2019029122

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 18-132 **DATE:** February 14, 2019

PROJECT/ENTITLEMENT: Santos Minor Use Permit; DRC2017-00079

APPLICANT NAME: Richard Santos **Email:** jetseder@gmail.com
ADDRESS: 485 West Ormonde Road, Arroyo Grande, CA 93420
CONTACT PERSON: Richard Santos **Telephone:** (805) 440-7182

PROPOSED USES/INTENT: Request by Richard Santos for a Minor Use Permit to allow construction of a 2,795 square foot residence with 896 square foot attached garage. The project will result in the disturbance of approximately 41,000 square feet of site disturbance of a 28 acre parcel. The proposed project is within the Rural Lands land use category.

LOCATION: The project is located at 485 West Ormonde Road, approximately 2.35 miles north of the City of Arroyo Grande. The site is in the San Luis Bay (Inland) subarea of the South County planning area.

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

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

OTHER POTENTIAL PERMITTING AGENCIES: Regional Water Quality Control Board

ADDITIONAL INFORMATION: Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805)781-5600.
COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT .....4:30 p.m. February 28, 2019

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

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County_____ as ☐ *Lead Agency* ☐ *Responsible Agency* approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

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

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

	Stephanie Fuhs, sfuhs@co.sloca.us		County of San Luis Obispo
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 6.10)Using Form

Project Title & No. Santos Minor Use Permit ED18-132 (DRC2017-00079)

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.

☒ Aesthetics	☐ Geology and Soils	☐ Recreation
☐ Agricultural Resources	☐ Hazards/Hazardous Materials	☐ Transportation/Circulation
☒ Air Quality	☐ Noise	☐ Wastewater
☒ Biological Resources	☐ Population/Housing	☐ Water /Hydrology
☐ Cultural Resources	☒ Public Services/Utilities	☐ 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) — Stephanie Fuhs — 2/4/19
Prepared by (Print) — Signature — Date

Steve McMasters — 2/6/19
Reviewed by (Print) — Signature(for) Ellen Carroll, Environmental Coordinator — 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 Rick Santos for a Minor Use Permit to allow for the construction of a 2,795 square foot, two-story single-family residence with an 896 square foot attached garage. The project will result in the disturbance of approximately 38,000 square feet of a 28 acre parcel. The proposed project is within the Rural Lands land use category and is located at 485 West Ormonde Road, approximately 2.35 miles north of the City of Arroyo Grande. The site is in the San Luis Bay Inland sub area of the South County planning area.

ASSESSOR PARCEL NUMBER(S): 044-301-024

Latitude: 35 degrees 10' 15" N Longitude: 120 degrees 36' 21" W **SUPERVISORIAL DISTRICT** # 3

B. EXISTING SETTING

PLAN AREA: South County **SUB**: San Luis Bay Inland **COMM:**

LAND USE CATEGORY: Rural Lands

COMB. DESIGNATION: Energy Extractive Area / Renewable Energy

PARCEL SIZE: 28 acres

TOPOGRAPHY: Gently to moderately sloping

VEGETATION: Grasses, shrubs, oaks

EXISTING USES: Single-family residence(s), Barn, mostly undeveloped

SURROUNDING LAND USE CATEGORIES AND USES:

North: Rural Lands; single-family residence(s)	*East:* Rural Lands; undeveloped
South: Rural Lands; undeveloped	*West:* Rural Lands; undeveloped

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?	☐	☐	☒	☐
b) Introduce a use within a scenic view open to public view?	☐	☐	☒	☐
c) Change the visual character of an area?	☐	☐	☒	☐
d) Create glare or night lighting, which may affect surrounding areas?	☐	☒	☐	☐
e) Impact unique geological or physical features?	☐	☐	☒	☐
f) Other: _____	☐	☐	☐	☐

Aesthetics

Setting. The project site is located along Ormonde Road, a collector road. Topography is mostly level along Ormonde Road to moderately sloping toward the back portion of the parcel. The project site is located in a rural area with oak woodland scattered throughout the parcel. The parcel contains a single family residence that is located adjacent to Ormonde Road and a barn that was converted to storage that is located toward the center of the property. The proposed residence will be located approximately 250 feet south of the existing barn/storage structure.

Impact. The parcel will be accessed from the existing dirt driveway which will require improvements to bring it in compliance with County Fire-CalFire standards. The area that will be developed is in a clearing that is behind existing coast live oak trees and which will be backdropped by additional oak woodland located to the rear of this parcel and the adjacent parcel. Future development will not be visible from Ormonde Road but has the potential to result in night lighting impacts. The project will not silhouette against any ridgelines as viewed from public roadways. The project is considered compatible with the surrounding uses.

Mitigation/Conclusion. The proposed project is located on a portion of the parcel where existing vegetation will provide screening and will not silhouette when viewed from Ormonde Road. Visual impacts associated with increased night lighting will be mitigated to less than significant levels with the inclusion of the mitigation measures listed in Exhibit B – Mitigation Summary Table.

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?	☐	☐	☒	☐
b) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?	☐	☐	☒	☐
c) Impair agricultural use of other property or result in conversion to other uses?	☐	☐	☒	☐
d) Conflict with existing zoning for agricultural use, or Williamson Act program?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

Agricultural Resources

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

Land Use Category: Rural Lands

State Classification: Not prime farmland to Farmland of Statewide Importance

Historic/Existing Commercial Crops: None

In Agricultural Preserve? Yes, Edna Valley

Under Williamson Act contract? No

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

Arnold loamy sand (5 - 15 % slope). This gently to moderately sloping sandy soil is considered moderately drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: poor filtering capabilities. The soil is considered Class IV without irrigation and Class IV when irrigated.

Briones loamy sand (15 - 50 % slope). This moderately to steeply sloping sandy soil is considered moderately drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: poor filtering capabilities, steep slopes, shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

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

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

Pismo loamy sand (9 - 30 % slope). This moderately sloping shallow sandy 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: steep slopes, shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

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) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	☐	☐	☒	☐
b) Expose any sensitive receptor to substantial air pollutant concentrations?	☐	☐	☒	☐
c) Create or subject individuals to objectionable odors?	☐	☐	☒	☐
d) Be inconsistent with the District's Clean Air Plan?	☐	☐	☒	☐
e) 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?	☐	☐	☒	☐
GREENHOUSE GASES				
f) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
g) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐
h) Other: *cumulative - construction phase dust*	☐	☒	☐	☐

Air Quality

Setting.

The project proposes to disturb soils that have been given a wind erodibility rating of 1-5, which is considered "low" to "moderate".

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 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 38,000 square feet. 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. 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 new, two-story single-family residence. 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?	☐	☒	☐	☐
b) Reduce the extent, diversity or quality of native or other important vegetation?	☐	☒	☐	☐
c) Impact wetland or riparian habitat?	☐	☒	☐	☐
d) Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?	☐	☐	☒	☐
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?	☐	☐	☒	☐

4. BIOLOGICAL RESOURCES *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
f) Other: _____	☐	☐	☐	☐

* **Species – as defined in Section15380 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: Tree, Herbaceous, Wooded Wetland, and Urban Built up

Name and distance from blue line creek(s): An unnamed "blue line" tributary to the Pismo Creek is approx. one quarter mile northwest of the parcel

Site's tree canopy coverage: Approximately 34-75%.

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

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

Vegetation:

Black-Flowered Figwort (Scrophularia Atrata) List 1B
The potential for Black-Flowered Figwort (Scrophularia Atrata) has been identified about 0.67 and 0.81 miles to the Northwest and North, respectively.

Dune larkspur (Delphinium parryi ssp. blochmaniae) List 1B

The potential for the dune larkspur (Delphinium parryi ssp. blochmaniae) has been identified about 0.83 miles to the north.

Hoover's bent grass (Agrostis hooveri) List 1B

The potential for the Hoover's bent grass (Agrostis hooveri) has been identified about 0.67 and 0.17 miles to the west and east, respectively.

Mesa horkelia (Horkelia cuneata var. puberula) List 1B

The potential for the mesa horkelia (Horkelia cuneata var. puberula) has been identified about 0.23 miles to the northwest.

Obispo indian paintbrush (Castilleja densiflora var. obispoensis) List 1B

The potential for the Obispo indian paintbrush (Castilleja densiflora var. obispoensis) has been identified about 0.99 miles to the northwest.

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

The project is potentially within an area known to support the Pismo clarkia (Clarkia speciosa ssp. immaculata) and the potential for the Pismo clarkia (Clarkia speciosa ssp. immaculata) has been identified about 0.96, 0.54, and 0.77 miles to the west, northeast, and north, respectively.

San Luis Obispo County lupine (Lupinus ludovicianus) List 1B

The potential for the San Luis Obispo County lupine (Lupinus ludovicianus) has been identified about 0.31 miles to the east.

Santa Margarita manzanita (Arctostaphylos pilosula) List 1B

The potential for the Santa Margarita manzanita (Arctostaphylos pilosula) has been identified about 0.88, 0.97, 0.29, 0.76, and 0.75 miles to the west, northwest, east, and north, respectively.

Southern Curly-Leaved Monardella (Monardella sinuata ssp. Sinuate)

The potential for the Southern Curly-Leaved Monardella (Monardella sinuata ssp. Sinuate) has been identified about 0.67 miles to the west.

Wildlife:

American badger (Taxidea taxus) [see also Mammals General Statement]

The potential for the American badger (Taxidea taxus) has been identified about 0.40 and 0.76 miles to the northeast and northwest, respectively.

South/central California coast steelhead trout (Oncorhynchus mykiss irideus) FT, CSC

The potential for the south/central California coast steelhead trout (Oncorhynchus mykiss irideus) has been identified about 0.70 miles to the west.

Western pond turtle (Emys marmorata pallida), CSC, FSC [see also Reptiles General Statement]

The potential for the western pond turtle (Emys marmorata pallida) has been identified about 0.67 and 0.65 miles to the west and northeast, respectively.

A biological resource assessment was prepared for the project (Kevin Merk Associates, LLC, October 31, 2018). The site survey was conducted in May 2018 and found that the study area, which comprises approximately 7.7 acres of the 28 acre site potentially impacted by the proposed project, contains coast live oak, savannah/woodland, annual grassland, coastal scrub, and developed/ruderal habitats. There is a pond, emergent wetland and natural drainage feature that appear to be connected to Pismo Creek and are within the area that could be potentially impacted by road improvements to access the proposed residence. No rare plants or special status wildlife species were observed during the survey.

Impact. An existing road will be used to access the proposed residence, so direct impacts to the pond, wetland and drainage feature are not expected. Indirect impacts from sedimentation and erosion from construction could occur, therefore, mitigation measures are proposed to avoid any adverse impacts from the proposed 38,000 square feet of site disturbance. Removal and/or impacts to several oak trees could occur based on the preliminary grading plans showing the existing road being widened to 20 feet to meet County Fire-CalFire standards. While none of these species were found during the spring survey, the site has suitable habitat for silvery legless lizard, coast horned lizard and American Badger, all species of concern. Nesting birds may be disturbed by vegetation removal, disruptive construction equipment noise, and increased human activity near nesting areas. Fish and Game Code 3503 protects birds, their eggs and nests from disturbance or destruction from construction activities.

Mitigation/Conclusion. To avoid incidental disturbance to sensitive aquatic species in and around the pond and emergent wetland, the applicant has agreed to stake the limits of grading and staging area(s) prior to initiation of improvements and recompaction of the existing access road and proposed building pad. The applicant has also agreed to adopt conditions that require staking of grading limits and staging area(s) prior to any site disturbance. Staging areas shall be located outside of sensitive habitat areas and shall not be located immediately upslope from drainages or freshwater pond habitats (within 100 feet). Areas disturbed by construction activities shall be stabilized prior to final inspection of the project. To mitigate for future impacts to coast live oak trees associated with future development, the applicant has agreed to adopt conditions requiring that prior to development the applicant would be required to submit a site plan showing the location and diameter of all coast live oak trees within fifty feet of proposed grading and construction activities. Any removed trees shall be replaced at a 4:1 ratio and all impacted trees shall be replaced onsite at a 2:1 ratio. For the silvery legless lizard and coast horned lizard, a qualified biologist shall perform a survey prior to site disturbance activities to capture and

relocate any silvery legless and/or coast horned lizards within the construction areas. For the American Badger, a survey shall be conducted at least two weeks prior to construction to determine if badgers are present within the construction area (including stockpile areas), along with appropriate mitigation measures if they are present. For nesting birds, the applicant shall avoid removal of vegetation or any other ground disturbance between February 15 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.

5. CULTURAL RESOURCES *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Disturb archaeological resources?	☐	☐	☒	☐
b) Disturb historical resources?	☐	☐	☒	☐
c) Disturb paleontological resources?	☐	☐	☒	☐
d) Cause a substantial adverse change to a Tribal Cultural Resource?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

Cultural Resources

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

In order to meet AB52 Cultural Resources requirements, outreach to four Native American tribes groups had been conducted (Xolon Salinan, Yak Tityu Tityu Northern Chumash, and the Northern Chumash Tribal Council). No comments were received from any of the tribal groups contacted.

Impact. 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) Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?	☐	☐	☒	☐

6. GEOLOGY AND SOILS *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones?*	☐	☐	☐	☒
c) 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?	☐	☐	☐	☐
d) Include structures located on expansive soils?	☐	☐	☐	☐
e) Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?	☐	☐	☐	☐
f) Preclude the future extraction of valuable mineral resources?	☐	☐	☒	☐
g) Other: _____	☐	☐	☐	☐

* **Per Division of Mines and Geology Special Publication #42**

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

Topography: Gently sloping to moderately sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Moderate

Liquefaction Potential: Low

Nearby potentially active faults?: No Distance? Not applicable

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

Shrink/Swell potential of soil: Low

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.

The property is within the Extractive Resource (EX) Combining Designation because the site has been subject to oil extraction activities in the past. Two closed and plugged wells on-site were abandoned in 1991 and 1995. Current extraction operations are limited to the Arroyo Grande/Price Canyon Oilfield and the nearest well is located approximately one mile from the project site. The property is not subject to a lease and is unlikely to be subject to oil extraction activities in the future.

A Mineral Resource Report was submitted for the project in accordance with Land Use Ordinance standards (Oliveira Environmental Consulting, October 2018). The report found that since there is no current oil and gas resource extraction on the property, there is no potential for interference with the proposed residence. Should future extraction be proposed on the site, those operations are not expected to conflict with the residential use on the property.

Impact. As proposed, the project will result in the disturbance of approximately 38,000 square feet. Erosion of graded areas and discharge of sediment down gradient will likely result, if adequate temporary and permanent measures are not taken before, during and after vegetation removal and grading. If not properly mitigated, these impacts both on the project site and within surrounding areas may be significant.

Due to the distance of any known fault (at least three miles away) or serpentine rock outcrop (at least three miles away), it is not expected that any naturally occurring asbestos would be encountered during any earthmoving activities.

Mitigation/Conclusion. Implementation of the previously-referenced sedimentation and erosion control plan will reduce potential sedimentation and erosion impacts to less than significant levels. There is no evidence that measures above what will already be required as stated above or by ordinance or code 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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☐	☒
e) Impair implementation or physically interfere with an adopted emergency response or evacuation plan?	☐	☐	☒	☐

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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?	☐	☐	☐	☒
g) Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?	☐	☐	☒	☐
h) Be within a 'very high' fire hazard severity zone?	☐	☐	☒	☐
i) Be within an area classified as a 'state responsibility' area as defined by CalFire?	☐	☐	☒	☐
j) Other: _____	☐	☐	☐	☐

Hazards and Hazardous Materials

Setting. The project is not located in an area of known hazardous material contamination. The project is not within the Airport Review area.

With regards to potential fire hazards, the subject project is within the Very High Fire Hazard Severity Zone. Based on the County's fire response time map, it will take approximately 5-10 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

Based on the Division of Oil, Gas, and Geothermal Resources (DOGGR) Well Finder GIS map, two abandoned oil wells exist on the site. One of the wells is located outside of any proposed site disturbance, the other appears to be in close proximity to the existing onsite access road. At the time of application for construction permits, the applicant will be required to show this well and verify that no grading will occur that would negatively impact the abandoned well.

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 project site is in the very high fire severity area with a 5-10 minute response time for emergency personnel which will require sprinklering of the proposed structure as well as vegetative clearance from structures of at least 100 feet. A referral response from CalFire did not indicate any significant concerns.

Mitigation/Conclusion. No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary beyond current Land Use Ordinance and Fire Safety Code regulations.

8. NOISE *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels that exceed the County Noise Element thresholds?	☐	☐	☐	☒
b) Generate permanent increases in the ambient noise levels in the project vicinity?	☐	☐	☒	☐
c) Cause a temporary or periodic increase in ambient noise in the project vicinity?	☐	☐	☒	☐
d) Expose people to severe noise or vibration?	☐	☐	☒	☐
e) 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?	☐	☐	☐	☒
f) Other: _____	☐	☐	☐	☐

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) Induce substantial growth in an area either directly (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?	☐	☐	☒	☐
b) Displace existing housing or people, requiring construction of replacement housing elsewhere?	☐	☐	☒	☐
c) Create the need for substantial new housing in the area?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

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?	☐	☒	☐	☐
b) Police protection (e.g., Sheriff, CHP)?	☐	☒	☐	☐
c) Schools?	☐	☒	☐	☐
d) Roads?	☐	☐	☒	☐
e) Solid Wastes?	☐	☐	☒	☐
f) Other public facilities?	☐	☐	☒	☐
g) Other: _____	☐	☐	☐	☐

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

Police: County Sheriff Location: SLO CO Sheriff - South Patrol in Oceano (Approximately 4.75 miles to the south)

Fire: Cal Fire (formerly CDF) Hazard Severity: Very High Response Time: 5-10 minutes
Location: 63 Shell Beach (Approximately 4.5 miles to the west)

School District: Lucia Mar Unified School District. and San Luis Obispo Joint Community College 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 *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?	☐	☐	☒	☐
b) Affect the access to trails, parks or other recreation opportunities?	☐	☐	☒	☐
c) Other _____	☐	☐	☐	☐

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 *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase vehicle trips to local or areawide circulation system?	☐	☐	☒	☐
b) Reduce existing "Level of Service" on public roadway(s)?	☐	☐	☒	☐
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	☐	☐	☒	☐
d) Provide for adequate emergency access?	☐	☐	☒	☐
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.)?	☐	☐	☐	☒
f) Conflict with an applicable congestion management program?	☐	☐	☐	☒
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?	☐	☐	☒	☐
h) Result in a change in air traffic patterns that may result in substantial safety risks?	☐	☐	☐	☒

12. TRANSPORTATION/CIRCULATION *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
i) Other: _____	☐	☐	☐	☐

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), Ormonde 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.

A referral was sent to County Public Works. No significant traffic-related concerns were identified.

Impact. The proposed project is estimated to generate about 9.57 trips per day, 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. The project does not conflict with adopted policies, plans and programs on transportation.

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?	☐	☐	☒	☐
b) Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?	☐	☐	☒	☐
c) Adversely affect community wastewater service provider?	☐	☐	☐	☒
d) Other: _____	☐	☐	☐	☐

Wastewater

Setting. Regulations and guidelines on proper wastewater system design and criteria are found within the County's Plumbing Code (hereafter CPC; see Chapter 7 of the Building and Construction Ordinance [Title 19]), the "Water Quality Control Plan, Central Coast Basin" (Regional Water Quality Control Board [RWQCB] hereafter referred to as the "Basin Plan"), and the California Plumbing Code. These regulations include specific requirements for both on-site and community wastewater systems. These regulations are applied to all new wastewater systems.

For on-site septic systems, there are several key factors to consider for a system to operate successfully, including the following:

- ✓ Sufficient land area (refer to County's Land Use Ordinance or Plumbing Code) – depending on water source, 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 successful 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.

See Agriculture section for each soil type found within the parcel boundary and relative septic compatibility. Soils on this site had the following potential septic system constraints: (steep slopes, poor filtering, and shallow depth to bedrock).

Based on Natural Resource Conservation Service (NRCS) Soil Survey map, the soil type(s) for the project is provided in the listed in the previous Agricultural Resource section. The main limitation(s) of this soil for wastewater effluent include:

-***poor filtering characteristics*** due to the very permeable nature of the soil, without special engineering will require larger separations between the leach lines and the groundwater basin to provide adequate filtering of the effluent. In this case, due to the limited availability of information relating to the poor filtering soil characteristic, the following additional information will be needed prior to issuance of a building permit: soil borings at leach line location showing that there is adequate separation or plans for an engineered wastewater system that shows how the basin plan criteria can be met.

--***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 basin plan criteria can be met will be required.

--***steep slopes***, where portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent. In this case, the proposed leach lines are on or located within close proximity of steep slopes where some potential of effluent daylighting exists. A registered

civil engineer familiar with wastewater systems, shall prepare an analysis that shows the location and depth of the leach lines will have no potential for daylighting of effluent.

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.

Based on the above discussion and information provided, the site appears to be able to design an on-site system that will meet CPC/Basin Plan requirements. 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 County Plumbing Code/ Central Coast Basin Plan, including any above-discussed information relating to potential constraints. 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?	☐	☐	☒	☐
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?	☐	☐	☒	☐
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e) Change rates of soil absorption, or amount or direction of surface runoff?	☐	☐	☒	☐
f) Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?	☐	☐	☒	☐
g) Involve activities within the 100-year flood zone?	☐	☐	☐	☒
QUANTITY				
h) Change the quantity or movement of available surface or ground water?	☐	☐	☒	☐
i) Adversely affect community water service provider?	☐	☐	☐	☒
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?	☐	☐	☒	☐
k) Other: _____	☐	☐	☐	☐

Water

Setting.

The proposed project is within the South Coast water planning area.

The project proposes to obtain its water needs from an on-site well. Based on available information, the proposed water source is not known to have any significant availability or quality problems. The project site is located within a designated energy and extractive resources area (EX Combining Designation) associated with oil extraction activities. The oil comes from the Edna member Dollie sands of the Pismo Formation. Given the location of an abandoned well on the subject property, it is likely that the project site also overlies this formation. Water wells located within this formation, or drilled through the formation may experience water quality issues due to naturally occurring hydrocarbons. At

the time of application for construction permits, water well quality tests will be required to ensure any contaminants are addressed and treated to meet residential water quality standards.

The topography of the project is gently sloping to moderately sloping. The closest creek from the proposed development is approximately 1 mile away. As described in the NRCS Soil Survey, the soil surface is considered to have low to moderateerodibility.

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? Pismo Creek Distance? Approximately 1 mile northeast

Soil drainage characteristics: Well drained to Somewhat Excessively 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 38,000 square feet 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 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).

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. Based on the proposed amount of water to be use and the water source, no significant impacts from water use are anticipated.

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?	☐	☐	☒	☐
b) Be potentially inconsistent with any habitat or community conservation plan?	☐	☐	☐	☒
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	☐	☐	☒	☐
d) Be potentially incompatible with surrounding land uses?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

Land Use

Setting/Impact.

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

1. LUO Section 22.14.040 – Energy and Extractive Resource Area

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.

Because the project is for a residential use within the Energy and Extractive Resource Area (EX) combining designation, a Minor Use Permit is required by ordinance. The land use permit requires that a mineral resource report be prepared and submitted to evaluate the extent and commercial value of the mineral resource on the site, the feasibility of extracting the resource within a reasonable period before construction of the use, and the feasibility of extracting the resource at the same time as the proposed use. This section also requires that a finding be made that the proposed use will not impair the continuing or expanded energy or extraction use. A mineral resource report was submitted that found the nearest oil wells were over a mile from the proposed residence and that the residence would not impair the existing or expanded oil field that is located along Price Canyon Road. Oil and gas production have not occurred on the subject property for over 20 years.

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

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?***	☐	☒	☐	☐
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:

Contacted	Agency	Response
☒	County Public Works Department	**Attached**
☐	County Environmental Health Services	**Not Applicable**
☐	County Agricultural Commissioner's Office	**Not Applicable**
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☐	Air Pollution Control District	**Not Applicable**
☐	County Sheriff's Department	**Not Applicable**
☐	Regional Water Quality Control Board	**Not Applicable**
☐	CA Coastal Commission	**Not Applicable**
☐	CA Department of Fish and Wildlife	**Not Applicable**
☒	CA Department of Forestry (Cal Fire)	**Attached**
☐	CA Department of Transportation	**Not Applicable**
☐	Community Services District	**Not Applicable**
☒	Other Building Division	**Attached**
☒	Other Division of Oil, Gas & Geothermal Resources (DOGGR)	**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.

☒ Project File for the Subject Application

County documents

- ☐ Coastal Plan Policies
- ☒ Framework for Planning (Coastal/Inland)
- ☒ General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements:
  - ☒ Agriculture Element
  - ☒ Conservation & Open Space Element
  - ☐ Economic Element
  - ☒ Housing Element
  - ☒ Noise Element
  - ☒ Parks & Recreation Element/Project List
  - ☒ Safety Element
- ☒ Land Use Ordinance (Inland/Coastal)
- ☒ Building and Construction Ordinance
- ☒ Public Facilities Fee Ordinance
- ☐ Real Property Division Ordinance
- ☒ Affordable Housing Fund
- ☐ Airport Land Use Plan
- ☒ Energy Wise Plan
- ☒ South County Area Plan/San Luis Bay Sub Area and Update EIR
- ☐ Design Plan
- ☐ Specific Plan
- ☒ Annual Resource Summary Report
- ☐ Circulation Study

Other documents

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

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

Biological Resource Assessment, Kevin Merk Associates, LLC, October 31, 2018

Mineral Resource Report, Oliveira Environmental Consulting, October 31, 2018

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

AE-1. **Prior to issuance of construction permits,** the applicant shall show on construction drawings, all night lighting directed down and into the development with no direct light visible from surrounding public roads and shall be installed as approved **prior to final inspection or occupancy**, whichever occurs first.

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. 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.

Biological Resources

BR-1. **At the time of application for grading permits and/or construction permits,** the applicant shall submit plans showing the location and diameter of all oak trees within 50 feet of proposed site disturbance. Removal of oak trees shall be avoided to the greatest extent feasible. All oak trees removed shall be replaced at a 4:1 ratio and all oak trees impacted shall be replaced at a 2:1 ratio.

BR-2. **Prior to issuance of construction permits**, the applicant shall submit a Spill Contingency Plan implementing Best Management Practices (BMPs) to minimize the potential for a fuel or oil leak or spill, and methods for containment and clean-up.

BR-3. **Prior to permit issuance**, the limits of grading and staging areas shall be clearly delineated on all construction plans, along with locations of sturdy, high-visibility fencing to be installed in the field at the boundary of the grading and staging areas. Staging areas shall be located outside of sensitive habitat areas and shall not be located immediately upslope from drainages or freshwater pond habitats (within 100 feet). No construction (including storage of materials) shall occur outside of these areas. Fencing shall remain in place until final inspection.

BR-4. **Prior to issuance of construction permits**, the applicant shall provide evidence that an educational program for all construction personnel on the site during the construction phase of the project has been conducted. This shall include the date, time and list of personnel involved in the training program.

BR-5. **Prior to site disturbance**, all trees to remain on-site that are within fifty feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone fenced. The outer edge of the tree root zone is 1-1/2 times the distance from the trunk to the drip line of the tree. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface.

BR-6. **Prior to site disturbance,** for the silvery legless lizard and coast horned lizard, a qualified biologist shall perform a survey to capture and relocate any silvery legless and/or coast horned lizards found within the construction areas during the survey. Any captured lizards shall be relocated to a suitable habitat area at least 100 feet from any proposed construction activities.

BR-7. **Prior to site disturbance,** for the American Badger, a survey shall be conducted at least two weeks prior to construction to determine if badgers are present within the construction area (including stockpile areas), along with appropriate mitigation measures if they are present. Inactive dens shall be excavated to prevent use by a badger during construction. Active dens shall be blocked to discourage use at least three days prior to commencement of construction activities. Once the den has been abandoned, the den shall be excavated to prevent future use.

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 Game (CDFG) for concurrence with the report. If nesting and/or breeding birds are found, appropriate mitigation measures shall be developed in consultation with the CDFG and the applicant shall adhere to these measures **during all construction activities on the site.**

BR-9. **Prior to final inspection of construction permits**, the applicant shall replace all impacted trees at a two-to-one ratio. Replanting shall be completed as soon as it is feasible while avoiding the summer months (e.g. irrigation water is available, grading done in replant area). Replanting may not occur in the open space area. Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, topsoil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer). Replacement oak trees shall be from one-gallon container sizes. All newly planted oak trees shall be maintained until successfully established and living. This shall include caging from animals (e.g., deer and rodents), periodic weeding and adequate watering (e.g., drip-irrigation system). 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.

BR-10. **Prior to final inspection,** the applicant shall stabilize all areas disturbed by construction activities through the use of a native erosion control seed mix. The mix shall be applied at an application rate of 25 pounds per acre. This measure shall be shown on construction plans **prior to issuance of construction permits.**

Date: January 30, 2019

DEVELOPER'S STATEMENT FOR
Santos Minor Use Permit
DRC2017-00079 / ED18-132

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

AE-1. **Prior to issuance of construction permits**, the applicant shall show on construction drawings, all night lighting directed down and into the development with no direct light visible from surrounding public roads and shall be installed as approved **prior to final inspection or occupancy**, whichever occurs first.

Monitoring: The Planning and Building Department shall verify compliance.

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. All dirt stock-pile areas should be sprayed daily as needed.

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

Biological Resources

B-1. **At the time of application for grading permits and/or construction permits,** the applicant shall submit plans showing the location and diameter of all oak trees within 50 feet of proposed site disturbance. Removal of oak trees shall be avoided to the greatest extent feasible. All oak trees removed shall be replaced at a 4:1 ratio and all oak trees impacted shall be replaced at a 2:1 ratio.

Monitoring: The Planning and Building Department, shall verify compliance.

BR-2. **Prior to issuance of construction permits,** the applicant shall submit a Spill Contingency Plan implementing Best Management Practices (BMPs) to minimize the potential for a fuel or oil leak or spill, and methods for containment and clean-up.

Monitoring: The Planning and Building Department, shall verify compliance.

BR-3. **Prior to permit issuance,** the limits of grading and staging areas shall be clearly delineated on all construction plans, along with locations of sturdy, high-visibility fencing to be installed in the field at the boundary of the grading and staging areas. Staging areas shall be located outside of sensitive habitat areas and shall not be located immediately upslope from drainages or freshwater pond habitats (within 100 feet). No construction (including

storage of materials) shall occur outside of these areas. Fencing shall remain in place until final inspection.

Monitoring: The Planning and Building Department, shall verify compliance.

BR-4. **Prior to issuance of construction permits,** the applicant shall provide evidence that an educational program for all construction personnel on the site during the construction phase of the project has been conducted. This shall include the date, time and list of personnel involved in the training program.

Monitoring: The Planning and Building Department, shall verify compliance.

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Monitoring: The Planning and Building Department, shall verify compliance.

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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 Game (CDFG) for concurrence with the report. If nesting and/or breeding birds are found, appropriate mitigation measures shall be developed in consultation with the CDFG and the applicant shall adhere to these measures during all construction activities on the site.

Monitoring: The Planning and Building Department, shall verify compliance.

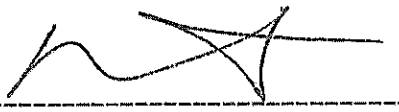
BR-9. Prior to final inspection of construction permits, the applicant shall replace all impacted trees at a two-to-one ratio. Replanting shall be completed as soon as it is feasible while avoiding the summer months (e.g. irrigation water is available, grading done in replant area). Replanting may not occur in the open space area. Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, topsoil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer). Replacement oak trees shall be from one-gallon container sizes. All newly planted oak trees shall be maintained until successfully established and living. This shall include caging from animals (e.g., deer and rodents), periodic weeding and adequate watering (e.g., drip-irrigation system). 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.

Monitoring: The Planning and Building Department, shall verify compliance.

BR-10. Prior to final inspection, the applicant shall stabilize all areas disturbed by construction activities through the use of a native erosion control seed mix. The mix shall be applied at an application rate of 25 pounds per acre. This measure shall be shown on construction plans prior to issuance of construction permits.

Monitoring: The Planning and Building Department, shall verify compliance.

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.



FEB 2, 2019

Signature of Owner(s) Date

RICK SANTOS

COUNTY OF SAN LUIS OBISPO
Department of Public Works
Wade Horton, *Director*

REFERRAL

Date: December 15, 2017

To: Stephanie Fuhs, Project Planner

From: Glenn Marshall, Development Services

Subject: Public Works Comments on DRC2017-00079 Santos MUP, West Ormonde Rd., Arroyo Grande, APN 044-301-024

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

1. Provide evidence of legal access over adjacent parcel owned by PG&E (044-301-025).

Public Works Comments:

A. The proposed project is within a drainage review area. Drainage plan is required and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 22.52.110 or 23.05.040 of the Land Use Ordinance prior to future submittal of development permits.

B. This project is not a regulated project as it appears to not meet the applicability criteria for Storm Water Management (it is located outside a stormwater management area). Therefore, no Storm Water Control Plan is required.

Recommended Project Conditions of Approval:

Access

1. **At the time of application for construction permits,** the applicant shall submit an application, fee and plans to the Department of Public Works to secure an Encroachment Permit to reconstruct the existing access driveway in accordance with County Public Improvement standards B-1 (rural driveway) and A-5 (driveway sight distance).

2. **At the time of application for construction permits,** the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire standards and specifications back to the nearest public maintained roadway.

3. **Prior to occupancy or final inspection,** all public improvements have been reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.

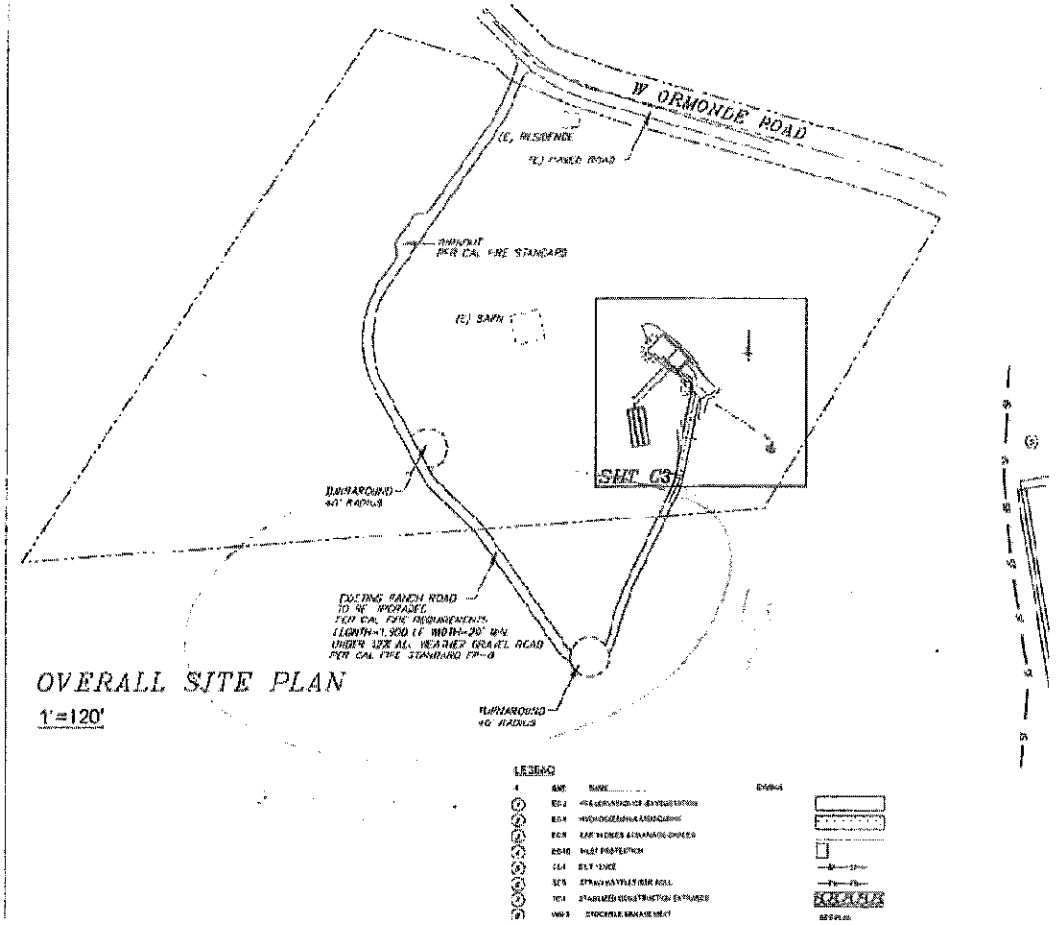
4. **On-going condition of approval (valid for the life of the project),** the property owner shall be responsible for operation and maintenance of public road frontage landscaping and maintaining County driveway sight distance standards in a viable condition and on a continuing basis into perpetuity.

Drainage

5. **At the time of application for construction permits,** the applicant shall submit complete drainage plans for review and approval in accordance with Section 22.52.110 (Drainage) or 23.05.040 (Drainage) of the Land Use Ordinance.

6. **At the time of application for construction permits,** the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.

G:\Development_DEVSERV Referrals\Land Use Permits\MUP\DRC2017\DRC2017-00079 Santos MUP Arroyo Grande.docx
UPDATED: February 4, 2019


W. ORMONDE ROAD
(E) RESIDENCE
(E) PONDS (TYP)
(E) BARN
SHT C3
TURNAROUND
EXISTING PAVED ROAD
OVERALL SITE PLAN
1"=120'

RE: DRC2017-00079 SANTOS, South County E-Referral, Minor Use Permit, San Luis Obispo

Sanderson, Brandon@Wildlife <Brandon.Sanderson@wildlife.ca.gov>

Tue 2/13/2018 4:00 PM

To:Stephanie Fuhs <sfuhs@co.slo.ca.us>;

Thanks Stephanie.

CDFW recommends that appropriately timed floristic surveys be conducted to determine the presence or absence of these sensitive species prior to Project approval and should follow the guidelines developed by the Department (DFG, 2009, available on line at:
https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959&inline=1)
and the United States Fish and Wildlife Service (USFWS) (USFWS, 2000, available on line at:
http://www.fws.gov/ventura/docs/species/protocols/botanicalinventories.pdf.
Repeated floristic surveys should be conducted by a qualified botanist multiple times during the appropriate floristic period(s) in order to adequately assess the potential Project-related impacts to rare plant species. In addition, the reference sites visited need to be documented and should be in the same vicinity of the proposed Project site and contain known populations of all the special status species that have the potential to occur on the Project site. The best reference site for this Project is located adjacent to the proposed Project along Ormonde Rd.

-Brandon

Brandon Sanderson
Environmental Scientist
Habitat Conservation Planning
California Department of Fish & Wildlife
3196 S. Higuera St., Suite A
San Luis Obispo, CA 93401
805-594-6141
Brandon.Sanderson@wildlife.ca.gov
http://www.wildlife.ca.gov/

From: Stephanie Fuhs [mailto:sfuhs@co.slo.ca.us]
Sent: Tuesday, February 13, 2018 3:52 PM
To: Sanderson, Brandon@Wildlife <Brandon.Sanderson@wildlife.ca.gov>
Subject: Re: DRC2017-00079 SANTOS, South County E-Referral, Minor Use Permit, San Luis Obispo

Hi Brandon,
Thanks for the e-mail. I have requested a biological report for this project and can forward it to you once I receive it (probably later this spring/early summer).

Stephanie Fuhs
Planner
County of San Luis Obispo Planning and Building Department
976 Osos Street, Room 300
San Luis Obispo, CA 93408

(805) 781-5721
http://www.sloplanning.org

"How we treat our land, how we build upon it, how we act toward our air and water will in the long run tell what kind of people we really are." Laurance S. Rockefeller

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From: Sanderson, Brandon@Wildlife <Brandon.Sanderson@wildlife.ca.gov>
Sent: Tuesday, February 13, 2018 3:14:15 PM
To: Stephanie Fuhs
Subject: RE: DRC2017-00079 SANTOS, South County E-Referral, Minor Use Permit, San Luis Obispo

Stephanie,
I just came across this project referral.
Have any biological studies been conducted for this site?
There is the potential for the State listed Rare Pismo clarkia to be located onsite and therefore biological resources should be evaluated appropriately. If "take" of Pismo clarkia is proposed as a result of the Project an Incidental Take Permit from the CDFW to authorize "take" shall be warranted.

Thank you,

-Brandon

Brandon Sanderson
Environmental Scientist
Habitat Conservation Planning
California Department of Fish & Wildlife
3196 S. Higuera St., Suite A
San Luis Obispo, CA 93401
805-594-6141
Brandon.Sanderson@wildlife.ca.gov
http://www.wildlife.ca.gov/

From: Mail for PL_Referrals Group [mailto:plreferrals@co.slo.ca.us]
Sent: Tuesday, December 12, 2017 3:22 PM
To: Stephanie Fuhs <sfuhs@co.slo.ca.us>
Subject: DRC2017-00079 SANTOS, South County E-Referral, Minor Use Permit, San Luis Obispo

County of San Luis Obispo
Department of Planning & Building

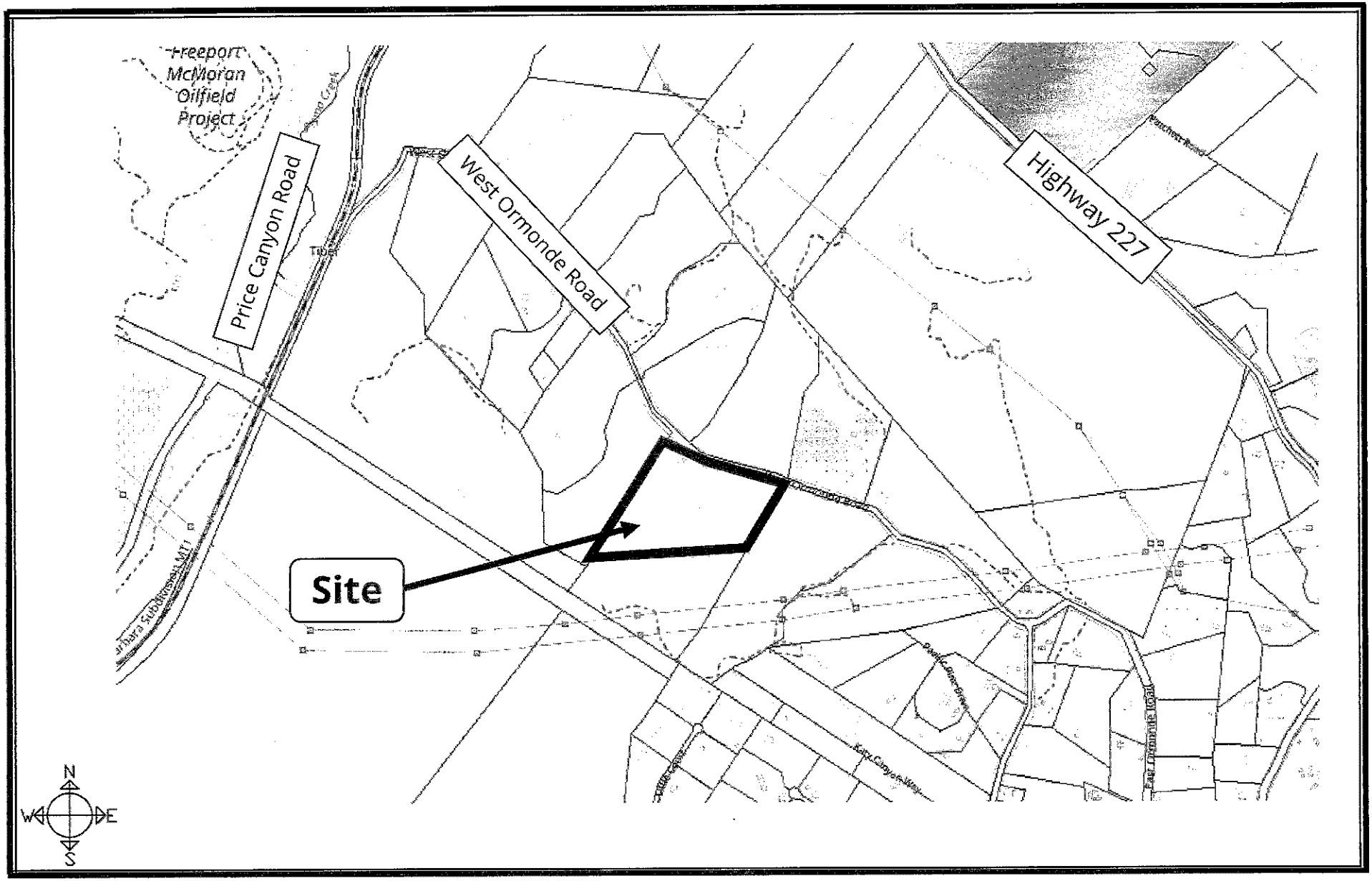
DRC2017-00079 SANTOS, South County E-Referral, Minor Use Permit, San Luis Obispo
APN(s): 044-301-024

This application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.

DIRECT LINK to SANTOS Referral Package

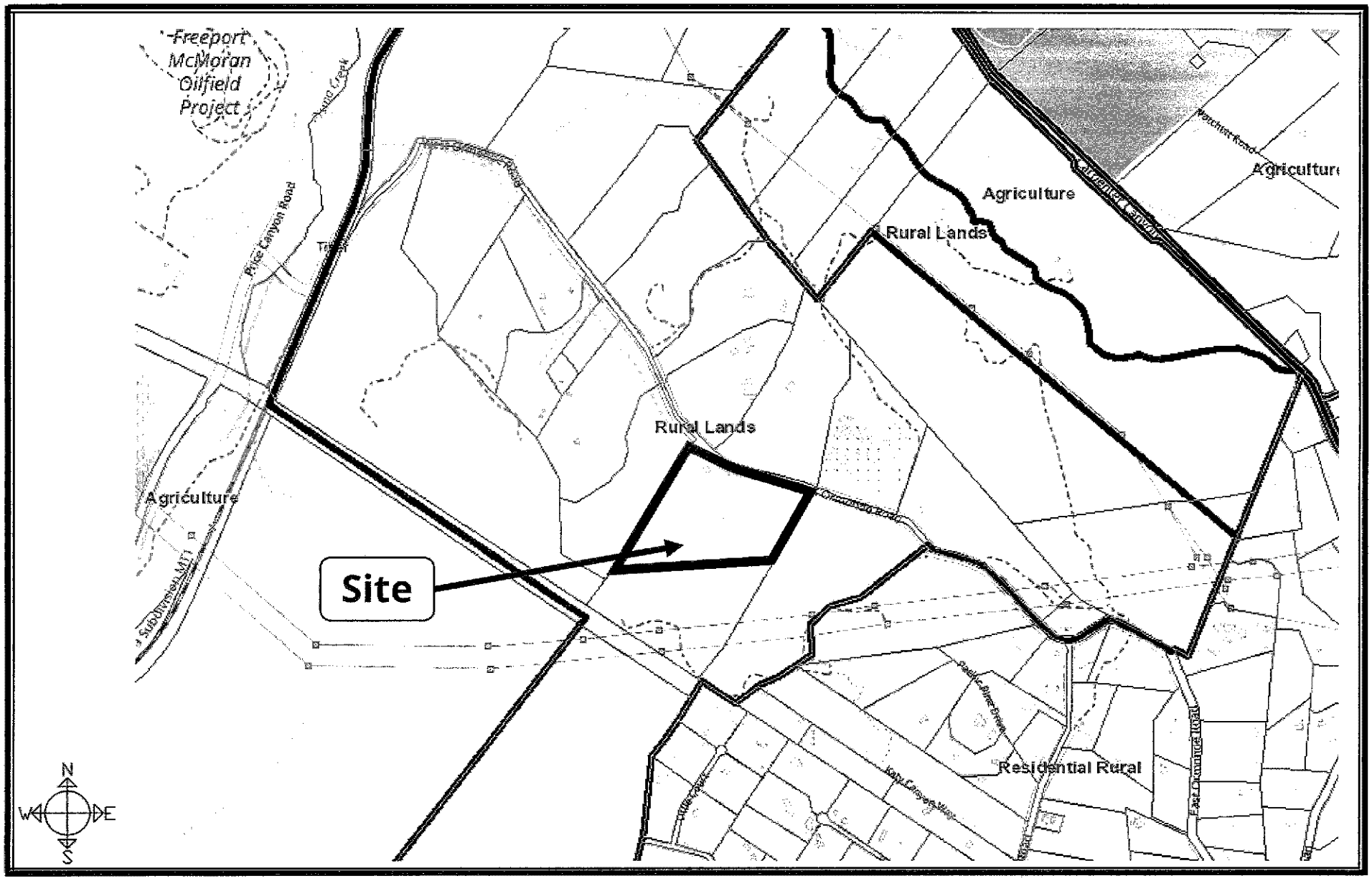
Link to webpage for all referral packages on new website (07/26/2017 and later):
http://www.slocounty.ca.gov/Departments/Planning-Building/Forms-Documents/Informational/Planning-Referrals.aspx

Link to Archive Referrals: http://archive.slocounty.ca.gov/planning/referrals.htm



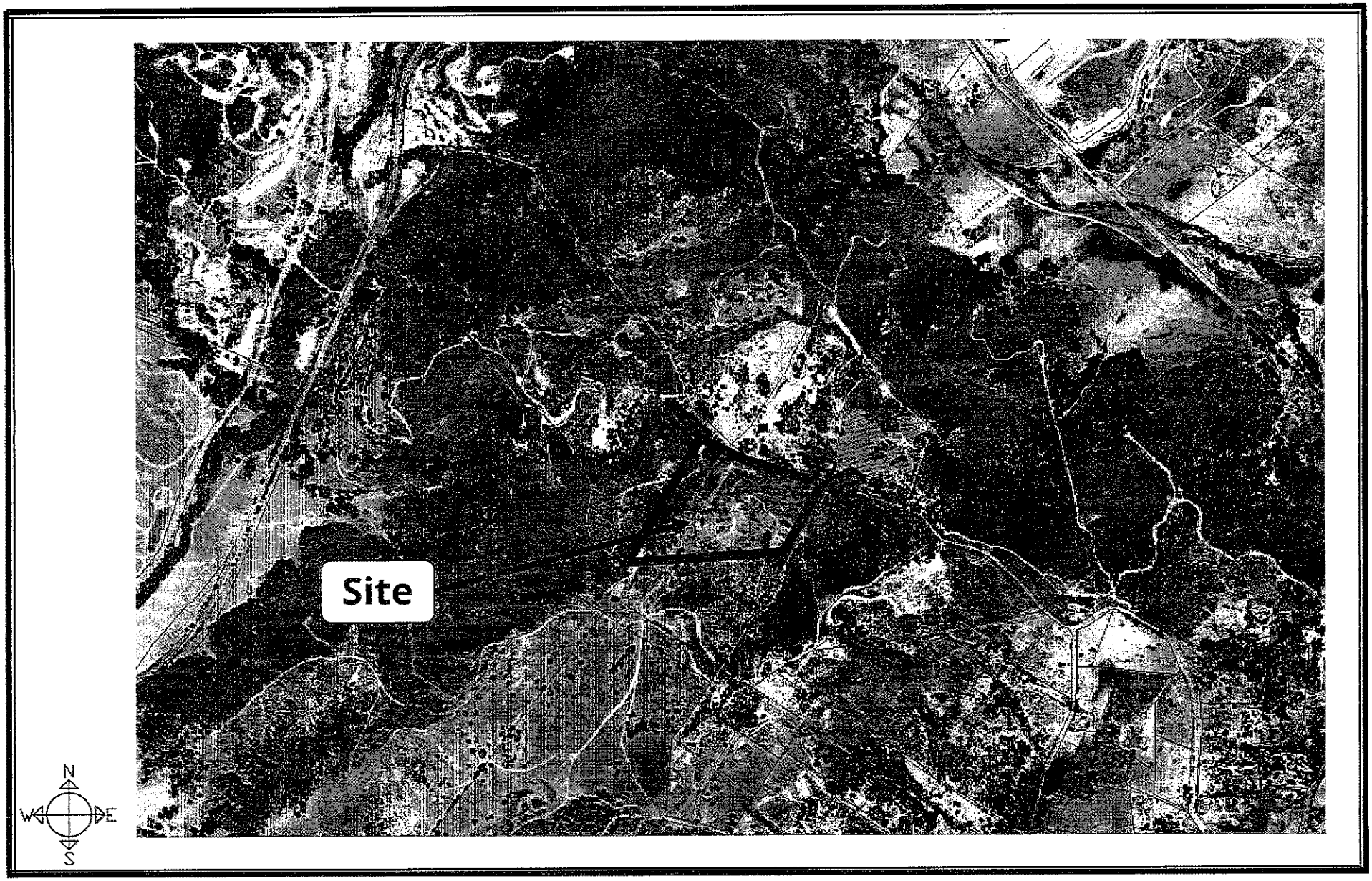
COUNTY OF SAN LUIS OBISPO

Vicinity Map
DRC2017-00079 Santos



COUNTY OF SAN LUIS OBISPO

Land Use Category Map
DRC2017-00079 Santos

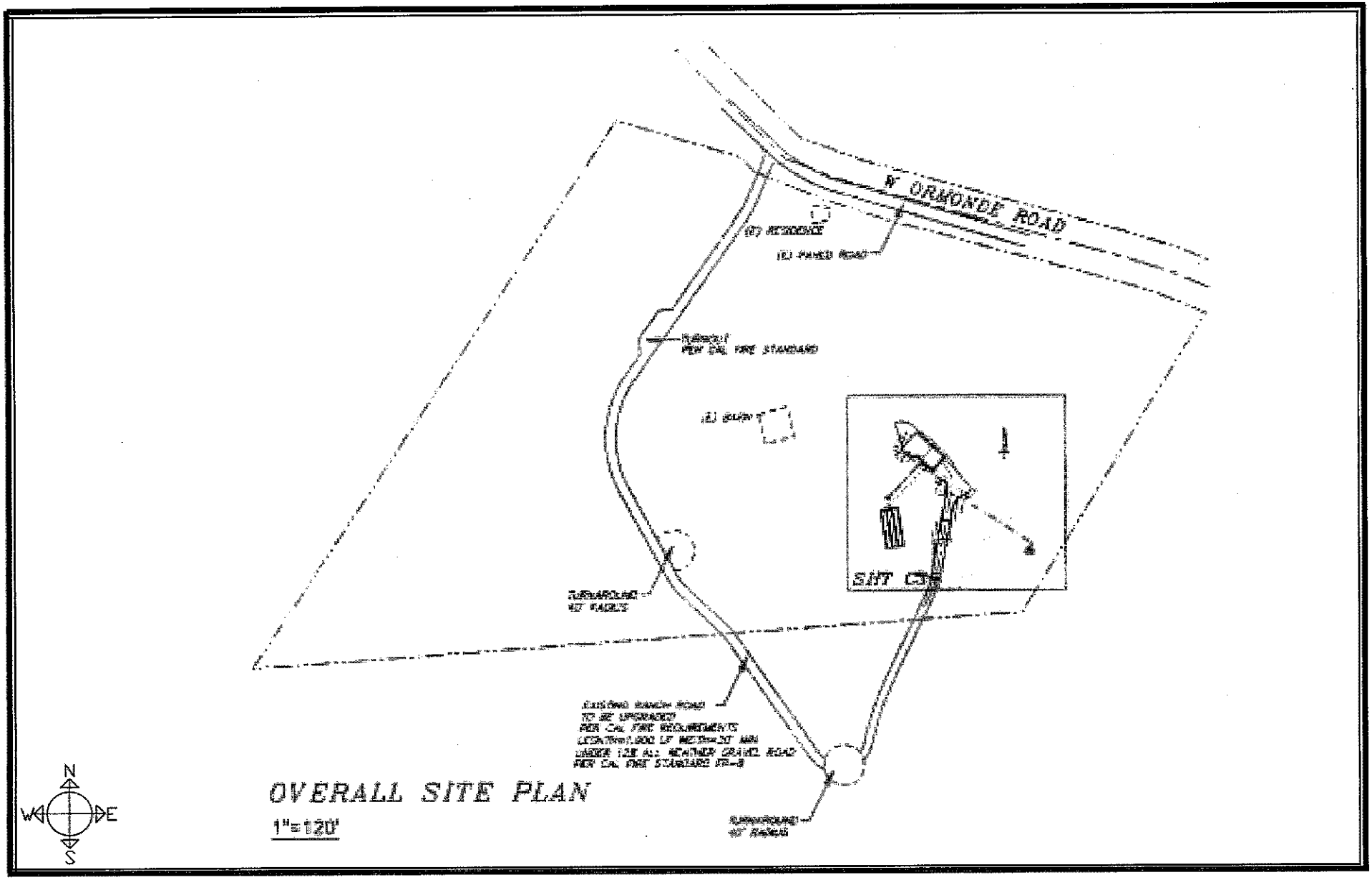


COUNTY OF SAN LUIS OBISPO

Aerial
DRC2017-00079 Santos

COUNTY OF SAN LUIS OBISPO

Aerial
DRC2017-00079 Santos



COUNTY OF SAN LUIS OBISPO

Site Map
DRC2017-00079 Santos