



Mid State Properties/Hondonada Tract Map 2383/S000330T ED21-173

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.

<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Public Services
<input type="checkbox"/> Agriculture & Forestry Resources	<input checked="" type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Hydrology & Water Quality	<input type="checkbox"/> Transportation
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Land Use & Planning	<input type="checkbox"/> Tribal Cultural Resources
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Mineral Resources	<input checked="" type="checkbox"/> Utilities & Service Systems
<input type="checkbox"/> Energy	<input type="checkbox"/> Noise	<input type="checkbox"/> Wildfire
<input checked="" type="checkbox"/> Geology & Soils	<input type="checkbox"/> Population & Housing	<input checked="" type="checkbox"/> 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.

Brandi Cummings, SWCA Prepared by (Print)	 Signature	09/23/2022 Date
Eric Hughes, Principal Environmental Specialist	 Signature	02/24/2023 Date

Initial Study – Environmental Checklist

Project Environmental Analysis

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

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

A. Project

DESCRIPTION: A request by Mid-State Properties for a Vesting Tentative Tract Map (Tract 2383) and Variance to subdivide a 37-acre parcel into 11 new residential parcels, ranging in size from 2.5 acres to 4.56 acres. A building envelope is proposed on each parcel ranging in size from 6,620 square feet (sf) to 15,850 sf. The project would require 51,000 cubic yards of cut and 51,000 cubic yards of fill (102,000 total cubic yards of earthwork) and would result in 12.5 acres of site disturbance as a result of grading for road and utility improvements, vegetation removal, recontouring of the former quarry, and grading of future building pads. The project requires a variance due to grading on slopes greater than 30% to construct portions of "Street B", recontouring of the former quarry on Lot 1 and 11, and for a portion of building pad improvements on Lot 11. In addition, an adjustment to Title 21 (Real Property Division Ordinance) to allow more than 5 parcels to take access off a private easement is also required. The project site is located in the Residential Suburban land use category, on the northeast side of Hondonada Road, approximately 1,500 feet north of Lopez Drive, northeast of the City of Arroyo Grande. The project is located in the San Luis Bay (Inland) Sub Area (South) of the South County (Inland) Planning Area.

The applicant is proposing to subdivide the 37-acre parcel into 11 individual residential lots located across the entire project site. Development of the individual residences are not proposed at this time and would be constructed later by individual homeowners or by a developer. Development on the parcels would be limited to primary dwellings and residential accessory structures only; secondary dwellings or accessory dwelling units would not be allowed based on an identified limitation of water resources (Cleath 2016).

Approximately 2.2 acres of oak woodland (approximately 74 individual trees) would be removed or impacted to accommodate proposed tract improvements and construction of the residential building pads/envelopes that would accommodate future development. To help mitigate for this impact, the applicant prepared an Oak Tree Replacement and Protection Plan (Padre 2017) and is proposing that 5.24 acres of oak woodland be conserved onsite through conservation and open space easements.

Primary access to the individual lots from Lopez Drive would be from Hondonada Road, which runs along the western edge of the project site. Oak Way, to the north of the project, would provide emergency access to and from the site via Corbett Canyon Road. No improvements are proposed or required of Oak Way.

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Site Improvements

Tract improvements, including improvements to Hondonada Road, drilling of two new domestic well systems, construction of ten water storage tanks, installation of private water service lines, and public utility extensions, would result in approximately 12.5 acres of site disturbance. All improvements will result in a total volume of earthwork of approximately 51,000 cubic yards of cut and 51,000 cubic yards of fill (102,000 total cubic yards of earthwork).

The project would require private water connections to serve the lots. New connections would be placed within access and utility easements within the road and would connect to two new wells and one existing well located at the southern portion of the property near Hondonada Road. A new Small Public Water System would be created to manage the water supply. At full build-out, the project would result in approximately 7.5 acre-feet of water demand per year. Sewage would be handled through individual septic systems on each lot.

Future development would include construction of individual residences on the building pads/envelopes created as part of tract improvements. Septic tanks, leach fields, and water storage tanks would also be installed on each lot, outside of the building envelopes based on optimal siting for percolation and flow. While all tree removal would be completed during tract improvements, individual residential construction would result in additional non-tree vegetation removal to create wildfire defensible space. The construction of these future developments/improvements have been anticipated and analyzed in this MND, as shown on the Vesting Tentative Map for Tract 2383 submitted March 2021.

ASSESSOR PARCEL NUMBER(S): 047-182-002

Latitude: 35° 08' 52.62" N **Longitude:** 120° 32' 52.51" W **SUPERVISORIAL DISTRICT #** 3

B. Existing Setting

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

Land Use Category: Residential Suburban

Combining Designation: None

Parcel Size: 37acres

Topography: Nearly level to steeply sloping

Vegetation: Grasses, Shrubs, Oak woodland, Riparian ,

Existing Uses: Undeveloped, former quarry

Surrounding Land Use Categories and Uses:

North: Agriculture; Rural Residential residential nursery and row crops **East:** Residential Suburban; mobile home park

South: Residential Suburban; agricultural uses residential nursery and row crops **West:** Residential Suburban; residential

Baseline Conditions

The project site is located approximately 1,500 feet north of the intersection of Hondonada Road and Lopez Drive, approximately 1.25 miles northeast of the City of Arroyo Grande on the north side of Lopez Drive. The project site consists of a single legal parcel, approximately 37 acres in size, which is currently undeveloped

Initial Study – Environmental Checklist

and has historically been vacant, apart from an old gravel quarry, which is now abandoned. Topography of the project site varies from nearly level in some areas to steeply sloping in others with an average slope of 24%, and is vegetated primarily by annual grasslands, chaparral and scrub, and coast live oak woodland. The project site has a land use designation of Residential Suburban and is subject to the regulations of Title 22 of the County Code.

The project is bordered to the north by large Residential Rural parcels, five to 20 acres in size, with very low-density residential development, by smaller Residential Suburban parcels, one to five acres in size, with low-density residential development to the south and west, and by the Sweet Springs Mobile Home Park (a 37.67-acre Residential Suburban parcel with 14 residential units) to the east. There is a current application for an expansion of the Sweet Springs Mobile Home Park with a proposed 12 additional units [6 single family residences and 6 mobile home units].

The project site is accessed by Hondonada Road, which runs along the western edge of the project site and extends to Lopez Drive on a “flag” portion of the parcel.

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Figure 1. Project Vicinity Map



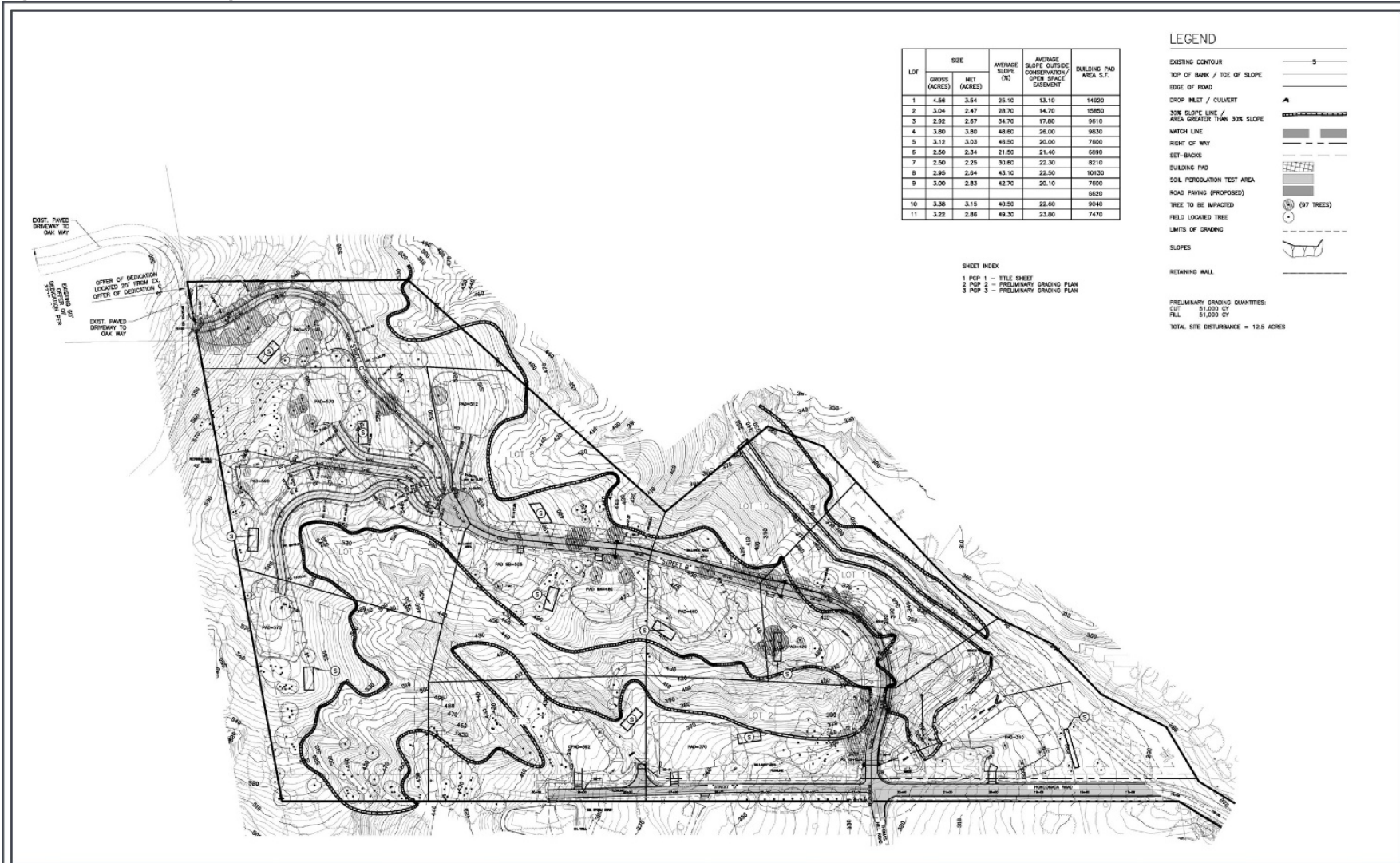
Initial Study - Environmental Checklist

Figure 2. Project Location Map



Initial Study - Environmental Checklist

Figure 3. Site Plan Map



Source: Garing, Taylor & Associates, Inc., 2020.



Initial Study – Environmental Checklist

C. Environmental Analysis

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

I. AESTHETICS

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

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 US Highway 101 (HWY 101), State Route 46 (SR 46), portions of State Route 41 (SR 41), State Route 1 (SR 1), and Lake Nacimiento Drive. The project site is located along Highway 101.

County Conservation and Open Space Element

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The Conservation and Open Space Element (COSE) of the County of San Luis Obispo General Plan 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 LUO defines a Sensitive Resource Area (SRA) combining designation that applies to areas having high environmental quality and special ecological or educational significance. These designated areas are considered visual resources by the County, and the LUO establishes specific standards for projects located within these areas. These standards include, but are not limited to, setback distances from public viewpoints, prohibition of development that silhouettes against the sky, grading slope limitations, set back distances from significant rock outcrops, design standards including height limitations and color palette, and landscaping plan requirements. The subject property is not located within an SRA designated by the County.

The subject property is mostly level along Hondonada Road and slopes steeply to the east. It is visible from Lopez Drive, an arterial road, and Hondonada Road, a private road. Existing vegetation consists predominately of grasses, ornamentals, scattered pines, riparian, and oak woodland. The surrounding development can be characterized as suburban ranchette development with typical lots of 2.5 to 5 acres each with residences, sometimes including non-commercial farm or livestock activities.

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. Vistas are inherently expansive views, usually from an open area or an elevated point. Some scenic vistas are officially or informally designated by public agencies or other organizations. A substantial adverse effect on a scenic vista would occur if the project would significantly degrade the scenic landscape as viewed from public roads or other public areas. A proposed project's potential effect on a scenic vista is largely dependent upon the degree to which it would complement or contrast with the natural setting, the degree to which it would be noticeable in the existing environment, and whether it detracts from or complements the scenic vista. The project is not located in the view of a scenic vista. Therefore, there would be *no impact*.

(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 accessed by Hondonada Road, which runs along the western edge of the project site and connects to Lopez Drive. The nearest state highway is U.S. Highway 101 (Highway 101), which is an eligible state scenic highway, located approximately 2.7 miles west of the project site.

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The subject property is not located within the viewshed of a designated or eligible state scenic highway; therefore, *no impact* 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 37-acre parcel is located in a rural area approximately 1.25 miles northeast of the city of Arroyo Grande on the north side of Lopez Drive. The parcel is comprised of relatively flat topography along Hondonada Road to steeply sloping topography in the eastern portion of the property. The proposed project includes subdividing the existing parcel into 11 lots for future residential development. Construction of the project may result in construction-related views along Lopez Drive and to surrounding land uses. Construction-related views would be temporary in nature and would not result in long-term adverse views from Lopez Drive or other surrounding land uses; therefore, impacts related to adverse construction-related views would be less than significant.

Proposed lots 4 through 7 would be located on the hillside of the subject property and would be visible from Lopez Drive which is a suggested scenic corridor under the County's General Plan Conservation and Open Space Element (COSE) (Table VR-2). In addition to future residential development, the project includes the removal of 2.2 acres of oak woodlands (74 trees of five-inch diameter-breast-height [dbh]), which may result in development being more visible. Remaining oak trees (averaging approximately 30-feet in height) would provide screening of future residential development. Although existing oak trees would provide screening of future development, additional measures identified in Mitigation Measure AES-1 would be required to ensure future hillside development does not result in significant vegetation removal that could result in adverse views from public viewing areas including Lopez Drive. Mitigation Measures AES-2 through AES-4 include additional requirements for lots 4 through 7 including the use of neutral muted colors and roof forms that minimize ridgetop silhouetting. Therefore, with implementation of Mitigation Measure AES-1 through AES-4, impacts related to adverse effects on a scenic vista would be *less than significant with mitigation*.

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

The 37-acre property is currently undeveloped and has been previously used for gravel quarry activities. The subject property is surrounded by low density rural residential development. The project site does not currently support any land uses that contribute to sources of nighttime lighting in the rural area. Future buildout of residential units would result in an increase of nighttime lighting in the area. Installation of exterior lighting onsite would be required to comply with the County's LUO (Section 22.10.060) to avoid creating a substantial new source of light or glare. Further, Mitigation Measures AES-5 and AES-6 require an exterior lighting plan for each parcel that identifies low intensity, shielded, and downward directed lighting onsite to ensure compliance with the County's LUO. If street lighting is proposed, it shall be shielded and downcast to reduce impacts from Lopez Drive. Therefore, impacts would be *less than significant with mitigation*.

Conclusion

The proposed project would result in new residential development on the hillside of the subject property that may be visible to the public traveling east on Lopez Drive. Mitigation Measure AES-1 has been included

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to require additional screening, the use of muted colors for new structures, minimization of structure massing, and exterior lighting requirements to reduce potential visual impacts of proposed development along the hillside (lots 4 through 7). New sources of lighting would be subject to the County's LUO (22.10.060) and Mitigation Measure AES-1, which requires implementation of an exterior lighting plan. Therefore, impacts related to visual impacts would be less than significant upon implementation of Mitigation Measures AES-1 through AES-6.

Mitigation

AES-1 At the time of application for construction permits for Parcels 4-7, plans shall show existing trees that are outside, but within 50 feet, of the building envelope that are also between the proposed structure and Lopez Drive. Working with County Fire/CAL FIRE, residences shall be located far enough away from these trees to avoid the need of trimming or removing any of these potential screening trees.

AES-2. At the time of application for construction permits for Parcels 4-7, the applicant shall clearly delineate the building site(s) on the project plans, as shown on the attached exhibit. All new development (e.g. residences, detached garages, guest houses, sheds) shall be completely located within the building envelope(s), with the exception of infrastructure such as septic tanks and leach lines, which may be located outside the envelopes. Any infrastructure located outside building envelopes shall be located so as to not impact sensitive plant species or oak trees, to the extent practicable.

AES-3. Prior to issuance of construction permits for Parcels 4-7, the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. Heights of structures on Parcels 4-7 are limited to 28 feet from average natural grade, as defined by the Title 22 Land Use Ordinance. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys etc. and darker green, grey, slate blue, or brown colors for the roof structures. All color selections shall fall within a "chroma" and "value" of 6 or less, as described in the Munsell Book of Color (review copy available at County). Prior to occupancy or final inspection, the Department of Planning and Building shall inspect structures for compliance. For the life of the project, the property owner shall maintain color tone, chroma, and value on all structures as described above.

AES-4. Prior to issuance of construction permits for Parcels 4-7, the applicant shall show the design of proposed residences with hipped roof forms or shaped to follow the sloped hill forms with rounded profiles. No projecting angles or long boxed ridgelines shall be allowed.

AES-5. Prior to issuance of construction permits on all parcels, the applicant shall provide a lighting plan showing shielded exterior lighting in order to screen light sources from neighboring properties and Lopez Drive.

AES-6. Prior to approval of tract improvement plans, the applicant shall provide a utilities plan showing shielded exterior street lighting, if proposed, in order to screen light sources from neighboring properties and Lopez Drive.

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II. AGRICULTURE AND FORESTRY RESOURCES

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

- | | | | | | |
|-----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (a) | Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) | Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) | Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) | Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (e) | Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Setting

Based on the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) (DOC 2016), the entire project site contains Grazing land, Farmland of Local Potential, and vacant land. The

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property is located in the Arroyo Grande Valley Agricultural Preserve Area not and the property is not subject to a Williamson Act contract.

The soil type and characteristics of the project area include:

Corralitos sand (0 - 2 % slope). This nearly level sandy bottom soil is considered well drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to poor filtering capabilities. The soil is considered Class VI without irrigation and Class IV when irrigated.

Corralitos sand (2 - 15 % slope). This gently to moderately sloping, sandy bottom soil is considered well drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to poor filtering capabilities. The soil is considered Class VI without irrigation and Class IV when irrigated.

Gaviota fine sandy loam (15 - 50 % slope). This moderately to steeply sloping, shallow coarse loamy soil is considered very poorly drained. The soil has high erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to steep slopes and shallow depth to bedrock. The soil is considered Class VII without irrigation and class is not rated when irrigated.

Forestland is defined in Public Resources Code Section 12220(g) as land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.

Timberland is defined in Public Resources Code Section 4526 as land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees.

Discussion

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

The proposed project area is not underlain by soils classified as Prime Farmland, Unique Farmland, or as Farmland of Statewide Importance by the FMMP. The project area is primarily classified as Grazing Land, with small areas of Farmland of Local Potential, and Vacant Land (DOC 2016). The project area does not support grazing or other agricultural activities and would not result in disturbance to Prime Farmland, Unique Farmland, or as Farmland of Statewide Importance by the FMMP; therefore, *no impact* would occur.

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

The project property located within the Arroyo Grande Valley Agricultural Preserve Area; however, it is not designated for Agricultural uses and is not subject to a Williamson Act contract. The project site does not support agricultural activities and implementation of the project would not result in disturbance to land subject to a Williamson Act contract or zoned for agricultural uses; therefore, *no impact* would occur.

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- (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 subject property is not currently zoned for forestland, timberland, or Timberland Production and is not used for timber practices; therefore, implementation of the project would not result in disturbance to forest or timber uses and *no impact* would occur.

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

The subject property supports oak woodlands, and the project includes clear cutting 2.2 acres of oak woodlands (approximately 74 individual trees) but would not be considered forest land per Public Resources Code section 12220(g). Nonetheless, the applicant proposes to offset the loss of oak woodland, with a proposed permanent conservation of 5.24 acres of oak woodland; *no impact* to forestland would occur.

- (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?*

There is land under a Williamson Act contract located approximately 900 feet southeast of the project site, across Lopez Drive and Arroyo Grande Creek. The project would not result in impacts to designated farmland within the vicinity of the project. In addition, surrounding land uses are not zoned for forest or timber use; therefore, the project would not result in the conversion of farmland to non-agricultural uses or forest land to non-forest use and *no impact* would occur.

Conclusion

The project site does not contain Prime Farmland, land currently zoned for agricultural uses or under a Williamson Act contract, or timberland and therefore would not result in impacts to these resource areas. The project would remove 2.2 acres of forest land and would permanently conserve 5.24 acres of forest land. Therefore, impacts to forestland would be less than significant.

Mitigation

None required.

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III. AIR QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

San Luis Obispo County Clean Air Plan

The San Luis Obispo County Air Pollution Control District (SLOAPCD) San Luis Obispo County 2001 Clean Air Plan (CAP) 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 particulate matter 10 micrometers or less in diameter (PM₁₀). The 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 San Luis Obispo County CAP, a project must be consistent with the land use planning and transportation control measures and strategies outlined in the 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. This handbook includes 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 (ROG), greenhouse gases (GHG), and diesel particulate matter (DPM), are most significant when using large, diesel-

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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). General screening criteria are used by the SLOAPCD to determine the type and scope of air quality assessment required for a particular project (Table 1-1 in the SLOAPCD CEQA Air Quality Handbook). These criteria are based on project size in an urban setting and are designed to identify those projects with the potential to exceed the SLOAPCD's significance thresholds. A more refined analysis of air quality impacts specific to a given project is necessary for projects that exceed the screening criteria below or are within 10% of exceeding the screening criteria.

The SLOAPCD has also estimated the number of vehicular round trips on an unpaved roadway necessary to exceed the 25 pounds per day (lbs/day) threshold of significance for the emission of particulate matter (PM₁₀). According to the SLOAPCD estimates, an unpaved roadway of one mile in length carrying 6.0 round trips would likely exceed the 25 lbs/day PM₁₀ threshold.

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. The nearest sensitive receptor location to the project site is a residence located approximately 90 feet east of the project site (associated with Sweet Springs Mobile Home Park) and other scattered mobile home and residential units in all directions of the subject property.

Naturally Occurring Asbestos

Naturally Occurring Asbestos (NOA) is identified as a toxic air contaminant by the California Air Resources Board (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 2021).

Developmental Burning

As of February 25, 2000, the SLOAPCD prohibits developmental burning of vegetative material within San Luis Obispo County. However, under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. Any such exception must complete the following prior to any burning: SLOAPCD approval, payment of fee to the SLOAPCD based on the size of the project, and issuance of a burn permit by the SLOAPCD and the local fire department authority. As a part of SLOAPCD approval, the applicant shall furnish them with the study of technical feasibility (which includes costs and other constraints) at the time of application.

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Discussion

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

In order to be considered consistent with the 2001 San Luis Obispo County CAP, a project must be consistent with the land use planning and transportation control measures and strategies outlined in the CAP (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 facilitate the construction of 11 residential units, which is not a significant increase that would significantly affect the local area's jobs/housing balance. Implementation of the proposed project would be consistent with the air quality goals and/or objectives of the County's 2001 CAP; therefore, impacts related to consistency with applicable air quality plans 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?*

Construction activities for the subdivision would result in the generation of criteria air pollutants including ozone precursors (reactive organic gases and nitrogen oxides) and fugitive dust. Additionally, future construction of single-family residential uses would result in additional emissions of pollutants during construction activity. The county is currently designated as non-attainment for ozone and PM₁₀ under state ambient air quality standards (CARB 2021).

Project grading and future residential construction would result in approximately 12.5 acres of site disturbance including approximately 51,000 cubic yards of cut and 51,000 cubic yards of fill. Fugitive dust emissions would result from grading operations and combustion emissions, such as NO_x and ROG, 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 SLOAPCD CEQA Air Quality Handbook also provides preliminary screening construction emission rates based on the proposed volume of soil to be moved and the anticipated area of disturbance. The SLOAPCD CEQA Air Quality Handbook clarifies that any project that would require grading of 4.0 acres or more can exceed the 2.5-ton PM₁₀ quarterly threshold listed above. Tract improvement related construction emissions are shown below in Table 1.

Table 1. Proposed Project Estimate Construction Emissions

Pollutant	Screening Emission Rate (pounds/cubic yard)	Total Estimated Emissions	Threshold Quarterly	Threshold Exceeded?
ROG + NO _x (combined)	0.1138	5.8 tons	2.5 tons	Yes
Diesel Particulate Matter (DPM)	0.0049	0.25 tons	0.13 tons	Yes

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Based on the construction emission estimates above, the project would exceed SLOAPCD construction emissions thresholds for ROG + NO_x and DPM. Mitigation Measures AQ-1 and AQ-2 have been identified to require pollutant emission reduction methods during construction activities and include a suite of vehicle and construction equipment control measures designed to reduce pollutant concentrations.

It is anticipated that the subdivision improvements and construction of single-family residential uses would occur sequentially. Exact grading volumes for the residential development are unknown at this time but would likely involve less than 4 acres of site disturbance and 1,200 cy of earthwork per day, which would not likely result in exceedances of the SLOAPCD thresholds. To minimize potential impacts, AQ-1 and AQ-2 would be applicable to the residential development. Therefore, potential construction-related impacts would be *less than significant with mitigation*.

The SLOAPCD CEQA Air Quality Handbook provides operational screening criteria to identify projects with the potential to exceed SLOAPCD operational significance thresholds (refer to Table 1-1 of the SLOAPCD CEQA Air Quality Handbook). Based on Table 1-1 of the Handbook, the project does not propose a use that would have the potential to result in operational emissions that would exceed SLOAPCD thresholds and operational impacts would be *less than significant*.

Therefore, upon implementation of Mitigation Measures AQ-1 and AQ-2 during future construction activity, impacts would be *less than significant with mitigation*.

(c) *Expose sensitive receptors to substantial pollutant concentrations?*

Off-site residential units are located directly west of the project site along Hondonada Road and directly south of the project site. In addition, there are other off-site scattered residential units located to the north and east of the project site. Future construction activity has the potential to result in pollutant concentrations that could disturb nearby sensitive receptor locations. Implementation of Mitigation Measures AQ-1 and AQ-2 are included to implement equipment and construction regulations to reduce potential emissions near sensitive receptor locations; therefore, impacts 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?*

According to the SLOAPCD Naturally Occurring Asbestos (NOA) Map, the project site is not located in an area with known NOA (SLOAPCD 2021). Future development does not require demolition that could inadvertently release asbestos containing material (ACM), lead paint, or other hazardous materials and contaminants. The project is not anticipated to result in adverse emissions or odors; therefore, impacts would be *less than significant*.

Conclusion

Implementation of the proposed project would result in short-term construction emissions. The project site is not located in an area that has known NOA and would not result in the demolition of buildings that could inadvertently release ACM. Implementation of Mitigation Measure AQ-1 and AQ-2 would reduce impacts of construction emissions near sensitive receptor locations. Therefore, with implementation of Mitigation Measure AQ-1 and AQ-2, impacts would be less than significant.

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Mitigation

AQ-1 Construction Equipment Reduction Techniques. Prior to approval of tract improvement plans or tract grading permits and prior to approval of construction permits on individual lots, the following shall be shown on construction plans and implemented during all construction activities and during use of diesel vehicles. The applicant shall implement the following idling control techniques:

1. Maintain all construction equipment in proper tune according to manufacturer's specifications;
2. Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);
3. Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-Road Regulation;
4. Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;
5. Construction or trucking companies with fleets that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NOx exempt area fleets) may be eligible by proving alternative compliance;
6. All on and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5 minute idling limit;
7. Diesel idling within 1,000 feet of sensitive receptors is not permitted;
8. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;
9. Electrify equipment when feasible;
10. Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and,
11. Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

California Diesel Idling Regulations. On-road diesel vehicles shall comply with 13 CCR 2485. This regulation limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight ratings of more than 10,000 pounds and licensed for operation on highways. It applies to California and non-California based vehicles. In general, the regulation specifies that drivers of said vehicles:

1. Shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location, except as noted in Subsection (d) of the regulation; and
2. Shall not operate a diesel-fueled auxiliary power system (APS) to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5 minutes at any location when within 1,000 feet of a restricted area, except as noted in Subsection (d) of the regulation.
3. Signs must be posted in the designated queuing areas and job sites to remind drivers of the 5-minute idling limit. The specific requirements and exceptions in the regulation can be reviewed at the following website: www.arb.ca.gov/msprog/truck-idling/2485.pdf.

AQ-2 Fugitive Dust Control Measures. Prior to approval of tract improvement plans or tract grading permits and prior to approval of construction permits on individual lots, the following shall be shown on construction plans and implemented during all construction and ground-disturbing activities.

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The applicant shall implement the following particulate matter control measures and detail each measure on the project grading and building plans:

1. Reduce the amount of 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 SLOAPCD'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 (mph). Reclaimed (non-potable) water should be used whenever possible.
3. All dirt stockpile areas (if any) shall be sprayed daily and covered with tarps or other dust barriers as needed.
4. Permanent dust control measures identified in the approved project revegetation and landscape plans shall be implemented as soon as possible, following completion of any soil-disturbing activities.
5. Exposed grounds that are planned to be reworked at dates greater than 1 month after initial grading shall be sown with a fast germinating, non-invasive, grass seed and watered until vegetation is established.
6. All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the SLOAPCD.
7. All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
8. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
9. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or shall maintain at least 2 feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code (CVC) Section 23114.
10. "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 CVC Section 23113 and California Water Code (CWC) Section 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.
11. 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.
12. All PM₁₀ Mitigation Measures required should be shown on grading and building plans.

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 SLOAPCD's limit of 20%

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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 SLOAPCD Compliance Division prior to the start of any grading, earthwork, or demolition.

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

Federal and State Endangered Species Acts

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

Migratory Bird Treaty Act

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

Oak Woodland Ordinance

The County of San Luis Obispo Oak Woodland Ordinance was adopted in April 2017 to regulate the clear-cutting of oak woodlands. This ordinance applies to sites located outside of Urban or Village areas within the inland portions of the county (not within the Coastal Zone). “Clear-cutting” is defined as the removal of one acre or more of contiguous trees within an oak woodland from a site or portion of a site for any reason, including harvesting of wood, or to enable the conversion of land to other land uses. “Oak woodland” includes the following species: Blue oak (*Quercus douglasii*), coast live oak (*Quercus agrifolia*), interior live oak (*Quercus wislizeni*), valley oak (*Quercus labata*), and California black oak (*Quercus kelloggii*). The ordinance applies to clear-cutting of oak woodland only and does not apply to the removal of other species of trees, individual oak trees (except for Heritage Oaks), or the thinning, tree trimming, or removal of oak woodland trees that are diseased, dead, or creating a hazardous condition. Heritage oaks are any individual oak species, as defined in the Oak Woodland Ordinance, of 48 inches diameter at breast height (dbh) or greater, separated from all Stands and Oak Woodlands by at least 500 feet.

Thirteen biological, botanical, jurisdictional determination, and oak tree conservation technical reports were prepared for the proposed project dating back to 2001. The following information regarding setting and discussion of impacts to biological resources is primarily based on the Biological Resources Report for the Hondonada Road Property by Padre Associates, Inc. (Padre; Padre 2017).

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Existing Conditions

The subject property is currently undeveloped. There is previous site disturbance from former quarrying and grazing activities. The topography of the site ranges from relatively flat to steeply sloping toward the eastern portion of the parcel. The project area includes oak woodlands, chaparral, arroyo willow thicket, and some eucalyptus groves. There is an unnamed ephemeral drainage located along the eastern edge of the property and Arroyo Grande Creek is located 350 feet southeast from the southeastern property line.

Special-Status Plants

The most recent biological resources survey report (Padre 2017) found that 61 special-status plant species occur within the region, and the report identified 7 of those species had the potential to occur onsite, including: Hoover's bent grass, Santa Margarita manzanita, Pismo clarkia, Kellogg's horkelia, Mesa horkelia, Leafy tarplant, and San Bernardino aster. Of those 7 species, 3 species were identified on the property during the 2012 field survey, including Hoover's bent grass, Santa Margarita manzanita, and Pismo clarkia.

Native bunchgrass species that have been documented within the Property include foothill needlegrass (*Stipa lepida* [*Nasella lepida*]), and melic grass (*Melica imperfecta*) (Keil, 2001). These species are not considered special-status plants however, when foothill needlegrass is present at densities greater than 10 percent within the herbaceous layer, the population is recognized as a CDFW sensitive plant community (i.e., Foothill Needlegrass Grassland Provisional Alliance). In Keil's report (2001) there was no reference to population densities or location of where these species were documented. No foothill needlegrass or melic grass was observed during the 2012 survey; however, based on a previously documented occurrence, the potential exists for sensitive needlegrass plant community to occur within the property (Padre 2017).

Approximately 11.78 acres of oak woodland are present on the property site, which includes approximately 500 oak trees five-inch DBH or greater.

Hoover's Bent Grass (*Agrostis hooveri*)

This species is a CNPS Rank 1B.2 species and has been previously documented within the project area. This species was not observed during the field May 2012 field survey and was not observed on the adjacent Sweet Springs property during a July 2019 field survey (Padre 2017; Althouse and Meade 2020). There is suitable habitat for this species present onsite; however, the presence of non-native species reduces the overall quality of the suitable habitat to marginally suitable. Based on the lack of suitable habitat, historic records of this species, and absence of this species on the neighboring property, this species is not anticipated to occur onsite.

Santa Margarita Manzanita [La Panza Manzanita] (*Arctostaphylos pilosula*)

This species is a California Native Plant Society (CNPS) 1B.2 species and was observed within the project area during the May 2012 field survey. This species was also observed on the adjacent Sweet Springs property during a July 2019 field survey (Althouse and Meade 2020).

Pismo Clarkia (*Clarkia speciosa* ssp. *immaculata*)

This species is a CNPS 1B.1 species and is listed as endangered by the U.S. Fish and Wildlife Service (USFWS). Pismo clarkia was observed in several locations within the project area during the May 2012 field survey and was observed on the adjacent Sweet Springs property during the July 2019 field survey (Padre 2017; Althouse and Meade 2020).

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Kellogg's Horkelia (*Horkelia cuneata ssp. sericea*)

This species is a CNPS 1B.1 species. The project area supports suitable habitat onsite; however, this species was not observed during the May 2012 field survey (Padre 2017). In addition, this species was not observed during the July 2020 survey on the adjacent Sweet Springs property (Althouse and Meade 2020). Therefore, this species is not anticipated to occur within the project area.

Mesa Horkelia (*Horkelia cuneata ssp. puberula*)

This species is a CNPS Rank 1B.1 species. The project area supports suitable habitat onsite; however, this species was not observed during the May 2012 field survey (Padre 2017). In addition, this species was not observed during the July 2020 survey on the adjacent Sweet Springs property (Althouse and Meade 2020). Therefore, this species is not anticipated to occur within the project area.

Leafy Tarplant (*Deindra paniculata*)

This species is a CNPS Rank 4.2 species. The project area supports suitable habitat onsite; however, this species was not observed during the May 2012 field survey (Padre 2017). In addition, this species was not observed during the July 2020 survey on the adjacent Sweet Springs property, though paniculate tarplant (, a CNPS Rank 4.2 species (Althouse and Meade 2020). Based on the lack of recent or historic records, this species is not anticipated to occur onsite.

San Bernardino Aster (*Symphotrichum defoliatum*)

This species is a CNPS Rank 1B.2 species. The project area supports suitable habitat onsite; however, this species was not observed during the May 2012 field survey (Padre 2017). There are no current or historic records of this species within the project area. Based on the lack of recent or historic records, this species is not anticipated to occur onsite.

Special-Status Wildlife

The project site may provide suitable habitat to support several sensitive wildlife species, including: Monarch butterfly, South-central California coast steelhead, Southwestern pond turtle, Blainville's horned lizard, California red-legged frog (CRLF), Purple martin, Oak titmouse, raptors, American badger, San Diego desert woodrat, Monterey dusky-footed woodrat, and various special status bat species (Padre 2017). Of these species, Blainville's horned lizard, Oat titmouse, and woodrats, were observed during the 2012 field survey.

Monarch Butterfly (*Danaus plexippus*)

There is potential habitat for this species located within the eucalyptus groves along Hondonada Road. This species was not detected during the May 2012 field survey; however, based on the presence of potential habitat, there is potential for this species to occur onsite.

Southwestern Pond Turtle (*Actinemys marmorata pallida*)

There is suitable habitat for this species in the unnamed ephemeral drainage along the eastern property boundary. However, the entire project site only supports marginally suitable habitat because it does not provide suitable breeding habitat and provides limited basking habitat near Lopez Drive, which is necessary to support this species onsite. Based on the presence of marginally suitable habitat for this species, southwestern pond turtle is not anticipated to occur onsite.

Blainville's Horned Lizard [Coast Horned Lizard] (*Phrynosoma blainvillii*)

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There is suitable habitat for this species within the grasslands, woodlands, and ruderal areas onsite. In addition, this species was detected onsite during the May 2012 field survey, and this species was also observed on the adjacent Mid-State Properties/Hondonada property during the July 2019 survey (Althouse and Meade 2020).

California Red-Legged Frog (*CRLF; Rana draytonii*)

There is suitable habitat for this species located within the ephemeral drainage onsite. The CRLF Critical Habitat is not located within 5-miles of the project area. However, there have been documented occurrences of this species within 5 miles of the project area. Based on suitable habitat and nearby occurrences, there is potential for this species to occur onsite.

Purple Martin (*Progne subis*)

There is marginally suitable habitat for this species located within the oak woodland onsite; however, this species was not observed during the May 2012 field survey. Based on the presence of only marginally suitable habitat this species is not anticipated to occur onsite.

Oak Titmouse (*Baeolophus inornatus*)

There is suitable habitat for this species located onsite and this species was detected onsite during the May 2012 field survey (Padre 2017). In addition, this species was observed on the adjacent Sweet Springs property during the July 2019 survey (Althouse and Meade 2020).

American badger (*Taxidea taxus*)

There is marginally suitable habitat for this species located within the grassland onsite; however, this species was not detected during the May 2012 field survey. Based on the presence of only marginally suitable habitat this species is not anticipated to occur onsite.

San Diego Desert Woodrat (*Neotoma lepida intermedia*) and Monterey Dusky-Footed Woodrat (*Neotoma macrotis luciana*)

Woodrat nests were observed throughout the project area, mainly located at the base of trees or in tree branches. Therefore, there is potential for woodrat species to occur onsite.

Sensitive Bats

There is only marginally suitable nesting habitat and moderately suitable foraging habitat located onsite for sensitive bat species.

Critical Habitat

The project site is adjacent to USFWS Critical Habitat for steelhead (*Oncorhynchus mykiss irideus*) that is located within Arroyo Grande Creek approximately 350 feet southeast of the subject property. There is an unnamed ephemeral drainage that runs along the eastern property line that connects to Arroyo Grande Creek. The onsite drainage is not considered suitable habitat for steelhead due to its cobbled stream bottom, highly dense riparian vegetation, and ephemeral nature (Althouse and Meade 2020).

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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?*

Implementation of the project has the potential to disturb sensitive plant species and sensitive wildlife species that may be located within or utilize the portions of the property within the footprint of the project, as described below. Mitigation Measure BIO-1 requires a biological monitor for the project.

Special-Status Plants

Several sensitive plant populations were identified onsite during the May 2012 field survey, in combination with previously completed botanical surveys by Keil (2001) and McLeod (2005), including Hoover's bent grass, Santa Margarita manzanita, and Pismo clarkia (Padre 2017). The subdivision was redesigned after the 2012 field survey; the lot lines and building pads were located to minimize and avoid impacts to sensitive plants.

Grubbing and grading operations may disturb special status plant species located onsite. Road improvements and installation of the septic system on Lot 7 would result in removal of three of Santa Margarita Manzanita and seven Hoover' bent grass individuals, as identified during the 2012 field survey. Installation of the septic system on Lot 2 could result in the removal of four Pismo clarkia individuals, as identified during the 2012 field survey. Due to the age of the botanical surveys, Mitigation Measure BIO-2 requires further botanical studies to determine the current locations of sensitive plant species onsite and requires avoidance to the greatest extent feasible. If disturbance to sensitive species is unavoidable, a restoration plan is required (BIO-3) to ensure the project does not result in significant adverse impacts to the identified sensitive plant species.

Special-Status Wildlife

As previously described, there is potential for Blainville's horned lizard, southwestern pond turtle, woodrats, nesting birds including oak titmouse, and CRLF to occur within the project area (Padre 2017). Mitigation Measure BIO-6 requires the project biological monitor to conduct environmental awareness training for workers prior to the beginning of construction activities.

Sensitive Reptiles

Implementation of the project has the potential to result in habitat loss, accidental take, and other disturbance to sensitive reptile species onsite, including Southwestern pond turtle, Coast horned lizard, and Silvery legless lizard. Mitigation Measure BIO-4 requires preconstruction surveys for Blainville's horned lizard prior to the start of grading and/or vegetation removal. This measure identifies the proper protocol if individuals are present onsite, including removal of the species to alternative suitable habitat outside the work area. Mitigation Measure BIO-8 would require worker sensitivity training to educate construction workers on the sensitive reptile species and the applicable policies, regulations, and protocols relating to these species. Implementation of the identified mitigation measures would reduce impacts of project activities to sensitive reptile species to less than significant.

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California Red Legged Frog

The Hondonada Creek corridor provides suitable habitat for CRLF; however, the field surveys did not include CRLF protocol-level surveys along Hondonada Creek and no previous CRLF surveys have been completed in the vicinity of the Property. Mitigation Measure BIO-5 requires preconstruction protocol surveys for CRLF prior to the start of grading and/or vegetation removal. If CRLF are determined to be present, Heavy equipment use and grading activities have the potential to result in disturbance to special-status wildlife species located within or adjacent to the project area. Mitigation Measures BIO-7 and BIO-8 have been identified to ensure project activities do not result in significant impacts to special-status animal species that are currently located onsite or have the potential to occur onsite.

Mitigation Measure BIO-7 requires preconstruction surveys for woodrat species and the protocol for nest removal prior to construction activities.

Mitigation Measure BIO-9 has been included to require preconstruction surveys and identifies the proper protocol if species are determined to occur onsite. Implementation of the identified mitigation measure would ensure project activities do not result in disturbance to monarch butterflies.

Oak Titmouse and Nesting Birds

Oak titmouse and other nesting bird species were detected onsite, and implementation of the project has the potential to result in habitat loss, accidental take, or other disturbance due to tree removal and construction equipment disturbances (e.g., noise). Mitigation Measure BIO-5 requires pre-construction nesting bird surveys during the appropriate nesting season (February 1 through September 1) and identifies the proper protocol if nesting birds, including oak titmouse, or Nuttall's woodpecker are present onsite. Within implementation of BIO-6, impacts to nesting birds would be less than significant.

Monarch Butterfly

Construction activities conducted in close proximity to the eucalyptus groves have the potential to disturb monarch butterflies if present within the habitat. Mitigation Measure BIO-7 has been included to require preconstruction surveys and identifies the proper protocol if species are determined to occur onsite. Implementation of the identified mitigation measure would ensure project activities do not result in disturbance to monarch butterflies.

In addition, Mitigation Measure BIO-1 requires the use of construction vehicles and equipment to be limited to the project limits to avoid disturbance to relocated or other animal species outside of the identified project areas.

The identified mitigation measures would ensure project activities do not result in direct disturbance to sensitive animal species onsite; therefore, impacts would be *less than significant with mitigation*.

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

The southeastern portion of the subject property is located adjacent to USFWS Critical Habitat for steelhead associated with Arroyo Grande Creek. There is an onsite drainage that runs along the eastern property line. The onsite drainage does not support steelhead based on its cobbled stream

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bottom, highly dense riparian vegetation, and ephemeral nature (Althouse and Meade 2020). Project activities would not result in modification of or work within Arroyo Grande Creek or the ephemeral drainage onsite. The project would be required to prepare an Erosion and Sedimentation Control Plan (LUO 22.52.120) in order to protect steelhead habitat from habitat degradation through polluted runoff. In addition, Mitigation Measure BIO-9 includes construction BMPs to reduce runoff during construction activities. Based on proposed project activities and required compliance with the County's LUO, the project would not result in adverse effects to USFWS Critical Habitat; therefore, impacts would be *less than significant with mitigation*.

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

According to the Biological Letter Report prepared for the neighboring project, the unnamed ephemeral drainage located along the eastern property boundary is not considered a jurisdictional wetland due to the presence of dense vegetation located within the channel and the lack of regular significant flows (Althouse and Meade 2020). Further, the project site does not support marsh, vernal pool, or coastal habitat that could be disturbed as a result of project implementation. Therefore, the project would not have an adverse effect on wetland resources and 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 CNDDDB, the project site is not located within an identified wildlife corridor (CDFW 2021). As described above, the project property does not directly support any surface water or potential wetland features. However, an unnamed ephemeral drainage runs along the eastern property boundary and Arroyo Grande Creek is located approximately 350 feet southeast from the southeastern property line. The onsite drainage does not support steelhead based on its cobbled stream bottom, highly dense riparian vegetation, and ephemeral nature (Althouse and Meade 2020). Arroyo Grande Creek supports USFWS Critical Habitat for steelhead associated with Arroyo Grande Creek. The project does not require work within or adjacent to Arroyo Grande Creek that could result in direct or indirect impacts to the movement of migratory fish.

The project site supports oak woodlands and other trees that could support nesting or other bird species onsite. Mitigation Measure BIO-6 requires nesting bird surveys prior to the start of work during nesting bird season (February 1 to September 1) and identifies the proper protocol if nesting birds are present onsite. Mitigation Measure BIO-7 requires cessation of activities within 100 feet of Eucalyptus trees that contain roosting colonies of monarch butterflies until the overwintering period has ceased. Therefore, 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?*

The County's Inland LUO Chapter 22.58 establishes regulations for clear-cutting oak woodlands. The project property supports oak woodlands and proposes removal of approximately 2.2 acres of the oak woodlands (74 individual trees) onsite. Mitigation Measures BIO-10-13 require a tree conservation and protection plan for oak tree and other tree mitigation onsite, and requires that an

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open space easement be recorded for all areas outside the designated building envelopes to allow long-term protection of native plant species, including oak woodlands. Implementation of the tree conservation and protection plan would ensure the project is consistent with the County's LUO; 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?*

A Habitat Conservation Plan (HCP) was prepared for Arroyo Grande Creek in 2004 regarding incidental take of steelhead and California red-legged frog primarily resulting from work by the San Luis Obispo County Flood Control and Water Conservation District in the creek channel. The HCP extends approximately 10 miles, and its boundaries include Arroyo Grande Creek downstream from Lopez Dam to the flood control channel (Fair Oaks Boulevard). The project would not conflict with the HCP. Therefore, project activities would not result in direct or indirect impacts to Arroyo Grande Creek and impacts would be *less than significant*.

Conclusion

Future construction activities have the potential to adversely affect biological resources located within the footprint of the proposed project. Mitigation Measures BIO-1 through BIO-14 have been included to reduce potential impacts to biological resources. Therefore, upon implementation of the identified mitigation measures, impacts would be less than significant.

Mitigation

BIO-1. Biological Monitor. Prior to approval of tract improvement plans, the applicant shall retain a County-approved biological monitor. The biological monitor shall prepare and submit a biological monitoring plan for review and approval by the San Luis Obispo County Department of Planning and Building. The monitoring plan shall detail the responsibilities of the monitor, including, but not limited to: overseeing the installation of protective fencing around all areas identified by the updated botanical surveys (see BIO-2) containing sensitive plant species identified onsite that are not proposed to be removed by the project; ensuring the use of heavy equipment and vehicles are limited to the proposed project work area, existing roadways, and defined staging areas/access points and that the boundaries of each work area are clearly defined and marked with visible flagging prior to project initiation; conducting regular inspections/site visits to verify construction activity location, conducting or reviewing the updated botanical surveys required by BIO-2 and preconstruction wildlife surveys required by BIO-4 through BIO-7; conducting the worker awareness training required by BIO-8; and verifying best management practices required by BIO-9 are adhered to.

The applicant shall submit a copy of the approved contract with the biological monitor for the project to include the scope of work that includes the requirements above. **The biological monitor shall provide reports every two weeks to the Department of Planning and Building,** which shall include verification that the measures above have been implemented.

BIO-2. Updated Botanical Surveys. Prior to approval of tract improvement plans or tract grading permits and prior to approval of construction permits on individual lots, the applicant shall conduct floristic surveys within the proposed disturbance area for the presence of special status plant species. Surveys shall be conducted during the appropriate blooming period within a one-year period prior to approval of tract improvement plans, tract grading permit, or construction permits in order to evaluate the extent and the abundance

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of the population within the proposed ground disturbance area, and a 50-foot buffer. The results of these surveys shall be submitted to San Luis Obispo County Department of Planning and Building and the United States Fish and Wildlife Service and/or California Department of Fish and Wildlife, as applicable, within 30 days of completing the survey.

Surveys older than one year, or in the event of a below-average rainfall year, the applicant shall submit the results of the surveys to the San Luis Obispo County Department of Planning and Building and the United States Fish and Wildlife Service and/or California Department of Fish and Wildlife, as applicable, within 30 days of completing the survey, and the San Luis Obispo County Department of Planning and Building may elect to use the best available data from previous surveys efforts.

If special status plant species are present within the proposed ground disturbance area, or within a 50-foot buffer, the applicant shall avoid all impacts to the greatest extent feasible.

All tract improvement plans and/or construction plans for individual lots, that are submitted to the County shall include specifications for the installation of protective fencing to prevent any inadvertent impacts to all sensitive plants or their habitat. The protective fencing shall be installed prior to any ground disturbing activities, at the direction of the qualified biologist, and shall be maintained by the applicant throughout the entire construction work period at the subject location. Photos of installed fencing shall be submitted prior to issuance of construction permits and included in the submitted bi-monthly reports.

Should project activities at a site location extend beyond one-year, additional floristic surveys shall be conducted at the location on an annual basis until project construction activities are completed. The results of these surveys shall be submitted to the San Luis Obispo County Department of Planning and Building, United States Fish and Wildlife Service, and California Department of Fish and Wildlife.

BIO-3. Habitat Mitigation and Monitoring Plans. Prior to approval of tract improvement plans or tract grading permits and prior to approval of construction permits on individual lots, the applicant shall submit a restoration plan prepared by a qualified biologist for special status plant species (not including oaks, oaks are instead subject to BIO-10 and 11) to the County for review and approval, in consultation with the United States Fish and Wildlife Service (USFWS), and California Department of Fish and Wildlife (CDFW), if necessary. If any Incidental Take Permits are required, the restoration plan shall be consistent with them. At a minimum, the plan shall include:

1. Identification of locations, amounts, size and types of plants to be replanted, as well as any other necessary components (e.g., temporary irrigation, amendments, etc.) to ensure successful reestablishment. Restoration areas shall be located within open space and conservation easements onsite.
2. Provide for a native plant salvage and seed collection effort prior to ground disturbing activities. Salvaged plants shall include, but not be limited to, special status plant species that may be affected.
3. Updated quantification of impact based on finalized tract improvement plans and quantification of mitigation areas such that the replacement criteria are met.
4. A program schedule and success criteria for a minimum five-year monitoring and

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reporting program that is structured to ensure the success of the restoration plan.

5. For in-kind replacement of Pismo clarkia (*Clarkia speciosa* ssp. *immaculata*), individuals that are removed or damaged shall be replaced in-kind at a 2:1 ratio (based on square feet cover) within the designated restoration area with 100% success in five years (inclusive of replacement plantings for unsuccessful individuals). **Prior to any removal or impacts (take) to Pismo clarkia**, the applicant shall provide evidence that an Incidental Take Permit (ITP) has been obtained and shall also provide a copy of the Habitat Conservation Plan that accompanies the ITP.
6. For in-kind replacement of Santa Margarita manzanita, individuals that are removed or impacted shall be replaced in-kind at a 2:1 ratio (based on square feet cover) within the designated restoration area with 100% success in 5 years (inclusive of replacement plantings for unsuccessful individuals). The restoration shall also provide in-kind 2:1 replacement of paniculate tarplant.
7. For in-kind replacement of paniculate tarplant, individuals that are removed or impacted shall be replaced in-kind at a 2:1 ratio (based on square feet cover) within the designated restoration area with 100% success in 5 years (inclusive of replacement plantings for unsuccessful individuals).
8. Identification of access and methods of materials transport to the restoration area, including personnel, vehicles, tools, plants, irrigation equipment, water, and all other similar supplies. Access shall not result in new or additional impacts to habitat and special-status species.
9. Incorporation of an invasive species control program, which would include the following at a minimum:
 - a. To avoid the spread of invasive species, the contractor will stockpile topsoil and redeposit the stockpiled soil on the slopes after construction is complete, or if heavily infested with invasive species, transport the topsoil to a certified landfill for disposal.
 - b. During construction, the project will make all reasonable efforts to limit the use of imported soils for fill. Soils currently existing on-site should be used for fill material. If the use of imported fill material is necessary, the imported material must be obtained from a source that is known to be free of invasive plant species; or the material must consist of purchased clean material such as crushed aggregate, sorted rock, or similar.
 - c. The restoration planting plans must emphasize the use of native species expected to occur in the area. Project plans must avoid the use of plant species that the Cal-IPC, Cal-EPPC, CDFW, or other resource organizations considers to be invasive or potentially invasive. Prior to issuance of County grading permits, the County shall verify that restoration plans do not include the use of any species considered invasive by the Cal-IPC, Cal-EPPC, or CDFW.
 - d. If performance standards detailed in the final restoration plan are not achieved in any restoration area, the applicant shall submit and implement an alternative or adaptive mitigation strategy during the restoration and

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monitoring phase for approval to the San Luis Obispo County Planning and Building Department, in consultation with other appropriate resource agencies including the United States Fish and Wildlife and/or the California Department of Fish and Wildlife.

BIO-4. Preconstruction Wildlife Surveys. Prior to approval of tract improvement plans but within two weeks prior to site disturbance, the County-approved biologist shall conduct protocol-level surveys to determine presence/absence of Blainville's horned lizard, western pond turtle, woodrats, and American badger. If any special-status reptiles or amphibians, such as western pond turtle, are found in the area of disturbance, the biologist shall move the animal(s) to an appropriate location outside the area of disturbance.

In addition to implementation of exclusionary fencing for oaks, exclusionary fencing shall also be erected prior to any ground disturbance at the boundaries of the proposed disturbance area to avoid equipment and human intrusion into adjacent habitats with emphasis on protection of areas containing special-status species. The exact location of exclusionary fencing for each construction area shall be determined by the County-approved biological monitor. The biological monitor's reports shall include verification that appropriate fencing has been installed prior to issuance of tract improvements or grading permits. The fencing shall remain in place throughout the duration of the proposed construction activity.

Within one-hour prior to initial ground disturbance, grading of the top 18-inches of soil, and tree removal activities, pre-activity surveys shall also be completed by a biological monitor immediately prior to project grading, excavation, and vegetation removal activities to inspect the work area for any wildlife that may be in the path of heavy equipment. This task will be completed by a biological monitor, further discussed below.

As part of the pre-activity surveys, in order to avoid potential impacts to sensitive reptiles, leaf litter and sandy areas under shrubs within suitable habitat shall be raked in the areas to be disturbed to a minimum depth of eight inches. In addition to raking, coverboards or other suitable methods identified in the Biological Monitoring Plan (BIO-1) shall be used to capture reptiles. If using coverboards, they shall consist of untreated lumber, sheet metal, corrugated steel, or other flat material, at a minimum size of 4 foot by 4 foot. Coverboards shall be placed in suitable habitat areas at minimum **7 days prior to ground disturbing activities** and shall be inspected daily unless otherwise outlined in the Biological Monitoring Plan (BIO-1). Captured lizards shall be placed in buckets and relocated to a pre-determined location within the area that will not be disturbed by Project activities. As necessary, appropriate regulatory agency permits and/or approvals shall be obtained to allow relocation of special-status species (i.e., Blainville's horned lizard, etc.) from the project area.

During pre-activity surveys, a qualified Biologist shall knock down any woodrat nests that are in the path of heavy equipment prior to project activities to allow for native woodrats to relocate and minimize impacts to local wildlife. Woodrat nests may need to be knocked down several times prior to equipment mobilization.

BIO-5. California Red-Legged Frog Surveys and Avoidance. For the life of the project, included as a part of an additional map sheet of the final tract map, the applicant shall make every effort to schedule work activities when impacts to California red-legged frog would be minimal. This would include the following:

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1. Avoid construction during the rainy season (October 15 through April 15). If construction must occur in the rainy season, no work shall occur during or immediately after rain events of 0.25 inch or greater.
2. Avoid nighttime construction. If nighttime construction is deemed necessary, a qualified biologist shall be on-site until it is determined that no potential impacts to California red-legged frog or western pond turtle would occur based on conditions and the scope of work.

BIO-6. Nesting Birds and Roosting Bats. Nesting Birds and Roosting Bats. Prior to approval of tract improvement plans or tract grading permits and prior to approval of construction permits on individual lots, the applicant shall provide evidence of retention of a qualified biologist to conduct pre-construction surveys. Prior to any site disturbance (i.e., mobilization, staging, grading or construction, tree and vegetation removal or trimming) for tract improvements or construction on individual lots, the County-qualified biologist (BIO-3) shall conduct preconstruction surveys for potential nesting birds within the recognized breeding season (February 1 to August 15) in all areas within 500 feet of proposed disturbance areas, or a lesser distance if dense vegetation renders a 500-foot survey radius infeasible. The required survey dates may be modified based on local conditions, as determined by the County-qualified biologist based on observations in the field, with the approval of the County of San Luis Obispo.

If breeding birds with active nests are found prior to or during construction, a biological monitor shall establish an avoidance buffer around the nest for ground-based construction activities and no activities will be allowed within the buffer(s) until the young have fledged from the nest or the nest fails. Buffers shall be 500 feet for raptors and 100 feet for non-raptor species. Buffers may be adjusted to reflect existing conditions including ambient noise, topography, and disturbance with the approval of the County of San Luis Obispo, and must be based on evidence that a reduced buffer will not pose a threat to the success of the nest.

For active nests identified within the survey area, the biological monitor(s) shall conduct regular monitoring of the nest to determine success/failure and to ensure that project activities are not conducted within the buffer(s) until the nesting cycle is complete or the nest fails. The biological monitor(s) shall be responsible for documenting the results of the surveys and ongoing monitoring and will provide a copy of the monitoring reports to the County.

All trees to be removed as part of project-related construction activities will be removed outside of the nesting season to avoid additional impacts to nesting birds. If removal during the nesting season can't be avoided, trees (tree to be removed/impacted and any surrounding trees that are within 100 feet of the tree canopy to be removed/impacted) will be thoroughly surveyed by a County-qualified biologist to ensure that no nests are present. If nests are found within these trees and contain eggs or young, the biological monitor shall establish avoidance buffers as described above until the young have fledged the nest or the nest fails.

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- BIO-7. Monarch Butterfly.** For the life of the project, included as a part of an additional map sheet of the final tract map, tree removal and/or noise-generating construction activities (including but not limited to use of large equipment, gas-powered tools, and/or pneumatic equipment) within 100 feet of the Eucalyptus trees within the project area shall be avoided during the fall and winter migration of the monarch butterflies (October 15 through end of February) to the extent feasible. If tree removal or site disturbance within 100-feet of Eucalyptus trees stands are necessary **during the fall and winter migration**, a qualified biologist shall conduct a preconstruction survey for monarch butterflies that could utilize trees onsite for overwintering. If roosting monarch butterflies are detected in the work area or within 100 feet of the work area, activities will be postponed until after the overwintering period or until the biologist determines monarch butterflies are no longer utilizing the trees.
- BIO-8 Worker Awareness Training.** Prior to approval of tract improvement plans or tract grading permits and prior to approval of construction permits on individual lots, the applicant shall provide evidence of retention of a qualified biologist to conduct Worker Awareness Training. Prior to mobilization of any equipment on the project site and installation of project limit fencing/flagging, 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 will 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. Furthermore, crew members will be briefed on the reporting process in the event that an inadvertent injury should occur to a special-status species during construction.
- BIO-9. Erosion and Sediment BMPs.** The following erosion and sedimentation control BMPs are required to be implemented during vegetation removal, tract improvements, during individual lot construction, and after the construction phases of the project. BMPs shall be listed on all tract improvement plans, building, and grading plans.
1. If possible, the potential for erosion and sedimentation shall be minimized by scheduling construction to occur outside of the rainy season, which is typically defined as October 15 through April 15.
 2. To minimize site disturbance, all construction related equipment shall be restricted to established roads, construction areas, and other designated staging areas.
 3. **Prior to any site disturbance during tract improvements or individual lot construction, a Sediment and Erosion Control Plan shall be prepared by a qualified engineer.** The use of silt fence, straw wattles, erosion control blankets, straw bales, sandbags, fiber rolls, and other appropriate techniques should be employed to protect the drainage features on and off the property. Biotechnical approaches using native vegetation shall be used as feasible. All areas with soil disturbance shall have appropriate erosion controls and other stormwater protection BMPs installed to prevent erosion potential. All sediment and erosion control measures shall be installed per the engineer's requirements prior to the initiation of site grading if planned to occur within the rainy season.

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4. Spill kits shall be maintained on the site, and a Spill Response Plan shall be in place.
5. No vehicles or equipment shall be refueled within 100 feet of wetland areas, riparian habitat and/or drainage features, and refueling areas shall have a spill containment system installed. No vehicles or construction equipment shall be stored overnight within 100 feet of these areas unless drip pans or ground covers are used. All equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills. Construction staging areas shall be located in a location where spills would not drain into aquatic habitats.
6. No concrete washout shall be conducted on the site outside of an appropriate containment system. Washing of equipment, tools, etc. should not be allowed in any location where the tainted water could enter onsite drainages.
7. The use of chemicals, fuels, lubricants, or biocides shall be in compliance with all local, state, and federal regulations. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other state and federal legislation.
8. All project-related spills of hazardous materials within or adjacent to the project site should be cleaned up immediately.
9. All areas with soil disturbance shall have appropriate erosion controls and other stormwater protection BMPs installed to prevent erosion potential. Silt fencing, erosion control blankets, straw bales, sandbags, fiber rolls, and/or other types of materials prescribed on the plan shall be implemented to prevent erosion and sedimentation. Biotechnical approaches using native vegetation shall be used as feasible.
10. Areas with disturbed soils shall be restored under the direction of the project engineer in consultation with a qualified restoration ecologist as detailed above. Methods may include recontouring graded areas to blend in with existing natural contours, covering the areas with salvaged topsoil containing native seedbank from the site, and/or applying the native seed mix as described in the table below. Native seed mix shall be applied to the graded areas in the creek setback area through either direct hand seeding or hydroseeding methods. Seeding with the native erosion control seed mix should be provided on all disturbed soil areas prior to the onset of the rainy season (by October 15).

Native Erosion Control Seed Mix

Species	Application Rate (lbs/acre)
California Brome (<i>Bromus carinatus</i>)	10
purple needlegrass (<i>Stipa pulchra</i>)	5
tomcat clover (<i>Trifolium wildenovii</i>)	5
six weeks fescue (<i>Festuca microstachys</i> , formerly <i>Vulpia microstachys</i>)	5
Total	25

BIO-10. Open Space Easement. Prior to recordation of the final map, the applicant shall enter into an agreement with the County, in a form acceptable to County Counsel, to create open space

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easements on all areas outside of the proposed building envelopes, roadways, and vegetation clearance areas. The terms of the open space easement will allow only activities that help the long-term protection of oak woodlands and native plant species. No structures, grading, site disturbance, native vegetation removal, mowing, disking, off-road vehicle use, crop production, equestrian uses, or other animal raising or keeping activities (unless specifically proposed for long term protection of native species) are allowed in the open space easement area with the exception of infrastructure such as septic tanks and leach lines, which may be located outside the envelopes. Any infrastructure located outside building envelopes shall be located so as to not impact sensitive plant species or oak trees, to the extent practicable. The following shall apply to the areas within the open space: no oak trees, or other visually significant vegetation, shall be impacted or removed; no activities (including grazing or the keeping of animals) shall be allowed that could adversely impact the open space area. Grazing for weed and invasive plant control may be allowed with an Open Space Management Plan prepared by a qualified biologist and approved by the County of San Luis Obispo Department of Planning and Building. Any removal of non-sensitive vegetation shall be done by hand, and by a qualified individual that can identify and avoid those sensitive species.

Fencing may be allowed along the property lines within the open space provided the fencing does not impact oak trees or visually significant vegetation. Fencing shall be limited to six feet in height and shall be horizontally open to allow for wildlife passage (e.g., five strand wire fencing, post and rail, not woven wire or panel fencing). Barbed wire and electric fencing shall not be used.

For the life of the project, the Developer agrees to allow the County, a land conservancy, resource agency, or other appropriate entity, the right to enter the open space as shown on the final exhibit to the open space agreement, to ensure compliance with the restrictions and to access the oak woodland population. However, prior to entering the open space area, the County, land conservancy, resource agency, or other appropriate entity shall give a 72-hour notice of intent to enter the site.

These provisions for limited open space use shall be added to any CC&Rs developed for the project..

BIO-11. Open Space Maintenance. As a part of an additional map sheet of the final tract map, and included as a part of any individual construction permit application, and included in any CC&Rs developed for the project, the following shall apply to the areas within the open space: no oak trees, or other visually significant vegetation, shall be impacted or removed; no activities (including grazing or the keeping of animals) shall be allowed that could adversely impact the open space area. Grazing for weed and invasive plant control may be allowed with an Open Space Management Plan prepared by a qualified biologist and approved by the County of San Luis Obispo Department of Planning and Building. Any removal of non-sensitive vegetation shall be done by hand, and by a qualified individual that can identify and avoid those sensitive species. All applicable plans shall show open space areas and building envelopes, where all trees outside of the building envelopes shall be protected during all construction activities. Plans shall show how these trees will be protected from any disturbance/ compaction at 1-1/2 times the distance between the trunk and dripline edge (e.g., install sturdy fencing, install retaining walls, etc.).

Prior to issuance of construction permits, applicant shall submit a statement from the biological monitor that tree protection measures have been installed. Prior to Final of

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construction permits, the applicant shall submit report prepared by the Biological Monitor verifying that tree protection measures remained effective during the entire construction phase.

For the life of the project, the Home Owner's Association or similar entity shall be responsible for regular maintenance and reporting to the County of San Luis Obispo Department of Planning and Building. Reporting shall be on an annual basis.

BIO-12

Oak Woodland Mitigation and Protection Plan. Prior to recordation of final map, the applicant shall submit an updated Oak Tree Replacement and Protection Plan (OTRPP) outlining the proposed mitigation efforts for the permanent loss of oak woodland habitat and individual oaks. Mitigation shall be accomplished through on-site conservation, on-site replanting, or payment of an in-lieu fee.

Conservation easements shall be delineated to encompass existing oak woodland canopy that is equal to or greater than 4:1 conservation of oak woodland based on as-built conditions. If the quantity of existing oak woodland is not sufficient to fulfil 4:1 conservation, the remaining mitigation shall be accomplished through payment of an in-lieu fee and/or on-site replanting. Any fee payments shall be coordinated with the County of San Luis Obispo Department of Planning and Building to determine the appropriate fee amount and shall be submitted to the California Wildlife Conservation Board's Oak Woodlands Conservation Program to mitigate for up to 50 percent of oak trees impacted by the project that have not mitigated through on-site conservation easements or replacement plantings. Any contribution to the Oak Woodlands Conservation Fund shall be paid in full prior to issuance of grading or construction permits.

If on-site planting is required, any on-site planting shall be done **within 90 days of completion of tract improvements or at the beginning of the rainy season as determined appropriate by the County**. The OTRPP shall include the following the following:

1. Replanting onsite of individual oak trees through replanting, maintaining and monitoring replacement plantings for at least seven years. Seedling planting will be based on a minimum replacement ratio of 4:1 for oak trees removed and a minimum replacement ratio of 2:1 ratio for oak trees impacted (i.e., disturbance within the root zone area) for the mitigation not fulfilled by conservation easements. At a minimum, the following shall also be included within the OTRPP:
2. Replacement oak trees shall be from regionally or locally collected seed stock grown in vertical tubes or deep one-gallon tree pots. Four-foot diameter shelters shall be placed over each oak tree to protect it from deer and other herbivores and shall consist of 54-inch tall, welded wire cattle panels (or equivalent material) and be staked using T-posts. Wire mesh baskets, at least two feet in diameter and two feet deep, shall be use below ground. Planting during the warmest, driest months (June through September) shall be avoided. The Plan shall provide a species-specific planting schedule. If planting occurs outside this time period, a landscape and irrigation plan shall be submitted prior to permit issuance and implemented upon approval by the San Luis Obispo County Planning and Building Department.
3. Replacement oak trees shall be planted no closer than 20 feet on center on average and shall average no more than four planted per 2,000 square feet. Trees shall be planted in random and clustered patterns to create a natural appearance. As feasible,

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replacement trees shall be planted in a natural setting on the north side of and at the canopy/dripline edge of existing mature native oak trees; on north-facing slopes; within drainage swales (except when riparian habitat present); where topsoil is present; and away from continuously wet areas (e.g., lawns, irrigated areas, etc). Replanting areas shall be either in native topsoil or areas where native topsoil has been reapplied. Planting locations shall not result in a displacement of existing sensitive plants or habitats. A seasonally timed maintenance program, which includes regular weeding (hand removal at a minimum of once early fall and once early spring within at least a three-foot radius from the tree or installation of a staked “weed mat” or weed-free mulch) and a temporary watering program, shall be developed for all oak tree planting areas. A qualified arborist/botanist shall be retained to monitor the acquisition, installation, and maintenance of all oak trees to be replaced. Replacement trees shall be monitored and maintained by a qualified arborist/botanist for at least seven years or until the trees have successfully established as determined by the County Environmental Coordinator. **Annual monitoring reports shall be prepared by a qualified arborist/botanist and submitted to the County by October 15 each year.**

4. The OTRPP shall include a process to follow for the following aspects: 1) the process to follow to account for all trees removed and impacted; 2) the process to follow to protect trees proposed to remain; 3) the process to follow for all tree trimming efforts; 4) the process to follow should any additional trees be inadvertently impacted or removed that were not originally considered in this MND (this shall not exceed 10% above these original numbers).

BIO-13. Oak Tree Protection. Prior to and during ground disturbing activities, the following tree protection guidelines and root protection zone shall be implemented for each tree to be retained that occurs within 50 feet of impact areas:

1. All trees to remain within 50 feet of construction or grading activities shall be marked for protection with protective fencing and their root zone fenced prior to any grading. The root zone will be defined at 1.5 times the diameter of the canopy dripline. All activities within the root zone shall be avoided to the extent feasible. If activities within the root zone cannot be avoided, the activity within this area will be considered an impact and shall be mitigated according to the OTRPP. Substantial impacts such as grading, trenching where roots are damaged or exposed would be considered a permanent impact and shall be mitigated according to the OTRPP. The applicant shall consider the use of retaining walls where appropriate to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut by a certified arborist and not left exposed above the ground surface.
2. Unless previously approved by the county, the following activities are not allowed within the root zone of existing oak trees: year-round irrigation (no summer watering, unless “establishing” new tree or native compatible plants for up to three years); grading (includes cutting and filling of material); compaction (e.g., regular use of vehicles); placement of impermeable surfaces (e.g., pavement); disturbance of soil that impacts roots (e.g., tilling).

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3. The applicant shall minimize trimming of oak trees to remain onsite. Removal of larger lower branches should be minimized to 1) avoid making tree top heavy and more susceptible to “blow-overs”, 2) reduce having larger limb cuts that take longer to heal and are much more susceptible to disease and infestation, 3) retain wildlife habitat values associated with the lower branches, 4) retain shade to keep summer temperatures cooler (retains higher soil moisture, greater passive solar potential, provides better conditions for oak seedling volunteers) and 5) retain the natural shape of the tree. The amount of trimming (roots or canopy) done in any one season shall be limited as much as possible to reduce tree stress/shock (ten percent or less is best, 25 percent maximum). If trimming is necessary, the applicant shall use a certified arborist when removing limbs. Unless a hazardous or unsafe situation exists, major trimming shall be done only during the summer months. Trimming greater than 25% of the canopy or roots would be considered an ‘impacted tree’ and shall be mitigated per the OTRPP measures described above.

BIO-14

Other Agency Permits. Prior to approval of tract improvement plans or tract grading permits and prior to approval of construction permits on individual lots Prior to implementing project activities that would divert, obstruct, alter, or discharge any material into Hondonada Creek or Arroyo Grande Creek, the applicant shall demonstrate to the County that all necessary approvals from the U.S. Army Corps of Engineers, the California Department of Fish and Wildlife, and the Central Coast Water Quality Control Board have been secured, or shall provide the County with documentation that such approvals are not required. In the event that these approvals require the applicant to provide compensatory mitigation for impacts to aquatic resources, the applicant shall comply with all conditions and requirements.

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V. CULTURAL RESOURCES

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

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 an historical resource survey shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

A Cultural Resources Survey was conducted by Central Coast Archaeological Research Consultants (CCARC) in August 2017 for the proposed project (CCARC 2017). A record search was conducted at the Central Coast Information Center (CCIC) at the University of California, Santa Barbara. The records search did not identify any previously recorded cultural resources within a 0.5-mile radius of the project area. A field survey was

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conducted on August 26, 2017, and no cultural materials were identified. In addition, a search of the National Register of Historic Places, California Inventory of Historic Resources, and the California Historical Landmarks was conducted. There were four previous studies within 0.25 mile of the subject property; no historical resource sites were identified.

Discussion

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

The project site is currently undeveloped; therefore, parcel upgrades and future development of the project would not require removal or demolition of existing structures that could be eligible for listing as a Historical Resource on local, state, and/or federal registers. Therefore, implementation and buildout of the project is not anticipated to result in disturbance historical resources and *no impact* would occur.

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

Due to the proximity of the project site to Arroyo Grande Creek, the 37-acre property is considered an area of high archaeological sensitivity. According to the Cultural Resources Survey prepared for the project, although the property is located in an area with high archaeological sensitivity, previous studies, records search, and intensive archaeological field surveys did not reveal any cultural resource sites within the project site (CCARC 2017). Due to the scale of proposed earthwork and proximity to Arroyo Grande creek, there is potential for unknown cultural resource sites to occur onsite. In accordance with the County's LUO (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. Therefore, impacts would be less than significant.

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

According to the Cultural Resources Survey prepared for the project, there is potential for unknown resources, including human remains, to occur on the property. In the event that unknown human remains are uncovered during construction activities, the project would be required to comply with State of California Health and Safety Code Section 7050.5 and the County's LUO (22.10.040) and halt work until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. Therefore, impacts would be *less than significant*.

Conclusion

According to the Cultural Resources Survey prepared for the project, there are no known cultural resources located within the project area. The project would be required to comply with the County's LUO and the California Health and Safety Code in the event unknown cultural resources or human remains are discovered during project activities. Therefore, impacts would be less than significant.

Mitigation

None required.

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VI. ENERGY

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

Setting

Local Utilities

The Pacific Gas & Electric Company (PG&E) is the primary electricity provider for urban and rural communities within San Luis Obispo County. Approximately 39% of electricity provided by PG&E is sourced from renewable resources and an additional 47% is sourced from non-renewable GHG-free resources (PG&E 2019).

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 2019).

Local Energy Plans and Policies

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

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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 non-residential lighting requirements. While the CBC has strict energy and green-building standards, U-occupancy structures (such as greenhouses used for cultivation activities) are typically not regulated by these standards.

Vehicle Fuel Economy Standards

In October 2012, the U.S. Environmental Protection Agency (USEPA) and the National Highway Traffic Safety Administration (NHTSA), on behalf of the U.S. Department of Transportation (USDOT), issued final rules to further reduce GHG emissions and improve corporate average fuel economy (CAFE) standards for light-duty vehicles for model years 2017 and beyond. NHTSA's CAFE 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 (CO₂) 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 2022–2025 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

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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 2016).

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's 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.

Discussion

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

Future construction activities would require the use of energy in the form of electricity, diesel fuel, and gasoline for worker and construction vehicles and equipment. Future construction activities would be subject to State and local diesel idling restrictions and other equipment standards. Therefore, construction activity is not anticipated to result in wasteful, inefficient, or unnecessary consumption of energy resources.

Future buildout of the proposed project would result in up to 11 new residential units and accessory structures that would be subject to green building and California Building Code (CBC) standards. The project would source energy from PG&E, which sources 29% of electricity from renewable resources, 27% is sourced from hydroelectric power, and an additional 44% is sourced from nuclear resources (PG&E 2019). Operation of the project is not anticipated to result in environmental impacts due to wasteful or otherwise inefficient use of energy during project construction or operation; therefore, impacts would be *less than significant*.

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

Future construction activities would require the use of energy in the form of diesel fuel and gasoline for worker and construction vehicles and equipment. Future construction activities would be subject to State and local diesel idling restrictions and other equipment standards. Therefore, future construction activity is not anticipated to result in wasteful or inefficient energy use which would be consistent with applicable renewable energy plans.

In order to be compliant with the County's COSE and EWP, the project would be required to reduce GHG emissions where feasible in energy consumption. The project would source energy from PG&E, which sources 29% of electricity from renewable resources, 27% is sourced from hydroelectric power, and an additional 44% is sourced from nuclear resources (PG&E 2019). By utilizing PG&E for electricity, 100% of the project's electricity demand would be sourced from GHG-free energy sources. The project would comply with CBC 2019 Building Energy Efficiency Standards and 2019 Green Building Code and is not anticipated to result in wasteful use of energy. Therefore, the project would be compliant with applicable energy efficiency plans and impacts would be *less than significant*.

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Conclusion

Implementation and buildout of the proposed project would result in additional residential units on the project site. Energy would be sourced from GHG-free sources and would be subject to green building and CBC standards for energy efficiency. The project would not result in excessive energy use during construction or operation. Therefore, impacts would be less than significant, and no mitigation is necessary.

Mitigation

No mitigation is necessary.

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VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) Landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting

The Alquist-Priolo Earthquake Fault Zoning Act (Alquist-Priolo Act) is a California state law that was developed to regulate development near active faults and mitigate the surface fault rupture potential and other hazards. The 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 in a geologically complex and seismically active region. The Safety Element of the County of San Luis Obispo General Plan identifies three active faults that traverse through the county and are currently zoned under the Alquist-Priolo Act: the San Andreas, the Hosgri-San Simeon, and the Los Osos. The project site is located 1.56 miles southwest of the Los Osos fault zone, 2.87 miles southwest of the West Huasna fault zone, and 2.57 miles northeast of the Wilmar Avenue fault (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 LUO Geologic Study Area (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. The project site is located in an area with moderate to high landslide potential and low liquefaction potential (County of San Luis Obispo 2016).

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. Based on the NRCS Soil Survey of the project site, the project is in an area with soils with a low potential for shrink swell (USDA 2021).

The County Local Agency Management Program (LAMP) develops minimum standards for the treatment and disposal of sewage through onsite wastewater treatment systems. The LAMP is the culmination of the actions required by Assembly Bill 885 and the State Water Resources Control Board to develop regulations and standards for onsite wastewater treatment systems. The County of San Luis Obispo 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).

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The Arroyo Grande Creek sits just south of the project site and the property is in the headwater drainage of a tributary to Arroyo Grande Creek (Cleath 2003). A house at the northwest end of Hondonada Road has a concrete channel that diverts runoff from that lot onto the project site (Cleath 2007).

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 applicant provided 11 geology-related technical documents for this project, including two Preliminary Percolation Testing Evaluations, an Engineering Geology Investigation, several Engineering Geologic Studies, and a Preliminary Geotechnical Investigation.

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.*

There are no Alquist-Priolo faults located under or near the project site. Therefore, rupture of a known earthquake fault would not occur under the project site and *no impacts* would occur.

(a-ii) *Strong seismic ground shaking?*

The central coast is a seismically active region and there is always potential for seismic activity. The project site is located 1.66 miles west of the Los Osos fault zone, 2.87 miles southwest of the West Huasna fault zone, and 2.57 miles northeast of the Wilmar Avenue fault (DOC 2015). Future development would be required to comply with Chapter 1613 of the 2019 California Building Code (CBC) and other engineering practices and standards to adequately withstand and minimize the risk associated with the level of seismic ground shaking expected to occur in the project region; therefore, impacts associated with strong seismic ground shaking would be *less than significant*.

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

According to the County's Safety Element Maps, the project site has low potential for liquefaction. Based on existing site conditions, risk of loss death and injury due to liquefaction is not anticipated. Nevertheless, future development would be required to comply with Section 1613 of the CBC in order to withstand and reduce risks associated with seismic ground-failure. Therefore, impacts would be *less than significant*.

(a-iv) *Landslides?*

According to the County's Safety Element Maps, the project site has a moderate to high potential for landslides. Utilization of conventional foundations to create level building pads and support residences would require large amounts of over excavation and large fills and cuts to create keys and benches (GSI 2008). Additionally, boring reports from the GSI report (2008) show that the depth to slightly weathered and fresh rock (needed to support the foundations) is deeper than anticipated

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in the Cleath report (2007) and as a result some foundation systems will need to be designed to reach firmer beds at greater depths (up to 25 feet in some cases) (Cleath 2008). Future development would be required to comply with the most recent CBC in order to withstand potential risks associated with development in an area susceptible to landslides. However, in order mitigate risk from landslide, Mitigation Measures GEO-1 through GEO-7 are required. With implementation of these measures impacts would be *less than significant with mitigation*.

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

The project includes the subdivision of a single parcel into 11 new lots and the future development of 11 new residential units and accessory structures on a 37-acre parcel. The project includes 12.5 acres of site disturbance including 51,000 cy of cut and 51,000 cy of fill. Implementation and buildout of the proposed project would increase soil erosion and loss of topsoil during construction activity. According to the County's LUO (22.52.130), projects that disturb more than 1 acre of soil or that may result in substantial degradation of water quality are required to prepare a Stormwater Pollution Prevention Plan (SWPPP) with best management practices (BMPs) under the National Pollution Discharge Elimination System (NPDES). The project proposes to disturb approximately 12.5 acres of soil and would be required to prepare a SWPPP prior to issuance of grading or construction permits. A SWPPP would include, but is not limited to, identification of potential pollutants, BMPs, and an Erosion and Sedimentation Control Plan. Preparation and approval of an Erosion and Sedimentation Control Plan is required for all construction and grading projects (LUO 22.52.120) 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. The project would implement standard construction BMPs and other applicable regulations to reduce erosive and polluted runoff that may result from limited earthwork required for the project. In addition, Mitigation Measure BIO-9 includes construction BMPs to reduce sedimentation and erosion during construction activities. Additionally, Mitigation Measures GEO-1 through GEO-7 are required to reduce erosion and loss of topsoil impacts.. Therefore, impacts would be *less than significant with mitigation*.

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

According to the USGS Areas of Land Subsidence in California Map, the project site is not located in an area with known subsidence (USGS 2021). The project site is located in an area with moderate to high landslide potential and low liquefaction potential (County of San Luis Obispo 2016). The project would be required to comply with the most recent CBC and requirements of the geologic reports (GEO-1 through GEO-7) to adequately withstand and minimize risk associated with potential ground-failure events; therefore, impacts would be *less than significant with mitigation*.

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

Typically, expansive soils are comprised of clay or clay materials. The project site is underlain by sandy soil with a low shrink-swell potential. Therefore, future development would not be located on expansive soil and *no impact* would occur.

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

The project includes the installation of individual septic tanks and leach fields on each parcel. The sites soils are not well suited for septic tank absorption (leach) fields because of their rapid permeability and low water capacity. Although preliminary percolation testing was conducted on all 11 lots (GeoSolutions 2001 and 2002), the reports recommend additional percolation testing on each lot during the development phase at the specific location identified for the septic fields. Additionally, the Cleath report (2007) indicated that due to the limited buildable area on Lot 5, a leach field type design for on-site wastewater disposal may be precluded and that a different engineered system may be required.

According to the LAMP, the allowable minimum parcel size of a subdivision on this site, based on annual average rainfall, is 2 acres. The LAMP further states that proposed parcels utilizing an onsite waste treatment system (e.g., septic) and an onsite domestic well shall have a minimum parcel size of at least 2.5 acres. Based on existing soil conditions and required compliance, Mitigation Measure GEO-5 will require site-specific percolation tests. Therefore, impacts would be *less than significant with mitigation*.

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

The project site is underlain by the Monterey formation, which has a high paleontological sensitivity (SWCA 2003). The project includes 12.5 acres of site disturbance including 51,000 cy of cut and 51,000 cy of fill. Based on the high potential for paleontological resources to be located within the Monterey formation, Mitigation Measures GEO-9 through GEO-11 has been identified to require paleontological monitoring during ground disturbance activities and identifies the proper protocol in the event a paleontological resource is uncovered during project activities. Therefore, impacts would be *less than significant with mitigation*.

Conclusion

Based on the potential for impacts described above, substantial mitigation measures are proposed to limit the impacts to less than significant. Mitigation measures include subsequent Engineering Geology, Geotechnical Engineering, and Percolation reports for each lot at time of development, significant site monitoring during tract improvements and residential development, and setbacks from steep slopes and cuts on steep slopes. Because the parcel is within an area that is known to contain serpentine or ultramafic rock or soils, a geologic report will be needed with future residential development to determine if naturally occurring asbestos is present. Additionally, future development will be required to be constructed with drilled pier style foundations instead of conventional slab foundations. Finally, because the soils on the project site have moderate erodibility, a sedimentation and erosion control plan will be necessary to address off-site impacts. With implementation of these measures, and with standards required by ordinance or other code, geology and soil impacts are expected to be less than significant.

Mitigation

Implement Mitigation Measure BIO-9 and the following:

- GEO-1** **Prior to approval of tract improvement plans and application for grading or building permits**, the applicant shall provide a drainage plan that directs concentrated surface water away from unprotected slopes. Stormwater runoff from impervious surfaces such as paved

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roadways or lot improvements shall be controlled and not allowed to concentrated and discharged across steep slopes of ravines, swales, and erodible alluvial soils.

GEO-2

Prior to approval of tract improvement plans, tract improvement and grading plans shall follow the recommendations of the geological technical reports, including, but not limited to the following. Plans shall be stamped and signed by a licensed professional confirming that the plans incorporate the recommendations of the reports.

1. To allow for an erosional surface at a 1.5:1 (horizontal: vertical) slope, a setback from the existing steep break in slope along the western drive from the road cul-de-sac and on the southwestern side of the cul-de-sac of 55 feet is required and shall be marked by a Geotechnical Engineer or Engineering Geologist, OR the applicant shall provide evidence that the improvements are setback from a line, in section view, from the toes of slope or flowline of swale projecting up at a 1.5:1 (horizontal: vertical) slope. Setback shall be shown on the additional map sheet prior to recordation of final map. These setbacks may be modified with appropriate slop stabilization design via a revised soils report.
2. To allow for an erosional surface at a 1.5:1 (horizontal: vertical) slope, a setback from the existing break in slope along the southwestern facing slope of the main ridge line of 40 feet is required and shall be marked by a Geotechnical Engineer or Engineering Geologist, OR the applicant shall provide evidence that the improvements are setback from a line, in section view, from the toes of slope or flowline of swale projecting up at a 1.5:1 (horizontal: vertical) slope. Setback shall be shown on the additional map sheet prior to recordation of final map. Setback shall be shown on the additional map sheet prior to recordation of final map. These setbacks may be modified with appropriate slop stabilization design via a revised soils report.
3. To allow for an erosional surface at a 1.5:1 (horizontal: vertical) slope, a setback from the existing steep break in slope along the northeast facing slope of the main ridgeline of 45 feet is required and shall be marked by a Geotechnical Engineer or Engineering Geologist, OR the applicant shall provide evidence that the improvements are setback from a line, in section view, from the toes of slope or flowline of swale projecting up at a 1.5:1 (horizontal: vertical) slope. Setback shall be shown on the additional map sheet prior to recordation of final map. Setback shall be shown on the additional map sheet prior to recordation of final map. These setbacks may be modified with appropriate slop stabilization design via a revised soils report.
4. Cut slopes on "Street B", as identified on the tentative map, between station 100+50 and 105+50 are shown with varying slopes of 1.5:1 and 2:1 with benching. The applicant shall provide a soils report documenting the slope stability of these slopes. Setback shall be shown on the additional map sheet prior to recordation of final map. These setbacks may be modified with appropriate slop stabilization design via a revised soils report.

GEO-3

At time of application for construction permits, per the 2008 GSI report recommendations, plans shall show foundations consisting of drilled piers (18" diameter minimum) extending into competent bedrock a minimum of 10 feet, unless another method is specified in the individual reports required in GEO-4. Grading and foundation plans shall

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be reviewed by a Geotechnical Engineer or Engineering Geologist and the County Geologist. Plans shall be stamped by a licensed professional confirming that the plans incorporate the recommendations of the reports. During construction, a Geotechnical Engineer or Engineering Geologist shall monitor drilling, rebar placement, concrete placement.

GEO-4 **Prior to issuance of construction permits for each parcel**, individual engineering geology, geotechnical engineering, and percolation reports shall be prepared. Borings and geologic cross sections shall be prepared for each lot. Recommendations in the reports shall be implemented.

GEO-5 **At time of application for construction permits**, building plans shall show flow from downspouts be conveyed in pipes that discharge in areas a safe distance away from structures (distance shall be specified in the lot-specific reports required by GEO-4).

GEO-6 **During project construction**, excavations and other earthwork involved in initial and subsequent phases of construction shall be monitored by a registered Geotechnical Engineer or Engineering Geologist and documentation of work shall be provided to County every two weeks. Leach field design and location, roadway alignment, cut and fill slopes, final building and grading plans, and drainage plans, shall be reviewed by Geotechnical Engineer or Engineering Geologist. The Geotechnical Engineer or Engineering Geologist shall check with conformance of the Engineering Geology Report and modify recommendations where necessary to address unforeseen geologic conditions.

GEO-7 **During project construction**, all slope surfaces shall be hydroseeded or revegetated, erosion control blankets shall be installed on slopes, and lined V-ditches shall be constructed above all cut and fill slopes. The Geotechnical Engineer or Engineering Geologist shall provide documentation of completion to County.

GEO-8 **Paleontological Monitoring and Treatment Plan.** Prior to any ground disturbing activities, the applicant shall retain a County-approved paleontologist to prepare a Paleontological Monitoring and Treatment Plan (Plan, PMTP), and submit the Plan to the County for review and approval. The Plan shall be based on 'Society of Vertebrate Paleontology (SVP) guidelines' and meet all regulatory requirements. The County-approved paleontologist shall: a) have a Master's Degree or Ph.D. in paleontology, b) shall have knowledge of the local paleontology, and c) shall be familiar with paleontological procedures and techniques. The Plan shall:

1. identify 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. detail 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;
3. detail methods of recovery, preparation and analysis of specimens, final curation of specimens at a federally accredited repository, data analysis, and reporting;
4. outline a coordination strategy to ensure that a County-approved paleontological monitor will conduct full-time monitoring of all grading activities in the "deeper" sediments determined to have a moderate to high sensitivity. For sediments of low or

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undetermined sensitivity, the Plan shall determine what level of monitoring is necessary. Sediments with no sensitivity will not require paleontological monitoring.

5. define specific conditions in which monitoring of earthwork activities could be reduced and/or depth criteria established to trigger monitoring. These factors shall be defined by the project paleontological resource specialist, following examination of sufficient, representative excavations.

GEO-9 **Paleontology Construction Monitoring.** Prior to approval of tract improvement plans and any ground disturbing activities, based on the Mitigation Measure GEO-1 (Paleontological Monitoring and Treatment Plan), the Applicant shall conduct monitoring by a County-approved paleontological monitor as specified in the approved PMTP. This shall include monitoring during rough grading and trenching in areas determined to have moderate to high paleontological sensitivity and which have the potential to be shallow enough to be adversely affected by such earthwork. Sediments of low, marginal undetermined sensitivity shall be monitored by a County-approved paleontological monitor on a part-time basis as determined in the PMTP.

The Qualified Monitor shall verify they have a B.A. in Geology or Paleontology and a minimum of one year of paleontological monitoring experience in local or similar sediments. Construction activities shall be diverted when data recovery of significant fossils is warranted, as determined in the PMTP. Compliance/Monitoring shall adhere to and be consistent with the PMTP.

GEO-10 During ground-disturbing activities, if any paleontological resources are encountered, activities in the immediate area of the find shall be halted and the discovery assessed in accordance with the approved PMTP. A qualified paleontologist shall be retained to evaluate the discovery and recommend appropriate treatment options pursuant to guidelines developed by the Society of Vertebrate Paleontology. A paleontological resource impact mitigation program for treatment of the resources shall be developed and implemented if paleontological resources are encountered. If deemed significant, the paleontological resource(s) shall be salvaged and deposited in an accredited and permanent scientific institution where they will be properly curated and preserved.

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VIII. GREENHOUSE GAS EMISSIONS

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

Setting

Greenhouse gasses (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 carbon dioxide (CO₂), methane (CH₄), nitrogen oxides (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). Carbon dioxide (CO₂) is the most abundant GHG and is estimated to represent approximately 80–90% of the principal GHGs that are currently affecting the earth’s climate. According to the California Air Resources Board (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 Assembly Bill (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 Low Carbon Fuel Standard 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.

Senate Bill (SB) 32 and Executive Order (EO) S-3-05 extended the state’s GHG reduction goals and require CARB to regulate sources of GHGs to meet the following goals:

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

The initial Scoping Plan was first approved by 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 CARB is the 2017 Climate Change Scoping Plan, which was released in November 2017. The 2017 Climate Change

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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 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 AB32 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).
- **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 percent 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 California Air Resources Board, emissions of GHG statewide in 2017 were 424 million MMTCO_{2e}, which was 7 million MTCO_{2e} below the 2020 GHG target of 431 MMTCO_{2e} established by AB 32. Therefore, application of the 1,150 MTCO_{2e} Bright Line Threshold in San Luis Obispo County, together with other local and State-wide efforts to reduce GHG emissions, proved to be an effective approach for achieving the reduction targets set forth by AB32 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 impact and would be consistent with state and local GHG reduction goals.

Since SB 32 requires the state to reduce GHG levels by 40 percent below 1990 levels by the year 2030, the application of an interim "bright line" SB32-based working threshold that is 40 percent below the 1,150 MTCO_{2e} Bright Line threshold ($1,150 \times 0.6 = 690$ MTCO_{2e}) would be expected to produce comparable GHG reductions "in the spirit of" the targets established by SB32. Therefore, for the purpose of evaluating the significance of GHG emissions for a project after 2020, emissions estimated to be less than 690 MTCO_{2e} per year GHG are considered *de minimus* (too trivial or minor to merit consideration), and will have a less than significant impact that is less than cumulatively considerable and consistent with state and local GHG reduction goals.

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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 vehicles and equipment. Federal and state regulations in place require fuel-efficient equipment and vehicles and prohibit wasteful activities, such as diesel idling. Construction contractors, in an effort to ensure cost efficiency, would not be expected to engage in wasteful or unnecessary energy and fuel practices.

Operational emissions would come primarily from vehicle trips to and from the project site and residential energy use. Additional residential units onsite would result in an increase in vehicle trips to and from the project site. Energy for the project would be supplied by PG&E which sources approximately 39% of electricity from renewable resources and an additional 47% is sourced from non-renewable GHG-free resources (PG&E 2019). Operational energy use is not anticipated to generate a significant amount of GHGs because it is sourced primarily from GHG-free resources.

GHG emissions were estimated using CalEEMod version 2020.4.0, which estimates emissions based on land use information input by the user. Per SLOAPCD guidance, the construction related GHG emissions are amortized over a 25-year period. Based on the CalEEMod reporting, the project is expected to generate 201.62 MTCO_{2e}, which is less than the reduced Bright Line threshold identified above of 690 MTCO_{2e}. Therefore, the project would result in a *de minimus* contribution to GHG emissions; in addition, Mitigation Measure AQ-1 identifies diesel idling restrictions during construction activities that would further reduce potential GHG emissions during construction activities.

The project is not expected to generate GHG emissions that would exceed existing interim thresholds and Mitigation Measure AQ-1 would further reduce construction-related GHG emissions; therefore, 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?*

Implementation of the project would result in the future construction of 11 new residential units within the Residential Suburban (RS) land use designation. Energy inefficiency contributes to higher GHG emissions and would which in turn may conflict with state and local plans for energy efficiency.

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. The policy provisions are divided into community-wide measures and measures aimed at reducing GHG emissions associated with County operations. 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 CALGreen energy efficiency standards. The following is a summary of project consistency with the relevant supporting actions identified in Measure No. 7 for promoting energy efficiency in new development.

Supporting Action	Project Consistency
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<p>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.</p>	<p>The project would be consistent with all 2019 California Building Code (CBC) Energy Efficiency Standards and the 2019 Green Building Code standards to ensure new development is energy efficient.</p>
<p>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.</p>	<p>The project, including roof design and natural light features, would be consistent with all 2019 California Building Code (CBC) Energy Efficiency Standards and the 2019 Green Building Code standards to ensure new development is energy efficient.</p>
<p>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).</p>	
<p>Minimize heat gain from surface parking lots.</p>	<p>The project does not propose new parking lots.</p>
<p>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.</p>	<p>The project site is not located north of the Cuesta Grade.</p>

The 2019 RTP, which was adopted by the SLOCOG Board in June 2019, includes the region's Sustainable Communities' Strategy and outlines how the region will meet or exceed its GHG reduction targets by creating more compact, walkable, bike-friendly, 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 RTP and SCS provide guidance for the development and management of transportation systems county-wide to help achieve, among other objectives, GHG reduction goals. The RTP/SCS recommend strategies for community planning such as encouraging mixed-use, infill development that facilitate the use of modes of travel other than motor vehicles.

The project consists of the development of rural residential units within the Residential Suburban land use designation. As discussed in Section III, Air Quality, 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.

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Pursuant to AB 32, the California Air Resources Board (CARB or Board) prepared and adopted the initial Scoping Plan to “*identify and make recommendations on direct emissions reductions measures, alternative compliance mechanisms, market-based compliance mechanisms, and potential monetary and non-monetary incentives*” in order to achieve the 2020 goal, and to achieve “*the maximum technologically feasible and cost-effective GHG emissions reductions*” by 2020 and maintain and continue reductions beyond 2020. AB 32 requires CARB to update the Scoping Plan at least every five years.

The 2017 Climate Change Scoping Plan recommends strategies for achieving the 2030 GHG-reduction target established in SB 32 and EO S-3-05. These strategies include the following:

- Implement SB350 which is aimed at Reduce GHG emissions in the electricity sector;
- 2030 Low Carbon Fuel Standard (LCFS) -- Transition to cleaner/less-polluting fuels that have a lower carbon footprint.
- 2030 Mobile Source Strategy (Cleaner Technology and Fuels [CTF] Scenario) -- Reduce GHGs and other pollutants from the transportation sector through transition to zero-emission and low-emission vehicles, cleaner transit systems and reduction of vehicle miles traveled.
- Implement SB 1383 which is aimed at reducing Short-Lived Climate Pollutants to reduce highly potent GHGs.
- Implement the 2030 California Sustainable Freight Action Plan aimed at improving freight efficiency, transition to zero emission technologies, and increase competitiveness of California’s freight system.
- Implement the 2030 Post-2020 Cap-and-Trade Program which is aimed at reducing GHGs across the largest GHG emissions sources.

The strategies described in the 2017 Scoping Plan are programmatic and intended to be implemented state-wide and industry wide. They are therefore not applicable at the level of an individual project. However, as discussed in Section XVII, Transportation, the project is not expected to exceed existing VMT thresholds during construction-related or operational traffic trips or Vehicle Miles Traveled (VMT) which is consistent with Scoping Plan strategies for reducing vehicle miles traveled and transportation-related GHG emissions. Overall, the project is consistent with adopted plans and policies aimed at reducing GHG emissions and impacts would be *less than significant*.

Conclusion

Implementation and buildout of the proposed project would result in additional residential and mobile home units on the project site. The project would be compliant with GHG reduction standards during construction and operation through compliance with diesel idling restrictions, green building standards, and applicable GHG-reduction strategies. Therefore, impacts would be less than significant. Mitigation Measure AQ-1 would further reduce construction-related GHG emissions through specific diesel idling restrictions.

Mitigation

None required.

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IX. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Setting

The Hazardous Waste and Substances Site List (Cortese List), which is a list of hazardous materials sites compiled pursuant to California Government Code (CGC) Section 65962.5, is a planning document used by the state, local agencies, and developers to comply with CEQA requirements related to the disclosure of information about the location of hazardous materials release sites. The project would not be in an area of known hazardous material contamination and is not on a site listed on the Cortese List (SWRCB 2015; California Department of Toxic Substance Control [DTSC] 2021).

Based on the SLOAPCD NOA screening, map, the project is not located in an area with potential for soils containing naturally occurring asbestos (SLOAPCD 2021).

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

The California Health and Safety Code provides regulations pertaining to the abatement of fire-related hazards and requires that local jurisdictions enforce the CBC, which provides standards for fire resistive building and roofing materials, and other fire-related construction methods. The Safety Element of the County of San Luis Obispo General Plan provides a Fire Hazard Zones Map that indicates unincorporated areas in the county within a high and very high Fire Hazard Severity Zones (FHSZs). The project would be located within the State Responsibility Area in a high FHSZ. Emergency response time to the project site is approximately 10-15 minutes. For more information about fire-related hazards and risk assessment, see Section XX, Wildfire.

Discussion

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

Project construction would require the use of limited quantities of hazardous substances (e.g., gasoline, diesel fuel, hydraulic fluid, solvents, oils, paints, etc.). Construction contractors would be required to comply with applicable federal and state environmental and workplace safety laws for the handling of hazardous materials, including response and clean-up requirements for any minor spills. Therefore, proposed construction activity is not anticipated to result in hazard to the public due to routine transport, use, or disposal of hazardous materials.

Operation of the project is not expected to require routine transport, use, or disposal of hazardous materials that would lead to significant upset in the event of an accidental spill. The project would result in the operation of 11 residential units that would generate common household waste. Household waste would be stored and hauled in accordance with County regulations; therefore, impacts would be *less than significant*.

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

As described above, future construction of the proposed project is anticipated to require use of limited quantities of hazardous substances, including gasoline, diesel fuel, hydraulic fluid, solvents, oils, paints, etc. Construction contractors would be required to comply with applicable federal and state environmental and workplace safety laws for the handling of hazardous materials, including response and clean-up requirements for any minor spills. The project does not require demolition that could release asbestos containing material (ACM) or other potential hazards.

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Due to the proximity of the ephemeral drainage located along the eastern property boundary, Mitigation Measure BIO-9 has been included to require a SWPPP with BMPs to reduce the potential for project activities to result in increased pollution or an accidental spill from vehicle refueling, vehicle and machine washing, or other construction-related activities.

Operation of the project does not require the use of hazardous materials or volatile substances beyond common household materials that would result in a significant risk of upset or accidental release conditions.

Therefore, with implementation of Mitigation Measure BIO-9, impacts would be *less than significant with mitigation*.

- (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 Branch Elementary School, located 1.2 miles southeast of the project site. Branch Elementary School is not located within one-quarter mile of the project site; therefore, *no impact* 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?*

According to the SWRCB GeoTracker database and DTSC EnviroStor database, the project is not located in an area of known hazardous material contamination and is not on a site listed on the "Cortese List" pursuant to Government Code Section 65962.5. Therefore, the project would not be located on a known hazardous materials site and *no impact* 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 is not located within an airport land use plan and is not located within two miles of an airport. Therefore, there would be no risk of exposing persons to a safety hazard or excessive noise from the operation of the airport and *no impact* would occur.

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

The project includes the subdivision of a single 37-acre parcel into 11 new lots with associated tract improvements including vegetation removal, road and infrastructure grading, well and septic installation, and residential pad grading. Future construction would include construction of individual residences on the building pads. Construction activities may include temporary traffic controls; however, the project does not require road closures and emergency access would be available during construction. Additionally, the project includes a new emergency access connection to Oak Way that would allow emergency access to new residential units and accessory structures and secondary emergency egress for residents during an emergency. No physical improvements to Oak Way are proposed or required; therefore, impacts would be *less than significant*.

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

According to Cal Fire, the project site is located in a high and very high fire hazard severity zone (FHSZ) within a State Responsibility Area (SRA) (CAL FIRE 2021). Implementation and future buildout of the proposed project would result in the development of 11 residential units and associated parcel improvements within a high and very high fire hazard severity zone. Future development would be required to comply with CAL FIRE recommendations for roads, access roads, driveways, gates, addressing, landscaping, and adherence to the California Fire Code. Additionally, future development would be required to comply with the California Building Code (CBC) to protect new development within a high and very high FHSZ; therefore, impacts would be *less than significant*.

Conclusion

Mitigation Measure BIO-9 would reduce the potential for accidental spill of construction-related materials to impact the nearby ephemeral drainage and Arroyo Grande Creek. Mitigation Measure BIO-9 would require implementation of BMPs to reduce impacts to less than significant. There are no known hazardous materials sites on the project property. The project site is not located within one-quarter mile of a school and is located more than 2 miles away from the nearest airport. The project would result in future development within a high and very high FHSZ and would be subject to CAL FIRE, County, and CBC standards for development within a high and very high FHSZ. Therefore, impacts would be less than significant with mitigation.

Mitigation

Implement Mitigation Measure BIO-9.

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X. HYDROLOGY AND WATER QUALITY

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

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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 water bodies for humans and other life. There are 24 categories of beneficial uses, including, but not limited to, municipal water supply, water contact recreation, non-water contact recreation, and cold freshwater habitat. Water quality objectives are then established to protect the beneficial uses of those water resources. The RWQCB implements the Basin Plan by issuing and enforcing waste discharge requirements to individuals, communities, or businesses whose discharges can affect water quality.

The LUO dictates which projects are required to prepare a drainage plan, including any project that would, for example, change the runoff volume or velocity leaving any point of the site, result in an impervious surface of more than 20,000 square feet, or involve hillside development on slopes steeper than 10 percent. Preparation of a drainage plan is not required where grading is exclusively for an exempt agricultural structure, crop production, or grazing. The 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 percent, on highly erodible soils, or within 100 feet of any watercourse.

Per the County's Stormwater Program, the County Department of Public Works is responsible for ensuring that new construction sites implement Best Management Practices (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 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 sediment control plan as required by the LUO.

For planning purposes, the flood event most often used to delineate areas subject to flooding is the 100-year flood. The Safety Element of the County of San Luis Obispo General Plan establishes policies to reduce flood hazards and reduce flood damage, including, but not limited to, prohibition of development in areas of high flood hazard potential, discouragement of single-road access into remote areas that could be closed during floods, and review of plans for construction in low-lying areas. The project site is not located within or adjacent to a 100-year flood zone.

There are no surface water features located within the property; however, there is an unnamed drainage along the eastern property boundary and Arroyo Grande Creek is located 350 feet southeast from the southeastern property line.

A water supply assessment (Cleath 2016) was prepared for this project and included the subject project and cumulative proposed and potential development within the aquifer. This report was peer-reviewed by GSI Water Solutions, Inc. (May 2018). A response to the peer review was also provided (Cleath-Harris Geologists, Inc., July 2018). Additionally, two other water supply assessments were prepared for the Sweet Springs Mobile Home Park expansion immediately adjacent to the project. a report regarding well yield (Cleath 2002) and a water quality report (Creek Environmental Laboratories 2002) specific to the Hondonada site were also provided.

Hydrogeography

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The project area is located within the South Coast water planning area, within the Guaya Canyon subwatershed of the Arroyo Grande Creek watershed. The southern-most portion of the project site (access road) is located within a non-adjudicated portion of the Santa Maria Groundwater Basin, as defined by the California Department of Water Resources (CA DWR). The remainder of the project site is not located within a CA DWR defined groundwater basin, and instead sits atop a fractured rock aquifer that is approximately 876 acres in size. The project's well field is located outside the Santa Maria Groundwater Basin boundary.

The important geologic formations that underlie the project vicinity include the Corbett Canyon Alluvium, fine to coarse sandstone of Pismo Formation Squire member, and fine-grained silty sandstone of the Pismo Formation Edna member. Pismo Formation outcrops are visible at the surface in many of the hills between Arroyo Grande Creek Valley and Price Canyon and contain the layers that serve as an aquifer for local domestic wells. Field observations by Cleath-Harris Geologists, Inc. confirmed Pismo Formation sandstones are present on the property site. (Cleath 2016)

The local structure indicates the aquifer beneath the property deepens from north to south. The groundwater bearing sands and gravels tapped by the Sweet Springs MHP wells crop out on the edges of the Hondonada Road valley and at the sand and gravel quarry at the end of the road. The aquifer appears to subcrop beneath the Arroyo Grande Creek alluvium (Cleath 2015). Based on the Water Supply Assessments prepared for this project, the extent of the aquifer appears to be limited by a fault boundary to the south, which could restrict the flow of groundwater from the vicinity of Hondonada Road area, and by the Corbett Canyon subwatershed to the west (Cleath 2015). The limit of local groundwater to the north of Sweet Springs MHP is created by the aquifer becoming unsaturated because of the formations becoming shallower in the north due to dips in the Pismo formation (Cleath 2015).

Discussion

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

The project area consists of relatively flat to steeply sloping topography on a 37-acre parcel. The property does not support any surface water features onsite; however, there is an unnamed drainage along the eastern property boundary and Arroyo Grande Creek is located 350 feet southeast from the southeastern property line. Future buildout of the project area would result in the development of 11 new residential units, accessory structures, and necessary parcel improvements. The project is expected to result in 12.5 acres of site disturbance including 51,000 cy of cut and 51,000 cy of fill.

Future construction activity would require grading and other earthwork that has the potential to increase erosion and sedimentation onsite and the use of construction vehicles and equipment has the potential to increase pollution onsite that could runoff and result in degradation to nearby water features. The project would be required to comply with RWQCB requirements and prepare a SWPPP. Mitigation Measure BIO-9 includes construction BMPs to reduce runoff during construction activities. In addition, preparation and approval of an Erosion and Sedimentation Control Plan is required for all construction and grading projects (LUO 22.52.120) 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. The project would implement standard construction BMPs and other applicable regulations to reduce erosive and polluted runoff that may result from earthwork required for the project. Therefore, impacts would be *less than significant with mitigation*.

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

Water for the project site would be supplied by an existing well and two new wells that would be drilled as part of the project. Details regarding water quantity and water quality of the existing well are further discussed in Section XIX, Utilities and Service Systems, threshold (b).

A study of existing cumulative water supply conditions in the project vicinity found there is a water deficit of approximately 41-acre-feet-per-year (AFY) in the aquifer during drought conditions and a surplus of potential recharge during average precipitation years of 137 AFY (Cleath 2016). At the end of a drought period, the surplus water from average precipitation is available to replenish the decline from drought years, though the amount of recharge is dependent on how full the aquifer is. The total calculated existing outflow in the study area, which includes water use from existing developed parcels, agricultural activities, and uptake from deep-rooted plants (e.g. willows), was calculated to be 172 AFY. Recharge (inflow) into the aquifer is primarily from deep percolation of rainwater and from stormwater runoff, though domestic wastewater return (septic tanks and irrigation) also contributes to existing inflow (Cleath 2016). Based on well information from the Hondonada and Sweet Springs *property* wells, the groundwater levels within the region are declining at approximately one-foot-per-year during drought conditions, as measured between 2014 and 2016.

As discussed above, the property lies within the Pismo Formation, an area that is bounded by Price Canyon Road to the north and the Arroyo Grande Creek Valley to the south. The water balance study prepared for the project evaluates the effects of future development within the limits of the saturated Pismo Formation aquifer underlying the property. Cumulative foreseeable proposed development within the aquifer includes: the proposed project¹, the proposed Sweet Springs MHP expansion (5 single-family dwellings and 11 mobile homes), the proposed Greenview Estates subdivision (21 single-family dwellings), and development of currently undeveloped lots in the area (12 single-family dwellings). The cumulative development scenario analyzed 50 new single-family dwellings and 11 new mobile homes within the aquifer. It should be noted that this project has since reduced their project to 11 single-family dwellings, and Greenview Estates has reduced their project to 7 single-family dwellings. While the actual projects are less than anticipated in the cumulative water assessment, the conclusions of the report are not significantly altered.

As discussed above, the existing outflow of the aquifer has been calculated at 172 AFY, and the existing inflow varies from 131 AFY and 309 AFY, depending on the amount of precipitation received each year. During drought years, the existing water deficit is 41 AFY. Development of the proposed project would result in an additional 7.5 AFY of water use, and full cumulative buildout of the aquifer as described above would result in an additional increase of approximately 33 AFY of water use. During drought years, the project would result in a water deficit of 47.2 AFY (a 6.2 AFY increase over existing conditions). Full cumulative buildout of the aquifer would result in a water deficit of 56 AFY (an additional 15 AFY deficit increase) and potential recharge would decrease by 15 AFY to 122 AFY due to increased domestic pumping. Table 2 below shows the water balance summary.

Table 2: Water Balance

	Current Conditions (AF)	Buildout Conditions – This Project Only (AF)*	Buildout Conditions - Full Cumulative Development (AF)

¹ At the time of the cumulative water study, the project was proposing 12 residential lots. The project has since been reduced to 11 lots.

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	Drought Year	Average Year	Drought Year	Average Year	Drought Year	Average Year
Outflow	172	172	182.5	182.5	205	205
Inflow	131	309	135.3	313.3	149	327
Water Balance with Recharge	-41	137	-47.2	130.8	-56	122

* The Buildout Conditions for the Project Only were extrapolated from the Full Buildout data and were not calculated individually as part of the water studies prepared for this project.

Note: Data from Cleath 2016 (Table 2).

The results of this analysis imply that in a given drought year, or series of drought years, the groundwater system in the study area may have a deficit in which outflows exceed inflows. However, a water balance may be achieved over a longer time period, as groundwater surpluses from the average years equal or exceed the deficits from the drought years. Under the proposed buildout scenario, the amount of the average year surplus is about two times the amount of the drought year deficit, implying that the impacts of two years of drought in the study area would be offset by a single average year. Implications of the study are that during individual or successive drought years, a reduction of storage may occur, which may be observed in individual wells as a decline in water levels; however, over a multi-year time frame, conditions in the average years would replenish the depleted storage and water levels would likely recover (GSI 2018).

Based on the information available, there doesn't appear to be a long-term issue regarding water quality; during drought years some users may experience more problems than others given site specifics, but average years would be able to offset this. Implementation of drought-management plans would help balance the potential problems during drought years. Given the uncertainties with small water systems and the cumulative effectiveness of differing drought-management efforts, a broader water agency would be better able to balance the regional needs of the aquifer area.

Mitigation Measures USS-1 through USS-4 include drought reduction measures in order to preserve water quantity in the existing well. With implementation of drought reduction measures, the project is not anticipated to interfere with a sustainable groundwater management plan; therefore, impacts would be less than significant with mitigation.

(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?*

Project construction would result in 12.5 acres of site disturbance including 51,000 cy of cut and 51,000 cy of fill. Construction activities have the potential to temporarily alter existing drainage patterns onsite and implementation of the project would result in an increase of impervious surface areas that may result in increased erosion and siltation that could run off site. The project would be required to prepare and implement a SWPPP with BMPs in accordance with RWQCB requirements. Mitigation Measure BIO-9 includes construction BMPs to reduce runoff during construction activities. In addition, the project would be required to prepare and implement an Erosion and Sedimentation Control Plan is required for all construction and grading projects (LUO 22.52.120) to

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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. The project would implement standard construction BMPs and other applicable regulations to reduce erosive and polluted runoff that may result from earthwork required for the project. Therefore, impacts would be *less than significant with mitigation*.

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

The project does not require work within or alteration of the existing drainage onsite that could result in on- or off-site flooding. Development of the 37-acre parcel would result in increased impervious surface area that could result in an increase in surface runoff from the site. The applicant will be required to comply with Land Use Ordinance and Regional Water Quality Control Board requirements regarding drainage, sedimentation, and erosion control. A drainage plan will be required and will need to show that increased surface runoff would have not more impacts than those caused by historic flows. No additional measures beyond ordinance requirements are necessary and 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?*

The project would result in the future development of 11 new residential units, accessory structures, and necessary parcel upgrades including expanded utility infrastructure and road improvements. Future development of the 37-acre parcel would result in increased impervious surface area that may result in an increase in surface runoff. The project site is not located within the MS4 stormwater area; however, the project would be required to prepare and implement an Erosion and Sedimentation Control Plan as is required for all construction and grading projects (LUO 22.52.120) 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. The Erosion and Sedimentation Control Plan would account for long-term runoff from the project area in order to reduce pollutant runoff from increased surface runoff; therefore, impacts would be *less than significant*.

- (c-iv) *Impede or redirect flood flows?*

The project site is not located within or adjacent to a 100-year flood zone and there would be *no impact*.

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

The project site is not located in a 100- or 500-year flood zone and is not at risk for tsunami or seiche due to distance from bodies of water. The nearest 100-year flood zone is associated with Arroyo Grande Creek and is located approximately 150 feet southeast of the southeastern portion of the subject property (San Luis Obispo County 2016). Due to the project's location and existing conditions, there is low potential for pollutant release due to project inundation; therefore, impacts would be *less than significant*.

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

As discussed above, implementation of the project would be required to comply with the County's LUO and prepare an Erosion and Sedimentation Control Plan and a SWPPP with BMPs. In addition, implementation of Mitigation Measures USS-1 through USS-4 would ensure that the project would not interfere with a basin management plan. Therefore, based on compliance with existing regulations and implementation of the identified mitigation measures, impacts would be *less than significant with mitigation*.

Conclusion

Future construction activities are not anticipated to increase erosion, sedimentation, and pollution based on implementation of a SWPPP and an Erosion and Sedimentation Control Plan in accordance with RWQCB requirements and the County's LUO (22.52.120). In addition, Mitigation Measure BIO-9 includes construction BMPs to reduce runoff during construction activities. The project site is not located in an area with risk of flooding, tsunami, or seiche. Implementation of Mitigation Measures USS-1 through USS-4 would ensure the project does not interfere with groundwater management of the existing well. Therefore, impacts related to hydrology and water quality would be less than significant.

Mitigation

Implement Mitigation Measures BIO-9 and USS-1 through USS-4.

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XI. LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 land uses.

Discussion

(a) *Physically divide an established community?*

Implementation of the project would result in the subdivision of a single 37-acre parcel into 11 lots and future development of residential units on a previously undeveloped property. The project 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, impacts would be *less than significant*.

(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 would be consistent with the property's land use designation and the guidelines and policies for development within the applicable area plan, inland LUO, and COSE. The project was found to be consistent with standards and policies set forth in the County of San Luis Obispo General Plan, the South County Area Plan, the SLOAPCD CAP, and other land use policies for this area. The project would be required to be consistent with standards set forth by County Fire/CAL FIRE and the County Department of Public Works.

The project would be required to implement measures to mitigate potential impacts associated with Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Noise, Tribal Cultural Resources,

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and Utilities and Service Systems; therefore, with mitigation, the project would not conflict with policies or regulations adopted for the purpose of avoiding or mitigating environmental effects and 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's LUO, COSE, General Plan, South County Area Plan, SLOAPCD CAP, and other applicable documents. Therefore, impacts would be less than significant upon implementation of the identified mitigation measures.

Mitigation

Implement the mitigation measures identified throughout this document.

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XII. MINERAL RESOURCES

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

Setting

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

The 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 [CGS] 2015):

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

The 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 California 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 LUE from encroachment by incompatible land uses that could hinder resource extraction or energy production operations, or land uses that would be adversely affected by extraction or energy production. The project area is not located within an EX or EX1 combining designation.

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Discussion

(a-b) *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?*

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?

According to the California Department of Conservation CGS Information Warehouse: Mineral Land Classification map, the project site is not in close proximity to an active mine (DOC 2015). The county does not identify the property as an EX or EX1 zone (County of San Luis Obispo 2016). The project is not located within a designated mineral resource zone or within an Extractive Resource Area combining designation. The project is not expected to result in adverse impacts to mineral resources because there are no known mineral resources in the project area; therefore, *no impact* would occur.

Conclusion

Project activities would not disturb mineral resources because the project is not located within a designated mineral resource zone or within an Extractive Resource Area combining designation and there are no known mineral resources in the project area. Therefore, impacts would be less than significant, and no mitigation is necessary.

Mitigation

No mitigation is necessary.

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XIII. NOISE

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

Setting

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

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

- Residential development, except temporary dwellings
- Schools (preschool to secondary, college and university, and specialized education and training)
- Health care services (e.g., hospitals, clinics, etc.)
- Nursing and personal care
- Churches
- Public assembly and entertainment
- Libraries and museums

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- Hotels and motels
- Bed and breakfast facilities
- Outdoor sports and recreation
- Offices

All sound levels referred to in the Noise Element are expressed in A-weighted decibels (dBA). A-weighting deemphasizes the very low and very high frequencies of sound in a manner similar to the human ear.

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

Table 3. Maximum Allowable Exterior Noise Level Standards¹

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

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

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

The County has established acceptable noise exposure levels for new development through the Noise Element. A portion of the project is within a transportation noise source (Lopez Drive) and development within the following distances from the noise source will exceed the County's acceptable exterior noise threshold of 60 dBs for sensitive uses as follows:

- Areas within the 60 dB to 65 dB range - 145 feet from road centerline, and closer;
- Areas within the 65 dB to 70 dB range – approximately 72 feet from road centerline, and closer;
- Areas above the 70 dB level – approximately 35 feet from road centerline, and closer.

Discussion

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

The subject property is located in a rural area and is surrounded by low-density rural residential development in all directions. The nearest off-site residential unit is located approximately 90-feet from the eastern property boundary. Implementation of the proposed project would result in the construction of new residential units on the 37-acre property and construction-related noise would result in a temporary increase in ambient noise levels in the project vicinity. Construction-related noise would be short-term, intermittent, and would only occur during daytime hours in accordance with the County's LUO. Construction-related noise would not result in a permanent increase in ambient noise within the project area. The proposed project would be consistent with the land use designation of the

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parcel and would not result in a significant new source of long-term ambient noise that would conflict with surrounding land uses.

Therefore, impacts would be *less than significant*.

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

The project site does not require demolition, pile driving, or other construction activities that could significantly increase groundborne noise levels within the project vicinity. Onsite grading for future residential development includes 12.5 acres of disturbance including 51,000 cy of cut and 51,000 cy of fill. Grading operations may generate groundborne noise; however, any groundborne noise generated during construction activity would be short-term, intermittent, and conducted during daylight hours. Operational uses include residential uses and would not result in an increase in long-term groundborne noise. The project is not anticipated to generate excessive groundborne noise; therefore, impacts would be *less than significant*.

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

The project property is not located within an ALUP or within the vicinity of a public or private airstrip; therefore, *no impact* would occur.

Conclusion

The project is not expected to generate excessive groundborne noise during construction or operation. The project property is not located within an ALUP or public or private airstrip and future development of the project would not result in exposure of airport noise to proposed residential land uses. Therefore, impacts would be less than significant.

Mitigation

No mitigation is necessary.

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XIV. POPULATION AND HOUSING

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

Setting

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

Section 22.12.080 of the County LUO contains policies and procedures related to inclusionary housing that is a requirement as part of development projects. New single-family dwellings over 2,200 square feet in size, residential subdivisions, commercial/industrial uses with a cumulative floor area of 5,000 square feet or more, mixed-use development, and subdivision of land are subject to these requirements. Projects subject to the inclusionary housing provisions are required to make 8% of the project's base density affordable. This 8% inclusionary housing mix is broken down by 2% increments between Workforce, Moderate income, Low income, and Very Low-income households. The ordinance gives applicants a variety of options for meeting this requirement, including on-site or off-site construction of affordable housing. Applicants may also opt to pay an in-lieu fee per the Affordable Housing Fund, Title 29 of the County Code. As noted in Section 22.12.080.G.2, the County provides for a reduction in required inclusionary housing by 25% for those units constructed on-site.

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

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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 subdividing an existing 37-acre parcel into 11 new lots that would result in the future development of 11 residential units and accessory structures. Implementation of the project would result in marginal population growth as a result of 11 new residential units. Marginal population growth is accounted for in the County's General Plan and would not result in substantial unplanned population growth; therefore, impacts would be *less than significant*.

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

The project property is currently undeveloped and does not consist of any existing residential units that would need to be removed as part of the project. As a subdivision, the project is subject to the County's inclusionary housing policies. Therefore, the project would not displace substantial numbers of people or housing and the project is subject to the County's inclusionary housing policies. *No impacts* would occur.

Conclusion

Implementation of the project would not displace substantial numbers of people or housing and future development of residential units would not result in unplanned population growth. Therefore, impacts related to population growth are less than significant, and no mitigation is necessary.

Mitigation

No mitigation is necessary.

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XV. PUBLIC SERVICES

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

Setting

Fire protection services in unincorporated San Luis Obispo County are provided by CAL FIRE, which has been under contract with the County to provide full-service fire protection since 1930. 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 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 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 7 miles west of the project site. Emergency response times to the project range from 10 to 15 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 6.7 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 (LMUSD).

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Within the County's unincorporated areas, there are currently 23 parks, three golf courses, four trails/staging areas, and eight Special Areas that include natural areas, coastal access, and historic facilities currently operated and maintained by the County.

Public facilities fees, Quimby fees, and developer conditions are several ways the County currently funds public services. A public facility fee program (i.e., development impact fee program) has been adopted to address impacts related to public facilities (county) and schools (CGC Section 65995 et seq.). The fee amounts are assessed annually by the County based on the type of proposed development and the development's proportional impact and are collected at the time of building permit issuance. Public facility fees are used as 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?

Implementation of the proposed project would result in a marginal increase in population and new residential units that would result in an increased demand on fire protection services. The project would be served by existing fire protection services and would not require new or expanded facilities in order to serve the project. The project would be required to pay public facility fees to account for the increased demand on existing fire protection services and facilities; therefore, impacts would be *less than significant*.

Police protection?

Implementation of the proposed project would result in a marginal increase in population and new residential units that would result in an increased demand on police protection services. The project would be served by existing police protection services and would not require new or expanded facilities in order to serve the project. The project would be required to pay public facility fees to account for the increased demand on existing police protection services and facilities; therefore, impacts would be *less than significant*.

Schools?

Implementation of the proposed project would result in new residential units that may marginally increase the number of school aged children in the area that would result in an increased demand on the LMUSD. The project would be required to pay public facility fees to account for the potential increased demand on the LMUSD; therefore, impacts would be *less than significant*.

Parks?

Implementation of the proposed project would result in a marginal increase in population and new residential units that may increase demand on public recreation facilities. The project would be required to pay public facility fees to account for the potential increased demand on public recreation facilities; therefore, impacts would be *less than significant*.

Other public facilities?

Implementation of the proposed project would marginally induce population growth through the development of new mobile home and residential units. The project would be required to pay public

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facility fees to account for an increased demand on public services. Therefore, potential impacts related to the increased demand of public facilities would be *less than significant*.

Conclusion

The project would be required to pay public facility fees to account for an increased demand on public services. Therefore, potential impacts associated with physical impacts associated with provision of public services would be less than significant, and no mitigation is necessary.

Mitigation

No mitigation is necessary.

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XVI. RECREATION

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

Setting

The Parks and Recreation Element of the County of San Luis Obispo General Plan establishes goals, policies, and implementation measures for the management, renovation, and expansion of existing parks and recreation facilities and the development of new parks and recreation facilities in order to meet existing and projected needs and to assure an equitable distribution of parks throughout the county.

Public facilities fees, Quimby fees, and developer conditions are several ways the County currently funds public parks and recreational facilities. Public facility fees are collected upon construction of new residential units and currently provide funding for new community-serving recreation facilities. 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 (County of San Luis Obispo 2016). The Bikeways Plan is updated every 5 years and was last updated in 2016. The plan identifies goals, policies, and procedures geared towards realizing significant bicycle use as a key component of the transportation options for San Luis Obispo County residents. 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?*

Implementation and buildout of the proposed project would result in the development of 11 new residential units that would result in a marginal increase in population. The marginal increase in population may slightly increase demand on local and regional recreational facilities; however, future development would be required to pay park impact fees (QUIMBY fees) and public facility

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fees for maintenance of public recreation 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 construction or expansion of recreation facilities and implementation of the project would not require the construction or expansion of recreation facilities elsewhere; therefore, *no impact* would occur.

Conclusion

The project would be required to pay public facility fees to account for an increased demand on public recreation facilities. The project does not include the expansion or development of recreation facilities. Therefore, potential impacts associated with recreation facilities would be less than significant, and no mitigation is necessary.

Mitigation

No mitigation is necessary.

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XVII. TRANSPORTATION

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

Setting

The San Luis Obispo Council of Governments (SLOCOG) holds several key roles in transportation planning within the county. As the Regional Transportation Planning Agency (RTPA), SLOCOG is responsible for conducting a comprehensive, coordinated transportation program; preparing a Regional Transportation Plan (RTP); programming state funds for transportation projects; and administering and allocating transportation development act funds required by state statutes. The 2019 RTP, adopted June 5, 2019, is a long-term blueprint of San Luis Obispo County’s transportation system. The plan identifies and analyzes transportation needs of the region and creates a framework for project priorities. 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 of San Luis Obispo has developed a Vehicle Miles Traveled (VMT) Program (Transportation Impact Analysis Guidelines; Rincon, 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 Land Use and Circulation Elements of the County of San Luis Obispo General Plan. The framework establishes goals and strategies to meet pedestrian

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circulation needs by providing usable and attractive sidewalks, pathways, and trails to establish maximum access and connectivity between land use designations. Due to the remote location of the project site, there are no pedestrian, bicycle, or public transit facilities within 5 miles of the project site.

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

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 accessibility standards of the 2019 RTP and the County's Circulation Element. The project would result in 11 new residential units in the Rural Suburban land use designation. Implementation of the project would result in additional vehicle trips to and from the project site during construction and operation of the project. The project would be subject to road improvement fees for maintenance of nearby county roads. In addition, in accordance with the County Bikeways Plan, the project would be required to widen Lopez Drive to include a Class II Bike Lane. The project would be consistent with applicable circulation system plans; therefore, impacts would be *less than significant*.

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

The County of San Luis Obispo has developed a Vehicle Miles Traveled (VMT) Program (Transportation Impact Analysis Guidelines; Rincon, October 2020 & VMT Thresholds Study; GHD, March 2021). The program provides interim operating thresholds and includes a screening tool for evaluating VMT impacts. A VMT Analysis conducted by Central Coast Transportation Consulting (CCTC; CCTC 2021) concluded that the future construction of 11 new single-family residential units would result in the generation of 105 trips per day. The estimated new vehicle trips generated by the proposed project fall below the suggested screening threshold of 110 trips/day identified in the State guidance (Technical Advisory on Evaluating Transportation Impacts in CEQA; Office of Planning & Research, December 2018), and would be assumed to 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)?*

The project includes the development of new internal driveways and private access. Access points and driveway design would be required to comply with CAL FIRE and county engineering and design standards for proper development; therefore, impacts would be *less than significant*.

- (d) *Result in inadequate emergency access?*

Future construction activities may include temporary traffic controls along nearby roadways; however, the project does not require road closures and emergency access would be available during construction activities.

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The project proposes secondary access utilizing Oak Way. The existing condition of the Oak Way roadway is constructed to an acceptable standard and meets the Fire Code intent secondary access and dead-end road standard (see CAL FIRE referral response dated June 29, 2020). The connection to Oak Way is one-way and intended for emergency access only (ingress/egress of emergency vehicles and/or emergency travel). As part of the tract improvements the applicant will coordinate with CalFire to determine suitable options for installing vehicle access controls at the connection point of the new tract to Oak Way. Additionally, the project would include CAL FIRE requirements for site access and other building design features; therefore, impacts would be *less than significant*.

Conclusion

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

Mitigation

No mitigation is necessary.

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

Setting

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

1. Sites, features, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
 - a. Included or determined to be eligible for inclusion in the CRHR; or
 - b. Included in a local register of historical resources as defined in California PRC Section 5020.1(k).
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth California PRC Section 5024.1(c).

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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-a-ii) 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 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.

As described in Section V, *Cultural Resources*, the project site does not support any known cultural resources. Pursuant to AB 52, tribal consultant opportunity was provided. Referral letters were sent to tribal representatives on February 6, 2017. No tribes requested consultation or provided information regarding significant tribal cultural resources. Therefore, impacts would be *less than significant*.

Conclusion

The project site does not contain any known tribal or cultural resources. In the event unknown cultural resources are encountered during project implementation, the project would be required to comply with the County's LUO for inadvertent discoveries and the California Health and Safety Code. Therefore, impacts would be less than significant.

Mitigation

No mitigation is necessary.

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XIX. UTILITIES AND SERVICE SYSTEMS

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

Setting

The County Department of Public Works provides water and wastewater services for specific County Service Areas (CSAs) that are managed through issuance of water/wastewater “will serve” letters. The County Department of Public Works currently maintains CSAs for the communities of Nipomo, Oak Shores, Cayucos, Avila Beach, Shandon, the San Luis Obispo County Club, and Santa Margarita. Other unincorporated areas in the county rely on on-site wells and individual wastewater systems. Regulatory standards and design criteria for 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 Department of Public Works is responsible for ensuring that new construction sites implement BMPs during construction and that site plans incorporate

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appropriate post-construction stormwater runoff controls. Construction sites that disturb 1 acre or more must obtain coverage under the SWRCB's Construction General Permit. PG&E is the primary electricity provider and both PG&E and SoCalGas provide natural gas services for urban and rural communities within the county.

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

Discussion

- (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?*

The project includes the subdivision of a single 37-acre parcel and 11 new residential units on a currently undeveloped property. The project would require expanded utility connections including water, wastewater, electricity, stormwater, natural gas, and telephone connections. The project would be required to implement Mitigation Measures AQ-1 and AQ-2, BIO-1 through BIO-13, GEO-1 through GEO-3, N-1 and N-2, and USS 1-7 to reduce potential environmental impacts during the expansion and installation of utility infrastructure to serve the project. Upon implementation of the identified mitigation measures, 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?*

Water Quantity

As discussed in Section X Hydrology and Water Quality, the groundwater system in the area has enough long-term availability to supply the proposed cumulative project pumping, based on the per capita pumping factors used in the analysis. The existing outflow of the aquifer has been calculated at 172 AFY, and the existing inflow varies from 131 AFY and 309 AFY, depending on the amount of precipitation received each year. During drought years, the existing water deficit is 41 AFY. Development of the proposed project would result in an additional 7.5 AFY of water use, and full cumulative buildout of the aquifer as described above would result in an additional increase of approximately 33 AFY of water use. During drought years, the project would result in a water deficit of 47.2 AFY (a 6.2 AFY increase over existing conditions). Full cumulative buildout of the aquifer would result in a water deficit of 56 AFY (an additional 15 AFY deficit increase) and potential recharge would decrease by 15 AFY to 122 AFY due to increased domestic pumping. However, during drought years some users may experience more problems than others given site specifics, but average years would be able to offset this. Implementation of drought-management plans would help balance the potential problems during drought years, though these would be more effective on a regional scale. Additionally, a broader water agency would be better able to balance the regional needs of the aquifer area and overcome the technical, managerial, and fiscal problems of a smaller water system. It would also be better able to support users who experience problems during drought by balancing water across the users. Mitigation measures are proposed to increase water conservation awareness and implementation, reduce turf planting, and to regulate water use during drought years.

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Well Interference

Well interference occurs when a pumping well causes water level drawdown at an adjacent well (Cleath 2016). The cumulative water supply assessment (Cleath 2016) evaluated the cumulative water level drawdown on the nearest wells to the three subdivision properties, listed above. The well interference analysis compares three scenarios of pumping: aggressive pumping (full buildout of all three subdivisions), lower-density pumping (reduction in density of Greenview Estates from 1.7 acres/dwelling to 3-4 acres/dwelling, consistent with the other two subdivisions), and reduced pumping (elimination of the Greenview Estate project). Table 4 below shows the well interference levels based on these three scenarios.

Table 4: Estimated Cumulative Projects – 1 year Well Interference at Nearest Known Wells to the Proposed Development

Proposed Development	Scenario 1* (feet of interference)	Scenario 2** (feet of interference)	Scenario 3*** (feet of interference)
Sweet Springs MHP Well	3	2.5	1.7
Hondonada Well	3.9	3.1	2.1
Greenview Estates Well	4.8	3.7	--

*Anticipated Interference at proposed buildout for all developments

**Anticipated Interference if study area housing density is maintained at 3-4 acres/dwelling

***Anticipated Interference if only Sweet Springs MHP and Mid-State Properties (Hondonada) are completed

Note: Reprinted from Cleath, 2016 (Table 6).

Under the full buildout scenario in Scenario 1, drawdown at wells nearest to the three subdivisions one-year post buildout would range from 3-5 feet, which is unlikely to cause significant impacts to the wells (GSI 2018).

The well interference analysis indicates that the maximum cumulative one-year drawdown at nearby wells attributable to the combined project pumping will be less than five feet. This amount of drawdown is not considered significant enough to pose any risk to operations of nearby wells (GSI 2018).

Based on the limited information about the Corbett Canyon Watershed, the Pismo Formation, proposed amount of water to be used and the water source, there is concern about the long-term sustainability of the aquifer due to the potential number of parcels that could be created and evolving trend that seems to show that more dry years than wet years can be expected in the future. Water conservation measures and a drought management plan are included as Mitigation Measures USS-1 through USS-4 for the project. With implementation of these mitigation measures, impacts to well interference is expected to be less than significant.

Water Quality

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EHSD reviewed the project and raised concern over the quality of water that will serve the proposed project. The water quality at the project site was last tested in 2002. Results showed that the raw water exceeded standards at the time for: total alkalinity, chloride, electrical conductance, nitrate (N and NO3), pH, sulfate, total dissolved solids, turbidity, arsenic, calcium, iron, potassium, magnesium, manganese, and chromium. As part of their water system compliance, the raw water will be required to be filtered and/or treated to meet State standards for drinking water. Exceedance of standards is subject to change based on various conditions, including drought, additional development, or changes in State standards.

Based on historical information and recent water quality data, it is expected that the water pumped for the project will be highly mineralized and will require advanced treatment. While all potential water quality impacts could be addressed through State regulations and treatment, the managerial, technical, and financial capacity of the system could affect the validity of the system to effectively treat water in the event of increased contaminants.

Mitigation Measures USS-5 and USS-6 require disclosure to buyers (through CC&Rs and additional map sheets) about the funding requirements of the community water system, including treatment costs. With implementation of these mitigation measures, and standard requirements by Environmental Health and Safety Department (EHSD) and the California State Water Resources Control Board, coordinate, in a good faith effort, with other community water systems in the area regarding consolidation; therefore, impacts related to water quality are expected to be *less than significant with mitigation*.

- (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?*

Wastewater services would be supplied by a private sewer system and would not require connections to a wastewater treatment provider; therefore, *no impact* 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?*

Solid waste, recycling, and green waste would be serviced by South County Sanitary Services and would be disposed of at Cold Canyon Landfill. Cold Canyon Landfill has an expected close date of 2040 (CalRecycle 2015). Implementation of the proposed project would result in an increase in solid waste during construction and operation. Construction waste would be similar to other development projects within the county and would result in a temporary increase in solid waste. Cold Canyon landfill has enough permitted capacity to accommodate the temporary increase in construction-related waste. According to the Estimated Solid Waste Generation Rates by the California Department of Resources Recycling and Recovery (CalRecycle), the project may generate approximately 107.8 pounds (lbs) of waste per day at full buildout, as shown in **Table 5** below.

Table 5. Estimated Solid Waste Generation Rates for the DRSP Project

Waste Generation Source	Generation Rate	Unit of Measure	Proposed Development	Total
Single-family	9.8	lb/dwelling unit/day	11 units	107.8 lbs

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	Total	107.8 lbs
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Source: CalRecycle Estimated Solid Waste Generation Rates, 2019

Implementation of the project would result in a long-term increase in operational solid waste generation; however, Cold Canyon Landfill has 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 Services and Cold Canyon Landfill, which are fully compliant with existing local and state regulations related to disposal of solid waste. The project is not expected to generate solid waste in excess of state or county regulations for solid waste; therefore, impacts would be *less than significant*.

Conclusion

The project would require the expansion and installation of utility infrastructure to support proposed development. The project would be required to implement Mitigation Measures AQ-1 and AQ-2, BIO-1 through BIO-13, GEO-1 through GEO-3, N-1 and N-2, and USS 1-7 to reduce potential environmental impacts during expansion and installation of utility infrastructure for the proposed projects. Upon Implementation of Mitigation Measures USS-1 through USS-6, impacts to water quantity and quality would be less than significant. The project would use a private sewer system and would not need to connect to a wastewater treatment provider. The project would not generate solid waste in exceedance of state or county regulations. Therefore, upon implementation of the identified mitigation measures, impacts would be less than significant.

Mitigation

USS-1 Water Conservation – Education Program. To reduce water usage, prior to approval of subdivision improvement plans/recordation of the final map, the Applicant shall develop and implement a Water Conservation Education Program (WCEP) for all project-related personnel, including residents and commercial operators/employees. The WCEP shall be prepared by an individual knowledgeable on current conservation methods for interior and exterior water usage as it relates to all project development, as well as any applicable County regulations and existing building codes on conserving water. The Program shall focus on a) all consumer-controlled water uses (e.g. landscaping, washing {e.g. dishes, clothes}, showers, etc.); b) project design elements that would make water conservation easier to implement; and c) the creation of ‘good practices’ user documents for daily use and during drought conditions; furthermore the WCEP shall describe the most effective means to best disseminate this information to residents on an ongoing basis.

Prior to approval of subdivision improvement plans, the Applicant shall submit for County review and approval the Water Conservation Education Program (WCEP), which will include ‘good practices’ user documents for each project element. Once approved by the County, any recommendations for project design changes shall be incorporated into all applicable construction drawings. **Prior to recordation of the final map**, the applicant shall include the WCEP in CC&Rs and on an additional map sheet. **Prior to and/or during construction/ improvements**, as applicable, all program-approved water conservation construction practices shall be administered. **Prior to final inspection/ occupancy of**

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individual lot construction permits, the County will verify installation of any WCEP-approved design features. Furthermore, the Applicant shall verify that the ‘good practices’ user documents are complete and are made available to the end users. Furthermore, the Applicant shall verify that the ‘good practices’ user documents are complete and are made available to the end users.

USS-2

Water Conservation – Limit Turf Planting. To limit water usage, the Applicant shall limit the use of turf for landscaping and maximize turf maintenance elements that reduce water consumption. Turf shall be limited to no more than 100 square-feet per single-family residence, and no more than 500 square-feet total in common areas. The following measures shall be shown on applicable construction drawings and applied to the proposed turf areas:

- a. To maximize drought-tolerance and minimize water usage, warm season grasses (excludes Bermuda grass) such as buffalo grass, shall be used;
- b. To minimize establishment of shallow roots, the following shall be avoided on turf areas, and provided in all applicable documents (e.g., educational brochure, CC&Rs, landscape plans): close mowing, overwatering, excessive fertilization, soil compaction, and accumulation of thatch;
- c. Watering times shall be programmed for longer and less frequently rather than for short periods and more frequently; length of time and delivery rate shall be monitored to avoid runoff to surrounding areas.

Prior to issuance of a construction permit, the Applicant shall show these measures on all applicable construction drawings and landscape plans. Prior to final inspection/occupancy of individual lot construction permits, the County will verify installation of any approved irrigation design features. Furthermore, the Applicant shall verify that the approved irrigation system parameters meet the intent of this measure and have been tested by a qualified expert. The Applicant understands that the approved irrigation system and water scheduling will be kept in good working condition as long as the turf remains.

USS-3

Water Conservation – Landscaping. To reduce water use, the applicants of individual residences that install landscaping shall install landscaping that will have low-water requirements and be drought-tolerant. **At the time of application for construction permits**, the applicant shall provide, at a minimum, a landscape plan that includes the following:

- a. all common area and individual residential irrigation shall employ low water use techniques (e.g., drip irrigation);
- b. individual residential turf shall not exceed 20 percent of landscaped area, or 100-square-feet, whichever is less, with remaining landscaping being drought-tolerant and having low water requirements (e.g. use of native vegetation, etc.).

USS-4

Water Conservation – Drought Water Management Program. To reduce water consumption during droughts, a master “Drought Water Management Program” (Program) shall be prepared and implemented by the Applicant, **prior to recordation of the final map**. The Program shall provide guidelines on how all future uses will be managed during “severe” drought (including landscaping and indoor uses). These measures would go into

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effect during periods of “severe” drought, as defined in the Program. This Program shall include, but is not necessarily limited to the following, or other similar measures as approved by the County:

- a. the definition of a “severe” drought year (as defined by NOAA’s Palmer Drought Severity method or other similarly recognized methodology);
- b. identification of general measures available to reduce indoor water usage for future development (to be refined as needed for each use approved);
- c. identification of specific measures to be applied for landscape watering;
- d. determination of appropriate early triggers to determine when “severe” drought conditions exist and process for initiating additional water conservation measures for tract and future development.

Once it is determined that a “severe” drought condition exists, the Program’s approved restricted (drought) water usage measures shall remain in effect until it is shown satisfactorily to the County that the “severe” drought condition no longer exists.

Prior to recordation of the final map, the Applicant shall submit for County review and approval the Drought Water Management Program (DWMP), which will include water reduction guidelines for each project element. Once approved by the County, any recommendations for project design changes shall be incorporated into all applicable construction drawings. **Prior to and/or during construction**, as applicable, all Program-approved water reducing construction practices shall be administered. **Prior to final inspection/occupancy of individual lot construction permits**, the County will verify installation of any DWMP-approved design features. Furthermore, the Applicant shall verify that the ‘water reduction guidelines during drought conditions are complete and are made available to the end users. Furthermore, the Applicant understands that the approved Program will be administered for the life of the project.

- USS-5** **Water Supply – Shared Water System. Prior to recordation of the final map**, the applicant shall disclose to buyers through CC&Rs and on an additional map sheet, the organization and maintenance obligations associated with a shared water system, including potential costs that may be incurred by property owners in order to maintain or upgrade the system, including any advanced treatment or disposal of arsenic. A link to the California Water Boards handout – What is a Public Water System, shall be provided.
- USS-6** **Water Supply - Water System Consolidation. As an ongoing condition valid for the life of the project**, the applicant shall explore consolidation of the project’s of the project’s water system with other water systems in the area to help reduce expenses and provide a regional approach to water management. Coordination and consolidation discussions shall include the MJG Property Holding Partners LLC A (Sweet Springs) and Greenview Estates subdivisions, if and when those developments are approved. **Prior to occupancy of the first unit**, the applicant shall provide evidence that consolidation has been explored in a good faith effort.

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XX. WILDFIRE

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

Setting

In central California, the fire season usually extends from roughly May through October; however, recent events indicate that wildfire behavior, frequency, and duration of the fire season are changing in California. FHSZs are defined by CAL FIRE based on the presence of fire-prone vegetation, climate, topography, assets at risk (e.g., high population centers), and a fire protection agency’s ability to provide service to the area (CAL FIRE 2007). FHSZs throughout the county have been designated as “Very High,” “High,” or “Moderate.” In San Luis Obispo County, most of the area that has been designated as a “Very High Fire Hazard Severity Zone” and is located in the Santa Lucia Mountains, which extend parallel to the coast along the entire length of San Luis Obispo County. The project would be located within the State Responsibility Area in a high and very high FHSZ (CAL FIRE 2021). Emergency response to the project site is approximately 10-15 minutes.

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

- Identifies the departments and agencies designated to perform response and recovery activities and specifies tasks they must accomplish;

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

Topography influences wildland fire to such an extent that slope conditions can often become a critical wildland fire factor. Conditions such as speed and direction of dominant wind patterns, the length and steepness of slopes, direction of exposure, and/or overall ruggedness of terrain influence the potential intensity and behavior of wildland fires and/or the rates at which they may spread (Barros et al. 2013).

The Safety Element of the County of San Luis Obispo General Plan 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 be used for building construction in fire hazard areas, and encouraging applicants applying for subdivisions in fire hazard areas to cluster development to allow for a wildfire protection zone.

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

The County EOP outlines the emergency measures that are essential for protecting public health and safety. These measures include, but are not limited to, public alert and notifications, emergency public information, and protective actions. The EOP also addresses policy and coordination related to emergency management.

Discussion

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

The project includes the subdivision of a single 37-acre parcel into 11 new lots for the development of 11 new residential units. Future construction activities may include temporary traffic controls along nearby roadways; however, the project does not require road closures and emergency access would be available during construction activities. Additionally, the project would be required to comply with CAL FIRE requirements and recommendations for roads, access roads, driveways, gates, addressing, landscaping, and adherence to the California Fire Code; therefore, impacts would be *less than significant*.

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

The subject property is located in a high and very high FHSZ and supports relatively flat to steeply sloping topography and the project vicinity has an average wind speed of 7.1 to 9.5 miles per hour

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(mph) annually (WeatherSpark 2021). Implementation of the project has the potential to place buildings in an area with increased risk for wildfire. The project would be required to comply with CAL FIRE recommendations for roads, access roads, driveways, gates, addressing, landscaping, and adherence to the California Fire Code. Implementation of the CAL FIRE recommendations would ensure future development would not expose people or structures to unnecessary risk due to wildfire; 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?*

Future buildout of the residential units would include expanded utility infrastructure and roads. Future development of roads and utility infrastructure would be required to comply with CAL FIRE recommendations and the California Fire Code to ensure installation would not result in increased risk of wildfire. Roads are required to be constructed to support fire vehicles and equipment, include at 10-foot fuel reduction on both sides of roads, be a minimum of 24-foot-wide, and provide for two-way traffic. Individual water tanks would be placed on each lot for water storage, outside of the building envelopes. Future construction of residential units will also require vegetation removal to aid in defensible space within 100 feet of structures. These improvements would not exacerbate fire risk, and impacts of these improvements are discussed in other impact sections. Therefore, impacts would be *less than significant*.

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

The project site has a moderate to high potential for landslide and low potential for flooding. The project site is located within a high and very high fire hazard severity zone that would increase risk for potential post-fire landslide risks. Future development would be required to comply with the most recent California Building Code (CBC), the California Fire Code, and other CAL FIRE recommendations to reduce potential risks associated with post-fire hazards; therefore, impacts would be *less than significant*.

Conclusion

Implementation of the proposed project would result in new development within a high and very high FHSZ. The project would be required to comply with CAL FIRE recommendations and county and CBC regulations for development within a high and very high FHSZ. Based on required compliance with existing regulations, impacts would be less than significant, and no mitigation is necessary.

Mitigation

No mitigation is necessary.

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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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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?*

As discussed in each resource section above, upon implementation of identified mitigation measures, the proposed project would not result in significant impacts to biological or cultural resources and would not substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Therefore, impacts would be *less than significant with mitigation incorporated*.

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- (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)?*

Aesthetics

The discussion of cumulative impacts in Section I, Aesthetics, relates to the potential for the project to contribute to an aggregate change in visual quality from the surrounding public viewing areas, taking into consideration existing as well as proposed development.

As described in the resource section, the proposed project may be viewed from Lopez Drive; however, upon implementation of Mitigation Measure AES-1, impacts related to development of the parcel would be less than significant. Therefore, the contribution of the subject project to potential impacts to aesthetics are considered less than cumulatively considerable.

Agricultural Resources

The analysis conducted in Section II, Agriculture and Forestry Resources, determines that the project does not have the potential to convert agricultural land to non-agricultural use. Additionally, upon implementation of Mitigation Measure BIO-14, the project would result in a significant conversion of forest land to non-forest use. Therefore, impacts would be less than cumulatively considerable.

Air Quality

The analysis provided in Section III, Air Quality, concludes that the project’s potential construction-related and operational emissions will fall below SLOAPCD thresholds of significance for both project-related and cumulative impacts, except for ROG+NO_x and DPM, which can be less than significant with implementation of Mitigation Measures AQ-1 and AQ-2. Therefore, when considered with the potential impacts of other reasonably foreseeable projects in the unincorporated county, the contribution of the subject project to potential impacts to air quality are considered less than cumulatively considerable.

Biological Resources

The analysis provided in Section IV, Biological Resources, concludes that the project would have a less-than-significant impact with implementation of the identified mitigation measures for special-status wildlife species and their habitats, and avoidance and replacement of potentially impacted native trees. With implementation of Mitigation Measures BIO-1 through BIO-14, potential impacts to biological resources would be less than significant. All surrounding proposed development projects would undergo evaluation for potential to impact biological resources. Based on the mitigation measures identified to reduce potential project impacts and discretionary review of surrounding projects, when considered with the potential impacts of other reasonably foreseeable development in the area, project impacts associated with biological resources would be less than cumulatively considerable.

Cultural Resources

The analysis provided in Section V, Cultural Resources, concludes that the project site is located within an Archaeologically Sensitive Area. All surrounding proposed development projects would undergo evaluation for potential to impact cultural resources. Based on ordinance and code requirements identified to reduce potential project impacts and discretionary review of surrounding projects, when considered with the potential impacts of other reasonably foreseeable development

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in the area, project impacts associated with cultural resources would be less than cumulatively considerable.

Energy Use

The analysis provided in Section VI, Energy, concludes that the projects energy use would not result in unnecessary or wasteful energy use and would not conflict with applicable energy efficiency standards. Therefore, when considered with the potential impacts of other reasonably foreseeable projects in the unincorporated county, the contribution of the subject project to potential impacts to energy are considered less than cumulatively considerable.

Greenhouse Gas Emission.

The analysis provided in Section VIII, Greenhouse Gas Emissions, concludes that the project's potential construction-related and operational emissions will fall below SLOAPCD thresholds of significance for both project-related and cumulative impacts upon implementation of Mitigation Measure AQ-1 and AQ-2 to reduce diesel idling during project construction. Therefore, when considered with the potential impacts of other reasonably foreseeable projects in the unincorporated county, the contribution of the subject project to potential impacts to GHG emissions are considered less than cumulatively considerable.

Hydrology/Water Demand

As discussed in Section X, Hydrology and Water Quality, upon implementation of Mitigation Measures USS-1 through USS-6, there is sufficient water supply in the existing well to support the project. Additionally, compliance with Mitigation Measure BIO-9, existing regulations, and required plans would adequately reduce potential impacts associated with hydrology and water quality to be less than significant. All surrounding proposed development projects would undergo evaluation for potential to impact hydrological resources. Based on the mitigation measures identified to reduce potential project impacts and discretionary review of surrounding projects, when considered with the potential impacts of other reasonably foreseeable development in the area, project impacts associated with hydrology and water quality resources would be less than cumulatively considerable.

Noise

As discussed in Section XIII, Noise, noise associated project construction would be mitigated through Mitigation Measure N-1 through N-2. Future projects with potential to generate noise above County standards or noise that would adversely affect surrounding sensitive receptors would be required to implement measures to reduce associated impacts. Therefore, when considered with the potential impacts of other reasonably foreseeable development projects in the unincorporated county, the contribution of the subject project to potential noise impacts is considered less than cumulatively considerable.

Population and Housing

Based on the discussion in Section XIV, Population and Housing, the most recent projection of regional growth for San Luis Obispo County is the 2050 Regional Growth Forecast (RGF) for San Luis Obispo County prepared and adopted by SLOCOG in 2017. Using the Medium Scenario, the total county population, housing and employment for both incorporated and unincorporated areas is projected to increase at an average annual rate of 0.50% per year. Between 2015 and 2050, the County's population is projected to increase by 44,000, or about 1,260 residents per year. Within the

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unincorporated area, the population is expected to increase by about 19,500 residents, or about 557 per year. Employment is expected to increase by about 6,441, or about 184 per year.

The proposed project is not expected to induce substantial population growth. The project would be limited to 11 new residential units. Therefore, when considered with the potential impacts of other reasonably foreseeable projects in the unincorporated county, the contribution of the subject project to impacts related to housing and population is considered less than cumulatively considerable.

Public Services

Based on the discussion in Section XV, Public Services, the project and surrounding reasonably foreseeable future development would be subject to adopted public facility (County) and school (California Government Code Section 65995 et seq.) fee programs to offset impacts to public services. Therefore, when considered with the potential impacts of other reasonably foreseeable development projects in the unincorporated county, the contribution of the subject project to potential public services impacts would be less than cumulatively considerable.

Recreation

Based on the discussion in Section XVI, Recreation, the project would not substantially induce population growth that could result in the need for new or expanded recreational facilities or cause deterioration of existing ones. The project would be subject to adopted public facility fee programs to offset impacts on public recreational facilities. Therefore, when considered with the potential impacts of other reasonably foreseeable development projects in the unincorporated county, the contribution of the subject project to potential recreation impacts would be less than cumulatively considerable.

Transportation

Based on the analysis in Section XVII, Transportation, the project is not expected to significantly increase peak hour trips to and from the project site. Based on the VMT analysis for the project, the project would generate approximately 105 average daily trips. Therefore, the project would generate fewer than 110 daily trips. Additionally, the project and any other reasonably foreseeable development projects in the area would be subject to Road Improvement fees. Therefore, when considered with the potential impacts of other reasonably foreseeable development projects in the unincorporated county, the contribution of the subject project to potential transportation impacts would be less than cumulatively considerable.

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

Environmental impacts that may have an adverse effect on human beings, either directly or indirectly, are analyzed in each environmental resource section above. In addition, implementation of Mitigation Measures AQ-1 and AQ-2, BIO-1 through BIO-14, GEO-1 through GEO-3, N-1 and N-2, and USS 1-7 identified in the resource sections above would reduce potential adverse effects on human beings to less than significant; therefore, impacts would be less than significant with mitigation.

Conclusion

Potential impacts would be less than significant upon implementation of mitigation measures identified in the resource sections above.

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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
<input checked="" type="checkbox"/>	County Public Works Department	In File**
<input checked="" type="checkbox"/>	County Environmental Health Services	In File**
<input type="checkbox"/>	County Agricultural Commissioner's Office	None
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input checked="" type="checkbox"/>	Air Pollution Control District	None
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Wildlife	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Forestry (Cal Fire)	In File**
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input type="checkbox"/>	Community Services District	Not Applicable
<input type="checkbox"/>	Other Other _____	In File**
<input type="checkbox"/>		Not Applicable

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

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Project File for the Subject Application | <input type="checkbox"/> Design Plan |
| <u>County Documents</u> | <input type="checkbox"/> Specific Plan |
| <input type="checkbox"/> Coastal Plan Policies | <input type="checkbox"/> Annual Resource Summary Report |
| <input checked="" type="checkbox"/> Framework for Planning (Coastal/Inland) | <input type="checkbox"/> Circulation Study |
| <input checked="" type="checkbox"/> General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements: | <u>Other Documents</u> |
| <input checked="" type="checkbox"/> Agriculture Element | <input checked="" type="checkbox"/> Clean Air Plan/APCD Handbook |
| <input checked="" type="checkbox"/> Conservation & Open Space Element | <input type="checkbox"/> Regional Transportation Plan |
| <input type="checkbox"/> Economic Element | <input type="checkbox"/> Uniform Fire Code |
| <input checked="" type="checkbox"/> Housing Element | <input type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3) |
| <input checked="" type="checkbox"/> Noise Element | <input checked="" type="checkbox"/> Archaeological Resources Map |
| <input checked="" type="checkbox"/> Parks & Recreation Element/Project List | <input type="checkbox"/> Area of Critical Concerns Map |
| <input checked="" type="checkbox"/> Safety Element | <input type="checkbox"/> Special Biological Importance Map |
| <input checked="" type="checkbox"/> Land Use Ordinance (Inland/Coastal) | <input checked="" type="checkbox"/> CA Natural Species Diversity Database |
| <input type="checkbox"/> Building and Construction Ordinance | <input checked="" type="checkbox"/> Fire Hazard Severity Map |
| <input type="checkbox"/> Public Facilities Fee Ordinance | <input checked="" type="checkbox"/> Flood Hazard Maps |
| <input type="checkbox"/> Real Property Division Ordinance | <input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County |
| <input type="checkbox"/> Affordable Housing Fund | <input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.) |
| <input type="checkbox"/> Airport Land Use Plan | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Energy Wise Plan | |
| <input checked="" type="checkbox"/> South County Area Plan/South County sub area | |

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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:

- California Air Resources Board (CARB). 2021. Maps of State and Federal Area Designations. Available at: <https://ww2.arb.ca.gov/resources/documents/maps-state-and-federal-area-designations>. Accessed on May 21, 2021.
- California Department of Conservation (DOC). 2015. Fault Activity Map of California. Available at: <https://maps.conservation.ca.gov/cgs/fam/>. Accessed on May 3, 2021.
- . 2016. Farmland Mapping and Monitoring Program – California Important Farmland Finder. Available at: <https://www.conservation.ca.gov/dlrp/fmmp/>. Accessed on May 3, 2021.
- . 2021. California Geological Survey Information Warehouse for Mineral Land Classification. Available at: <https://maps.conservation.ca.gov/cgs/informationwarehouse/mlc/>. Accessed on May 4, 2021.
- California Department of Forestry and Fire Protection (CAL FIRE). 2021. FHSZ Viewer. Available at: <https://egis.fire.ca.gov/FHSZ/>. Accessed on May 3, 2021.
- California Department of Fish and Wildlife (CDFW). 2021. California Natural Diversity Database (CNDDDB). Available at: <https://wildlife.ca.gov/Data/CNDDDB/Maps-and-Data#43018408-cnddb-in-bios>. Accessed on May 3, 2021.
- California Department of Resources Recycling and Recovery (CalRecycle). 2015. Public Notice: Cold Canyon Landfill, Inc. – San Luis Obispo County. Available at: <https://www2.calrecycle.ca.gov/PublicNotices/Details/1548>. Accessed on May 3, 2021.
- . 2019. Estimated Solid Waste Generation Rates. Available at: <https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates#:~:text=Residential%20Sector%20Generation%20Rates%20%20%20Waste,%20Cor%20...%20%208%20more%20rows%20>. Accessed on May 26, 2021.
- California Geologic Survey (CGS). 2015. *San Luis Obispo-Santa Barbara Production-Consumption Region*. 2015.
- California State Water Resources Control Board. 2015. Geotracker. Available at: <https://geotracker.waterboards.ca.gov/>. Accessed on May 3, 2021.
- California Department of Toxic Substances Control (DTSC). 2021. EnviroStor. Available at: <https://www.envirostor.dtsc.ca.gov/public/>. Accessed on May 3, 2021.
- California Department of Transportation (Caltrans). 2021. California State Scenic Highway System Map. Available at: <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=2e921695c43643b1aaf7000dfc19983>. Accessed on May 3, 2021.
- Central Coast Archaeological Research Consultants. 2017. *Cultural Resources Survey of the Hondonada Vesting Tentative Tract 2383 (APN 047-182-002), Arroyo Grande, California*.
- Central Coast Transportation Consulting. 2017. *Hondonada Tract Traffic Analysis*.
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- . 2021. *Vehicle Miles Traveled Memorandum*. May 2021.
- Cleath & Associates. 2002. *Well 1 Yield Testing, Hondonada Road, Arroyo Grande, San Luis Obispo County, Tract 2383, APN # 047-182-002*.
- . 2003. *Engineering Geologic Studies of Hondonada Road property, Arroyo Grande, San Luis Obispo County, California*. March 2003.
- . 2003. *Engineering Geologic Studies of Hondonada Road property, Arroyo Grande, San Luis Obispo County, California*. April 2003.
- . 2007. *Engineering Geologic Studies of Hondonada Road property, Arroyo Grande, California, Tract 2383, Assessor's Parcel Number 047-182-002*.
- . 2007. *Response to Review of Engineering Geologic Studies Report for Hondonada Road Property Arroyo Grande, San Luis Obispo County, California by Cleath & Associates*.
- . 2008. *Amendment #1 to Engineering Geology Report*.
- . 2009. *Amendment #2, Proposed Road Alignment and Geologic considerations, Tract 2383, Hondonada Road, Arroyo Grande, San Luis Obispo County, California*.
- Cleath Harris Geologists, Inc. 2015a. *Water Supply Assessment*. July 12, 2015.
- . 2015b. *Revised Water Supply Assessment*. November 2015.
- . 2016. *Cumulative Projects Water Level Impact and Water Supply Assessment*. November 17, 2016.
- . 2018. *Response to Review of Cumulative Water Level Impact and Water Supply Assessment*. July 8, 2018.
- County of San Luis Obispo. 2011. *EnergyWise Plan*. Available at: <https://www.slocounty.ca.gov/Departments/Planning-Building/Energy-and-Climate/Energy-Climate-Reports/EnergyWise-Plan.aspx>. Accessed on May 4, 2021.
- . 2016. *Land Use View*. Available at: https://gis.slocounty.ca.gov/Html5Viewer/Index.html?configBase=/Geocortex/Essentials/REST/sites/PL_LandUseView/viewers/PL_LandUseView/virtualdirectory/Resources/Config/Default. Accessed on May 3, 2021.
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- . 2021. *Santa Maria River Valley Groundwater Basin*. Available at: [https://www.slocounty.ca.gov/Departments/Public-Works/Committees-Programs/Sustainable-Groundwater-Management-Act-\(SGMA\)/Santa-Maria-River-Valley-Groundwater-Basin.aspx](https://www.slocounty.ca.gov/Departments/Public-Works/Committees-Programs/Sustainable-Groundwater-Management-Act-(SGMA)/Santa-Maria-River-Valley-Groundwater-Basin.aspx). Accessed on May 4, 2021.
- Creek Environmental Laboratories, Inc. (2002). *Report of Analytical Results*
- Fugro West, Inc. 2007. *Review of Engineering Geologic Studies Report for Hondonada Road Property Arroyo*
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Grande, San Luis Obispo County, California by Cleath & Associates.

Geosolutions, Inc. 2001. *Engineering Geology Investigation*

———. 2001. *Preliminary Percolation Testing Evaluation*

———. 2002. *Preliminary Percolation Testing Evaluation*

GSI Water Soils Inc. 2008. *Preliminary Geotechnical Investigation*

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