101 due to distance as well as intervening topography, vegetation, and development. Therefore, implementation of the project would not be visible within the viewshed of a designated state scenic highway, and *no impacts* would occur.

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

The project site is located in a rural area and is primarily undeveloped with the exception of an unpaved access road from Craig Way from the northeast. Surrounding land uses include scattered single-family residences and accessory structures to the north, south, and west and mostly undeveloped land to the east. The subject property is characterized by gently to steeply sloping topography and consists of oak woodland, coastal scrub, and perennial grassland habitats with avocado orchards and disturbed/ruderal areas.

Implementation of the proposed project would result in the construction of a new two-story, 5,000-square-foot single-family residence with an 800-square-foot attached garage, a 1,240-square-foot workshop with an attached 1,200-square-foot ADU, and associated site improvements, including a 30-foot-wide paved access easement and utility extensions. The project includes a maximum cut of 7 feet for installation of the proposed project. The proposed driveway and utility extensions would be located at or below ground and would not be easily visible from surrounding areas. Based on distance, existing vegetation, and topography within the project area, proposed structures would primarily be blocked from the viewshed of nearby public roadways, including La Teena Place and Craig Way. The proposed project would be consistent with the density and use of surrounding areas and would not introduce new features that would detract from the existing visual character of the project area. In addition, the project would be required to comply with design standards established in the County LUO for development within the Residential Suburban land use designation, including height limitations, exterior building materials, and lighting requirements. Based on required compliance with the County LUO, implementation of the project would be consistent with the level and scale of surrounding development and would not introduce new

architectural or design features that could detract from the existing visual character of the project area; therefore, potential impacts would be *less than significant*.

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

The project site is located in a rural area, and existing nighttime lighting within the project area primarily consists of lighting from surrounding low-density, single-family residential dwellings and accessory structures. Future buildout of a new single-family residence and a workshop with an ADU would result in a limited increase of nighttime lighting in the area, which would be consistent with the scale of lighting from other low-density residential development and accessory structures. In addition, installation of exterior lighting would be required to comply with County LUO Section 22.10.060, which requires exterior lighting sources to be used for illumination purposes only and to be designed to direct light away from surrounding areas, minimize light intensity, and shield the light source from off-site areas. Based on the limited scale of proposed development and adherence to County LUO Section 22.10.160, implementation of the project would avoid creating a substantial new source of light or glare within the project region; therefore, potential impacts would be *less than significant*.

Conclusion

The project site is not located within a scenic vista and is not within the viewshed of a designated scenic highway. Implementation of the project would not result in an adverse change in the existing visual character of the project area or affect day or nighttime views. Therefore, potential impacts related to aesthetic resources would be less than significant, and no mitigation measures would be necessary.

Mitigation

Mitigation is not necessary.

II. AGRICULTURE AND FORESTRY RESOURCES

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

Setting

The California Department of Conservation (DOC) 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. According to the FMMP, the project site is located on land designated as Grazing Land and Farmland of Local Potential (DOC 2016).

The Land Conservation Act of 1965, commonly referred to as the Williamson Act, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agriculture or related open space use. In return, landowners receive property tax assessments, which are much lower than normal because they are based on farming and open space uses as opposed to full market value. The project site is not located within the Agriculture (AG) land use designation and is not subject to a Williamson Act contract.

Chapter 6 of the County COSE identifies resource management goals, policies, and strategies to protect agricultural soils from conversion to urban and residential uses. Important agricultural soils within the county are identified in Table SL-2 of the COSE, and Policy SL 3.1 states that proposed conversion of agricultural lands to non-agricultural uses shall be evaluated using the applicable policies in the County COSE and *County of San Luis Obispo General Plan Agriculture Element*.

According to the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) *Soil Survey of San Luis Obispo County, California* and the NRCS Web Soil Survey, the project site is underlain by the following soil types (NRCS 2022):

- **(102) Arnold loamy sand, 5 to 15 percent slopes.** This somewhat excessively drained soil has a very low runoff class and a depth to restrictive feature of 40 to 60 inches to paralithic bedrock. The typical soil profile consists of loamy sand and weathered bedrock. This soil is designated as Farmland of Statewide Importance in Table SL-2 of the County COSE.
- **103) Arnold loamy sand, 15 to 50 percent slopes Major Land Resource Area (MLRA) 15.** This somewhat excessively drained soil has a low runoff class and a depth to restrictive feature of 40 to 60 inches to paralithic bedrock. The typical soil profile consists of loamy sand, loamy fine sand, and bedrock. This soil is not included in Table SL-2 of the County COSE.

Forestland is defined in California Public Resources Code (PRC) Section 12220(g) as land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. Portions of the project site support dense riparian woodland that provides benefits to wildlife habitat, water quality, and aesthetics.

Timberland is defined in PRC Section 4526 as land, other than land owned by the federal government and land designated by the State Board of Forestry and Fire Protection as experimental forest land, which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees. The project site does not support any timberland.

Discussion

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

The project site is designated as Grazing Land and Farmland of Local Potential by the FMMP (DOC 2016). Therefore, implementation of the project would not result in conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use and *no impacts* would occur.

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

The project site is not located within the AG land use designation and is not subject to a Williamson Act contract. Therefore, the project would not result in a conflict with existing zoning for agricultural use or a Williamson Act contract, and *no impacts* would occur.

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

The project site is within the Residential Suburban land use designation and does not include land use designations for forest land or timberland. Therefore, the project would not conflict with or cause rezoning/change of land use designation of forestland or land for timber production, and *no impacts* would occur.

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

Based on the density of oak woodland habitat on-site, the project site may be considered forestland as defined by PRC Section 12220(g). Implementation of the project would result in impacts to 20 existing oak trees and would be required to implement Mitigation Measure BIO-7, which requires replanting of removed and/or impacted trees. With implementation of the identified mitigation, the project would not result in the loss of forest land or convert forest land to non-forest use, and impacts would be *less than significant with mitigation*.

(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?

Soils within the project site are designated as Farmland of Statewide Importance by Table SL-2 of the COSE, which is based on the NRCS soil classification system, as opposed to the FMMP, which takes into account historical agricultural practices. There are existing avocado orchards within the southeastern portion of the parcel, which would be removed as part of the proposed project. However, the project site is not within the AG land use designation, is generally surrounded by existing residential development, and is of a size that makes it infeasible for commercial agricultural production. Based on existing site constraints, the project would not result in a potentially significant impact associated with conversion of the project site to residential land uses.

As evaluated above, implementation of the proposed project would not directly interfere with any existing agricultural, forestland, or timber production activities. The project would not result in substantial long-term groundwater use, dust, or other emissions that could inadvertently reduce water availability for or damage crops within the project area. The project would not introduce incompatible land uses or result in other changes to the environment that could indirectly result in the conversion of farmland to non-agricultural use or forestland to non-forest use; therefore, potential impacts would be *less than significant*.

Conclusion

The project would not directly or indirectly result in the conversion of farmland or timber land to non-agricultural uses or non-forest uses and would not conflict with agricultural zoning or otherwise adversely affect agricultural resources or uses. With implementation of Mitigation Measure BIO-7, the project would not result in the conversion or loss of forest land. With implementation of the identified mitigation, potential impacts related to agricultural and forestry resources would be less than significant.

Mitigation

Implement Mitigation Measure BIO-7.

III. AIR QUALITY

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

Setting

Criteria Air Pollutants and Ambient Air Quality Standards

San Luis Obispo County 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 (USEPA), California Air Resources Board (CARB), and San Luis Obispo County Air Pollution Control District (SLOAPCD). Each of these jurisdictions develops rules, regulations, and policies to attain the goals or directives imposed upon them through legislation. The CARB is the agency responsible for coordination and oversight of state and local air pollution control programs in California and for implementing the California Clean Air Act (CCAA) of 1988. The California Department of Public Health established California Ambient Air Quality Standards (CAAQS) in 1962 to define the maximum amount of a pollutant (averaged over a specified period of time) that can be present without any harmful effects on people or the environment. The CARB adopted the CAAQS developed by the California Department of Public Health in 1969, which had established CAAQS for 10 criteria pollutants: particulate matter (less than 10 microns in diameter [PM_{10}] and less than 2.5 microns in diameter [$PM_{2.5}$]), ozone (O_3), nitrogen dioxide (NO_2), sulfate, carbon monoxide (CO), sulfur dioxide (SO_2), visibility-reducing particles, lead (Pb), hydrogen sulfide (H_2S), and vinyl chloride.

The Federal Clean Air Act (FCAA) later required the USEPA to establish National Ambient Air Quality Standards (NAAQS) for pollutants considered harmful to public health and the environment, and also set

deadlines for their attainment. The USEPA has established NAAQS for six criteria pollutants (all of which are also regulated by CAAQS): CO, lead, NO_2, ozone, PM_{10} and $PM_{2.5}$, and SO_2.

California law continues to mandate compliance with the CAAQS, which are often more stringent than national standards. However, California law does not require that CAAQS be met by specified dates as is the case with NAAQS. Rather, it requires incremental progress toward attainment. The SLOAPCD is the agency primarily responsible for ensuring that NAAQS and CAAQS are not exceeded and that air quality conditions within the county are maintained.

San Luis Obispo County Clean Air Plan

The *San Luis Obispo County 2001 Clean Air Plan* (CAP), prepared by the SLOAPCD, is a comprehensive planning document intended to evaluate long-term air pollutant emissions and cumulative effects and provide guidance to the SLOAPCD and other local agencies on how to attain and maintain the state standards for ozone and PM_{10}. The 2001 CAP presents a detailed description of the sources and pollutants that impact the jurisdiction's attainment of state standards, future air quality impacts to be expected under current growth trends, and an appropriate control strategy for reducing ozone precursor emissions, thereby improving air quality. In order to be considered consistent with the 2001 CAP, a project must be consistent with the land use planning and transportation control measures and strategies outlined in the 2001 CAP.

SLOAPCD Criteria Pollutant Thresholds

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.

The SLOAPCD has established thresholds for both short-term construction emissions and long-term operational emissions. Use of heavy equipment and earth-moving operations during project construction can generate fugitive dust and engine combustion emissions that may have substantial temporary impacts on local air quality and climate change. Combustion emissions, such as nitrogen oxides (NO_x), reactive organic gases (ROGs), greenhouse gases (GHGs), and diesel particulate matter (DPM), are most significant when using large, diesel-fueled scrapers, loaders, bulldozers, haul trucks, compressors, generators, and other heavy equipment. The SLOAPCD has established thresholds of significance for each of these contaminants.

Operational impacts are focused primarily on the indirect emissions (i.e., motor vehicles) associated with residential, commercial, and industrial development. Certain types of projects can also include components that generate direct emissions, such as power plants, gasoline stations, dry cleaners, and refineries (referred to as stationary source emissions). The SLOACPD has established several different methods for determining the significance of project operational impacts:

1. Demonstrate consistency with the most recent CAP for San Luis Obispo County;
2. Demonstrate consistency with a plan for the reduction of GHG emissions that has been adopted by the jurisdiction in which the project is located that complies with State CEQA Guidelines Section 15183.5;
3. Compare predicted ambient criteria pollutant concentrations resulting from the project to federal and state health standards, when applicable;
4. Compare calculated project emissions to SLOAPCD emission thresholds; and
5. Evaluate special conditions, which apply to certain projects.

Sensitive Receptors

Sensitive receptors are people that have an increased sensitivity to air pollution or environmental contaminants, such as the elderly, children, people with asthma or other respiratory illnesses, and others who are at a heightened risk of negative health outcomes due to exposure to air pollution. Some land uses are considered more sensitive to changes in air quality than others due to the population that occupies the uses and the activities involved. Sensitive receptor locations include schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residences.

There are approximately 40 off-site residences located within 1,000 feet of the subject property. The nearest sensitive receptor location is an off-site residence located approximately 90 feet northwest of the northern property line of the project parcel (APN 044-253-060).

Naturally Occurring Asbestos

Naturally Occurring Asbestos (NOA) is identified as a toxic air contaminant by the CARB. Serpentine and other ultramafic rocks are fairly common throughout San Luis Obispo County and may contain NOA. If these areas are disturbed during construction, NOA-containing particles can be released into the air and have an adverse impact on local air quality and human health. The project site is not located in an area identified as containing NOA by the SLOAPCD (SLOAPCD 2022a).

Discussion

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

In order to be considered consistent with the 2001 CAP, a project must be consistent with the land use planning and transportation control measures and strategies outlined in the CAP and be generally consistent with the population projections the plan was based on (SLOAPCD 2012). Adopted land use planning strategies include, but are not limited to, planning compact communities with higher densities, providing for mixed land use, and balancing jobs and housing. The project does not include development of retail or commercial uses that would be open to the public; therefore, land use planning strategies such as mixed-use development and planning compact communities are generally not applicable.

The project would include the construction of one primary single-family residence and one workshop with an attached ADU. Based on the limited scale of proposed residential development and associated marginal population increase, the project would not generate vehicle miles traveled (VMT) in a manner that would exceed regional thresholds and transportation control measures identified in the 2001 CAP would generally not be applicable to the project. The project would generate an estimated residential population of five, which would represent a negligible population increase in the project region. Therefore, implementation of the proposed project would not conflict with or obstruct implementation of the 2001 CAP, and potential impacts would be *less than significant.*

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

San Luis Obispo County is currently designated as non-attainment for ozone and PM_{10} under the CAAQS (CARB 2020).

Construction Emissions

Construction activities associated with the proposed access improvements and construction of the proposed residential uses and utility improvements on-site would result in the generation of criteria air pollutants, including ozone precursors (ROGs and NO_x) and fugitive dust (PM_{10}). Fugitive dust emissions would result from grading operations and ROG and NO_x emissions would result from the use of large diesel-fueled equipment, including scrapers, loaders, bulldozers, haul trucks, compressors, and generators.

The SLOAPCD *CEQA Air Quality Handbook* provides thresholds of significance for construction-related emissions. The California Emissions Estimator Model (CalEEMod; 2022) was used to estimate the project's construction-related and operational emissions (see Appendix B for summary and quarterly CalEEMod reports). A summary of the project's estimated construction-related air pollutant emissions is provided in Tables 1 and 2.

Table 1. Estimated Daily Construction Emissions of Criteria Pollutants

Pollutant	Maximum Daily Emissions (lbs/day)	SLOAPCD Daily Threshold (lbs/day)	Threshold Exceeded?
ROG + NO_x (combined)	54.3	137	No

Note: The SLOAPCD does not have a significance threshold for daily PM_{10} emissions.

Table 2. Estimated Quarterly Construction Emissions of Criteria Pollutants

Pollutant	Maximum Quarterly Emissions (tons/quarter)	SLOAPCD Quarterly Tier 1 Threshold (tons/quarter)	Threshold Exceeded?
ROG + NO_x (combined)	2.32	2.5	No
Fugitive Particulate Matter (PM_{10})	0.10	2.5	No

As proposed, the project would not exceed SLOAPCD thresholds for daily or quarterly emissions of combined ROG and NO_x or PM_{10}. In addition to the daily and quarterly emissions thresholds noted above, the SLOAPCD states that projects that disturb more than 4.0 acres of land have the potential to exceed the 2.5-ton PM_{10} quarterly threshold. The project would result in a total site disturbance of approximately 1.18 acres (51,272 square feet). Therefore, the project would not have the potential to exceed the quarterly PM_{10} emissions threshold.

Operational Emissions

Operational activities associated with the project would include residential uses, landscape maintenance activities, and vehicle trips to and from the project site. Use of the proposed access road and driveway would be paved and would not generate long-term dust emissions. CalEEMod was used to estimate the project's operational air pollutant emissions, as detailed in Table 3.

Table 3. Estimated Project Operational Emissions of Criteria Pollutants

Pollutant	Maximum Daily Emissions (lbs/day)	SLOAPCD Daily Emissions Threshold (lbs/day)	Threshold Exceeded?	Annual Emissions (tons/year)	SLOAPCD Annual Emissions Threshold (tons/year)	Threshold Exceeded?
ROG + NO_x (combined)	0.46	25	No	0.08	25	No
Fugitive Particulate Matter (PM_{10})	0.04	25	No	0.01	25	No

Based on the estimated operational emissions shown in Table 3, the project would not result in combined ROG and NO_x or PM_{10} emissions in excess of daily or annual thresholds set forth by the SLOAPCD.

Based on the analysis provided above, the project would not have the potential to exceed air pollutant emissions significance thresholds set forth by the SLOACPD during construction or operation. Therefore, potential impacts associated with a cumulatively considerable net increase of criteria pollutants for which the region is in nonattainment would be *less than significant*.

(c) Expose sensitive receptors to substantial pollutant concentrations?

Construction Emissions

According to the SLOAPCD *CEQA Air Quality Handbook*, projects that occur within 1,000 feet of sensitive receptors have the potential to result in adverse impacts involving construction emissions (SLOAPCD 2012). There are several sensitive receptor locations, including single-family residential dwellings, within 1,000 feet of the project site. Construction activities associated with the proposed access improvements and construction of the proposed residential uses and utility improvements on-site would result in the generation of air pollutants that can cause adverse health impacts, including ozone precursors, fugitive dust, and particulate matter emitted by exhaust from diesel vehicles less than 2.5 micrometers in size or smaller (herein referred to as Diesel Particulate Matter [$DPM_{2.5}$]; referred to in CalEEMod as Exhaust $PM_{2.5}$ [$PM_{2.5}E$]).

Based on the analysis provided under Threshold III.(b), the project would not have the potential to exceed SLOACPD's daily or quarterly emissions thresholds for combined ROG and NO_x or fugitive dust. However, based on the project site's location within 1,000 feet of sensitive receptor locations, the SLOAPCD states that implementation of the expanded list of fugitive dust mitigation measures is needed to reduce the potential for adverse health effects for nearby sensitive receptors. Mitigation Measure AQ-1 has been identified to require implementation of the SLOAPCD's expanded list of fugitive dust mitigation measures and for these measures to be shown on project grading and construction plans.

The SLOACPD identifies daily and quarterly emissions thresholds for $DPM_{2.5}$. CalEEMod was used to estimate the project's $DPM_{2.5}$ emissions during construction, as shown in Table 4.

Table 4. Estimated Emissions of Diesel Particulate Matter

Pollutant	Maximum Daily Emissions (lbs/day)	SLOAPCD Daily Threshold (lbs/day)	Threshold Exceeded?	Maximum Quarterly Emissions (tons/quarter)	SLOAPCD Quarterly Tier 1 Threshold (tons/quarter)	Threshold Exceeded?
Diesel Particulate Matter ($DPM_{2.5}$)	1.66	7	No	0.09	0.13	No

As shown in Table 4, the project would not exceed daily or quarterly emissions thresholds for $DPM_{2.5}$ during construction. However, based on the project site's location within 1,000 feet of sensitive receptor locations and proposed use of diesel-powered equipment, the SLOAPCD states that implementation of limits on idling during the construction phase are needed to reduce the potential for adverse health effects for nearby sensitive receptors. Mitigation Measure AQ-2 has been identified to require implementation of idling limits for diesel-powered equipment during construction activities and for these measures to be shown on project grading and construction plans. The project would not include demolishing or remodeling, sandblasting, removing paint with a heat gun, or other activities that may result in other air emissions with the potential to adversely affect surrounding sensitive receptors.

With implementation of Mitigation Measures AQ-1 and AQ-2, potential impacts to sensitive receptors associated with construction activities would be *less than significant with mitigation.*

Operational Emissions

Operational activities associated with the project would include residential uses, landscape maintenance activities, and vehicle trips to and from the project site. Based on the evaluation of the project using CalEEMod, the project would not exceed daily or annual operational emissions thresholds for combined ROG and NO_x, fugitive dust, or $DPM_{2.5}$ (see Appendix B). Therefore, potential impacts to sensitive receptors associated with operational uses would be *less than significant*.

Based on the analysis provided above, project impacts associated with exposure of sensitive receptors to substantial pollutant concentrations would be *less than significant with mitigation*.

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

Construction activities generally have the potential to emit odors from diesel equipment, paints, solvents, fugitive dust, and adhesives. Any odors generated by construction activities would be intermittent and temporary, and generally would not extend beyond the construction area. The project is not located in an area with known potential for NOA (SLOAPCD 2022a). Therefore, construction activities would not have the potential to expose workers or surrounding land use occupants to harmful levels of NOA.

Future residential uses would not include any components or operational activities that would generate substantial long-term adverse odors. Therefore, odors generated by the project would be short-term, intermittent, and primarily undetectable.

Based on the analysis provided above, project impacts associated with other emissions, such as those leading to odors, adversely affecting a substantial number of people would be *less than significant*.

Conclusion

Project impacts associated with consistency with an adopted clean air plan, cumulatively considerable net increases in criteria air pollutants, and other emissions would be less than significant. Project impacts associated with exposure of sensitive receptors to substantial pollutant concentrations would be reduced to less than significant with implementation of mitigation measures identified below. Upon implementation of the identified mitigation measures, potential impacts related to air quality would be less than significant.

Mitigation

AQ-1 **Fugitive Dust Mitigation Measures (Expanded List).** At the time of application for grading and construction permits for both Phases I and II of proposed development, the following measures shall be provided on project grading and construction plans and shall be implemented throughout the duration of project grading and construction activities:

1. Reduce the amount of the disturbed area where possible;
2. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the San Luis Obispo County Air Pollution Control District's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency would be required whenever wind speeds exceed 15 miles per hour. Reclaimed (non-potable) water should be used whenever possible. When drought conditions exist and water use is a concern, the contractor or builder should consider use of a dust suppressant that is effective for the specific site conditions to reduce the amount of water used for dust control. Please refer to the following link from the San Joaquin Valley Air District for a list of potential dust suppressants: http://www.valleyair.org/busind/comply/PM10/Products%20Available%20for%20Controlling%20PM10%20Emissions.htm;
3. All dirt stockpile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
4. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding, soil binders or other dust controls are used;
5. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least 2 feet of freeboard (minimum vertical distance between top of load and top of trailer) or otherwise comply with California Vehicle Code Section 23114;
6. "Track-Out" is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in California Vehicle Code Section 23113 and California Water Code 13304. To prevent track out, designate access points and require all employees, subcontractors, and others to use them. Install and operate a "track-out prevention device" where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can be any device or combination of

devices that are effective at preventing track out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices need periodic cleaning to be effective. If paved roadways accumulate tracked out soils, the track-out prevention device may need to be modified;

7. All fugitive dust mitigation measures shall be shown on grading and building plans;
8. The contractor or builder shall designate a person or persons whose responsibility is to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to minimize dust complaints and reduce visible emissions below the San Luis Obispo County Air Pollution Control District's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Their duties shall include holidays and weekend periods when work may not be in progress (for example, wind-blown dust could be generated on an open dirt lot). The name and telephone number of such persons shall be provided to the San Luis Obispo County Air Pollution Control District Compliance Division prior to the start of any grading, earthwork or demolition (Contact the Compliance Division at 805-781-5912).
9. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible, following completion of any soil-disturbing activities;
10. Exposed ground areas that are planned to be reworked at dates greater than 1 month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established;
11. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the San Luis Obispo County Air Pollution Control District;
12. Vehicle speed for all construction vehicles shall not exceed 15 miles per hour on any unpaved surface at the construction site;
13. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water where feasible. Roads shall be pre-wetted prior to sweeping when feasible; and
14. Take additional measures as needed to ensure dust from the project site is not impacting areas outside the project boundary.

AQ-2 **Limits on Idling During Construction.** At the time of application for grading and construction permits for both Phases I and II of proposed development, the following measures shall be provided on project grading and construction plans and shall be implemented throughout the duration of project grading and construction activities when diesel-powered vehicles/equipment are in use:

1. State law prohibits idling diesel engines for more than 5 minutes. All projects with diesel-powered construction activity shall comply with Section 2485 of Title 13 of the California Code of Regulations and the 5-minute idling restriction identified in Section 2449(d)(2) of the California Air Resources Board's In-Use Off-Road Diesel regulation to minimize toxic air pollution impacts from idling diesel engines. The

specific requirements and exceptions for the on-road and off-road regulations can be reviewed at the following websites: arb.ca.gov/sites/default/files/classic//msprog/truck-idling/13ccr2485_09022016.pdf and arb.ca.gov/regact/2007/ordiesl07/frooal.pdf.

2. In addition, because this project is located within 1,000 feet of sensitive receptors, the project applicant shall comply with the following more restrictive requirements to minimize impacts to nearby sensitive receptors.
    a. Staging and queuing areas shall be located at the greatest distance from sensitive receptor locations as feasible;
    b. Diesel idling while equipment is not in use shall not be permitted;
    c. Use of alternative fueled equipment is recommended; and
    d. Signs must be posted and enforced at the site that specify no idling areas.

IV. BIOLOGICAL RESOURCES

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

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

Setting

Federal and State Endangered Species Acts

The Federal Endangered Species Act (FESA) of 1973 provides legislation to protect plant and wildlife species listed as threatened or endangered by the U.S. Fish and Wildlife Service (USFWS). The California Endangered Species Act (CESA) of 1984 ensures legal protection for plants listed as threatened or endangered by the California Department of Fish and Wildlife (CDFW) and wildlife species formally listed as endangered or threatened. In addition, CDFW maintains a list of California Species of Special Concern (SSC). SSC status is assigned to species that have limited distribution, declining populations, diminishing habitat, or unusual scientific, recreational, or educational value. Under state law, the CDFW has the authority to review projects for their potential to impact special-status species and their habitats. CDFW also maintains a Watch List (WL) for species that were previously SSC but no longer merit SSC status, or which do not meet SSC criteria but for which there is concern and a need for additional information to clarify status.

In addition, the California Native Plant Society (CNPS) maintains a list of plant species ranging from presumed extinct to limited distribution, based on the following:

- California Rare Plant Ranks (CRPR)
    - 1A: Plants presumed extirpated in California and either rare or extinct elsewhere
    - 1B: Plants rare, threatened, or endangered in California and elsewhere
    - 2A: Plants presumed extirpated in California, but common elsewhere
    - 2B: Plants rare, threatened, or endangered in California, but more common elsewhere
    - 4: Plants of limited distribution – a watch list
- California Rare Plant Threat Ranks
    - 0.1: Seriously threatened in California

- 0.2: Moderately threatened in California
- 0.3: Not very threatened in California

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) of 1918 protects all migratory birds, including their eggs, nests, and feathers. The MBTA was originally drafted to put an end to the commercial trade in bird feathers, popular in the latter part of the 1800s. The MBTA is enforced by the USFWS, and potential impacts to species protected under the MBTA are evaluated by the USFWS in consultation with other federal agencies and are required to be evaluated under CEQA.

California Fish and Game Code

California Fish and Game Code Sections 3511, 4700, 5050 and 5515 identify a Fully Protected Species (FPS) classification to identify and provide additional protection to those wildlife species that were rare or faced possible extinction. FPS may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for scientific research, for relocation of the bird species for the protection of livestock, or if they are a covered species whose conservation and management is provided for in a Natural Community Conservation Plan (NCCP).

Clean Water Act and State Porter-Cologne Water Quality Control Act

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

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

County of San Luis Obispo General Plan Conservation and Open Space Element

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

- **Goal BR 1:** Native habitat and biodiversity will be protected, restored, and enhanced.
- **Goal BR 2:** Threatened, rare, endangered, and sensitive species will be protected.
- **Goal BR 3:** Maintain the acreage of native woodlands, forests, and trees at 2008 levels.
- **Goal BR 4:** The natural structure and function of streams and riparian habitat will be protected and restored.
- **Goal BR 5:** Wetlands will be preserved, enhanced, and restored.
- **Goal BR 6:** The County's fisheries and aquatic habitats will be preserved and improved.
- **Goal BR 7:** Significant marine resources will be protected.

Sensitive Resource Area Designations

The County LUO SRA combining designation applies to areas of the county with special environmental qualities, or areas containing unique or sensitive endangered vegetation or habitat resources. The combining designation standards established in the County LUO require that proposed uses be designed with consideration of the identified sensitive resources and the need for their protection. The project site is not located in an SRA combining designation.

Biological Resources Assessment

A Biological Resources Assessment (BRA) was prepared by KMA to evaluate potential impacts to biological resources as a result of implementation the proposed project (see Appendix C). The BRA includes findings based on background review of the project area and field surveys of the site conducted on April 14 and May 27, 2021. The background review conducted for the project included of a review of the CDFW California Natural Diversity Database (CNDDB) (CDFW 2022), the CNPS database, the NRCS Web Soil Survey, and other relevant databases and documents in order to determine plant and wildlife species known to occur within the project region. Field surveys were conducted to determine habitat conditions of the site and the likelihood of presence of sensitive biological resources within the project area. As a result, the BRA includes a description of existing conditions of the project site, an evaluation of the potential presence and/or likelihood, an evaluation of potential impacts to biological resources, and recommended mitigation measures to avoid and/or minimize potential impacts (KMA 2021; Appendix C).

Existing Conditions

The project area is characterized by gently to steeply sloping topography and consists of oak woodland, coastal scrub, and perennial grassland habitat with avocado orchards and disturbed/ruderal areas. The project site is primarily undeveloped with the exception of an unpaved access road from Craig Way from the northeast. Surrounding land uses include scattered single-family residences and accessory structures to the north, south, and west and primarily undeveloped land to the east.

There are two surface water features located within the project area. The first feature is a drainage swale located in the proposed access easement area and is characterized as a manmade feature that collects flows from the surrounding area. During field surveys, this drainage was observed to support coastal scrub vegetation and did not support riparian vegetation or show evidence of recent flowing water (KMA 2021). The second feature is a drainage mapped through the northern portion of the project parcel. This drainage was also observed to support coastal scrub vegetation and did not support riparian vegetation or show evidence of channels or recent flows (KMA 2021).

There is no designated critical habitat, riparian habitat, or wetland habitat located on the subject property (KMA 2021).

Special-Status Plants

Based on background review of species known to occur within the region, soil conditions, and general habitat conditions of the project area, it was determined that moderately suitable habitat is present within the project area for the following nine special-status plant species:

- black-flowered figwort (*Scrophularia atrata*)
- chaparral ragwort (*Senecio aphanactis*)
- Hoover's bent grass (*Agrostis hooveri*)
- mesa horkelia (*Horkelia cuneata* var. *puberula*)
- Pismo clarkia (*Clarkia speciosa* ssp. *immaculata*)
- San Luis mariposa-lily (*Calochortus obispoensis*)
- San Luis Obispo County lupine (*Lupinus ludovicianus*)
- San Luis Obispo owl's-clover (*Castilleja densiflora* var. *obispoensis*)
- straight-awned spineflower (*Chorizanthe rectispina*)

During appropriately timed botanical surveys in April and May 2021, no special-status plant species were observed within the project area (KMA 2021).

Special-Status Wildlife

Based on a query of the CNDDB, habitat conditions observed during field surveys of the project site, and the habitat requirements of the special-status wildlife species known to occur within the project region, the BRA identified the potential for the following 11 special-status wildlife species to occur within the project area:

- Special-Status Insects
    - monarch butterfly (*Danaus plexippus*, population 1)
    - obscure bumble bee (*Bombus caliginosus*)
- Special-Status Reptiles
    - coast horned lizard (*Phrynosoma blainvillii*)
    - northern California legless lizard (*Anniella pulchra*)
- Special-Status Mammals
    - American badger (*Taxidea taxus*)
    - pallid bat (*Antrozous pallidus*)
    - Townsend's big-eared bat (*Corynorhinus townsendii*)
    - western mastiff bat (*Eumops perotis californicus*)
    - Yuma myotis (*Myotis yumanensis*)
- Special-Status and Nesting Birds
    - Cooper's hawk (*Accipiter cooperii*)
    - white-tailed kite (*Elanus leucurus*)

During field surveys of the project area, no special-status wildlife species were observed (KMA 2021).

Discussion

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

The project includes ground-disturbing activities for construction of the proposed project, which would have the potential to result in direct removal of special-status plant species if present within the project site during construction. In addition, proposed construction activities have the potential to result in direct (i.e., take) or indirect (e.g., noise, dust, light pollution) disturbance to special-status wildlife species if present within the project area during project construction. Based on the findings presented in the BRA, no special-status plant species occur within the project area and there is potential for 11 special-status wildlife species to occur within the project area (KMA 2021). Mitigation Measure BIO-1 has been included to require environmental awareness training for construction personnel to be made aware of potential sensitive biological resources that may occur within the area and avoidance measures for those resources. Potential impacts to special-status plant and wildlife species are described in detail below.

Special-Status Plants

During appropriately timed field surveys conducted in April and May 2021, no special-status plant species or evidence of special-status plant species were observed within the project area (KMA 2021). Since no special-status plant species occur within the project area, implementation of the project would not adversely affect special-status plant species, and no impacts would occur.

Special-Status Wildlife

As described above, there is potential for two special-status insects, two special-status reptiles, five special-status mammals, and two special-status nesting birds to occur within the project area.

Special-Status Insects

There is potential for obscure bumble bee and monarch butterfly to occur within the project area; however, these species were not observed within the project area during field surveys. According to the BRA, there is potential for monarch butterfly to periodically fly through the site and feed on flowering plants; however, individuals are not expected to roost within the project area because the oak woodland habitat on-site does not provide sufficient structure and is too far from the coast to provide suitable roosting habitat (KMA 2021). As a result, implementation of the project would not adversely affect roosting individuals or associated habitat. There is also potential for obscure bumble bee individuals to feed on flowering plants within the project area during proposed construction activities. However, due to the mobility of both species, monarch butterfly and obscure bumble bee individuals would be expected to avoid construction equipment; therefore, tree removal and other construction activities would not result in disturbance to individuals that may periodically fly through the site. Based on the lack of suitable roosting habitat and mobility of these species, implementation of the proposed project would not result in adverse effects to special-status insect species.

Special-Status Reptiles

There is potential for coast horned lizard and northern California legless lizard to occur within the project area. These species were not observed within the project area during field surveys; however, there is suitable habitat present within the project area. Coast horned lizard individuals have the

potential to use bare patches of open ground for basking during the warmer months of late-spring and summer and may retreat to underground burrows during the rest of the year. In addition, northern California legless lizard may occur in leaf litter within the oak woodland habitat on-site (KMA 2021). As such, proposed ground-disturbing activities have the potential to result in direct disturbance to these species if present within the site during project construction. Mitigation Measure BIO-2 has been included to require preconstruction surveys for special-status reptiles prior to the start of construction and identifies the proper protocol to be implemented if these species are observed within the project area. Implementation of the identified mitigation would avoid and/or minimize potential impacts related to special-status reptiles.

Special-Status Mammals

There is potential for American badger and four special-status bat species to occur within the project area; however, these species were not observed during field surveys conducted at the site. American badger individuals have the potential to occupy dens at the project site; therefore, proposed ground-disturbing activities have the potential to disturb individuals of this species if present within the project area during construction activities. Mitigation Measure BIO-3 has been included to require preconstruction surveys for American badger prior to the start of construction and identifies the proper protocol if observed within the project area.

Tree cavities within the oak woodland habitat have the potential to provide suitable roosting habitat for special-status bat species; therefore, proposed tree removal and other construction activities have the potential to result in direct and indirect disturbance to special-status bat species if present within the oak woodland habitat during project construction. Mitigation Measure BIO-4 has been included to require preconstruction surveys for special-status bat species and identifies the proper protocol to be implemented if special-status bat species are observed within the project area. Implementation of the identified mitigation would avoid and/or minimize potential impacts related to special-status mammals.

Special-Status and Nesting Migratory Birds

Trees within the project area have the potential to provide suitable nesting habitat for Cooper's hawk, white-tailed kite, and other nesting migratory birds. As such, proposed tree removal and other construction activities have the potential to result in direct and indirect disturbance to special-status and nesting bird species if present within the project area during project construction. Mitigation Measure BIO-5 has been included to require preconstruction nesting bird surveys and identifies the proper protocol to be implemented if birds are found nesting within the project area. Implementation of the identified mitigation would avoid and/or minimize potential impacts related to special-status and nesting migratory birds.

Based on the analysis provided above, potential impacts associated with substantial adverse effects on special-status species or their habitats would be *less than significant with mitigation*.

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

The project area consists of oak woodland, coastal scrub, and perennial grassland habitat with avocado orchards and disturbed/ruderal areas. There are two surface water features located within the project area. The drainages support coastal scrub vegetation, and no riparian habitat or vegetation was observed on-site (KMA 2021). Additionally, there are no other sensitive natural

communities located within the project area that could be adversely affected by implementation of the proposed project (KMA 2021). Therefore, implementation of the proposed project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community, and *no impacts* would occur.

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

As described above, there are two surface water features located within the project area. The first surface water feature is a drainage swale located in the proposed access easement area and is characterized as a manmade feature that collects flows from surrounding area. This drainage does not support riparian vegetation or show evidence of recent flowing water. The second feature is a drainage mapped through the northern portion of the project parcel and does not support riparian vegetation or show evidence of channels or recent flows. Soils at the site consist of sand and do not allow for ponding within these drainages (KMA 2021). Further, the project does not include any direct disturbance to these features.

Because the on-site drainages are not considered protected wetlands and the project would avoid disturbance to these drainages, implementation of the proposed project would not directly adversely affect protected wetlands. However, the project would have the potential to result in indirect adverse impacts to the on-site drainage features, which may affect protected wetlands downstream. Mitigation Measure BIO-6 would reduce the potential for downstream impacts to occur through implementation of construction best management practices (BMPs) to avoid erosive or other polluted runoff from entering the drainages. Implementation of the project would not result in direct or indirect disturbance to any protected wetlands; therefore, impacts would be *less than significant*.

(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?

According to the CNDDB, the project site is not located in an essential habitat connectivity area (CDFW 2022). Surrounding land uses consist of fencing, access roads, and other features that would further reduce habitat connectivity within the area. In addition, the on-site drainage channels do not support flowing or pooled water and would not provide suitable migratory or breeding habitat to support fish or amphibian species. Trees within the project area have the potential to provide nesting habitat for migratory bird species. The project would result in impacts to 20 existing trees for development of the site. Mitigation Measure BIO-7 requires replanting of removed and/or impacted trees, which would ensure long-term migratory nesting bird habitat would remain within the project area. Based on implementation of the identified mitigation, implementation of the proposed project would not reduce the availability of nesting habitat for migratory birds within the project area. Therefore, potential impacts would be *less than significant with mitigation*.

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

County LUO Chapter 22.58 establishes regulations for clear-cutting oak woodlands. The project would result in removal of approximately 20 existing oak trees for development of the site and would have the potential to result in impacts within the critical root zone of other oak trees located

on-site. Because the project would not remove greater than 1 acre of contiguous oak woodland canopy, project impacts to oak woodland on-site would not meet the criteria to be considered clear-cutting.

However, the County considers native oak trees and oak woodland to be a locally important biological resource and has established standard mitigation measures to reduce and compensate for loss of native oak trees within the county. Mitigation Measure BIO-7 has been identified to require identification of all existing oak trees to be removed, impacted, or protected in place within 30 feet of all project activities prior to issuance of construction and grading permits. Mitigation Measure BIO-8 has been identified to require minimization of impacts to existing oak trees on-site and Mitigation Measure BIO-9 has been identified to require preparation and implementation of an Oak Tree Mitigation Plan, which would include replacement plantings of up to 50% removed trees at a 4:1 ratio and impacted oak trees at a 2:1 ratio within suitable space available on-site. Lastly, Mitigation Measure BIO-10 has been identified to require compensatory mitigation for the remainder of 50% of impacted oak trees through payment into the California Wildlife Conservation Board's Oak Woodlands Conservation Program, which would be used to plant oak trees and conserve oak woodland throughout the state. Upon implementation of Mitigation Measures BIO-7 through BIO-10, the project would be consistent with County regulations and standards pertaining to the protection and mitigation of native oak tree removal; therefore, impacts would be *less than significant with mitigation*.

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

The project does not overlap with any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other conservation plans. Therefore, the project would not conflict with any approved local, regional, or state habitat conservation plans, and *no impacts* would occur.

Conclusion

Mitigation Measures BIO-1 through BIO-10 have been included to avoid and/or minimize potential impacts related to special-status wildlife species, the on-site drainages, and oak trees. The project would not conflict with a Habitat Conservation Plan. Upon implementation of the identified mitigation measures, potential impacts related to biological resources would be less than significant.

Mitigation

BIO-1 **Prior to the start of grading or construction of both Phases I and II of proposed development**, mobilization of any equipment on the project site and installation of project limit fencing/flagging for project construction, a qualified biologist shall conduct an environmental sensitivity training for all project personnel during the project kick-off meeting. The purpose of the training is to educate the personnel on identification of special-status wildlife species that may occur within the project area and to provide an overview of the avoidance and minimization measures to be adhered to during the project. Specifically, the training shall emphasize on all special-status wildlife species that would be expected to occur within the project limits, applicable regulatory policies and provisions regarding their protection, and a review of measures being implemented to avoid and/or minimize impacts to the species and their associated habitat. Crew members shall be briefed on the reporting process in the event that an inadvertent injury should occur to a special-status species during construction.

BIO-2 The following measures shall be implemented to reduce project effects on special-status reptile species during both Phases I and II of proposed development:

1. **Prior to the start of grading or construction,** conduct a preconstruction survey and avoid construction in any areas with special-status reptile species. Immediately prior to the start of vegetation removal or grading, a qualified biologist shall survey permanent and temporary impact areas for special-status reptile species. Raking surveys in areas with leaf litter under shrubs and trees shall be used to detect the northern California legless lizard, as well as searches under lumber or other cover objects. Visual surveys of the disturbance areas shall be conducted for the horned lizard. Construction activities may begin once it has been determined that there are no special-status reptile species within impact areas. If any special-status reptile individuals are found within the impact area or would otherwise be at risk during construction, work activities shall be delayed in that particular area and the wildlife allowed to leave the work zone on its own volition or relocated following California Department of Fish and Wildlife approval. The biologist shall monitor the area to determine when individuals of special-status species have left, and work can commence.
2. **During all ground-disturbing activities,** conduct biological monitoring for special-status wildlife species. A qualified biologist shall monitor vegetation removal and site grading to search for unearthed northern California legless lizards and coast horned lizards. The biologist shall be on-site daily until all vegetation has been cleared. The biologist shall monitor construction activities from a safe distance using binoculars and walk through the site to look for disturbed wildlife during breaks. Any wildlife found shall be moved out of harm's way or allowed to move to an undisturbed location on their own volition. As necessary, appropriate regulatory agency permits and/or approvals shall be obtained to allow relocation of special-status species from the project area.
3. **During grading and construction,** employ measures to prevent entrapment of reptiles in open excavations and trenches. During the period in which there are open trenches or excavations more than 6 inches deep, such as during the excavation for building foundations or utility lines, escape ramps shall be installed so that reptiles and other wildlife that may have become entrapped have the ability to escape. Escape ramps shall consist of a 2:1 sloped soil area leading from the bottom to ground level. If this is not possible, a qualified biologist shall inspect open trenches each day prior to the start of work for entrapped wildlife, or trenches/excavations shall be completely covered with plywood or similar material during overnight periods. If a horned lizard is located, the biological monitor shall be contacted immediately to assist with relocation. Work shall be halted until the entrapped wildlife has been relocated.

BIO-3 **Prior to the start of grading and construction for both Phase I and Phase II of proposed development,** conduct a preconstruction den survey and establish no-work buffers around potential dens. Within 2 weeks prior to the start of ground-disturbing activities, a qualified biologist shall survey the project impact area, including areas to be used for stockpiling materials or storing equipment plus a 200-foot buffer within the parcel, for potential American badger dens. If no potential dens are found, work may proceed. Any potential

dens found shall be identified with flagging or stakes, and a 200-foot no-work buffer shall be flagged.

If the potential den cannot be avoided during all work activities with at least a 200-foot buffer, standard measures shall be employed to determine whether the dens are active, and all non-maternal dens shall be excavated to prevent re-occupation. A qualified biologist shall install wildlife trail cameras, install tracking media, or use a fiber optic scope to determine whether the potential dens on-site are actively being used by a badger. Potential dens shall be monitored daily for at least 3 days to determine whether they are currently occupied. If the work takes place in the late-spring or summer, additional measures shall be employed to determine whether dens are occupied by badger young. No dens with young shall be disturbed, and no work shall be conducted within 200 feet of maternal dens until the young have left the den. Dens occupied by a single adult badger can be avoided with a 50-foot buffer. If any active dens occupied by a single adult are found and cannot be avoided with the 50-foot buffer, the burrow opening should be gradually covered with sticks and debris to deter the individual from using the den. The biologist shall place sticks and debris over the entrance for 3 to 5 days to discourage the badger from using the den. Only after the badger has left the den, as determined by the qualified biologist implementing the wildlife camera and/or tracking medium methods, can the burrow be excavated, and work proceed.

Destruction of a den is typically done by incrementally excavating the burrow until it is confirmed that no wildlife are occupying it. Excavation using hand tools is the recommended method for destroying a den. Use of excavating equipment can be done with extreme caution and while being monitored by a qualified biologist. After the den is destroyed, the excavation is to be filled with dirt and compacted to make sure that burrowing wildlife cannot reenter or use the burrow during construction. If an American badger is discovered inside the den during the excavation activities, excavation should cease immediately and monitoring of the den reinitiated. Den destruction may proceed once it is determined that the wildlife has left the den.

BIO-4 **Prior to the start of grading and construction of both Phase I and Phase II of proposed development,** conduct a search for tree cavities that could be used by roosting bats and, if found, conduct an exit survey for roosting bats and install exclusion devices. Within 7 days prior to the start of construction, a qualified biologist shall survey the oak trees within 50 feet of the limits of disturbance for tree cavities that can be used by bats. If no such cavities are found, work may proceed. Any potentially suitable cavities shall be monitored by a qualified biologist during the early evening around sunset to determine whether bats leave for foraging. The cavities shall be monitored from at least 1 hour before sunset and viewed with the aid of binoculars. If any bats are observed leaving roost sites, the biologist shall work with the construction team to avoid removal of the particular tree or disturbance related activities until the cavity can be covered and individual(s) excluded. The qualified biologist shall determine whether a maternity roost is present by carefully observing individuals on the roost. It is possible that a mirror on a pole and/or a fiber optic scope may be used. If young are present, construction shall be delayed until they have matured and can fly on their own. When it has been determined that no young are present, the biologist shall monitor the roost in the evening when the bats leave to forage and then install bat exclusion netting over the opening. The netting shall be inspected the following morning to ensure

that no bats have become entangled in the netting and that none remain inside the cavity. The netting shall remain in place until construction disturbance has ceased.

BIO-5 **Prior to initiation of any site preparation/construction activities for both Phase I and Phase II of project development,** if work is planned to occur between February 1 and September 15, a qualified biologist shall survey the area for nesting birds within 1 week prior to initial project activity beginning, including ground disturbance and/or vegetation removal/trimming. If nesting birds are located on or near the proposed project site, they shall be avoided until they have successfully fledged, or the nest is no longer deemed active, as detailed below.

1. A 50-foot exclusion zone shall be placed around non-listed, passerine species, and a 250-foot exclusion zone shall be implemented for raptor species. Each exclusion zone shall encircle the nest and have a radius of 50 feet (non-listed passerine species) or 250 feet (raptor species). All project activities, including foot and vehicle traffic and storage of supplies and equipment, are prohibited inside exclusion zones. Exclusion zones shall be maintained until all exterior construction activities have been terminated for the current phase of work (e.g., if initial site improvements are completed, exclusion zones may be removed until initiation of site preparation for residence construction begins), or it has been determined by a qualified biologist that the young have fledged or that proposed project activities would not cause adverse impacts to the nest, adults, eggs, or young.
2. If special-status avian species are identified and nesting within the work area, no work shall begin until an appropriate exclusion zone is determined in consultation with the County of San Luis Obispo and any relevant resource agencies.

The results of the survey shall be provided to the County of San Luis Obispo Planning and Building Department prior to initiation of site preparation/construction activities. The results shall detail appropriate fencing or flagging of exclusion zones and include recommendations for additional monitoring requirements. A map of the project site and nest locations shall be included with the results. The qualified biologist conducting the nesting survey shall have the authority to reduce or increase the recommended exclusion zone depending on site conditions and species (if non-listed).

If 2 weeks lapse between different phases of project activities (e.g., vegetation trimming, the start of grading), during which no or minimal work activity occurs, the nesting bird survey shall be repeated, and a separate survey report shall be prepared and submitted to the County of San Luis Obispo Planning and Building Department.

BIO-6 **Prior to the start of grading or construction for both Phase I and Phase II of project development**, best management practices for erosion control (e.g., straw wattles, exclusion fencing, gravel bags, silt fencing, etc.) shall be installed to protect the on-site drainages and project boundaries (i.e., areas above steep cliffs) from water quality, runoff, and erosion/sedimentation concerns during project implementation. Erosion and sediment controls shall be installed properly and shall be maintained regularly to increase effectiveness. Other best management practices shall also be implemented, such as avoid washing, refueling, and maintenance of equipment within 50 feet (unless otherwise noted in project-specific permits) from the on-site drainages, regardless, if water is present or absent in the channel. All equipment and vehicles shall be checked and maintained daily to prevent

spills of fuel, oil, and other hazardous materials. A designated staging area shall be established for vehicle/equipment parking and storage of fuel, lubricants, and solvents. All fueling and maintenance activities shall take place in the staging area.

BIO-7 **At the time of application for construction and grading permits for both Phase I and Phase II of project development,** final project plans shall clearly delineate all trees within 50 feet of the proposed project, and indicate which trees are to be removed or impacted and which trees are to remain unharmed.

BIO-8 **Within 2 weeks prior to the initiation of work to improve the access road,** protective fencing shall be installed around oak trees within 30 feet of proposed work areas that are to remain undisturbed. The project biologist or certified arborist shall work with the project engineer and grading contractor to provide information on how to avoid and minimize impacts of fill and/or grading within the critical root zone of oak trees. The protective fencing shall be orange plastic construction fencing or similar material and staked into the ground delineating each tree's critical root zone. Fencing or stakes should be installed and maintained throughout construction and removed only after there is no potential for construction-related impacts. For any work that will impact the area within the critical root zone of an oak tree, measures included in Mitigation Measure BIO-9 are required.

BIO-9 **At the time of application for grading and/or construction permits for Phase I of project development,** the following measures shall be implemented to reduce project effects on oak trees:

1. **Employ a certified arborist for oak tree trimming.** The applicant shall employ the services of a County of San Luis Obispo-qualified, certified arborist to trim trees and roots as necessary for clearance. The arborist shall record the number of oak trees that require extensive canopy trimming (i.e., over 30% of the canopy), and incorporate these trees into the mitigation plan in Mitigation Measure 9.2, below.
2. **Prepare and implement an Oak Tree Mitigation Plan.** An Oak Tree Mitigation Plan shall be prepared by a qualified botanist for all impacted native trees and submitted to the County of San Luis Obispo for review and approval. The plan shall follow current County of San Luis Obispo guidelines and describe the methods and techniques to be used to mitigate removed trees at a 4:1 ratio (i.e., four trees planted for every one tree removed). For trees that are impacted through extensive trimming (i.e., over 30% of the canopy), grading or placement of fill or structures within the critical root zone, a mitigation ratio of 2:1 shall be employed. Replacement trees shall be the same species removed and planted in areas of the property that will not be affected by future development or other site uses. The boundaries of the mitigation site shall be identified through appropriate flagging or fencing.

   The mitigation plan shall include the details on how container plants will be installed, maintenance techniques and methods to monitor their establishment. An As-Built Planting Plan shall be prepared to track the replacement trees. Annual Reports detailing monitoring of the mitigation effort shall be prepared by a qualified botanist and submitted to the County of San Luis Obispo by December 31st of each year following planting. All replacement trees shall be maintained and monitored for a minimum of 7 years to ensure successful establishment. If replacement trees die or

do not successfully establish, then additional trees shall be installed and monitored accordingly to meet the plan's success criteria.

BIO-10 **At the time of application for construction or grading permits for Phase I of project development,** the applicant shall coordinate with the County of San Luis Obispo Planning and Building Department to determine the appropriate fee and submit payment to the California Wildlife Conservation Board's Oak Woodlands Conservation Program to mitigate for up to 50% of oak trees impacted by the project that have not mitigated through on-site replacement plantings (as described in Mitigation Measure BIO-9, above). Contribution to the Oak Woodlands Conservation Fund shall be paid in full prior to issuance of grading or construction permits.

V. CULTURAL RESOURCES

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

Setting

The project is located in an area historically occupied by two Native American tribes—the northernmost subdivision of the Chumash, the Obispeño (after Mission San Luis Obispo de Tolosa), and the Salinan. However, the precise location of the boundary between the Chumashan-speaking Obispeño Chumash and their northern neighbors, the Hokan-speaking Playanos Salinan, is currently the subject of debate, as those boundaries may have changed over time.

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 habitation, Spanish missionaries, immigrant settlers, and military branches of the United States.

As defined by CEQA, a historical resource includes:

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

economic, agricultural, educational, social, political, military, or cultural records of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence.

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

A Phase I Cultural Resources Inventory was prepared by Albion Environmental, Inc (Albion) for the proposed project to determine the presence and likelihood of presence of cultural resources within the project area (Albion 2021). The Phase I Cultural Resources Inventory includes the results and findings of background review and a pedestrian survey of the project area. A records search was conducted at the Central Coast Information Center (CCIC), located at the Santa Barbara Museum of Natural History to identify any previously recorded cultural resources within the project area. The records search was negative for previously recorded resources. A pedestrian field survey was conducted within the project area and no cultural resources or evidence of cultural resources were observed (Albion 2021).

Discussion

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

The project site does not contain any buildings or structures and implementation of the project would not require the removal or demolition of any on-site structures that could be eligible for listing as a cultural resource. Because there are no historical resources within or directly adjacent to the project site, implementation of the project would not have the potential to cause a substantial adverse change in the significance of a historical resource, and *no impacts* would occur.

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

Construction activities associated with the project would result in approximately 0.95 acre of ground disturbance, including approximately 2,500 cubic yards of cut and 2,500 cubic yards of fill. A records search was conducted at the CCIC to determine whether any previously recorded cultural resources have been recorded on or near the project area. The records search did not identify any previously recorded archaeological resources within the project area. A field survey of the project site was conducted, and no visible surface archaeological resources were found. Based on the results of the Phase I Cultural Resources Inventory prepared for the project, there are no known cultural archaeological resources within the project area and the site has low potential for subsurface resources (Albion 2021).

Because there are no known archaeological resources within the project area, implementation of the project would not result in an adverse change to known archaeological resources. However, there is still some potential for inadvertent discovery of unknown cultural resources if present within the proposed work area. The project would be required to comply with County LUO Section 22.10.040 for the protection of unknown cultural resources as a result of inadvertent discovery. Per County LUO Section 22.10.040, in the event an unknown cultural resource site is encountered, all work within the vicinity of the find must be halted until a qualified archaeologist is retained to evaluate the nature, integrity, and significance of the find. Based on required compliance with the County LUO and the limited amount of proposed ground disturbance and excavation activities, the

project is not anticipated to result in adverse impacts to known or unknown cultural archaeological resources, and impacts would be *less than significant.*

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

The project would require ground disturbance and excavation activities, which have the potential to uncover or disturb unknown human remains if present within the project area. The project would be required to comply with California Health and Safety Code Section 7050.5 and County LUO Section 22.10.040, which identifies the proper protocol in the event of inadvertent discovery of human remains, including the cessation of work within the vicinity of the discovery, identification of human remains by a qualified coroner, and if the remains are identified to be of Native American descent, contact with the Native American Heritage Council (NAHC). Based on required compliance with Health and Safety Code Section 7050.5 and County LUO Section 22.10.040, implementation of the proposed project is not anticipated to disturb human remains; therefore, potential impacts would be *less than significant*.

Conclusion

There are no known historical or archaeological cultural resources within the project area. Based on required compliance with Health and Safety Code Section 7050.5 and County LUO Section 22.10.040, implementation of the proposed project is not anticipated to disturb unknown cultural resources. Therefore, potential impacts related to cultural resources would be less than significant, and no mitigation would be necessary.

Mitigation

Mitigation is not necessary.

VI. ENERGY

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

Setting

PG&E is the primary electricity provider for urban and rural communities within San Luis Obispo County. The 2021 PG&E electric power mix consists of 50% renewable energy sources and 43% GHG-free energy sources (PG&E 2021).

PG&E offers two programs through which consumers may purchase electricity from renewable sources: the Solar Choice program and the Regional Renewable Choice program. Under the Solar Choice program, a customer remains on their existing electric rate plan and pays a modest additional fee on a per kilowatt-hour (kWh) basis for clean solar power. The fee depends on the type of service, rate plan, and enrollment level. Customers may choose to have 50% or 100% of their monthly electricity usage to be generated via solar projects. The Regional Renewable Choice program enables customers to subscribe to renewable energy from a specific community-based project within PG&E's service territory. The Regional Renewable Choice program allows a customer to purchase between 25% and 100% of their annual usage from renewable sources.

The 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 (Sempra Energy 2019).

State Building Code Requirements

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

Vehicle Fuel Economy Standards

In October 2012, the USEPA and National Highway Traffic Safety Administration (NHSTA), on behalf of the U.S. Department of Transportation (USDOT), issued final rules to further reduce GHG emissions and improve corporate average fuel economy (I) standards for light-duty vehicles for model years 2017 and beyond. NHTSA's I standards have been enacted under the Energy Policy and Conservation Act since 1978. This national program requires automobile manufacturers to build a single light-duty national fleet that meets all requirements under both federal programs and the standards of California and other states. This program would increase fuel economy to the equivalent of 54.5 miles per gallon (mpg), limiting vehicle emissions to 163 grams of carbon dioxide (CO_2) per mile for the fleet of cars and light-duty trucks by the model year 2025.

In January 2017, USEPA Administrator Gina McCarthy signed a Final Determination to maintain the current GHG emissions standards for the model year 2022 through 2025 vehicles. However, on March 15, 2017, USEPA Administrator Scott Pruitt and USDOT Secretary Elaine Chao announced that the USEPA intends to reconsider the Final Determination. On April 2, 2018, USEPA Administrator Pruitt officially withdrew the January 2017 Final Determination, citing information that suggests that these current standards may be too stringent due to changes in key assumptions since the January 2017 Determination. According to the USEPA, these key assumptions include gasoline prices and overly optimistic consumer acceptance of advanced technology vehicles. The April 2nd notice is not USEPA's final agency action, and the USEPA intends to initiate rulemaking to adopt new standards. Until that rulemaking has been completed, the current standards remain in effect.

As part California's overall approach to reducing pollution from all vehicles, the CARB has established standards for clean gasoline and diesel fuels and fuel economies of new vehicles. CARB has also put in place

innovative programs to drive the development of low-carbon, renewable, and alternative fuels, such as their Low Carbon Fuel Standard (LCFS) Program pursuant to California Assembly Bill (AB) 32 and the Governor's Executive Order S-01-07.

In January 2012, the CARB approved the Advanced Clean Cars Program, which combines the control of GHG emissions and criteria air pollutants, as well as requirements for greater numbers of zero-emission vehicles, into a single package of standards for vehicle model years 2017 through 2025. The new rules strengthen the GHG standard for 2017 models and beyond. This will be achieved through existing technologies, the use of stronger and lighter materials, and more efficient drivetrains and engines. The program's zero-emission vehicle regulation requires a battery, fuel cell, and/or plug-in hybrid electric vehicles to account for up to 15% of California's new vehicle sales by 2025. The program also includes a clean fuels outlet regulation designed to support the commercialization of zero-emission hydrogen fuel cell vehicles planned by vehicle manufacturers by 2015 by requiring increased numbers of hydrogen fueling stations throughout the state. The number of stations will grow as vehicle manufacturers sell more fuel cell vehicles. By 2025, when the rules will be fully implemented, the statewide fleet of new cars and light trucks will emit 34% fewer global warming gases and 75% fewer smog-forming emissions than the statewide fleet in 2016 (CARB 2022).

All self-propelled off-road diesel vehicles 25 horsepower (hp) or greater used in California and most two-engine vehicles (except on-road two-engine sweepers) are subject to the CARB Regulation for In-Use Off-Road Diesel Fueled Fleets (Off-Road regulation). This includes vehicles that are rented or leased (rental or leased fleets). The overall purpose of the Off-Road regulation is to reduce emissions of NO_x and particulate matter from off-road diesel vehicles operating within California through the implementation of standards including, but not limited to, limits on idling, reporting and labeling of off-road vehicles, limitations on use of old engines, and performance requirements.

Local Energy Plans and Policies

The County has adopted the COSE, which establishes goals and policies that aim to reduce VMT, conserve water, increase energy efficiency and the use of renewable energy, and reduce GHG emissions. This element provides the basis and direction for the development of the County 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.

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

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

Discussion

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

The project would require the use of fossil fuels, electricity, and natural gas for construction vehicles and equipment during construction of the proposed project. Proposed energy use during construction would be short term and limited in scale and would be required to comply with state and local diesel idling restrictions, which would reduce the potential for wasteful, inefficient, or unnecessary energy consumption during construction of the proposed project.

Implementation of the project would result in a new 5,000-square-foot single-family residence and a 1,240-square-foot workshop with an attached 1,200-square-foot ADU. The project's operational electricity needs would be supplied by PG&E, which consists of 50% renewable energy sources and 43% GHG-free energy sources (PG&E 2021). Additionally, natural gas service would be provided by SoCalGas, which has committed to replacing 20% of its traditional natural gas supply with renewable natural gas by 2030 (Sempra Energy 2019). By using electricity from PG&E and natural gas from SoCalGas, the project would reduce the long-term use of non-renewable energy resources.

Proposed building design would be required to adhere to Title 24 of the California Energy Code (CEC) and CBC 2019 Building Energy Efficiency Standards to further reduce operational energy use through implementation of green building and energy efficient building design features. Based on the use of clean energy sources and required compliance with the CEC and CBC, operation of the project would not result in potentially significant environmental impacts due to wasteful or otherwise inefficient use of energy resources during operation. Therefore, the project would not result in unnecessary, wasteful, or inefficient energy use during project construction or operation, and impacts would be *less than significant.*

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

As previously evaluated, proposed construction activities would require the use of energy in the form of diesel fuel and gasoline for worker and construction vehicles and equipment. The energy consumed during construction would be temporary and would not represent a significant or wasteful demand on available resources, which would be consistent with applicable renewable energy plans.

In order to be compliant with the County COSE and EWP, the project would be required to reduce GHG emissions where feasible in energy consumption. The project would be provided electricity by PG&E, which sources energy from clean energy resources, including 50% from renewable energy sources and 43% from other greenhouse-gas free energy sources (PG&E 2021). By utilizing PG&E for electricity, 93% of the project's electricity demand would be sourced from renewable energy or GHG-free energy sources, which is consistent with the County's COSE and EWP. Further, the project would be required to comply with Title 24 of the CEC and CBC 2019 Building Energy Efficiency Standards to ensure compliance with energy efficient building design to reduce operational energy use.

The project site is located within the Renewable Energy Overlay (RE) combining designation. The project does not include the construction of SEFs or other renewable energy facilities that would be applicable to permit streamlining or development standard included in County LUO Section 22.14.100. The RE combining designation does not include development standards that would limit

the development of parcels within this designation to only renewable energy facilities but rather identifies areas within the county where renewable energy production may be favorable.

Based on required compliance with the CEC and CBC and the use of electricity and natural gas from clean energy sources, the project would be compliant with applicable energy efficiency plans, and impacts would be *less than significant*.

Conclusion

The project would be provided energy from GHG-free sources and would be subject to Title 24 of the CEC and CBC 2019 Building Energy Efficiency Standards for energy efficient building design. The project would not result in excessive energy use during construction or operation and would be consistent with applicable energy efficiency plans. Therefore, impacts would be less than significant, and no mitigation is necessary.

Mitigation

Mitigation is not necessary.

VII. GEOLOGY AND SOILS

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

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

Setting

The Alquist-Priolo Earthquake Fault Zoning Act (Alquist-Priolo Act) is a California law that was developed to regulate development near active faults and mitigate the surface fault rupture potential and other hazards. The Alquist-Priolo Act identifies active earthquake fault zones and restricts the construction of habitable structures over known active or potentially active faults. San Luis Obispo County is located in a geologically complex and seismically active region. The *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 San Andreas Fault zone is located along the eastern border of San Luis Obispo County and has a length of over 600 miles. The Hosgri-San Simeon Fault system generally consists of two fault zones: the Hosgri Fault zone, which is mapped off the San Luis Obispo County coast, and the San Simeon Fault zone, which appears to be associated with the Hosgri, and comes onshore near the pier at San Simeon Point. Lastly, the Los Osos Fault zone has been mapped generally in an east/west orientation along the northern flank of the Irish Hills. Late quaternary faults associated with the Los Osos Fault zone are located approximately 3 miles northeast of the project site (DOC 2015).

The County's Safety Element also identifies 17 other faults that are considered potentially active or have uncertain fault activity in the county. Other nearby faults include the Santa Maria Fault, approximately 2 miles southwest and the Oceano Fault located approximately 3.5 miles southwest of the project site (DOC 2015).

Ground shaking refers to the motion that occurs in response to local and regional earthquakes. 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 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 project site is not located within the County LUO GSA combining designation. Landslides and slope instability can occur as a result of wet weather, weak soils, improper grading, improper drainage, steep slopes, adverse geologic structure, earthquakes, or a combination of these factors. Liquefaction is the sudden loss of soil strength due to a rapid increase in soil pore water pressures resulting from ground shaking during an earthquake. According to the County Safety Element Maps, the project site is located in an area with low to moderate landslide potential and low liquefaction potential.

Shrink/swell potential is the extent to which the soil shrinks as it dries out or swells when it gets wet. Extent of shrinking and swelling is influenced by the amount and kind of clay in the soil. Shrinking and swelling of soils can cause damage to building foundations, roads and other structures. A high shrink/swell potential indicates a hazard to maintenance of structures built in, on, or with material having this rating. Moderate and low ratings lessen the hazard accordingly. Typically, soils that are comprised of clay or clay materials are considered expansive soils. The project site is underlain by Arnold loamy sand, 5 to 15 percent slopes and Arnold loamy sand, 15 to 50 percent slopes MLRA 15 (NRCS 2022). These soils consist of loamy sand and are considered to have low shrink/swell potential.

The County Local Agency Management Program (LAMP) develops minimum standards for the treatment and disposal of sewage through on-site wastewater treatment systems. The LAMP is the culmination of the actions required by AB 885 and the SWRCB to develop regulations and standards for on-site wastewater treatment systems. The County LAMP is designed to protect surface water and groundwater from contamination while providing flexibility in design criteria in consideration of local conditions. LAMP standards also include requirements for minimum subdivision parcel size for parcels served by septic systems (County of San Luis Obispo 2020).

The County 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 the Edna and Squire Members of the Pismo Formation (U.S. Geological Survey [USGS] 2013).

Discussion

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

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

The nearest Alquist-Priolo Act fault zone is the Los Osos Fault zone, and there are associated late quaternary faults located approximately 3.5 miles southwest of the project site (DOC 2015). Because the project site is not underlain by an Alquist-Priolo Act fault zone, rupture of a known Alquist-Priolo Act fault would not occur under the project site. Additionally, future residential development

associated with the project would be required to comply with Section 1613 of the 2019 CBC and other applicable engineering standards to adequately withstand earthquake loads and associated hazards. Adherence to Section 1613 of the CBC and other engineering standards and practices would reduce risk of loss, injury, or death associated with development near late quaternary faults associated with the Los Osos Fault zone; therefore, impacts would be *less than significant*.

(a-ii) Strong seismic ground shaking?

The Central Coast is a seismically active region and there is always potential for seismic ground shaking to occur. The Los Osos Fault zone is located approximately 3.5 miles northeast of the project site and other nearby faults include the Santa Maria Fault and Oceano Fault, located approximately 2 miles and 3.5 miles southwest of the project site, respectively (DOC 2015). Future residential development would be required to be constructed in accordance with seismic design standards included in Section 1613 of the 2019 CBC and other engineering standards to adequately withstand earthquake loads and associated risk, including seismic ground shaking. Adherence to the 2019 CBC and other applicable engineering standards would reduce and minimize the risk of loss, injury, or death associated with seismic ground shaking; therefore, impacts would be *less than significant.*

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

According to the County Safety Element Maps, the proposed project site is located in an area with low potential for liquefaction. Future residential development would be required to comply with seismic design standards included in Section 1613 of the 2019 CBC and other engineering standards to adequately withstand earthquake loads and associated risk, including liquefaction. Adherence to the 2019 CBC and other applicable engineering standards would reduce and minimize the risk of loss, injury, or death associated with liquefaction; therefore, impacts would be *less than significant.*

(a-iv) Landslides?

The project area is characterized by gently to steeply sloping topography, and according to the County' Safety Element Maps, the project site is located in an area with low to moderate potential for landslides. The project would require ground-disturbing activities within hilly areas for implementation of the proposed project and associated site improvements. The project would be required to comply with the CBC and other applicable engineering practices and standards during project construction and operation to reduce risk associated with landslides. Based on required compliance with the CBC, new development would not result in the risk of loss, injury, or death associated with landslides; therefore, impacts would be *less than significant.*

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

Construction of the proposed project would result in approximately 0.93 acre of site disturbance, including approximately 2,500 cubic yards of cut and 2,500 cubic yards of fill, which has the potential to increase erosion and siltation at the site, which could runoff into the on-site drainage channels or surrounding areas. In accordance with County LUO Section 22.52.120, preparation and approval of an Erosion and Sedimentation Control Plan is required for all construction and grading projects to minimize potential impacts related to erosion, sedimentation, and siltation. The plan would be prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Although not required to reduce impacts, Mitigation Measure BIO-6 requires the implementation of construction BMPs, which would further reduce the potential for erosive runoff into waterways during project construction. Operation of the project does not include any

components or features that would generate long-term erosion or siltation at the project site. Based on required compliance with the County LUO, the project would not result in substantial erosion or siltation on- or off-site; therefore, impacts would be *less than significant*.

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

As previously described, the project site is located in an area with low to moderate potential for landslide and low potential for liquefaction to occur. Additionally, the project site is not located in an area with known land subsidence (USGS 2022). The project would be constructed in accordance with the most recent CBC to adequately withstand and minimize risk associated with potential ground-failure events; therefore, potential impacts related to ground failure would be *less than significant*.

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

Soils at the project site consist of loamy sand and are considered to have low potential for soil expansion. Further, the project would be required to comply with Section 18 of the CBC, which requires geotechnical investigations to be conducted by a qualified engineer prior to development to determine soil conditions at the site and provide design recommendations to be implemented in final design and construction plans. Based on existing site conditions and required compliance with the CBC, new development would not result in the risk to life or property as a result of development on expansive soils; therefore, impacts would be *less than significant.*

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

Phase I of the project includes the installation of a septic leach field within a 4,600-square-foot area in the southeastern portion of the project site. The septic leach field would be installed outside of the 100-foot setback from the existing on-site well and the drainages. The septic leach field would be required to be designed and constructed in accordance with the County LAMP, which develops minimum standards for the treatment and disposal of sewage through on-site wastewater treatment systems. Final design of the septic leach field would be subject to County approval prior to implementation on-site. Therefore, installation of the septic leach field would be designed in a manner that is consistent with soil conditions at the site, and impacts would be *less than significant*.

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

The project site is underlain by the Edna and Squire Members of the Pismo Formation (Tpps) (USGS 2013). The Squire Member of the Pismo Formation is known to contain marine fossils and is considered to have a high paleontological sensitivity. The project would require approximately 0.93 acre of ground disturbance with a maximum cut of 7 feet deep. Soils at the project site have a depth to restrictive feature of approximately 3 to 5 feet to paralithic bedrock (NRCS 2022). Based on the high paleontological sensitivity and proposed ground-disturbing activities, the project would have the potential to disturb paleontological resources if present within the proposed work area. Mitigation Measure GEO-1 has been identified to reduce the potential to disturb paleontological resources during construction activities. Based on implementation of the identified mitigation, implementation of the proposed project would not directly or indirectly disturb a unique

paleontological resource or geologic feature; therefore, impacts would be *less than significant with mitigation*.

Conclusion

Based on required compliance with the most recent CBC and other engineering standards, the project would not result in risk of loss, injury, or death associated with seismic activity, ground-failure, or development on expansive soils. With implementation of Mitigation Measure BIO-6 and required compliance with County LUO Section 22.52.120, impacts related to a short-term increase in erosion would be less than significant. The proposed septic leach field would be required to be designed in accordance with conditions observed during percolation testing and final design would be subject to County approval. Mitigation Measure GEO-1 has been included to reduce the potential to disturb paleontological resources. Therefore, upon implementation of the identified mitigation, potential impacts related to geology and soils would be less than significant.

Mitigation

Implement Mitigation Measure BIO-6.

GEO-1 **At the time of application for grading and construction permits for both Phase I and Phase II of project development,** a County of San Luis Obispo-approved paleontologist shall be retained that meets the qualifications of a Qualified Professional Paleontologist, as defined by the Society of Vertebrate Paleontology (SVP). The County of San Luis Obispo-approved paleontologist shall develop and submit a Paleontological Monitoring and Treatment Plan to the County of San Luis Obispo Planning and Building Department for review and approval. The Paleontological Monitoring and Treatment Plan shall be consistent with the standards of the Society of Vertebrate Paleontology and meet all regulatory requirements. The Paleontological Monitoring and Treatment Plan shall include provisions for documenting the site according to the standards developed by the National Research Council (1987) and shall include, at a minimum:

1. Identification of construction impact areas of moderate to high sensitivity for encountering potential paleontological resources and the shallowest depths at which those resources may be encountered;
2. Geotechnical or subsurface data to determine the depth threshold for full-time monitoring. If the depth threshold cannot be established, then initial full-time monitoring regardless of depth shall be conducted to determine the depth to the Paso Robles Formation, and monitoring efforts shall be adjusted accordingly.
3. A coordination strategy to ensure that a County of San Luis Obispo-approved paleontological monitor will conduct full-time monitoring of earthwork activities that have the potential to impact paleontological resources;
4. Definition of the specific conditions in which monitoring of earthwork activities could be reduced. These factors shall be defined by the project paleontological resource specialist, following examination of sufficient, representative excavations.
5. The criteria to be used to determine whether an encountered resource is significant, and if it should be avoided or recovered for its data potential; and,
6. Detail methods of recovery, preparation, and analysis of specimens, final curation of specimens at a federally accredited repository, data analysis, and reporting.

VIII. GREENHOUSE GAS EMISSIONS

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

Setting

GHGs are any gases that absorb infrared radiation in the atmosphere. The primary GHGs that are emitted into the atmosphere as a result of human activities are CO_2, methane (CH_4), NO_x, 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). CO_2 is the most abundant GHG and is estimated to represent approximately 80% to 90% of the principal GHGs that are currently affecting the earth's climate. According to the CARB, transportation (vehicle exhaust) and electricity generation are the main sources of GHGs in the state.

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 AB 32. The Scoping Plan included CARB-recommended GHG reductions for each emissions sector of the state's GHG inventory. The largest proposed GHG reduction recommendations were associated with improving emissions standards for light-duty vehicles, implementing the LCFS program, implementation of energy efficiency measures in buildings and appliances, the widespread development of combined heat and power systems, and developing a renewable portfolio standard for electricity production.

The CARB *Draft 2022 Scoping Plan Update*, dated May 10, 2022, identifies a plan to reach carbon neutrality by 2045 or earlier. The Draft 2022 Scoping Plan is the first plan that adds carbon neutrality as a science-based guide beyond established emission reduction targets. It identifies a feasible path to achieve carbon neutrality by 2045, or earlier, while also assessing the progress the state is making toward reducing its GHG emissions by at least 40% below 1990 levels by 2030, as called for in Senate Bill (SB) 32 and laid out in the 2017 Scoping Plan. Specifically, this plan:

- Identifies a path to keep California on track to meet its SB 32 GHG reduction target of at least 40% below 1990 emissions by 2030.
- Identifies a technologically feasible, cost-effective path to achieve carbon neutrality by 2045 or earlier.

- Focuses on strategies for reducing California's dependency on petroleum to provide consumers with clean energy options that address climate change, improve air quality, and support economic growth and clean sector jobs.
- Integrates equity and protecting California's most impacted communities as a driving principle throughout the document.
- Incorporates the contribution of natural and working lands to the state's GHG emissions, as well as its role in achieving carbon neutrality.
- Relies on the most up to date science, including the need to deploy all viable tools to address the existential threat that climate change presents, including carbon capture and sequestration as well a direct air capture.
- Evaluates multiple options for achieving our GHG and carbon neutrality targets, as well as the public health benefits and economic impacts associated with each.

Senate Bill (SB) 32 and Executive Order (EO) S-3-05 extended the state's GHG reduction goals and require the 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 initial Scoping Plan was first approved by the CARB on December 11, 2008, and is updated every 5 years. 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 the 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. Projects that have GHG emissions above the noted thresholds may be considered cumulatively considerable and require mitigation. Accordingly, in March 2012, the SLOAPCD approved thresholds for GHG impacts, which were incorporated into their 2012 *CEQA Air Quality Handbook*. The handbook recommended applying a 1,150 metric tons of CO_2 equivalent ($MTCO_2e$) per year Bright Line Threshold for commercial and residential projects and included a list of general land uses and estimated sizes or capacities of uses expected to exceed this threshold. According to the SLOAPCD, this threshold was based on a "gap analysis" and was used for CEQA compliance evaluations to demonstrate consistency with the state's GHG emission reduction goals associated with AB 32 and the 2008 Climate Change Scoping Plan, which have a target year of 2020. However, in 2015, the California Supreme Court issued an opinion in the case of *Center for Biological Diversity vs California Department of Fish and Wildlife* ("Newhall Ranch") that determined that AB 32-based thresholds derived from a gap analysis are invalid for projects with a planning horizon beyond 2020. Since the bright-line and service population GHG thresholds in the handbook are AB 32-based, and project horizons are now beyond 2020, the SLOAPCD no longer recommends the use of these thresholds in CEQA evaluations. Instead, the following threshold options are recommended for consideration by the lead agency:

- **No-net Increase:** The 2017 Scoping Plan states that no-net increase in GHG emissions relative to baseline conditions "is an appropriate overall objective for new development" consistent with the Court's direction provided by the Newhall Ranch case. Although a desirable goal, the application of this threshold may not be appropriate for a small project where it can be clearly shown that it will not generate significant GHG emissions (i.e., de minimus: too trivial or minor to merit consideration).
- **Carbon Neutrality:** The Draft 2022 Scoping Plan Update identifies a path to keep California on track to meet its SB 32 GHG reduction target of at least 40% below 1990 emissions by 2030. Multiple legal tools are open to local jurisdictions to support this approach, including a climate action plan, sustainability plan, or inclusion of a plan for reduction of GHG emissions and climate actions within a jurisdiction's general plan. Any of these can help align zoning, permitting, and other local tools with climate action.
- **Lead Agency Adopted Defensible GHG CEQA Thresholds:** Under this approach, a lead agency may establish SB 32-based local operational thresholds. As discussed above, SB 32 requires the state to reduce GHG levels by 40 below 1990 levels by the year 2030. According to the California Greenhouse Gas Emissions for 2000 to 2017, Trends of Emissions and Other Indicators published by the CARB, emissions of GHGs statewide in 2017 were 424 million $MTCO_2e$, which was 7 million $MTCO_2e$ below the 2020 GHG target of 431 million $MTCO_2e$ established by AB 32. Therefore, application of the 1,150 $MTCO_2e$ Bright Line Threshold in San Luis Obispo County, together with other statewide and local efforts to reduce GHG emissions, proved to be an effective approach for achieving the reduction targets set forth by AB 32 for the year 2020. It should be noted that the 1,150 $MTCO_2e$ per year Bright Line Threshold was based on the assumption that a project with the potential to emit less than 1,150 $MTCO_2e$ per year would result in impacts that are less than significant and less than cumulatively considerable impacts and would be consistent with state and local GHG reduction goals.

Since SB 32 requires the state to reduce GHG levels by 40% below 1990 levels by the year 2030, the application of an interim "bright line" SB 32-based working threshold that is 40% below the 1,150 $MTCO_2e$ Bright Line threshold (1,150 x 0.6 = 690 $MTCO_2e$) would be expected to produce comparable GHG reductions "in the spirit of" the targets established by SB 32. Therefore, for the purpose of evaluating the significance of GHG emissions for a project after 2020, GHG emissions estimated to be less than 690 $MTCO_2e$ per year are considered *de minimis* (too trivial or minor to merit consideration) and would have a less-than-significant impact that is less than cumulatively considerable and consistent with state and local GHG reduction goals. This threshold is herein referred to as the County of San Luis Obispo interim GHG threshold.

Discussion

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

During construction, fossil fuels and natural gas would be used by construction equipment and worker vehicles, which would result in a short-term increase in GHG emissions. Project GHG emissions generated during construction were estimated using CalEEMod version 2020. Based on the results of the CalEEMod calculations, total project construction emissions are estimated to be approximately 288 $MTCO_2e$ (see Appendix B). Amortized over the estimated 30-year lifespan of the project, the project's annual construction GHG emissions would be 9.6 $MTCO_2e$ per year.

Operational GHG emissions would primarily be generated by vehicle trips (mobile sources) and residential energy use, with smaller amounts generated by area uses (such as landscaping equipment exhaust, paint fumes, etc.), water use, and solid waste. Operational GHG emissions generated by the project were estimated using CalEEMod and are summarized with amortized construction emissions in Table 5 (see Appendix B).

Table 5. Estimated Annual Project GHG Emissions

Source	$MTCO_2e$ per year
Area	0.05
Energy	5.38
Mobile	16.0
Waste	0.13
Water	0.25
Amortized construction emissions	9.6
Total	**31.41**

The project would result in approximately 31.41 $MTCO_2e$ per year. The project's annual GHG emissions would not exceed the County's interim GHG threshold of 690 $MTCO_2e$ per year and would therefore not generate GHG that would have a significant impact on the environment, and potential impacts would be *less than significant*.

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

As described under Threshold VIII.(a), above, the project would result in a small quantity of annual GHG emissions over the life of the project and would not exceed the County's interim GHG emissions significance threshold, which was calculated to be consistent with the statewide GHG reduction goals identified in SB 32. Residential development associated with the project would also be required to be constructed in accordance with Title 24 of the CEC and CBC 2019 Building Energy Efficiency Standards to reduce operational energy use, which would minimize operational GHG emissions from building energy use.

As discussed above, 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. While the horizon year for the EWP goals has passed, the policies within the EWP are generally still useful in evaluating a project's consistency with the County's GHG reduction strategies.

The GHG reduction measures contained in the EWP are generally programmatic and intended to be implemented at the community level. Measure No. 7 encourages energy efficient new development and provides incentives for new development to exceed California's Green Building Standards Code (CALGreen) energy efficiency standards. A summary of the project's consistency with the relevant

supporting actions identified in Measure No. 7 for promoting energy efficiency in new development is provided in Table 6.

Table 6. EnergyWise Plan Measure 7 Consistency Analysis

Supporting Action	Project Consistency
Require the use of energy-efficient equipment in all new development, including but not limited to Energy Star appliances, high-energy efficiency equipment, heat recovery equipment, and building energy management systems.	Specific design features of future residential development are currently not known; however, the project would be required to be consistent with all 2019 CBC Energy Efficiency Standards, CEC, and 2019 Green Building Code standards to ensure new development is energy efficient.
Encourage new projects to provide ample daylight within the structure through the use of lighting shelves, exterior fins, skylights, atriums, courtyards, or other features to enhance natural light penetration.	Specific design features of future residential development are currently not known; however, the project would be required to be constructed in accordance with all 2019 CBC Energy Efficiency Standards, CEC, and 2019 Green Building Code standards to ensure new development is energy efficient.
Minimize the use of dark materials on roofs by requiring roofs to achieve a minimum solar reflectivity index (SRI) of 10 for high-slope roofs and 64 for low-slope roofs (CALGreen 5.1 Planning and Design).	
Minimize heat gain from surface parking lots.	The project does not propose new parking lots.
Use light-colored aggregate in new road construction and repaving projects adjacent to existing cities and in some of the communities north of the Cuesta Grade.	The project site is not located north of the Cuesta Grade.

The 2019 Regional Transportation Plan (RTP), which was adopted by the San Luis Obispo Council of Governments (SLOCOG) Board in June 2019, includes the region's Sustainable Communities' Strategy (SCS), and outlines how the region will meet or exceed its GHG reduction targets by creating more compact, walkable, bike-friendly, and transit-oriented communities; preserving important habitat and agricultural areas; and promoting a variety of transportation demand management and system management tools and techniques to maximize the efficiency of the transportation network. The project does not include development of retail, business, or commercial uses that would be open to the public; therefore, land use planning strategies, such as mixed-use development and planning compact communities, are generally not applicable. The project would result in the establishment of activities that are residential in nature and would not result in employment opportunities or a substantial population increase in the project area. However, as discussed in Section XVII, *Transportation*, the project is not expected to exceed existing VMT thresholds during construction or operation, which is consistent with the 2019 RTP.

Based on the analysis provided above, the project would be consistent with applicable state and local policies and programs intended to reduce GHG emissions and potential impacts would be *less than significant*.

Conclusion

Project GHG emissions would not exceed applicable significance thresholds and the project would be consistent with state and local policies intended to reduce GHG emissions. Impacts associated with GHG emissions would be less than significant and no mitigation measures are necessary.

Mitigation

Mitigation is not necessary.

IX. HAZARDS AND HAZARDOUS MATERIALS

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

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		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
(g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Setting

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

The California Health and Safety Code provides regulations pertaining to the abatement of fire-related hazards and requires that local jurisdictions enforce the CBC, which provides standards for fire-resistant building and roofing materials and other fire-related construction methods. The County Safety Element provides a Fire Hazard Zones Map that indicates unincorporated areas in the county within moderate, high, and very high fire hazard severity zones (FHSZ). According to the California Department of Forestry and Fire Protection (CAL FIRE) FHSZ viewer, the project site is located within an SRA and is designated as a high and very high FHSZ (CAL FIRE 2022). According to the County's Land Use View, the project site has an estimated response time of approximately 10 to 15 minutes. For more information about fire-related hazards and risk assessment, see Section XX, *Wildfire*.

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

Based on a query of the DTSC EnviroStor and SWRCB GeoTracker databases, there are no previously recorded hazardous materials sites located within or adjacent to the project site (DTSC 2022; SWRCB 2022). The nearest airport is Oceano County Airport, located approximately 3.8 miles southwest of the project site. The nearest school is Paulding Middle School located approximately 1.6 miles southeast of the project site.

Discussion

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

The proposed project would require limited quantities of hazardous substances, including gasoline, diesel fuel, hydraulic fluid, solvents, oils, paints, etc. during construction, which has the potential to result in an accidental spill or release. Construction contractors would be required to comply with applicable federal and state environmental and workplace safety laws for the handling, transport, and storage of hazardous materials, including California Code of Regulations (CCR) Title 22, Division 4.5. Although not required to reduce impacts, Mitigation Measure BIO-6 requires vehicle and equipment refueling to occur a minimum of 50 feet from the on-site drainages, which would reduce the potential for accidental construction-related spills to enter the on-site drainages and nearby waterways. Following completion of construction activities, the project would be limited to residential and accessory structure uses, which may include the transport, use, or disposal of limited amounts of household cleaners, paints, fuel, fertilizers, or other common potentially hazardous substances. Disposal of household hazardous substances would be subject to the County's Household Hazardous Waste Program and would be properly disposed of at Cold Canyon Landfill. Based on required compliance with existing regulations, the project would not increase hazard associated with the routine transport, use, or disposal of hazardous materials; therefore, potential impacts would be *less than significant.*

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

The project does not include the handling or use of hazardous materials or volatile substances that would result in a significant risk of upset or accidental release conditions. As previously evaluated, construction of the proposed project is anticipated to require use of limited quantities of hazardous substances, and construction contractors would be required to comply with applicable state and local regulations, such as 22 CCR Division 4.5, to reduce the potential for accidental hazardous material release during construction. Although not required to reduce impacts, implementation of Mitigation Measure BIO-6 would further reduce the potential for accidental construction-related spills to enter the on-site drainages and nearby waterways. Future residential uses on-site would likely utilize limited amounts of household cleaners, paints, fuel, fertilizers, and other common potentially hazardous substances. Storage and use of common household hazardous substances would not be located near any sensitive natural habitats. Disposal of household hazardous substances would be subject to the County's Household Hazardous Waste Program and would be properly disposed of at Cold Canyon Landfill. Therefore, the use of common household chemicals and substances would not result in potentially significant impacts associated with upset or accident conditions.

The project does not require soil disturbance within or adjacent to existing major roadways (i.e., US 101) that could release aerially deposited lead (ADL) if present within the soil. The project site is not located in an area with the potential for NOA to occur and would not require the demolition of existing on-site structures that could release asbestos-containing material (ACM) or lead-based paint if present within the building materials. Based on required compliance with CCR Title 22 and the County's Household Hazardous Waste Program, the project would not create significant hazard to the public or the environment through reasonably foreseeable upset or accident conditions

involving the release of hazardous materials into the environment; therefore, impacts would be *less than significant.*

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

The nearest school is Paulding Middle School, located approximately 1.6 miles southeast of the project site. Therefore, the proposed project would not emit hazardous emissions or handle acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school, and *no impacts* would occur.

(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?

Based on a query of the DTSC EnviroStor and SWRCB GeoTracker databases, there are no previously recorded hazardous materials sites located within or adjacent to the project site (DTSC 2022; SWRCB 2022). The project site is not located on or adjacent to a site that is on a list of hazardous materials sites pursuant to California Government Code Section 65962.5; therefore, the project would not create a significant hazard to the public or the environment related to disturbance in a hazardous materials site, and *no impacts* would occur.

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

The project site is not located within an airport land use plan and the nearest airport is Oceano County Airport located approximately 3.8 miles southwest of the project site; therefore, the project would not result in airport-related safety or noise hazards, and *no impacts* would occur.

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

The project would not require any temporary or permanent traffic controls that could interfere with emergency response or evacuation efforts within the project area. Phase I of the project includes the construction of a new 30-foot-wide driveway and access easement that would extend 1,320 feet from Craig Way to provide access to the proposed project. The driveway would be constructed in accordance with County Public Works Department and CAL FIRE/County Fire Department (County Fire) requirements to allow for adequate emergency access and public ingress and egress. Additionally, implementation of the project would generate minimal vehicle trips and additional residents within the area and would not facilitate substantial growth in a manner that could otherwise impede evacuation efforts within the area. Therefore, implementation of the project would not interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be *less than significant*.

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

The project site is located within a moderate FHSZ in the SRA (CAL FIRE 2022). The project site is characterized by gently to steeply sloping topography and consists of oak woodland, coastal scrub,

and perennial grassland habitats with avocado orchards and disturbed/ruderal areas. The project site is primarily undeveloped with the exception of an unpaved access road. Implementation of the project would result in the development of one single-family residence and a workshop with an attached ADU. The project would be constructed in accordance with California Fire Code (CFC) and CBC requirements to reduce risk associated with fire ignition and exposure of project occupants to wildfire risk. In addition, the project would be required to implement design recommendations identified by CAL FIRE/County Fire to ensure adequate ability to provide fire protection services to the proposed project. Based on required compliance with CFC, CBC, and CAL FIRE/County Fire requirements, the project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires; therefore, impacts would be *less than significant*.

Conclusion

Based on required compliance with CCR and County requirements, the project would not result in significant hazards related to the routine transport, use, or disposal of hazardous materials. The project is not located within 0.25 mile of a school, within 2 miles of an airport, or within or adjacent to a previously recorded hazardous materials site. Based on required compliance with CALFIRE/County FIRE, CFC, and CBC regulations, the project would not result in risk associated with inadequate emergency access, evacuation routes, or wildfire. Therefore, potential impacts related to hazards and hazardous materials would be less than significant.

Mitigation

Mitigation is not necessary.

X. HYDROLOGY AND WATER QUALITY

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

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

Setting

The RWQCB 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 for humans and other life. There are 24 categories of beneficial uses, including, but not limited to, municipal water supply, water contact recreation, non-water contact recreation, and cold freshwater habitat. Water quality objectives are then established to protect the beneficial uses of those water resources. The 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%. Preparation of a drainage plan is not required where grading is exclusively for an exempt agricultural structure, crop production, or grazing. The County LUO also dictates that an Erosion and Sedimentation Control Plan is required year-round for all construction and grading permit projects and site disturbance activities of 0.5 acre or more in geologically unstable areas, on slopes steeper than 30%, on highly erodible soils, or within 100 feet of any watercourse.

Per the County's Stormwater Program, the County Public Works Department 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 Construction General Permit. The Construction General Permit requires the preparation of a Stormwater Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. There are several types of projects that are exempt from preparing a SWPPP, including routine maintenance to existing developments, emergency construction activities, and projects exempted by the SWRCB or RWQCB. Projects that disturb less than 1 acre must implement all required elements within the site's Erosion and Sedimentation 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 County 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. According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06079C1364G (effective date 11/16/2012), the project site is located within Zone X, an area with minimal flood hazard (FEMA 2020). In addition, the project site is not located in the County's Flood Hazard combining designation.

There are two surface water features located within the project area. The first feature is a drainage swale located in the proposed access easement area, which is characterized as a manmade feature and collects flows from the surrounding area. During field surveys, this drainage was observed to support coastal scrub vegetation and did not support riparian vegetation or show evidence of recent flowing water (KMA 2021). The second feature is a drainage mapped through the northern portion of the project parcel. This drainage was also observed to support coastal scrub vegetation and did not support riparian vegetation or show evidence of channels or recent flows (KMA 2021).

Discussion

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

The project would require ground-disturbing activities and equipment and vehicle use during project construction, which has the potential to result in erosion or other polluted runoff from the site. The project does not require any direct disturbance to the on-site drainage channels. Construction of the proposed project would result in approximately 40,440 square feet (0.93 acre) of site disturbance, including approximately 2,500 cubic yards of cut and 2,500 cubic yards of fill. The project would disturb less than 1 acre of soils and would not be required to comply with RWQCB general construction permit requirements. Mitigation Measure BIO-6 requires the implementation of construction BMPs to reduce the potential for pollutants to runoff from the site into the on-site drainages or surrounding areas. Further, the project would be required to comply with County LUO Section 22.52.120, which requires the preparation and approval of an Erosion and Sedimentation Control Plan for all construction and grading projects to minimize potential impacts related to erosion, sedimentation, and siltation. The plan would be prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Based on implementation of Mitigation Measure BIO-6 and required compliance with the County LUO, the project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality; therefore, impacts would be *less than significant with mitigation*.

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

The project site is currently undeveloped and consists of natural areas that allow for groundwater recharge at the site. Implementation of the proposed project would result in approximately 22,950 square feet (0.53 acre) of new impervious surface area on the 3.34-acre property. Following implementation of the project, natural areas would be retained that would continue to allow for groundwater recharge at the site. Further, the project does not include alteration of the on-site drainages in a manner that could interfere with groundwater recharge. In addition, the project would be subject to implementation of a Stormwater Control Plan (SWCP) in accordance with County regulations or RWQCB Post-Construction Requirements (PCRs) for long-term stormwater control measures at the project site.

The project would be provided water from an on-site well. Based on a 4-hour pump test conducted in 2021, the on-site well can sustain a consistent flow of 25 gallons per minute (Arroyo Water Well Supply 2021). The project is not located within a groundwater basin designated as Level of Severity III per the County's Resource Management System or in severe decline by the Sustainable Groundwater Management Act (SGMA). The project would not substantially increase water demand, deplete groundwater supplies, or interfere substantially with groundwater recharge; therefore, the project would not interfere with sustainable management of the groundwater basin. Potential impacts associated with groundwater supplies would be *less than significant.*

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

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

Construction of the proposed project would result in approximately 0.93 acre of site disturbance, including approximately 2,500 cubic yards of cut and 2,500 cubic yards of fill, which has the potential to increase erosion and siltation at the site that could runoff into the on-site drainage channels or surrounding areas. The project would disturb less than 1 acre of soils and would not be required to comply with RWQCB general construction permit requirements. However, in accordance with County LUO Section 22.52.120, preparation and approval of an Erosion and Sedimentation Control Plan is required for all construction and grading projects to minimize potential impacts related to erosion, sedimentation, and siltation. The plan would be prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Although compliance with the County LUO would reduce impacts related to erosion and sedimentation, implementation of Mitigation Measure BIO-6 would further reduce the potential for erosion and siltation to runoff into the on-site drainages or nearby areas. Operation of the project does not include any components or features that would generate long-term erosion or siltation at the project site. Based on required compliance with the County LUO, the project is not anticipated to result in substantial erosion or siltation on- or off-site; therefore, impacts would be *less than significant*.

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

Phase I of the project includes the construction of a 30-foot-wide paved access driveway and the phased development of a new 5,000-square-foot single-family residence with an 800-square-foot attached garage and a 1,240-square-foot workshop with an attached 1,200-square-foot ADU, which

would increase the amount of impervious surface area on-site. The project site is located within a Municipal Separate Storm Sewer System (MS4) stormwater management area and would be subject to implementation of an SWCP in accordance with County regulations or RWQCB PCRs for long-term stormwater control measures at the project site. Proposed stormwater control measures would be subject to County approval prior to implementation on-site. The project does not include alteration or other direct impacts to the on-site drainage channels and would maintain associated drainage conditions. Based on avoidance of the on-site drainage channels and required implementation of County-approved stormwater control measures, implementation of the project is not anticipated to increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site; therefore, impacts would be *less than significant*.

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

As previously evaluated, implementation of the project would increase the amount of impervious surface area on-site. In accordance with County LUO Section 22.52.120, preparation and approval of an Erosion and Sedimentation Control Plan to minimize the amount of short- and long-term erosion at the site that could runoff and contribute to polluted runoff within stormwater drainage systems. Additionally, the project site is located in an MS4 stormwater management area and would be subject to implementation of an SWCP in accordance with County regulations or RWQCB PCRs for long-term stormwater control at the project site. Proposed stormwater control measures would be subject to County approval prior to implementation on-site. Based on required compliance with County LUO Section 22.52.120 and implementation of County-approved stormwater control measures, implementation of the project would not contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; therefore, impacts would be *less than significant*.

(c-iv) Impede or redirect flood flows?

According to FEMA FIRM 06079C1364G (effective date 11/16/2012), the project site is located within Zone X, an area with minimal flood hazard (FEMA 2020). In addition, the project is not located within the County's Flood Hazard combining designation. As a result, flood flows are not anticipated to occur within the project area. The project would be required to implement an SWCP in accordance with County regulations or RWQCB PCRs for long-term stormwater control measures at the project site. Proposed stormwater control measures would be subject to County approval prior to implementation. Based on required compliance with County regulations, the project would not impede or redirect flood flows; therefore, impacts would be *less than significant*.

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

The project site is not located within a mapped flood hazard zone or within the County's Flood Hazard combining designation (FEMA 2020). According to the DOC's San Luis Obispo County Tsunami Inundation Map, the project is not within a tsunami inundation area. Seiches occur as a series of standing waves induced by seismic shaking or land sliding into an impounded body of water. The project site is not located in proximity to any impounded body of water that would be subject to seiche. Additionally, the project site is not located within a dam inundation zone. The project is not within a flood hazard, tsunami, or seiche zone and would not risk release of pollutants due to project inundation; therefore, *no impacts* would occur.

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

The project site is not located within a groundwater basin that would be subject to a groundwater sustainability plan or requirements of a groundwater sustainability agency; therefore, implementation of the project would not interfere with sustainable groundwater management. The project site is under the jurisdiction of the Central Coast RWQCB and would be subject to the Basin Plan, which sets water quality objectives and criteria to protect water quality in the Central Coast region (RWQCB 2019). Mitigation Measure BIO-6 has been included to reduce the potential for polluted runoff to enter the on-site drainages or surrounding area. The project would be subject to preparation and approval of an SWCP in accordance with County regulations or RWQCB PCRs to control long-term stormwater runoff and County LUO Section 22.52.120 to control short- and long-term erosive runoff from the project site. Based on implementation of the identified mitigation and required compliance with RWQCB and County regulations, the project would be consistent with water quality protection efforts included in the Central Coast RWQCB Basin Plan, and impacts would be *less than significant with mitigation*.

Conclusion

With implementation of Mitigation Measure BIO-6 and required compliance with RWQCB and the County LUO, the project would not result in adverse impacts related to water quality, groundwater quality, or stormwater runoff. The project is not within a flood hazard, tsunami, or seiche zone and would not risk release of pollutants due to project inundation. The project would be consistent with the RWQCB Basin Plan. Therefore, with implementation of the identified mitigation measure, impacts related to hydrology and water quality would be less than significant.

Mitigation

Implement Mitigation Measure BIO-6.

XI. LAND USE AND PLANNING

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

Setting

The County LUE provides policies and standards for the management of growth and development in each unincorporated community and rural areas of the county and serves as a reference point and guide for

future land use planning studies throughout the county. The LUE identifies strategic growth principles to define and focus the County's pro-active planning approach and balance environmental, economic, and social equity concerns. Each strategic growth principle correlates with a set of policies and implementation strategies that define how land will be used and resources protected. The LUE also defines each of the 14 land use designations and identifies standards for land uses based on the designation they are located within. The project area is designated for Rural Suburban (RS) land uses.

Discussion

(a) Physically divide an established community?

Implementation of the project would result in the construction of a new single-family residence and a workshop with an attached ADU. The proposed project would be limited to development on an existing parcel and would not result in the removal or blockage of existing public roadways or other circulation paths and would not otherwise include any features that would physically divide an established community; therefore, *no impacts* would occur.

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

The project site is located within the RS land use category in the San Luis Bay Inland subarea of the South County Planning Area. As evaluated throughout this Initial Study, the project would be consistent with the property's land use designation and the guidelines and policies for development within the South County Area Plan, County LUO, and COSE. Further, the project was found to be consistent with standards and policies set forth in the County General Plan, the 2001 CAP, and other land use policies for this area. The project would also be required to be consistent with standards set forth by CAL FIRE/County Fire and the County Public Works Department. The project would be required to implement Mitigation Measures AQ-1 and AQ-2, BIO-1 through BIO-10, and GEO-1 to mitigate potential impacts associated with Air Quality, Biological Resources, Geology and Soils, Hazards and Hazardous Materials, and Hydrology and Water Quality, which is consistent with the identified plans and policies intended to avoid or mitigate adverse environmental effects. Upon implementation of the identified mitigation measures, the project would not conflict with other local policies or regulations adopted for the purpose of avoiding or mitigating environmental effects; therefore, impacts would be *less than significant with mitigation*.

Conclusion

Implementation of the proposed project would not physically divide an established community. Upon implementation of mitigation measures identified throughout this document, the project would be consistent with the County LUO, COSE, General Plan, South County Area Plan, and 2001 CAP, as well as other applicable documents. Therefore, impacts would be less than significant upon implementation of the identified mitigation measures.

Mitigation

Implement Mitigation Measures AQ-1 and AQ-2, BIO-1 through BIO-10, and GEO-1.

XII. MINERAL RESOURCES

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

Setting

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

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

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

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

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

The purpose of this combining designation is to protect significant resource extraction and energy production areas identified by the County 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 site is not located within the EX or EX1 combining designation.

Discussion

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

(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?

The project site is not located within the EX or EX1 combining designation and there are no known mineral resources in the project area. The project would not be located on land that is zoned or designated for mineral extraction; therefore, the project would not result in the loss of availability of a known mineral resource or result in the loss of availability of a locally important mineral resource recovery site, and *no impacts* would occur.

Conclusion

No impacts to mineral resources would occur as a result of the project, and no mitigation is necessary.

Mitigation

Mitigation is not necessary.

XIII. NOISE

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

Setting

The *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 polices of the Noise Element are numerical noise standards that limit noise exposure within noise-sensitive land uses and performance standards for new commercial and industrial uses that might adversely impact noise-sensitive land uses. Noise-sensitive uses that have been identified by the County include the following:

- Residential development, except temporary dwellings;
- Schools (preschool to secondary, college and university, 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; and
- Offices.

All sound levels referred to in the Noise Element are expressed in A-weighted decibels (dBA). A-weighting deemphasizes the very low and very high frequencies of sound in a manner similar to the human ear. There are several off-site residences located within 1,000 feet of the subject property. The nearest off-site residence is located approximately 90 feet northwest of the northern property line. In addition, there are two off-site residences located approximately 220 feet southwest of the southwestern property line and one off-site residence located approximately 260 feet northeast of the northern property line.

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 (Table 7). Exterior noise levels are measured from the property line of the affected noise-sensitive land use.

Table 7. Maximum Allowable Exterior Noise Level Standards[1]

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

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

[2] Applies only to uses that operate or are occupied during nighttime hours.

Discussion

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

Existing ambient noise levels in the project area are limited and primarily dominated by intermittent vehicle noise and surrounding residential land uses. During project construction, noise from construction activities may intermittently dominate the noise environment in the immediate project area. The project would require the use of typical construction equipment (e.g., dozers, excavators, etc.) during proposed construction activities. According to the Federal Highway Administration (FWHA), noise from standard construction equipment generally range from 80 dBA to 85 dBA at 50 feet from the source, as shown in Table 8.

Table 8. Construction Equipment Noise Emission Levels

Equipment Type	Typical Noise Level (dBA) 50 Feet from Source
Concrete Mixer, Dozer, Excavator, Jackhammer, Man Lift, Paver, Scraper	85
Heavy Truck	84
Crane, Mobile	83
Concrete Pump	82
Backhoe, Compactor	80

Source: FHWA (2018)

There are several off-site residences located within 1,000 feet of the subject property. The nearest off-site residence is located approximately 90 feet northwest of the northern property line. Construction-related noise would be short-term, would be intermittent, and would not result in a permanent increase in ambient noise within the project area. According to County LUO Section 22.10.120.A.4, construction noise is exempt from the County's noise standards between the hours of 7:00 a.m. and 9:00 p.m. on weekdays and 8:00 a.m. and 5:00 p.m. on weekends. Proposed construction activities would be limited to the hours specified in the County LUO.

The project would not include the development of new incompatible land uses that would generate noise in excess of surrounding residential land uses or the County's noise standards. Therefore, following development of future residential development, operational noise generated by the project would be consistent with the level and scale of surrounding residential land uses. The project would not generate a substantial increase in temporary or permanent ambient noise levels; therefore, potential impacts would be *less than significant*.

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

According to County LUO Section 22.10.170, construction-related vibration is exempt from the County's vibration standards between the hours of 7:00 a.m. and 9:00 p.m. The project does not

include pile driving or other high-impact activities that would generate substantial groundborne noise or vibration during construction. Standard construction equipment would generate some groundborne noise and vibration during ground disturbance activities; however, these activities would be limited in duration and consistent with other standard construction activities. In addition, any groundborne noise or vibration generated by short-term construction activities would be limited to the immediate work area and is not anticipated to disturb nearby residential land uses. Operation of the project does not include new features that could generate substantial groundborne noise. Therefore, impacts related to exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels would be *less than significant*.

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

The project site is not located within an airport land use plan and the nearest airport is Oceano County Airport, located approximately 3.8 miles southwest of the project site; therefore, the project would not expose project occupants to excessive airport-related noise, and *no impacts* would occur.

Conclusion

The project would not generate a substantial increase in temporary or permanent ambient noise levels and would not generate groundborne noise in a manner that would result in disturbance. The project site is not located within an airport land use plan or within 2 miles of an airport. Therefore, upon implementation of the identified mitigation, potential impacts related to noise would be less than significant.

Mitigation

Mitigation is not necessary.

XIV. POPULATION AND HOUSING

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

Initial Study – Environmental Checklist

Setting

The *County of San Luis Obispo General Plan 2020-2028 Housing Element* is intended to facilitate the provision of needed housing in the context of the *County of San Luis Obispo General Plan Land Use and Circulation Element* (LUCE) and the related County LUO. It is also intended to meet the requirements of state law. It contains relevant goals, objectives, policies, and implementation programs to ensure the County meets its housing needs while remaining consistent with state law.

Discussion

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

The project includes the phased construction of a 5,000-square-foot single-family residence, including an 800-square-foot attached garage and a 1,240-square-foot workshop with an attached 1,200-square-foot ADU on a single parcel within the Residential Suburban land use designation. The subject property is part of a previous subdivision (CO-92-088) certified by the Board of Supervisors in July 1995. As such, proposed buildout of a single-family residence and a garage with an attached ADU would not result in unplanned growth within the area.

Based on an average of 2.51 persons per household in San Luis Obispo County, the project has the potential to generate approximately five new residents within the county (U.S. Census Bureau 2021). This marginal increase would be consistent with the Residential Suburban land use designation and would not represent substantial population growth. In addition, short-term construction activities may increase temporary construction-related employment opportunities; however, temporary employment opportunities generated by the project would primarily be filled by the local workforce and would not result in a substantial population increase within the county. The project does not include the development of new commercial or office land uses that could increase long-term employment opportunities and otherwise facilitate population growth within the county. Additionally, the project would not result in additional resource capacity or removal of a barrier to growth that could otherwise facilitate population growth. Based on the limited scale of proposed residential development, the project would not induce substantial or unplanned population growth, and potential impacts would be *less than significant*.

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

The project site is currently undeveloped; therefore, implementation of the proposed project would not require the demolition or removal of existing housing and would not necessitate the needs for construction of replacement housing elsewhere, and *no impacts* would occur.

Conclusion

The proposed project would not result in substantial or unplanned population growth and would not displace existing housing or necessitate the construction of replacement housing elsewhere. Therefore, potential impacts related to population and housing would be less than significant, and no mitigation is necessary.

Mitigation

Mitigation is not necessary.

XV. PUBLIC SERVICES

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

Setting

Fire protection services in unincorporated San Luis Obispo County are provided by CAL FIRE/County FIRE, which has been under contract with the County to provide full-service fire protection since 1930. Approximately 180 full-time state employees operate the County Fire Department, supplemented by as many as 100 state seasonal fire fighters, 300 County paid-call and reserve fire fighters, and 120 state inmate fire fighters. CAL FIRE/County Fire responds to emergencies and other requests for assistance, plans for and takes action to prevent emergencies and reduce their impact, coordinates regional emergency response efforts, and provides public education and training in local communities. CAL FIRE/County Fire has 24 fire stations located throughout the county, and the nearest station to the project site would be CAL FIRE / Pismo Beach Fire Department, located approximately 3.2 miles west of the project site. Emergency response times to the project range from 5 to 10 minutes.

Police protection and emergency services in the unincorporated portions of the county are provided by the San Luis Obispo County Sheriff's Office. The Sheriff's Office Patrol Division responds to calls for service, conducts proactive law enforcement activities, and performs initial investigations of crimes. Patrol personnel are deployed from three stations throughout the county: Coast Station in Los Osos, North Station in Templeton, and South Station in Oceano. The project would be served by the South Station in Oceano, located approximately 3.7 miles southwest of the project site.

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 (SLCUSD).

Within the county's unincorporated areas, there are currently 23 parks, three golf courses, four trails/staging areas, and eight Special Areas, which 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 facilities (County) and schools (California Government Code 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 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

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

Fire protection?

The project would facilitate the development of a single-family residence and a garage with an attached ADU that would result in a population increase of approximately five people. Based on the limited scale of proposed development and associated population growth, the project would result in a limited increase in demand on fire protection services. The project would be subject to standard Public Facilities Fees to offset the project's demand on existing fire protection services. Based on the limited population increase and payment of Public Facilities Fees, the project would not require or otherwise facilitate the need for additional or expanded fire protection services, and impacts would be *less than significant*.

Police protection?

Implementation of the proposed project would result in the establishment of one single-family residence and a garage with an attached ADU, which would facilitate a population increase of approximately five people. Due to the limited scale of proposed development and associated growth, the project would result in a limited increase in demand on police protection services. The project would be subject to standard Public Facilities Fees to offset the project's demand on existing police protection services. Based on the limited population increase and payment of Public Facilities Fees, the project would not require or otherwise facilitate the need for additional or expanded police protection services; therefore, impacts would be *less than significant*.

Schools?

Implementation of the proposed project would result in a single-family residence and a garage with an attached ADU that could generate a marginal increase in school-aged children. The project would be required to pay School Impact Fees to offset its demand on the LMUSD. Based on the marginal increase of school-aged children and payment of School Impact Fees, the project would not require

or otherwise facilitate the need for additional or expanded LMUSD facilities; therefore, impacts would be *less than significant*.

Parks?

Implementation of the proposed project would result in a marginal population increase of approximately five people and would result in a limited increase in demand on existing public recreation facilities. The project would be subject to the payment of standard Public Facilities Fees to offset its demand on existing public recreation facilities. Therefore, based on the limited population increase and payment of Public Facilities Fees, the project would not require or otherwise facilitate the need for additional or expanded public recreational facilities, and impacts would be *less than significant*.

Other public facilities?

Implementation of the proposed project would result in a marginal increase in population of approximately five people, which has the potential to result in a limited increase in demand on other public facilities within the project region. The project would be subject to the payment of standard Public Facilities Fees to account for an increased demand on existing public services. The project would not facilitate the need for additional or expanded public services; therefore, potential impacts would be *less than significant*.

Conclusion

Implementation of the project would result in limited population growth and would be subject to the payment of Public Facilities Fees to offset its demand on public services and facilities. Therefore, potential impacts related to public services would be less than significant, and no mitigation would be required.

Mitigation

Mitigation is not necessary.

XVI. RECREATION

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

Initial Study – Environmental Checklist

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. Within the county's unincorporated areas, there are currently 23 parks, three golf courses, four trails/staging areas, and eight Special Areas, which include natural areas, coastal access, and historic facilities currently operated and maintained by the County. The nearest park is Rancho Grande Park, which is maintained by the City of Arroyo Grande, located approximately 1 mile south. The nearest County-operated park is Biddle Regional Park, located approximately 4 miles northeast of the project site.

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

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

Discussion

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

The proposed subdivision would facilitate the development of one single-family residence and a garage with an attached ADU. As evaluated in Section XIV, *Population and Housing*, based on an average of 2.51 persons per household within the county, the project has the potential to result in a population increase of approximately five people (U.S. Census Bureau 2021).

The project does not include new commercial or office development that could generate new long-term employment opportunities, and short-term construction-related employment opportunities are expected to be filled by the local workforce. Therefore, the project would result in a limited population increase of up to five people, which would result in a marginal increase in the use of existing recreational facilities in the area. The project would be subject to the payment of Public Facilities Fees to offset its demand on public recreational facilities. Based on the limited population increase associated with the proposed project and the payment of Public Facilities Fees, the project would not increase the use of existing recreational facilities in a manner that would result in substantial physical deterioration of these facilities; therefore, impacts would be *less than significant*.

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

The project does not include the development of new or expanded recreational facilities; therefore, *no impacts* related to adverse physical effects on the environment as a result of construction or expansion of recreational facilities would occur.

Conclusion

The project would not increase the use of existing recreational facilities in a manner that would result in physical deterioration and does not include the construction of new or expanded recreational facilities that could result in adverse environmental impacts. Therefore, potential impacts related to recreation would be less than significant, and mitigation would not be necessary.

Mitigation

Mitigation is not necessary.

XVII. TRANSPORTATION

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

Setting

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 an 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 RTP identifies and analyzes transportation needs of the region and creates a framework for

project priorities. SLOCOG represents and works with the County as well as the Cities within the county in facilitating the development of the RTP.

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]). The County has developed a VMT Program (*Transportation Impact Analysis Guidelines*; Rincon Consultants, October 2020; *VMT Thresholds Study*; GHD, March 2021). The program provides interim operating thresholds and includes a screening tool for evaluating VMT impacts.

The County's Framework for Planning (Inland) includes the LUCE. 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.

The County Public Works Department 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 studies include the South County, Los Osos, Templeton, San Miguel, Avila, and North Coast Circulation Studies. Caltrans maintains annual traffic data on state highways and interchanges within the county.

Discussion

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

The subject property is located in a rural area and would not be applicable to existing mixed-land use development or pedestrian and bicycle accessibility standards included in the 2019 RTP, 2016 Bikeways Plan, and County Circulation Element. The project would result in a single-family residence and a workshop with an attached ADU in the Residential Suburban land use designation. Based on the limited scale of proposed development and associated population growth, the project would not generate a substantial number of additional vehicle trips and existing roads would be capable of supporting the limited increase of vehicle trips generated by the project. Based on the limited increase in vehicle trips, potential impacts would be *less than significant*.

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

Based on the *Technical Advisory on Evaluating Transportation Impacts in CEQA*, projects that do not indicate substantial evidence that a project would generate a potentially significant level of VMT, that are consistent with an SCS or general plan, or that would generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact (California Governor's Office of Planning and Research [OPR] 2018).

The County has developed a VMT Program (*Transportation Impact Analysis Guidelines*; Rincon Consultants, October 2020; *VMT Thresholds Study*; GHD, March 2021), which provides interim operating thresholds and includes a screening tool for evaluating VMT impacts. The proposed

project would result in the development of a new single-family residence and a workshop with an attached ADU. Based on the County VMT Program, the project would be expected to generate a limited increase in vehicle trips that would fall below the suggested screening threshold of 110 trips per day identified in the state guidance; therefore, potential impacts would be *less than significant*.

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

Phase I of the project includes the construction of a new 30-foot-wide driveway and access easement from Craig Way to provide access to the proposed project. The proposed access road would be 1,320 feet in length and would be constructed in accordance with County Public Works Department and CAL FIRE/County Fire requirements to reduce potential hazards related to road design and to accommodate emergency vehicle access. The project would be consistent with surrounding land uses and would not introduce new incompatible uses (i.e., farm equipment) along nearby roadways. Based on required compliance with County Public Works Department and CAL FIRE/County Fire road design standards, construction of additional access roads would not substantially increase roadway hazards; therefore, potential impacts would be *less than significant*.

(d) Result in inadequate emergency access?

As previously stated, the project includes construction of a 30-foot-wide, 1,320-foot-long driveway and access easement from Craig Way, which would be constructed in accordance with County Public Works Department and CAL FIRE/County Fire requirements to ensure adequate emergency access to the site. In addition, the project would not result in a substantial number of new residents in the area or vehicle trips to the site that could substantially increase congestion along nearby roadways and otherwise impede emergency access to the site. Based on required compliance with County Public Works Department and CAL FIRE/County Fire requirements, impacts related to emergency access would be *less than significant*.

Conclusion

The project would be consistent with the 2019 RTP, 2016 Bikeways Plan, and County Circulation Element and would not generate vehicle trips that would exceed existing VMT thresholds. In addition, the project would be consistent with County Public Works Department and CAL FIRE/County Fire standards for site access and driveway design; therefore, impacts related to transportation would be less than significant, and no mitigation is required.

Mitigation

Mitigation is not necessary.

XVIII. TRIBAL CULTURAL RESOURCES

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

Setting

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 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 in PRC Section 5024.1.

In applying these criteria for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

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. If the tribe requests consultation within 30 days upon receipt of the notice, the lead agency must consult with the tribe regarding the potential for adverse impacts on tribal cultural resources as a result of a project. Consultation may include discussing the type of environmental review necessary, the presence and/or significance of tribal cultural resources, the level of significance of a project's impacts on the tribal cultural resources, and available project alternatives and mitigation measures recommended by the tribe to avoid or lessen potential impacts on tribal cultural resources.

Discussion

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

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

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

Pursuant to AB 52, the County provided notice to local California native tribes with geographic and/or cultural ties to the project region. Referral letters were sent to tribal representatives on July 7, 2022. A letter from the Salinan tribe was received on July 26, 2022, requesting to review the Phase I Cultural Resources Inventory prepared for the project. The Phase I Cultural Resources Inventory was sent to the Salinan Tribe on July 26, 2022. The Salinan tribe responded on July 27, 2022, stating that the Phase I Cultural Resources Inventory did not accurately describe pre-colonial contact; however, there were no additional comments at this time.

Based on the results of the Phase I Cultural Resources Inventory prepared for the project, there are no known cultural archaeological resources within the project area and the site has low potential for subsurface resources (Albion 2021). The project would be required to comply with County LUO Section 22.10.040 in the event of inadvertent discovery of a cultural resource. Per County LUO Section 22.10.040, in the event an unknown cultural resource site is encountered, all work within the vicinity of the find must be halted until a qualified archaeologist is retained to evaluate the nature, integrity, and significance of the find. In addition, the project would be required to comply with Health and Safety Code Section 7050.5, which identifies the proper protocol in the event of inadvertent discovery of human remains, including the cessation of work within the vicinity of the discovery, identification of human remains by a qualified coroner, and if the remains are identified to be of Native American descent, contact with the NAHC. Based on required compliance with the County LUO and Health and Safety Code Section 7050.5 and absence of identification of potential for tribal cultural resources to occur within the project site by local Native American tribes, the project is not anticipated to result in adverse impacts to known or unknown tribal cultural resources, and impacts would be *less than significant.*

Conclusion

Based on compliance with the County LUO and Health and Safety Code Section 7050.5, impacts related to tribal cultural resources would be considered less than significant, and no mitigation would be required.

Mitigation

Mitigation is not necessary.

XIX. UTILITIES AND SERVICE SYSTEMS

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

Setting

The County Public Works Department provides water and wastewater services for specific County Service Areas (CSAs) that are managed through issuance of water/wastewater "will serve" letters. The County Public Works Department currently maintains CSAs for the communities of Nipomo, Oak Shores, Cayucos, Avila

Beach, Shandon, the San Luis Obispo Country Club, and Santa Margarita. Other unincorporated areas in the county rely on on-site wells and individual wastewater systems. Regulatory standards and design criteria for 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).

Per the County's Stormwater Program, the County Public Works Department 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.

There are three landfills in San Luis Obispo County: Cold Canyon Landfill, located near the city of San Luis Obispo; Chicago Grade Landfill, located near the community of Templeton; and Paso Robles Landfill, located east of the city of Paso Robles. The project would be serviced by South County Sanitary and Cold Canyon Landfill.

Discussion

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

The project would require the construction of expanded electrical and natural gas infrastructure and installation of a new septic system, which would be installed within the footprint of the proposed project. As evaluated throughout this Initial Study, the project has the potential to result in adverse impacts related to Air Quality, Biological Resources, Geology and Soils, Hazards and Hazardous Materials, and Hydrology and Water Quality. Mitigation Measures AQ-1 and AQ-2, BIO-1 through BIO-10, and GEO-1 have been included to avoid and/or minimize adverse impacts to less-than-significant levels. Therefore, upon implementation of the identified mitigation measures, installation of utility infrastructure is not anticipated to result in adverse impacts to the environment; therefore, potential impacts would be *less than significant with mitigation*.

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

The project would be supplied water by an existing on-site well. Based on a 4-hour pump test conducted in 2021, the on-site well can sustain a consistent flow of 25 gallons per minute (Arroyo Water Well Supply 2021). The project is not located within a groundwater basin designated as Level of Severity III per the County's Resource Management System or in severe decline by the SGMA. The project would be consistent with existing and planned levels and types of development in the project area. Both construction and operation water demands would be expected to be met through available existing groundwater supplies. Therefore, potential impacts associated with reliable water supplies would be *less than significant*.

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

Phase I of the project includes the installation of a new septic leach field on-site to serve wastewater generated by the project. The project would not require connection to any local wastewater treatment providers; therefore, *no impacts* would occur.

(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?

Future residential development would be provided solid waste services by South County Sanitary and Cold Canyon Landfill. According to the California Department of Resources Recycling and Recovery (CalRecycle), Cold Canyon Landfill has a maximum permitted capacity of 23,900,000 cubic yards and maximum capacity of 1,650 tons of solid waste per day. The estimated closure date of Cold Canyon Landfill is December 2040 (CalRecycle 2020).

During construction, the project would result in a short-term increase in construction-related solid waste. According to the San Luis Obispo County Integrated Waste Management Authority (IWMA), construction waste would be subject to CALGreen Sections 4.408 and 5.408, which require diversion of at least 75% of construction waste (IWMA 2022). Based on required compliance with CALGreen regulations, construction of the project would not generate solid waste in excess of local infrastructure capacity.

The project would facilitate the development of a new single-family residence and a workshop with an attached ADU. According to the CalRecycle Estimated Solid Waste Generation Rates, operation of two residential units would result in approximately 24.46 pounds of solid waste per day (CalRecycle 2019). Proposed solid waste calculations are shown in Table 9.

Table 9. Estimated Solid Waste Generation Rates

Waste Generation Source	Generation Rate	Unit of Measure	Proposed Development	Total
Residential	12.23	lbs/household/day	2 residential units	**24.46 pounds**
Total				**24.46 pounds**

Source: CalRecycle Estimated Solid Waste Generation Rates (2019)

Implementation of the project would result in a long-term increase in operational solid waste generation. In addition, the project would be required to comply with County-implemented recycling and organic waste disposal programs during operation, which would reduce the amount of solid waste taken to Cold Canyon Landfill. Cold Canyon Landfill would have adequate available capacity to support the increase of solid waste; therefore, impacts would be *less than significant*.

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

The project would be serviced by South County Sanitary and Cold Canyon Landfill, which are fully compliant with existing local and state regulations related to disposal of solid waste. As evaluated above, construction and operation of the project is not expected to generate solid waste in excess of state or county regulations for solid waste. In addition, the project would be required to comply with CALGreen regulations during construction and County-implemented recycling and organic waste disposal programs during operation, which would be consistent with federal, state, and local solid waste reduction goals; therefore, impacts would be *less than significant*.

Conclusion

The project would require the expansion and installation of utility infrastructure to support proposed development. Implementation of Mitigation Measures AQ-1 and AQ-2, BIO-1 through BIO-10, and GEO-1 would reduce potential adverse environmental impacts to less-than-significant levels. Based on proposed uses and a recent well pump test, on-site groundwater resources have the capacity to support the project's water demands during normal, dry, and multiple dry years. The project does not require connection to a local wastewater provider. The project would not generate solid waste in exceedance of state or county regulations. Therefore, upon implementation of the identified mitigation measures, potential impacts would be less than significant.

Mitigation

Implement Mitigation Measures AQ-1 and AQ-2, BIO-1 through BIO-10, and GEO-1.

XX. WILDFIRE

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

Initial Study – Environmental Checklist

Setting

On-Site Conditions and Surrounding Land Uses

Topography influences wildland fire to such an extent that slope conditions can often become a critical wildland fire factor. Conditions such as speed and direction of dominant wind patterns, the length and steepness of slopes, direction of exposure, and/or overall ruggedness of terrain influence the potential intensity and behavior of wildland fires and/or the rates at which they may spread. The site consists of gently to steeply sloping topography and consists of oak woodland, coastal scrub, and perennial grassland habitats with avocado orchards and disturbed/ruderal areas. The project site is primarily undeveloped with the exception of an unpaved access road from Craig Way from the northeast. The project site is located in a rural area with limited development. Surrounding land uses include scattered single-family residences and accessory structures to the north, south, and west and primarily undeveloped land to the east.

CAL FIRE Hazard Severity Zones

CAL FIRE defines FHSZs 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. FHSZs throughout the county have been designated as "Very High," "High," or "Moderate." In San Luis Obispo County, most of the area that has been designated as a "Very High Fire Hazard Severity Zone" is located in the Santa Lucia Mountains, which extend parallel to the coast along the entire length of San Luis Obispo County, from Monterey County in the north to Santa Barbara County in the south. A lack of designation does not mean the area cannot experience a damaging fire; rather, it indicates that the probability is reduced, generally because the number of days a year that the area has "fire weather" is less than in moderate, high, or very high FHSZs. According to the CAL FIRE FHSZ viewer, the project site is located within an SRA and is designated as a high FHSZ (CAL FIRE 2022).

County Emergency Operations Plan

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

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

County Safety Element

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

California Fire Code

The CFC 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

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

The project site and immediately surrounding area is located within a moderate FHSZ in an SRA (CAL FIRE 2022). The project would not require any permanent road closures or traffic controls that could result in notable impacts to emergency response or evacuation efforts in the project area. Phase I of the project includes a 30-foot-wide driveway and access easement from Craig Way to provide access to the proposed project. The proposed driveway and access easement would be constructed in accordance with County Public Works Department and CAL FIRE/County Fire requirements to ensure adequate emergency access to the site. In addition, the project would not result in a substantial number of new residents in the area or vehicle trips to the site that could otherwise impede emergency response or evacuation efforts in the area. The project would not interfere with an emergency response or evacuation plan and is anticipated to improve long-term emergency response and evacuation circulation conditions within the project area; therefore, potential impacts would be *less than significant*.

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

The 3.34-acre project property is characterized by gently to steeply sloping topography and consists of oak woodland, coastal scrub, and perennial grassland habitats with avocado orchards and disturbed/ruderal areas. The project site is primarily undeveloped with the exception of an unpaved access road. Surrounding land uses include scattered single-family residences and accessory structures to the north, south, and west and primarily undeveloped land to the east. Implementation of the project would result in the development of one single-family residence and a workshop with an attached ADU. The project would be constructed in accordance with CFC and CBC requirements to reduce risk associated with fire ignition and exposure of project occupants to wildfire risk. In addition, the project would be required to implement design recommendations identified by CAL FIRE/County Fire to ensure adequate ability to provide fire protection services to the proposed project. Based on required compliance with CFC, CBC, and CAL FIRE/County Fire requirements, the project is not anticipated to significantly exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire in an SRA or a very

high FHSZ; therefore, impacts would be *less than significant*.

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

The project site is located within a moderate FHSZ and is not located within a high or very high FHSZ (CAL FIRE 2022). The project would require the expansion of utility infrastructure and construction of a paved driveway and access easement to provide access to the proposed project. The proposed driveway and utility expansions would be constructed in accordance with applicable CFC, CBC, CAL FIRE/County Fire, and County Public Works Department requirements to reduce wildfire risk associated with installation of utility infrastructure and to ensure adequate emergency access to the site. In addition, proposed electrical and natural gas infrastructure would be installed underground, which would further reduce the risk of accidental wildfire ignition at the project site. Based on required compliance with applicable CFC, CBC, CAL FIRE/County Fire, and County Public Works Department requirements, proposed utility expansions and installation of a new driveway would not exacerbate wildfire risk at the site; therefore, potential impacts would be *less than significant.*

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

The project site is located in a moderate FHSZ within an SRA and would be sited in an area with low to moderate potential for landslide and low potential for flooding to occur. As such, the potential for post-fire landslide and downhill flooding would be low. Additionally, proposed buildings would be constructed in accordance with CBC and CFC regulations to further reduce risk associated with wildfire and post-wildfire events. The project would not be sited in a location that would expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes within an SRA or very high FHSZ; therefore, impacts would be *less than significant*.

Conclusion

Based on required compliance with CFC, CBC, CAL FIRE/County, and County Public Works Department development requirements for future residential development and associated site improvements, the proposed project and associated activities would not result in significant adverse impacts related to wildfire, and no mitigation is necessary.

Mitigation

Mitigation is not necessary.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

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

Discussion

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

Based on the analysis provided in the individual resource sections above, the project has the potential to disturb sensitive biological resources and unknown cultural and/or tribal cultural resources. Mitigation Measures BIO-1 through BIO-10 have been identified and would reduce potential impacts related to sensitive biological resources to less than significant. Additionally, adherence to County LUO Section 22.10.040 would reduce impacts to unknown cultural and/or tribal cultural resources if present within the project area. Therefore, potential impacts would be *less than significant with mitigation*.

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

Based on the nature of proposed development and the analysis provided in resource sections above, the project would have the potential to result in environmental impacts associated with air quality, biological resources, geology and soils, hazards and hazardous materials, and hydrology and water quality that could have a cumulative effect with other development projects in the project region. Mitigation Measures AQ-1 and AQ-2, BIO-1 through BIO-10, and GEO-1 have been identified to reduce potential environmental impacts associated with the project to a less-than-significant level. Other past and future development projects requiring a discretionary permit in the project region would also be subject to applicable mitigation measures to reduce potential impacts associated with these impact issue areas. Therefore, based on the implementation of project-level mitigation measures and discretionary and CEQA review of other projects within the project area, potential impacts would be *less than cumulatively considerable with mitigation*.

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

Based on the nature and scale of proposed development and the analysis provided in individual resource sections above, the project has the potential to have environmental effects that could result in substantial adverse effects on human beings. Potential impacts associated with air quality and hazards and hazardous materials would be reduced to less-than-significant levels with the implementation of Mitigation Measures AQ-1, AQ-2, and BIO-6. Therefore, potential impacts associated with environmental effects that would cause substantial adverse effects on human beings would be *less than significant with mitigation*.

Conclusion

Potential impacts associated with mandatory findings of significance would be less than significant with mitigation.

Mitigation

Implement Mitigation Measures AQ-1 and AQ-2, BIO-1 through BIO-10, and GEO-1.

Exhibit A - Initial Study References and Agency Contacts

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

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

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

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

☒ Project File for the Subject Application

County Documents

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

☒ Land Use Ordinance (Inland/Coastal)
☒ Building and Construction Ordinance
☒ Public Facilities Fee Ordinance
☐ Real Property Division Ordinance
☐ Affordable Housing Fund
☐ SLO Airport Land Use Plan
☒ Energy Wise Plan
☒ South County Area Plan/San Luis Bay Sub Area
☐ Design Plan
☐ Specific Plan
☐ Annual Resource Summary Report
☐ Circulation Study

Other Documents

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

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

Albion Environmental, Inc. (Albion). 2021. Phase 1 Cultural Resource Inventory: at 0 Craig Way, Arroyo Grande, California. January.

Arroyo Water Well Supply. 2021. *Well Test Report*. June.

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California Governor's Office of Planning and Research (OPR). 2018. *Technical Advisory on Evaluation Transportation Impacts in CEQA*. December. Available at: https://www.opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf. Accessed June 28, 2022.

California Geological Survey (CGS). 2011. Update of Mineral Land Classification: Concrete Aggregate in the San Luis Obispo – Santa Barbara Production-Consumption Region, California. Available at: https://agenda.slocounty.ca.gov/iip/sanluisobispo/file/getfile/120384. Accessed June 24, 2022.

Central Coast Regional Water Quality Control Board (RWQCB). 2019. Water Quality Control Plan for the Central Coast Basin. Available at: https://www.waterboards.ca.gov/centralcoast/publications_forms/publications/basin_plan/docs/2019_basin_plan_r3_complete_webaccess.pdf. Accessed June 29, 2022.

Federal Emergency Management Agency (FEMA). 2020. Flood Map Service Center. Available at: https://msc.fema.gov/portal/home. Accessed June 24, 2022.

Federal Highway Administration (FWHA). 2018. Construction Noise Handbook. Available at: https://www.nrc.gov/docs/ML1805/ML18059A141.pdf. Accessed June 27, 2022.

Kevin Merk and Associates, LLC (KMA). 2021. *0 Craig Way, Arroyo Grande, San Luis Obispo County, California (Assessor's Parcel Number 044-253-060 and Access Easement on 044-253-061) Biological Resources Assessment*. August.

Natural Resources Conservation Service (NRCS). 2022. Web Soil Survey. Available at: https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx. Accessed June 24, 2022.

Pacific Gas and Electric Company (PG&E). 2021. Exploring Clean Energy Solutions. Available at: https://www.pge.com/en_US/about-pge/environment/what-we-are-doing/clean-energy-solutions/clean-energy-solutions.page. Accessed June 24, 2022.

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U.S. Geological Survey (USGS). 2013. Preliminary geologic map of the Arroyo Grande NE 7.5' quadrangle, San Luis Obispo County, California. Available at: https://ngmdb.usgs.gov/Prodesc/proddesc_98618.htm. Accessed June 24, 2022.

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Exhibit B - Mitigation Summary

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

Air Quality

AQ-1 **Fugitive Dust Mitigation Measures (Expanded List).** At the time of application for grading and construction permits for both Phases I and II of proposed development, the following measures shall be provided on project grading and construction plans and shall be implemented throughout the duration of project grading and construction activities:

1. Reduce the amount of the disturbed area where possible;
2. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the San Luis Obispo County Air Pollution Control District's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency would be required whenever wind speeds exceed 15 miles per hour. Reclaimed (non-potable) water should be used whenever possible. When drought conditions exist and water use is a concern, the contractor or builder should consider use of a dust suppressant that is effective for the specific site conditions to reduce the amount of water used for dust control. Please refer to the following link from the San Joaquin Valley Air District for a list of potential dust suppressants: http://www.valleyair.org/busind/comply/PM10/Products%20Available%20for%20Controlling%20PM10%20Emissions.htm;
3. All dirt stockpile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
4. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding, soil binders or other dust controls are used;
5. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least 2 feet of freeboard (minimum vertical distance between top of load and top of trailer) or otherwise comply with California Vehicle Code Section 23114;
6. "Track-Out" is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in California Vehicle Code Section 23113 and California Water Code 13304. To prevent track out, designate access points and require all employees, subcontractors, and others to use them. Install and operate a "track-out prevention device" where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can be any device or combination of devices that are effective at preventing track out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices need

periodic cleaning to be effective. If paved roadways accumulate tracked out soils, the track-out prevention device may need to be modified;

7. All fugitive dust mitigation measures shall be shown on grading and building plans;
8. The contractor or builder shall designate a person or persons whose responsibility is to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to minimize dust complaints and reduce visible emissions below the San Luis Obispo County Air Pollution Control District's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Their duties shall include holidays and weekend periods when work may not be in progress (for example, wind-blown dust could be generated on an open dirt lot). The name and telephone number of such persons shall be provided to the San Luis Obispo County Air Pollution Control District Compliance Division prior to the start of any grading, earthwork or demolition (Contact the Compliance Division at 805-781-5912).
9. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible, following completion of any soil-disturbing activities;
10. Exposed ground areas that are planned to be reworked at dates greater than 1 month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established;
11. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the San Luis Obispo County Air Pollution Control District;
12. Vehicle speed for all construction vehicles shall not exceed 15 miles per hour on any unpaved surface at the construction site;
13. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water where feasible. Roads shall be pre-wetted prior to sweeping when feasible; and
14. Take additional measures as needed to ensure dust from the project site is not impacting areas outside the project boundary.

AQ-2 **Limits on Idling During Construction.** At the time of application for grading and construction permits for both Phases I and II of proposed development, the following measures shall be provided on project grading and construction plans and shall be implemented throughout the duration of project grading and construction activities when diesel-powered vehicles/equipment are in use:

1. State law prohibits idling diesel engines for more than 5 minutes. All projects with diesel-powered construction activity shall comply with Section 2485 of Title 13 of the California Code of Regulations and the 5-minute idling restriction identified in Section 2449(d)(2) of the California Air Resources Board's In-Use Off-Road Diesel regulation to minimize toxic air pollution impacts from idling diesel engines. The specific requirements and exceptions for the on-road and off-road regulations can be reviewed at the following websites:

arb.ca.gov/sites/default/files/classic//msprog/truck-idling/13ccr2485_09022016.pdf and arb.ca.gov/regact/2007/ordiesl07/frooal.pdf.

2. In addition, because this project is located within 1,000 feet of sensitive receptors, the project applicant shall comply with the following more restrictive requirements to minimize impacts to nearby sensitive receptors.
    a. Staging and queuing areas shall be located at the greatest distance from sensitive receptor locations as feasible;
    b. Diesel idling while equipment is not in use shall not be permitted;
    c. Use of alternative fueled equipment is recommended; and
    d. Signs must be posted and enforced at the site that specify no idling areas.

Biological Resources

BIO-1 **Prior to the start of construction of both Phases I and II of proposed development**, mobilization of any equipment on the project site and installation of project limit fencing/flagging for project construction, a qualified biologist shall conduct an environmental sensitivity training for all project personnel during the project kick-off meeting. The purpose of the training is to educate the personnel on identification of special-status wildlife species that may occur within the project area and to provide an overview of the avoidance and minimization measures to be adhered to during the project. Specifically, the training shall emphasize on all special-status wildlife species that would be expected to occur within the project limits, applicable regulatory policies and provisions regarding their protection, and a review of measures being implemented to avoid and/or minimize impacts to the species and their associated habitat. Crew members shall be briefed on the reporting process in the event that an inadvertent injury should occur to a special-status species during construction.

BIO-2 The following measures shall be implemented during both Phases I and II of proposed development to reduce project effects on special-status reptile species:

1. **Prior to the start of construction,** conduct a preconstruction survey and avoid construction in any areas with special-status reptile species. Immediately prior to the start of vegetation removal or grading, a qualified biologist shall survey permanent and temporary impact areas for special-status reptile species. Raking surveys in areas with leaf litter under shrubs and trees shall be used to detect the northern California legless lizard, as well as searches under lumber or other cover objects. Visual surveys of the disturbance areas shall be conducted for the horned lizard. Construction activities may begin once it has been determined that there are no special-status reptile species within impact areas. If any special-status reptile individuals are found within the impact area or would otherwise be at risk during construction, work activities shall be delayed in that particular area and the wildlife allowed to leave the work zone on its own volition or relocated following California Department of Fish and Wildlife approval. The biologist shall monitor the area to determine when individuals of special-status species have left, and work can commence.
2. **During all ground-disturbing activities,** conduct biological monitoring for special-status wildlife species. A qualified biologist shall monitor vegetation removal and site

grading to search for unearthed northern California legless lizards and coast horned lizards. The biologist shall be on-site daily until all vegetation has been cleared. The biologist shall monitor construction activities from a safe distance using binoculars and walk through the site to look for disturbed wildlife during breaks. Any wildlife found shall be moved out of harm's way or allowed to move to an undisturbed location on their own volition. As necessary, appropriate regulatory agency permits and/or approvals shall be obtained to allow relocation of special-status species from the project area.

3. **During construction,** employ measures to prevent entrapment of reptiles in open excavations and trenches. During the period in which there are open trenches or excavations more than 6 inches deep, such as during the excavation for building foundations or utility lines, escape ramps shall be installed so that reptiles and other wildlife that may have become entrapped have the ability to escape. Escape ramps shall consist of a 2:1 sloped soil area leading from the bottom to ground level. If this is not possible, a qualified biologist shall inspect open trenches each day prior to the start of work for entrapped wildlife, or trenches/excavations shall be completely covered with plywood or similar material during overnight periods. If a horned lizard is located, the biological monitor shall be contacted immediately to assist with relocation. Work shall be halted until the entrapped wildlife has been relocated.

BIO-3 **Prior to the start of construction for both Phase I and Phase II of proposed development,** conduct a preconstruction den survey and establish no-work buffers around potential dens. Within 2 weeks prior to the start of ground-disturbing activities, a qualified biologist shall survey the project impact area, including areas to be used for stockpiling materials or storing equipment plus a 200-foot buffer within the parcel, for potential American badger dens. If no potential dens are found, work may proceed. Any potential dens found shall be identified with flagging or stakes, and a 200-foot no-work buffer shall be flagged.

If the potential den cannot be avoided during all work activities with at least a 200-foot buffer, standard measures shall be employed to determine whether the dens are active, and all non-maternal dens shall be excavated to prevent re-occupation. A qualified biologist shall install wildlife trail cameras, install tracking media, or use a fiber optic scope to determine whether the potential dens on-site are actively being used by a badger. Potential dens shall be monitored daily for at least 3 days to determine whether they are currently occupied. If the work takes place in the late-spring or summer, additional measures shall be employed to determine whether dens are occupied by badger young. No dens with young shall be disturbed, and no work shall be conducted within 200 feet of maternal dens until the young have left the den. Dens occupied by a single adult badger can be avoided with a 50-foot buffer. If any active dens occupied by a single adult are found and cannot be avoided with the 50-foot buffer, the burrow opening should be gradually covered with sticks and debris to deter the individual from using the den. The biologist shall place sticks and debris over the entrance for 3 to 5 days to discourage the badger from using the den. Only after the badger has left the den, as determined by the qualified biologist implementing the wildlife camera and/or tracking medium methods, can the burrow be excavated, and work proceed.

Destruction of a den is typically done by incrementally excavating the burrow until it is confirmed that no wildlife are occupying it. Excavation using hand tools is the recommended

method for destroying a den. Use of excavating equipment can be done with extreme caution and while being monitored by a qualified biologist. After the den is destroyed, the excavation is to be filled with dirt and compacted to make sure that burrowing wildlife cannot reenter or use the burrow during construction. If an American badger is discovered inside the den during the excavation activities, excavation should cease immediately and monitoring of the den reinitiated. Den destruction may proceed once it is determined that the wildlife has left the den.

BIO-4 **Prior to the start of construction for both Phase I and Phase II of proposed development,** conduct a search for tree cavities that could be used by roosting bats and, if found, conduct an exit survey for roosting bats and install exclusion devices. Within 7 days prior to the start of construction, a qualified biologist shall survey the oak trees within 50 feet of the limits of disturbance for tree cavities that can be used by bats. If no such cavities are found, work may proceed. Any potentially suitable cavities shall be monitored by a qualified biologist during the early evening around sunset to determine whether bats leave for foraging. The cavities shall be monitored from at least 1 hour before sunset and viewed with the aid of binoculars. If any bats are observed leaving roost sites, the biologist shall work with the construction team to avoid removal of the particular tree or disturbance related activities until the cavity can be covered and individual(s) excluded. The qualified biologist shall determine whether a maternity roost is present by carefully observing individuals on the roost. It is possible that a mirror on a pole and/or a fiber optic scope may be used. If young are present, construction shall be delayed until they have matured and can fly on their own. When it has been determined that no young are present, the biologist shall monitor the roost in the evening when the bats leave to forage and then install bat exclusion netting over the opening. The netting shall be inspected the following morning to ensure that no bats have become entangled in the netting and that none remain inside the cavity. The netting shall remain in place until construction disturbance has ceased.

BIO-5 **Prior to initiation of any site preparation/construction activities for both Phase I and Phase II of proposed development,** if work is planned to occur between February 1 and September 15, a qualified biologist shall survey the area for nesting birds within 1 week prior to initial project activity beginning, including ground disturbance and/or vegetation removal/trimming. If nesting birds are located on or near the proposed project site, they shall be avoided until they have successfully fledged, or the nest is no longer deemed active, as detailed below.

1. A 50-foot exclusion zone shall be placed around non-listed, passerine species, and a 250-foot exclusion zone shall be implemented for raptor species. Each exclusion zone shall encircle the nest and have a radius of 50 feet (non-listed passerine species) or 250 feet (raptor species). All project activities, including foot and vehicle traffic and storage of supplies and equipment, are prohibited inside exclusion zones. Exclusion zones shall be maintained until all exterior construction activities have been terminated for the current phase of work (e.g., if initial site improvements are completed, exclusion zones may be removed until initiation of site preparation for residence construction begins), or it has been determined by a qualified biologist that the young have fledged or that proposed project activities would not cause adverse impacts to the nest, adults, eggs, or young.

2. If special-status avian species are identified and nesting within the work area, no work shall begin until an appropriate exclusion zone is determined in consultation with the County of San Luis Obispo and any relevant resource agencies.

The results of the survey shall be provided to the County of San Luis Obispo Planning and Building Department prior to initiation of site preparation/construction activities. The results shall detail appropriate fencing or flagging of exclusion zones and include recommendations for additional monitoring requirements. A map of the project site and nest locations shall be included with the results. The qualified biologist conducting the nesting survey shall have the authority to reduce or increase the recommended exclusion zone depending on site conditions and species (if non-listed).

If 2 weeks lapse between different phases of project activities (e.g., vegetation trimming, the start of grading), during which no or minimal work activity occurs, the nesting bird survey shall be repeated, and a separate survey report shall be prepared and submitted to the County of San Luis Obispo Planning and Building Department.

BIO-6 **Prior to the start of construction for both Phase I and Phase II of proposed development**, Best management practices for erosion control (e.g., straw wattles, exclusion fencing, gravel bags, silt fencing, etc.) shall be installed to protect the on-site drainages and project boundaries (i.e., areas above steep cliffs) from water quality, runoff, and erosion/sedimentation concerns during project implementation. Erosion and sediment controls shall be installed properly and shall be maintained regularly to increase effectiveness. Other best management practices shall also be implemented, such as avoid washing, refueling, and maintenance of equipment within 50 feet (unless otherwise noted in project-specific permits) from the on-site drainages, regardless, if water is present or absent in the channel. All equipment and vehicles shall be checked and maintained daily to prevent spills of fuel, oil, and other hazardous materials. A designated staging area shall be established for vehicle/equipment parking and storage of fuel, lubricants, and solvents. All fueling and maintenance activities shall take place in the staging area.

BIO-7 **At the time of application for construction and grading permits for both Phase I and Phase II of project development,** final project plans shall clearly delineate all trees within 50 feet of the proposed project, and indicate which trees are to be removed or impacted and which trees are to remain unharmed.

BIO-8 **Within 2 weeks prior to the initiation of work to improve the access road,** protective fencing shall be installed around oak trees within 30 feet of proposed work areas that are to remain undisturbed. The project biologist or certified arborist shall work with the project engineer and grading contractor to provide information on how to avoid and minimize impacts of fill and/or grading within the critical root zone of oak trees. The protective fencing shall be orange plastic construction fencing or similar material and staked into the ground delineating each tree's critical root zone. Fencing or stakes should be installed and maintained throughout construction and removed only after there is no potential for construction-related impacts. For any work that will impact the area within the critical root zone of an oak tree, measures included in Mitigation Measure BIO-9 are required.

BIO-9 **At the time of application for grading and/or construction permits for both Phase I and Phase II of project development,** the following measures shall be implemented to reduce project effects on oak trees:

1. **Employ a certified arborist for oak tree trimming.** The applicant shall employ the services of a County of San Luis Obispo-qualified, certified arborist to trim trees and roots as necessary for clearance. The arborist shall record the number of oak trees that require extensive canopy trimming (i.e., over 30% of the canopy), and incorporate these trees into the mitigation plan in Mitigation Measure 9.2.
2. **Prepare and implement an Oak Tree Mitigation Plan.** An Oak Tree Mitigation Plan shall be prepared by a qualified botanist for all impacted native trees and submitted to the County of San Luis Obispo for review and approval. The plan shall follow current County of San Luis Obispo guidelines and describe the methods and techniques to be used to mitigate removed trees at a 4:1 ratio (i.e., four trees planted for every one tree removed). For trees that are impacted through extensive trimming (i.e., over 30% of the canopy), grading or placement of fill or structures within the critical root zone, a mitigation ratio of 2:1 shall be employed. Replacement trees shall be the same species removed and planted in areas of the property that will not be affected by future development or other site uses. The boundaries of the mitigation site shall be identified through appropriate flagging or fencing.

   The mitigation plan shall include the details on how container plants will be installed, maintenance techniques and methods to monitor their establishment. An As-Built Planting Plan shall be prepared to track the replacement trees. Annual Reports detailing monitoring of the mitigation effort shall be prepared by a qualified botanist and submitted to the County of San Luis Obispo by December 31st of each year following planting. All replacement trees shall be maintained and monitored for a minimum of 7 years to ensure successful establishment. If replacement trees die or do not successfully establish, then additional trees shall be installed and monitored accordingly to meet the plan's success criteria.

BIO-10 **At the time of application for construction or grading permits for Phase I of project development,** the applicant shall coordinate with the County of San Luis Obispo Planning and Building Department to determine the appropriate fee and submit payment to the California Wildlife Conservation Board's Oak Woodlands Conservation Program to mitigate for up to 50% of oak trees impacted by the project that have not mitigated through on-site replacement plantings (as described in Mitigation Measure BIO-9, above). Contribution to the Oak Woodlands Conservation Fund shall be paid in full prior to issuance of grading or construction permits.

Geology and Soils

GEO-1 **At the time of application for grading and construction permits for both Phase I and Phase II of project development,** a County of San Luis Obispo-approved paleontologist shall be retained that meets the qualifications of a Qualified Professional Paleontologist, as defined by the Society of Vertebrate Paleontology (SVP). The County of San Luis Obispo-approved paleontologist shall develop and submit a Paleontological Monitoring and Treatment Plan to the County of San Luis Obispo Planning and Building Department for review and approval. The Paleontological Monitoring and Treatment Plan shall be consistent with the standards of the Society of Vertebrate Paleontology and meet all regulatory requirements. The Paleontological Monitoring and Treatment Plan shall include provisions

for documenting the site according to the standards developed by the National Research Council (1987) and shall include, at a minimum:

1. Identification of construction impact areas of moderate to high sensitivity for encountering potential paleontological resources and the shallowest depths at which those resources may be encountered;
2. Geotechnical or subsurface data to determine the depth threshold for full-time monitoring. If the depth threshold cannot be established, then initial full-time monitoring regardless of depth shall be conducted to determine the depth to the Paso Robles Formation, and monitoring efforts shall be adjusted accordingly.
3. A coordination strategy to ensure that a County of San Luis Obispo-approved paleontological monitor will conduct full-time monitoring of earthwork activities that have the potential to impact paleontological resources;
4. Definition of the specific conditions in which monitoring of earthwork activities could be reduced. These factors shall be defined by the project paleontological resource specialist, following examination of sufficient, representative excavations.
5. The criteria to be used to determine whether an encountered resource is significant, and if it should be avoided or recovered for its data potential; and,
6. Detail methods of recovery, preparation, and analysis of specimens, final curation of specimens at a federally accredited repository, data analysis, and reporting.

APPENDIX A

Project Grading Plans

KING PROPERTY

GRADING AND EROSION CONTROL PLANS

GRADING NOTES

1. THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES THE CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE CONDITION OF THE JOB SITE DURING THE COURSE OF CONSTRUCTION FOR THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE DESIGN PROFESSIONAL FROM ANY AND ALL LIABILITY REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT, EXCEPTING LIABILITY ARISING FROM NEGLIGENCE OF THE OWNER OR ENGINEER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC AND PRIVATE PROPERTY ADJACENT TO THE WORK AREA AND SHALL EXERCISE DUE CAUTION TO AVOID DAMAGE TO SUCH PROPERTY. THE CONTRACTOR SHALL REPLACE AND REPAIR TO THEIR ORIGINAL CONDITIONS ALL EXISTING IMPROVEMENTS WITHIN OR ADJACENT TO THE WORK AREA WHICH ARE NOT DESIGNED FOR REMOVAL, AND ARE DAMAGED OR REMOVED AS A RESULT OF THIS OPERATION.

3. IN THE EVENT THAT PROJECT CONSTRUCTION CONTINUES DURING WET WINTER MONTHS, THE CONTRACTOR SHALL MAKE EVERY EFFORT TO MAINTAIN OR WINTERIZE THE ROADS FOR EMERGENCY VEHICLES.

4. THE CONTRACTOR IS RESPONSIBLE TO BE FULLY INFORMED OF AND TO COMPLY WITH ALL LAWS, ORDINANCES, CODES, REQUIREMENTS, AND STANDARDS WHICH IN ANY MANNER AFFECT THE COURSE OF CONSTRUCTION OF THIS PROJECT, THOSE ENGAGED OR EMPLOYED IN THE CONSTRUCTION, OR THE MATERIALS USED IN THE CONSTRUCTION.

5. ALL GRADING SHALL CONFORM TO THE COUNTY OF SAN LUIS OBISPO ORDINANCES AND STANDARDS PERTAINING THERETO, CHAPTER 18 AND APPENDIX J OF THE 2019 CALIFORNIA BUILDING CODE, AND SHALL BE SUPERVISED AS ENGINEERED GRADING IN ACCORDANCE WITH COUNTY OF SAN LUIS OBISPO ORDINANCES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS DISTURBED SHALL BE RESET AT CONTRACTOR'S EXPENSE.

7. IN THE EVENT CONSTRUCTION STAKING BASED ON GTA PLANS, DRAWINGS, OR OTHER DOCUMENTS IS PERFORMED BY ANOTHER FIRM, GTA SHALL BE HELD HARMLESS AND RELEASED FROM ALL LIABILITY ARISING FROM THE USE OF SAID PLANS, DRAWINGS, OR OTHER DOCUMENTS.

8. PRIOR TO COMMENCING ANY WORK WITHIN THE COUNTY RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN AN OPEN-STREET PERMIT FROM THE COUNTY PUBLIC WORKS DEPARTMENT. UNLESS SECURED BY A SUBDIVISION AGREEMENT, SECURITY BASED ON AN APPROVED GTA ESTIMATE FOR THE WORK PERFORMED WITHIN THE RIGHT OF WAY AND INSURANCE AS REQUIRED SHALL BE PROVIDED PRIOR TO ISSUANCE OF A PERMIT.

9. UNLESS OTHERWISE NOTED, ALL TREES ARE TO BE PROTECTED IN PLACE. ALL TREES LOCATED NEAR OR AROUND CONSTRUCTION OPERATIONS SHALL HAVE ORANGE BARRIER INSTALLED ON T-POST ALONG THE DRIP LINE OF THE TREE DURING CONSTRUCTION.

10. SHOULD ANY CULTURAL MATERIALS BE DISCOVERED DURING GRADING OR DEVELOPMENT, ALL WORK SHALL BE HALTED AND A QUALIFIED ARCHAEOLOGIST / HISTORIAN CONTACTED TO ASSESS THE FINDS AND IMPOSE MITIGATION MEASURES, IF NECESSARY, PRIOR TO RESUMPTION OF CONSTRUCTION.

11. IF, DURING GRADING OR CONSTRUCTION, ANY PLUGGED AND ABANDONED OR UNRECORDED WELLS ARE UNCOVERED OR DAMAGED, THE DEPARTMENT OF CONSERVATION OF OIL, GAS AND GEOTHERMAL RESOURCES SHALL BE CONTACTED TO INSPECT AND APPROVE ANY REMEDIATION REQUIRED.

12. AN EFFORT HAS BEEN MADE TO DEFINE THE LOCATION OF UNDERGROUND FACILITIES WITHIN THE JOBSITE. HOWEVER, ALL EXISTING UTILITY AND OTHER UNDERGROUND STRUCTURES MAY NOT BE SHOWN ON THIS PLAN AND THEIR LOCATIONS WHEN SHOWN ARE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES AND OTHER FACILITIES, BOTH KNOWN AND UNKNOWN, PRIOR TO AND DURING CONSTRUCTION. THE CONTRACTOR SHALL CONTACT U.S.A. (811) FOR UTILITY LOCATION 48 HOURS PRIOR TO ANY EXCAVATION OR TRENCHING.

13. THE CONTRACTOR SHALL MARK ALL UTILITY LOCATIONS AND SHALL POTHOLE ALL UTILITY CROSSINGS, PRIOR TO STAKING AND PRIOR TO ANY PIPELINE EXCAVATION TO ALLOW GRADE REVISIONS IF NECESSITATED BY ACTUAL LOCATIONS.

14. THE CONTRACTOR SHALL MAINTAIN AN UP TO DATE AND ACCURATE RECORD OF ALL CHANGES TO THE PLANS. NO CHANGES SHALL BE MADE WITHOUT APPROVAL OF THE PROJECT ENGINEER.

15. ALL GRADING AND DRAINAGE IMPROVEMENTS SHALL BE OBSERVED BY A LICENSED CIVIL ENGINEER TO DETERMINE IF THE IMPROVEMENTS ARE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THE REQUEST FOR THE FINAL INSPECTION ONLY WHEN THE IMPROVEMENTS HAVE BEEN COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS. THE CIVIL ENGINEER SHALL BE PRESENT WHEN THE FINAL INSPECTION IS MADE.

16. THE CUT AND FILL QUANTITIES SHOWN ON THIS PLAN ARE FOR PERMIT PURPOSES ONLY. THE CONTRACTOR SHALL, AFTER EXAMINING THE PLAN, SOILS REPORT AND THE SITE TERRAIN, PREPARE HIS BID PRICE FOR THE PROJECT BASED ON HIS OWN ANALYSIS OF THE WORK REQUIRED.

17. THE SOILS ENGINEER MUST APPROVE ALL SOIL COMPACTION INCLUDING THE STABILITY OF ALL SLOPES, BOTH THOSE THAT ARE CREATED BY AND THOSE REMAINING AFTER GRADING OPERATIONS.

18. CIVIL ENGINEER, GEOTECHNICAL ENGINEER, AND BUILDING OFFICIAL SHALL BE NOTIFIED 48 HOURS PRIOR TO PLACEMENT OF ANY FILL.

19. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE COUNTY OF SAN LUIS OBISPO STANDARDS AND SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED AND MADE A PART HEREOF IN THE PRELIMINARY SOILS REPORT PREPARED BY GEOSOLUTIONS INC, FOR MARK DEVRIES, DATED AUGUST 28, 2019. COMPACTION TESTS SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR. THE NUMBER AND LOCATION OF REQUIRED TESTS SHALL BE DETERMINED BY THE SOILS ENGINEER.

20. FILL MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE SOILS ENGINEER.

21. THE GEOTECHNICAL ENGINEER SHALL REVIEW ALL EXCAVATIONS PRIOR TO BACKFILLING AND SHALL BE NOTIFIED OF ANY ITEM ENCOUNTERED DURING THE GRADING OPERATIONS THAT MIGHT AFFECT FOUNDATION STABILITY SO RECOMMENDATIONS CAN BE MADE BY THE SOIL ENGINEER

22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING OF PAD AREA TO WITHIN ±0.1'. IF ELEVATION OF DESIGN ELEVATION PAD SHOULD BE FOUND TO BE MORE THAN ±0.1' OFF OF DESIGN ELEVATION AFTER COMPLETION AND ACCEPTANCE OF GRADING, THE CONTRACTOR SHALL RETURN AND CORRECT THE GRADING AT NO COST TO THE OWNER.

23. ALL AREAS ON THE SITE ON WHICH STRUCTURES ARE TO BE PLACED MUST BE COMPACTED TO 95% MAXIMUM DRY DENSITY, FOR A MINIMUM DISTANCE OF 5' IN ALL DIRECTIONS FROM THE FOUNDATIONS OF THE STRUCTURE OR PER THE GEOTECHNICAL REPORT, WHICHEVER IS GREATER.

24. ALL FILL SHALL CONFORM TO THE REQUIREMENTS FOR "ENGINEERED FILL" AS DESCRIBED IN THE SOILS REPORT.

25. FILL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING SIX (6) INCHES IN COMPACTED THICKNESS AND COMPACTED AT OPTIMUM MOISTURE CONTENT BY AN APPROVED METHOD.

26. ENGINEERED FILL SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PRELIMINARY SOILS REPORT FROM GEOTECHNICAL ENGINEER AND MUST BE COMPACTED TO 90% OF MAXIMUM DRY DENSITY AND 95% MAXIMUM DRY DENSITY IN THE FIRST 1' OF SUBGRADE.

27. THE DESIGN ENGINEER SHALL EXERCISE SUFFICIENT SUPERVISORY CONTROL DURING GRADING AND CONSTRUCTION TO INSURE COMPLIANCE WITH THE PLANS, SPECIFICATIONS, AND CODE WITHIN HIS PURVIEW.

28. UPON COMPLETION OF GRADING AND BEFORE THE START OF CONSTRUCTION, A FINAL SOILS REPORT COVERING THE SITE PREPARATION AND GRADING SHALL BE SUBMITTED BY THE SOILS ENGINEER.

29. ALL CUT SLOPES SHALL NOT BE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE APPROVED IN THE SOILS REPORT. ALL FILL SLOPES SHALL NOT BE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.

30. SITE GRADING SHALL CONFORM TO 2016 CBC 1804.4. GROUND IMMEDIATELY ADJACENT TO FOUNDATION SHALL SLOPE AT 5% MIN FOR 10 FT AND 2% MIN ON IMPERVIOUS.

31. FINISHED SLOPES NEARER THAN FIVE FEET FORM BUILDING FOUNDATIONS SHOULD BE GRADED NO STEEPER THAN 5:1. A SLOPE RATIO OF 2:1 SHOULD PROVIDE ADEQUATE STABILITY FOR SLOPES FARTHER THAN FIVE FEET FROM FOOTING LINES.

32. AN OSHA PERMIT IS REQUIRED WHEN WORKERS MUST ENTER TRENCHES OR EXCAVATION FIVE (5) FEET OR DEEPER.

33. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION. CONTRACTORS SHALL OBTAIN APPLICABLE O.S.H.A. PERMITS WHEN WORKMEN MUST ENTER TRENCHES GREATER THAN FIVE FEET. REFER TO SOILS REPORT FOR ALLOWABLE SLOPES.

34. ALL FILL AREAS SHALL BE CLEARED OF ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FOR A STRUCTURAL FILL AND THE AREA SCARIFIED TO A DEPTH OF 12".

35. ALL SLOPES IN EXCESS OF 3' IN VERTICAL HEIGHT SHALL BE PREPARED AND MAINTAINED TO CONTROL AGAINST EROSION.

36. FILL AREAS SLOPING STEEPER THAN 5:1 SHALL BE KEYED AND BENCHED TO SUPPORT THE FILL.

37. BERMS OF DRAINAGE DEVICES SHALL BE PLACED AT THE TOP OF ALL FILL SLOPES.

38. GTA SHALL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE APPROVED IN WRITING BY GTA.

39. IF THE CONTRACTOR IS IN DOUBT AS TO THE MEANING OF ANY PART OF THE PLAN AND SPECIFICATIONS OR FINDS DISCREPANCIES IN OR OMISSIONS FROM THE DRAWING OR SPECIFICATIONS, HE SHALL SUBMIT A WRITTEN REQUEST FOR AN INTERPRETATION OR A CORRECTION THEREOF, PRIOR TO FILING HIS BID FOR THE PROJECT.

40. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PREVENT A DUST NUISANCE FROM ORIGINATING FROM THE SITE OF WORK AS A RESULT OF HIS OPERATIONS DURING THE EFFECTIVE PERIOD OF THIS CONTRACT. DUST CONTROL SHALL CONFORM TO COUNTY OF SAN LUIS OBISPO AIR POLLUTION CONTROL DISTRICT REGULATIONS. PREVENTATIVE MEASURES TO BE TAKEN BY THE CONTRACTOR SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

40.a. WATER SHALL BE APPLIED TO ALL UNPAVED AREAS AS REQUIRED TO PREVENT THE SURFACES FROM BECOMING DRY ENOUGH TO PERMIT DUST FORMATION.

40.b. PAVED SURFACES OVER WHICH VEHICULAR TRAFFIC IS PERMITTED TO TRAVEL SHALL BE KEPT FREE OF DIRT.

DIGALERT
DIAL TOLL FREE
811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA

SPECIAL INSPECTION REQUIREMENTS

VERIFICATION AND INSPECTION TASK	CONT. INSP.	PERIODIC INSP.	INSPECTOR
1. VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.		X	GEOSOLUTIONS
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.		X	GEOSOLUTIONS
3. PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIAL.		X	GEOSOLUTIONS
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL.	X		GEOSOLUTIONS
5. PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.		X	GEOSOLUTIONS

SPECIAL INSPECTION FIRM: GEOSOLUTIONS, INC.
CONTACT NUMBER: (805)614-6333

*SOILS SPECIAL INSPECTORS FOR THIS PROJECT SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL.

DUST CONTROL NOTES

1. THE CONTRACTOR SHALL PROVIDE DUST CONTROL DURING ALL PHASES OF THE WORK.
2. THE GRADING PERMIT HOLDER AND THE OWNER SHALL COMPLY WITH DUST CONTROL MEASURES REQUIRED BY THE REGULATING AGENCY. THE STANDARD DUST CONTROL MEASURES INCLUDE BUT MAY NOT BE LIMITED TO:

2.A. DUST CONTROL MEASURES CAPABLE OF PREVENTING THE MIGRATION OF DIRT AND DUST OFF-SITE IN A MANNER ACCEPTABLE TO THE REGULATING AGENCY SHALL BE IMPLEMENTED AND MAINTAINED DURING ALL CONSTRUCTION, EARTH MOVING AND GRADING PHASES OF THE PROJECT. FAILURE TO DO SO WILL RESULT IN A "STOP WORK" NOTICE WHICH WILL NOT BE RELEASED UNTIL SUCH TIME AS AN ADEQUATE PROGRAM IS IMPLEMENTED.

2.B. DURING THE CLEARING, EARTH MOVING AND GRADING PHASES OF THE PROJECT WATER TRUCKS OR SPRINKLER SYSTEMS SHALL BE USED IN SUFFICIENT QUANTITIES TO PREVENT DUST FROM LEAVING THE SITE. IN ADDITION, THE ENTIRE AREA OF DISTURBED SOILS SHALL BE WET DOWN DURING THE EARLY MORNING HOURS AND AT THE END OF EACH DAY IN SUCH A MANNER AS TO CREATE A CRUST.

2.C. AFTER COMPLETION OF THE CLEARING, GRADING OR EXCAVATION PHASE, THE ENTIRE AREA OF DISTURBED SOILS SHALL BE TREATED IMMEDIATELY BY WATERING TO PREVENT WIND PICK-UP OF THE SOIL. THIS MAY BE ACCOMPLISHED BY ONE OF THE FOLLOWING METHODS:

2.C.1. THE SEEDING AND/OR WATERING OF THE SITE UNTIL SUCH TIME AS THE GROUND COVER HAS TAKEN ROOT.

2.C.2. THE SPREADING OF SOIL BINDERS.

2.C.3. THE WETTING DOWN OF THE AREA IN SUCH A MANNER AS TO CREATE A CRUST ON THE SURFACE AND THE REPEATED SOAKING OF THE AREA, AS NECESSARY, TO MAINTAIN THE CRUST AND PREVENT SOIL BLOWING.

2.D. DURING THE CONSTRUCTION PHASE OF THE PROJECT, WATER TRUCKS OR SPRINKLER SYSTEMS SHALL BE USED TO KEEP ALL AREAS OF VEHICULAR MOVEMENT DAMP ENOUGH TO PREVENT DUST RAISED FROM LEAVING THE SITE.

2.E. ALL EARTH MOVING VEHICLES, HAULING TO AND FROM THE SITE, SHALL BE COVERED WITH A TARP.

2.F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HYDROSEEDCING ALL DISTURBED SURFACES OTHER THAN PAVED OR GRAVEL SURFACES, PRIOR TO FINAL INSPECTION.

APPLICABLE CODES

2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA PLUMBING CODE
TITLE 22 – COUNTY LAND USE ORDINANCE
TITLE 19 – COUNTY BUILDING AND CONSTRUCTION ORDINANCE.

SHEET INDEX

CONSULTANTS

CIVIL ENGINEERING:
JEFFREY J. EMRICK, P.E.
351 SELMA STREET
PISMO BEACH, CA. 93449
(805)441-0300

SOILS ENGINEER:
GEOSOLUTIONS, INC.
1021 TAMA LANE, SUITE 105
SANTA MARIA, CALIFORNIA 93455
PATRICK MCNEILL (805)614-6333

SCOPE OF WORK

MAJOR GRADING FOR WORKSHOP/ADU PAD & DRIVEWAY.

QUANTITIES AND PROJECT INFO

THE FOLLOWING QUANTITIES ARE APPROXIMATE AND ARE ADDED HERON FOR PERMIT PROCESSING ONLY. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE PLANS AND TAKE OFF ANY QUANTITIES THEY NEED TO PERFORM THE WORK SHOWN ON THE PLANS. IF THE CONTRACTOR FINDS ANY DISCREPANCY WITH THE QUANTITIES SHOWN HEREON, HE SHALL MAKE THE OWNER AND ENGINEER AWARE OF THOSE DISCREPANCIES PRIOR TO COMMENCING WORK SO THAT APPROPRIATE MODIFICATIONS CAN BE MADE. THIS PLAN DOES NOT INCLUDE OVER EXCAVATION, RECOMPACTION OR SUBSIDENCE.

PROPOSED EARTHWORK:
CUT: 2500 CY MAX CUT: 7FT
FILL: 2500 CY MAX FILL: 4FT

AREA OF DISTURBANCE: ∘40,440 SF
AVERAGE SLOPE: ∘9%

NEW IMPERVIOUS: 22,950 SF INSIDE OF MS4 AREA

SOILS REPORT

1. SL11639-1 SOILS ENGINEERING REPORT, GEOSOLUTIONS, DATED AUGUST 18, 2020

REPORTS REQUIRED

1. ENGINEER OF RECORD TO PROVIDE A FINAL REPORT STATING THE WORK PERFORMED IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS.
2. PAD CERTIFICATION REQUIRED. A SOIL OR CIVIL ENGINEER TO DETERMINE GRADING PERFORMED IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS AND IS SUITABLE TO SUPPORT THE INTENDED STRUCTURE(S).

PRE-CONSTRUCTION MEETING

A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE INSPECTOR TO GO OVER THE SPECIAL INSPECTION REPORTING REQUIREMENTS PRIOR TO CONSTRUCTION.
CALL MICHELLE FREEMAN, 781-5707.

EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES FOR WIND, WATER, MATERIAL STOCKPILES, AND TRACKING SHALL BE IMPLEMENTED ON ALL PROJECTS AT ALL TIMES AND SHALL INCLUDE SOURCE CONTROL, INCLUDING PROTECTION OF STOCKPILES, PROTECTION OF SLOPES, PROTECTION OF ALL DISTURBED AREAS, PROTECTION OF ACCESSES, AND PERIMETER CONTAINMENT MEASURES. EROSION CONTROL SHALL BE PLACED PRIOR TO THE COMMENCEMENT OF GRADING AND SITE DISTURBANCE ACTIVITIES UNLESS THE PUBLIC WORKS DEPARTMENT DETERMINES TEMPORARY MEASURES TO BE UNNECESSARY BASED UPON LOCATION, SITE CHARACTERISTICS OR TIME OF YEAR. THE INTENT OF EROSION CONTROL MEASURES SHALL BE TO KEEP ALL GENERATED SEDIMENTS FROM ENTERING A SWALE, DRAINAGE WAY, WATERCOURSE, ATMOSPHERE, OR MIGRATE ONTO ADJACENT PROPERTIES OR ONTO THE PUBLIC RIGHT-OF-WAY.

2. SITE INSPECTIONS AND APPROPRIATE MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES SHALL BE CONDUCTED AND DOCUMENTED AT ALL TIMES DURING CONSTRUCTION AND ESPECIALLY PRIOR TO, DURING, AND AFTER RAIN EVENTS.

3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PLACEMENT AND MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES AS SPECIFIED BY THE APPROVED PLAN UNTIL SUCH TIME THAT THE PROJECT IS ACCEPTED AS COMPLETE BY THE PUBLIC WORKS DEPARTMENT OR UNTIL RELEASED FROM THE CONDITIONS OF APPROVAL OF THEIR GENERAL PERMIT. EROSION CONTROL MEASURES/DEVICES MAY BE RELOCATED, DELETED OR ADDITIONAL MEASURES/DEVICES MAY BE REQUIRED DEPENDING ON THE ACTUAL CONDITIONS ENCOUNTERED DURING CONSTRUCTION. ADDITIONAL EROSION CONTROL MEASURES/DEVICES SHALL BE PLACED AT THE DISCRETION OF THE ENGINEER OF WORK, COUNTY INSPECTOR, SWPPP MONITOR, OR RWQCB INSPECTOR. GUIDELINES FOR DETERMINING APPROPRIATE EROSION CONTROL DEVICES SHALL BE INCLUDED IN THE PLANS WITH ADDITIONAL MEASURES/DEVICES NOTED FROM THE APPENDIX OF THE PUBLIC IMPROVEMENT STANDARDS.

4. EROSION CONTROL DEVICES SHALL BE THE FIRST ORDER OF WORK AND SHALL BE IN PLACE AT ALL TIMES DURING CONSTRUCTION (YEAR-ROUND). THESE MEASURES/DEVICES SHALL BE AVAILABLE, INSTALLED, AND/OR APPLIED AFTER EACH AREA IS GRADED AND NO LATER THAN FIVE (5) WORKING DAYS AFTER COMPLETION OF EACH AREA.

5. A LOCALLY BASED STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION (YEAR-ROUND). NECESSARY MATERIALS SHALL BE AVAILABLE AND STOCK PILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OR MAINTENANCE OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.

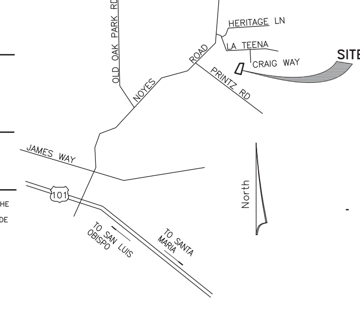
6. IN THE EVENT OF A FAILURE, THE DEVELOPER AND/OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR CLEANUP AND ALL ASSOCIATED COSTS OR DAMAGE. IN THE EVENT THAT DAMAGE OCCURS WITHIN THE RIGHT-OF-WAY AND THE COUNTY IS REQUIRED TO PERFORM CLEANUP, THE OWNER SHALL BE RESPONSIBLE FOR COUNTY REIMBURSEMENT OF ALL ASSOCIATED COSTS OR DAMAGE.

7. IN THE EVENT OF FAILURE AND/OR LACK OF PERFORMANCE BY THE OWNER AND/OR CONTRACTOR TO CORRECT EROSION CONTROL RELATED PROBLEMS THE PUBLIC WORKS DEPARTMENT MAY REVOKE ALL ACTIVE PERMITS AND RECOMMEND THAT COUNTY CODE ENFORCEMENT PROVIDE A WRITTEN NOTICE OR STOP WORK ORDER IN ACCORDANCE WITH SECTION 22.52.140 [23.10] OF THE LAND USE ORDINANCE.

8. PERMANENT EROSION CONTROL SHALL BE PLACED AND ESTABLISHED WITH 90% COVERAGE ON ALL DISTURBED SURFACES OTHER THAN PAVED OR GRAVEL SURFACES, PRIOR TO FINAL INSPECTION. PERMANENT EROSION CONTROL SHALL BE FULLY ESTABLISHED PRIOR TO FINAL ACCEPTANCE. TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT MEASURES ARE ESTABLISHED.

9. THE COUNTY AIR POLLUTION DISTRICT (APCD) MAY HAVE ADDITIONAL PROJECT SPECIFIC EROSION CONTROL REQUIREMENTS. THE CONTRACTOR, DEVELOPER, AND ENGINEER OF WORK SHALL BE RESPONSIBLE FOR MAINTAINING SELF-REGULATION OF THESE REQUIREMENTS.

10. ALL PROJECTS INVOLVING SITE DISTURBANCE OF ONE ACRE OR GREATER SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES). THE DEVELOPER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO COMPLY WITH THE GENERAL PERMIT FOR CONSTRUCTION ACTIVITY WITH THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB). THE DEVELOPER SHALL PROVIDE THE COUNTY WITH THE WASTE DISCHARGE IDENTIFICATION NUMBER (WDID #) OR WITH VERIFICATION THAT AN EXEMPTION HAS BEEN GRANTED BY RWQCB. PERSON TO CONTACT 24 HOURS A DAY IN THE EVENT THERE IS AN EROSION CONTROL/SEDIMENTATION PROBLEM (STORM WATER COMPLIANCE OFFICER):
NAME:
PHONE:



VICINITY MAP

VISUAL HORIZON
DEVELOPMENT STRATEGY
351 SELMA ST.
PISMO BEACH
CALIFORNIA 93449
PH: 805-489-1321
FAX: 805-489-6723

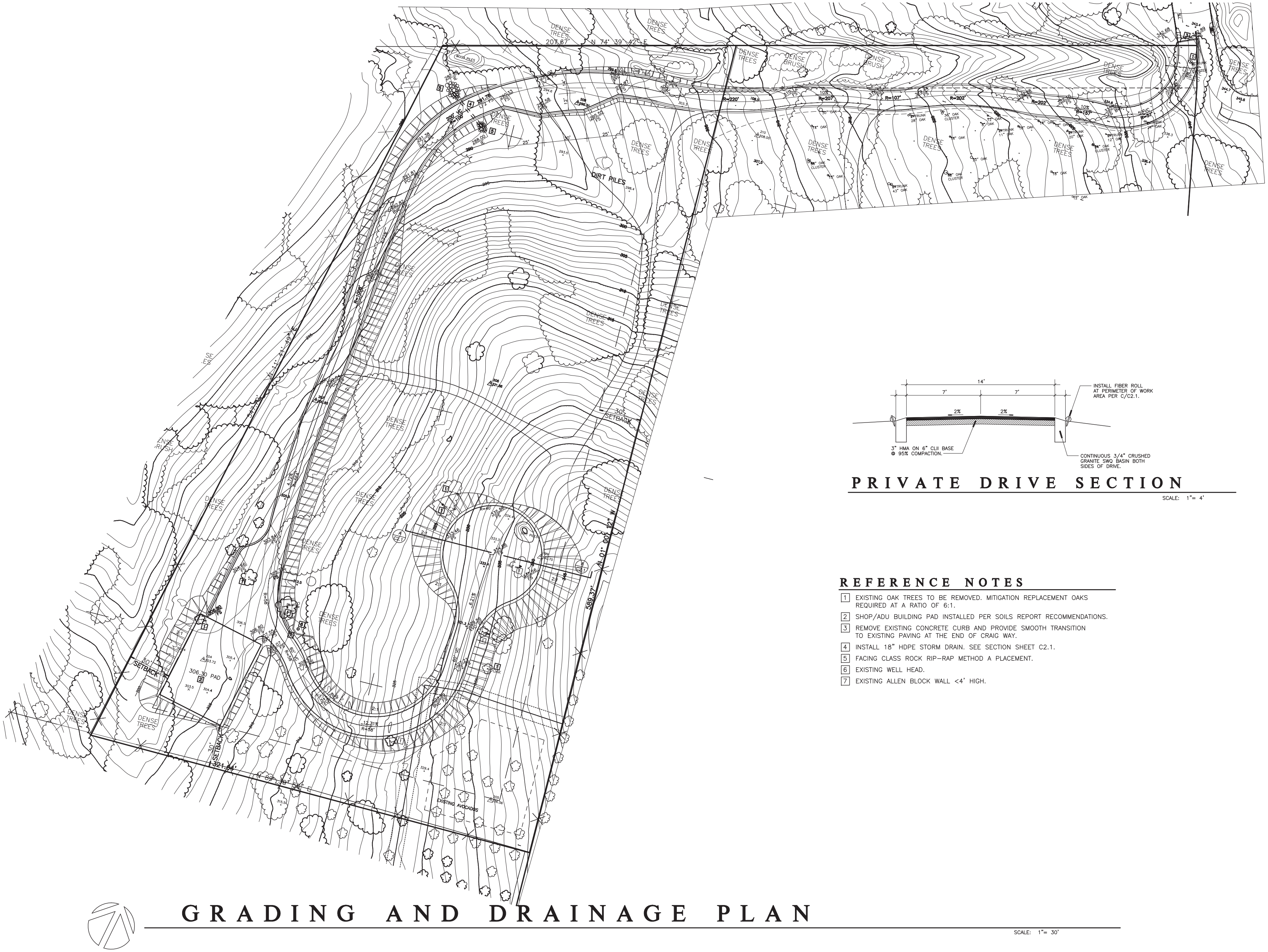
REGISTERED PROFESSIONAL ENGINEER JEFFREY J. EMRICK No. 40657 Exp. 3-31-23 CIVIL STATE OF CALIFORNIA
APRIL 5, 2022

OWNER:
Dave & Gina King
P.O. Box 1062
Pismo Beach, Ca. 93448

PROJECT:
MAJOR GRADING AND EROSION CONROL PLANS
0 CRAIG WAY
ARROYO GRANDE, CA.
APN 044-253-060

SHEET TITLE:

JOB No. 20114
CAD FILE:
DATE: May 2021
DRAWN BY: JJE
SHEET:
C1.0
OF 6 SHEETS
21.920.000.08.17.21



GRADING AND DRAINAGE PLAN

SCALE: 1"= 30'

INSTALL FIBER ROLL AT PERIMETER OF WORK AREA PER C/C2.1.

3" HMA ON 6" CLII BASE @ 95% COMPACTION.

CONTINUOUS 3/4" CRUSHED GRANITE SWQ BASIN BOTH SIDES OF DRIVE.

PRIVATE DRIVE SECTION

SCALE: 1"= 4'

REFERENCE NOTES

1. EXISTING OAK TREES TO BE REMOVED. MITIGATION REPLACEMENT OAKS REQUIRED AT A RATIO OF 6:1.
2. SHOP/ADU BUILDING PAD INSTALLED PER SOILS REPORT RECOMMENDATIONS.
3. REMOVE EXISTING CONCRETE CURB AND PROVIDE SMOOTH TRANSITION TO EXISTING PAVING AT THE END OF CRAIG WAY.
4. INSTALL 18" HDPE STORM DRAIN. SEE SECTION SHEET C2.1.
5. FACING CLASS ROCK RIP-RAP METHOD A PLACEMENT.
6. EXISTING WELL HEAD.
7. EXISTING ALLEN BLOCK WALL <4' HIGH.

VISUAL HORIZON
DEVELOPMENT STRATEGY

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PISMO BEACH
CALIFORNIA 93449

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OF 6 SHEETS	

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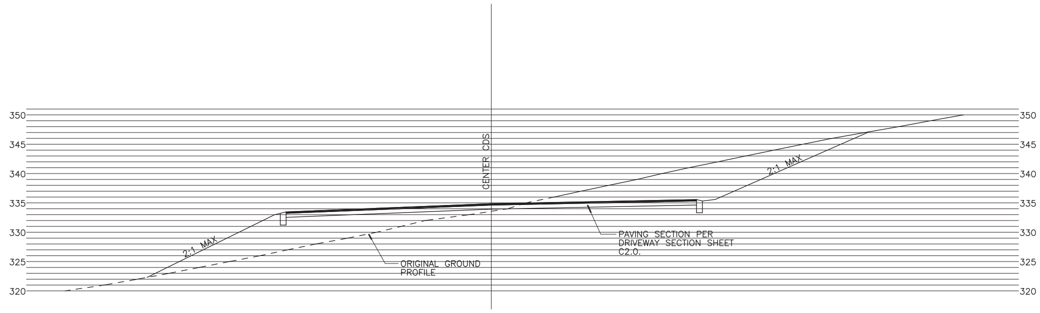
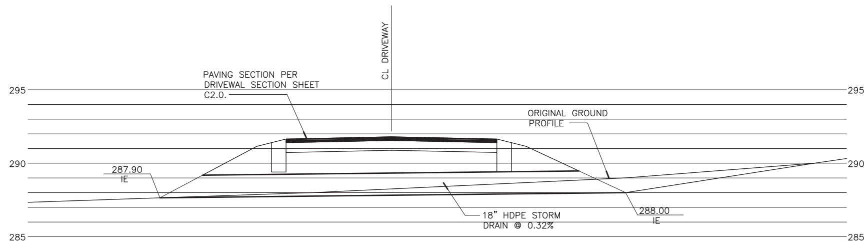


A
C2.1

CDS GRADING SECTION

SCALE: 1"= 10'



STORM DRAIN SECTION

SCALE: 1"= 4'

VISUAL HORIZON
DEVELOPMENT STRATEGY

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PISMO BEACH
CALIFORNIA 93449

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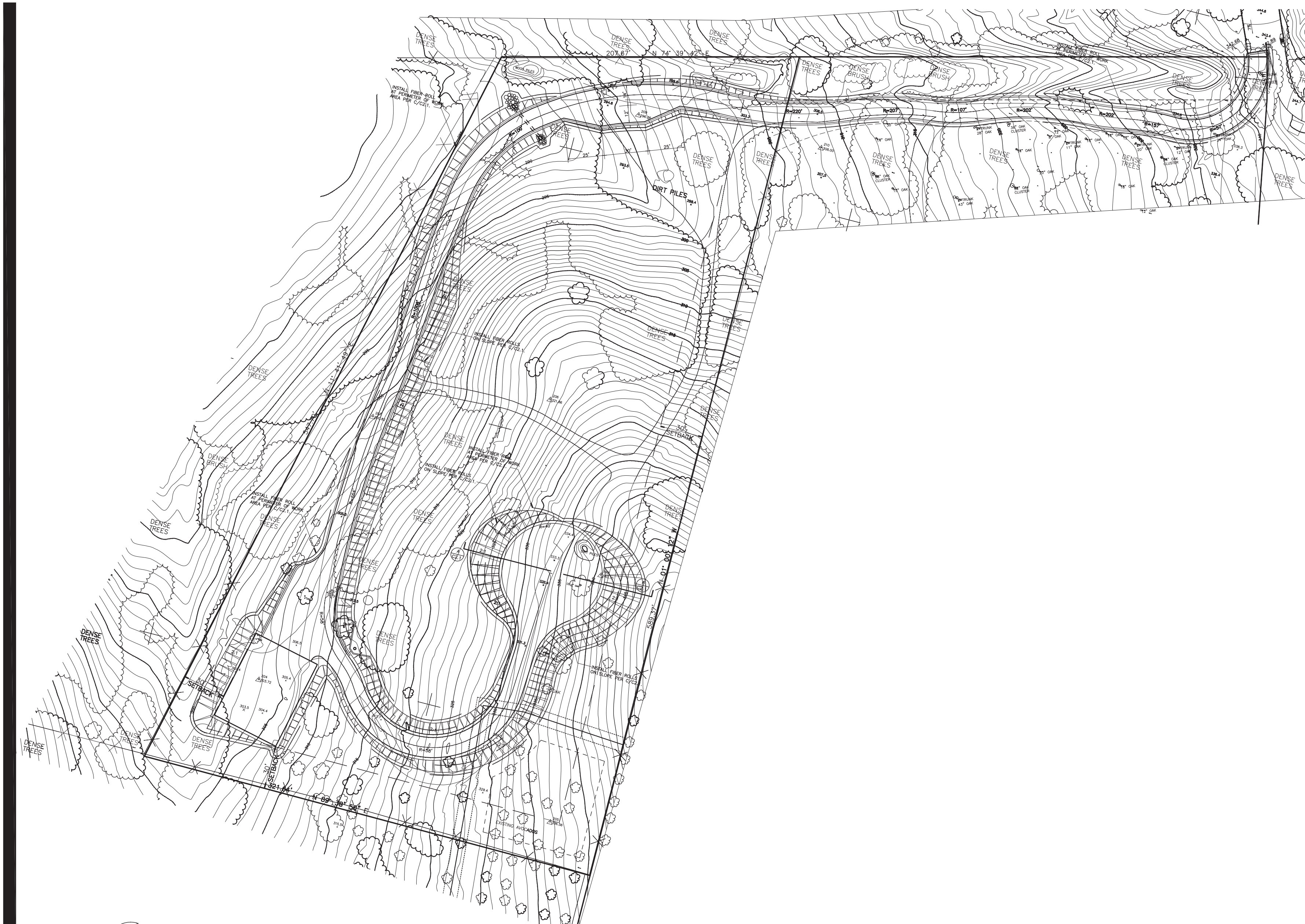

EROSION CONTROL PLAN

SCALE: 1"= 30'

VISUAL HORIZON
DEVELOPMENT STRATEGY

351 SELMA ST.
PISMO BEACH
CALIFORNIA 93449

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MAJOR GRADING AND EROSION CONROL PLANS
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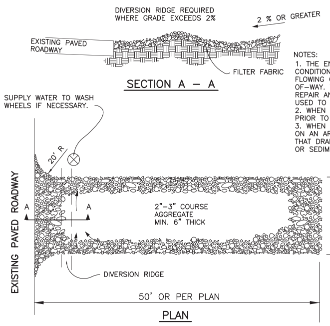
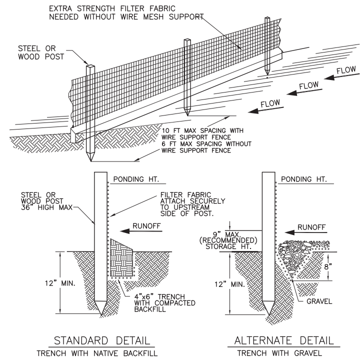


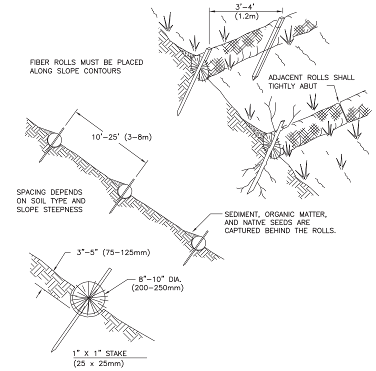
NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

A / C2.1 GRAVEL CONSTRUCTION ENTRANCE & EXIT DETAIL
(OR RUMBLE PLATES PER CIVIL ENGINEER)
SCALE: NTS



NOTE:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF–SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

B / C2.1 SILT FENCE DETAIL
SCALE: NTS



NOTE:
1. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"–5" (75–125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.

C / C2.1 FIBER ROLL DETAIL
SCALE: NTS

VISUAL HORIZON
DEVELOPMENT STRATEGY

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OF 6	SHEETS

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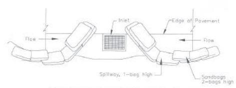
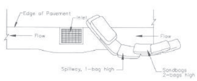
Storm Drain Inlet Protection SE-10



TYPICAL PROTECTION FOR INLET ON SUMP

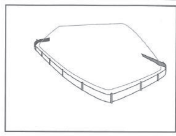


TYPICAL PROTECTION FOR INLET ON GRADE

NOTES:
1. Intended for short-term use.
2. Use to inhibit non-storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed
5. Not applicable in areas with high silts and clays without filter fabric.

DI PROTECTION TYPE 3
NOT TO SCALE

Stockpile Management WM-3



Categories		
EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☒
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents	
Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives
None

Description and Purpose
Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, asphalt minder (so called "cold mix" asphalt), and pressure treated wood.

Suitable Applications
Implement in all projects that stockpile soil and other loose materials.

Limitations
- Plastic sheeting as a stockpile protection is temporary and hard to manage in windy conditions. Where plastic is used, consider use of plastic tarps with nylon reinforcement which may be more durable than standard sheeting.
- Plastic sheeting can increase runoff volume due to lack of infiltration and potentially cause perimeter control failure.
- Plastic sheeting breaks down faster in sunlight.
- The use of plastic materials should be avoided when feasible and photodegradable plastics should not be used.

Implementation
Protection of stockpiles is a year-round requirement. To properly manage stockpiles:

CASQA CALIFORNIA STORMWATER QUALITY ASSOCIATION

Stockpile Management WM-3

- On larger sites, a minimum of 50 ft separation from concentrated flows of stormwater, drainage courses, and inlets is recommended.
- All stockpiles are required to be protected immediately if they are not scheduled to be used within 14 days.
- Protect all stockpiles from stormwater run-on using temporary perimeter sediment barriers such as compost berms (SE-13), temporary silt dikes (SE-12), fiber rolls (SE-5), silt fences (SE-1), sandbags (SE-8), gravel bags (SE-6), or biofilter bags (SE-14). Refer to the individual fact sheet for each of these controls for installation information.
- Implement wind erosion control practices as appropriate on all stockpiled material. For specific information, see WE-1, Wind Erosion Control.
- Manage stockpiles of contaminated soil in accordance with WM-7, Contaminated Soil Management.
- Place bagged materials on pallets and under cover.
- Ensure that stockpile coverings are installed securely to protect from wind and rain.
- Some plastic covers withstand weather and sunlight better than others. Select cover materials or methods based on anticipated duration of use.

Protection of Non-Active Stockpiles
Non-active stockpiles of the identified materials should be protected further as follows:

Soil stockpiles
- Cover and project soil stockpiles with soil stabilization measures and a temporary perimeter sediment barrier at all times.
- Consider temporary vegetation for topsoil piles that will be stockpiled for extended periods.

Stockpiles of Portland cement concrete rubble, asphalt concrete, asphalt concrete rubble, aggregate base, or aggregate sub base
- Provide covers and protect these stockpiles with a temporary perimeter sediment barrier at all times.

Stockpiles of "cold mix"
- Cover cold mix stockpiles and place them on plastic sheeting (or comparable material) and surround the stockpiles with a berm all times.

Stockpiles of fly ash, stucco, hydrated lime
- Cover stockpiles of materials that may raise the pH of runoff (i.e., basic materials) with plastic and surround the stockpiles with a berm at all times.

Stockpile Management WM-3

Stockpiles/Storage of wood (Pressure treated with chromated copper arsenate or ammoniacal copper zinc arsenate)
- Cover treated wood with plastic sheeting (or comparable material) and surround with a berm at all times.

Protection of Active Stockpiles
Active stockpiles of the identified materials should be protected as follows:

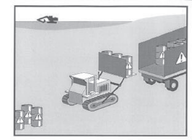
- All stockpiles should be covered and protected with a temporary linear sediment barrier prior to the onset of precipitation.
- Stockpiles of "cold mix" and treated wood, and basic materials should be placed on and covered with plastic sheeting or comparable material and surrounded by a berm prior to the onset of precipitation.
- The downstream perimeter of an active stockpile should be protected with a linear sediment barrier or berm and runoff should be diverted around or away from the stockpile on the upstream perimeter.

Costs
For cost information associated with stockpile protection refer to the individual erosion or sediment control BMP fact sheet considered for implementation (For example, refer to SE-1 Silt Fence for installation of silt fence around the perimeter of a stockpile.)

Inspection and Maintenance
- Stockpiles must be inspected in accordance with General Permit requirements for the associated project type and risk level. It is recommended that at a minimum, BMPs be inspected weekly, prior to forecasted rain events, daily during extended rain events, and after the conclusion of rain events.
- It may be necessary to inspect stockpiles covered with plastic sheeting more frequently during certain conditions (for example, high winds or extreme heat).
- Repair and/or replace perimeter controls and covers as needed to keep them functioning properly.
- Sediment shall be removed when it reaches one-third of the barrier height.

References
Stormwater Quality Handbooks - Construction Site Best Management Practices (BMPs) Manual, State of California Department of Transportation (Caltrans), March 2003.

Hazardous Waste Management WM-6



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WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ Primary Objective
☒ Secondary Objective

Targeted Constituents	
Sediment	
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	☑
Oil and Grease	☑
Organics	☑

Potential Alternatives
None

Description and Purpose
Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.

Suitable Applications
This best management practice (BMP) applies to all construction projects. Hazardous waste management practices are implemented on construction projects that generate waste from the use of:

- Petroleum Products
- Concrete Curing Compounds
- Palliatives
- Septic Wastes
- Stains
- Wood Preservatives
- Asphalt Products
- Pesticides
- Acids
- Paints
- Solvents
- Roofing Tar
- Any materials deemed a hazardous waste in California, Title 22 Division 4.5, or listed in 40 CFR Parts 110, 117, 261, or 302

CASQA CALIFORNIA STORMWATER QUALITY ASSOCIATION

Hazardous Waste Management WM-6

In addition, sites with existing structures may contain wastes, which must be disposed of in accordance with federal, state, and local regulations. These wastes include:

- Sandblasting grit mixed with lead-, cadmium-, or chromium-based paints
- Asbestos
- PCBs (particularly in older transformers)

Limitations
- Hazardous waste that cannot be reused or recycled must be disposed of by a licensed hazardous waste hauler.
- Nothing in this BMP relieves the contractor from responsibility for compliance with federal, state, and local laws regarding storage, handling, transportation, and disposal of hazardous wastes.
- This BMP does not cover aerially deposited lead (ADL) soils. For ADL soils refer to WM-7, Contaminated Soil Management.

Implementation
The following steps will help reduce stormwater pollution from hazardous wastes:

Material Use
- Wastes should be stored in sealed containers constructed of a suitable material and should be labeled as required by Title 22 CCR, Division 4.5 and 49 CFR Parts 172, 173, 178, and 179.
- All hazardous waste should be stored, transported, and disposed as required in Title 22 CCR, Division 4.5 and 49 CFR 261-263.
- Waste containers should be stored in temporary containment facilities that should comply with the following requirements:
  - Temporary containment facility should provide for a spill containment volume equal to 1.5 times the volume of all containers able to contain precipitation from a 25 year storm event, plus the greater of 10% of the aggregate volume of all containers or 100% of the capacity of the largest tank within its boundary, whichever is greater.
  - Temporary containment facility should be impervious to the materials stored there for a minimum contact time of 72 hours.
  - Temporary containment facilities should be maintained free of accumulated rainwater and spills. In the event of spills or leaks, accumulated rainwater and spills should be placed into drums after each rainfall. These liquids should be handled as a hazardous waste unless testing determines them to be non-hazardous. Non-hazardous liquids should be sent to an approved disposal site.
  - Sufficient separation should be provided between stored containers to allow for spill cleanup and emergency response access.

Hazardous Waste Management WM-6

  - Incompatible materials, such as chlorine and ammonia, should not be stored in the same temporary containment facility.
  - Throughout the rainy season, temporary containment facilities should be covered during non-working days, and prior to rain events. Covered facilities may include use of plastic tarps for small facilities or constructed roofs with overhangs.
- Drums should not be overfilled and wastes should not be mixed.
- Unless watertight, containers of dry waste should be stored on pallets.
- Do not over-apply herbicides and pesticides. Prepare only the amount needed. Follow the recommended usage instructions. Over application is expensive and environmentally harmful. Apply surface dressings in several smaller applications, as opposed to one large application. Allow time for infiltration and avoid excess material being carried offsite by runoff. Do not apply these chemicals just before it rains. People applying pesticides must be certified in accordance with federal and state regulations.
- Paint brushes and equipment for water and oil based paints should be cleaned within a contained area and should not be allowed to contaminate site soils, watercourses, or drainage systems. Waste paints, thinners, solvents, residues, and sludges that cannot be recycled or reused should be disposed of as hazardous waste. When thoroughly dry, latex paint and paint cans, used brushes, rags, absorbent materials, and drop cloths should be disposed of as solid waste.
- Do not clean out brushes or rinse paint containers into the dirt, street, gutter, storm drain, or stream. "Paint out" brushes as much as possible. Rinse water-based paints to the sanitary sewer. Filter and reuse thinners and solvents. Dispose of excess oil-based paints and sludge as hazardous waste.
- The following actions should be taken with respect to temporary contaminant:
  - Ensure that adequate hazardous waste storage volume is available.
  - Ensure that hazardous waste collection containers are conveniently located.
  - Designate hazardous waste storage areas onsite away from storm drains or watercourses and away from moving vehicles and equipment to prevent accidental spills.
  - Minimize production or generation of hazardous materials and hazardous waste on the job site.
  - Use containment berms in fueling and maintenance areas and where the potential for spills is high.
  - Segregate potentially hazardous waste from non-hazardous construction site debris.
  - Keep liquid or semi-liquid hazardous waste in appropriate containers (closed drums or similar) and under cover.

Hazardous Waste Management WM-6

  - Clearly label all hazardous waste containers with the waste being stored and the date of accumulation.
  - Place hazardous waste containers in secondary containment.
  - Do not allow potentially hazardous waste materials to accumulate on the ground.
  - Do not mix wastes.
  - Use all of the product before disposing of the container.
  - Do not remove the original product label; it contains important safety and disposal information.

Waste Recycling Disposal
- Select designated hazardous waste collection areas onsite.
- Hazardous materials and wastes should be stored in covered containers and protected from vandalism.
- Place hazardous waste containers in secondary containment.
- Do not mix wastes, this can cause chemical reactions, making recycling impossible and complicating disposal.
- Recycle any useful materials such as used oil or water-based paint.
- Make sure that toxic liquid wastes (used oils, solvents, and paints) and chemicals (acids, pesticides, additives, curing compounds) are not disposed of in dumpsters designated for construction debris.
- Arrange for regular waste collection before containers overflow.
- Make sure that hazardous waste (e.g., excess oil-based paint and sludge) is collected, removed, and disposed of only at authorized disposal areas.

Disposal Procedures
- Waste should be disposed of by a licensed hazardous waste transporter at an authorized and licensed disposal facility or recycling facility utilizing properly completed Uniform Hazardous Waste Manifest forms.
- A Department of Health Services certified laboratory should sample waste to determine the appropriate disposal facility.
- Properly dispose of rainwater in secondary containment that may have mixed with hazardous waste.
- Attention is directed to "Hazardous Material", "Contaminated Material", and "Aerially Deposited Lead" of the contract documents regarding the handling and disposal of hazardous materials.

Hazardous Waste Management WM-6

Education
- Educate employees and subcontractors on hazardous waste storage and disposal procedures.
- Educate employees and subcontractors on potential dangers to humans and the environment from hazardous wastes.
- Instruct employees and subcontractors on safety procedures for common construction site hazardous wastes.
- Instruct employees and subcontractors in identification of hazardous and solid waste.
- Hold regular meetings to discuss and reinforce hazardous waste management procedures (incorporate into regular safety meetings).
- The contractor's superintendent or representative should oversee and enforce proper hazardous waste management procedures and practices.
- Make sure that hazardous waste is collected, removed, and disposed of only at authorized disposal areas.
- Warning signs should be placed in areas recently treated with chemicals.
- Place a stockpile of spill cleanup materials where it will be readily accessible.
- If a container does spill, clean up immediately.

Costs
All of the above are low cost measures.

Inspection and Maintenance
- Inspect and verify that activity–based BMPs are in place prior to the commencement of associated activities. While activities associated with the BMP are under way, inspect BMPs in accordance with General Permit requirements for the associated project type and risk level. It is recommended that at a minimum, BMPs be inspected weekly, prior to forecasted rain events, daily during extended rain events, and after the conclusion of rain events..
- Inspect BMPs subject to non-stormwater discharge daily while non-stormwater discharges occur
- Hazardous waste should be regularly collected.
- A foreman or construction supervisor should monitor onsite hazardous waste storage and disposal procedures.
- Waste storage areas should be kept clean, well organized, and equipped with ample cleanup supplies as appropriate for the materials being stored.
- Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

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- Hazardous spills should be cleaned up and reported in conformance with the applicable Material Safety Data Sheet (MSDS) and the instructions posted at the project site.
- The National Response Center, at (800) 424-8802, should be notified of spills of federal reportable quantities in conformance with the requirements in 40 CFR parts 110, 117, and 302. Also notify the Governors Office of Emergency Services Warning Center at (916) 845-8911.
- A copy of the hazardous waste manifests should be provided.

References
Blueprint for a Clean Bay: Best Management Practices to Prevent Stormwater Pollution from Construction Related Activities; Santa Clara Valley Nonpoint Source Pollution Control Program, 1995.

Processes, Procedures and Methods to Control Pollution Resulting from All Construction Activity, 430/9-73-007, USEPA, 1973.

Stormwater Quality Handbooks - Construction Site Best Management Practices (BMPs) Manual, State of California Department of Transportation (Caltrans), November 2000.

Stormwater Management for Construction Activities; Developing Pollution Prevention Plans and Best Management Practice, EPA 832-R-92005; USEPA, April 1992.

VISUAL HORIZON DEVELOPMENT STRATEGY
351 SELMA ST. PISMO BEACH CALIFORNIA 93449
PH: 805-489-1321
FAX: 805-489-6723

PROFESSIONAL ENGINEER STATE OF CALIFORNIA CIVIL
APRIL 5, 2022

OWNER:
Dave & Gina King
P.O. Box 1062
Pismo Beach, Ca. 93448

PROJECT:
MAJOR GRADING AND EROSION CONROL PLANS
0 CRAIG WAY
ARROYO GRANDE, CA.
APN 044-253-060

SHEET TITLE:

JOB No. 20114
CAD FILE:
DATE: May 2021
DRAWN BY: JJE
SHEET:
C3.2
OF 6 SHEETS
21.920.000.08.17.21

APPENDIX B

CalEEMod Summary and Quarterly Reports

King Minor Use Permit Summary Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	King Minor Use Permit
Lead Agency	County of San Luis Obispo
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.20
Precipitation (days)	1.60
Location	35.14781852597976, -120.58318728357088
County	San Luis Obispo
City	Unincorporated
Air District	San Luis Obispo County APCD
Air Basin	South Central Coast
TAZ	3316
EDFZ	6
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Southern California Gas

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Single Family Housing	2.00	Dwelling Unit	3.34	8,240	23,426	—	5.00	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-2*	Limit Heavy-Duty Diesel Vehicle Idling
Construction	C-10-A	Water Exposed Surfaces
Construction	C-10-C	Water Unpaved Construction Roads
Construction	C-11	Limit Vehicle Speeds on Unpaved Roads

* Qualitative or supporting measure. Emission reductions not included in the mitigated emissions results.

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.78	14.5	39.8	36.1	0.05	1.81	19.8	21.6	1.66	10.1	11.8	—	5,406	5,406	0.22	0.05	0.52	5,426
Mit.	4.78	14.5	39.8	36.1	0.05	1.81	7.77	9.57	1.66	3.96	5.62	—	5,406	5,406	0.22	0.05	0.52	5,426
% Reduced	—	—	—	—	—	—	61%	56%	—	61%	52%	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.51	1.26	11.8	13.2	0.02	0.55	0.01	0.56	0.51	< 0.005	0.51	—	2,407	2,407	0.10	0.02	< 0.005	2,415
Mit.	1.51	1.26	11.8	13.2	0.02	0.55	0.01	0.56	0.51	< 0.005	0.51	—	2,407	2,407	0.10	0.02	< 0.005	2,415
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unmit.	0.61	1.12	4.80	5.20	0.01	0.22	0.43	0.65	0.21	0.21	0.42	—	918	918	0.04	0.01	0.01	921
Mit.	0.61	1.12	4.80	5.20	0.01	0.22	0.17	0.39	0.21	0.08	0.29	—	918	918	0.04	0.01	0.01	921
% Reduced	—	—	—	—	—	—	60%	40%	—	61%	31%	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.11	0.20	0.88	0.95	< 0.005	0.04	0.08	0.12	0.04	0.04	0.08	—	152	152	0.01	< 0.005	< 0.005	153
Mit.	0.11	0.20	0.88	0.95	< 0.005	0.04	0.03	0.07	0.04	0.02	0.05	—	152	152	0.01	< 0.005	< 0.005	153
% Reduced	—	—	—	—	—	—	60%	40%	—	61%	31%	—	—	—	—	—	—	—

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.12	0.36	0.10	0.65	< 0.005	0.01	0.03	0.04	< 0.005	0.01	0.01	0.34	145	146	0.04	0.01	0.51	149
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.11	0.35	0.10	0.55	< 0.005	0.01	0.03	0.04	< 0.005	0.01	0.01	0.34	142	143	0.04	0.01	0.07	146
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.11	0.35	0.10	0.63	< 0.005	0.01	0.03	0.04	< 0.005	0.01	0.01	0.34	141	141	0.04	0.01	0.25	144
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.02	0.06	0.02	0.11	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	0.06	23.3	23.4	0.01	< 0.005	0.04	23.9

6. Climate Risk Detailed Report

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	0	0	0	N/A
Snowpack	N/A	N/A	N/A	N/A
Air Quality	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	1	1	2
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	1	1	1	2
Flooding	N/A	N/A	N/A	N/A
Drought	1	1	1	2
Snowpack	N/A	N/A	N/A	N/A
Air Quality	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

7. Health and Equity Details

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	6.00
Healthy Places Index Score for Project Location (b)	68.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.5. Evaluation Scorecard

Health and Equity Evaluation Scorecard not completed.

King Minor Use Permit Quarterly Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	King Minor Use Permit
Lead Agency	County of San Luis Obispo
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.20
Precipitation (days)	1.60
Location	35.14781852597976, -120.58318728357088
County	San Luis Obispo
City	Unincorporated
Air District	San Luis Obispo County APCD
Air Basin	South Central Coast
TAZ	3316
EDFZ	6
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Southern California Gas

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Single Family Housing	2.00	Dwelling Unit	3.34	8,240	23,426	—	5.00	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-2*	Limit Heavy-Duty Diesel Vehicle Idling
Construction	C-10-A	Water Exposed Surfaces
Construction	C-10-C	Water Unpaved Construction Roads
Construction	C-11	Limit Vehicle Speeds on Unpaved Roads

* Qualitative or supporting measure. Emission reductions not included in the mitigated emissions results.

2. Emissions Summary

2.1. Construction Emissions

2.1.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (ton/quarter) and GHGs (MT/quarter)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Q1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.21	0.17	1.64	1.87	< 0.005	0.07	0.07	0.07	0.07	0.04	0.07	—	309	309	0.01	< 0.005	< 0.005	310
Mit.	0.21	0.17	1.64	1.87	< 0.005	0.07	0.03	0.07	0.07	0.02	0.07	—	309	309	0.01	< 0.005	< 0.005	310
% Reduced	—	—	—	—	—	—	61%	—	—	61%	—	—	—	—	—	—	—	—
Q2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.27	0.22	2.10	2.39	< 0.005	0.10	< 0.005	0.10	0.09	< 0.005	0.09	—	396	396	0.02	< 0.005	< 0.005	397
Mit.	0.27	0.22	2.10	2.39	< 0.005	0.10	< 0.005	0.10	0.09	< 0.005	0.09	—	396	396	0.02	< 0.005	< 0.005	397
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Q3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.27	0.22	2.10	2.39	< 0.005	0.10	< 0.005	0.10	0.09	< 0.005	0.09	—	396	396	0.02	< 0.005	< 0.005	397
Mit.	0.27	0.22	2.10	2.39	< 0.005	0.10	< 0.005	0.10	0.09	< 0.005	0.09	—	396	396	0.02	< 0.005	< 0.005	397

% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Q4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.21	0.17	1.61	1.84	< 0.005	0.07	< 0.005	0.07	0.07	< 0.005	0.07	—	304	304	0.01	< 0.005	< 0.005	306
Mit.	0.21	0.17	1.61	1.84	< 0.005	0.07	< 0.005	0.07	0.07	< 0.005	0.07	—	304	304	0.01	< 0.005	< 0.005	306
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Q5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	< 0.005	0.19	0.02	0.02	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.06	3.06	< 0.005	< 0.005	—	3.07
Mit.	< 0.005	0.19	0.02	0.02	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.06	3.06	< 0.005	< 0.005	—	3.07
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Quarterly (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.27	0.22	2.10	2.39	< 0.005	0.10	0.07	0.10	0.09	0.04	0.09	—	396	396	0.02	< 0.005	< 0.005	397
Mit.	0.27	0.22	2.10	2.39	< 0.005	0.10	0.03	0.10	0.09	0.02	0.09	—	396	396	0.02	< 0.005	< 0.005	397
% Reduced	—	—	—	—	—	—	61%	—	—	61%	—	—	—	—	—	—	—	—

2.1.2. Construction Quarters

Quarter	Start Date	End Date	Length (days)
Q1	6/30/2023	9/28/2023	91
Q2	9/29/2023	12/28/2023	91
Q3	12/29/2023	3/28/2024	91
Q4	3/29/2024	6/27/2024	91
Q5	6/28/2024	7/28/2024	31

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (ton/quarter) and GHGs (MT/quarter)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Quarterly	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	< 0.005	0.01	< 0.005	0.02	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.01	3.76	3.76	< 0.005	< 0.005	0.01	3.82

APPENDIX C

Biological Resources Assessment

0 CRAIG WAY, ARROYO GRANDE, SAN LUIS OBISPO COUNTY, CALIFORNIA

(Assessor's Parcel Number 044-253-060 and Access Easement on 044-253-061)

BIOLOGICAL RESOURCES ASSESSMENT

Prepared for:

Mr. David King
P.O. Box 1062
Pismo Beach, California 93448

Prepared by:

Kevin Merk Associates, LLC
P.O. Box 318
San Luis Obispo, California 93406

August 2021

AUTHENTICITY AND SIGNATURE PAGE

As a County-approved biologist, I hereby certify that this Biological Resources Assessment was prepared according to the Guidelines established by the County of San Luis Obispo Department of Planning and Building and that the statements furnished in the report and associated maps are true and correct to the best of my knowledge and belief; and I further certify that I was present throughout the site visits associated with this report.

_____ 8/27/21

Kevin Merk
Principal Biologist

Date

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APPENDICES

EXECUTIVE SUMMARY

Kevin Merk Associates, LLC (KMA) conducted this biological resources assessment for a proposed single-family residential development project ("project") at 0 Craig Way, Arroyo Grande, San Luis Obispo County, California (Assessor's Parcel Number 044-253-060 and includes an access easement across APN 044-253-061). The property is zoned Residential Suburban. It is in an area with estate homes on large lots with sandy oak woodland habitat and is 0.5 mile from the urban limits of Arroyo Grande. The approximately three-acre subject property is moderately disturbed as it had formerly been an avocado orchard and is actively maintained.

The project involves the construction of an approximately 8,000-square foot primary residence and a 1,200-square foot guest house and workshop. An existing dirt road would be paved within a 30-foot wide private access easement to the southern end of Craig Way. Underground electric and telephone will run within the access easement. Water service is to be provided from an existing onsite domestic well. Sewage disposal is to be by an onsite septic system with leach field. The total area of disturbance is approximately 0.95 acre.

The purpose of this assessment was to assist Mr. David King with technical biological resources information to support the environmental review process by the County of San Luis Obispo (County). This report evaluates the potential for the project site to support special-status biological resources, evaluates whether these resources could be adversely affected by the project, and provides recommended mitigation to reduce the level of effects. A desktop review of available background information on special-status biological resources in the project vicinity was used for this analysis. This investigation also included seasonally timed, focused rare plant surveys.

Soils on the project site are Arnold loamy sand, and as observed in the field were of loose sandy soils that would not pond water. Onsite elevations range from approximately 278 feet (85 meters) to 341 feet (104 meters) above mean sea level. Five plant communities or land use types were identified within the study area, and include: 1) Avocado Orchard; 2) Coastal Scrub; 3) Oak Woodland; 4) Introduced Perennial Grassland; and, 5) Ruderal/Disturbed. No sensitive natural communities, aquatic resources, riparian habitat or wetlands are present onsite. Construction would occur in Avocado Orchard, Introduced Perennial Grassland and Ruderal/Disturbed habitat types.

No special-status plant species were observed during the focused botanical surveys, and none are expected to be present due to the past and on-going disturbances on the site and invasive veldt grass (*Ehrharta calycina*). Special-status animal species that could potentially occur onsite on a transitory basis or while foraging and would not be directly affected by construction activities include: monarch butterfly (*Danaus plexippus,* population 1), Cooper's hawk (*Accipiter cooperii*), white-tailed kite (*Elanus leucurus*), pallid bat (*Antrozous pallidus*), Townsend's big-eared bat (*Corynorhinus townsendii*), and Yuma myotis (*Myotis yumanensis*). The obscure bumble bee (*Bombus caliginosus*) may occur onsite, but is unlikely to occur in the footprint of the structures because these areas do not have suitable host plants and the adults are mobile and are likely to avoid construction equipment. Construction activities could potentially affect individual Blainville's horned lizards (*Phrynosoma blainvillii*), northern California legless lizards (*Anniella pulchra*), American badgers (*Taxidea taxus*), nesting birds (including special-status species and species protected under the Migratory Bird Treaty Act, California Fish and Game Code, and the Bald and Golden Eagle Protection Act), and western mastiff bat (*Eumops perotis californicus*) roost sites. Required mitigation includes: 1) preconstruction survey and avoidance of special-status reptiles; 2) biological monitoring during vegetation clearance and initial grading; 3) protective measures for

open excavations; 4) badger den survey and avoidance or den destruction; 5) avoidance of active bird nests; and 6) survey for bat roost sites, exit survey for bats and exclusion if present.

No designated critical habitat for federally listed species occurs on or near the site. The loss of less than one acre of anthropogenic habitat types would not result in a significant loss of wildlife habitat. The subject property would not be used as a wildlife corridor because it is surrounded by fencing and residential development. The Oak Woodland habitat will remain intact, and avian species will continue to use it during movement through the area and breeding. Increased human occupancy is not expected to deter these uses because the site is already disturbed for farming, recreational and residential uses and is currently surrounded by fencing that prevents or deters movement of most wildlife. The project represents infill development within a rural residential area, and would not substantially contribute to cumulative effects of other projects in the area.

The structures have been designed to avoid the removal of oak trees, but there would be some encroachment on critical root zones (1.5 times the distance from the trunk to the dripline of the canopy) and canopy. The access road would run through Oak Woodland and is expected to remove one coast live oak (*Quercus agrifolia*) tree and grading would occur within the canopy and critical root zones of several other trees. Limbs may need to be trimmed to provide clearance for construction and fire clearance. No heritage trees are present onsite or proposed for removal. Impacts on oak trees would require mitigation including: 1) employing a certified arborist for tree (and root) trimming activities; 2) installing protective fencing around the critical root zone; and 3) preparing an Oak Tree Mitigation Plan specifying onsite compensatory mitigation for removed trees at a 4:1 ratio (i.e., 4 trees planted for every tree removed) and 2:1 for trees impacted by extensive trimming, grading or placement of fill or structures within the critical root zone.

This evaluation determined that none of the criteria that would meet a mandatory finding of significance under the California Environmental Quality Act (CEQA) would be triggered. Mitigation measures for the six additional impacts evaluated under CEQA are described herein, and would bring project effects below a level of significance.

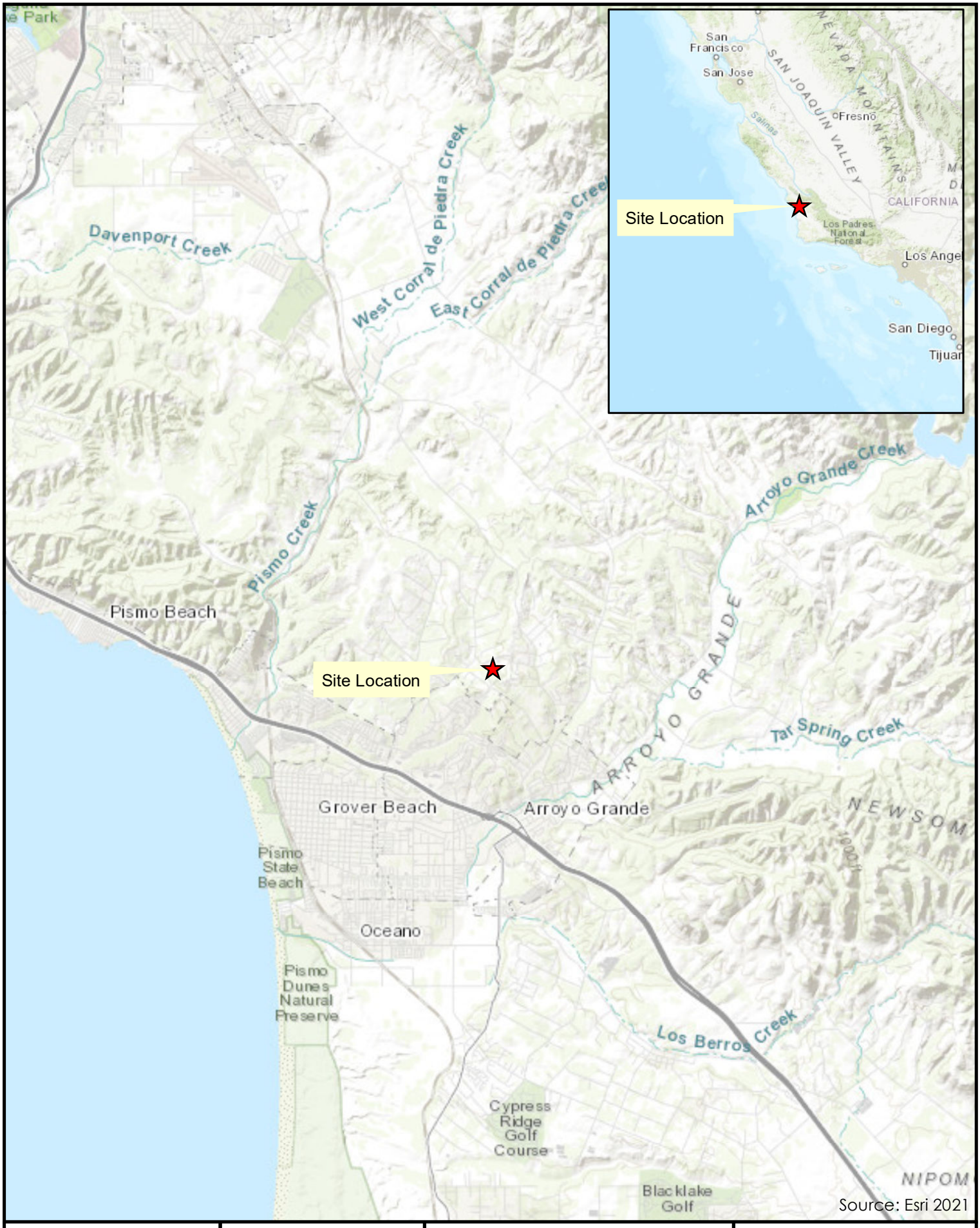
1.0 INTRODUCTION

Kevin Merk Associates, LLC (KMA) conducted this biological resources assessment (BRA) for a proposed single-family residential development project ("project") at 0 Craig Way, Arroyo Grande, San Luis Obispo County, California. The project is located on an undeveloped, approximately 2.98-acre property identified by Assessor's Parcel Number (APN) 044-253-060 ("subject property") and includes an access easement to Craig Way across APN 044-253-061. The property is zoned Residential Suburban ("RS") and is located outside of the Coastal Zone in the San Luis Bay Inland Area South planning area. It is on the U. S. Geological Survey (USGS) Arroyo Grande NE 7.5-minute topographic quadrangle (T 31 S, R 13 E; 35.148186° N, -120.582987° W). The project is located in the Noyes Road area, which can be described as estate homes on two to five-acre lots scattered throughout rolling hills in sandy soils. The urban limits of the city of Arroyo Grande are approximately 0.5 mile to the south and the site is inland from the Pacific Ocean approximately 3.5 miles. Please see Figures 1 and 2 for location information.

The purpose of this BRA is to assist Mr. David King with technical biological resources information for the County of San Luis Obispo's (County's) review of an application for a Minor Use Permit under the California Environmental Quality Act (CEQA). This BRA evaluates the site's existing environmental conditions to determine whether special-status biological resources (plants, animals, designated critical habitat, sensitive natural communities, and protected trees) may be present onsite and could be adversely affected by the project. Also included are the results of focused rare plant surveys. Mitigation is provided for adverse effects to reduce those impacts to a level below significance under CEQA.

1.1 Project Description

The project involves the construction of an approximately 8,000-square foot primary residence and a 1,200-square foot guest house and workshop (Garing Taylor & Associates, Plot Date June 20, 2021 [updated August 3, 2021]; Appendix A). Development will be sited in generally disturbed areas of the site composed of the non-native plants, including an old avocado orchard. An existing dirt road would be paved on an existing 30-foot wide private access easement to the southern end of Craig Way to provide access to the property. A driveway would generally follow the existing road network on the site to access the homesite and guest house. Underground electric and telephone will run within the access easement from Craig Way to the site entrance and proposed development. Water service is to be provided from an existing onsite domestic well. Sewage disposal is to from an onsite septic system with a 4,600 square foot leach field that will be adjacent to the homesite. The total area of disturbance is estimated at approximately 0.95 acre, and the estimated earthwork is approximately 2,500 cubic yards of cut and 1,500 cubic yards of fill.



KEVIN MERK ASSOCIATES

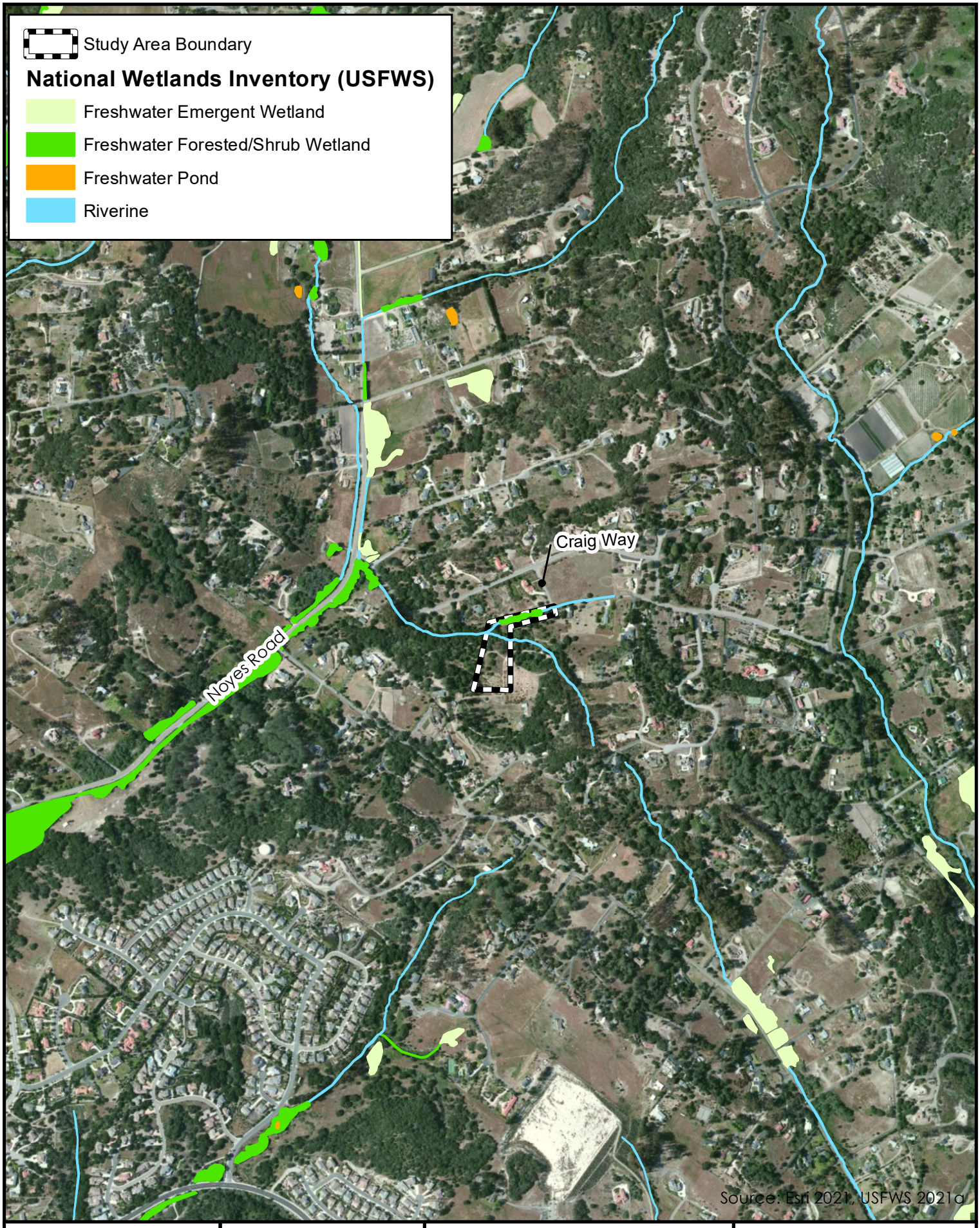
N W E S 1 inch = 10,000 feet

0 Craig Way Arroyo Grande, CA

David King

Figure 1

Site Location Map



KEVIN MERK ASSOCIATES

N
W E
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1 inch = 1,000 feet

0 Craig Way Arroyo Grande, CA

David King

Figure 2

Aerial Overview Map

1.2 Regulatory Overview

1.2.1 Compliance with the California Environmental Quality Act

The CEQA defines a *significant effect on the environment* as "a substantial, or potentially substantial, adverse change in the environment." Projects that may have significant effects are required to be analyzed in an Environmental Impact Report (EIR). Under CEQA Section 15065, a project's effects on biotic resources would have a mandatory finding of significance if the project would do any of the following:

- Have potential to substantially degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; or substantially reduce the number or restrict the range of an endangered, rare or threated species.
- Have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- Have possible environmental effects that are individually limited but cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

Prior to the public review of an environmental document, if a project proponent agrees to mitigation measures or project modifications that would avoid any significant effect or mitigate to a level below significance, and EIR would not be required. In addition to the criteria listed above that trigger mandatory findings of significance, *Appendix G* of the *CEQA Guidelines, Section IV Biological Resources*, includes six additional impacts to consider when analyzing the significance of project effects. A project's effects on biological resources could be deemed significant if the project would do the following:

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 California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS).
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by CDFW or USFWS.
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

If the project proponent agrees to mitigation measures or project modifications that would avoid all significant effects or would mitigate the significant effect(s) to a point below the level of significance, an EIR would not be required. The project proponent would be bound to implement

the mitigation measures to reduce the project effects to below a level of significance. Mitigation is not required for effects that are less than significant.

1.2.2 Special-status Species

For the purpose of this BRA, special-status species are those plants and animals listed, or Candidates for listing, as Threatened or Endangered by the USFWS under the federal Endangered Species Act (FESA); those listed as Threatened or Endangered under the California Endangered Species Act (CESA); animals designated as "Species of Special Concern," "Fully Protected," or "Watch List" by the CDFW; plants considered Endangered or Rare under the California Native Plant Protection Act; and, animals considered sensitive that do not have a specific listing status but which are recorded in the California Natural Diversity Database (CNDDB; CDFW 2021a).

FESA provisions protect federally listed species and their habitats from unlawful take, which is defined as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any of the specifically enumerated conduct." Under these regulations, "harm" may include significant habitat modification or degradation that kills or injures wildlife. Candidate species are not afforded legal protection under FESA; however, Candidate species typically receive special attention during the CEQA environmental review process. CESA provides for the protection and preservation of native species of plants and animals that are experiencing a significant decline which if not halted would lead to a threatened or endangered designation. Habitat degradation or modification is not expressly included in the definition of take under CESA.

Rare plants are those defined as having a California Rare Plant Rank (CRPR) of 1A, 1B, 2A, 2B, 3 or 4 (CDFW 2020a). Rank 4 species are a watch list, and typically do not meet CEQA's rarity definition (Section 15380), but are included here because they may be of local concern. The CRPR definitions are as follows:

- *Rank 1A: Presumed extirpated in California and either rare or extinct elsewhere.* These species are presumed extirpated because they have not been recorded in the wild in California for many years.
- *Rank 1B: Rare, threatened or endangered in California and elsewhere.* Plants that are rare throughout their range and the majority in this rank are endemic to California.
- *Rank 2A: Presumed extirpated in California, but more common elsewhere.* These species are presumed extirpated because they have not been recorded in the wild in California for many years, but they are common outside of the state.
- *Rank 2B: Rare, threatened or endangered in California, but more common elsewhere.* Plants that have ranges that extend into California, where they are rare, but are common in areas outside of the state.
- *Rank 3: Plants needing more information - A review list.* Information necessary to assign the species to one of the lists or reject them is lacking. Most species in this rank are taxonomically unresolved.
- *Rank 4: Plants of limited distribution - A watch list.* Species of limited distribution or infrequent occurrence throughout their range in California but which their vulnerability to extirpation appears low at this time and should be monitored.

Additionally, the CRPR system further assigns threat codes as a decimal extension to the rank, ranging from 1 to 3. CRPR 3 species do not have a threat code due to insufficiency of information

needed to assign it, and CRPR 1A and 2A also do not have threat codes because they not know to currently occur in California. The threat code extensions are as follows:

- *.1: Seriously threatened in California.* More than 80% of occurrences are threatened and there is high degree and immediacy of threat.
- *.2: Moderately threatened in California.* Approximately 20 to 80% of occurrences are threatened and there is a moderate degree of immediacy of threat.
- *.3: Not very threatened in California.* Less than 20% of occurrences are threatened and the is a low degree and immediacy of threat, or no current threats are known.

CDFW (2020b) maintains a list of Species of Special Concern for those animal species in which declining population levels, limited ranges, and/or continuing threats have made them vulnerable to extinction. The goal of designating species as special concern is to halt or reverse their decline early enough to secure their long-term viability. Species of Special Concern may receive special attention during environmental review, but do not have statutory protection. FESA and CESA emphasize early consultation to avoid impacts on Threatened and Endangered species. As part of the consultation process, project proponents are directed to develop appropriate mitigation plans to offset project effects on listed species and their habitats.

Raptors (e.g., eagles, hawks, and owls) and their nests are protected under both federal and state regulations. Birds of prey are protected in California under the California Fish and Game Code Section 3503.5. Disturbance that causes nest abandonment or loss of reproductive effort is considered take by CDFW. Eagles are protected under the Bald and Golden Eagle Protection Act. The federal Migratory Bird Treaty Act (MBTA) applies to many bird species, including common species, and prohibits killing, possessing, or trading in migratory birds, including whole birds, parts of birds, bird nests, and eggs. The act restricts construction disturbance during the nesting season that could result in the incidental loss of fertile eggs or nestlings or otherwise lead to nest abandonment.

1.2.3 Designated Critical Habitat

Critical habitat is designated for species listed under FESA, and are areas that contain the physical or biological features which are essential to the conservation of those species and may need special management or protection. A 2018 Supreme Court ruling further defined critical habitat as those areas that provide habitat for the relevant species, exempting areas that are not currently occupied. Critical habitat designations affect only federal agency actions or federally funded or permitted activities. Activities by private landowners are not affected if there is no federal nexus, but biological studies generally address project effects on designated critical habitat when present at the project site.

1.2.4 Sensitive Natural Communities

Sensitive natural communities are those native plant communities listed in the CNDDB (CDFW 2021a) as rare or of limited distribution. They are evaluated using NatureServe's Heritage Methodology to assign global and state ranks based on rarity and threat, and these ranks are reviewed and adopted by CDFW's (2021b) *Vegetation Classification and Mapping Program* (VegCAMP). Evaluation with the state (S) level results in ranks ranging from 1 (very rare or threatened) to 5 (demonstrably secure). Those with ranks of S1 to S3 are to be addressed in the environmental review process under CEQA (CDFW 2021b).

2.0 METHODS

This investigation followed the County's (2016) *Guidelines for Biological Resources Assessments*. KMA conducted a desktop review of natural resources databases, maps, literature and online sources to identify special-status biological resources documented from the region that could be present at the project site. Aerial imagery was employed in coordination with field surveys to define the current extent of onsite and adjacent biotic conditions. Time series aerial photography (Google Earth) was reviewed to obtain information on the history of land use onsite and surrounding properties. KMA's Principal Biologist Kevin Merk conducted the first site visit on April 14, 2021 from 0845 to 1030 hours to assess the potential of the site to support sensitive biological resources and search for rare plants. The weather during the survey was overcast and cool with light wind and air temperature 56° Fahrenheit (° F). The property, access road and approximately 250 to 300 foot buffer from the access road easement were assessed in entirety, which was considered to be the study area for this project. An additional rare plant survey was conducted on May 27, 2021 from 1000 to 1200 hours, and the weather was clearing fog and cool, with light wind, and air temperature around 56° Fahrenheit (° F). The focused rare plant surveys were timed to cover the blooming period of the special-status plant species that occur in the region, which is the period when annual species are the most readily identifiable.

All plant and animal species observed during the surveys were recorded. The methodology used for the plant surveys followed the guidance in *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities* (CDFW 2018) and *Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants* (USFWS 2000). This included walking the study area using meandering transects to observe and document all plant species observed, which were identified to a level necessary to determine rarity. Plant taxonomy followed the Jepson Flora Project (2021), and nomenclature for animals is reported as it appears in the CNDDB (CDFW 2021a) or as updates are available (California Herps 2021). Habitat types, representing plant communities and land use types, were mapped on ESRI (2021) aerial imagery. Designation of plant communities generally followed Holland's (1986) *Preliminary Descriptions of the Terrestrial Natural Communities of California*. Sawyer et al.'s (2009) *Manual of California Vegetation* and *VegCAMP* (CDFW 2021b) were also referenced. Plant communities were determined as to whether or not they met the criteria of sensitive natural communities. Land use types followed *A Guide to Wildlife Habitats in California*, which is updated through the California Wildlife Habitat Relationships (CWHR) System (CDFW 2021c). Representative photographs of each of the habitat types within the study area are provided in a photo plate.

The *Web Soil Survey* (Natural Resources Conservation Service [NRCS] 2021) was used to identify the soil mapping units present within the study area. The *National Wetlands Inventory* (NWI) was examined to evaluate the extent of any identified wetlands on the site and in the vicinity (USFWS 2021). USGS topographic maps were also reviewed for information on hydrologic and topographic features.

A query of the CNDDB was completed to identify occurrence records of special-status biological resources (plants, animals and sensitive natural communities) documented within five miles of the project site. This search included the following quadrangles: Pismo Beach, Arroyo Grande Northeast, and Oceano. CNDDB records of special-status plant and animal occurrences within the five-mile buffer of the study area were mapped. For the list of special-status species identified in the search, local distribution and ecological information was obtained from a variety of online and published sources (Jennings and Hayes 1994, Bolster 1998, Moyle et al. 2015, Thompson et al.

2016, Audubon 2021, Calflora 2021, California Native Plant Society [CNPS] 2021, California Herps 2021, The Cornell Lab of Ornithology 2021a, 2021b; CDFW 2021c). Based upon KMA's knowledge of the local area and other sources of species occurrence records (particularly observations recorded in Calflora [2021] and The Cornell Lab of Ornithology [2021a]), additional special-status biological resources that have been documented in the project vicinity were included. Designated critical habitat for species listed under FESA was identified and mapped based upon information provided in *Environmental Conservation Online System* (USFWS 2021b).

Within the list of all special-status species known from the project vicinity, an evaluation of those species with potential to occur in the study area was performed based upon the suitability of habitat conditions on the property and the local distribution (geographical and elevational ranges) and specific requirements (plant communities and soils) of the species considered. Definitive surveys for the presence or absence of special-status animal species were not conducted, and focused plant surveys were conducted as described above. We relied on existing information and known occurrence records in the region, coupled with our site-specific observations from other locations in the surrounding area, to make determinations for the probability of occurrence of each special-status species within the study area.

Any special-status species observed during the site surveys were determined to be "Present". Those species considered as "Potential" met the following requirements: records in the site vicinity, appropriate plant community and/or soil associations onsite, and within the elevational range of the species. If any one of these elements was not met or considered to be marginal for the site, but the other elements were present, that species was considered "Unlikely". If onsite environmental conditions were clearly inappropriate, or the species has a limited distribution that does not overlap the site, those species were considered "Not Expected". If any lifestage or particular life history use (i.e., foraging) fit the requirements of the onsite conditions, even while other aspects were inappropriate for certain functions (i.e., breeding), these species were still considered to have potential to occur onsite, but the likelihood of occurring onsite along with a description of site suitability are provided in the special-status species table as well as a more in-depth analysis in the text. The background review identified special-status plant species that have been documented in similar habitat conditions near the site, and because the surveys fell within the blooming period of these species the evaluation of occurrence for those species was then changed from Potential to Not Expected based upon the results of the survey.

We determined whether special-status plant and animal species, designated critical habitat, sensitive natural communities and protected trees could or do occur on or the site. Potential impacts of proposed project were evaluated for each of these biological resource issues, including the six additional impacts in CEQA Appendix G. An evaluation of significance as defined under CEQA is provided for each potential impact, and mitigation is proposed to reduce impacts to a level below the significance threshold.

3.0 RESULTS

A list of plants and animals observed during the surveys is provided in Appendix B. A plate of photographs taken during the site visits to characterize onsite conditions and habitat types is provided in Appendix C. Appendix D is a summary of all special-status species, designated critical habitat and sensitive plant communities recorded within the site vicinity, and KMA's evaluation of their potential presence onsite. Figure 1 is a site location map and Figure 2 is an aerial overview map with wetland habitats recorded in the NWI in the site vicinity. Figure 3 is a soils map and Figure 4 is a habitat map showing the area occupied by each of the habitat types in the study area.

Figure 5 is a special-status plants map, showing rare species recorded in the CNDDB, sensitive natural communities and designated critical habitat for federally listed plant species within five miles of the study area. Figure 6 shows special-status animal species recorded in the CNDDB and designated critical habitat for federally listed animal species.

3.1 Existing Conditions

The property is an undeveloped lot that contains remnant oak woodland in areas that have not been disturbed from ranching and farming activities. The southeastern portion of the property is an old avocado orchard that extends into the offsite property to the east and is accessed from Red Rock Road/Rooker Ranch Road to the south. Based upon review of historic aerial photography, the orchard has been in place since at least 1994 and at that time the oak woodland habitat was less extensive on the property. An access road bisects the orchard and areas around the western side of the orchard have been cleared and are used for storage. The unpaved ranch roads on the property run through non-native grassland, the old orchard and oak woodland growing on the sandy soils and connect with an improved gravel/rock access road that connects to Craig Way. Equipment storage and regular human uses (BMX track) are scattered throughout the property. The oak trees have been limbed up and brush has been removed from the understory. Several small eucalyptus (*Eucalyptus* sp.) trees visible on aerial imagery had been cut and were resprouting from the stumps at the time of the surveys. Open areas of the site were overgrown with non-native, invasive veldt grass (*Ehrharta calycina*). A swale was present to the north of the Craig Way access road and is discussed further in Section 3.3 below, but there were no signs of flow in this feature and no aquatic resources were observed on the property. The entire site is surrounded by fencing consisting of non-climb wire mesh with wooden and pipe framing. The property is relatively level and slopes to the northwest, with the highest point at the end of Craig Way. Onsite elevations range from approximately 278 feet (85 meters) to 341 feet (104 meters) above mean sea level.

3.2 Soils

One soil type is mapped within the study area in the *Web Soil Survey* — Arnold loamy sand (NRCS 2021). The unit with 5 to 15 percent slopes is along the northeastern access road, and 15 to 50 percent slopes, MLRA 15 occupy the majority of the site (Figure 3). This soil is a loamy fine sand that is residuum weathered from sandstone (NRCS 2021). It forms on terraces, does not experience flooding or ponding and is somewhat excessively drained (NRCS 2021). Observations in the field were of loose sandy soils.

KEVIN MERK ASSOCIATES

N W E S

1 inch = 200 feet

0 Craig Way Arroyo Grande, CA

David King

Figure 3

Soils Map

3.3 Hydrologic Features, Wetlands and Riparian Habitats

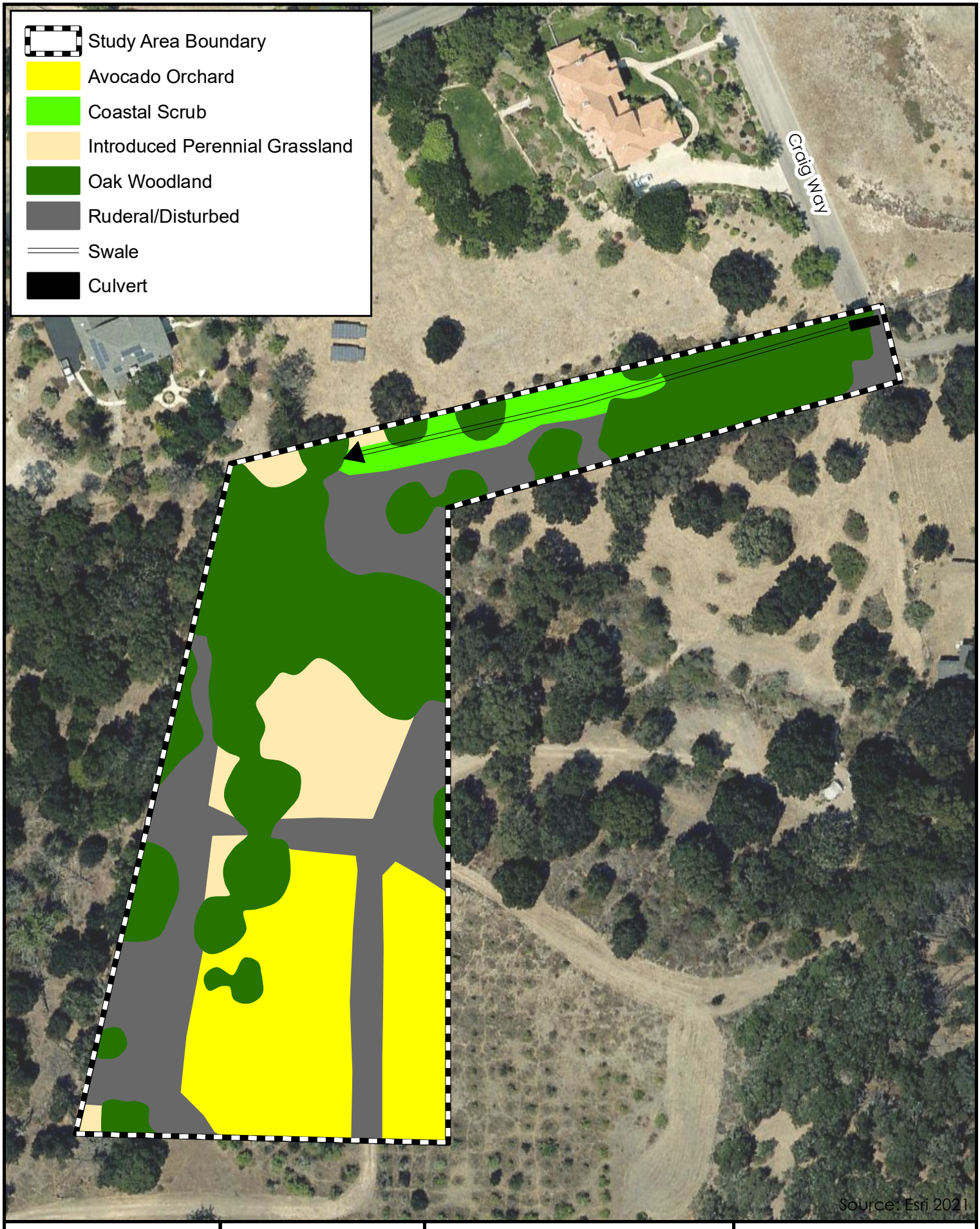
No drainages or streams are shown on the USGS topographic map within the study area. The site is located near the top of the Carpenter Canyon, Poorman Canyon and Canyon No. 2 watersheds. The USGS map shows two topographic draws onsite consistent with the location of a branched drainage mapped in the NWI (Figure 2). The NWI classifies the northern branch, which is located where the swale was observed onsite, as a Freshwater Forested/Shrub Wetland. This NWI wetland type describes Riparian habitat, which are shrub communities that form in mesic sites and are dominated by willow (*Salix* spp.). No willows or wetland plant species occur in this area, and no riparian forest or shrub habitats are present on the site. The swale was vegetated by Coastal Scrub species (see Section 3.4 below), primarily bracken fern that is rated as "FACU" in the *National Wetland Plant List* (United States Army Corps of Engineers [USACE] 2018) for the arid west. "FACU" species usually occur in non-wetlands (estimated probability 67 to 99%). The configuration of the swale appeared to have been a constructed feature, possibly from grading on the lot(s) to the north to handle surface runoff in the highly erodible sandy soils. The swale also handles drainage off undeveloped lots further northeast, as a culvert was observed under the entrance access road at the end of Craig Way. There was no sign of recent flowing water, but a drain inlet in Craig Way also directs road runoff into this feature. The swale vanishes onsite and gentle topography was present further downslope characteristic of the rolling hills in this area.

The NWI identifies another drainage feature bisecting the southern property and is shown as Riverine habitat (Figure 2). This area was inspected and no channel or indicators of flow (i.e., wetland hydrology) were present onsite. The area within this topographic draw was walked to the east of the property and no defined drainage channel or evidence of flow was present. The access road crossing this topographic draw did not have a culvert or any signs of erosion indicating the presence of seasonal surface flows. Additionally, there was no riparian or wetland habitat present in this location, and the only difference in vegetation from the surrounding Oak Woodland was a patch of giant wild rye (*Elymus condensatus*) and poison oak (*Toxicodendron diversilobum*).

Although not evident in the field, the NWI data show that the northern swale and southern topographic draw converge along the northwestern corner of the property and then merge with Canyon No. 2 at Noyes Road (Figure 2). Canyon No. 2 has a band of Riparian habitat along its course at Noyes Road since it collects runoff from a larger area. Historic farming and tilling activities resulted in excessive erosion in the region, and many of the canyons and topographic features in these sandy soils were formed from these activities. Drainage from the area follows Noyes Road, and then crosses under Highway 101 at Oak Park Boulevard and goes into Pismo Lake. The lake is a manmade feature that was constructed from excavation of all the eroded materials from these hills to create the small islands. Pismo Lake is maintained from an artificial impoundment where the railroad tracks are located. It historically discharged into the Pacific Ocean at North Beach Campground, but has been manipulated to join with Meadow Creek, which converges with Arroyo Grande Creek at its mouth and discharges into the Pacific Ocean west of Oceano.

3.4 Habitat Types

Five plant communities or land use types were identified within the study area, and include: 1) Avocado Orchard; 2) Coastal Scrub; 3) Oak Woodland; 4) Introduced Perennial Grassland; and, 5) Ruderal/Disturbed. Each of these habitat types is described below. The areas occupied by these habitat types are shown on Figure 4 and representative photographs are provided in Appendix C.



KEVIN MERK ASSOCIATES

N
W E
S

1 inch = 100 feet

0 Craig Way Arroyo Grande, CA

David King

Figure 4

Habitat Map

3.4.1 Avocado Orchard

Avocado (*Persea americana*) trees were planted in the southeastern portion of the site several decades ago (Figure 4). The orchard was no longer being maintained and Introduced Perennial Grassland had grown under the trees and between the unvegetated trails and roads. This habitat type is not a native plant community and would fall under the Evergreen Orchard developed habitat type as described in the CWHR system (CDFW 2021c).

3.4.2 Coastal Scrub

Coastal Scrub habitat was present along the swale in areas outside of the oak canopy (Figure 4). This community was dominated by western bracken fern (*Pteridium aquilinum*) and poison oak (*Toxicodendron diversilobum*), with scattered California sagebrush (*Artemisia californica*) and California coffeeberry (*Frangula californica*). There was a moderate degree of bare sandy soils, which was generally characteristic for the entire property. This habitat type generally corresponds to the Central Lucian Coastal Scrub community described by Holland (1986) although it did not support the species diversity typically seen in a pure stand of coastal scrub. It was more consistent with the Poison Oak Scrub association/*Toxicodendron diversilobum-Pteridium aquilinum* special stand in VegCamp (CDFW 2021b).

3.4.3 Oak Woodland

The Oak Woodland habitat type onsite was dominated by coast live oak (*Quercus agrifolia*) and had clusters of trees with continuous canopy and isolated trees surrounded by other plant communities that extended into the understory. The trees had been limbed up and understory managed, resulting in sparse cover by native species in the understory. Some small California coffee berry and coyote brush (*Baccharis pilularis*) shrubs were present but had been mowed to ground level and were resprouting. The understory in the areas with heavier canopy cover had herbs such as miner's lettuce (*Claytonia perfoliata*), goose grass (*Galium aparine*), California hummingbird sage (*Salvia spathacea*), bur chervil (*Anthriscus caucalis*), Bermuda buttercup (*Oxalis pes-caprae*) and the occasional blunt leaved lupine (*Lupinus truncatus*). Along the property line, poison oak was present. Non-native grasses were also scattered in this community, including ripgut brome (*Bromus diandrus*), red brome (*B. madritensis* ssp. *rubens*), and soft chess (*B. hordeaceus*). The part of the swale in the northeastern end of the study area under the oak canopy had an understory of non-native grasses and English ivy (*Hedera helix*). This habitat type corresponds to the Coast Live Oak Woodland community described by Holland (1986) and Sawyer et al. (2009).

3.4.4 Introduced Perennial Grassland

This community was dominated by a single species, veldt grass, which had greater than 50% areal cover. Perennial veldt grass is a highly invasive, non-native species that can occur in high densities, especially on sandy soils, and outcompetes many native species. It forms extensive stands in the sandy soils of Arroyo Grande and on the Nipomo mesa. Other species that occurred in low abundance were characteristic of the Non-native Grassland community described by Holland (1986), such as ripgut brome and soft chess. Elements of coastal scrub habitat were also present and included patchy occurrences of deerweed (*Acmispon glaber*) and contorted primrose (*Camissonia strigulosa*). An area where several small eucalyptus had been removed was also composed of veldt grass. Veldt grass dominated grasslands are consisted with the Introduced Perennial Grassland described by Sawyer et al. (2009).

3.4.5 Ruderal/Disturbed

Disturbed areas onsite consisted of bare ground from the roads, trails, equipment storage areas, a wood pile, and ongoing human activities. Margins of the roads, the understory of the Avocado Orchard and other areas with slightly lower level of disturbance that permit some plant growth were favored by Ruderal species, which are species that are early colonizers of bare ground and can persist even with the ongoing disturbance regime. Species observed in Ruderal areas included isolated veldt grass clumps, lamb's quarters (*Chenopodium album*), telegraph weed (*Heterotheca grandiflora*), spiny sowthistle (*Sonchus asper*) and red-stemmed filaree (*Erodium cicutarium*). This habitat type is not a native plant community since it is dominated by non-native, weedy species. The unvegetated areas would be classified as the Barren habitat type in the CWHR (CDFW 2021c). The Ruderal areas would be considered to be an Urban habitat type, in the Demolition Site category, which includes cleared lands lacking structures that do not support native vegetation types (CDFW 2021c).

3.5 Special-status Biological Resources

The property consists of an old avocado orchard, moderately disturbed oak woodland and veldt grass grassland on sandy soils. No aquatic resources are present onsite, and no natural drainage features with defined bed and bank structure were observed onsite. The swale feature along the entrance road appears to have been constructed to manage drainage and runoff of the lots to the north. The property is situated in a suburban area where although the lots are greater than one acre, the landscape has been entirely converted to human uses. The mosaic of oak woodland throughout the area has potential to support some wildlife species, but in general most species expected to occur in this area would tolerate a high degree of disturbance and are adapted to living close to human habitations. Although the background review contained a large number of special-status biological resources that have been documented within the project vicinity (refer to Figure 5 and Figure 6, and Appendix D), focused botanical surveys confirmed the site does not support special-status plants. In addition, the habitat suitability analysis concluded the site has low to moderate potential to support a diversity of animal species due to its small size, ongoing human presence and disturbance, and isolation from large intact open space areas.

3.5.1 Special-status Plants

No special-status plant species were found during the focused rare plant surveys. Although rainfall in the 2020-2011 season was below average in this region, the study area received enough precipitation during the winter rain season to support annual plant species. The high degree of ground disturbance on the site historically as part of the farming activities as well as the ongoing human presence, in addition to the dominance of the invasive veldt grass reduced the habitat values onsite and the potential that special-status plant species would occur.

Site Location
Five Mile Buffer
USGS 7.5' Quad

CNDDB Plant Occurrences (April 2021)

- Beach spectaclepod
- Black-flowered figwort
- Blochman's leafy daisy
- Brewer's spineflower
- Chaparral ragwort
- Coastal goosefoot
- Dune larkspur
- Dwarf soaproot
- Gambel's water cress
- Hoover's bent grass
- Kellogg's horkelia
- La Graciosa thistle
- Marsh sandwort
- Mesa horkelia
- Nipomo Mesa ceanothus
- Pismo clarkia
- San Luis mariposa-lily
- San Luis Obispo County lupine
- San Luis Obispo monardella
- San Luis Obispo owl's-clover
- Sand mesa manzanita
- Santa Margarita manzanita
- Slender bush-mallow
- Southern curly-leaved monardella
- Straight-awned spineflower
- Surf thistle

Sensitive Natural Communities

- Central Foredunes
- Coastal and Valley Freshwater Marsh

Critical Habitat (USFWS)

- La Graciosa thistle

Blochman's leafy daisy
Coastal goosefoot
Gambel's water cress
La Graciosa thistle
San Luis Obispo monardella
Southern curly-leaved monardella

Source: Esri 2021, CDFW 2021a, USFWS 2021b

KEVIN MERK ASSOCIATES

1 in = 5,000 ft
0 0.5 1 2 Miles

0 Craig Way Arroyo Grande, CA

David King

Figure 5

CNDDB Plant Occurrences Map

Site Location
Five Mile Buffer
USGS 7.5' Quad

CNDDB Animal Occurrences (April 2021)

American badger
California red-legged frog
Coast horned lizard
Foothill yellow-legged frog
Globose dune beetle
Mimic tryonia (=California brackishwater snail)
Monarch - California overwintering population
Northern California legless lizard
Obscure bumble bee
Oso Flaco robber fly
Sandy beach tiger beetle
Steelhead - south-central California coast DPS
Tidewater goby
Tricolored blackbird
Western pond turtle
Western snowy plover

Critical Habitat (USFWS)

Tidewater goby
Steelhead - south-central California coast DPS

Source: Esri 2021, CDFW 2021b, USFWS 2021b

KEVIN MERK ASSOCIATES

1 in = 5,000 ft

0 0.5 1 2 Miles

0 Craig Way Arroyo Grande, CA

David King

Figure 6

CNDDB Animal Occurrences Map

Our desktop evaluation conducted prior to field surveys determined that moderately suitable habitat conditions were present onsite to support special status species known to occur in the inland sandy soils of the Arroyo Grande area. These species included:

- Black-flowered figwort (*Scrophularia atrata*);
- Chaparral ragwort (*Senecio aphanactis*);
- Hoover's bent grass (*Agrostis hooveri*);
- Mesa horkelia (*Horkelia cuneata* var. *puberula*);
- Pismo clarkia (*Clarkia speciosa* ssp. *immaculata*);
- San Luis mariposa-lily (*Calochortus obispoensis*);
- San Luis Obispo County lupine (*Lupinus ludovicianus*);
- San Luis Obispo owl's-clover (*Castilleja densiflora* var. *obispoensis*); and
- Straight-awned spineflower (*Chorizanthe rectispina*).

Of importance, the site falls within the range of the federally Endangered, state Rare and CRPR 1B.1 **Pismo clarkia**, a plant that is locally endemic to sandy soils in the Edna-Arroyo Grande area. It is an annual herb in the family Onagraceae. This species occurs along the margins and in openings of chaparral, cismontane woodland, and valley and foothill grassland (CNPS 2021). The sandy soils and Oak Woodland habitat mosaic onsite are suitable for this species, as Pismo clarkia has been observed in the region. However, the invasive veldt grass and high degree of ground disturbance from historic and ongoing human activities greatly reduce the possibility that this species would occur. The CNDDB contains numerous records of this species within five miles from the site (Figure 5), with two records within 1.0 mile of the site in similar habitats invaded by veldt grass. Pismo clarkia was not found onsite during the focused rare plant surveys, and as such, it is not expected to have potential to be present. A reference site for Pismo clarkia was visited on the same day as the May survey to confirm it was in bloom and in identifiable condition in the local area.

We also evaluated the site for the potential presence of maritime chaparral known to occur in the region the supports rare manzanita species such as Santa Margarita manzanita (*Arctostaphylos pilosula*) and sand mesa manzanita (*A. rudis*). Neither maritime chaparral or any manzanita species were found. Ultimately, the focused rare plant surveys conducted for this investigation took place during the blooming period of the suite of species identified in the background review (see Appendix D), and none of these were found. The botanical surveys during the 2021 growing season were determined to be conclusive in that no special-status plant species occur on the property, and no further surveys are recommended at this time.

3.5.2 Special-status Animals

Based upon our background review of special-status species records, two invertebrate, two reptile, one bird, and five mammal species were considered to have "Potential" to occur on the property. No special-status amphibian or fish species would occur because there are no aquatic resources that could support these species on or near the site. The listing status, habitat associations and evaluation of occurrence of the species recorded in the project vicinity are summarized in Appendix D, and a map of CNDDB animal records within five miles of the property is provided in Figure 6. These ten species that were determined to have Potential to occur are described in further detail below.

The **monarch butterfly** (*Danaus plexippus,* population 1) is a Candidate for federal listing by the USFWS under the Endangered Species Act and considered sensitive by CDFW for overwintering colonies. Roosting sites are considered to be of local concern within the City's (2014) *General Plan*. This species undertakes multi-generational migrations of thousands of miles (Center for Biological Diversity et al. 2014). In the late summer, the butterflies leave Canada and the northern United States to their overwintering habitat on the south-central California/Baja California coast or mountains of central Mexico. "Population 1" of the species refers to those that overwinter in California, historically ranging from northern Mendocino County through San Diego County. In the California central coast region, they roost colonially during the winter in wind-protected groves of eucalyptus, Monterey pine and cypress. These colonial roost sites are occupied by large numbers of butterflies throughout the winter and the individual sites are generally reused each year. The butterflies cluster together at the roost sites, which have specific microclimates that keep them cool enough to conserve lipid reserves but do not reach freezing temperatures (Center for Biological Diversity et al. 2014). Overwintering is the most vulnerable element in the monarch life cycle, and over the past 30 years the overwintering population has declined by at least 95% (Schultz et al. 2017). "Autumnal sites" are temporary sites used for roosting that do not persist through the winter and may not be used every year. During the spring and summer, they disperse throughout the United States and southern Canada (Center for Biological Diversity et al. 2014). Adults nectar on a variety of blooming plants, including milkweeds, asters, lilies, verbenas, mallows, wild carrots, legumes, clover, and alfalfa (Brower et al. 2006). Milkweed is required as a host plant for caterpillars, and is where the eggs are laid, but was not seen in the study area. Eggs can hatch from between 25 days and 7 weeks (Center for Biological Diversity et al. 2014). The larvae use compounds in the milkweed plant as a defense against predators and other specific functions in their lifecycle (Agrawal et al. 2012). After metamorphosis, breeding adults lay eggs within just a few days, resulting in several generations of breeding butterflies during one summer season. Breeding generations live only two to five weeks, and generally move to the north and east following cooler temperatures and higher quality milkweed. Those that metamorphose in the fall go into reproductive diapause instead of mating, and can live up to nine months (Center for Biological Diversity et al. 2014). They undergo a series of physiological changes in order to survive their migrations, and travel 25 to 30 miles per day (Brower et al. 2006). Individuals that arrive at the roosting sites are thus "great-great-grandchildren" of those that departed the overwintering site the previous spring, and it is not known how they find the exact roost sites that were used by their ancestors (Center for Biological Diversity et al. 2014). No records of overwintering populations or autumnal sites from within the eastern Arroyo Grande area; overwintering occurs along the coast in the Pismo Beach, Grover Beach and Oceano were winter temperatures are moderated by the ocean (CDFW 2021a). The Oak Woodland habitat is unsuitable as a roost site for this species, but individuals could periodically occur onsite and feed on flowering plants in the study area.

The **obscure bumble bee** (*Bombus caliginosus*) does not have a specific listing status, but is considered sensitive in the CNDDB and could be a species of local concern. It is found along the California coast from Santa Barbara County northward. The host plants for this species occur in coastal scrub, riparian, and grassland habitats. Typical plant species that can be used include ceanothus, coyote brush, thistles, sweet peas, lupines, willows, clover and blackberry. Queens emerge from hibernation in late-January, workers appear in early-March, and males emerge in April. Colonies dissolve in late-October, with only the new queens surviving. Little is known about this species in San Luis Obispo County. Most CNDDB records are from collections made from the 1950s through the mid-1970s, and the locality information from these collections mostly is imprecise. Suitable host plants are present onsite and there is a chance that it could occur.

Blainville's (=coast) horned lizard (*Phrynosoma blainvillii*) is a CDFW Species of Special Concern that occurs in a variety of habitat types, as long as there are open areas for basking in the sun, and shrubs or other objects for cover. The lizards are surface active primarily in the spring and summer during periods of warm weather, and they retreat underground during periods of low temperatures or extreme heat (California Herps 2021). While they can "swim" into loose sandy soil for burial, they area also found in areas with sandy gravel or loam substrates where they use small mammal burrows (Jennings and Hayes 1994). This species is negatively correlated with the presence of the invasive and non-native Argentine ants (*Linepithema humile*), which proliferate in developed areas and displace native ant species that are the food source of horned lizards (Fisher et al. 2002). There are records of this species from inland areas in the Arroyo Grande Creek watershed (CDFW 2021a). The sandy soils onsite are suitable for burial, and have patches of open ground for basking and vegetative cover for refuge. However, existing site uses pose a high threat to survival, and the degree of development in the surrounding area decreases the probability that this species can occur.

The **northern California legless lizard** (*Anniella pulchra*) is a CDFW Species of Special Concern. This species occurs in a variety of habitats as long as there is soil moisture and cover, including beach dunes, chaparral, pine forest, oak woodland, riparian forest and scrub, coastal scrub and landscaped areas near residences (California Herps 2021). This species is fossorial and buries into loose soils, leaf litter, or is associated with cover objects that provide moisture (i.e., rocks, boards, and logs). They forage just beneath the surface of loose soil or in leaf litter during the morning or evening, and may be active above the surface at dusk or at night (California Herps 2021). Their peak activity near the surface is from February through May (Yasuda 2012). Suitable sandy soils are present on the property, and legless lizards could occur anywhere onsite where there are cover objects or leaf litter. The Oak Woodland and Coastal Scrub habitats are particularly suitable, and they also occur under stored materials in Ruderal areas. Numerous records are from Grover Beach, Oceano and Nipomo Mesa where there are sandy soils (CDFW 2021a), and species also occurs away from the coast.

Cooper's hawk (*Accipiter cooperii*) is on the CDFW Watch List for nesting. This is a woodland species that prefers dense stands of coast live oak, riparian forest, and mixed coniferous forests near a source of water, but also can occur in suburban habitats with tall trees. They prey on birds, small mammals, reptiles and amphibians. There are numerous observations from areas near the property (The Cornell Lab of Ornithology 2021a). This species could nest, roost or forage in the Oak Woodland.

The **white-tailed kite** (*Elanus leucurus*) is a CDFW Fully Protected species for nesting sites. This species prefers open areas for foraging, including grasslands, river valleys, oak savanna, agricultural areas, deserts, and marshes (Audubon 2021). They nest in large isolated trees, and occasionally in riparian habitats (CDFW 2021c). During the non-breeding season, they roost communally in trees or tall shrubs at the edges of grasslands (The Cornell Lab of Ornithology 2021b). This species has been recorded at numerous locations near the property (The Cornell Lab of Ornithology 2021a). They could potentially forage in the Introduced Perennial Grassland or Avocado Orchard, and may nest or roost in the Oak Woodland.

The **American badger** (*Taxidea taxus*) is a CDFW Species of Special Concern. This species occurs in a variety of open habitats, and prefers grassland, oak savannah and edges of shrubland. They are associated with friable soils in which they dig burrows. Although they frequently reuse old dens, they may dig a new den each night, especially in summer (CDFW 2021c). Young are born in maternity dens in March and April (CDFW 2021c). Suitable habitat is present onsite, and the soils

are friable. No potential dens or burrows of potential prey animals were observed during the survey. Badgers are highly mobile and could move through the study area; however, the type of fencing that surrounds the property would discourage such movement. They tolerate some human disturbance, but the developed nature of the surrounding area may preclude them from occurring. Observations close to the site are from 1991, and other more recent records are from the vicinity farther from urban areas (CDFW 2021a). While the likelihood that they could occur onsite cannot be ruled out, the chance is low.

The **pallid bat** (*Antrozous pallidus*) is a CDFW Species of Special Concern. This species forages in a variety of dry, open habitats such as grassland, deserts, woodland, shrubland and coniferous forest. Maternity and winter roosting sites are cavities or caves in rock features, large trees or buildings, and these structures must substantially moderate temperature. Day roosts are in caves, crevasses, mines and occasionally hollow trees or buildings. Night roosts are in more open areas such as porches or agricultural buildings. They forage on beetles, moths, spiders, scorpions and Jerusalem crickets (CDFW 2021c). **Townsend's big-eared bat** (*Corynorhinus townsendii*) is a CDFW Species of Special Concern. This species occurs in a variety of habitats, including dry upland areas, semidesert, coniferous forest, and riparian woodland. They prefer foraging along the edges of riparian vegetation and they drink water from ponds. They roost in caves, mines, abandoned buildings and under bridges (Gruver and Keinath 2006). They are considered to widespread throughout California except for high elevations in the Sierra Nevada and occur in this area throughout the year (CDFW 2021c). The **western mastiff bat** (*Eumops perotis californicus*) is a CDFW Species of Special Concern. It occurs in coniferous and deciduous woodlands, coastal scrub, grasslands, chaparral, deserts and urban areas (CDFW 2021c). This species is resident year-round in this region, and are active nocturnally throughout the year. They roost in cliff faces, tunnels, on buildings or in trees. Maternity roosts are restricted to crevices in rock formations or buildings (CDFW 2021c). The **Yuma myotis** (*Myotis yumanensis*) does not have a specific listing status but is considered sensitive by the CDFW (2020b). This species forages in open forests and woodlands, usually over water sources such as ponds and streams (CDFW 2021c). They prey on flying insects as well as ants. The Yuma myotis roost in buildings, mines, caves, crevices and under bridges (CDFW 2021c). This species is considered to be common and widespread throughout all but the deserts of California, and they are known to occur year-round in the county (CDFW 2021c). There is a chance that each of these bat species could forage over the site. Only the western mastiff bat is considered to have potential to roost onsite in tree cavities.

3.5.3 Designated Critical Habitat

No designated critical habitat for federally listed species occurs on the site or in adjacent areas (USFWS 2021b; Appendix D). Designated critical habitat for La Graciosa thistle, south-central California coast steelhead and tidewater goby was listed in the general vicinity, but these areas do not include the property (Figures 5 and 6).

3.5.4 Migratory Birds and Raptors

There are numerous bird species with potential to occur at the site that could nest in the oak trees, as well as the pines and other ornamental trees planted on adjacent properties. In addition to the special-status bird species described above, avian species that could nest onsite also include raptors protected under California Fish and Game Code and common species that are protected under the MBTA. While no large stick nests indicative of raptors such as the red-tailed hawk (*Buteo jamaicensis*) were observed onsite, it is still possible for them to occur while foraging across the site.

3.5.5 Sensitive Natural Communities and Protected Trees

Figure 5 illustrates the sensitive natural communities in the project vicinity documented in the CNDDB. Our background review included an evaluation of additional sensitive natural communities known to occur in the general area (Appendix D). The evaluation determined that no sensitive natural communities are present in the study area. The only native plant communities onsite are Coast Live Oak Woodland (State Rarity Rank S4) and Poison Oak Scrub (State Rarity Rank S4). These communities do not meet the threshold for consideration under CEQA.

Coast live oak trees on the property are an important biological resource on the property that would be considered sensitive or special status by the County. There are approximately eight oak trees along the northern part of the access road where grading may encroach within the trees' drip lines, and the project engineer has stated that one tree may need to be removed (personal communication with Jeff Emrick). The locations of the oak trees along the access road and their diameter at breast height (dbh) are shown on the site plans in Appendix A. The portion of the access road that runs in a north to south direction and its grading limits will also extend under the canopy of additional oak trees, but are not expected to be affected given the existing roads and disturbance in the understory (Appendix A). The site plans show that the residence and guest house have been sited to avoid oak trees.

4.0 IMPACT ANALYSIS AND RECOMMENDED MITIGATION

The following impact analysis and recommended mitigation measures are intended to help guide project planning efforts and support the environmental review process being conducted by the County for the project. The impact discussion addresses the range of impacts that could result from implementation of the proposed project. Direct effects (or impacts) are caused by a project at the same time and place, and occur as a direct result of project activities. Indirect effects are caused by a project, but occur at a different time or place, such as in an adjacent area and occurring incidental to project activities. Cumulative effects are those that result from when the effects of the subject project combine with effects from other unrelated projects to compound environmental harm. Our understanding of the extent of proposed development footprint, along with the observations of onsite conditions from the site visit and desktop evaluation of special-status biological resources in the project vicinity, provided the basis for this analysis. Statements defining potential impacts on biological resources and proposed mitigation measures to reduce project-related impacts are provided below.

4.1 Direct and Indirect Effects

The project proposes to construct a single-family residence and guest house on a parcel that has been farmed and disturbed by human activities for many years. Construction would occur in Avocado Orchard, Introduced Perennial Grassland and Ruderal/Disturbed habitat types. No special-status plants were found during focused surveys, and none are expected to occur. No sensitive natural communities, drainage features or aquatic resources are present in the proposed development area. The structures have been designed to avoid the removal of oak trees, but there may be some encroachment into critical root zones. The access road would run through Oak Woodland, requiring the removal of at least one oak tree and grading under the canopy of several oaks. The septic and leach field are located in disturbed areas including in part of the Avocado Orchard that will be removed. The existing well is located under or adjacent to the canopy of an oak tree, and water lines may run within critical root zones. There is a chance of adverse effects on

individuals of some special-status wildlife species during construction. An evaluation of potential effects on sensitive biological resources is described in the following sections.

4.1.1 Adverse Effects on Candidate, Sensitive or Special-status Species

No special-status plant species were observed during the focused botanical surveys, and none are expected to be present due to the past and on-going disturbances on the site and invasive veldt grass. No adverse effects are expected on special-status plant species, and no further surveys or mitigation are recommended.

Many of the special-status animal species with potential to occur onsite are mobile species that would only use the site periodically while foraging or moving through the site, without using the area for breeding or other key life history traits. Species considered to be mobile include invertebrates, foraging birds/raptors and bats. Individuals of these mobile species that use the site for foraging or on a transitory basis are expected to move away from any temporary disturbance during construction activities, and would not be directly affected. Species that were identified with potential to occur onsite on a periodic basis while foraging, but which would not be directly affected by construction activities include: monarch butterfly, special-status bird species, pallid bat, Townsend's big-eared bat, and Yuma myotis. Individuals of less mobile species (amphibians, reptiles) and particular site uses by wildlife species (burrows, nesting) could potentially be affected by construction activities.

There is a chance the obscure bumble bee may occur onsite, but the adults are mobile and are likely to avoid construction equipment. They are unlikely to occur in the footprint of the structures because these areas are not vegetated by native plant communities, and few potential host plants are present. This species does not have a specific listing status, and the chance for any project effects on individuals is likely to be below the level of significance considering the low habitat quality onsite.

No monarch butterfly roosting habitat would be affected because the Oak Woodland does not have sufficient structure and the site is located too far from the coast. The loss of less than one acre of Avocado Orchard, Introduced Perennial Grassland and Ruderal/Disturbed habitats, which are not natural habitat types, would not result in a significant loss of wildlife habitat. There would be no effect on designated critical habitat for federally listed species because none occurs on or near the site.

Construction activities could potentially affect individual Blainville's horned lizards, northern California legless lizards, American badgers, nesting birds (including Cooper's hawk and white-tailed kite), and western mastiff bat roost sites. The nature of these effects and recommended mitigation are described below.

Impact Bio-1. Project construction activities could potentially impact special-status reptile species. This is a potentially significant but mitigable impact.

The northern California legless lizard could occur under cover objects or leaf litter where there is increased moisture. This species could be present year-round in the sandy soils but detectable above-ground only in the summer. Grading in Oak Woodland habitat could result in injury or mortality of legless lizards. Blainville's horned lizards bask on patches of open ground during the late-spring and summer, and likely would use underground retreats during the rest of the year. They could be onsite throughout the year, but detectable only during the warmer months.

Individuals could occur in any of the habitats onsite where there are open patches of bare ground. Horned lizards could be killed or injured by vehicles during construction of the project while basking on the surface, or by ground excavation activities while in burrows. Additionally, they could fall into trenches or excavations while they are surface active in the summer. Construction activities cannot be timed to avoid these species because they would be present onsite year-round, but underground during their inactive seasons. To mitigate potential impacts on this species, the following measures shall be implemented:

Mitigation Measure Bio-1a: Conduct a preconstruction survey and avoid construction in any areas with special-status reptile species. Immediately prior to the start of vegetation removal or grading, a qualified biologist shall survey permanent and temporary impact areas for special-status reptile species. Raking surveys in areas with leaf litter under shrubs and trees may be used to detect the northern California legless lizard, as well as searches under lumber or other cover objects. Visual surveys of the disturbance areas should be conducted for the horned lizard. Construction activities can begin once it has been determined that there are no special-status reptile species within impact areas. If any individuals are found within the impact area or would otherwise be at risk during construction, work activities shall be delayed in that particular area and the animal allowed to leave the work zone on its own volition or relocated following CDFW's approval. The biologist shall monitor the area to determine when individuals of special-status species have left and work can commence.

Mitigation Measure BIO-1b: Conduct biological monitoring for special-status wildlife species while the impact area is cleared and graded. A qualified biologist shall monitor vegetation removal and site grading to search for unearthed northern California legless lizards and Blainville's horned lizards. The biologist shall be onsite daily until all vegetation has been cleared. The biologist shall monitor construction activities from a safe distance using binoculars and walk through the site to look for disturbed wildlife during breaks. Any animals found shall be moved out of harm's way or allowed to move to an undisturbed location on their own volition.

Mitigation Measure BIO-1c: Employ measures to prevent entrapment of reptiles in open excavations and trenches. During the period in which there are open trenches or excavations more than six (6) inches deep, such as during the excavation for building foundations or utility lines, escape ramps shall be installed so that reptiles and other wildlife that may have become entrapped have the ability to escape. Escape ramps are to consist of a 2:1 sloped soil area leading from the bottom to ground level. If this is not possible, a qualified biologist shall inspect open trenches each day prior to the start of work for entrapped animals. A third option is that trenches/excavations may be completely covered with plywood or similar material during overnight periods. If a horned lizard is located, the biological monitor shall be contacted immediately to assist with relocation. Work shall be halted until the entrapped animal has been relocated.

Implementation of these mitigation measures would reduce project effects on special-status reptile species to a level below significance.

Impact Bio-2. Construction activities could potentially affect American badgers, including those within dens. This is a potentially significant but mitigable impact.

The American badger may occupy dens on the property, and individuals may be injured or killed during site grading. If the initial site disturbance takes place in the late-spring summer, maternal dens containing young may be affected. Adults that are not raising young may be present in dens during the daytime at any time of year. Individual badgers that use the site on a transitory basis for

movement or foraging are not expected to be affected because they are expected to leave the area on their own volition when site disturbance begins, and would not likely re-enter the site after construction starts. Project impacts on this CDFW Species of Special Concern could be considered to be significant under CEQA. To reduce project effects to a level below significance, the following mitigation is recommended.

Mitigation Measure BIO-2a: Conduct a preconstruction den survey and establish no-work buffers around potential dens. Within two weeks prior to the start of ground-disturbing activities, a qualified biologist shall survey the project impact area, including areas to be used for stockpiling materials or storing equipment plus a 200-foot buffer within the parcel, for potential American badger dens. If no potential dens are found, work may proceed. Any potential dens found shall be identified with flagging or stakes, and a 200-foot no-work buffer shall be flagged. If the potential den cannot be avoided during all work activities with at least a 200-foot buffer, the following mitigation measure would also be required.

Mitigation Measure BIO-2b: If any potential American badger dens are found that cannot be avoided including buffer area, employ standard measures to determine whether the dens are active and excavate non-maternal dens to prevent re-occupation. A qualified biologist shall install wildlife trail cameras, tracking media, or use a fiber optic scope to determine whether the potential dens onsite are actively being used by a badger. Potential dens shall be monitored daily for at least three days to determine whether they are currently occupied. If the work takes place in the late-spring or summer, additional measures shall be employed to determine whether dens are occupied by badger young. No dens with young shall be disturbed, and no work shall be conducted within 200 feet of maternal dens until the young have left the den. Dens occupied by a single adult badger can be avoided with a 50-foot buffer. If any active dens occupied by a single adult are found and cannot be avoided with the 50-foot buffer, the burrow opening should be gradually covered with sticks and debris to deter the individual from using the den. The biologist may place sticks and debris over the entrance for three to five days, to discourage the animal from using the den. Only after the animal has left the den, as determined by the qualified biologist implementing the wildlife camera and/or tracking medium methods, can the burrow be excavated and work proceed.

Destruction of a den is typically done by incrementally excavating the burrow until it is confirmed that no animals are occupying it. Excavation using hand tools is the recommended method for destroying a den. Use of excavating equipment can be done with extreme caution and while being monitored by a qualified biologist. After the den is destroyed, the excavation is to be filled with dirt and compacted to make sure that burrowing animals cannot re-enter or use the burrow during construction. If an American badger is discovered inside the den during the excavation activities, excavation should cease immediately and monitoring of the den re-initiated. Den destruction may proceed once it is determined that the animal has left the den.

Implementation of these mitigation measures would reduce project effects on the American badger to a level below significance.

Impact Bio-3. Construction activities could potentially impact nesting of special-status avian species as well as bird species protected under the Migratory Bird Treaty Act, California Fish and Game Code, and/or the Bald and Golden Eagle Protection Act. This is a potentially significant but mitigable impact.

If construction activities are initiated during the nesting season (February 1 to August 31), impacts on protected nesting birds and raptors could occur. Active nests containing eggs and/or young

could be killed during the removal of oak or avocado trees and tree trimming. Protected bird species could nest in the Oak Woodland and offsite habitats and their nesting behavior could be affected by construction disturbance. The effects of construction activities on nesting birds would be limited to the seasonal time period that birds nest in this area; if initial construction activities and any tree removal avoids the nesting season, no adverse effects are expected. To reduce potential project impacts to a level below significance, the following mitigation is required.

Mitigation Measure BIO-3a: If possible, conduct the initiation of construction activities outside of the nesting season. All initial site disturbance should be limited to the time period between September 1 and January 31, if feasible. If tree removal and grading cannot be conducted during this time period, then implementation of Mitigation Measure BIO-3b is required.

Mitigation Measure BIO-3b: Conduct a preconstruction nesting bird survey and avoid active nests. For any initial construction scheduled to start between February 1 and August 31, a qualified biologist shall conduct a preconstruction survey for nesting birds within a 250-foot buffer of project impact areas. The survey shall be conducted within seven days before the initiation of construction activities for any phase of the project. During this survey, the qualified biologist shall search for birds exhibiting nesting behavior and inspect all potential nest substrates in the impact and buffer areas. Any nests identified will be monitored to determine if they are active. If no active nests are found, construction may proceed. If an active nest is found within 50 feet (250 feet for raptors) of the construction area, the biologist shall determine the extent of a buffer to be established around the nest. The buffer will be delineated with flagging, and no work shall take place within the buffer area until the young have left the nest, as determined by the qualified biologist.

Implementation of these mitigation measures would reduce project effects on protected nesting birds to a level below significance.

Impact Bio-4. Construction of the project could directly impact roosting bats. This is a potentially significant but mitigable impact.

Sensitive bat species such as the western mastiff bat may roost in cavities in oak trees. Construction disturbance such as excessive trimming or removal of oaks may cause the bats to abandon the roost during the day and become disoriented. If maternity roosts are present, young could be affected or killed. To reduce potential project impacts to a level below significance, the following mitigation is required.

Mitigation Measure BIO-4: Conduct a search for tree cavities that could be used by roosting bats, and if found, conduct an exit survey for roosting bats and install exclusion devices. Within seven days prior to the start of construction, a qualified biologist shall survey the oak trees within 50 feet of the limits of disturbance for tree cavities that can be used by bats. If no such cavities are found, work may proceed. Any potentially suitable cavities shall be monitored by a qualified biologist during the early evening around sunset to determine whether bats leave for foraging. The cavities should be monitored from at least one hour before sunset, and viewed with the aid of binoculars. If any bats are observed leaving roost sites, the biologist shall work with the construction team to avoid removal of the particular tree or disturbance related activities until the cavity can be covered and individual(s) excluded. The qualified biologist shall determine whether a maternity roost is present by carefully observing individuals on the roost. It is possible that a mirror on a pole and/or a fiber optic scope may be used. If young are present, construction shall be delayed until they have matured and can fly on their own. When it has been determined that no young are present, the biologist shall monitor the roost in the evening when the bats leave to forage and then install bat

exclusion netting over the opening. The netting shall be inspected the following morning to ensure that no bats have become entangled in the netting and that none remain inside the cavity. The netting shall remain in place until construction disturbance has ceased.

Implementation of these mitigation measures would reduce project effects on special-status bat species to a level below significance.

4.1.2 Adverse Effects on Riparian Habitat or Sensitive Natural Communities

The is no riparian habitat or sensitive natural communities on the property, or in adjacent offsite areas that could be affected by the project. Because there would be no effects on riparian habitat or sensitive natural communities, no mitigation is needed.

4.1.3 Protected Wetlands

The is no wetland habitat on the property or in adjacent offsite areas that could be affected by the project. The swale is vegetated by upland Coastal Scrub and Oak Woodland species and had no sign of flow or saturated conditions. It disappears onsite and is not contiguous with a channel offsite. The sandy soils onsite would not facilitate ponding. The project avoids this feature and no drainage improvements are proposed. Therefore, permitting for the proposed project is not expected to be required from the U. S. Army Corps of Engineers, Regional Water Quality Control Board or CDFW. Because there would be no effects to the swale or any protected wetlands, no mitigation is needed.

4.1.4 Interference with Movement of Native Fish or Wildlife, Wildlife Corridors, and Wildlife Nursery Sites

There are no aquatic habitats onsite that could support fish. The approximately three-acre property would not be used as a wildlife corridor because it is surrounded by fencing and residential development. The proposed structures will be placed in an existing orchard and disturbed areas, and will not affect natural communities that could support breeding populations of wildlife. The Oak Woodland habitat will remain intact, and avian species will continue to use it during movement through the area, and potentially for breeding. Increased human occupancy on the property is not expected to deter these uses because the site is already disturbed for farming, recreational and residential uses and is currently surrounded by fencing that deters movement of some wildlife.

There would be no effects on the movement of native fish or wildlife, wildlife corridors and wildlife nursery sites, and no mitigation is required.

4.1.5 Conflicts with Local Policies or Ordinances, Such as Tree Preservation

The property is located in the San Luis Bay Inland Area South planning area. There are no combining designations in the location of the project. San Luis Obispo County's Oak Woodland protection policies established criteria to prevent clear-cutting of oak woodland in inland portions of the county outside of urban or village areas, and thus applies to the area in which the project is located. The proposed project may remove at least one oak tree and could indirectly affect individual oak trees during construction through trimming and earth disturbance activities under the canopy. No clear-cutting of more than one acre of oak woodland would occur. Removal of individual oak trees proposed under discretionary land use permits and land division applications are subject to the following mitigation under CEQA.

Impact Bio-5. Project construction would result in the removal of at least one native coast live oak tree and impacts within the dripline and critical root zone of additional oak trees. This is a potentially significant but mitigable impact.

Construction of the project is expected to remove at least one coast live oak tree, and indirectly impacts several others. As shown on the site plan, the boundary of the access road along the easement section overlaps several oak trees that have a diameter at breast height (dbh) of greater than or equal to six inches. Grading would occur within the canopy of several oak trees along the north-to-south section of the access road and the building envelopes for the structures would encroach slightly into the canopy of several oaks. The existing well is located under or adjacent to an oak tree, and water lines may need to be trenched from under this tree to the new homesite. Critical root zones of several trees are also expected to be impacted, and limbs may need to be trimmed to provide clearance during construction and for fire clearance. Based upon our understanding of the project and site surveys, no heritage trees are present and none are proposed for removal. The site plans in Appendix A show the trunk location, size (dbh), and canopy of oak trees along the access easement. While it is our understanding that only one oak tree will require removal at this time, construction activities may require the removal of additional trees. The following mitigation measures shall be followed to guide compliance with CEQA.

Mitigation Measure BIO-5a: *Employ a certified arborist for oak tree trimming.* The applicant shall employ the services of a certified arborist to trim trees and roots as necessary for clearance. The arborist shall record the number of oak trees that require extensive canopy trimming (i.e., over 30% of the canopy), and incorporate these trees into the mitigation plan in Mitigation Measure BIO-5c.

Mitigation Measure BIO-5b: *Install protective fencing around the dripline and critical root zone of oak trees*. Within two weeks prior to the initiation of work to improve the access road, protective fencing shall be installed around oak trees within the 30-foot buffer distance that are to remain undisturbed. The project biologist or certified arborist shall work with the project engineer and grading contractor to provide information on how to avoid and minimize impacts of fill and/or grading within the critical root zone of oak trees. The protective fencing shall be orange plastic construction fencing or similar material, and staked into the ground delineating each tree's critical root zone. Fencing or stakes should be installed and maintained throughout construction and removed only after there is no potential for construction-related impacts. For any work that will impact the area within the critical root zone of oak tree, Mitigation Measure BIO-3c is required.

Mitigation Measure BIO-5c: *Prepare and implement an Oak Tree Mitigation Plan.* An Oak Tree Mitigation Plan shall be prepared by a qualified botanist for all impacted native trees, and submitted to the County for review and approval. The plan shall follow current County guidelines and describe the methods and techniques to be used to mitigate removed trees at a 4:1 ratio (i.e., 4 trees planted for every tree removed). For trees that are impacted through extensive trimming (i.e., over 30% of the canopy), grading or placement of fill or structures within the critical root zone, a mitigation ratio of 2:1 shall be employed. Replacement trees shall be the same species removed and planted in areas of the property that will not be affected by future development or other site uses. The boundaries of the mitigation site shall be identified through appropriate flagging or fencing. The mitigation plan shall include the details on how container plants will be installed, maintenance techniques and methods to monitor their establishment. An As-built Planting Plan shall be prepared to track the replacement trees. Annual Reports detailing monitoring of the mitigation effort shall be prepared by a qualified botanist and submitted to the County by

December 31st of each year following planting. All replacement trees shall be maintained and monitored for a minimum of seven (7) years to ensure successful establishment. If replacement trees die or do not successfully establish, then additional trees shall be installed and monitored accordingly to meet the plan's success criteria. It may also be possible to pay an in-lieu mitigation fee for native trees impacted or removed. In coordination with the County, the applicant may pay an estimated fee of $485 for each tree impacted and $970 for each tree removed.

Incorporation of the above mitigation measures would reduce project impacts on oak trees to a less than significant level.

4.1.6 Conflicts with Conservation Plans

No local, regional or state conservation plans have been prepared for the area in which the project is located. There would be no conflicts with conservation plans, and no mitigation is required.

4.2 Cumulative Effects

The project represents infill development within a rural residential area. The property has already been developed for use as an orchard, and has ongoing human activities and does not represent pristine native habitat. Development has been designed to avoid native oak woodland habitat to the extent possible. Wildlife that currently use the site are expected to continue to use it after site development, as the Oak Woodland and Coastal Scrub habitats will not be affected. With the incorporation of the mitigation measures described above, there would be no significant effects on biological resources. Because there would be no significant effects of the project, it would not contribute to cumulative effects of other projects in the area.

5.0 CONCLUSIONS

The proposed project involves the construction of a single-family residence and guest house on a mostly disturbed three-acre lot containing Oak Woodland habitat, Introduced Perennial Grassland (i.e., veldt grass grassland), Ruderal/Disturbed, and a small amount of Coastal Scrub habitat. No special-status plant species are present onsite, but there is potential for a few special-status wildlife species to use the site on a permanent or transitory basis. With the exception of nesting birds, the site is not expected to represent important breeding habitat for wildlife. No aquatic resources are present and areas outside of the Oak Woodland habitat are invaded by veldt grass or have a high level of soil disturbance due to on-going and past uses. The project has been designed to avoid Oak Woodland habitat to the extent feasible, and this would preserve current functions for wildlife habitat. There would be impacts on individual oak trees, which would require mitigation at a 4:1 ratio for trees removed and 2:1 for trees impacted. This analysis determined that no special status plants are present and the proposed project meets none of the criteria that trigger mandatory findings of significance under CEQA. With the incorporation of the mitigation measures described herein, project impacts on the six additional impacts to be considered during CEQA review will be reduced to a level below significance.

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APPENDIX A

Site Plans

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SITE PLAN

SCALE: 1" = 30'

NOTES

1. ASSESSOR'S PARCEL NUMBER: 044-253-060
2. IEGAL DESCRIPTION: PM51-51 PAR 2.
3. UNDERGROUND ELECTRIC AND TELEPHONE TO PROVIDED THROUGH AN EXISTING PUE FROM CRAIG WAY.
4. WATER SERVICE PROVIDED BY AN EXISTING ON SITE DOMESTIC WELL.
5. PROJECT AREA 3.34 ACRES.
6. ASSESSOR'S PARCEL NUMBERS: 077-182-007
7. ZONING DESIGNATION: RS (RESIDENTIAL SUBURBAN)
8. SEWAGE DISPOSAL TO BE BY AN ON SITE SEPTIC SYSTEM.
9. AREA OF DISTURBANCE = 41,400 SF = 0.95 AC.
10. ESTIMATED EARTHWORK: 2500 CY CUT 1500 CY FILL

MINOR USE PERMIT

FOR

0 CRAIG WAY

BEING A MAP OF PARCEL 2 OF PARCEL MAP CO92-088 FOUND AT BOOK 51 PAGE 59 OF PARCEL MAPS IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

ARROYO GRANDE, CALIFORNIA

PREPARED FOR:
Owner

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As requested by: Dave King

Topo: JUNE 2020
GARING TAYLOR & ASSOCIATES

Plot Date: 06.20.21
File Name: MUP.dwg

PREPARED BY:
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APPENDIX B

List of Plants and Animals Observed Onsite During the Survey

Appendix B. List of Plants and Animals Observed During the Surveys

Scientific Name	Common Name
Plants	
Acmispon glaber	Deerweed
Acmispon wrangelianus	Chilean trefoil
*Anthriscus caucalis**	Bur chevril
Artemisia californica	California sagebrush
Astragalus curtipes	Morro milkvetch
Baccharis pilularis	Coyote brush
*Bromus diandrus**	Ripgut brome
*Bromus hordeaceus**	Soft chess
Bromus madritensis ssp. *rubens**	Red brome
Calystegia macrostegia ssp. *cyclostegia*	Coast morning glory
Camissonia strigulosa	Contorted primrose
Camissoniopsis micrantha	Spencer primrose
*Capsella bursa-pastoris**	Shepherd's purse
*Chenopodium album**	Lambs quarters
Corethrogyne filaginifolia	Common sandaster
Claytonia perfoliata	Miner's lettuce
Croton californicus	California croton
*Ehrharta calycina**	Veldt grass
Elymus condensatus	Giant wild rye
Emmenanthe penduliflora	Whispering bells
*Erigeron bonariensis**	Flax-leaved horseweed
*Erodium botrys**	Big heron bill
*Erodium cicutarium**	Red-stemmed filaree
Eucalyptus sp.*	Eucalyptus
Frangula californica	California coffee berry
Galium aparine	Goose grass
Gnaphalium californicum	Ladies' tobacco
*Hedera helix**	English ivy
Heteromeles arbutifolia	Toyon
Heterotheca grandiflora	Telegraph weed
*Hypochaeris glabra**	Smooth cats ear
Lupinus arboreus	Bush lupine
Lupinus bicolor	Miniature lupine
Lupinus truncatus	Blunt leaved lupine
*Lysimachia arvensis**	Scarlet pimpernel
*Melilotus indicus**	Annual yellow sweetclover
*Oxalis pes-caprae**	Bermuda buttercup
*Persea americana**	Avocado
Pteridium aquilinum	Western brackenfern
Quercus agrifolia	Coast live oak
*Rumex acetosella**	Sheep sorrel
Salvia spathacea	California hummingbird sage
*Silene gallica**	Small-flower catchfly
Solanum douglasii	Douglas' nightshade
*Sonchus asper**	Prickly sow thistle
*Stellaria media**	Chickweed
Toxicodendron diversilobum	Poison oak
Trifolium gracilenutm	Pin point clover

Scientific Name	Common Name
Animals	
Buteo jamaicensis	Red-tailed hawk (flyover)
Callipepla californica	California quail
Calypte anna	Anna's hummingbird
Canis latrans	Coyote (scat/tracks)
Cathartes aura	Turkey vulture
Euphagus cyanocephalus	Brewer's blackbird
Melanerpes formicivorus	Acorn woodpecker
Odocoileus hemionus	Black-tailed deer (scat)
Sayornis nigricans	Black phoebe
Sceloporus occidentalis	Western fence lizard
Sialia mexicana	Western blue bird
Sturnella neglecta	Meadowlark (call)
Thomomys bottae	Botta's pocket gopher
Tyrannus verticalis	King bird
Zenaida macroura	Mourning dove

*Non-native species

APPENDIX C

Photo Plate

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Appendix C. Photo Plate

Photo 1. View of the Avocado Orchard in the southeastern corner of the property. Also seen are the boundary fencing around the property (left) and disturbed sandy soils from the various roads and trails through the site.

Photo 2. Coastal Scrub habitat dominated by western brackenfern (*Pteridium aquilinum*) and poison oak (*Toxicodendron diversilobum*) along a swale in the northern part of the property, corresponding to Poison Oak Scrub association/*Toxicodendron diversilobum-Pteridium aquilinum* special stand.

Photo 3. Westerly view of the Coastal Scrub habitat within the swale. The access road from Craig Way to the entrance gate is visible in the distance.

Photo 4. Another view of the Coastal Scrub habitat and swale once on the property. No evidence of flow was seen in this feature and its configuration appeared to have been the result of grading on neighboring properties to the north. The swale disappears on the property and the dominant species, primarily bracken fern, in this habitat are upland, non-wetland plants.

Photo 5. Oak Woodland in the northeastern corner of the study area with the swale in the center and access road on the left. Photo taken from the Craig Way junction.

Photo 6. Southerly view of the northeastern corner of the study area taken from the end of Craig Way. A culvert is present under the access road and the storm drain inlet to the right directs road runoff into the swale. The access road to the site is on the right at the location of the truck. Road improvements may result in the removal of one of the oak trees at this location.

Photo 7. The understory in the Oak Woodland habitat on the property was weedy with a mixture of various herbs and non-native Annual Grassland species.

Photo 8. Roads, trails and agricultural/ranching activities were present throughout the site, including in the Oak Woodland habitat resulting in a disturbed understory. In this location the National Wetland Inventory identified Riverine habitat, but no evidence of a drainage feature or signs of wetland hydrology were observed.

Photo 9. Additional view of existing site uses and road network within the Oak Woodland and veldt grass (*Ehrharta calycina*) grassland (i.e., Introduced Perennial Grassland habitat).

Photo 10. Introduced Perennial Grassland habitat dominated by invasive veldt grass. This species is pervasive in disturbed sandy soils of this region and outcompetes most native plant species forming homogenous stands.

Photo 11. Additional view of Introduced Perennial Grassland and the road system that runs through the study area. Most of the open areas were part of an old avocado orchard.

Photo 12. Area where several eucalyptus trees had been removed and were stump sprouting. This area was dominated by veldt grass and mapped as Introduced Perennial Grassland.

Photo 13. Representative view of disturbed areas onsite with Ruderal plant species and scattered veldt grass where development is proposed.

Photo 14. Ruderal areas with Introduced Perennial Grassland would be affected by the proposed development. This photograph shows the location of the proposed guest house.

APPENDIX D

Special-status Biological Resources Summary

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Appendix D. Special-status Biological Resources Summary

Common Name	Scientific Name	Fed	CA	CRPR	Ecological Information	Evaluation of Occurrence/ Site Suitability / Local Records
PLANTS						
Beach spectaclepod	*Dithyrea maritima*	—	—	1B.1	Rhizomatous, perennial herb; occurs in coastal dunes and coastal scrub habitats in sandy soils, usually near shore; 3-50 meters in elevation; blooms March to May.	**Not expected.** Site is located inland away from coastline and no suitable habitat is present. Species is restricted to the immediate coast at Los Osos and Guadalupe/Nipomo Dunes.
Black-flowered figwort	*Scrophularia atrata*	—	—	1B.2	Perennial herb; coniferous forest, chaparral, coastal dunes, coastal scrub and riparian scrub on sand or diatomaceous shale; 10-500 meters in elevation; blooms March to July.	**Not expected.** Sandy soils and potentially suitable oak and coastal scrub habitats are present and there are several records from the region. However, species was not found during focused rare plant surveys.
Blochman's leafy daisy	*Erigeron blochmaniae*	—	—	1B.2	Perennial rhizomatous herb; stabilized coastal dunes and coastal scrub; 3-45 meters in elevation; blooms June to August.	**Not expected.** No suitable dune habitat is present, the species is restricted to areas on the coast, and the site is outside of the species' elevational range and local distribution.
Brewer's spineflower	*Chorizanthe breweri*	—	—	1B.3	Annual herb; coniferous forest, chaparral, cismontane woodland and coastal scrub on serpentinite or gravelly soils; 45-800 meters in elevation; blooms April to August.	**Not expected.** No suitable soils are present and the site is outside of the species' local distribution. Species occurs in hills and mountains surrounding SLO, and the identification of the record in the vicinity has not been verified.
Chaparral ragwort	*Senecio aphanactis*	—	—	2B.2	Annual herb; chaparral, cismontane woodland, coastal scrub in drying alkaline flats; 15-800 meters in elevation; blooms January to April.	**Not expected.** Alkaline flats are not present onsite, but there is a 2015 record close to the site in Coast Live Oak Woodland habitat on sandy soils similar to habitat found onsite. Not found during the surveys.
Coastal goosefoot	*Chenopodium littoreum*	—	—	1B.2	Annual herb; coastal dunes; 10-30 meters in elevation; blooms April to August.	**Not expected.** Site is located inland and species is restricted to immediate coast. No suitable dune habitat is present and not observed during surveys.

Common Name	Scientific Name	Fed	CA	CRPR	Ecological Information	Evaluation of Occurrence/ Site Suitability / Local Records
Dune larkspur	*Delphinium parryi* ssp. *blochmaniae*	—	—	1B.2	Perennial herb; maritime chaparral and coastal dunes; 0-200 meters in elevation; blooms April to June.	**Not expected.** Coastal scrub and oak woodland habitats were identified as marginally suitable for this species. Not observed during focused surveys.
Dwarf soaproot	*Chlorogalum pomeridianum* var. *minus*	—	—	1B.2	Perennial bulbiferous herb; chaparral on serpentine soils; 305-1000 meters in elevation; blooms May to August.	**Not expected.** No suitable soils are present, and the site is outside of the species' elevational range. Generally restricted to areas north of the City of SLO and only one record south of the City in serpentine rock outcrops.
Gambel's water cress	*Nasturtium gambelii*	E	T	1B.1	Perennial rhizomatous herb; freshwater or brackish marshes and swamps; 5-300 meters in elevation; blooms April to October.	**Not expected.** Known only from Dune Lakes, Black Lake and Oso Flaco area. No suitable habitat and site is outside of the species' restricted distribution.
Hoover's bent grass	*Agrostis hooveri*	—	—	1B.2	Stoloniferous perennial herb; chaparral, cismontane woodland, and valley and foothill grassland habitats in sandy soils; 60-600 meters in elevation; blooms April to July.	**Not expected.** Sandy soils and and suitable oak and coastal scrub habitats were searched during focused surveys. Perennial species would have been found during the surveys if present.
Kellogg's horkelia	*Horkelia cuneata* var. *sericea*	—	—	1B.1	Perennial herb; openings in coniferous forest, maritime chaparral, coastal dunes and coastal scrub on sandy or gravelly soils; 10-200 meters in elevation; blooms April to September.	**Not expected.** Coastal scrub and oak woodland habitats were searched during focused surveys and this perennial species was not observed.
La Graciosa thistle	*Cirsium scariosum* var. *loncholepis*	E	T	1B.1	Perennial herb; mesic sites in cismontane woodland, coastal dunes, coastal scrub, brackish marshes and swamps and valley and foothill grassland on sandy soils; 4-220 meters in elevation; blooms May to August.	**Not expected.** Mesic conditions are not present onsite and species is restricted to Nipomo Dunes area.
Marsh sandwort	*Arenaria paludicola*	E	E	1B.1	Stoloniferous, perennial herb; freshwater marshes and swamps, bogs and fens, and coastal scrub; 3-170 meters in elevation; blooms May to August.	**Not expected.** No mesic habitat is present onsite and species is restricted to Dune Lakes area where most locations are considered extirpated.

Common Name	Scientific Name	Fed	CA	CRPR	Ecological Information	Evaluation of Occurrence/ Site Suitability / Local Records
Mesa horkelia	*Horkelia cuneata* var. *puberula*	—	—	1B.1	Perennial herb; chaparral, cismontane woodland, and coastal scrub on sandy or gravelly soils; 70- 810 meters in elevation; blooms February to September.	**Not expected.** Sandy soils and suitable habitats are present, and the site is within the elevational range with several records in close proximity to the site. Perennial species was not found during the surveys.
Nipomo Mesa ceanothus	*Ceanothus impressus* var. *nipomensis*	—	—	1B.2	Perennial shrub; chaparral on sandy soils; 30-245 meters in elevation; blooms February to April.	**Not expected.** Species is restricted to the Nipomo Mesa area, and other records to the north of the site are from prior to 1970. Potentially suitable habitat is present, but this perennial shrub would have been seen during the surveys.
Pismo clarkia	*Clarkia speciosa* ssp. *immaculata*	E	R	1B.1	Annual herb; margins and openings of chaparral, cismontane woodland, and valley and foothill grassland in sandy soils; 25-185 meters in elevation; blooms May to July.	**Not expected.** Suitable sandy soils and oak and coastal scrub habitats are present. Site is located within the distribution of the species with several records within 5 miles. Focused surveys were conducted during the species bloom period and it was not found. The site is greatly disturbed from roads, trails and past agricultural activities which further reduce the habitat quality onsite.
San Luis mariposa-lily	*Calochortus obispoensis*	—	—	1B.2	Bulbiferous, perennial herb; chaparral, coastal scrub and valley and foothill grassland on sandstone, serpentine and/or sandy soils; 75-730 meters in elevation; blooms May to July.	**Not expected.** Sandy soils and marginal coastal scrub habitat is present. The site is within the reported local distribution of the species, however south County occurrences are known from sandstone outcroppings, not loose sandy soils. Distribution is mostly on serpentine rock outcrops around the city of San Luis Obispo that extend into the hills north of Arroyo Grande. Focused surveys conducted during the species bloom period did not identify this plant on the site.

Common Name	Scientific Name	Fed	CA	CRPR	Ecological Information	Evaluation of Occurrence/ Site Suitability / Local Records
San Luis Obispo County lupine	*Lupinus ludovicianus*	—	—	1B.2	Perennial herb; chaparral and cismontane woodland on sandstone or sandy soils; 50-525 meters in elevation; blooms April to July.	**Not expected.** Suitable oak woodland habitat and sandy soils are present, and the site is within the species' elevational range and local distribution. However, not seen during the focused rare plant surveys conducted within the species bloom period.
San Luis Obispo monardella	*Monardella undulata* ssp. *undulata*	—	—	1B.2	Perennial rhizomatous herb; coastal dunes and coastal scrub on sandy soils; 10-200 meters in elevation; blooms May to September.	**Not expected.** Species is restricted to dunes along the immediate coastline; records from inland areas are from 1900-1950 and have imprecise localities information. Not observed during surveys.
San Luis Obispo owl's-clover	*Castilleja densiflora* var. *obispoensis*	—	—	1B.2	Annual herb; meadows, seeps, and valley and foothill grassland sometimes on serpentine; 10-400 meters in elevation; blooms March to May.	**Not expected.** Species ranges throughout northern and central SLO Co. and there are several records in the region. However, surveys conducted during the species' blooming period did not detect this species.
Sand mesa manzanita	*Arctostaphylos rudis*	—	—	1B.2	Perennial shrub; maritime chaparral and coastal scrub habitats on sandy soils; 25-230 meters in elevation; blooms November to February.	**Not expected.** No suitable maritime chaparral habitat is present onsite. Coastal scrub is of poor quality onsite and surveys did not observe this perennial shrub.
Santa Margarita manzanita	*Arctostaphylos pilosula* (=*A. wellsii*)	—	—	1B.2	Evergreen perennial shrub; occurs in closed-cone coniferous forests, broadleafed upland forest, cismontane woodland, and maritime chaparral sometimes on sandstone; ranges from 75 to 1100 meters in elevation; blooms December to May.	**Not expected.** Species is a perennial shrub that would have been seen during the surveys. No manzanita species were observed onsite. Species is widely distributed throughout mountainous areas of SLO Co. except the north coast.
Slender bush-mallow	*Malacothamnus gracilis*	—	—	1B.1	Perennial deciduous shrub; chaparral on rocky soils; 190-575 meters in elevation; blooms May to October.	**Not expected.** Rocky soils are absent, and the site is outside the species elevational range and local distribution. No bush mallows observed during surveys.

Common Name	Scientific Name	Fed	CA	CRPR	Ecological Information	Evaluation of Occurrence/ Site Suitability / Local Records
Southern curly-leaved monardella	*Monardella sinuata* ssp. *sinuata*	—	—	1B.2	Annual herb; chaparral, cismontane woodland, coastal dunes, and openings in coastal scrub on sandy soils; elevations below 300 meters; blooms May to September.	**Not expected.** Potentially suitable soils and habitat are present, but all of the records nearby are from prior to 1950. Species occurs to the southeast of Morro Bay to Pismo Beach in coastal areas.
Straight-awned spineflower	*Chorizanthe rectispina*	—	—	1B.3	Annual herb; openings in chaparral, cismontane woodland, coastal scrub on granite sand or disintegrating shale and tolerates disturbance; 85-1035 meters in elevation; blooms April to July.	**Not expected.** No suitable soils are present. Coastal scrub habitat and oak woodlands were searched during surveys, and species was not observed.
Surf thistle	*Cirsium rhothophilum*	—	T	1B.2	Perennial herb; coastal bluff scrub and coastal dunes; 3-60 meters in elevation; blooms April to June.	**Not expected.** Species is restricted to immediate coastline and site is outside of the elevational range and local distribution and lacks suitable habitat.

**E = Endangered; T = Threatened; R = Rare; '—' = no status; CRPR: Rank 1A - Presumed extirpated in California and either rare or extinct elsewhere; Rank 1B – Rare, threatened or endangered in California and elsewhere; Rank 2A – Presumed extirpated in California, but more common elsewhere; Rank 2B – Rare, threatened, or endangered in California, but more common elsewhere; Rank 3 - Plants needing more information, a review list; Rank 4 – Limited distribution, a watch list. Sources: California Natural Diversity Database (California Department of Fish and Wildlife 2021a); Special Vascular Plants, Bryophytes, and Lichens List (California Department of Fish and Wildlife 2020a); Inventory of Rare and Endangered Plants of California (California Native Plant Society 2021); Information on Wild California Plants for Conservation, Education, and Appreciation (Calflora 2021).*

Common Name	Scientific Name	Fed	CA	CDFW	Ecological Information	Evaluation of Occurrence/ Site Suitability / Local Records
ANIMALS						
INVERTEBRATES						
Globose dune beetle	*Coelus globosus*	—	—	—	Coastal sand dunes on foredunes and sand hummocks; burrows under the sand and is usually beneath dune vegetation.	**Not expected.** Site is not located on the coast and does not have coastal sand dunes.
Mimic tryonia (=California brackishwater snail)	*Tryonia imitator*	—	—	—	Coastal lagoons, estuaries and salt marshes in permanently submerged areas.	**Not expected.** Site is inland and no suitable habitat is present.

Common Name	Scientific Name	Fed	CA	CDFW	Ecological Information	Evaluation of Occurrence/ Site Suitability / Local Records
Monarch butterfly	*Danaus plexippus* pop. 1	—	—	— (overwintering population)	Adults feed on the nectar of various blooming plants. During breeding can be found in fields, pastures, residential areas, grassland and scrub. Eggs are laid on and caterpillars feed on milkweed. Overwinters in wind-protected tree groves of eucalyptus, Monterey pine and cypress along the coast.	**Potential.** Individuals could occur periodically while foraging on and around the site, but the Oak Woodland does not have suitable structure for overwintering and no significant stands of nectar plants were observed. The site is located too far away from the coast (i.e., too cold in winter) and no large eucalyptus stands are present to support overwintering.
Obscure bumble bee	*Bombus caliginosus*	—	—	—	Found on ceanothus, coyote brush, thistles, sweet peas, lupines, willows, clover and blackberry. Queens emerge from hibernation in late-January, workers appear in early-March, and males emerge in April. Colonies dissolve in late-October, with only the new queens surviving.	**Potential.** Potential host plants are in the study area and there are records from the vicinity, but little is known about this species and the only records are from the 1950s to 1970s. Agricultural activities and non-native bees may have been detrimental to this species occurrence in the region.
Oso Flaco robber fly	*Ablautus schlingeri*	—	—	—	Sand dunes along the coast from Oceano to Oso Flaco Lake.	**Not expected.** No suitable habitat is present and the site is inland outside of the species' restricted range.
Sandy beach tiger beetle	*Cicindela hirticollis gravida*	—	—	—	Sand dunes along the coast and beaches.	**Not expected.** No suitable habitat is present and the site is inland away from the immediate coast.
FISH						
South-central California coast DPS steelhead	*Oncorhynchus mykiss irideus* pop. 9	T	—	—	Adults spawn in freshwater streams with clear, well-oxygenated, cool water and clean gravel substrate. Also require instream cover (branches, logs) and streamside vegetation. Juveniles rear in freshwater reaches or lagoons before going to the ocean to mature, and then return to freshwater to reproduce.	**Not expected.** No streams are present on or near the property. Occurs in Arroyo Grande Creek and other streams in the vicinity.

Common Name	Scientific Name	Fed	CA	CDFW	Ecological Information	Evaluation of Occurrence/ Site Suitability / Local Records
Tidewater goby	*Eucyclogobius newberryi*	E	—	SSC	Small, euryhaline, benthic fish that inhabits coastal lagoons, estuaries, stream mouths, and backwater marshes, rarely in open ocean. Usually in brackish lower reaches but can occur up to 7 miles upstream from the ocean. Requires shallow water with little to no flow and fine substrate.	**Not expected.** No suitable aquatic habitat is present in the study area. Occurs in the mouth of Arroyo Grande Creek.
AMPHIBIANS/REPTILES						
Blainville's (=coast) horned lizard	*Phrynosoma blainvillii*	—	—	SSC	Grasslands, sandy washes, coastal scrub, chaparral, coniferous forest and woodlands with patches of open areas for sunning and bushes for cover. Often with loose sandy soils for burial, but also uses small mammal burrows. Preys on native species of ants and other small invertebrates.	**Potential.** Onsite habitats with patches of open sandy soils for basking and burial, and vegetative cover are suitable. Has been recorded in inland areas within the Arroyo Grande Creek watershed.
California red-legged frog	*Rana draytonii*	T	—	SSC	Forages and breeds in streams with deep slow-moving pools, stock ponds, reservoirs, springs, lagoons, and marshes; usually with emergent or riparian vegetation but also found at sites lacking vegetation. Uses riparian and various upland habitats in winter and for dispersal.	**Not expected.** No aquatic habitat is present onsite, and no ponds were identified on adjacent properties on aerial photos. The site is near the top of a watershed with no suitable streams nearby. There are no records within one mile of the study area, therefore, they are not expected to occur infrequently during dispersal or winter aestivation. The closest record is from over 20 years ago at Carpenter Canyon, just over 1.1 miles away. Known to occur in lower Arroyo Grande Creek.
Foothill yellow-legged frog - Central Coast population	*Rana boylii*	—	E	SSC	Rocky streams and rivers with open sunny banks, surrounded by forests, chaparral and woodlands. Sometimes found in isolated pools, backwaters, and spring-fed pools. Reproduction is exclusively in streams and rivers. Usually found near water and diurnal.	**Not expected.** This species has been extirpated from this area since 1975-1978, and the closest extant populations are from Ragged Point northward. Also, no suitable aquatic habitat is present.

Common Name	Scientific Name	Fed	CA	CDFW	Ecological Information	Evaluation of Occurrence/ Site Suitability / Local Records
Northern California legless lizard	*Anniella pulchra*	—	—	SSC	Beach dunes, chaparral, pine-oak woodlands, desert scrub, sandy washes, oak woodland, and stream terraces with riparian vegetation. Fossorial species requires moist, loose soils or leaf litter with plant cover or surface objects (rocks, boards, logs, etc.). Can occur in residential areas.	**Potential.** Suitable habitat is present onsite in Oak Woodland, Coastal Scrub and Ruderal areas where there are cover objects and dense leaf litter, and the sandy soils onsite are suitable. Has been recorded at several locations in the site vicinity. Numerous records from Grover Beach and Oceano, and also occurs away from coast.
Southwestern pond turtle (=western pond turtle)	*Actinemys pallida* (=*Emys marmorata*)	—	—	SSC	Ponds, lakes, rivers, streams, marshes, brackish lagoons, and irrigation ditches with a mosaic of vegetation and open areas for basking. Uses upland areas for nesting and in winter, including woodland, forest, grassland, chaparral, and grasslands. Found to remain within 0.3 mile from aquatic sites. Nests are 98-558 feet from water in sparse grassland.	**Not expected.** No suitable aquatic habitat is present on or near the site. No suitable ponds were seen on aerial photography near the site. Known to occur in Arroyo Grande and Pismo creeks, and there is a 2003 record from an unnamed tributary south of Printz Road. Very low probability to move through the site during upland habitat movements due to increasing urbanization in the area and absence of suitable aquatic habitat.
BIRDS						
Cooper's hawk	*Accipiter cooperii*	—	—	WL (nesting)	Mature and open woodlands including oak forest, conifers and riparian; may also be found in suburban areas with tall trees. Feeds on birds, small mammals, reptiles and amphibians. Nesting is in dense woodlands. Occurs in this area year-round.	**Potential.** Could forage or nest onsite in the Oak Woodland. They have been recorded in eBird at numerous locations in the vicinity of the site. No stick nests observed that would indicate raptor nesting onsite, but potential.
Tricolored blackbird	*Agelaius tricolor*	—	T	SSC (nesting colony)	Forages in a variety of habitats including pastures, agricultural fields, rice fields, and feedlots. Nests colonially in freshwater marshes with tules or cattails, or in other dense thickets of willow, thistle, blackberry, or wild rose in close proximity to open water. Occurs year-round in this area.	**Unlikely.** No suitable nesting habitat was identified on or near the site, and there are no observations in eBird or CNDDB from nearby. However, there are records from the general region and there is a slight chance individuals could occur onsite while moving through the area.

Common Name	Scientific Name	Fed	CA	CDFW	Ecological Information	Evaluation of Occurrence/ Site Suitability / Local Records
Western snowy plover	*Charadrius alexandrinus nivosus*	T	—	SSC (nesting)	Sand spits, beaches, creek and river mouths, salt flats at lagoons and estuaries, levees, river bars, edges of alkaline lakes and reservoirs where they feed on invertebrates. Nesting is on dry ground lacking vegetation. Occurs year-round in this area. Federal listing only applies to Pacific coastal populations.	**Not expected.** Site is located inland away from beach areas; therefore, no suitable habitat is present onsite.
White-tailed kite	*Elanus leucurus*	—	—	FP (nesting)	Savannas, open woodlands (oak or pine), riparian forest, marshes, desert grasslands, and fields where they prey on small mammals, birds, lizards, and insects. Nests and roosts in the edges of forests or in tall isolated trees. Occurs in this area year-round.	**Potential.** Suitable foraging habitat is present in the open areas of the site, and could nest or roost in the oak woodland. Has been recorded at numerous locations near the site in eBird.
MAMMALS						
American badger	*Taxidea taxus*	—	—	SSC	Open grasslands, fields and the edge of scrub and woodland habitats; requires dry loose soils for burrowing and shelter and feeds on a variety of small mammals such as California ground squirrel and pocket gopher.	**Potential.** Suitable habitat is present onsite for foraging, movement between other sites, and denning. No dens or potential prey were seen during the survey, but soils are friable. Records are from near the site but are from 1991, and more recent records from the general vicinity.
Pallid bat	*Antrozous pallidus*	—	—	SSC	Open dry habitats including deserts, grasslands, shrublands, woodlands, and forests. Roosts in rocky outcrops, caves, crevasses, mines, hollow trees, and buildings that moderate temperature. Night roosts on porches and open buildings.	**Potential.** Could forage over the site but no roosting habitat is present in the study area. Has been recorded in the vicinity.
Townsend's big-eared bat	*Corynorhinus townsendii*	—	—	SSC	Desert scrub, grassland, sagebrush, chaparral, oak woodlands, riparian and coniferous forests; prefers mesic habitats and closely tied to rock cliffs with crevasses. Roosts in caves, cliffs, mines, tunnels and bridges.	**Potential.** Could forage onsite, but no structures for roosting are present. Individuals and roost sites have been recorded in the vicinity.

Common Name	Scientific Name	Fed	CA	CDFW	Ecological Information	Evaluation of Occurrence/ Site Suitability / Local Records
Western mastiff bat	*Eumops perotis californicus*	—	—	SSC	Desert scrub, coastal scrub, chaparral, oak woodland, and coniferous forest. Roosts colonially in rock crevasses, buildings, tunnels and in trees. Does not undergo seasonal migrations or prolonged hibernation, and is present in this area year-round.	**Potential.** Suitable foraging habitat is present onsite, but there are no rock formations or buildings that offer adequate protection for roosting. Potentially could roost in the large oaks. There is only record in the CNDDB from the vicinity, but known to occur in the area.
Yuma myotis	*Myotis yumanensis*	—	—	—	Open forests and woodlands with water sources such as ponds, streams, and stock tanks; roosts in buildings, mines, caves, crevices and under bridges; night roosts in more open areas.	**Not expected.** No suitable forest habitat along a water source is present at or nearby the study area, and no roosting habitat occurs. There were no records in the CNDDB, but their year-round range includes all of San Luis Obispo/Santa Barbara County.

**E = Endangered; T = Threatened; C = Candidate; BCC = Birds of Conservation Concern; SSC = Species of Special Concern; FP = Fully Protected; WL = Watch List; '—' = no status; California Natural Diversity Database (California Department of Fish and Wildlife 2021a); Special Animals List (California Department of Fish and Wildlife 2020b); California Wildlife Habitat Relationships System (CDFW 2021c); A Guide to the Amphibians and Reptiles of California (California Herps 2021); eBird (The Cornell Lab of Ornithology 2021a); All About Birds (The Cornell Lab of Ornithology 2021b); Guide to North American Birds (Audubon 2021).*

CRITICAL HABITAT	
La Graciosa Thistle	**Absent.** Unit 1 occurs in coastal dunes from Arroyo Grande Creek to the Santa Maria River.
South-central California coast DPS Steelhead	**Absent.** No streams occur onsite and the nearest critical habitat for this species is Arroyo Grande Creek.
Tidewater Goby	**Absent.** Restricted to coastal reaches of streams and does not occur on the site.

Source: Threatened and Endangered Species Active Critical Habitat Report (United States Fish and Wildlife Service 2021b).

SENSITIVE NATURAL COMMUNITIES	
Central Coast Arroyo Willow Forest — State Rarity Rank S3.2	**Absent.** Dense closed-canopy forest characterized by arroyo willow (*Salix lasiolepis*) and/or Pacific willow (*S. lasiandra*). Occurs on moist to saturated sandy or gravelly soil in floodplains, low-gradient stream reaches and dune slack ponds. No willows are present onsite and there is no mesic habitat or streams.
Central Coast Riparian Scrub — State Rarity Rank S3	**Absent.** A dense, shrubby streamside thicket dominated by any of several species of willows (*Salix* spp.) and has coyote brush (*Baccharis pilularis*) as a secondary component. Occurs on sand or gravel bars along rivers and streams with ground water close to the surface. Also present around dune slack ponds. No willows occur onsite and there is no mesic habitat or streams.
Central Foredunes — State Rarity Rank S1.2	**Absent.** Areas of sand accumulation that are exposed to onshore winds and sparsely vegetated by suffrutescent plant species including sand verbena (*Abronia* sp.), sea rocket (*Cakile* sp.), and primrose (*Camissonia* sp.). Site is located away from the coastline and beaches and this community is not present.
Central Maritime Chaparral — State Rarity Rank S2.2	**Absent.** Occurs on well-drained, sandy soils within the summer fog zone. Composed of sclerophyll shrubs dominated by one or more species of manzanita (*Arctostaphylos* spp.). No manzanita species or other species indicative of chaparral habitat were found onsite during the focused rare plant surveys.
Coastal and Valley Freshwater Marsh — State Rarity Rank S2 and S3	**Absent.** Occurs in permanently flooded sites with freshwater and lacking significant flow, dominated by perennial, emergent vegetation such as bulrushes (*Scirpus* sp. and *Schoenoplectus* sp.) and cattails (*Typha* sp.). No aquatic conditions are present onsite that could support this wetland community.

Sources: Preliminary Descriptions of the Terrestrial Natural Communities of California (Holland 1986); California Natural Diversity Database (California Department of Fish and Wildlife 2021a); California Sensitive Natural Communities (California Department of Fish and Wildlife 2021b).