



Negative Declaration & Notice Of Determination

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

ENVIRONMENTAL DETERMINATION NO. 17-071

DATE: December 6, 2018

PROJECT/ENTITLEMENT: AT&T Conditional Use Permit; DRC2017-00032

APPLICANT NAME: AT&T Mobility Email: jambrose@wireless01.com
ADDRESS: 3905 State Street, Suite 7-188, Santa Barbara, CA. 93105
CONTACT PERSON: Jerry Ambrose Telephone: 805-637-7407

PROPOSED USES/INTENT: Request by AT&T Mobility for a Conditional Use Permit to allow a new wireless communications facility consisting of twelve (12), 8' (8 foot) tall panel antennas, split into three (3) sectors of four (4) antennas each and ancillary antenna support equipment installed on one (1) 59-foot tall artificial eucalyptus tree (monoecalyptus). The proposal also includes five (5) ground mounted equipment cabinets, one (1) backup generator, and an 6' 6" tall wooden fence enclosure within a 400 square foot lease area. The project will result in 1.89 acres of site disturbance on an 837 acre parcel.

LOCATION: The proposed project is within the Agriculture land use category and is located at 3905 Alisos Road, Arroyo Grande approximately 2.4 miles to the east of the City of Arroyo Grande. The site is in the Huasna-Lopez Sub Area of the South County planning area.

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

(ENDORSED)
FILED

MAR 27 2019

STATE CLEARINGHOUSE REVIEW: YES ☒ NO ☐

TOMMY GONG, COUNTY CLERK
[Signature]
DEPUTY CLERK

OTHER POTENTIAL PERMITTING AGENCIES:

ADDITIONAL INFORMATION: Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805)781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT4:30 p.m. December 20, 2018

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

Notice of Determination

State Clearinghouse No. 2018121011

This is to advise that the San Luis Obispo County Planning Commission as ☒ Lead Agency ☐ Responsible Agency approved the above described project on January 24, 2019, and has made the following determinations regarding the above described project:

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

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

<i>[Signature]</i>	Stephanie Fuhs (sfuhs@co.slo.ca.us)	1/24/19	County of San Luis Obispo
Signature	Project Manager Name	Date	Public Agency

Governor's Office of Planning & Research

APR 03 2019

STATE CLEARINGHOUSE

Tommy Gong
San Luis Obispo
County Clerk-Recorder
Main Office: (805) 781-5080
Atascadero: (805) 461-6041
www.slovote.com

Receipt: 19-9569

ProductName	Extended
FISH FISH AND WILDLIFE FILING	\$2,404.75
# Pages	48
Document #	40-03272019-092
Document Info:	COUNTY OF SAN LUIS OBISPO
Filing Type	ND
Total	\$2,404.75
Tender (On Account)	\$2,404.75
Account#	CTY
Account Name	JE except TX & DSS
Balance	\$9,628.50
Comment	PLANNING & BUILDING

PLEASE KEEP FOR REFERENCE

3/27/19 9:49 AM jfbrown
San Luis Obispo

Governor's Office of Planning & Research

APR 03 2019

STATE CLEARINGHOUSE



State of California - Department of Fish and Wildlife
2019 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

RECEIPT NUMBER:
40-03272019-092

STATE CLEARINGHOUSE NUMBER (If applicable)
2018121011

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY COUNTY OF SAN LUIS OBISPO	LEAD AGENCY EMAIL sfuhs@co.slo.ca.us	DATE 03/27/2019
COUNTY/STATE AGENCY OF FILING SAN LUIS OBISPO		DOCUMENT NUMBER
PROJECT TITLE AT&T CONDITIONAL USE PERMIT; DRC2017-00032		

PROJECT APPLICANT NAME AT&T MOBILITY / JERRY AMBROSE	PROJECT APPLICANT EMAIL jambrose@wireless01.com	PHONE NUMBER (805) 637-7407
PROJECT APPLICANT ADDRESS 3905 STATE ST., STE 7-188	CITY SANTA BARBARA	STATE CA
		ZIP CODE 93105

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,271.00	\$	
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,354.75	\$	\$2,354.75
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,112.00	\$	

☐ Exempt from fee
☐ Notice of Exemption (attach)
☐ CDFW No Effect Determination (attach)
☐ Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other

TOTAL RECEIVED \$ 2,404.75

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Jamila Brown, Deputy County Clerk-Recorder

Filed in County Clerk's Office

Tommy Gong
San Luis Obispo - County Clerk-Recorder

40-03272019-092

03/27/2019
FISH
Pages: 48
Fee: \$ 2404.75

By abautista, Deputy





Initial Study Summary – Environmental Checklist

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

(ver 5.10) Jueq Form

Project Title & No. AT&T (Machado) Conditional Use Permit ED17-071 (DRC2017-00032)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the 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 checked="" type="checkbox"/> Geology and Soils	<input type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hazards/Hazardous Materials	<input type="checkbox"/> Transportation/Circulation
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Water /Hydrology
<input type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use

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.

Stephanie Fuhs (sfuhs@co.slo.ca.us)
Prepared by (Print)

Signature

Date

Steve McMasters
Reviewed by (Print)

Signature (for) Environmental Coordinator

Date

County of San Luis Obispo, Initial Study

APR 03 2019

STATE CLEARINGHOUSE



Project Environmental Analysis

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

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

A. PROJECT

DESCRIPTION: Request by AT&T Mobility for a Conditional Use Permit to allow a new wireless communications facility consisting of twelve (12), 8' (8 foot) tall panel antennas, split into three (3) sectors of four (4) antennas each and ancillary antenna support equipment installed on one (1) 59-foot tall artificial eucalyptus tree (monoecalyptus). The proposal also includes five (5) ground mounted equipment cabinets, one (1) backup generator, and an 6' 6" tall wooden fence enclosure within a 400 square foot lease area. The project will result in 1.89 acres of site disturbance on an 837 acre parcel. The proposed project is within the Agriculture land use category and is located at 3905 Alisos Road, approximately 2.4 miles to the east of the City of Arroyo Grande. The site is in the Huasna-Lopez Sub Area of the South County planning area.

ASSESSOR PARCEL NUMBER(S): 047-031-030

Latitude: 35° 9' 1.4394" N Longitude: 120° 29' 29.94"

SUPERVISORIAL DISTRICT # 4

B. EXISTING SETTING

PLAN AREA: South County

SUB: Huasna-Lopez

COMM:

LAND USE CATEGORY: Agriculture

COMB. DESIGNATION: Flood Hazard, Geologic Study

PARCEL SIZE: 837 acres

TOPOGRAPHY: Gently rolling to moderately sloping

VEGETATION: Grasses, shrubs, oaks, riparian

EXISTING USES: Agricultural uses, residence, agricultural accessory structures

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Agriculture/ Talley agricultural cluster subdivision	<i>East:</i> Agriculture/ Scattered residential development
<i>South:</i> Agriculture, Residential Rural/ Scattered residences and row crops	<i>West:</i> Rural Lands, Residential Rural/ Scattered residences

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, at least one issue was identified as having a potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.



COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1. AESTHETICS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Create an aesthetically incompatible site open to public view?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Introduce a use within a scenic view open to public view?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Change the visual character of an area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create glare or night lighting, which may affect surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Impact unique geological or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Aesthetics

Setting. The project site is located on an 837 acre parcel that is accessed off of Alisos Road approximately 2.4 miles east of the City of Arroyo Grande. The areas surrounding the parcel are primarily zoned Agriculture, Rural Lands and Residential Rural with scattered single-family homes and agricultural uses on parcels ranging from one to eighty acres. The parcels to the north are part of the Talley agricultural cluster subdivision and the project site abuts the open space/agricultural parcel for this subdivision. Parcels to the east and west contain scattered single-family residences. Parcels to the south contain single family residences with more intensive agricultural operations about ½ mile further south of the site. The subject property contains a single-family residence and agricultural accessory structures.

The topography of the site contains relatively flat areas with row crops toward the western portion of the property, with moderate to steep slopes to the east and west of the valley. Vegetation on the property consists of grasses, shrubs, coast live oak trees and row crops.

Regulatory Setting

The Land Use Ordinance establishes the following screening standard for wireless communications facilities:



All facilities shall be screened with vegetation or landscaping. Where screening with vegetation is not feasible, the facilities shall be disguised to resemble rural, pastoral architecture (ex: windmills, barns, trees) or other features determined to blend with the surrounding area and be finished in a texture and color deemed unobtrusive to the neighborhood in which it is located.

Conservation and Open Space Element Policy VR 9.3 states:

Locate, design and screen communications facilities, including towers, antennas, and associated equipment and buildings in order to avoid views of them in scenic areas, minimize their appearance and visually blend with the surrounding natural and built environments. Locate such facilities to avoid ridge tops where they would silhouette against the sky as viewed from major public view corridors and locations.

Conservation and Open Space Element Policy VR 9.4 states:

Encourage collocation of communications facilities (one or more carriers sharing a site, tower, or equipment) when feasible and where it would avoid or minimize adverse visual effects.

Impact. The applicant proposes to install a new wireless communications facility consisting of twelve (12), 8' (8 foot) tall panel antennas, split into three (3) sectors of four (4) antennas each and ancillary antenna support equipment installed on one (1) 59-foot tall artificial eucalyptus tree (monoecalyptus). The proposal also includes five (5) ground mounted equipment cabinets, one (1) backup generator, and a 6' 6" tall wooden fence enclosure within a 400 square foot lease area. The proposed monoecalyptus and AT&T Mobility lease area would be sited near the center of the subject property amongst an existing grove of coast live oak trees at the top of a knoll overlooking the Arroyo Grande Valley. This site was selected to provide context and a vegetative backdrop for the monoecalyptus.

The proposed project could have a potentially significant impact on visual resources since it would introduce a new use that is visually incompatible with the character of the surrounding rural residential and agricultural landscape. The applicant submitted photo-simulations of the proposed facility from key viewing angles along Huasna Road. The photo-simulations demonstrate that the site will be visible from Huasna Road. However, since the facility is designed to appear like a eucalyptus, it would blend with the surrounding landscape (particularly, the backdrop of other deciduous trees) and would not attract attention. The monoecalyptus would be taller than the existing coast live oak trees on the site, but the views of the site are distant and not distracting. This design is consistent with the goals of the County's communications facilities ordinance.

The proposed lease area would not be easily visible from the public view points because the fenced area has been sited within the grove of oak trees which will provide screening of the proposed equipment.

Mitigation/Conclusion. Although the proposed communications facility is not a use that is inherently compatible with the character of the surrounding rural landscape, the proposed project is a stealth design that would blend with existing natural features of the landscape (particularly, the existing grove of coast live oak trees). Since the proposed facility would visually blend with the landscape, it would not be readily discernible as a wireless communications facility. This is consistent with the visual screening standard for wireless communications facilities which requires facilities to either be completely screened by vegetation or disguised to resemble natural or built features of the landscape.

In order to reduce visual impacts, the project is subject to mitigation measures that require the applicant to use the most realistic appearing monoecalyptus structure, with an organic and non-symmetrical form, and realistic bark texture and foliage colors. In addition, the applicant is required to submit material and color test samples of all visual elements of the monoecalyptus.

These measures, discussed in detail in the mitigation summary table (Exhibit B), would reduce the project's potential visual impacts to a level of insignificance.

2. AGRICULTURAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Convert prime agricultural land, per NRCS soil classification, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair agricultural use of other property or result in conversion to other uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Conflict with existing zoning for agricultural use, or Williamson Act program?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Agricultural Resources

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

Land Use Category: Agriculture

Historic/Existing Commercial Crops: Rotational Crops

State Classification: Not prime farmland, Farmland if Irrigated

In Agricultural Preserve? Yes, AG Valley Ag Preserve Area

Under Williamson Act contract? No

The soil type(s) and characteristics on the subject property include:

Diablo and Cibo clays (15 - 30 % slope).

Diablo. This moderately sloping clayey soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, slow percolation. The soil is considered Class IV without irrigation and Class is not rated when irrigated.

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

Lodo-Rock outcrop complex (9 - 30% slope). This moderately sloping, shallow fine loamy soil is considered very poorly drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

Lopez very shaly clay loam (30 - 75% slope). This steeply to very steeply sloping, shallow gravelly fine loamy soil is considered very poorly drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.



Salinas silty clay loam (0 - 2 % slope). This nearly level fine loamy bottom soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class III without irrigation and Class I when irrigated.

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

Still gravelly sandy clay loam (0 - 2% slope). This nearly level gravelly fine loamy soil is considered moderately drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as would not affect the ag well as having potential septic system constraints due to: poor filtering capabilities, slow percolation. The soil is considered Class III without irrigation and Class II when irrigated.

The project site is in the Agriculture land use category and contains an area of row crops on the flatter portion of the property.

Impact. The project is located in a 400 square foot lease area with the only agricultural activities occurring on the subject property and on the adjacent property to the west, approximately 1,400 feet away. The installation and operation of the proposed communications facility would not affect the agricultural activities or resources on the property.

Mitigation/Conclusion. Based on the above discussion, and the proposed facility being unmanned, no mitigation measures are considered necessary.

3. AIR QUALITY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

GREENHOUSE GASES

f) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

3. AIR QUALITY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
g) <i>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Other: <u>Naturally Occurring Asbestos</u></i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Air Quality

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

The project proposes to disturb soils that have been given a wind erodibility rating of 4-8, which is considered "moderate" to "high".

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

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

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

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

For most projects the Bright-Line Threshold of 1,150 Metric Tons CO₂/year (MT CO₂e/yr) will be the most applicable threshold. In addition to the residential/commercial threshold options proposed above, a bright-line numerical value threshold of 10,000 MT CO₂e/yr was adopted for stationary source (Industrial) projects.



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

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

Impact. As proposed, the project will result in the disturbance of approximately 1.89 acres for access improvements and installation of the wireless facility. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation. The project is also not in close proximity to sensitive receptors that might otherwise result in nuisance complaints and be subject to limited dust and/or emission control measures during construction.

The project site contains an active fault line running generally north-south and has the potential for naturally occurring asbestos (NOA). Grading within soils containing NOA can cause asbestos to become airborne. Proper measures during ground disturbing activities are necessary if NOA is determined to be present in order to mitigate any impacts associated with such grading.

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

This project is the installation of a 59-foot tall monoecalyptus, equipment shelter, 6-foot, six inch tall fence, stand-by emergency generator, and associated equipment. Using the GHG threshold information described in the Setting section, the project is expected to generate less than the Bright-Line Threshold of 1,150 metric tons of GHG emissions. Therefore, the project's potential direct and cumulative GHG emissions are found to be less significant and less than a cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts. If it is shown that an incremental contribution to a cumulative impact, such as global climate change, is not 'cumulatively considerable', no mitigation is required. Because this project's emissions fall under the threshold, no mitigation is required.

Mitigation/Conclusion. Mitigation measures have been added to have a geologist perform sampling prior to any site disturbance to determine if NOA is present within the areas proposed for grading. If present, the applicant shall follow the recommendations of the geologist and provide a plan for controlling potential asbestos containing dust. In addition, a disclosure measure has been included regarding developmental burning.

4. BIOLOGICAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a loss of unique or special status species* or their habitats?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Reduce the extent, diversity or quality of native or other important vegetation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Impact wetland or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any regional plans or policies to protect sensitive species, or regulations of the California Department of Fish & Wildlife or U.S. Fish & Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* Species – as defined in Section 15380 of the CEQA Guidelines, which includes all plant and wildlife species that fall under the category of rare, threatened or endangered, as described in this section.

Biological Resources

Setting. The following are existing elements on or near the proposed project relating to potential biological concerns:

On-site Vegetation: Grasses, shrubs, scattered oaks, row crops

Name and distance from blue line creek(s): One unnamed "blue line" tributary to the Tar Spring Creek courses through the subject property. One unnamed "blue line" tributary to unnamed pond course through the subject property.

Habitat(s): The project is within an area considered suitable for Pismo clarkia

Site's tree canopy coverage: Approximately 25%

The Natural Diversity Database (or other biological references) identified the following species potentially existing within approximately one mile of the proposed project:

Habitats: The project is within an area considered suitable for Pismo clarkia.

Vegetation:

Santa Margarita manzanita (*Arctostaphylos pilosula*) List 1B

Slender bush-mallow (*Malacothamnus gracilis*) List 1B

Pismo clarkia (*Clarkia speciosa* ssp. *immaculata*) FE, SR, List 1B

The potential for the Pismo clarkia (*Clarkia speciosa* ssp. *immaculata*) has been identified about 0.2 miles to the west and 0.5 miles to the north.

Wildlife:

Coast horned lizard (*Phrynosoma coronatum frontale*) CSC



Impact. Since the property is over 800 acres, a biological report was prepared for the areas of the property that will be disturbed by the facility and access/utility improvements and areas potentially impacted by these activities. The report found no Pismo Clarkia on or in the vicinity of the project site.

The botanical report (Environmental Assessment Specialists, Inc.; 4/30/18, 11/16/17) indicates that there is a potential for sensitive plants to occur on the project site, but since the grading plans for the access road are preliminary and subject to change, it was recommended that a focused survey based on the final grading plans be completed prior to issuance of construction permits. The only sensitive plant species that were observed during the survey were coast live oaks which are scattered throughout the site, but primarily in the area of the proposed wireless facility in order to provide screening of the proposed monoecalyptus.

The preliminary site plan shows one oak tree to be removed; however, site disturbance will be within the dripline of five oak trees.

The oak woodland areas of the site provide suitable habitat for nesting birds. Removal of trees during nesting season should be avoided to protect migratory bird species. Fish and Game Code 3503 protects birds, their eggs and nests from disturbance or destruction from construction activities.

Mitigation/Conclusion. Mitigation is proposed to address oak trees that will be removed and/or impacted by this project. Also, mitigation measures are proposed for a focused botanical survey to be conducted prior to issuance of construction permits to determine the presence or absence of special status plant species along with appropriate avoidance and/or restoration measures. In addition, a measure regarding removal of vegetation or any other ground disturbance between February 15 and September 15 to avoid impacts to native breeding and nesting birds is included. If construction activities during this period cannot be avoided, a county-approved biologist shall survey all breeding and nesting habitat on the site and adjacent sites for breeding and/or nesting birds no more than two weeks prior to construction or site disturbance activities. Results of the surveys shall be submitted to the Department of Fish and Wildlife (CDFW) for concurrence with the report. If nesting and/or breeding birds are found, appropriate mitigation measures shall be developed in consultation with the CDFW such as providing an appropriate avoidance buffer to be located and monitored by a qualified biologist, and the applicant shall adhere to these measures during all construction activities on the site. These measures, discussed in detail in the mitigation summary table (Exhibit B), would reduce the project's potential biological impacts to a level of insignificance.

5. CULTURAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb archaeological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historical resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Cause a substantial adverse change to a Tribal Cultural Resource?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Cultural Resources

Setting. The project is located in an area historically occupied by the Chumash. No historic structures are present and no paleontological resources are known to exist in the area.



The project is within 300 feet of a blue line creek. Potential for the presence or regular activities of the Native American increases in close proximity to reliable water sources.

In order to meet AB52 Cultural Resources requirements, outreach to four Native American tribes groups had been conducted (Northern Salinan, Xolon Salinan, Yak Tityu Tityu Northern Chumash, and the Northern Chumash Tribal Council). Comments were received from one of the tribal groups on (February 12, 2018) requesting a site visit as part of the consultation process. Upon review of the cultural resource assessment, no further review was needed by the tribal group.

Impact. A Phase I Cultural Resource Assessment was conducted (Helix Environmental Planning, Inc., December 2017). No evidence of cultural materials was noted on the property. Per AB52, tribal consultation was performed and no resources were identified. Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary.

6. GEOLOGY AND SOILS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other: <u>Naturally occurring asbestos</u></i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* Per Division of Mines and Geology Special Publication #42

Setting. The following relates to the project's geologic aspects or conditions:

Topography: Nearly level to steeply sloping

Within County's Geologic Study Area?: Yes



Landslide Risk Potential: Low to Very High

Liquefaction Potential: Low to moderate

Nearby potentially active faults?: Yes Distance? Within site boundaries

Area known to contain serpentine or ultramafic rock or soils?: Yes

Shrink/Swell potential of soil: Low to high

Other notable geologic features? None

Geology and Soils

The project is within the Geologic Study area designation and is subject to the preparation of a geological report per the County's Land Use Ordinance [LUO section 22.14.070 (c)] to evaluate the area's geological stability.

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts.

GIS mapping shows a capable fault within a couple hundred feet of the proposed wireless facility and that the soils on the project site may contain naturally occurring asbestos.

Impact/Mitigation/Conclusion. As proposed, the project will result in the disturbance of approximately 1.89 acres for access improvements and installation of the monoecalyptus and support equipment. No habitable structures are proposed as part of the project, however, the capable fault and naturally occurring asbestos will need to be evaluated by a qualified geologist in order to avoid placement of the monoecalyptus in an area where soil related hazards could occur.

As discussed under the Air Quality section above, mitigation measures have been added to have a geologist perform sampling prior to any site disturbance to determine if NOA is present within the areas proposed for grading. If present, the applicant shall follow the recommendations of the geologist. In addition, the fault zone shall be shown on all applicable construction plans and under Chapter 18 of the California Building Code, the project will be required to submit a soils engineering report with the construction permit application and to implement the recommendations of the report. There is no evidence that measures above what will already be required by ordinance or codes are needed.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Create a 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Impair Implementation or physically interfere with an adopted emergency response or evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Be within a 'very high' fire hazard severity zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Be within an area classified as a 'state responsibility' area as defined by CalFire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Hazards and Hazardous Materials

Setting. The project is not located in an area of known hazardous material contamination. The project is not within a 'high' or 'very high' severity risk area for fire. The project is not within the Airport Review area.

With regards to potential fire hazards, the subject project is within the Moderate to High Fire Hazard Severity Zone(s). Based on the County's fire response time map, it will take approximately 10-20 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

Impact. The project does not propose the use of hazardous materials, nor the generation of hazardous wastes. The proposed project is not found on the 'Cortese List' (which is a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5). The project does not present a significant fire safety risk. The project is not expected to conflict with any regional emergency response or evacuation plan.



The applicant supplied a report to evaluate the proposed communications facility for compliance with appropriate guidelines limiting human exposure to radio frequency electromagnetic fields. According to the RF report for this project (EBI Consulting, October 25, 2017), the maximum level of RF emissions from the proposed facility at ground-level would be equivalent to five percent of the applicable public exposure limit and one percent of the occupational limit.

Mitigation/Conclusion. No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

8. NOISE

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Generate permanent increases in the ambient noise levels in the project vicinity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Cause a temporary or periodic increase in ambient noise in the project vicinity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) <i>If located within the Airport Review designation or adjacent to a private airstrip, expose people residing or working in the project area to severe noise levels?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Noise

Setting. The proposed unmanned wireless communications facility is not considered a sensitive noise receptor. The project is not within close proximity of loud noise sources, and will not conflict with any sensitive noise receptors (e.g., residences). The nearest offsite sensitive noise receptor to the project is an existing residence east of the proposed lease area, which is approximately 2,000 feet away.

Impact. Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area. As a standard condition of approval to ensure the project will not conflict with any sensitive noise receptors, HVAC units if installed as part of the equipment, shall be sound attenuated to meet applicable County and State exterior noise standards. The project shall be maintained in compliance with the County Noise Element (including backup generators). The backup generator shall have a noise baffle cover and shall not exceed a maximum noise level of 65 dbl. at a distance of 50 feet from the generator. The project is not expected to generate loud noises, nor conflict with the surrounding uses.

Mitigation/Conclusion. No significant noise impacts are anticipated, and no measures beyond ordinance requirements are necessary.

9. POPULATION/HOUSING

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Induce substantial growth in an area either directly (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace existing housing or people, requiring construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create the need for substantial new housing in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Population/Housing

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

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

Mitigation/Conclusion. No significant population and housing impacts are anticipated. No mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES

Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection (e.g., Sheriff, CHP)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Solid Wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The project area is served by the following public services/facilities:

Police: County Sheriff South Patrol Location: (Approximately 9 miles to the West)



Fire: Cal Fire (formerly CDF) Hazard Severity: Moderate to High Response Time: 10-20 minutes
Pismo Beach

Location: (Approximately 13 miles to the West)

School District: Lucia Mar Unified School District.

Public Services

For additional information regarding fire hazard impacts, go to the 'Hazards and Hazardous Materials' section.

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

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

11. RECREATION

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Recreation

Setting. The County's Parks and Recreation Element does not show that a potential trail goes through the proposed project. The project is not proposed in a location that will affect any trail, park, recreational resource, coastal access, and/or Natural Area.

Impact. The proposed project will not create a significant need for additional park, Natural Area, and/or recreational resources.

Mitigation/Conclusion. No significant recreation impacts are anticipated, and no mitigation measures are necessary.

12. TRANSPORTATION/CIRCULATION

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Level of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12. TRANSPORTATION/CIRCULATION

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Provide for adequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with an established measure of effectiveness for the performance of the circulation system considering all modes of transportation (e.g. LOS, mass transit, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with an applicable congestion management program?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in a change in air traffic patterns that may result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Transportation

Setting. The County has established the acceptable Level of Service (LOS) on roads for this rural area as "C" or better. The existing road network in the area, including the project's access street(s) Alisos Road is operating at an acceptable level of service. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

Referrals were sent to County Public Works. No significant traffic-related concerns were identified.

Impact. After construction, the proposed unmanned wireless communications facility is estimated to generate about one vehicle trip every six to eight weeks for routine maintenance. This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels.

Mitigation/Conclusion. No significant traffic impacts were identified, and no mitigation measures above what are already required by ordinance are necessary.

13. WASTEWATER

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



13. WASTEWATER

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Wastewater

Setting. The proposed project consists of an unmanned wireless communications facility and would not generate wastewater or require wastewater disposal.

Impact/Mitigation. Given that the proposed facility will not generate wastewater, impacts would be less than significant and no mitigation measures are necessary.

14. WATER & HYDROLOGY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY				
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
QUANTITY				
h) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

14. WATER & HYDROLOGY

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
i) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure, etc.), or inundation by seiche, tsunami or mudflow?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Water

Setting. The project does not have any water demand needs.

The topography of the project is gently rolling to moderately sloping. The closest creek from the proposed development is approximately . As described in the NRCS Soil Survey, the soil surface is considered to have low to moderate erodibility.

Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County's Land Use Ordinance requires that temporary erosion and sedimentation measures to be installed.

DRAINAGE – The following relates to the project's drainage aspects:

Within the 100-year Flood Hazard designation? Yes

Closest creek? Unnamed tributaries to Tar Spring Creek Distance? On-site

Soil drainage characteristics: Moderately drained to very poorly drained

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

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

Soil erodibility: Low to moderate

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.



Impact – Water Quality/Hydrology

With regards to project impacts on water quality the following conditions apply:

- ✓ Approximately 1.89 acres of site disturbance is proposed;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project will be disturbing over an acre and will be required to prepare a SWPPP, which will be implemented during construction;
- ✓ The project is more than 100 feet from the closest creek or surface water body;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur.

Mitigation/Conclusion. As specified above for water quality, existing regulations and/or required plans will adequately address surface water quality impacts during construction and permanent use of the project. No additional measures above what are required or proposed are needed to protect water quality.

15. LAND USE

Will the project:

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) Be potentially inconsistent with land use, policy/regulation (e.g., general plan [County Land Use Element and Ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be potentially inconsistent with any habitat or community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be potentially incompatible with surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Land Use

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CAL FIRE for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

The proposed project is subject to the following Planning Area Standard(s) as found in the County's LUO:

1. LUO Section 22.14.070 – Geologic Study Area (Discussed under the Geology section above)
2. LUO Section 22.98.030 – Huasna-Lopez Sub-area standards

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required were determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

Will the project:

- a) *Have the potential to 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, 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 pre-history?* ☐ ☐ ☒ ☐
- b) *Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)* ☐ ☐ ☒ ☐
- c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?* ☐ ☐ ☒ ☐

For further information on CEQA or the County's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Information", or the California Environmental Resources Evaluation System at: <http://resources.ca.gov/ceqa/> for information about the California Environmental Quality Act.



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:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input checked="" type="checkbox"/>	County Environmental Health Services	None
<input type="checkbox"/>	County Agricultural Commissioner's Office	Not Applicable
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input type="checkbox"/>	Air Pollution Control District	Not Applicable
<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)	Attached
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input type="checkbox"/>	Community Services District	Not Applicable
<input checked="" type="checkbox"/>	Other <u>County Building Division</u>	None
<input type="checkbox"/>	Other _____	Not Applicable

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

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

<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 checked="" 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 checked="" type="checkbox"/> Regional Transportation Plan
<input type="checkbox"/> Economic Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input checked="" type="checkbox"/> Housing Element	<input checked="" 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 checked="" type="checkbox"/> Area of Critical Concerns Map
<input checked="" type="checkbox"/> Safety Element	<input checked="" 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 checked="" type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" 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 type="checkbox"/> Energy Wise Plan	
<input checked="" type="checkbox"/> South County Area Plan/Huasna-Lopez SA and Update EIR	



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

AT&T Radio Frequency Safety Survey Report Prediction, EBI Consulting, Inc., October 25, 2017

AT&T Mobility Photo Simulations, Eukon Group

Biological Resources Impact Analysis, Environmental Assessment Specialists, Inc., April 30, 2018

Findings of a Biological Evaluation, Environmental Assessment Specialists, Inc., November 16, 2017

Exhibit B - Mitigation Summary Table

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

Aesthetics

VR-1. At the time of application for construction permits, the construction drawings shall reflect the following specifications:

- a. The monoecalyptus shall be designed to match the colors and textures of the bark and leaves of the adjacent eucalyptus trees. Realistic bark texture shall run the entire length of the monoecalyptus.
- b. Plans, specifications and estimates shall require the submittal of material and color test samples of all visible elements of the monoecalyptus to the County Department of Planning and Building for review and approval. The plans, specifications and estimates and construction schedule shall provide for revisions and corrections to the test samples prior to preparation of the final plans.
- c. The monoecalyptus shall be designed and constructed to appear as an organic, non-symmetrical form, with varying branch lengths and shapes.
- d. The coaxial cables and cable tray shall be located below the fence line and shall not be visible to the public.

VR-2. At the time of application for construction permits, the applicant shall submit accurate, scaled engineering and architectural drawings of the monoecalyptus tree exactly as proposed. Plans shall not include generic illustrations of a monoecalyptus tree. The drawings shall include elevations and plan views. Once approved, monoecalyptus tree plans shall be specifically used (in conjunction with approved color and material samples and other related documents) as a basis for assessing condition compliance during construction. The plans, specifications and estimates and construction schedule shall provide for revisions and corrections to the monoecalyptus tree engineering and architectural plans prior to preparation of the final plans.

VR-3. At the time of application for construction permits, the applicant shall submit material and color test samples of all visible elements of the monoecalyptus to the County Department of Planning and Building for review and approval. This submittal shall include both photographs of actual existing monoecalyptus trees constructed by the selected vendor, as well as physical samples of the faux foliage and branch materials to be used. The monoecalyptus shall be constructed of the highest quality, most durable and realistic appearing faux foliage and branches. The color of the faux foliage shall be field matched with the existing adjacent conifer trees.

Air Quality

AQ-1. Prior to issuance of construction permits, the applicant shall have a geologic evaluation completed to determine if naturally occurring asbestos (NOA) is present within the area of disturbance. If NOA is not present, an exemption request shall be filed with the APCD. If NOA is present, the applicant shall comply with all requirements of the Air Toxics Control Measure.

AQ-2. Developmental burning of vegetative material within San Luis Obispo County is prohibited. 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: APCD approval; payment of fee to APCD based on



the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD approval, the applicant shall furnish them with the study of technical feasibility (which includes costs and other constraints) at the time of application.

Biological Resources

- BR-1.** At the time of application for construction and/or grading permits, the applicant shall clearly show all oak trees within 50 feet of grading and /or construction activities on the grading and/or construction plans. In addition to showing the limits of grading, the grading plans shall also designate which oak trees are to be removed and which oak trees will be impacted by grading activities occurring within the root zone (one and one half times the dripline). Oak trees within 50 feet of grading activities, which are not designated for removal, shall be fenced and flagged for protection prior to permit issuance. Fencing shall be clearly shown on the grading plans to be located at the root zone for trees not designated for removal. For impacted trees, where grading activities will occur within the root zone, fencing may be placed at the limits of grading activities. Any tree removal associated with CalFire/County Fire vegetative clearance/modification requirements shall also be considered on the plans.
- BR-2.** At the time of application for construction and/or grading permits, the applicant shall submit an oak tree replacement plan to be reviewed and approved by the Environmental Coordinator for any oak trees identified to be removed and/or impacted. The plan shall provide for the replacement, in kind at a 4:1 ratio to mitigate for trees removed and at a 2:1 ratio to mitigate for trees impacted but not removed.
- BR-3.** Prior to final inspection or occupancy, the applicant shall replace, in kind at a 4:1 ratio, all oak trees removed as a result of the development of the project, and in addition, shall plant at a 2:1 ratio for each tree impacted but not removed. Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, top soil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer).

Location of newly planted trees should adhere to the following, whenever possible: on the north side of and at the canopy/dripline edge of existing mature native 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, leach lines).

These newly planted trees shall be maintained until successfully established. This shall include protection (e.g. tree shelters, caging) from animals (e.g., deer, rodents), regular weeding (minimum of once early Fall and once early Spring) of at least a three-foot radius out from plant and adequate watering (e.g., drip-irrigation system). Watering should be controlled so only enough is used to initially establish the tree, and reducing to zero over a three year period. If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used. Replacement oak trees shall be from vertical tubes or deep, one-gallon container sizes.

- BR-4.** Unless previously approved by the County, the following activities are not allowed within the root zone of existing or newly planted oak trees: year-round irrigation (no summer watering, unless "establishing" new tree or native compatible plant(s) for up to 3 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).

The applicant recognizes that trimming of oaks can be detrimental in the following respects and agrees to minimize trimming of the remaining oaks: 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 the wildlife that is found only in the lower branches, 4) retains 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. Limit the amount of trimming (roots or canopy) done in anyone season as much as possible to limit tree stress/shock (10% or less is best, 25% maximum). Excessive and careless trimming not only reduces the potential life of the tree, but can also reduce property values if the tree dies prematurely or has an unnatural appearance. If trimming is necessary, the applicant agrees to either use a skilled arborist or apply accepted arborist's techniques when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species.

Smaller trees (smaller than 5 inches in diameter at four feet above the ground) within the project area are considered to be of high importance, and when possible, shall be given similar consideration as larger trees.

BR-5. Once trees have been planted and **prior to final inspection/occupancy**, the applicant shall retain a qualified individual (e.g., landscape contractor, arborist, nurseryman, botanist) to prepare a letter stating when the above planting occurred, what was planted and all measures installed to improve the long-term success of these trees. This letter shall be submitted to the Environmental Coordinator.

BR-6. **Prior to issuance of construction permits**, the applicant shall submit a focused botanical survey conducted between March-June to determine the presence/absence of the following special status species on the project site: Santa Margarita manzanita (*Arctostaphylos pilosula*), Slender bush-mallow (*Malacothamnus gracilis*), and Pismo clarkia (*Clarkia speciosa* ssp. *immaculata*). If the results of the survey determine that there are no special status plants on the project site, no further mitigation measures are required.

If any special status plants are present on the project site, the County, in consultation with the applicant and applicant's biologist, shall determine if removal of these plants can be avoided.

If avoidance is not feasible, the applicant shall submit a restoration plan, prepared by a qualified biologist, to be reviewed and approved by the County Planning and Building Department, **prior to issuance of construction permits**. This plan shall include, at a minimum, the following:

- Identification of the type and number of plants to be removed.
- 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.
- Provide for a native seed collection effort prior to any ground disturbing activities. Collection of native seed shall be propagated by a County approved biologist. Plant shall include, but not be limited to California Native Plant Society (CNPS) listed plant species that may be affected.
- Quantification of the impact based on construction drawings and quantification of mitigation areas such that the replacement criteria are met (2:1 acreage ratio or 3:1 for individual plants).
- A program schedule and success criteria for a minimum five-year monitoring and reporting program that is structured to ensure the success of the restoration plan.

- 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.
 - The restoration plan shall incorporate an invasive species control program.
- BR-7. Prior to issuance of construction permits**, if removal of special status plants is necessary, the applicant shall submit a cost estimate for the restoration plan described above under BR-6. Prior to issuance of construction permits, a performance bond, equal to the cost estimate, shall be posted by the applicant.
- BR-8.** The applicant shall avoid removal of vegetation or any other ground disturbance between February and September 15 to avoid impacts to native breeding and nesting birds. If construction activities during this period cannot be avoided, a county-approved biologist shall survey all breeding and nesting habitat on the site and adjacent sites for breeding and/or nesting birds no more than two weeks prior to construction or site disturbance activities. Results of the surveys shall be submitted to the Department of Fish and Wildlife (CDFW) for concurrence with the report. If nesting and/or breeding birds are found, appropriate mitigation measures shall be developed in consultation with the CDFW and the applicant shall adhere to these measures during all construction activities on the site.

Geology and Soils

- GS-1. Fault Setbacks.** The Earthquake Fault Zone shall be shown on all applicable construction plans. All structures to be located within the Earthquake Fault Zone shall comply with the fault investigation requirements and setbacks as set forth in the Alquist-Priolo Earthquake Fault Zoning Act.
- GS-2. Soils/Foundation Preparation.** In order to avoid soil-related hazards to structures and roadways that are built as part of this development, an engineering soils report is required that evaluates the expansion and erosion potentials of the existing soils. The report shall be prepared for all structures. The applicant shall incorporate the report's recommendations. One or more of the following would be expected during construction of any future structure or roadway:
- a. Use continuous deep footings (i.e., embedment depth of 3 feet or more) and concrete slabs on grade with increased steel reinforcement together with a pre-wetting and long-term moisture control program within the active zone.
 - b. Removal of the highly expansive material and replacement with non-expansive import fill material.
 - c. The use of specifically designed drilled pier and grade beam system incorporating a structural concrete slab on grade supported approximately 6 inches above the expansive soils.
 - d. Chemical treatment with hydrated lime to reduce the expansion characteristics of the soils.

Date: November 16, 2018

**DEVELOPER'S STATEMENT FOR
AT&T Mobility / Machado Conditional Use Permit
DRC2017-00032 / ED17-071**

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

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

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

Aesthetics / Visual Resources

VR-1. At the time of application for construction permits, the construction drawings shall reflect the following specifications:

- a. The mono-eucalyptus shall be designed and constructed to appear as an organic, non-symmetrical form, with varying branch lengths and shapes and clusters installed in random, seemingly natural-occurring patterns. Realistic bark texture shall run the entire length of the tree pole.
- b. The mono-eucalyptus "leaves" shall not be all one color. Varying shades of hues shall be used appropriately to replicate a living plant. Mono-eucalyptus colors shall be field matched with the existing on-site mature eucalyptus trees.
- c. Plans, specifications and estimates shall require the submittal of material and color test samples of all visible elements of the mono-eucalyptus to the County Department of Planning and Building for review and approval. The plans, specifications and estimates and construction schedule shall provide for revisions and corrections to the test samples prior to preparation of the final plans.
- d. The coaxial cables and cable tray shall be located below the fence line and shall not be visible to the public.

VR-2. At the time of application for construction permits, the applicant shall submit accurate, scaled engineering and architectural drawings of the mono-eucalyptus exactly as proposed. Plans shall not include generic illustrations of a mono-eucalyptus. The drawings shall include elevations and plan views. Once approved, mono-eucalyptus plans shall be specifically used (in conjunction with approved color and material samples and other related documents) as a basis for assessing condition compliance during construction. The plans, specifications and estimates and construction schedule shall provide for revisions and corrections to the mono-eucalyptus engineering and architectural plans prior to preparation of the final plans.

VR-3. Prior to issuance of a construction permit, the applicant shall submit material and color test samples of all visible elements of the mono-eucalyptus to the County

Department of Planning and Building for review and approval. This submittal shall include both photographs of actual existing mono-eucalyptus trees constructed by the selected vendor, as well as physical samples of the faux foliage and branch materials to be used. The faux eucalyptus shall be constructed of the highest quality, most durable and realistic appearing faux foliage and branches. The color of the faux foliage shall be field matched with the existing eucalyptus trees on site.

Monitoring AE-1 through AE-3: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator prior to issuance of grading/ construction permits. Permits will not be issued until these measures have been satisfied.

Air Quality

AQ-1. Prior to issuance of construction permits, the applicant shall have a geologic evaluation completed to determine if naturally occurring asbestos (NOA) is present within the area of disturbance. If NOA is not present, an exemption request shall be filed with the APCD. If NOA is present, the applicant shall comply with all requirements of the Air Toxics Control Measure.

AQ-2. Developmental burning of vegetative material within San Luis Obispo County is prohibited. 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: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD approval, the applicant shall furnish them with the study of technical feasibility (which includes costs and other constraints) **at the time of application.**

Monitoring AQ-1 through AQ-2: Compliance will be verified by the Department of Planning and Building in consultation with the Air Pollution Control District prior to issuance of grading/ construction permits. Permits will not be issued until these measures have been satisfied.

Biological Resources

BR-1. At the time of application for construction and/or grading permits, the applicant shall clearly show all oak trees within 50 feet of grading and /or construction activities on the grading and/or construction plans. In addition to showing the limits of grading, the grading plans shall also designate which oak trees are to be removed and which oak trees will be impacted by grading activities occurring within the root zone (one and one half times the dripline). Oak trees within 50 feet of grading activities, which are not designated for removal, shall be fenced and flagged for protection prior to permit issuance. Fencing shall be clearly shown on the grading plans to be located at the root zone for trees not designated for removal. For impacted trees, where grading activities will occur within the root zone, fencing may be placed at the limits of grading activities. ~~Any tree removal associated with CalFire/County Fire vegetative clearance/modification requirements shall also be considered on the plans.~~

BR-2. At the time of application for construction and/or grading permits, the

applicant shall submit an oak tree replacement plan to be reviewed and approved by the Environmental Coordinator for any oak trees identified to be removed and/or impacted. The plan shall provide for the replacement, in kind at a 4:1 ratio to mitigate for trees removed and at a 2:1 ratio to mitigate for trees impacted but not removed.

- BR-3. **Prior to final inspection or occupancy**, the applicant shall replace, in kind at a 4:1 ratio, all oak trees removed as a result of the development of the project, and in addition, shall plant at a 2:1 ratio for each tree impacted but not removed. Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, top soil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer).

Location of newly planted trees should adhere to the following, whenever possible: on the north side of and at the canopy/dripline edge of existing mature native 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, leach lines).

These newly planted trees shall be maintained until successfully established. This shall include protection (e.g. tree shelters, caging) from animals (e.g., deer, rodents), regular weeding (minimum of once early Fall and once early Spring) of at least a three-foot radius out from plant and adequate watering (e.g., drip-irrigation system). Watering should be controlled so only enough is used to initially establish the tree, and reducing to zero over a three year period. If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used. Replacement oak trees shall be from vertical tubes or deep, one-gallon container sizes.

- BR-4. Unless previously approved by the County, the following activities are not allowed within the root zone of existing or newly planted oak trees: year-round irrigation (no summer watering, unless "establishing" new tree or native compatible plant(s) for up to 3 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).

The applicant recognizes that trimming of oaks can be detrimental in the following respects and agrees to minimize trimming of the remaining oaks: 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 the wildlife that is found only in the lower branches, 4) retains 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. Limit the amount of trimming (roots or canopy) done in anyone season as much as possible to limit tree stress/shock (10% or less is best, 25% maximum). Excessive and careless trimming not only reduces the potential life of the tree, but can also reduce property values if the tree dies prematurely or has an unnatural appearance. If trimming is necessary, the applicant agrees to either use a skilled arborist or apply accepted arborist's techniques when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species.

Smaller trees (smaller than 5 inches in diameter at four feet above the ground) within

the project area are considered to be of high importance, and when possible, shall be given similar consideration as larger trees.

BR-5. Once trees have been planted and **prior to final inspection/occupancy**, the applicant shall retain a qualified individual (e.g., landscape contractor, arborist, nurseryman, botanist) to prepare a letter stating when the above planting occurred, what was planted and all measures installed to improve the long-term success of these trees. This letter shall be submitted to the Environmental Coordinator.

BR-6. **Prior to issuance of construction permits**, the applicant shall submit a focused botanical survey conducted between March-June to determine the presence/absence of the following special status species on the project site: Santa Margarita manzanita (*Arctostaphylos pilosula*), Slender bush-mallow (*Malacothamnus gracilis*), and Pismo clarkia (*Clarkia speciosa* ssp. *immaculata*). If the results of the survey determine that there are no special status plants on the project site, no further mitigation measures are required.

If any special status plants are present on the project site, the County, in consultation with the applicant and applicant's biologist, shall determine if removal of these plants can be avoided.

If avoidance is not feasible, the applicant shall submit a restoration plan, prepared by a qualified biologist, to be reviewed and approved by the County Planning and Building Department, **prior to issuance of construction permits**. This plan shall include, at a minimum, the following:

- Identification of the type and number of plants to be removed.
- 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.
- Provide for a native seed collection effort prior to any ground disturbing activities. Collection of native seed shall be propagated by a County approved biologist. Plant shall include, but not be limited to California Native Plant Society (CNPS) listed plant species that may be affected.
- Quantification of the impact based on construction drawings and quantification of mitigation areas such that the replacement criteria are met (2:1 acreage ratio or 3:1 for individual plants).
- A program schedule and success criteria for a minimum five-year monitoring and reporting program that is structured to ensure the success of the restoration plan.
- 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.
- The restoration plan shall incorporate an invasive species control program.

BR-7. **Prior to issuance of construction permits**, if removal of special status plants is necessary, ~~the applicant shall submit a cost estimate for the restoration plan described~~ above under BR-6. Prior to issuance of construction permits, a performance bond, equal to the cost estimate, shall be posted by the applicant.

BR-8. The applicant shall avoid removal of vegetation or any other ground disturbance between February and September 15 to avoid impacts to native breeding and nesting birds. If construction activities during this period cannot be avoided, a county-approved biologist shall survey all breeding and nesting habitat on the site and adjacent sites for breeding and/or nesting birds **no more than two weeks prior to construction or site disturbance activities**. Results of the surveys shall be submitted to the Department of Fish and Wildlife (CDFW) for concurrence with the report. If nesting and/or breeding birds are found, appropriate mitigation measures shall be developed in consultation with the CDFW and the applicant shall adhere to these measures during all construction activities on the site.

Monitoring BR-1 through BR-8: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator prior to issuance and/or final of grading/ construction permits.

Geology and Soils

GS-1. Fault Setbacks. The Earthquake Fault Zone shall be shown on all applicable construction plans. All structures to be located within the Earthquake Fault Zone shall comply with the fault investigation requirements and setbacks as set forth in the Alquist-Priolo Earthquake Fault Zoning Act.

GS-2. Soils/Foundation Preparation. In order to avoid soil-related hazards to structures and roadways that are built as part of this development, an engineering soils report is required that evaluates the expansion and erosion potentials of the existing soils. The report shall be prepared for all structures. The applicant shall incorporate the report's recommendations. One or more of the following would be expected during construction of any future structure or roadway:

- a. Use continuous deep footings (i.e., embedment depth of 3 feet or more) and concrete slabs on grade with increased steel reinforcement together with a pre-wetting and long-term moisture control program within the active zone.
- b. Removal of the highly expansive material and replacement with non-expansive Import fill material.
- c. The use of specifically designed drilled pier and grade beam system incorporating a structural concrete slab on grade supported approximately 6 inches above the expansive soils.
- d. Chemical treatment with hydrated lime to reduce the expansion characteristics of the soils.

Monitoring GS-1 through GS-2: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator and/or County Geologist, as necessary, prior to issuance of grading/ construction permits.

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

project description.

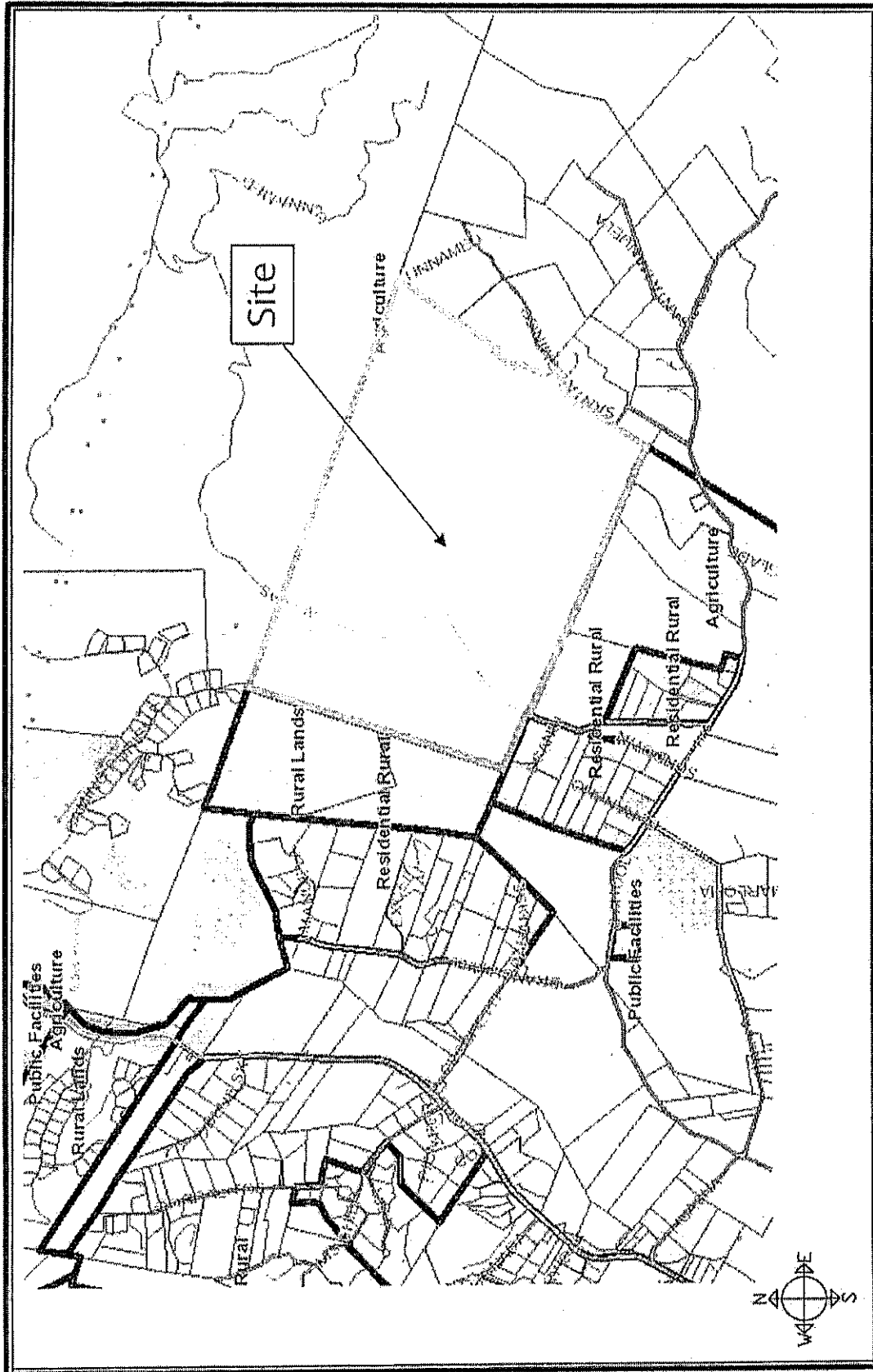
 11/20/2018

Signature of Owner(s)

Date

Brian MALOOF

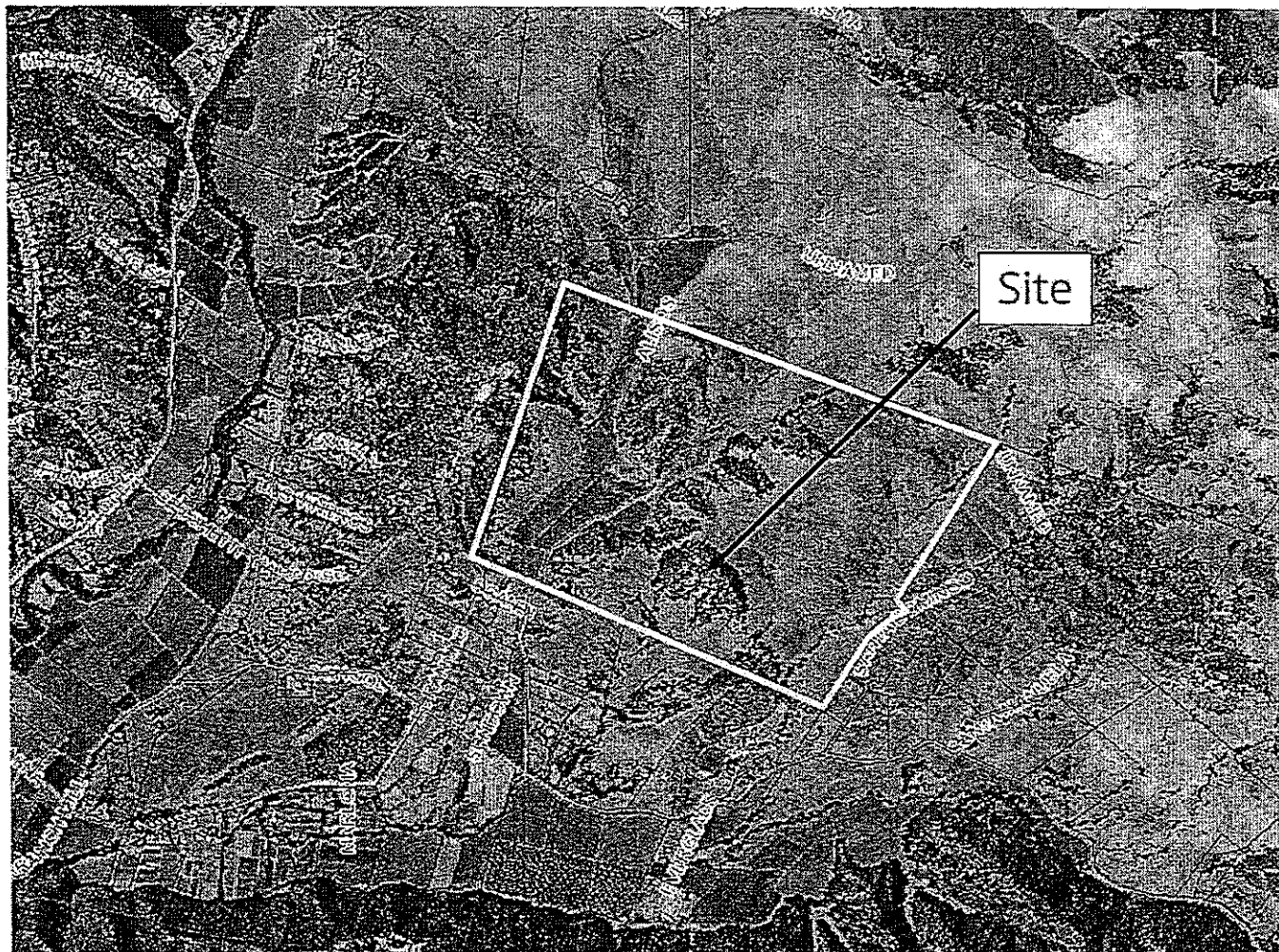
Name (Print)



Land Use Category Map
DRC2017-00032

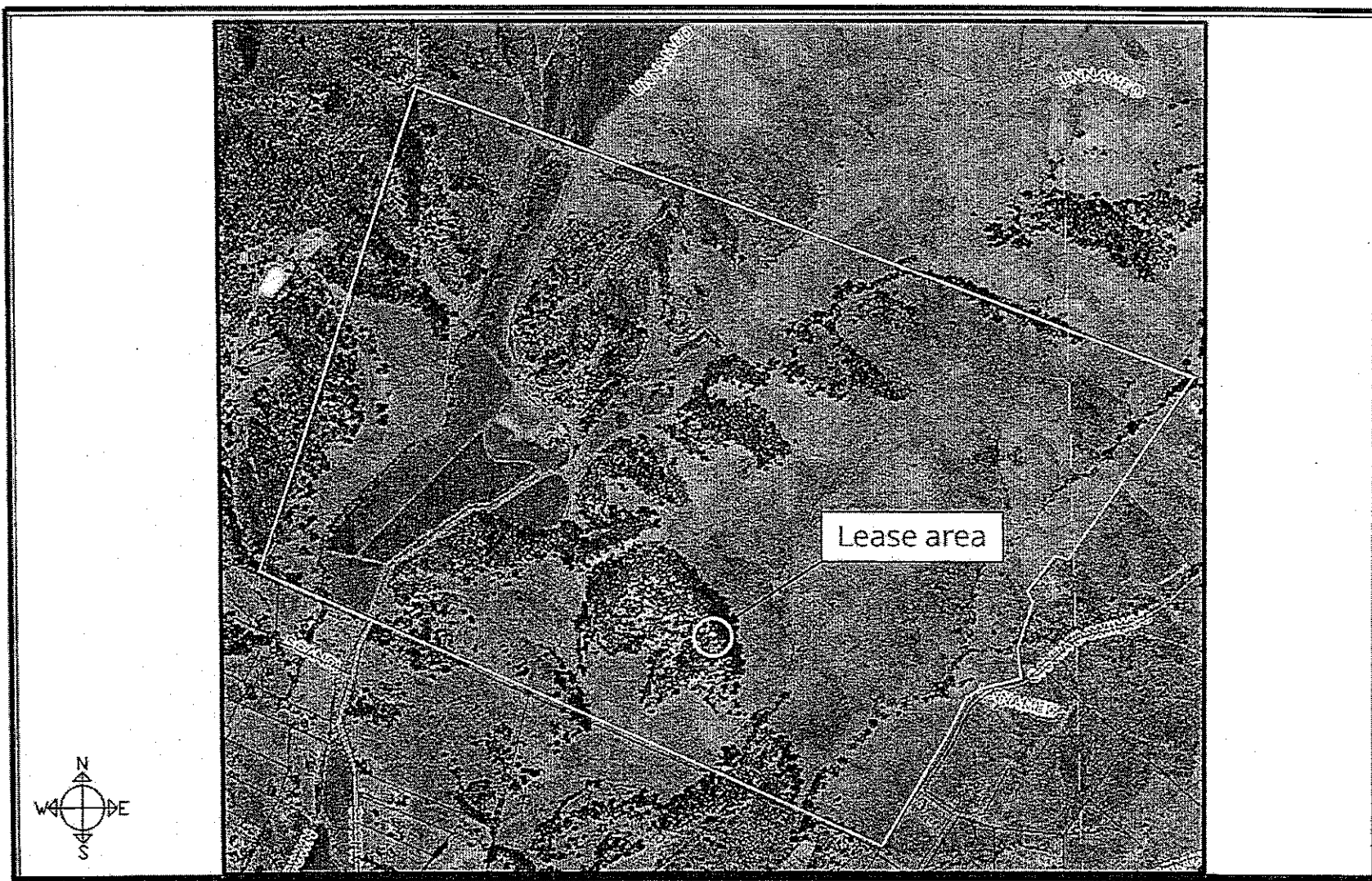
COUNTY OF SAN LUIS OBISPO





COUNTY OF SAN LUIS OBISPO

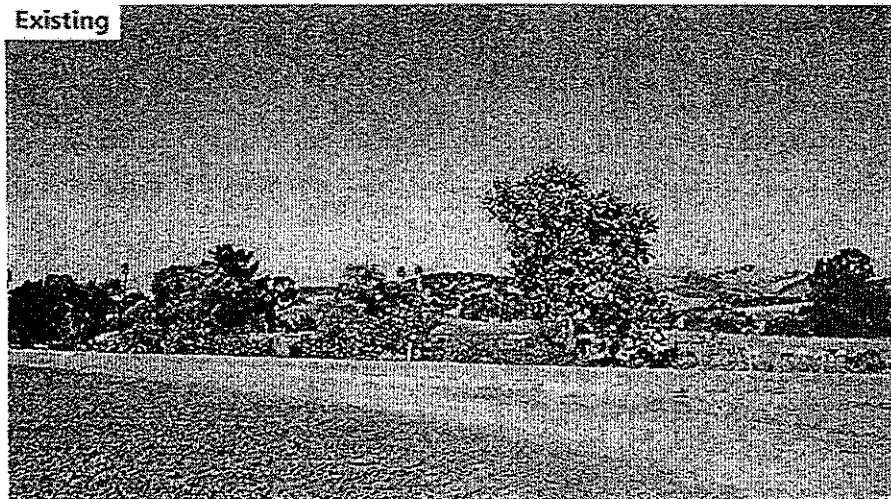
**Aerial
DRC2017-00032**



COUNTY OF SAN LUIS OBISPO

Aerial
DRC2017-00032

Existing

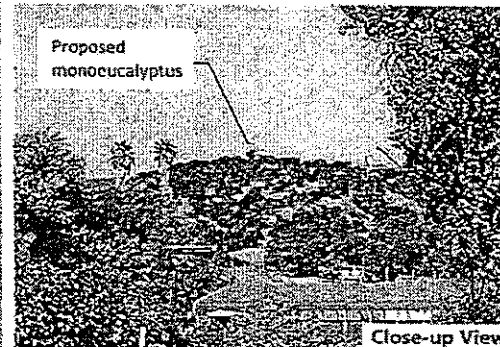


View 1

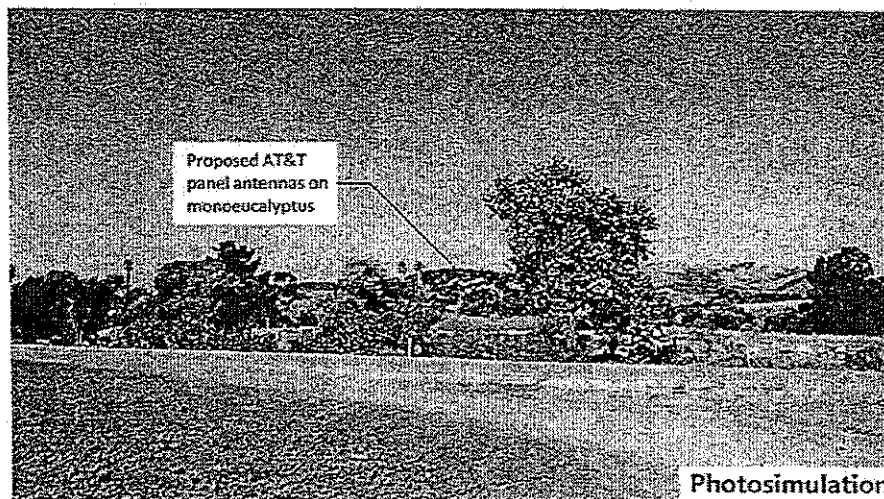
Looking northeast from
Huasna Rd. and Alisos Rd.
toward subject site.



Proposed
monocucalyptus



Close-up View



Photosimulation



COUNTY OF SAN LUIS OBISPO

Photo Simulations
DRC2017-00032

Existing

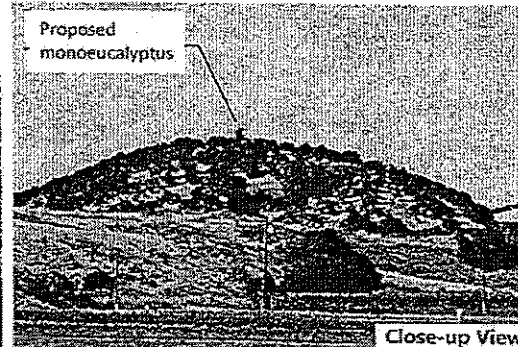


View 2

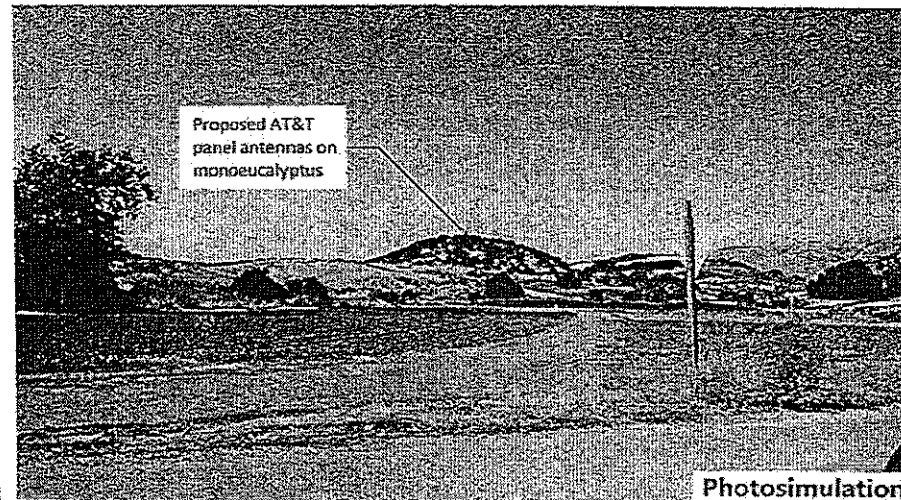
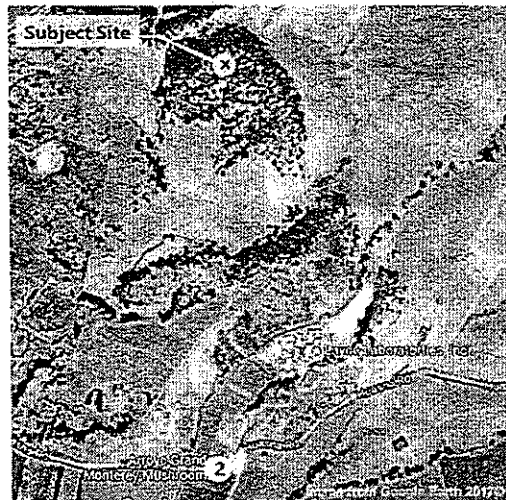
Looking north from Huasna Rd. and Everglade Rd. toward subject site.



Proposed monoecalyptus



Close-up View



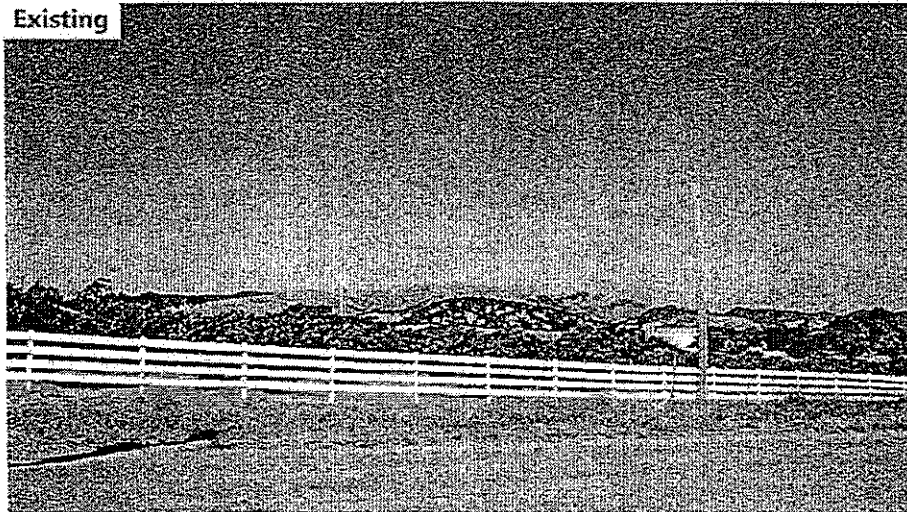
Photosimulation



COUNTY OF SAN LUIS OBISPO

Photo Simulations
DRC2017-00032

Existing

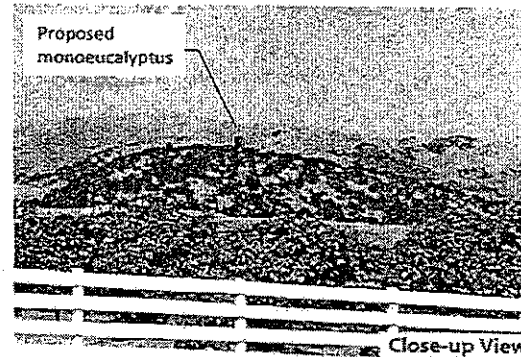


View 3

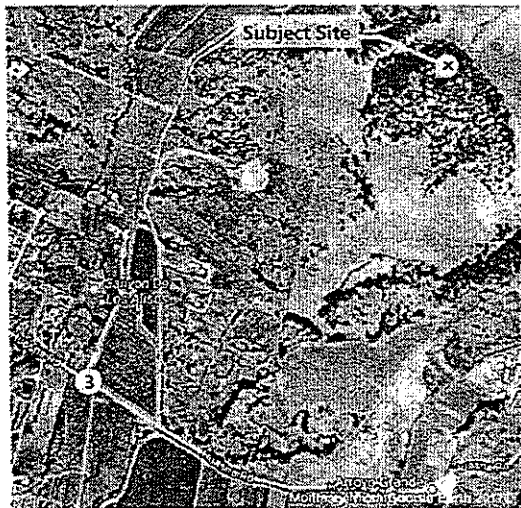
Looking northeast
from Huasna Rd.
toward subject site.



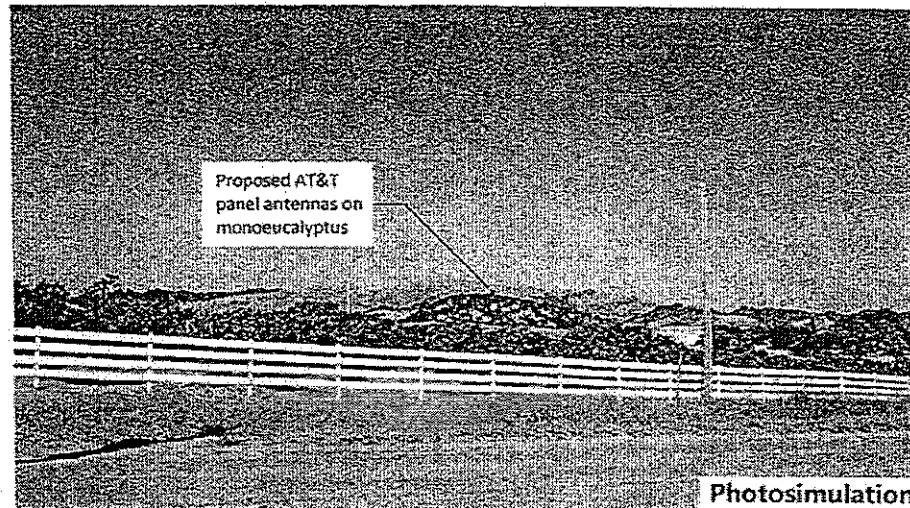
Proposed
monoecalyptus



Close-up View



Subject Site



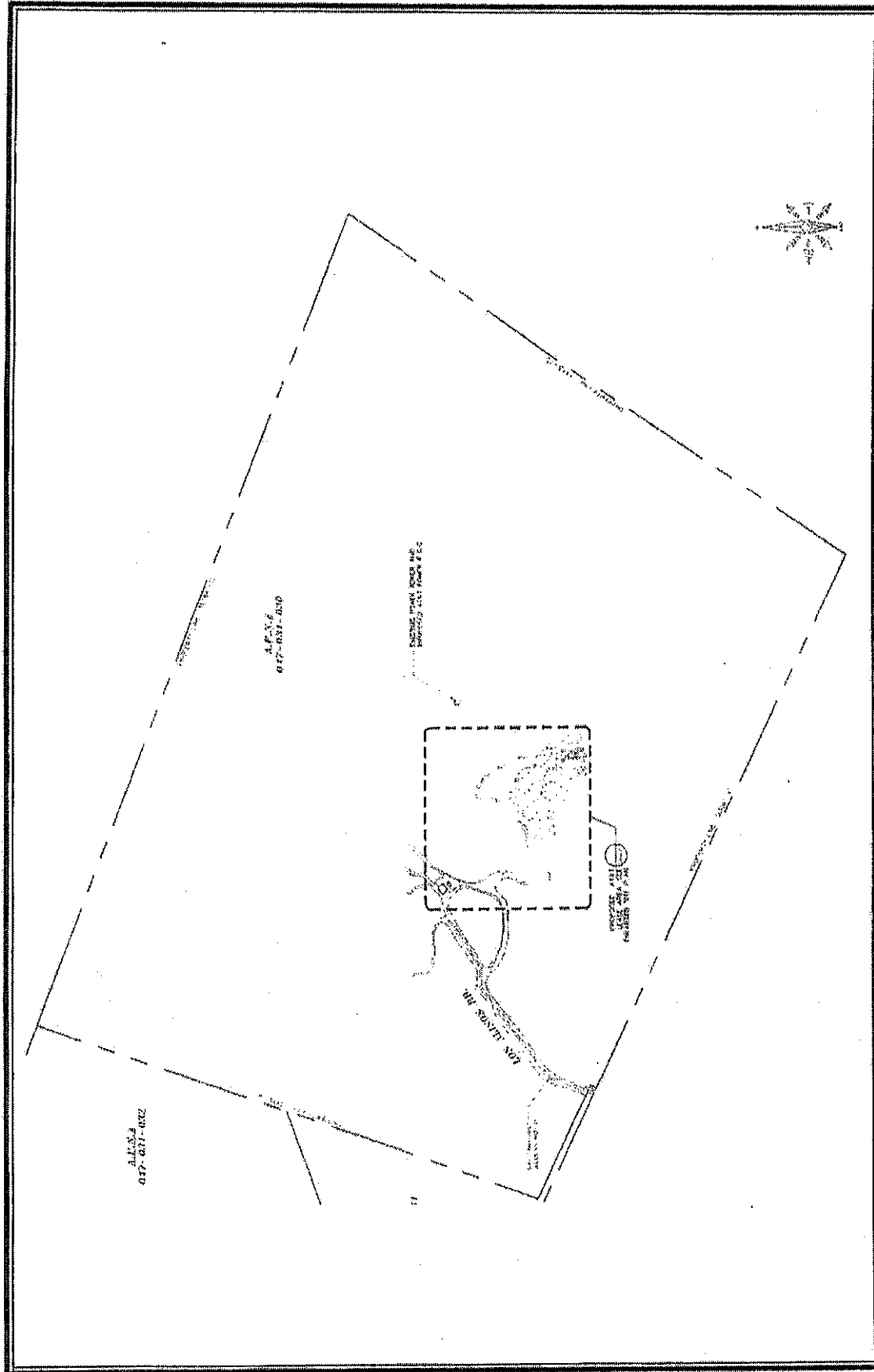
Proposed AT&T
panel antennas on
monoecalyptus

Photosimulation



COUNTY OF SAN LUIS OBISPO

Photo Simulations
DRC2017-00032



Overall Site Plan
DRC2017-00032



COUNTY OF SAN LUIS OBISPO

2019049032



Negative Declaration & Notice Of Determination

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

ENVIRONMENTAL DETERMINATION NO. ED Number 18-075

DATE: December 13, 2018

PROJECT/ENTITLEMENT: Forster Parcel Map; SUB2018-00048

APPLICANT NAME: Kathleen Forster Email: kforster2@yahoo.com
ADDRESS: 3873 Sequoia Drive, San Luis Obispo, CA 93401
CONTACT PERSON: Bill Rebik, Garing Taylor Associates Telephone: (805) 489-1321

PROPOSED USES/INTENT: Request by Kathleen Forster for a Vesting Tentative Parcel map (CO 18-0061) to subdivide an existing 5.2 acre parcel into two parcels of 3.2 and 2.0 acres each for the purpose of sale and/or development. The proposal also includes the abandonment of road right-of-way located on proposed Parcels 1 and 2 that were offered as part of Tract 681. The project will result in the disturbance of up to 1.5 acres when proposed Parcel 2 is developed. Proposed Parcel 1 is currently developed with a single family residence. With the subdivision, one primary dwelling, two guesthouses and accessory structures allowed in the Residential Suburban land use category could be constructed. No secondary dwellings are allowed per planning area standards in the Land Use Ordinance. The proposed project is within the Residential Suburban land use category.

LOCATION: The project is located at 3873 Sequoia Drive, adjacent to the southeastern city limits of the City of San Luis Obispo. The site is in the San Luis Obispo sub-area of the San Luis Obispo planning area.

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

County's Office of Planning & Research

APR 04 2019

MAR 27 2019

TOMMY GONG, COUNTY CLERK
[Signature]
DEPUTY CLERK

STATE CLEARINGHOUSE REVIEW: YES ☐ NO ☒

STATE CLEARINGHOUSE

OTHER POTENTIAL PERMITTING AGENCIES: None

ADDITIONAL INFORMATION: Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805)781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT4:30 p.m. December 27, 2018

20-day PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. N/A

This is to advise that the San Luis Obispo County Subdivision Review Board as ☒ Lead Agency ☐ Responsible Agency approved/denied the above described project on February 4, 2019, and has made the following determinations regarding the above described project:

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

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

[Signature]

County of San Luis Obispo

2/4/19

COUNTY OF SAN LUIS OBISPO
Department of Planning and Building
976 Osos Street Rm 300
San Luis Obispo, CA 93408

Signature

Project Manager Name

Date

Public Agency



Initial Study Summary – Environmental Checklist

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

(ver 6.1) June 2008

Project Title & No. Forster Parcel Map ED18-075 (SUB2018-00048)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the 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 type="checkbox"/> Aesthetics	<input type="checkbox"/> Geology and Soils	<input checked="" type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hazards/Hazardous Materials	<input checked="" type="checkbox"/> Transportation/Circulation
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input checked="" type="checkbox"/> Water /Hydrology
<input type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Public Services/Utilities	<input checked="" type="checkbox"/> Land Use

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.

Stephanie Fuhs (sfuhs@co.slo.ca.us)

Prepared by (Print)

Stephanie Fuhs
Signature

11/28/18
Date

Steve McMasters

Reviewed by (Print)

Steve McMasters
Signature (for) Ellen Carroll, Environmental Coordinator

11/28/18
Date



Project Environmental Analysis

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

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

A. PROJECT

DESCRIPTION: Request by Kathleen Forster for a Vesting Tentative Parcel map (CO 18-0061) to subdivide an existing 5.2 acre parcel into two parcels of 3.2 and 2.0 acres each for the purpose of sale and/or development. The proposal also includes the abandonment of road right-of-way located on proposed Parcels 1 and 2 that were offered as part of Tract 681. The project will result in the disturbance of up to 1.5 acres when proposed Parcel 2 is developed. Proposed Parcel 1 is currently developed with a single family residence. With the subdivision, one primary dwelling, two guesthouses and accessory structures allowed in the Residential Suburban land use category could be constructed. No secondary dwellings are allowed per planning area standards in the Land Use Ordinance.

The proposed project is within the Residential Suburban land use category and is located at 3873 Sequoia Drive, adjacent to the southeastern city limits of the City of San Luis Obispo. The site is in the San Luis Obispo sub-area of the San Luis Obispo planning area.

ASSESSOR PARCEL NUMBER(S): 076-532-014

Latitude: 35° 15' 26" N Longitude: 120° 37' 40" W

SUPERVISORIAL DISTRICT # 3

B. EXISTING SETTING

PLAN AREA: San Luis Obispo

SUB: San Luis Obispo(North)

COMM: Rural

LAND USE CATEGORY: Residential Suburban

COMB. DESIGNATION: Airport Review

PARCEL SIZE: 5.2 acres

TOPOGRAPHY: Nearly level to gently sloping

VEGETATION: Grasses, shrubs, ornamentals

EXISTING USES: Single-family residence(s)

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Residential Suburban, Residential Rural and Agriculture; single-family residence(s)	<i>East:</i> Residential Suburban; single-family residence(s)
<i>South:</i> Residential Suburban; single-family residence(s)	<i>West:</i> Residential Suburban; single-family residence(s)

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, at least one issue was identified as having a potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.



COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1. AESTHETICS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Create an aesthetically incompatible site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Introduce a use within a scenic view open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Change the visual character of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create glare or night lighting, which may affect surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Impact unique geological or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Aesthetics

Setting. The project site has frontage on Sequoia Drive, a local road, adjacent to the southeastern city limits of the City of San Luis Obispo. The project site and surrounding parcels are part of Tract 681, a residential subdivision of parcels between two and six acres. The subdivision is adjacent to the City of San Luis Obispo to the north and west. Land Use Ordinance standards limit development on parcels within this subdivision to one primary dwelling, a guesthouse and residential accessory structures. No secondary dwellings are allowed.

Proposed Parcel 1 is currently developed with a single family residence; proposed Parcel 2 is undeveloped. Both parcels will access off Sequoia Drive via a 20-foot wide access easement. Surrounding development consists of large residential suburban homes and accessory structures on parcels of two to six acres.

Impact. The site is visible from Orcutt Road but will not silhouette against any ridgelines as viewed from public roadways. The project, resulting in the development of one additional parcel with residential and accessory structures is considered compatible with the surrounding residential suburban development. No significant visual impacts are expected to occur.

Mitigation/Conclusion. No mitigation measures are necessary.



2. AGRICULTURAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Convert prime agricultural land, per NRCS soil classification, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair agricultural use of other property or result in conversion to other uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Conflict with existing zoning for agricultural use, or Williamson Act program?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Agricultural Resources

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

Land Use Category: Residential suburban
State Classification: Farmland of statewide importance

Historic/Existing Commercial Crops: None
In Agricultural Preserve? Yes, Edna Valley AG Preserve area
Under Williamson Act contract? No

The soil type(s) and characteristics on the subject property include:

Los Osos loam (5 - 9 % slope). This gently sloping loamy claypan soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: shallow depth to bedrock, slow percolation. The soil is considered Class III without irrigation and Class III when irrigated.

Los Osos-Diablo complex (5 - 9% slope).

Los Osos. This gently sloping loamy claypan soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: depth to bedrock, slow percolation. The soil is considered Class III without irrigation and Class III when irrigated.

Diablo. This gently sloping loamy claypan soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to slow percolation. The soil is considered Class III without irrigation and Class III when irrigated.

The project site is located adjacent to the southeastern city limits of the City of San Luis Obispo. The adjoining properties are zoned Residential Suburban and consist of residential development on parcels between two and six acres in size.

Impact. The project is located in a predominantly non-agricultural area with no agricultural activities occurring on the property or immediate vicinity. No significant impacts to agricultural resources are anticipated.

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
GREENHOUSE GASES				
f) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Other: <u>cumulative - construction phase dust</u></i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Air Quality

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

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



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

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

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

For most projects the Bright-Line Threshold of 1,150 Metric Tons CO₂/year (MT CO₂e/yr) will be the most applicable threshold. In addition to the residential/commercial threshold options proposed above, a bright-line numerical value threshold of 10,000 MT CO₂e/yr was adopted for stationary source (industrial) projects.

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

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

Impact. As proposed, the project will result in the disturbance of up to 1.5 acres depending on the size and location of structures on the proposed parcels. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation. While the project is below the thresholds warranting construction-related mitigation for project specific impacts, future development will create dust impacts that cumulatively warrant construction phase dust mitigation measures.

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

This project is a parcel map subdividing an existing 5.2 acre parcel into two parcels of 3.2 and 2.0 acres each. Using the GHG threshold information described in the Setting section, the project is expected to

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

Mitigation/Conclusion. While the project is below operational thresholds warranting mitigation, dust control measures are recommended during construction in order to reduce cumulative impacts associated with this project. These measures include the following:

- Reducing the amount of disturbed area when possible.
- Using water trucks and sprinkler systems to prevent dust from leaving the site.
- Dirt stockpiles sprayed daily and as needed.
- Driveways and sidewalks paved as soon as possible.

In addition, the project will be subject to residential wood combustion and developmental burning standards as recommended by the APCD. Please refer to Exhibit B – Mitigation Summary Table for a detailed list of required mitigation measures. Incorporation of these measures will reduce impacts to less than significant levels.

4. BIOLOGICAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a loss of unique or special status species* or their habitats?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Reduce the extent, diversity or quality of native or other important vegetation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impact wetland or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any regional plans or policies to protect sensitive species, or regulations of the California Department of Fish & Wildlife or U.S. Fish & Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* Species – as defined in Section 15380 of the CEQA Guidelines, which includes all plant and wildlife species that fall under the category of rare, threatened or endangered, as described in this section.

Biological Resources

Setting. The following are existing elements on or near the proposed project relating to potential biological concerns:

On-site Vegetation: grassland, ornamentals, dense row trees along the western property line

Name and distance from blue line creek(s): Unnamed tributary to San Luis Creek, 270 feet to the north

Habitat(s): California annual grassland

Site's tree canopy coverage: Less than 10%

The Natural Diversity Database (or other biological references) identified the following species potentially existing within approximately one mile of the proposed project:

Vegetation

Club-haired Mariposa Lily (Calochortus clavatus ssp. clavatus) CRPR 4.3 subspecies

Cambria Morning Glory (Calystegia subacaulis ssp. episcopalis) CRPR 4.2 subspecies

San Luis Owl's Clover (Castilleja densiflora ssp. obispoensis) CRPR 1B.2 subspecies

Wildlife

Atascadero June beetle (Polyphylla nubila)

The potential for the Atascadero June beetle (*Polyphylla nubila*) has been identified about 1.0 mile to the northwest. The Atascadero June beetle is only found in Sal Luis Obispo County.

Western mastiff bat (Eumops perotis californicus)

The potential for the western mastiff bat (*Eumops perotis californicus*) has been identified about 1.0 mile to the northwest. The bat is a California Species of Special Concern.

The site contains grasses and ornamentals, with row trees along the western property line.

Impact. The site is developed with a residence, detached garage, swimming pool and tennis court. The site has been planted with grasses, ornamentals, row trees and a small vineyard. Very little of the site has been undisturbed and does not appear to support any sensitive native vegetation, significant wildlife habitats, or special status species. The undeveloped portion of the property has been planted with vines in the recent past with non-native grasses occurring in the unplanted area. No trees occur within the developable area on Proposed Parcel 2 (currently undeveloped).

Mitigation/Conclusion. No significant biological impacts are expected to occur, and no mitigation measures are considered necessary.

5. CULTURAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Disturb archaeological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disturb historical resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Cause a substantial adverse change to a Tribal Cultural Resource?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Cultural Resources

Setting. The project is located in an area historically occupied by the Obispeno Chumash. No historic structures are present and no paleontological resources are known to exist in the area. The project is approximately 270 feet from an unnamed tributary to San Luis Creek. Potential for the presence or regular activities of the Native American increases in close proximity to reliable water sources.

Impact. A Phase I surface survey was conducted as part of the Environmental Impact Report prepared for Tract 681. No evidence of cultural materials was noted on the property. Impacts to historical or paleontological resources are not expected.

In accordance with Assembly Bill 52 (AB52), a request for consultation was sent to the list of tribal organizations that have requested to be notified of projects. No comments or consultation requests were received from the organizations.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary.

6. GEOLOGY AND SOILS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* Per Division of Mines and Geology Special Publication #42

Setting. The following relates to the project's geologic aspects or conditions:

Topography: Nearly level to gently sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low to high

Liquefaction Potential: Low to moderate

Nearby potentially active faults?: No Distance? Not applicable



Area known to contain serpentine or ultramafic rock or soils?: No

Shrink/Swell potential of soil: Negligible

Other notable geologic features? None

Geology and Soils

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts.

Impact. As proposed, the project will result in the disturbance of up to 1.5 acres depending on the size and location of future development on Proposed Parcel 2. The parcel is mostly level to gently sloping, and existing development includes a residence, detached garage, swimming pool and tennis court. Given the existing development on the parcel, future development of Proposed Parcel 2 is not expected to have significant geologic issues.

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

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Create a 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 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Impair implementation or physically interfere with an adopted emergency response or evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
g) <i>Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be within a 'very high' fire hazard severity zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) <i>Be within an area classified as a 'state responsibility' area as defined by CalFire?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Hazards and Hazardous Materials

Setting. The project is not located in an area of known hazardous material contamination. The project is not within a 'high' or 'very high' severity risk area for fire. The project is within the Airport Review area. The project was referred to the Airport Manager who recommended that an aviation easement be recorded for the property prior to recordation of the final map.

With regards to potential fire hazards, the subject project is within the moderate Fire Hazard Severity Zone(s). Based on the County's fire response time map, it will take approximately 0-5 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

Impact. The project does not propose the use of hazardous materials, nor the generation of hazardous wastes. The proposed project is not found on the 'Cortese List' (which is a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5). The project does not present a significant fire safety risk. The project is not expected to conflict with any regional emergency response or evacuation plan.

Mitigation/Conclusion. No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

8. NOISE

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate permanent increases in the ambient noise levels in the project vicinity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Cause a temporary or periodic increase in ambient noise in the project vicinity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



8. NOISE

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) <i>If located within the Airport Review designation or adjacent to a private airstrip, expose people residing or working in the project area to severe noise levels?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Noise

Setting. The project is not within close proximity of loud noise sources and will not conflict with any sensitive noise receptors (e.g., residences). Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area.

Impact. The project is not expected to generate loud noises, nor conflict with the surrounding uses.

Mitigation/Conclusion. No significant noise impacts are anticipated, and no mitigation measures are necessary.

9. POPULATION/HOUSING

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Population/Housing

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

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

Mitigation/Conclusion. No significant population and housing impacts are anticipated. No mitigation measures are necessary.



10. PUBLIC SERVICES/UTILITIES

Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection (e.g., Sheriff, CHP)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Roads?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Solid Wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project area is served by the following public services/facilities:

Police: County Sheriff

Location: City of San Luis Obispo (Palm Avenue), Approximately 3.3 miles to the north

Fire: Cal Fire (formerly CDF)

Hazard Severity: Moderate

Response Time: 5-10 minutes

Location: San Luis Obispo (Approximately 4.5 miles to the north)

School District: San Luis Coastal Unified School District.

Public Services

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

The subdivision will access off of Orcutt Road which was recently annexed into the City of San Luis Obispo. In order to fund improvements to Orcutt Road and the city-wide circulation system, the City of San Luis Obispo recommended that projects within this area pay into the adopted Orcutt Road Specific Plan fees as well as the city-wide circulation fees. These fees are collected at the time of construction permits and are assessed in order to address cumulative traffic impacts of new development on the regional road network in and around the City of San Luis Obispo.

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

11. RECREATION

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase the use or demand for parks or other recreation opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



11. RECREATION

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Recreation

Setting. The County's Parks and Recreation Element does not show that a potential trail goes through the proposed project. The project is not proposed in a location that will affect any trail, park, recreational resource, coastal access, and/or Natural Area. Prior to map recordation, county ordinance requires the payment of a fee (Quimby) for the improvement or development of neighborhood or community parks.

Impact. Implementation of the proposed parcel map and future build-out and occupation of new residences on one new residential lot would contribute to the local and cumulative demand for recreational resources in San Luis Obispo County.

Mitigation/Conclusion. The "Quimby" fee will adequately mitigate the project's impact on recreational facilities. No significant recreation impacts are anticipated, and no mitigation measures are necessary.

12. TRANSPORTATION/CIRCULATION

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Level of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Conflict with an established measure of effectiveness for the performance of the circulation system considering all modes of transportation (e.g. LOS, mass transit, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Conflict with an applicable congestion management program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12. TRANSPORTATION/CIRCULATION

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
----------------------------	--------------------------------------	-------------------------	-------------------

Will the project:

i) *Other:* _____

☐☐☐☐

Transportation

Setting. The County has established the acceptable Level of Service (LOS) on roads for this urban area as "D" or better. The existing road network in the area, including the project's access streets, Sequoia Drive, are operating at acceptable levels of service. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

Referrals were sent to County Public Works and the City of San Luis Obispo. The project is subject to the City of San Luis Obispo Orcutt Road Specific Plan and citywide traffic impact fees, which address cumulative impacts to City roads in the area which the property accesses. No significant traffic-related concerns were identified.

Airport Review Combining Designation. The project is within the County's Airport Review combining designation (AR). The AR is used to recognize and minimize the potential conflict between new development around the San Luis Obispo airport and the ability of aircraft to safely and efficiently maneuver to and from this airport. This includes additional standards relating to limiting structure/vegetation heights as well as avoiding airport operation conflicts (e.g., exterior lighting, radio/electronic interference, etc.). The Airport Land Use Plan (ALUP) provides guidance for and limitations to the type of development allowed within the AR designation. Per the ALUP, the proposed use is considered "compatible". The project was referred to the County Airport Manager and it was recommended that an aviation easement be obtained if an easement does not currently exist. An aviation easement was recorded with Tract 681; however, wording of the easement has changed since the map recorded; therefore, new easements have been required for projects where the aviation easement is over five years old. All projects within the AR designation are required to obtain an aviation easement to secure avigable airspace.

Impact. The proposed project is estimated to generate about 19 trips per day when built out, based on the Institute of Traffic Engineer's manual of 9.57 trips/unit. This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels but will contribute to the cumulative traffic impacts. The project does not conflict with adopted policies, plans and programs on transportation.

Mitigation/Conclusion. No significant project specific traffic impacts were identified. Mitigation measures in the form of payment of City of San Luis Obispo traffic impact fees at the time of construction permits is adequate and represents the project's fair share contribution to areawide impacts.

13. WASTEWATER

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
----------------------------	--------------------------------------	-------------------------	-------------------

Will the project:

a) *Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?*

☐☐☒☐

b) *Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?*

☐☐☒☐

13. WASTEWATER

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Wastewater

Setting. Regulations and guidelines on proper wastewater system design and criteria are found within the Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment Systems (California OWTS Policy), and the California Plumbing Code. These regulations include specific requirements for both on-site and community wastewater systems and are applied to all new wastewater systems.

The California OWTS Policy includes the option for public agencies in California to prepare and implement a Local Agency Management Program (LAMP), subject to approval by the Central Coast Water Board. Once adopted, the LAMP will ensure local agency approval and permitting of onsite wastewater treatment systems protective of groundwater quality and public health and will incorporate updated standards applicable to onsite wastewater treatment systems. At this time, the California OWTS Policy standards supercede San Luis Obispo County Codes in Title 19. Until the County's LAMP is approved, the County permitting authority is limited to OWTS that meet Tier 1 requirements, as defined by the California OWTS Policy and summarized in the County's Updated Criteria Policy Document BLD-2028 (dated 06/21/18). All other onsite wastewater disposal systems, including all seepage pit systems, must be approved and permitted through the Central Coast Water Board.

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

- ✓ Sufficient land area to meet the criteria for as currently established in Tier 1 Standards of the California OWTS Policy; depending on rainfall amount, and percolation rate, required parcel size minimums will range from one acre to 2.5 acres;
- ✓ The soil's ability to percolate or "filter" effluent before reaching groundwater supplies (30 to 120 minutes per inch is ideal);
- ✓ The soil's depth (there needs to be adequate separation from bottom of leach line to bedrock [at least 10 feet] or high groundwater [5 feet to 50 feet depending on percolation rates]);
- ✓ The soil's slope on which the system is placed (surface areas too steep creates potential for daylighting of effluent);
- ✓ Potential for surface flooding (e.g., within 100-year flood hazard area);
- ✓ Distance from existing or proposed wells (between 100 and 250 feet depending on circumstances); and
- ✓ Distance from creeks and water bodies (100-foot minimum).

To assure a septic system can meet existing regulation criteria, proper conditions are critical. Above-ground conditions are typically straight-forward and most easily addressed. Below ground criteria may require additional analysis or engineering when one or more factors exist:

- ✓ the ability of the soil to "filter" effluent is either too fast (percolation rate is faster or less than 30 minutes per inch and has "poor filtering" characteristics) or is too slow (slower or more than 120 minutes per inch);



- ✓ the topography on which a system is placed is steep enough to potentially allow "daylighting" of effluent downslope; or
- ✓ the separation between the bottom of the leach line to bedrock or high groundwater is inadequate.

Analysis.

Based on Natural Resource Conservation Service (NRCS) Soil Survey map, the soil type(s) for the project as provided in the previous Agricultural Resource section are Los Osos loam (5 - 9 % slope), Los Osos Diablo complex (5 - 9% slope), and Diablo. The main limitation(s) of this soil for wastewater effluent include:

- shallow depth to bedrock**, which is an indication that there may not be sufficient soil depth to provide adequate soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, the chances increase for the effluent to infiltrate cracks that could lead directly to groundwater source or surrounding wells without adequate filtering or allow for daylighting of effluent where bedrock is exposed to the earth's surface. In this case, due to limited availability of information relating to the shallow depth to bedrock characteristic, the following additional information will be needed prior to issuance of a building permit: soil borings at leach line location(s) showing that there is adequate distance to bedrock. If adequate distance cannot be shown, a County-approved plan for an engineered wastewater system showing how the CPC/California OWTS Policy criteria can be met will be required.
- slow percolation**, where fluids will percolate too slowly through the soil for the natural processes to effectively break down the effluent into harmless components. The Basin Plan identifies the percolation rate should be greater than 30 and less than 120 minutes per inch. Given that there is an existing wastewater system serving the residence on the property with no history of problems, it is expected that a new system to serve development on Proposed Parcel 2 will be able to comply with the new OTWS policies.

The proposed 2-lot subdivision is estimated to generate up to 314 gallons of wastewater per day. Based on the annual average rainfall, the project site is located in an area receiving 19.9 inches of annual rainfall and requires a minimum of 2.0 acres per residential unit. The proposed parcels are 3.2 and 2.0 acres in size which meets this standard.

Impacts/Mitigation. Based on the following project conditions or design features, wastewater impacts are considered less than significant:

- ✓ The project has sufficient land area per the County's Land Use Ordinance to support an on-site system;
- ✓ The soil's percolation rate is between 30 to 120 minutes per inch;
- ✓ There is adequate soil separation between the bottom of the leach line to bedrock or high groundwater;
- ✓ The soil's slope is less than 20%;
- ✓ The leach lines are outside of the 100-year flood hazard area;
- ✓ There is adequate distance between proposed leach lines and existing or proposed wells;
- ✓ The leach lines are at least 100 feet from creeks and water bodies.

Conclusion. Based on the above discussion and information provided, there appears to be adequate evidence showing that on-site disposal systems can be designed to meet the CPC/California OWTS Policy Tier 1 Criteria. Prior to building permit issuance and/or final inspection of the wastewater system, the applicant will need to show to the county compliance with the California OWTS Policy Tier 1 Criteria, including any above-discussed information relating to potential constraints, or obtain approval from the



Central Coast Water Board for the OWTS in the event that the design does not meet Tier 1 criteria. Therefore, based on the project being able to comply with these regulations, potential groundwater quality impacts are considered less than significant.

14. WATER & HYDROLOGY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY				
a) Violate any water quality standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Change rates of soil absorption, or amount or direction of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Involve activities within the 100-year flood zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
QUANTITY				
h) Change the quantity or movement of available surface or ground water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Adversely affect community water service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure, etc.), or inundation by seiche, tsunami or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k) Other: <u>cumulative</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Water

Setting. The project proposes to obtain its water needs from a community system (Afuera de Chorro Water Company). The Environmental Health Division has reviewed the project for water availability and has determined that there is preliminary evidence that there will be sufficient water available to serve the proposed project. Per planning area standards contained in the San Luis Obispo Area Plan, lots in Tract 681 can be further subdivided equating to 17 additional parcels.

Based on this potential cumulative impact, a groundwater evaluation was prepared (Charles Katherman, August, 2006) and reviewed by Hyrdo-Geo Consultants, Inc. (November 2006). Based on available information, the proposed water source was deemed to be adequate to serve the potential buildout of this subdivision. Since the water source is located in an area of fractured rock, the report recommended water conservation measures to ensure that if Tract 681 is built out, adequate water supply will be available to service all of the new parcels.

The topography of the project is nearly level to gently sloping. The closest creek from the proposed development is approximately 270 feet to the north. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County's Land Use Ordinance requires that temporary erosion and sedimentation measures to be installed.

DRAINAGE – The following relates to the project's drainage aspects:

Within the 100-year Flood Hazard designation? No

Closest creek? Unnamed tributary to San Luis Creek Distance? Approximately 270 feet

Soil drainage characteristics: Not well drained

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

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

Soil erodibility: Low

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

Impact – Water Quality/Hydrology

With regards to project impacts on water quality the following conditions apply:

- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project is not on highly erodible soils, nor on moderate to steep slopes;
- ✓ The project is not within a 100-year Flood Hazard designation;
- ✓ The project is more than 100 feet from the closest creek or surface water body;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- ✓ Parking area drainage inlets will be fitted with hydrocarbon filters;
- ✓ Bioswales will be installed as a part of the drainage plan;



- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- ✓ The project is subject to the County's Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), and/or the "Water Quality Control Plan, Central Coast Basin" for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant;
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur.

Water Quantity

Based on the project description, as calculated on the County's water usage worksheet, the project's water usage is estimated as follows:

Indoor: 0.018acre feet/year (AFY);
 Outdoor: 0.51 AFY
 Total Use: 0.53AFY

Sources used for this estimate include one or more of the following references: County's Land Use Ordinance, 2000 Census data, Pacific Institute studies (2003), City of Santa Barbara Water Demand Factor & Conservation Study 'User Guide' (1989).

Cumulatively, with buildout of the subdivision, the water usage would be approximately 29 acre feet per year. Based on available water information, there are no known constraints to prevent the project from obtaining its water demands.

Mitigation/Conclusion. As specified above for water quality, existing regulations and/or required plans will adequately address surface water quality impacts during construction and permanent use of the project. No additional measures above what are required or proposed are needed to protect water quality. Water conservation measures have been included for new residential development to address cumulative impacts.

15. LAND USE

Will the project:

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [County Land Use Element and Ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other: <u>City of SLO Open Space Policies</u></i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Land Use

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CAL FIRE for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The proposed project is subject to the following Planning Area Standard(s) as found in the County's LUO:

1. LUO Section 22.96.060 – San Luis Obispo URL
2. LUO Section 22.060.F1 – RS Tract 681
3. LUO Section 22.96.020 – Airport Review Area
4. LUO 22.96.040 – San Luis Obispo Sub-Area

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

The project site is within the City of San Luis Obispo's Greenbelt which encourages parcels of 20 acres or larger and to have development areas clustered and open spaces easements recorded for the remaining areas of the parcels. Referral responses from the City on other projects within Tract 681 detail recommendations based on adopted City policies (no referral response received for this project).

Mitigation/Conclusion. When Tract 681 was recorded in 1982, the site was within the City of San Luis Obispo Urban Reserve Line and was anticipated to be annexed into the City. The original map showed offers of dedication for proposed street alignments that would connect to existing City streets to the north of the subdivision. County policies were adopted specific to Tract 681 that limited any new parcel size to two acres and limited residential density to one primary residence and a guesthouse, with no secondary dwellings allowed. These County policies will only allow each parcel to be subdivided once and will limit the development potential as described above. These limits on future development will keep large areas of the entire subdivision in open space. No mitigation measures requiring open space easements are being recommended because the project is consistent with adopted County policies.

16. MANDATORY FINDINGS OF SIGNIFICANCE

Will the project:

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
-------------------------	--------------------------------	----------------------	----------------

- a) *Have the potential to 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, 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 pre-history?*
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

- b) *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) ***Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*** ☐ ☒ ☐ ☐

For further information on CEQA or the County's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Information", or the California Environmental Resources Evaluation System at: <http://resources.ca.gov/ceqa/> for information about the California Environmental Quality Act.

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:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input checked="" type="checkbox"/>	County Environmental Health Services	Attached
<input type="checkbox"/>	County Agricultural Commissioner's Office	Not Applicable
<input checked="" type="checkbox"/>	County Airport Manager	In File**
<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)	None
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input type="checkbox"/>	Community Services District	Not Applicable
<input checked="" type="checkbox"/>	Other <u>Parks Division</u>	None
<input checked="" type="checkbox"/>	Other <u>City of San Luis Obispo</u>	None

** "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 checked="" 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 checked="" type="checkbox"/> Regional Transportation Plan
<input type="checkbox"/> Economic Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input checked="" type="checkbox"/> Housing Element	<input checked="" 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 checked="" type="checkbox"/> Area of Critical Concerns Map
<input checked="" type="checkbox"/> Safety Element	<input checked="" 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 checked="" type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Public Facilities Fee Ordinance	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Real Property Division Ordinance	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Affordable Housing Fund	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input checked="" type="checkbox"/> San Luis Obispo Airport Land Use Plan	<input type="checkbox"/> Other
<input type="checkbox"/> Energy Wise Plan	
<input checked="" type="checkbox"/> SLO Area Plan/SLO (north) sub area and Update EIR	

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

Final Environmental Impact Report for Tract 681 and 682, Priest, Richmond, Rossi, Montgomery, 1979

Updated Ground Water Evaluation, Charles E. Katherman, August 2006

Assessment of August 2006, Katherman Report, Hydro-Geo Consultants, Inc., November 2006

Exhibit B - Mitigation Summary Table

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

Air Quality

- AQ-1. During construction/ground disturbing activities, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.**
- a. Reduce the amount of disturbed area where possible,
 - b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Reclaimed (nonpotable) water should be used whenever possible.
 - c. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
 - d. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top load and top of trailer) in accordance with CVC Section 23114.
 - e. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.
 - f. All dirt stock-pile areas should be sprayed daily as needed.
- AQ-2. Developmental burning of vegetative material within San Luis Obispo County is prohibited. 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: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD approval, the applicant shall furnish them with the study of technical feasibility (which includes costs and other constraints) at the time of application for building permits.**
- AQ-3. Only the following types of wood burning devices shall be allowed (based on District Rule 504):**
- a) EPA-Certified Phase II wood burning devices;
 - b) catalytic wood burning devices emitting less than or equal to 4.1 grams per hour of particulate matter, as verified by a nationally-recognized testing lab;
 - c) non catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter, as verified by a nationally-recognized testing lab;
 - d) pellet-fueled woodheaters; or
 - e) dedicated gas-fired fireplaces.
- Prior to construction permit issuance, such devices shall be shown on all applicable plans, and installed as approved by the County.**

Traffic

- T-1. The project is located within the City of San Luis Obispo Sphere of Influence per Memorandum of Agreement approved by the Board of Supervisors on October 18, 2005. **Prior to issuance of construction permits**, the applicant shall contribute toward the project's fair share of cumulative traffic impacts by paying to the City of San Luis Obispo the Orcutt Road Specific Plan traffic impact fee and the Citywide Transportation Fee, as applicable.

Water

- W-1. **Prior to issuance of construction permits**, the applicant shall submit landscape plans for the proposed parcels that includes the following outdoor conservation measures: limited irrigated landscape area of 1,500 square feet, low water-use plant materials, turf area limited to 20 percent of the site's total irrigated landscaped area, soil moisture sensors, and drip irrigation systems.

Date: November 26, 2018

DEVELOPER'S STATEMENT FOR
Forster Parcel Map
SUB2018-00048 / ED18-075

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

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

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

Air Quality

- AQ-1. **During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.
- a. Reduce the amount of disturbed area where possible,
 - b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Reclaimed (nonpotable) water should be used whenever possible.
 - c. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
 - d. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top load and top of trailer) in accordance with CVC Section 23114.
 - e. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.
 - f. All dirt stock-pile areas should be sprayed daily as needed.

- AQ-2. Developmental burning of vegetative material within San Luis Obispo County is prohibited. 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: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD approval, the applicant shall furnish them with the study of technical feasibility (which includes costs and other constraints) at the time of application for building permits.
- AQ-3. Only the following types of wood burning devices shall be allowed (based on District Rule 504): a) EPA-Certified Phase II wood burning devices; b) catalytic wood burning devices emitting less than or equal to 4.1 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; c) non catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; d) pellet-fueled woodheaters; or e) dedicated gas-fired fireplaces. Prior to construction permit issuance, such devices shall be shown on all applicable plans, and installed as approved by the County. **AQ-1. Prior to issuance of construction permits**, the applicant shall have a geologic evaluation completed to determine if naturally occurring asbestos (NOA) is present within the area of disturbance. If NOA is not present, an exemption request shall be filed with the APCD. If NOA is present, the applicant shall comply with all requirements of the Air Toxics Control Measure.

Monitoring: The Planning and Building Department, in consultation with the Air Pollution Control District (APCD), shall verify compliance.

Traffic

- T-1. The project is located within the City of San Luis Obispo Sphere of Influence per Memorandum of Agreement approved by the Board of Supervisors on October 18, 2005. **Prior to issuance of construction permits**, the applicant shall contribute toward the project's fair share of cumulative traffic impacts by paying to the City of San Luis Obispo the Orcutt Road Specific Plan traffic impact fee and the Citywide Transportation Fee, as applicable.

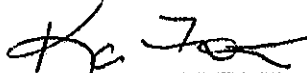
Monitoring: The Planning and Building Department, in consultation with the City of San Luis Obispo, shall verify compliance.

Water

- W-1. Prior to issuance of construction permits, the applicant shall submit landscape plans for the proposed parcels that includes the following outdoor conservation measures: limited irrigated landscape area of 1,500 square feet, low water-use plant materials, turf area limited to 20 percent of the site's total irrigated landscaped area, soil moisture sensors, and drip irrigation systems.

<p>Monitoring: The Planning and Building Department shall verify conservation measures on construction plans, and implementation in the field.</p>

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



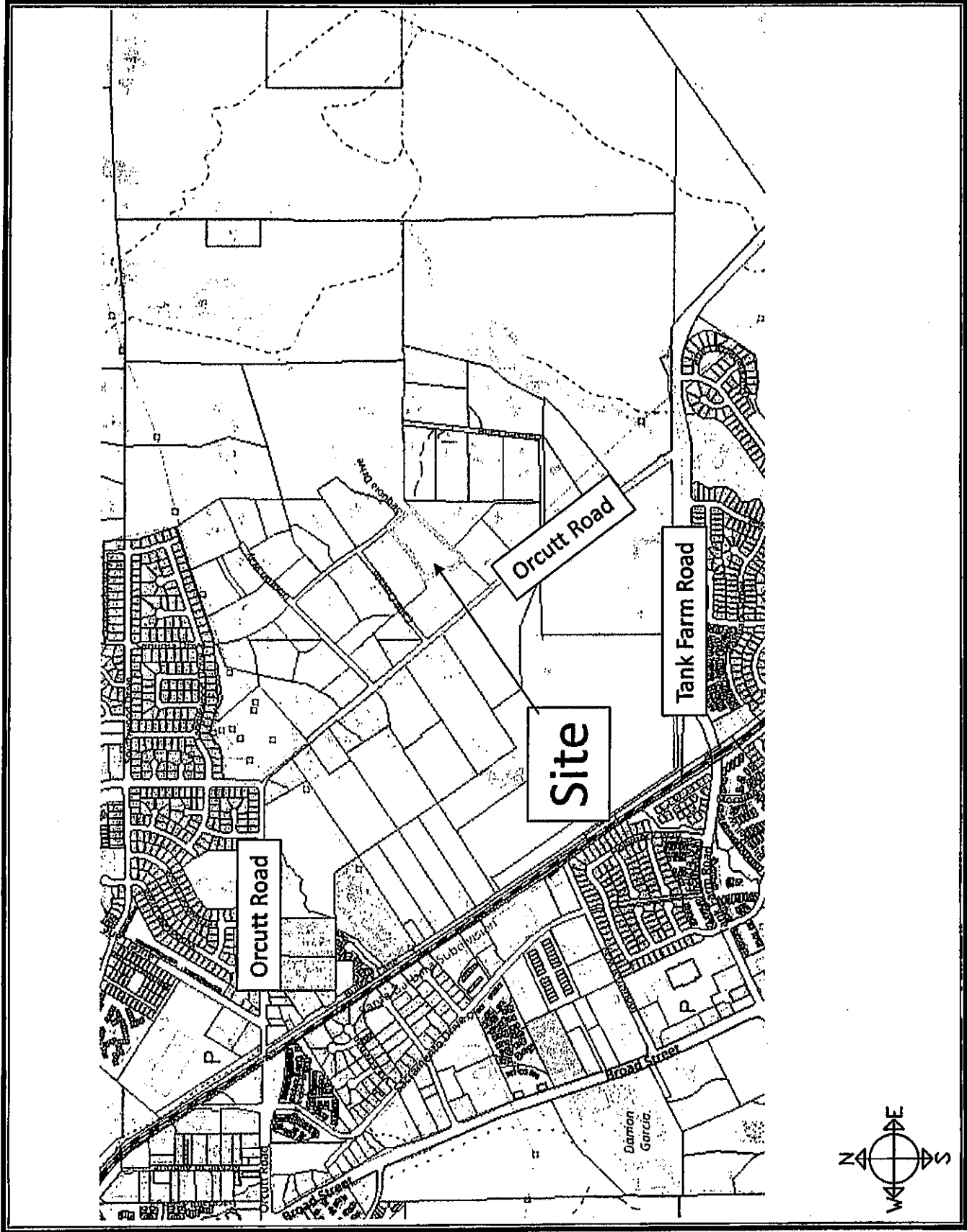
11-26-18

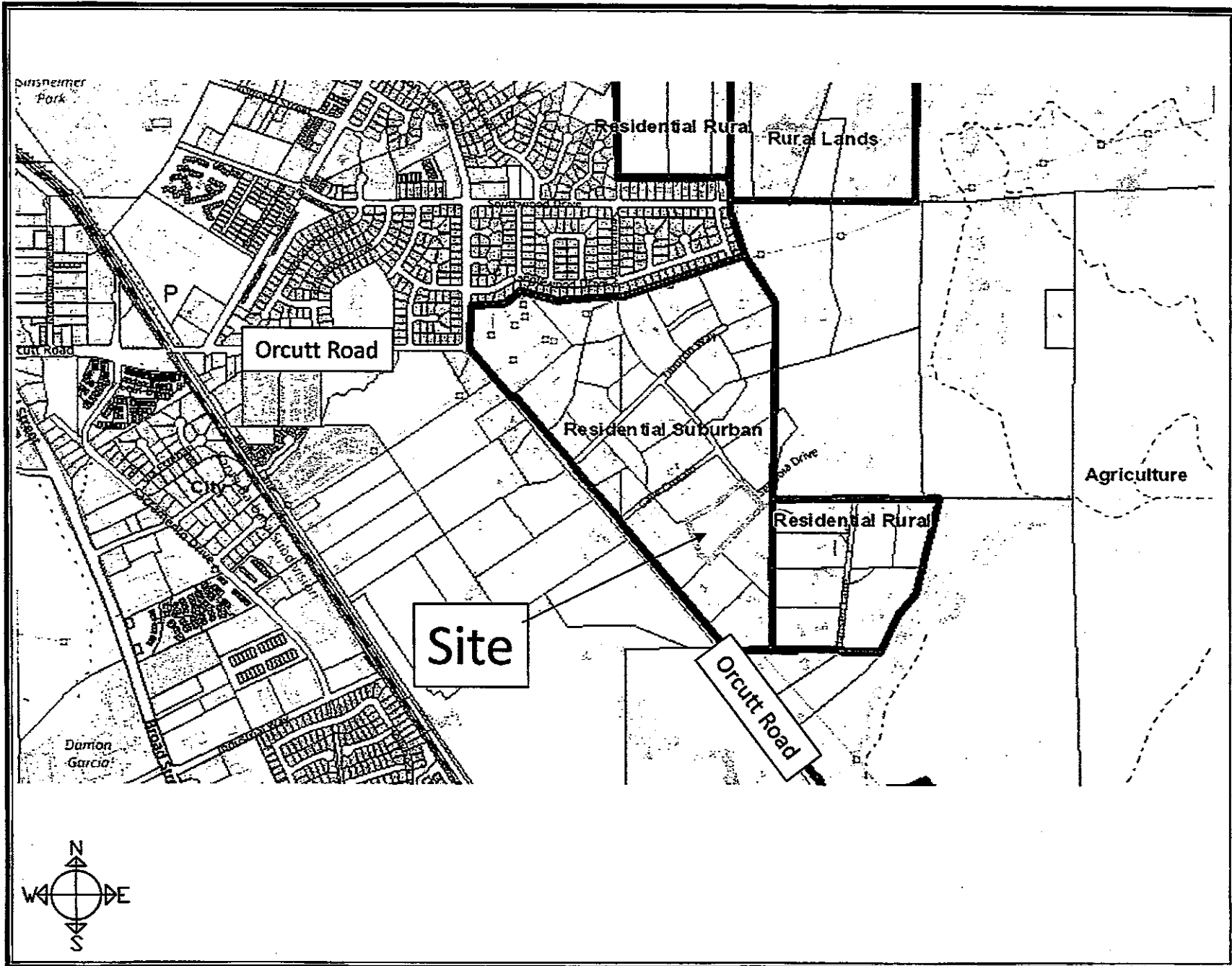
Signature of Owner(s)

Date

Kathleen Forster

Name (Print)





SUB2018-00048- FORSTER - LAND USE CATEGORY MAP



SUB2018-00048- FORSTER – TENTATIVE MAP



Tommy Gong
San Luis Obispo
County Clerk-Recorder
Main Office: (805) 781-5080
Atascadero: (805) 461-6041
www.slovote.com

Receipt: 19-9572

ProductName	Extended
FISH FISH AND WILDLIFE FILING	\$2,404.75
# Pages	36
Document #	40-03272019-093
Document Info: COUNTY OF SAN LUIS OBISPO	
Filing Type	ND
Total	\$2,404.75
Tender (On Account)	\$2,404.75
Account# CTY	
Account Name JE except TX & DSS	
Balance	\$12,033.25

PLEASE KEEP FOR REFERENCE

3/27/19 9:58 AM aboutista
San Luis Obispo

Governor's Office of Planning & Research

APR 04 2019

STATE CLEARINGHOUSE

Tommy Gerd
 San Luis Obispo
 County Clerk-Recorder
 Main Office: (805) 781-6080
 Afterhours: (805) 481-6041
 www.slocoia.com

County Office of Planning & Research

APR 04 2013

STATE CLEARINGHOUSE

Receipt 19-5573

Product/Name	Extended
ESL1 FIRST AND WILDFIRE	\$2,404.75
FILING	
# Pages	38
Document ID	40-03373714-003
Document info COUNTY OF SAN LUIS OBISPO	
Filing Type	ND
Total	\$2,404.75
Tender (On Account)	\$2,404.75
Account CTY	
Account Name JE except TX & DSS	
Balance	\$12,033.38

PLEASE KEEP FOR REFERENCE

STATE OF CALIFORNIA

San Luis Obispo County



State of California - Department of Fish and Wildlife
2019 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

RECEIPT NUMBER: 40-03272019-093
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY COUNTY OF SAN LUIS OBISPO	LEAD AGENCY EMAIL sfuhs@co.slo.ca.us	DATE 03/27/2019
COUNTY/STATE AGENCY OF FILING SAN LUIS OBISPO		DOCUMENT NUMBER

San Luis Obispo County Office of Planning & Research

PROJECT TITLE FOSTER PARCEL MAP; SUB2018-00048	APR 04 2019
---	-------------

STATE CLEARINGHOUSE

PROJECT APPLICANT NAME KATHLEEN FORSTER	PROJECT APPLICANT EMAIL kforster2@yahoo.com	PHONE NUMBER (805) 489-1321
PROJECT APPLICANT ADDRESS 3873 SEQUOIA DRIVE	CITY SAN LUIS OBISPO	STATE CA
		ZIP CODE 93401

PROJECT APPLICANT (Check appropriate box)

<input type="checkbox"/> Local Public Agency	<input type="checkbox"/> School District	<input type="checkbox"/> Other Special District	<input type="checkbox"/> State Agency	<input checked="" type="checkbox"/> Private Entity
--	--	---	---------------------------------------	--

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,271.00	\$	
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,354.75	\$	\$2,354.75
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,112.00	\$	

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

<input type="checkbox"/> Cash	<input type="checkbox"/> Credit	<input type="checkbox"/> Check	<input checked="" type="checkbox"/> Other	TOTAL RECEIVED	\$	\$2,404.75
-------------------------------	---------------------------------	--------------------------------	---	----------------	----	------------

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Annie Bautista, Deputy County Clerk-Recorder
----------------	---

Filed in County Clerk's Office
Tommy Gong
San Luis Obispo - County Clerk-Recorder
40-03272019-093
03/27/2019
FISH
Pages: 35
Fee: \$ 2404.75
By abautista, Deputy