COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

Initial Study – Environmental Checklist

PLN-2039
04/2019

Project Title & No. (Desimone) Minor Use Permit / Coastal Development Permit ED19-305 (DRC2019-00125)

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

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

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

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

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

Prepared by (Print)	Signature	Date
Katie Nall	Digitally signed by Katie Nall DN: C=US, E=kinall@co.slo.ca.us, O=County of San Luis Obispo, OU="Planning and Building ", CN=Katie Nall Reason: I am the author of this document Date: 2020.01.13 15:00:45-08'00'	
Kerry Brown	Digitally signed by Kerry Brown DN: C=US, E=kbrown@co.slo.ca.us, O=County of San Luis Obispo, OU=Planning and Building, CN=Kerry Brown Reason: I have reviewed this document Date: 2020.01.13 15:34:10-08'00'	
Reviewed by (Print)	For Steve McMasters, Principal Environmental Specialist Signature	Date

Initial Study – Environmental Checklist

Project Environmental Analysis

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

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

A. Project

DESCRIPTION: Request by Pat Desimone for a Minor Use Permit / Coastal Development Permit (DRC2019-00125) to allow for the construction of a new 2,030-square-foot single-family residence, an attached 855-square-foot 3-car garage, and a 525-square-foot guesthouse above the garage. The project will result in the disturbance of approximately 9,316 square feet of the 42,689-square-foot parcel. The proposed project within the Residential Suburban land use category and is located at 2049 Andre Street, approximately 700 feet south of Nipomo Ave., in the community of Los Osos, in the Estero planning area.

ASSESSOR PARCEL NUMBER(S): 074-413-017

Latitude: 35° 18 ' 42.4 " N **Longitude:** 120 ° 49 ' 8.7 " W **SUPERVISORIAL DISTRICT #** 2

B. Existing Setting

Plan Area: Estero **Sub:** **Comm:**

Land Use Category: Residential Suburban

Combining Designation: Archaeologically Sensitive Area

Parcel Size: 1 acres

Topography: Gently sloping

Vegetation: Non-native grassland, Coast Live Oak Woodland, Chaparral, Coastal scrub

Existing Uses: Undeveloped

Surrounding Land Use Categories and Uses:

North: Residential Suburban; Single-Family Residences ***East:*** Residential Suburban; Single-Family Residences

South: Residential Suburban; Single-Family Residences ***West:*** Residential Suburban; Single-Family Residences

C. Environmental Analysis

The Initital Study Checklist provides detailed information about the environmental impacts of the proposed

project and mitigation measures to lessen the impacts.

Initial Study – Environmental Checklist

I. AESTHETICS

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

Setting

The project site is located on a 1-acre parcel in the Creekside Area within the unincorporated community of Los Osos in San Luis Obispo County. The community of Los Osos is located where the Los Osos Valley meets the Pacific Ocean, south of Morro Bay and the Morro Bay Estuary. Because of the project's location in the Los Osos Valley, the project site cannot be seen from any public streets with the exception of Andre Avenue.

The surrounding lots are located within the Residential Suburban land use category and are developed under private ownership with existing single-family residences. These surrounding lots are generally well-vegetated with native chaparral. Patterns of native and non-native vegetation can be seen surrounding the site. An existing coast live oak tree and chaparral on the site provide vegetative screening for the proposed location of the new single-family residence from much of Andre Street.

The project site is densely vegetated, with the proposed residence location utilizing a bare spot in the rear of the property. Scattered coast live oak tree, morro manzanita, coastal scrub, and central maritime chaparral are scattered throughout the site.

Discussion

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

A scenic vista is generally defined as a high-quality view displaying good aesthetic and compositional values that can be seen from public viewpoints. Some scenic vistas are officially or informally designated by public agencies or other organizations. A substantial adverse effect on a scenic vista would occur if the project would significantly degrade the scenic landscape as viewed from public roads or other public areas. A proposed project's potential effect on a scenic vista is largely dependent upon the degree to which it would complement or contrast with the natural setting, the degree to which it would be noticeable in the existing environment, and whether it detracts from or complements the scenic vista.

The project site is located in a residential area accessed from Andre Avenue, which serves as the primary public view of the project site. The project vicinity is characterized by residential development and is not officially or informally designated as a scenic vista. The height of the single-family residence is proposed at 27 feet. Due to the existing residential development and vegetation, the project would not be visible from surrounding roads. The proposed single-family residence is consistent with the character of surrounding residential neighborhood because the residence has been designed to comply with the Estero area plan and Title 23 standards, for height and setback requirements. Therefore, the single-family residence will be aesthetically compatible with the surrounding area and impacts to the visual character of the area would *be less than significant*.

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

The project site is not located along nor is visible from a designated state scenic highway or eligible state scenic highway. Therefore, the project would not result in substantial damage to scenic resources within a state scenic highway, and there would be no impact.

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

The project site is located within an urbanized area of Los Osos. The proposed project is a single-family residence with a guesthouse and garage, in a Residential Suburban land use category. These are permitted uses within Residential Suburban land use categories. The proposed project uses similar materials as the surrounding residences. Because the proposed project will be compatible with the residential setting, impacts to the quality of the visual character of the area would be *less than significant.*

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

The project is located on a portion of the parcel that is shielded from public views due to existing topography and vegetation. Additionally, the project is small in nature and is not expected to produce substantial amount of light. Due to these factors, it is unlikely that the project would have any substantial adverse effect on day or nighttime views through the creation of substantial light or glare. The County's Land Use Ordinance, Title 23 (Section 23.04.320) prohibits light or glare which is

transmitted or reflected in a concentration or intensity that is detrimental or harmful to persons, or that interferes with the use of surrounding properties or streets. Therefore, impacts would be *less than significant*.

Conclusion

The project is not expected to have any adverse effects on the visual quality of the site or its surroundings, including any scenic vistas or resources. Additionally, the project would not substantially degrade the existing visual character or create a new source of substantial light or glare.

Mitigation

There is no evidence that measures above what will already be required by ordinance or codes are needed. Therefore, impacts would be less than significant.

Sources

See Exhibit A.

II. AGRICULTURE AND FORESTRY RESOURCES

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
(a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
(b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒

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		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
(d)	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
(e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Setting

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

Land Use Category: Residential Suburban

State Classification: Not Prime Farmland

Historic/Existing Commercial Crops: None

In Agricultural Preserve? No

Under Williamson Act contract? No

Based on the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) and the San Luis Obispo County Important Farmland Map (DOC 2019), the project site does not support Prime Farmland. The project site and surrounding areas are zoned Residential Suburban and do not support active agriculture and are not under a Williamson Act contract or County Agricultural Preserve. The project site is underlain by the following soil type:

Baywood fine sand (2-9% slopes). This gently rolling sandy 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. The soil is considered Class VII (non-irrigated) and Class is not rated (irrigated).

Discussion

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

The proposed project area is not underlain by soils classified as Prime Farmland, Unique Farmland, or as Farmland of Statewide Importance by the FMMP. The area is a predominately non-agricultural

area with no agriculture activities occurring on the property or immediate vicinity. Therefore, impacts to these farmland classifications would be *less than significant*.

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

The subject property is not currently subject to a Williamson Act contract, therefore there is *no impact.*

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

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

The project site is not zoned for forest land, timberland, or Timberland Protection, and is not listed as Private Timberland or Public Land with Forest by the CDFW. There is no forest land onsite, and the proposed project would have *no impacts* to forest and timberland.

(e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

As listed above in impact threshold a, the construction and use of the single-family residence would not affect Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or forest land. As noted in impact threshold c-d, the project site is not located on or near any areas zoned for forest land, timberland, and are not listed as Private Timberlands or Public Lands with Forests by the CDFW. The proposed project would not result in the conversion of Farmland or forest land to non-agricultural or non-forest use, therefore *no impact*.

Conclusion

The project is located in a predominantly non-agricultural area with no agricultural activities occurring on the property or immediate vicinity. Therefore, impacts to agricultural resources would be *less than significant.*

Mitigation

There is no evidence that measures above what will already be required by ordinance or codes are needed. Therefore, impacts would be less than significant.

Sources

See Exhibit A.

III. AIR QUALITY

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

Setting

The project site is located in the South Central Coast Air Basin (SCCAB) under the jurisdiction of the San Luis Obispo County Air Pollution Control District (SLOAPCD). The SLOAPCD has developed and updated a CEQA Air Quality Handbook (2012) and clarification memorandum (2017) 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 SLOAPCD).

Use of heavy equipment and earth moving operations during project construction can generate fugitive dust and engine combustion emissions that may have substantial temporary impacts on local air quality and climate change. Operational impacts are focused primarily on the indirect emissions (i.e., motor vehicles) associated with residential, commercial and industrial development. General screening criteria used by the SLO County APCD to determine the type and scope of projects requiring an air quality assessment, and/or mitigation, is presented in Table 1-1 of the CEQA Air Quality Handbook.

Sensitive receptors are people that have an increased sensitivity to air pollution or environmental contaminants, such as the elderly, children, asthmatics, and others who are at a heightened risk of negative health outcomes due to exposure to air pollution. Some land uses are considered more sensitive to changes in air quality than others, due to the population that occupies the uses and the activities involved. Sensitive receptor locations include schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residences. The nearest sensitive receptors are the neighboring residences to the north, west, and south of the project (APNs 074-413-016, 074-413-005, & 074-413-018).

Discussion

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

As proposed, the project would result in the disturbance of approximately 9,316 square feet, including the residence, septic location, leach lines, and driveway. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project is within close proximity to three single-family residences to the north, west, and south of the project site, which are considered sensitive receptors. However, the project would be moving less than 1,200 cubic yards/day of material and would disturb less than four acres of area, and therefore would be below the general thresholds triggering construction-related mitigation. From an operational standpoint, based on Table 1-1 of the CEQA Air Quality Handbook (2012), the project would not exceed operational thresholds triggering mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. Therefore, impacts related to conflicts with and obstruction of implementation of the applicable air quality plan would be *less than significant.*

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

San Luis Obispo County is currently designated as nonattainment status for federal ozone, state ozone, and state PM_{10} standards. With regards to federal ozone standards, only the eastern portion of the county is designated nonattainment. Therefore, impacts related to a cumulatively considerable net increase of a criteria pollutant would be *less than significant.*

(c) Expose sensitive receptors to substantial pollutant concentrations?

The project site is generally surrounded by residences. As stated above, the project would result approximately 9,316 square feet of site disturbance and minimal grading for the construction portion of the project, once constructed, the single-family residence will not produce substantial air pollutant concentrations. The project would not result in substantial air pollutant concentrations within close proximity to a sensitive receptors and impacts would be *less than significant.*

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

The project would not result in the generation of other emissions such as those leading to odors, and will not expose a substantial number of people to other emissions produced from the project site. Therefore, *no impacts* would occur.

Conclusion

The project is consistent with the County Clean Air Plan and would not result in cumulatively considerable emissions of any criteria pollutant for which the County is in non-attainment. The project would not expose sensitive receptors to substantial pollutant concentrations or result in other emissions adversely affecting a substantial number of people. Therefore, the project would not result in significant adverse impacts related to Air Quality.

Mitigation

No mitigation measures above ordinance requirements are necessary.

Sources

See Exhibit A.

IV. BIOLOGICAL RESOURCES

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

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Setting

The project site is on a vacant lot in the community of Los Osos. The area experiences a coastal Mediterranean climate characterized by long, dry summers and short, wet, mild winters. Fog is common during the late spring and summer months and moderate summer temperatures. The parcel is found within an area of rolling, stabilized, pre-flandrian aged dunes located at the southern end of the Morro Bay Estuary. The site is gently sloping at approximately 131 feet above mean sea level with surface soils consisting of well-drained sandy loam in the Baywood fine sand (2 – 9% slopes). No streams, rivers, or drainages occur on the subject parcel, but the Morro Bay Estuary is located approximately 0.6 miles north of the site and Los Osos Creek and an associated tributary is approximately 2000 feet east and 866 feet west respectively. The property is bordered on all sides by single-family residences and associated development consistent with the semi-rural setting of the area. The residences in the neighborhood include landscape areas and patches of native vegetation. The subject parcel is dominated by coast live oak trees, maritime chaparral, and veldt grass. The project including the residence, decomposed granite driveway, two leach fields, and associated hardscaped areas immediately adjacent to the residence would result in the disturbance of approximately 9,316 square-feet, approximately 22% of the site, including 3,614 cubic yards of cut and 2,877 cubic yards of fill.

A biologist from Ecological Assets Management, LLC (EAM) preformed a botanical resources survey on the project site and prepared a Botanical Resources Survey Report (EAM, August 2019). The site is dominated by Coast Live Oak Woodland, Non-native annul grassland, Central Maritime Chaparral, and Coastal Scrub Habitats on Baywood fine sand (2% - 9%). Based on the latest California Diversity Database (CNDDB), and other biological references, 71 Special Status Species were identified within a 5-mile radius of the project site. Of those, 22 species are known to occur within sandy soils and coastal scrub habitat, similar to that located on the subject parcel. Only two, Morro Manzanita and Kellogg's Horkelia were observed during the botanical survey (EAM, August 2019).

Morro manzanita (Arctostaphylos morroensis) is an evergreen shrub and is found on sandy loam soils in chaparral (maritime), cismontane woodland, coastal dunes, and coastal scrub habitats between the 5 and 205-meter elevation (15 to 675 feet). The typical blooming period is December-March. The Morro manzanita is considered rare by CNPS (List 1B, RED 2-3-3) and federally threatened.

Kellogg's horkelia (Horkelia cuneata var. sericea) is a perennial herb and is found on sandy or gravelly soils in closed cone coniferous forest, chaparral and coastal scrub habitats (Tibor 2001) at elevations between 10 and 200 meters (30 ft to 660 ft). The typical blooming period is April-September. The Kellogg's horkelia is considered extremely rare by CNPS (List 1B, 3-3-3).

Twenty-six (26) Morro Manzanita were observed on the parcel. The proposed project will impact nine (9) manzanita trees. Coast Live Oak trees covered approximately 15,746 square feet of oak woodland habitat on

the parcel. No oak trees are proposed to be removed as a result from the project, but five (5) oak trees will be impacted from grading activities and limb removal. Seventeen (17) distinct clumps and individual Kellogg's Horkelia were observed on the parcel but located outside of the development location.

Morro Shoulderband Snails (MSS) are a member of the land snail family Helminthoglyptidae and are found in association with sandy soils of coastal dune and coastal sage scrub communities near Morro Bay. MSS can be found in native and nonnative habitats and are routinely observed in disturbed areas throughout Los Osos. MSS require shelter to avoid desiccation; therefore, MSS are closely associated with plants and debris that exhibit dense cover and ample contact with the ground. Plants that MSS are often found in association with include mock heather (Ericameria ericoides), seaside golden yarrow (Eriophyllum staechadifolium), deerweed (Acmispon glaber), sand almond (Prunus fasciculata), horkelia (Horkelia cuneate), and ice plant. Other plants that commonly occur in areas occupied by this species include black sage (Salvia mellifera), dune buckwheat (Eriogonum parvifolium), California sagebrush (Artemisia californica), dune lupine (Lupinus chamissonis), veldt grass (Ehrharta calycina), and California croton (Croton californicus). On December 15, 1994, USFWS listed MSS as an endangered species under the Federal Endangered Species Act (FESA).

In a 2013 survey of the site (SWCA Environmental Consultants, August 2013), 2 live Morro Shouldband Snails and several empty shells were observed on the project site. Morro Shoulderband Snail (MSS), is a terrestrial invertebrate and is federally listed as endangered. This species is restricted to the coastal strand and coastal sage scrub habitats in the immediate vicinity of Morro Bay. Project development may have direct and indirect impacts to the MSS. Direct impacts include being struck by equipment, being stepped on by crew members, or uncovered and left in the sun. Indirect impacts could result from degrading MSS habitat from project construction and operation. Construction of the project will disrupt 0.355 acres of low quality MSS habitat and 0.025 acres of moderate quality habitat.

Discussion

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

Construction of the project will disrupt 0.35 acres of low quality Morro Shouldband Snail habitat and 0.025 acres of moderate quality habitat. There is a potential for construction activities to have direct and indirect impacts on MSS habitat. The applicant provided an Incidental Take Permit (ITP) from the United States Department of the Interior Fish and Wildlife Service dated October 11, 2019. The authorization granted by the ITP is subject to, and in compliance with the Habitat Conservation Plan (HCP) prepared for the project. The HCP outlines the potential impact to the MSS. The ITP authorizes the take of individual MSS in the form of capture of up to 25 adults or juveniles and injury or mortality of up to 5 adults or juveniles in association with activities covered under the HCP for the duration of the 10-year permit (expiring October 11, 2028).

Morro manzanita is listed as a federally threatened species and also listed by the CNPS with a Rare Plant Rank as a 1B.1 (Rare, threatened, or endangered in California and elsewhere). The proposed project will remove nine (9) Morro manzanita. A restoration plan has been prepared to mitigate the loss and impacts of the species (EAM, LLC, October 2019).

Kellogg's horkelia is listed by the CNPS with a Rare Plant Rank of 1B.1 (Rare or endangered in California and elsewhere; seriously endangered in California). Per the botanical resources survey report (EAM,

LLC, August 2019), Kellogg's horkelia will not be impacted from the proposed project, therefore no mitigation is necessary.

It is expected that construction activities will have a potential to result in impacts to Morro manzanita and a take of MSS habitat. Implementation of the Morro manzanita restoration plan (EAM, LLC, August 2019), and the Habitat Conservation Plan (Phillips, September 2017) and its associated mitigation measures will lower impacts to MSS to a *less than significant with mitigation*.

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

Based on the results of the botanical resources survey (EAM, August 2019), nine (9) Morro manzanita plants will be removed and five (5) coast live oak trees will be impacted. Kellogg's Horkelia will not be impacted because of the location of the proposed development. Moro Manzanita trees have a required mitigation replacement ratio of 5:1. Therefore, removal of 9 trees would require a total of 45 replacement manzanita trees to be planted on the site. Coast Live Oak trees have a 2:1 replacement ratio, therefore these impacts will require 10 replacement oak trees to be planted on the site. Based on County requirements, the proposed impacts to coast live oak trees will not require an oak woodland management plan to be prepared.

The report provides additional mitigation measures for special status species during project construction. These mitigation measures have been included in the project construction.

A Morro Manzanita and Oak Tree Restoration Plan was prepared by EAM on October 9, 2019. This restoration plan will mitigate project-related impacts to the 9 Morro manzanita and 5 coast live oak trees on the subject parcel with new plantings being planted on-site within an approximate 6,100 square foot area designated as the "Restoration Areas" (See Figure XX). In addition, this restoration plan will also protect the remaining Morro manzanita and coast live oak trees within the adjacent portions of the subject parcel. The plan outlines a monitoring program which will be performed annually for five years to determine the establishment and continued success of the Morro manzanita and coast live oak plantings. Implementation of this restoration plan and additional measures outlined in Appendix B, impacts to special status botanical species will *be less than significant with mitigation*.

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

No streams, rivers, or drainages occur on the subject parcel. The site lies within a watershed area that drains directly into the Morro Bay Estuary approximately 0.6 miles north and Los Osos Creek and an associated tributary is approximately 2000 feet east and 866 feet west respectively. The area does not contain any known wetland habitats. Therefore, impacts on state or federally protected wetlands are expected to be *less than significant*.

(d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

The project has the potential to substantially interfere with the habitat of the Morro Shoulderband Snail, however, through the habitat conservation plan's proposed mitigation measures and with the Incidental Take Permit, this interference will be minimized to a *less than significant impact with mitigation*.

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

Based on the results of the botanical resources survey, nine (9) Morro manzanita plants will be removed and five (5) coast live oak trees will be impacted. Moro Manzanita trees have a County required mitigation replacement ratio of 5:1. Coast Live Oak trees have a 2:1 replacement ratio (for indirect impacts). The County of San Luis Obispo's oak management plan requires mitigation for removal of 10% or more of the oak woodland canopy, or removing more than 10 oak trees. Based on County requirements, the proposed impacts to coast live oak trees will not require an oak woodland management plan to be prepared. These impacts are proposed to be mitigated through the Morro Manzanita and Coast Live Oak Restoration Plan (EAM, October 2019). With implementation of this plan, impacts to manzanita and oak trees will be *less than significant with mitigation*.

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

Los Osos does not currently have an adopted Habitat Conservation Plan relating to the identified special status species on the parcel. The applicant has provided a Habitat Conservation Plan for the proposed Single-Family Residential Development Project, to mitigate impacts on the Morro Shouldband Snail. Therefore, the project will have *no impact* on any adopted conservation plans in the area.

Conclusion

Project related activities are expected to impact Morro manzanita, coast live oak trees, and Morro Shoulderband Snail habitat. The applicant has provided a Morro Manzanita and Oak Tree Restoration Plan to establish a methodology to mitigate project-related impacts to the 9 Morro manzanita and 5 coast live oak trees. The plan details monitoring and restoration efforts and the success of all new planting on the parcel for a period of five years to confirm successful establishment. The applicant also provided a Habitat Conservation Plan for the Morro Shoulderband Snail. The HCP outlines how on-going project activity and conservation efforts will be monitored and provides minimization and mitigation measures. An Incidental Take Permit provided by the United States Department of the Interior Fish and Wildlife Service includes additional measures. These mitigation measures are listed in detail in Exhibit B Mitigation Summary Table. Implementation of identified mitigation measures would reduce potential biological impacts to less than significant.

Mitigation

BIO-1 The authorization granted by the Initial Take Permit is subject to, and in compliance with the Habitat Conservation Plan, Single-Family Residential Development Project, 2049 Andre Avenue (APN 074-413-017), Los Osos, California (HCP; Phillips 2017). This permit and its supporting HCP are binding upon the Permittee and/or any authorized officer, employee, contractor, or agent conducting permitted activities.

BIO-2 The Permittee is authorized under the federal Endangered Species Act of 1973, as amended (Act), to incidentally take (in the form of capture, injure, or mortality) the federally endangered Morro Shoulderband Snail (Helminthoglypta Walkeriana) within the following area: the parcel legally described as County of San Luis Obispo Assessor Parcel Number 074-413-017 and physically located at 2049 Andre Avenue in Los Osos, San Luis Obispo County, California to the extent that the take would otherwise be prohibited under section 9 of the Act and its implementing regulations or pursuant to a rule promulgated under section 4(d) of the Act.

Take of individual Morro Shoulderband Snails is authorized in the form of capture of up to 25 adults or juveniles and injury or mortality of up to 5 adults or juveniles in association with activities covered under the HCP for the duration of the 10-year permit term. All take must be incidental to otherwise lawful activities associated with the development of a single-family residence and associated uses as described in the HCP and conditioned herein.

BIO-3 Prior to the implementation of any activities (inclusive of hazard abatement or vegetation clearing in association with site preparation), the Permittee will provide to the Service's Ventura Fish and Wildlife Office and the County of San Luis Obispo Planning and Building Department a receipt for payment of the mitigation fee in the amount of $8,552 to the Morro Shoulderband Snail Impact Directed Environment Account held by the National Fish and Wildlife Foundation.

BIO-4 Only Service-approved biologists can conduct pre-activity and construction surveys for Morro Shoulderband snail and monitor for capture, and move individual snails out of harm's way into a Service-approved receptor site. The Permittee and/or their authorized office, employee, contractor, or agent must request and receive approval of those biologists he wishes to have conduct said activities and the receptor site prior to the commencement of any activities that could result in take of Morro Shoulderband Snail. Requests must be received at least 10 working days prior to the commencement of specified activities. The approved biologist will notify the Ventura Fish and Wildlife Office of their intent to conduct surveys or monitoring either by phone or writing (electronic mail permissible) 48 hours prior to the anticipated start of said activities. It should be noted that possession of a section 10(a)(1) (A) recovery permit for Morro Shoulderband Snail cannot substitute for this approval process and that written Service approval is valid only for the area described in the HCP and authorized in this permit.

BIO-5 Minimization and mitigation measures and monitoring/reporting obligations must be consistent with those identified in HCP Chapter 5.

BIO-6 All remains of dead, intact Morro Shoulderband snails subject to take in accordance with this permit will be repositioned at a professionally maintained facility widely accessible for scientific study. Those considered acceptable for purposes of this permit include the following: California Academy of Sciences, Golden Gate Park, San Francisco, California 94118 (415)750-7037 or the Santa Barbara Museum of Natural History, Invertebrates Department, 2559 Puesta del Sol Road, Santa Barbara, California 93105 (805)6824711. Arrangements regarding the remains as museum specimens with the receiving institution need to be completed prior to the commencement of any survey/monitoring activity.

BIO-7 A copy of the ITP must be in the possession of the Permitee and/or his authorized office, employee, contractor, or agent while conduction activities that could result in take of Morro Shoulderband snail. Please direct any questions regarding use and reliance on this permit to the Field Supervisor, Ventura Fish and Wildlife Office, 2493 Portola Road, Suite B, Ventura, California 93003, (805)644-1766 and include the permit number in all correspondence concerning the permit.

BIO-8 Prior to the start of grubbing and/or grading activities, all work areas shall be delineated and all areas of the subject parcel were special-status species and oak trees will be retained onsite shall be protected with orange fencing to ensure impacts do not occur within these areas.

Sources

See Exhibit A.

V. CULTURAL RESOURCES

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

Setting

The project is located in an area historically occupied by the Obispeno Chumash. These Native Americans established a sophisticated system of horticulture, using seed scattering, harrowing, selective harvesting, coppicing, and spot burning to produce crops of acorns, grass, and wildflower seeds. No historic structures are present and no paleontological resources are known to exist in the area. Impacts to historical or paleontological resources are not expected.

The project site is located in an area that is considered culturally sensitive. Within 0.25 miles of the project site, 30 archeological reports have been prepared. Of these, 19 reports have resulted in findings. A Phase I surface survey was conducted (Cultural Resource Management Services, 1999). The Phase I located a sparse artifact and shell scatter denoting the presence of a prehistoric archaeological site. The site was presumed to be part of site CA-SLO-22, a previously-recorded prehistoric site in the vicinity. A Phase II archaeological test excavation was recommended. A Phase II investigation was completed (Cultural Resource Management Services, 2004). The Phase II archaeological excavation found sparse and disturbed cultural deposits, suggesting that this location does not contain significant cultural resources. However, because the parcel remains part of a recorded prehistoric archaeological site, archaeological monitoring is recommended.

In accordance with AB 52 cultural resources requirements, outreach to numerous Native American tribes has been conducted. See Section XVII – Tribal Cultural Resources for discussion.:

Discussion

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

The CCIC records search data confirmed that the project site does not contain, nor is it located near, any historic resources identified in the National Register of Historic Places or California Register of Historic Resources. The proposed project will not cause a substantial adverse change in the significance of a historical resource. Therefore, *no impacts* will occur.

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

The Phase ll Archaeological testing identified the discovered materials were not part of a new undiscovered site, but an extension of an existing site. The materials were associated with earlier stages of lithic tool production. The conclusion of the Phase ll determined that the materials on the subject parcel did not meet the criteria for determining if an archeological resource is "important" in terms of CEQA. However, because the parcel remains part of a recorded prehistoric archeological site, it is recommended that an archaeological monitor be present during the initial ground disturbing activities of the project.

Based on the known sensitivity of the project site, and the use of an archeological monitor during ground disturbing activities, impacts to archaeological resources will be *less than significant with mitigation.*

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

Consultation with the Native American tribes did not result in identification of known burials. (See Section XVIII. Tribal Cultural Resources.) However, project excavations have the potential to encounter previously unidentified human remains in the form of burials or isolated bones and bone fragments. The Phase ll Archaeological Test recommended an archeological monitor to be present during initial ground disturbing activities to identify the presence of any resources. If human remains are exposed during construction, construction shall halt around the discovery of human remains, the area shall be protected, and consultation and treatment shall occur as prescribed by State law. The County's Coroner and Sheriff Department shall be notified immediately to comply with State Health and Safety Code Section 7050.5, which states that no further disturbance shall occur until the County Coroner has been notified and can make the necessary findings as to origin and disposition of the remains. If the remains are determined to be Native American, the Coroner will notify the NAHC and the remains will be treated in accordance with Public Resources Code Section 5097.98. With adherence to State Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98, impacts related to the disturbance of human remains would be reduced to *less than significant with mitigations.*

Conclusion

A Phase l Archeological Survey was preformed and found cultural materials on the site. In 2004, a Phase ll Archeological Test was preformed on the site and confirmed the presence of a prehistoric archaeological site on the subject property. However, the disturbed nature of the cultural deposit suggests the location does not contain significant cultural resources. It has been determined that development on the property will not likely impact significant archaeologic resources. Monitoring will be required to ensure that no significant buried cultural resources are harmed during construction.

Mitigation

CR-1 **Prior to issuance of construction permit**, the applicant shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the Environmental Coordinator. The monitoring plan shall include at a minimum:

A. List of personnel involved in the monitoring activities;

B. Inclusion of involvement of the Native American community, as appropriate;

C. Description of how the monitoring and reporting shall occur, including the frequency of monitoring (e.g., full-time, part time, spot checking);

D. Description of what resources are expected to be encountered [and identifying areas of moderate to high potential for buried resources];

E. For construction work identified to occur in moderate to high sensitivity areas, define pre-construction testing or monitoring to be done and the process that will be followed should buried resources be encountered (the following priority should be included in process: try first to avoid resource, then minimize impact to resource, and lastly mitigate the impacted resource); This process shall identify triggers or thresholds for when work would stop and a Phase III (data recovery) program is needed before work proceeds.

F. Description of circumstances for halting work on the site and procedures to be followed for such events; this shall include county and applicant responsibilities and how remedial work is expected to be handled;

G. Inclusion of a construction worker crew education component. At a minimum, this component will address the following:

i. Establishing a worker protocol to address unanticipated finds.

ii. Providing cultural resources awareness training to all field crews and field supervisors to include a description of the types of resources that may be found in the project area, the protocols to be used in the event of an unanticipated discovery, the importance of cultural resources to the Native American community, and the laws protecting significant archaeological and historical sites.

iii. If not clearly shown on all applicable construction drawings (and marked in the field), generate a 'field supervisor' graphic that shows those areas sensitive to potential buried resources.

CR-2 **During all ground disturbing construction activities,** the applicant shall retain a qualified archaeologist (approved by the Environmental Coordinator) and Native American to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.

CR-3 Upon completion of all monitoring/mitigation activities, and **prior to occupancy or final inspection**, the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all

monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

Sources

See Exhibit A.

VI. ENERGY

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

Setting

Pacific Gas & Electric Company (PG&E) is the primary electricity provider for urban and rural communities within the County of San Luis Obispo. Approximately 33% of electricity provided by PG&E is sourced from renewable resources and an additional 45% is sourced from greenhouse gas-free resources (PG&E 2019).

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

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

The California Building Code (CBC) contains standards that regulate the method of use, properties, performance, or types of materials used in the construction, alteration, improvement, repair, or rehabilitation of a building or other improvement to real property. The CBC includes mandatory green building standards

for residential and nonresidential structures, the most recent version of which are referred to as the *2019 Building Energy Efficiency Standards*. These standards focus on four key areas: smart residential photovoltaic systems, updated thermal envelope standards (preventing heat transfer from the interior to the exterior and vice versa), residential and nonresidential ventilation requirements, and non-residential lighting requirements.

Discussion

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

Construction of the proposed project is not expected to result in any potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources. As for the operation of the project, based on the provided design plans, the project would likely not result in any potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources. The project will be required to comply with Title 24, California's building energy efficiency standards.

The project would utilize connections to existing nearby power sources. Energy use would be limited to powering the residence. Therefore, the project's impact on energy resources would be *less than significant*.

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

The proposed project would not interfere with the County of San Luis Obispo's EnergyWise Plan, which notes the emission reduction goals for the county by 2035 (San Luis Obispo County 2011). Nor would the project conflict with any state plans for renewable energy or energy efficiency. Therefore, impacts would be *less than significant*.

Conclusion

The project would not result in significant energy usage or wasteful, inefficient, or unnecessary consumption of energy resources. The project would not result in a conflict with state or local renewable energy or energy efficiency plans. Therefore, the project would not result in any potentially significant impacts related to energy and no mitigation measures are necessary.

Mitigation

There is no evidence that measures above those required by applicable ordinances or codes are needed. Therefore, no mitigation measures are necessary.

Sources

See Exhibit A.

Initial Study – Environmental Checklist

VII. GEOLOGY AND SOILS

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

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

Setting

Regional-scale geologic structure is characterized by a series of northwest trending faults that are mostly associated with compression and thrust occurring between the San Andreas Fault, mapped along the eastern border of San Luis Obispo County, and the Hosgri fault zone, mapped approximately 8 miles offshore of Morro Bay. The compression has resulted in a series of local east-west and northwest-southeast trending faults along the coast such as the Casmalia-Pezoni Fault near Santa Maria, the Wilmar Avenue Fault near Pismo Beach, the Los Osos Fault near San Luis Obispo and Los Osos, the Cambria Fault near Cayucos and Cambria, and the Oceanic Fault near San Simeon. Faulting in the project vicinity includes active and potentially active faults such as the Los Osos and Edna faults. The Los Osos fault zone is mapped as trending east-west approximately 0.75 miles south west of the project site, and an additional branch of the fault extends northwest through the community, 0.87 miles to the west of the project site.

The project site is gently sloping and the soils on the site have a low shrink-swell (expansive) potential. According to the County's Land Use View, the project site is not within the County's Geologic Study Area and has a low landslide risk and moderate liquefaction potential. The nearest capable fault 0.35 miles to the north east of the project site and there are no potentially active faults in the area. There are no notable geologic features on the project site, including serpentine or ultramafic rock/soils.

As proposed, the project would result in the disturbance of approximately 9,316 square-feet, approximately 22% of the site, including 3,614 cubic yards of cut and 2,877 cubic yards of fill. According to the United States Department of Agriculture's Wind Erodibility Index, the wind erodibility of the soils which would be disturbed by the proposed project is "high".

Discussion

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

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

The project site is not located within an Alquist-Priolo Fault Hazard Zone. An unnamed fault is located 0.35 miles north east of the project site, this fault is mapped as capable. It is unlikely that the project would create any substantial adverse effects involving the rapture of a known earthquake fault. Therefore, potential adverse impacts related to location within known fault zones would be *less than significant*.

(a-ii) Strong seismic ground shaking?

The project would be required to comply with the California Building Code (CBC) to ensure the effects of a potential seismic event would be minimized to the greatest extent feasible. Therefore, impacts would be *less than significant*.

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

The project site is gently to moderately sloping, but the project area has relatively flat topography. Although the County Safety Element Landslide Hazards Map defines the project area with moderate potential for liquefaction risk, percolation test borings demonstrated that that site generally does not have shallow groundwater and is not considered vulnerable to liquefaction or lateral spreading. Expansive soil conditions are not anticipated based on the project site's sand dune deposits, which consist of non-expansive sand. Therefore, the project would not cause adverse effects involving seismic-related ground failure, including liquefaction, and impacts would be *less than significant.*

(a-iv) Landslides?

The project site is gently sloping, but the project area has a relatively flat topography. Based on the County Safety Element Landslide Hazards Map, the project is located in an area with low potential for landslide risk. Therefore, the project would not cause adverse effects involving landslides and impacts would be *less than significant*.

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

The project would result in the disturbance of approximately 9,316 square-feet, approximately 22% of the site, including 3,614 cubic yards of cut and 2,877 cubic yards of fill. According to the United States Department of Agriculture's Wind Erodibility Index, the wind erodibility of the soils which would be disturbed by the proposed project is "high". During grading activities there would be a potential for erosion and sedimentation to occur. The intensification of impervious surfaces on the project site will increase the volume and velocity of runoff generated by the site compared with existing conditions. In accordance with County land use ordinance standards, a sedimentation and erosion control plan may be required and subject to review by the County Building Division prior to issuance of construction permits (CZLUO 23.05.036) to minimize potential impacts related to erosion and sedimentation, and includes requirements for specific erosion control materials, and siltation. Upon implementation of the above control measures, as recommended by the county, impacts related to soil erosion and sedimentation would be reduced to *less than significant.*

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

Landslides typically occur in areas with steep slopes or in areas containing escarpments. Based on the Landslide Hazards Map provided in the County Safety Element, the project site is not located within an area with slopes susceptible to local failure.

The project would be required to comply with CBC seismic requirements to address potential seismic-related ground failure including lateral spread. Based on the County Safety Element and USGS data, the project is not located in an area of historical or current land subsidence (USGS 2019). Based on the soil borings performed at the site, expansive soil conditions are not anticipated based on the project site's sand dune deposits, which consist of non-expansive sand. Therefore, impacts related to on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse would be *less than significant.*

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

The project is located on soil with low shrink swell potential and would be required to comply with the California Building Code (CBC) to ensure the effects of a potential ground movement would be minimized to the greatest extent feasible. Therefore, impacts would be *less than significant*.

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

The project proposes the use of an on-site wastewater disposal system (septic with leach field).

For onsite wastewater treatment (septic) systems, there are several key factors to consider for a system to operate successfully, including sufficient land area, the soils percolation rate, depth, and the distance from water sources.

Based on Natural Resource Conservation Service (NRCS) Soil Survey map, the soil types for the project, as provided in the previous Agricultural Resource section is Baywood fine sand (2-9% slopes), which has potential septic system constraints due to poor filtering. The Los Osos Basin Plan identifies the percolation rate should be greater than 30 and less than 120 minutes per inch. A percolation test for the site took place on October 1, 2019 concluding the average stabilized percolation rate for the area was 1.27 minutes per inch. The ability of the soil to "filter" effluent is too fast. However, groundwater was not encountered in the 15 feet below ground surface exploratory boring (GeoSolutions, 2019) and the project is on relatively flat topography.

Prior to building permit issuance and/or final inspection of the wastewater system, the applicant will need to show to the county compliance with the California OWTS Policy Tier 1 Criteria, including any above-discussed information relating to potential constraints, or obtain approval from the Central Coast Water Board for the OWTS in the event that the design does not meet Tier 1 criteria. Therefore, based on the project being able to comply with these regulations, potential groundwater quality impacts are considered *less than significant*.

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

There are no known paleontological features known to exist on the site. No unique geologic features exist on the project site and would therefore not be affected. Therefore, impacts to paleontological resources and unique geologic features would be *less than significant.*

Conclusion

Compliance with relevant provisions of the Building Code and Land Use Ordinance, which have been developed to properly safeguard against seismic and geologic hazards, will address potential impacts to site stability, erosion, and wastewater treatment.

Mitigation

No additional mitigation measures above what is already required by ordinance are necessary.

Sources

See Exhibit A.

VIII. GREENHOUSE GAS EMISSIONS

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

Setting

As noted in Section 3 Air Quality, the project site is located in the South Central Coast Air Basin (SCCAB) under the jurisdiction of the San Luis Obispo County Air Pollution Control District (SLOAPCD). The SLOAPCD has developed and updated a CEQA Air Quality Handbook (2012) and clarification memorandum (2017) 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 have been found to result in an increase in the earth's average surface temperature by exacerbating the naturally occurring "greenhouse effect" in the earth's atmosphere. The rise in global temperature is has been projected to lead to long-term changes in precipitation, sea level,

temperatures, wind patterns, and other elements of the earth's climate system. This phenomenon is commonly referred to as global climate change. These changes are broadly attributed to GHG emissions, particularly those emissions that result from 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 of carbon dioxide per year (MT CO_2e/year) 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 CO_2e/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 CARB (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.

Discussion

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

This project is construction for a single-family residence. Using the GHG threshold information described above, the project is expected to generate less than the APCD GHG Numerical 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. It is shown that an incremental contribution to a cumulative impact, such as global climate change, is not 'cumulatively considerable'. Therefore, impacts would be less than significant.

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

The project is not expected to have any significant impacts in terms of GHG emissions and does not exceed any thresholds presented by any applicable plans, policies, or regulations adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, impacts would be less than significant.

Conclusion

The grading for and subsequent construction of a single-family residence is not expected to generate any greenhouse gas emissions, directly or indirectly, that would may have a significant impact on the environment. Additionally, the proposed project does not conflict with any applicable plans, policies, or regulations adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, no mitigation is required.

Mitigation

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

Sources

See Exhibit A.

IX. HAZARDS AND HAZARDOUS MATERIALS

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
(a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
(b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐

Initial Study – Environmental Checklist

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
(d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
(e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
(f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
(g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Setting

The project is not located in an area of known hazardous material contamination and is not on a site listed on the "Cortese List" (which is a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5) (SWRCB 2019; California Department of Toxic Substance Control [DTSC] 2019). The project is located within a "high" fire hazard severity zone and is within a State Responsibility Area (Cal Fire / County Fire). Based on the local agency's response time, it will take approximately 0 to 5 minutes to respond to a call regarding fire or life safety. The project is not located within an Airport Review Area and the closest active landing strip, Camp San Luis Obispo Airfield, is 4.3 miles north west of the project site.

Discussion

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

The project does not propose the routine use, transport, or disposal of hazardous materials. Therefore, the project is not likely to create a significant hazard to the public or environment through exposure to hazardous materials, and impacts will be *less than significant*.

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

Construction of the proposed project is anticipated to require use of limited quantities of hazardous substances, including gasoline, diesel fuel, hydraulic fluid, solvents, oils, paints, etc. Handling of these materials has the potential to result in an accidental release. Construction contractors would be required to comply with applicable federal and state environmental and workplace safety laws. Additionally, the construction contractor would be required to implement BMPs for the storage, use, and transportation of hazardous materials during all construction activities. Therefore, impacts would be *less than significant*.

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

The project does not propose the use of hazardous materials, nor the generation of hazardous emissions. Additionally, the project is not within one-quarter mile of an existing or proposed school. Therefore, impacts would be *less than significant.*

(d) *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

The proposed project is not found on the 'Cortese List', a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, impacts would be *less than significant.*

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

The project is not located within an airport land use plan and is not located within close proximity to an airport. Therefore, there would be no risk of exposing people to a safety hazard or excessive noise from the operation of an airport and therefore there would be *no impact.*

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

The project is not expected to conflict with any regional emergency response or evacuation plan. Therefore, impacts would be *less than significant.*

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

The project is within the High Fire Severity Zone and is designed in accordance with State adopted fire safety standards and would be required to adhere to a project specific fire safety plan. These measures will ensure that no people or structures are either directly or indirectly exposed to a significant risk of loss, injury, or death involving wildland fires. Therefore, impacts would be *less than significant.*

Conclusion

The construction and use of the proposed single-family residence will not require the use or generation of any hazardous materials. Additionally, the project is not located on a site known to contain, use, or generate any hazardous materials. The project is not within the Airport Review Area and it is unlikely that the project result in any safety hazard or excessive noise exposure. The project is not expected to interfere with any adopted emergency response or evacuation plan. Finally, the threats posed by the project's location within a High Fire Hazard Severity Zone will be minimized to less than significant levels through the requirements set forth by Cal Fire.

Mitigation

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

Sources

See Exhibit A.

X. HYDROLOGY AND WATER QUALITY

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
(a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
(b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
(c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐

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

Setting

The project site is located in the Estero Bay Hydrologic Unit, within the Los Osos Creek sub-watershed in the Morro Bay Watershed. The project site is underlain by the 10.9-square-mile Los Osos Valley Groundwater Basin and is located in the Los Osos Water Planning Area (WPA) and serviced by the Golden State Water Company Los Osos service area. Per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM), the project site is not located within a 100-year flood zone. The USGS Morro Bay South, California 7.5-minute quadrangle map shows the nearest blue line channel is a tributary to the Los Osos Creek, approximately 0.2 miles west of the project site in the Los Osos Creek Watershed. The project site is not located within the County's mapped dam inundation zone or in a flood hazard combining designation.

The topography of the project is gently sloping. The project would disturb less than one acre of land and, therefore, would not be subject to a SWPPP. When ground-disturbing construction activities are performed during the rainy season from October 15 to April 15 (County 2017), the County's Land Use Ordinance requires that temporary erosion and sedimentation measures be installed.

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 low.

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 23.05.040) 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.

The soil in and around the project site is Baywood fine sand (2-9% slopes), as described in the NRCS Soil Survey. This soil is considered to be well drained and, the soil surface is considered to have low erodibility. A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 23.05.036) 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.

Discussion

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

The project proposes approximately 9,316 square feet of site disturbance and the movement of approximately 3,614 cubic yards of cut and 2,877 cubic yards of fill materials. The project is not on highly erodible soils, nor on steep slopes and the project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use. Project grading will create exposed graded areas subject to increased soil erosion and down-gradient sedimentation. Adherence to the County's LUO for sedimentation and erosion control (Sec. 23.05.036) will adequately address these impacts. Additionally, all disturbed areas will be permanently stabilized with impermeable surfaces and landscaping and stockpiles will be properly managed during construction to avoid material loss due to erosion.

To reduce construction-related surface water quality impacts, the project will be subject to Section 23.05.040 of the County's Land Use Ordinance (Title 23) which requires a drainage plan. Compliance with this plan will direct surface flows in a non-erosive manner through the site.

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*.

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.

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

The project is located within the Los Osos Groundwater Basin and must be served by the area's designated water purveyor, the Golden State Water Company (GSWC). In the Preliminary Can and Will Serve Letter provided by GSWC on October 29, 2019, the project may be subject to various improvements identified in the Los Osos Basin Plan to ensure the integrity of the local groundwater supply. Specific system upgrades based on the project's impact to the GSWC's existing system may be required to provide water service and fire protection to the project site. All costs associated with improvements will be paid by the applicant. With this can and will serve letter, impacts to groundwater recharge will be considered *less than significant*.

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

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

The proposed project has submitted an erosion control plan, consistent with County standards and is not expected to result in any substantial erosion or siltation on or off site. Therefore, the impact is considered *less than significant*.

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

The proposed project will be required to submit a drainage plan, consistent with County standards. The project is not expected to result in substantial increases to the rate or amount of surface runoff which could result in flooding on or off site. Therefore, the impact is considered *less than significant*.

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

The proposed project shall submit a drainage plan, consistent with County standards. Therefore, it is not expected that the project would result in substantial increases to the rate or amount of surface runoff which could result in flooding on or off site. The proposed location of the single-family dwelling would be outside of the 100-year flood hazard area. The project would be at a great enough distance from the potential flood area to not be considered at risk of hazards associated with periodic flooding, including the possible release of pollutants. Therefore, impacts would be *less than significant.*

(c-iv) Impede or redirect flood flows?

The project is outside of the 100-year flood hazard area and the required drainage plan shall be designed to keep flood flows on site or keep with existing historic flows. Therefore, the project is not expected to impede or redirect flood flows. *No impacts* are anticipated.

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

Based on the County Safety Element Dam Inundation Map, the project site is not located in an area that would become inundated in the event of dam failure. The proposed project is not located in a 100-year flood zone, and the Pacific Ocean is located more than 30 miles from the project site. The likelihood of flood, tsunami, or seiche affecting the project site is very low and therefore impacts would be *less than significant.*

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

Development such as construction of single-family residences will not require special attention to water use beyond what is required in the Building Ordinance and existing Land Use Ordinance requirements. The project will not conflict or obstruct implementation of a water quality control plan or sustainable management plan.

Conclusion

Based on the proposed amount of water to be used and the water source, which is for one single-family residence, no significant impacts from water use are anticipated. The proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. It would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge.

The project would not substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation, surface runoff, or impede or redirect flood flows. The project would not risk release of pollutants due to project inundation or conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

Mitigation

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

Sources

See Exhibit A.

XI. LAND USE AND PLANNING

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

Setting

The proposed project is the construction of a single-family residence on a vacant lot zoned Residential Rural. Surrounding uses are identified on Page 2 of this Initial Study and the proposed project is considered compatible with these surrounding uses. 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, Estero Area Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., California Department of Fish and Wildlife, Environmental Health, and AB52.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

Discussion

(a) Physically divide an established community?

The project is located on a vacant parcel in the community of Los Osos. The property is not located in such a way as to cause the physical divide of any establish community. Therefore, impacts would be *less than significant*.

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

The project does not conflict with any land use plan, policy, or regulation in such a way that would cause a significant environmental impact which would not be otherwise addressed and mitigated through measure proposed within this document. Therefore, impacts would be *less than significant.*

Conclusion

The proposed project with neither cause the division of an established community nor will it cause a significant environmental impact due to any conflict with a land use plan, policy, or regulation.

Mitigation

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

Sources

See Exhibit A.

XII. MINERAL RESOURCES

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

Setting

Information provided by the USGS Mineral Resources Data System confirms that the proposed project does not cross any active mining operations and no significant economic mineral resources have been recorded on site. The proposed project is more than three miles from any existing mines.

Discussion

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

It is unlikely that the proposed project will result in the loss of a valuable mineral resource due to the lack of record of such mineral on site. Therefore, impacts would be *less than significant*.

(d) Would the project result in the loss of availability of a locally- important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

The proposed project is not within an area which was delineated as a mineral resource recovery site and would not impair the availability of such a site. Therefore, impacts would be *less than significant*.

Conclusion

The proposed project is not located in an area known to support any valuable mineral resources, nor is it located within a resource recovery area, as identified by the County.

Mitigation

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

Sources

See Exhibit A.

XIII. NOISE

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:					
(a)	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
(b)	Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(c)	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Setting

The existing ambient noise environment is characterized by traffic on Andre Avenue and Willow Drive. Noise-sensitive land uses typically include residences, schools, nursing homes, and parks. The project site is surrounded by single-family residences on all sides. The project is not located within an Airport Review Area and the closest active landing strip, Camp San Luis Obispo Airfield, is 4.3 miles north west of the project site.

The proposed single-family residence is considered a sensitive noise receptor. Exterior noise exposure over 60 dB is required to be mitigated. 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. Based on the expected noise levels, the additional construction measures, as specified in the Noise Element, would reduce interior noise levels to acceptable levels.

The County Land Use Ordinance Section 23.06.040 establishes maximum allowed noise levels for both daytime (7 a.m. to 10 p.m.) and nighttime (10 p.m. to 7 a.m.) hours, as shown below. The maximum allowed exterior hourly noise level is 50 db for the daytime hours and 45 db for the nighttime hours. Staff reviewed the Noise Element and associated noise contour mapping for transportation and stationary noise sources, as well as the surrounding uses and their potential to generate noise, and determined that a noise study was not necessary.

Discussion

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

The construction and use of the proposed project as a single-family residence is not expected to generate any substantial temporary or permanent increases in ambient noise levels in excess of standards established in the Noise Element or noise ordinance. Therefore, impacts would be *less than significant*.

(b) *Would the project result in the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*

The construction and use of the proposed project as a single-family residence is not expected to result in any excessive groundborne vibrations or noise. Therefore, impacts would be *less than significant.*

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

The project is not located within an Airport Review Area and the closest active landing strip, Camp San Luis Obispo Airfield, is 4.3 miles north west of the project site. Since the project site is not located within two miles of a public airport or public use airport, and is not located in an area subject to an airport land use plan, there would be *no impact* to people residing or working in the project area from excessive air traffic related noise levels.

Conclusion

The project would not result in activity that would create noise (groundborne or otherwise) or vibrations that would be in excess of any established standards. Additionally, the project would be located further than two miles of a public airport or public use airport and therefore would not be exposed to excessive noise levels.

Mitigation

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

Sources

See Exhibit A.

XIV. POPULATION AND HOUSING

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

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 (Title 23 Section 23.04.096) requires provision of new affordable housing or payment of a fee in conjunction with both residential and nonresidential development and subdivisions.

Discussion

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

The project is not expected to cause any substantial population growth as it would be providing only for one single-family residence. Therefore, impacts would be *less than significant*.

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

The construction and use of the proposed project as a single-family residence would not result in the displacement of existing people or housing and would therefore not necessitate the construction of replacement housing elsewhere. Therefore, impacts would be *less than significant*.

Conclusion

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

Mitigation

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

Sources

See Exhibit A.

XV. PUBLIC SERVICES

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

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

Setting

The project area is served by the following public services:

Fire: Cal Fire (Formerly CDF) (Location: 15 South Bay, Cal Fire Station, approximately 1.2 miles Southwest of the project parcel) The project site has a High Fire Hazard Severity rating according to Cal Fire and Cal Fire response times are estimated to be between 0 to 5 minutes.

Police: County Sheriff (Location: Los Osos, San Luis Obispo County Sheriff Coast Patrol, approximately 1.2 miles West of the project parcel)

School District(s): San Luis Coastal Unified School District and San Luis Obispo Joint Community College District.

Parks: Los Osos Community Trails are proposed to the east of the project parcel.

Discussion

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

Fire protection?

The project is under the protection of Cal Fire/County Fire. Cal Fire/County Fire has given the area of the proposed project a High Fire Hazard Severity rating and estimates an emergency response time between 0 to 5 minutes. The construction of this residence would not result in any need for additional fire facilities or cause any environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives for fire protection. Additionally, the project's direct and cumulative impacts on fire protection services are within the general assumptions of an allowed use for the subject property that were used to estimate future use of such services. Therefore, impacts are considered *less than significant*.

Issues associated with fire hazards are discussed in further detail in the Hazards and Hazardous Materials and Wildfire Sections.

Police protection?

The proposed project, along with other projects in the area, would result in a cumulative effect on police protection services. The project's direct and cumulative impacts would be within the general assumptions of allowed use for the subject property that was used to estimate the public facility fees in place. Therefore, impacts would be *less than significant.*

Schools?
The proposed project would not result in the need for new housing and would not result in population growth. Therefore, there will be a *less than significant impact* to existing schools or a need for new school facilities.

Parks?
The proposed project would not result in the need for new housing and would not result in population growth. Therefore, there will be a *less than significant impact* to existing parks or a need for new park facilities.

Other public facilities?
Specific System upgrades to the Golden State Water Company's (GSWC) facilities may be required to provide water service and fire protection to the project based on the project's impact to the GSWC's existing system. Per the Preliminary Can and Will Serve Letter from the GSWC (Golden State Water Company, October 29, 2019), an analysis of the project impact on the existing system and the need and identification of special facilities will be determined when an application and preliminary development drawings are submitted to the GSWC.

Conclusion

A Water Will serve letter is required at the time of application for construction permits. GSWC will assess the project plans to identify if additional infrastructure is needed to serve the property. See the Utilities and Service Systems section for associated mitigation measures.

Mitigation

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

Sources

See Exhibit A.

XVI. RECREATION

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

Setting

Based on the County Trails Map, the project parcel is within reasonably close proximity to the proposed Los Osos Community trails corridor. The County's Parks and Recreation Element does not show that a potential trail goes through the proposed project site and the portion of the project parcel, located approximately 400 feet to the west of the proposed trail corridor. The project is not proposed in a location that will affect any trail, park, recreational resource, coastal access, and/or Natural Area.

Discussion

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

The use of the proposed project as a single-family dwelling is not expected to generate an increase in activity significant enough to cause substantial physical deterioration of existing neighborhood and regional parks or other recreational facilities. Therefore, impacts would be less than significant.

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

The project does not propose any recreational facilities, nor does it necessitate the construction or expansion of recreational facilities in a way that might have an adverse physical effect on the environment. Therefore, impacts would be less than significant.

Conclusion

The proposed project would not generate a significant increase in activity within any publicly accessible recreational facilities, nor would it necessitate the construction or expansion of such facilities to an extent which would have an adverse physical effect on the environment.

Mitigation

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

Sources

See Exhibit A.

XVII. TRANSPORTATION

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
(a)	Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐

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		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(b)	Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
(c)	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
(d)	Result in inadequate emergency access?	☐	☐	☒	☐

Setting

The project is located outside of the County's Airport Review combining designation (AR). There are no bike lanes, railroads, or public transit stops nearby. The project is located within a road fee area and is within an urban reserve line.

Discussion

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

The proposed project would not conflict with plans, ordinances, or policies which address the circulation system. Therefore, impacts would *be less than significant*.

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

CEQA Guidelines section 15064.3 does not apply until July 1, 2020 and the County has not elected to be governed by the provisions of this section in the interim. The project would result in the creation of a single-family residence. It is not expected that there would be any significant increase in Vehicle Miles Traveled (VMT) as a result of the establishment of this use. This is because the use is not considered a vehicle dependent form of development. Therefore, the project would not conflict of be inconsistent with CEQA Guidelines section 15064.3 subdivision (b) and would have a *less than significant impact*.

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

The project proposes the construction of a single-family residence, guesthouse, and driveway. This residence and driveway is designed in such a way so as to avoid any hazardous design features and to avoid conflict with existing uses which may be considered incompatible. Therefore, impacts would be *less than significant*.

(d) Result in inadequate emergency access?

The project proposes grading for a driveway and all-weather road which includes a Hammerhead fire truck turn around and would meet Cal Fire road design standards and would therefore provide for adequate emergency access. Therefore, impacts would be *less than significant.*

Conclusion

The proposed project would not result in a significant increase in the use of the existing roads servicing the area nor would it increase or create any hazard or obstruction to emergency access.

Mitigation

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

Sources

See Exhibit A.

XVIII. TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☒	☐	☐

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(ii)	A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Setting

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

a. Sites, features, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

    a. Included or determined to be eligible for inclusion in the California Register of Historical Resources; or

    b. Included in a local register of historical resources as defined in subdivision (k) of California Public Resources Code Section 5020.1.

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

AB 52 consultation letters were sent to four tribes on June 28, 2019: Northern Salinan, Xolon Salinan, Yak Tityu Tityu Northern Chumash, and the Northern Chumash Tribal Council. The Salinan Tribal Council responded on September 27, 2019, requesting a member of their tribe be present during all ground disturbing activities along with an archeologist, as recommended from the Phase II Archeological testing. No further consultations were requested.

The Phase ll determined that the materials on the subject parcel did not meet the criteria for determining if an archeological resource is “important” in terms of CEQA. However, because the parcel remains part of a recorded prehistoric archeological site, it is recommended that an archaeological monitor be present during the initial ground disturbing activities of the project. In the event resources are uncovered during grading activities, implementation of LUO Section 23.05.140 (Archaeological Resources) would be implemented as part of the ordinance requirement.

As noted in Section V. Cultural Resources, the project is located in an area historically occupied by the Obispeño Chumash.

Discussion

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

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

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

As noted in Section V. Cultural Resources, the Phase ll Archaeological Testing prepared by Cultural Resources Management Services, concluded that prehistoric materials were present within the subject property however, the materials on the subject parcel did not meet the criteria for determining if an archeological resource is "important" in terms of CEQA.

The project will be required to retain a County approved archeological monitor as well as a Native American monitor. Therefore, impacts are expected to be *less than significant with mitigation*.

Conclusion

In 2004, a Phase ll Archeological Test was preformed on the site and confirmed the presence of a prehistoric archaeological site on the subject property. However, the disturbed nature of the cultural deposit suggests the location does not contain significant cultural resources. It has been determined that development on the property will not likely advisedly impact significant archaeologic resources. Cultural monitoring was recommended by the Phase ll Testing report as well as AB52 consultation. Monitoring will be required to ensure that no buried cultural resources are harmed during construction.

Mitigation

See the Cultural Resources section for associated mitigation measures.

Sources

See Exhibit A.

XIX. UTILITIES AND SERVICE SYSTEMS

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

Setting

The proposed project is a single-family residence which proposes the use of an on-site septic system, and connection to the community water system via Golden State Water Company (GSWC) and the installation of underground electrical. Regulations and guidelines on proper wastewater system design and criteria are found within the Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment Systems (California OWTS Policy), and the California Plumbing Code. The California OWTS Policy includes the option for public agencies in California to prepare and implement a Local Agency Management Program (LAMP), subject to approval by the Central Coast Water Board. Once adopted, the LAMP will ensure local agency approval and permitting of on-site wastewater treatment systems protective of groundwater quality and public health and will incorporate updated standards applicable to onsite wastewater treatment systems. At this time, the California OWTS Policy standards supersede San Luis Obispo

County Codes in Title 19. Until the County's LAMP is approved, the County permitting authority is limited to OWTS that meet Tier 1 requirements, as defined by the California OWTS Policy and summarized in the County's Updated Criteria Policy Document BLD-2028 (dated 06/21/18). All other onsite wastewater disposal systems, including all seepage pit systems, must be approved and permitted through the Central Coast Water Board.

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

- Sufficient land area to meet the criteria for as currently established in Tier 1 Standards of the California OWTS Policy; depending on rainfall amount, and percolation rate, required parcel size minimums will range from one acre to 2.5 acres;

- The soil's ability to percolate or "filter" effluent before reaching groundwater supplies (30 to 120 minutes per inch is ideal);

- The soil's depth (there needs to be adequate separation from bottom of leach line to bedrock [at least 10 feet] or high groundwater [5 feet to 50 feet depending on percolation rates]);

- The soil's slope on which the system is placed (surface areas too steep creates potential for daylighting of effluent);

- Potential for surface flooding (e.g., within 100-year flood hazard area);

- Distance from existing or proposed wells (between 100 and 250 feet depending on circumstances); and

- Distance from creeks and water bodies (100-foot minimum).

The water source for the community is derived from the Los Osos groundwater basin which is made up of several aquifer layers underlying Los Osos and the surrounding area. The upper and lower aquifers are the main sources of municipal and domestic water supplies. Due to water quality degradation of the upper aquifer from septic systems (nitrates), the water purveyors have been pumping from the lower aquifer. Groundwater extractions have exceeded the sustainable yield of the basin in the lower aquifer in the western area which has resulted in seawater intrusion. As a result, the Los Osos Groundwater Basin has been assigned a Level of Severity III by the 2014-2016 Resource Summary Report.

To address groundwater management issues, the three water purveyors serving the community developed the Los Osos Groundwater Basin Management Plan (BMP) which was adopted on October 12, 2015. The BMP recommends implementation of a number of infrastructure projects which are divided into two general categories based on assumptions for future development. The first category is aimed at solving the water quality and supply issues with no future development. The second category assumes new development proceeds in accordance with the updated Los Osos Community Plan. Some of the recommended programs and projects outlined in the BMP are underway; however seawater intrusion persists.

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: poor filtering.

The subject property is within the Los Osos ground water basin and is within GSWC's jurisdiction to provide domestic and fire protection water service to the property. The parcel is currently vacant with no utility service connections.

Discussion

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

The site is large enough to support an onsite wastewater septic system. In order to get building permit approval, the proposed onsite septic system will have to comply with Tier 1 Standards of the California OWTS Policy, Regional Water Quality Control Board and County design standards. The project is within GSWC's jurisdiction for water services. The applicant provided a preliminary can and will serve letter for the residence. With the construction of the project, additional special facility upgrades may be required based on the project's impact to the GSWC's existing system. The applicant will be required to provide a final can and will serve letter from the GSWC at the time of application for construction permits. Therefore, impacts to existing facilities will be *less than significant with mitigation.*

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

The project would be subject to the County's Title 19 (Building and Construction Ordinance, Sec. 19.20.238), states that no grading or building permit shall be issued until either the water purveyor provides a written statement that potable water service will be provided (community systems), or an on-site well is installed, tested and certified to meet minimum capacity requirements and Health Department approval.

The project proposes to receive water from the area's designated water purveyor, Golden State Water Company (GSWC). The applicant has provided a preliminary can and will serve letter from GSWC acknowledging the ability to serve water to the proposed single-family residence (Golden State Water Company, October 29, 2019). Therefore, the impacts to water supply are *less than significant*.

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

The project proposes the use of an on-site wastewater treatment system. Therefore, no additional demand will be added to the community's provider's existing commitments and the project will have a less than significant impact.

(d) *Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

The proposed project is a single-family residence which is expected to generate a limited amount of solid waste and will likely not result in the impairment of solid waste reduction goals. Therefore, impacts would be *less than significant*.

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

The project is required to abide by federal, state, and local management reduction statutes and regulations related to solid waste. Therefore, the project will comply with all statutes and regulations related to solid waste, and impacts will be *less than significant*.

Conclusion

The project proposes to install an onsite wastewater treatment (septic) system and is not expected to create any solid waste in excess of state and local standards. The project proposes to receive water services from GSWC. In the preliminary can and will serve letter, the GSWC has acknowledged the potential need to install special facility system upgrades based on the project impact to the GSWC's existing systems. Once determined which mitigations shall be required based on the construction plans, the GSWC will provide a final can and will serve letter outlining the required mitigation measures.

Mitigation

UTL-1 **At the time of application for construction permits,** the applicant will be required to provide a final Can and Will Serve Letter from the Golden State Water Company, acknowledging any required improvements required to serve the proposed project.

Sources

See Exhibit A.

XX. WILDFIRE

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

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

Setting

The project is located within a "high" fire hazard severity zone and is within a State Responsibility Area (Cal Fire / County Fire). Based on the local agency's response time, it will take approximately 0 to 5 minutes to respond to a call regarding fire or life safety. The area has an average annual windspeed of approximately 7.6 to 10.2 miles per hour (Weather Spark 2018). Existing conditions that may exacerbate fire risk include the gently sloping topography in some areas, the surrounding plots containing mostly native vegetation and residential structures, and the moderate average windspeed.

The County of San Luis Obispo Safety Element establishes goals, policies, and programs to reduce the threat to life, structures, and the environment caused by fire. Policy S-13 identifies that new development should be carefully located, with special attention given to fuel management in higher fire risk areas, and that new development in fire hazard areas should be configured to minimize the potential for added danger.

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

Discussion

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

The project is not expected to conflict with any regional emergency response or evacuation plan because the project involves construction of a single-family residence, guesthouse, and garage. Therefore, impacts would be *less than significant*.

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

The proposed project site is located in an area of moderate wind, with an average annual windspeed of approximately 7.6 to 10.2 miles per hour (Weather Spark 2018). The surrounding vegetation poses a threat during the off season when the plants are dry. The proposed project would have the highest fire risk during construction as construction vehicles have the ability to spark wildfires when operating machinery around the surrounding maritime vegetation. The project proponent would be required to adhere to a Fire Safety Plan prepared by Cal Fire / County Fire to lessen fire risk within the project site. Therefore, fire-related impacts to project occupants would be *less than significant.*

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

Existing local roads would be used for access to the site. No new roads would need to be constructed. Therefore, impacts would be *less than significant*.

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

The project is located on a site with gently sloping topography, is outside of a flood hazard zone and is in an area with a low potential for landslide. It is not expected that the project would expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, impacts would be *less than significant.*

Conclusion

With the implementation of a Fire Safety Plan, the project would result in less than significant impacts related to wildfire.

Mitigation

No mitigation measures are necessary.

Sources

See Exhibit A.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐

Initial Study – Environmental Checklist

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(b)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
(c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion

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

The project has the potential to impact Biological Resources, Cultural, and Utilities. Mitigation measures have been placed within each of these sections to address potential impacts and their implementation would reduce impacts to less than significant levels. The most significant of these impacts would be seen in the Biological Resources section, specifically affecting the Morro Shoulderband Snail and its habitat. Mitigation Measures BR-1 through BR-9 from the Incidental Take Permit and Habitat Conservation Plan address these concerns and reduce impacts to the Morro Shoulderband Snail to less than significant levels. Therefore, the project would not result in significant impacts to biological resources.

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

Potential cumulative impacts of the proposed project have been analyzed within the discussion sections of each environmental resource area. Cumulative impacts associated with the proposed project would be minimized to less than significant levels through ordinance requirements and the implementation of proposed mitigation measures.

Initial Study – Environmental Checklist

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

The project's environmental impacts which might result in adverse effects on human beings, either directly or indirectly, have been analyzed in the discussion section of each environmental resource area. There are no significant impacts to human beings anticipated.

Exhibit A - Initial Study References and Agency Contacts

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

Contacted	Agency	Response
☒	County Public Works Department	**In File****
☒	County Environmental Health Services	**In File****
☐	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	**None**
☒	CA Department of Fish and Wildlife	**In File****
☐	CA Department of Forestry (Cal Fire)	**Not Applicable**
☐	CA Department of Transportation	**Not Applicable**
☐	Community Services District	**Not Applicable**
☒	Other Golden State Water (Los Osos)	**In File****
☒	Other Los Osos Community Services District	**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
- ☒ Estero Planning Area
- ☐ Design Plan
- ☐ Specific Plan
- ☒ Annual Resource Summary Report
- ☒ Los Osos 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

Initial Study – Environmental Checklist

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

1. California Department of Conservation (DOC). 2019. Farmland Mapping and Monitoring Program - DLRP Important Farmland Finder. Accessed on: November 12, 2019. Available at: <https://maps.conservation.ca.gov/DLRP/CIFF/>

2. California Department of Toxic Substances Control (DTSC). 2019. EnviroStor. Accessed on November 13, 2019. Available at: <https://www.envirostor.dtsc.ca.gov/public/>

3. County of San Luis Obispo (County). 2018. Land Use View: Geology at: https://gis.slocounty.ca.gov/sites/luview.htm. Accessed on: December 3, 2019.

4. County of San Luis Obispo. 2011. EnergyWise Plan. Available at <https://www.slocounty.ca.gov/Departments/Planning-Building/Energy-and-Climate/Energy-Climate-Reports/EnergyWise-Plan.aspx> Accessed on: November 13, 2019.

5. Cultural Resource Management Services. Phase I Archaeological Survey at APN 074-413-017, Andre Avenue Los Osos, San Luis Obispo County California. July 1, 1999.

6. Cultural Resource Management Services. Phase II Archaeological Testing of A Portion of CA-SLO-22, 2049 Andre Avenue Los Osos, San Luis Obispo County California. July 16, 2004.

7. GeoSolutions. 2019. Percolation Testing Report for 2049 Andre Street. October 14, 2019.

8. Golden State Water Company. 2019. Preliminary Can and Will Serve Letter for New Single Family Residence – APN 074-413-017. October 29, 2019.

9. Ecological Assets Management, LLC (EAM). Botanical Resources Survey Report - 2049 Andre Avenue (APN 074-431-017), Los Osos, San Luis Obispo County, CA. August 26, 2019.

10. Ecological Assets Management, LLC (EAM). Morro Manzanita and Coast Live Oak Restoration Plan - 2049 Andre Avenue (APN 074-431-017), Los Osos, San Luis Obispo County, CA. October 9, 2019.

11. Natural Resource Conservation Service (NRCS). 2018. Web Soil Survey. Available at: https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx. Accessed on: December 2, 2019.

12. Philliips, Richard. Habitat Conservation Plan – Single-Family Residential Development Project 2049 Andre Avenue (APN 074-431-017), Los Osos, San Luis Obispo County, CA. September 2017.

13. San Luis Obispo Air Pollution Control District (SLOAPCD). 2012. CEQA Air Quality Handbook. Accessed on November 12, 2019. Available at: < https://storage.googleapis.com/slocleanair-org/images/cms/upload/files/CEQA_Handbook_2012_v2%20%28Updated%20Map2019%29_LinkedwithMemo.pdf>

14. SWCA Environmental Consultants. Morro Shoulderband Snail Habitat Assessment and Survey Report for the Residential Development Project at 2049 Andre Avenue, Los Osos, San Luis Obispo County, California. August 2013.

15. Weather Spark. 2018. Average Weather in Templeton, California. Access on December 3, 2019. Available at: https://weatherspark.com/y/1290/Average-Weather-in-Templeton-California-United-States-Year-Round

Exhibit B - Mitigation Summary

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

BIO-1 The authorization granted by the Initial Take Permit is subject to, and in compliance with the Habitat Conservation Plan, Single-Family Residential Development Project, 2049 Andre Avenue (APN 074-413-017), Los Osos, California (HCP; Phillips 2017). This permit and its supporting HCP are binding upon the Permittee and/or any authorized officer, employee, contractor, or agent conducting permitted activities.

BIO-2 The Permittee is authorized under the federal Endangered Species Act of 1973, as amended (Act), to incidentally take (in the form of capture, injure, or mortality) the federally endangered Morro Shoulderband Snail (Helminthoglypta Walkeriana) within the following area: the parcel legally described as County of San Luis Obispo Assessor Parcel Number 074-413-017 and physically located at 2049 Andre Avenue in Los Osos, San Luis Obispo County, California to the extent that the take would otherwise be prohibited under section 9 of the Act and its implementing regulations or pursuant to a rule promulgated under section 4(d) of the Act.

Take of individual Morro Shoulderband Snails is authorized in the form of capture of up to 25 adults or juveniles and injury or mortality of up to 5 adults or juveniles in association with activities covered under the HCP for the duration of the 10-year permit term. All take must be incidental to otherwise lawful activities associated with the development of a single-family residence and associated uses as described in the HCP and conditioned herein.

BIO-3 Prior to the implementation of any activities (inclusive of hazard abatement or vegetation clearing in association with site preparation), the Permittee will provide to the Service's Ventura Fish and Wildlife Office and the County of San Luis Obispo Planning and Building Department a receipt for payment of the mitigation fee in the amount of $8,552 to the Morro Shoulderband Snail Impact Directed Environment Account held by the National Fish and Wildlife Foundation.

BIO-4 Only Service-approved biologists can conduct pre-activity and construction surveys for Morro Shoulderband snail and monitor for capture, and move individual snails out of harm's way into a Service-approved receptor site. The Permittee and/or their authorized office, employee, contractor, or agent must request and receive approval of those biologists he wishes to have conduct said activities and the receptor site prior to the commencement of any activities that could result in take of Morro Shoulderband Snail. Requests must be received at least 10 working days prior to the commencement of specified activities. The approved biologist will notify the Ventura Fish and Wildlife Office of their intent to conduct surveys or monitoring either by phone or writing (electronic mail permissible) 48 hours prior to the anticipated start of said activities. It should be noted that possession of a section 10(a)(1) (A) recovery permit for Morro Shoulderband Snail cannot substitute for this approval process and that written Service approval is valid only for the area described in the HCP and authorized in this permit.

BIO-5 Minimization and mitigation measures and monitoring/reporting obligations must be consistent with those identified in HCP Chapter 5.

BIO-6 All remains of dead, intact Morro Shoulderband snails subject to take in accordance with this permit will be repositioned at a professionally maintained facility widely accessible for scientific study. Those considered acceptable for purposes of this permit include the following: California Academy of Sciences, Golden Gate Park, San Francisco, California 94118 (415)750-7037 or the Santa Barbara Museum of Natural History, Invertebrates Department, 2559 Puesta del Sol Road, Santa Barbara, California 93105 (805)6824711. Arrangements regarding the remains as museum specimens with the receiving institution need to be completed prior to the commencement of any survey/monitoring activity.

BIO-7 A copy of the ITP must be in the possession of the Permitee and/or his authorized office, employee, contractor, or agent while conduction activities that could result in take of Morro Shoulderband snail. Please direct any questions regarding use and reliance on this permit to the Field Supervisor, Ventura Fish and Wildlife Office, 2493 Portola Road, Suite B, Ventura, California 93003, (805)644-1766 and include the permit number in all correspondence concerning the permit.

BIO-8 Prior to the start of grubbing and/or grading activities, all work areas shall be delineated and all areas of the subject parcel were special-status species and oak trees will be retained onsite shall be protected with orange fencing to ensure impacts do not occur within these areas.

CR-1 **Prior to issuance of construction permit**, the applicant shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the Environmental Coordinator. The monitoring plan shall include at a minimum:

H. List of personnel involved in the monitoring activities;

I. Inclusion of involvement of the Native American community, as appropriate;

J. Description of how the monitoring and reporting shall occur, including the frequency of monitoring (e.g., full-time, part time, spot checking);

K. Description of what resources are expected to be encountered [and identifying areas of moderate to high potential for buried resources];

L. For construction work identified to occur in moderate to high sensitivity areas, define pre-construction testing or monitoring to be done and the process that will be followed should buried resources be encountered (the following priority should be included in process: try first to avoid resource, then minimize impact to resource, and lastly mitigate the impacted resource); This process shall identify triggers or thresholds for when work would stop and a Phase III (data recovery) program is needed before work proceeds.

M. Description of circumstances for halting work on the site and procedures to be followed for such events; this shall include county and applicant responsibilities and how remedial work is expected to be handled;

N. Inclusion of a construction worker crew education component. At a minimum, this component will address the following:

iv. Establishing a worker protocol to address unanticipated finds.

v. Providing cultural resources awareness training to all field crews and field supervisors to include a description of the types of resources that may be found in the project

area, the protocols to be used in the event of an unanticipated discovery, the importance of cultural resources to the Native American community, and the laws protecting significant archaeological and historical sites.

vi. If not clearly shown on all applicable construction drawings (and marked in the field), generate a 'field supervisor' graphic that shows those areas sensitive to potential buried resources.

CR-2 **During all ground disturbing construction activities,** the applicant shall retain a qualified archaeologist (approved by the Environmental Coordinator) and Native American to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.

CR-3 Upon completion of all monitoring/mitigation activities, and **prior to occupancy or final inspection**, the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

UTL-1 **At the time of application for construction permits,** the applicant will be required to provide a final Can and Will Serve Letter from the Golden State Water Company, acknowledging any required mitigation measures required to serve the proposed project.

W-1 **Prior issuance of building permits,** the applicant shall submit to the Department of Planning and Building for review and approval evidence to the satisfaction of the Planning Director that the applicant has retrofitted enough existing homes and businesses to save twice the amount of water the new residence will use (consistent with Title 19).

W-2 **At the time of application for construction permits,** the applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 23.04.186 of the San Luis Obispo County Coastal Zone Land Use Ordinance. All plants utilized shall be drought tolerant. Drip-line irrigation shall be used for all landscaped areas (except turf areas) installed for new construction. The drip irrigation system must include an automatic rain shut-off device, soil moisture sensors, and an operating manual to instruct the building occupant on how to use and maintain the water conservation hardware.

DEVELOPER'S STATEMENT FOR
DESIMONE
MINOR USE PERMIT DRC2019-00125

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.

Exhibit B - Mitigation Summary

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

Biological Resources

BIO-1 The authorization granted by the Initial Take Permit is subject to, and in compliance with the Habitat Conservation Plan, Single-Family Residential Development Project, 2049 Andre Avenue (APN 074-413-017), Los Osos, California (HCP; Phillips 2017). This permit and its supporting HCP are binding upon the Permittee and/or any authorized officer, employee, contractor, or agent conducting permitted activities.

BIO-2 The Permittee is authorized under the federal Endangered Species Act of 1973, as amended (Act), to incidentally take (in the form of capture, injure, or mortality) the federally endangered Morro Shoulderband Snail (Helminthoglypta Walkeriana) within the following area: the parcel legally described as County of San Luis Obispo Assessor Parcel Number 074-413-017 and physically located at 2049 Andre Avenue in Los Osos, San Luis Obispo County, California to the extent that the take would otherwise be prohibited under section 9 of the Act and its implementing regulations or pursuant to a rule promulgated under section 4(d) of the Act.

Take of individual Morro Shoulderband Snails is authorized in the form of capture of up to 25 adults or juveniles and injury or mortality of up to 5 adults or juveniles in association with activities covered under the HCP for the duration of the 10-year permit term. All take must be incidental to otherwise lawful activities associated with the development of a single-family residence and associated uses as described in the HCP and conditioned herein.

BIO-3 Prior to the implementation of any activities (inclusive of hazard abatement or vegetation clearing in association with site preparation), the Permittee will provide to the Service's Ventura Fish and Wildlife Office and the County of San Luis Obispo Planning and Building

Building Department a receipt for payment of the mitigation fee in the amount of $8,552 to the Morro Shoulderband Snail Impact Directed Environment Account held by the National Fish and Wildlife Foundation.

BIO-4 Only Service-approved biologists can conduct pre-activity and construction surveys for Morro Shoulderband snail and monitor for capture, and move individual snails out of harm's way into a Service-approved receptor site. The Permittee and/or their authorized office, employee, contractor, or agent must request and receive approval of those biologists he wishes to have conduct said activities and the receptor site prior to the commencement of any activities that could result in take of Morro Shoulderband Snail. Requests must be received at least 10 working days prior to the commencement of specified activities. The approved biologist will notify the Ventura Fish and Wildlife Office of their intent to conduct surveys or monitoring either by phone or writing (electronic mail permissible) 48 hours prior to the anticipated start of said activities. It should be noted that possession of a section 10(a)(1) (A) recovery permit for Morro Shoulderband Snail cannot substitute for this approval process and that written Service approval is valid only for the area described in the HCP and authorized in this permit.

BIO-5 Minimization and mitigation measures and monitoring/reporting obligations must be consistent with those identified in HCP Chapter 5.

BIO-6 All remains of dead, intact Morro Shoulderband snails subject to take in accordance with this permit will be repositioned at a professionally maintained facility widely accessible for scientific study. Those considered acceptable for purposes of this permit include the following: California Academy of Sciences, Golden Gate Park, San Francisco, California 94118 (415)750-7037 or the Santa Barbara Museum of Natural History, Invertebrates Department, 2559 Puesta del Sol Road, Santa Barbara, California 93105 (805)6824711. Arrangements regarding the remains as museum specimens with the receiving institution need to be completed prior to the commencement of any survey/monitoring activity.

BIO-7 A copy of the ITP must be in the possession of the Permitee and/or his authorized office, employee, contractor, or agent while conduction activities that could result in take of Morro Shoulderband snail. Please direct any questions regarding use and reliance on this permit to the Field Supervisor, Ventura Fish and Wildlife Office, 2493 Portola Road, Suite B, Ventura, California 93003, (805)644-1766 and include the permit number in all correspondence concerning the permit.

BIO-8 Prior to the start of grubbing and/or grading activities, all work areas shall be delineated and all areas of the subject parcel were special-status species and oak trees will be retained onsite shall be protected with orange fencing to ensure impacts do not occur within these areas.

Cultural Resources

CR-1 **Prior to issuance of construction permit**, the applicant shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the Environmental Coordinator. The monitoring plan shall include at a minimum:

A. List of personnel involved in the monitoring activities;

B. Inclusion of involvement of the Native American community, as appropriate;

C. Description of how the monitoring and reporting shall occur, including the frequency of monitoring (e.g., full-time, part time, spot checking);

D. Description of what resources are expected to be encountered [and identifying areas of moderate to high potential for buried resources];

E. For construction work identified to occur in moderate to high sensitivity areas, define pre-construction testing or monitoring to be done and the process that will be followed should buried resources be encountered (the following priority should be included in process: try first to avoid resource, then minimize impact to resource, and lastly mitigate the impacted resource); This process shall identify triggers or thresholds for when work would stop and a Phase III (data recovery) program is needed before work proceeds.

F. Description of circumstances for halting work on the site and procedures to be followed for such events; this shall include county and applicant responsibilities and how remedial work is expected to be handled;

G. Inclusion of a construction worker crew education component. At a minimum, this component will address the following:

i. Establishing a worker protocol to address unanticipated finds.

ii. Providing cultural resources awareness training to all field crews and field supervisors to include a description of the types of resources that may be found in the project area, the protocols to be used in the event of an unanticipated discovery, the importance of cultural resources to the Native American community, and the laws protecting significant archaeological and historical sites.

iii. If not clearly shown on all applicable construction drawings (and marked in the field), generate a 'field supervisor' graphic that shows those areas sensitive to potential buried resources.

CR-2 **During all ground disturbing construction activities,** the applicant shall retain a qualified archaeologist (approved by the Environmental Coordinator) and Native American to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.

CR-3 Upon completion of all monitoring/mitigation activities, and **prior to occupancy or final inspection**, the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

Utilities

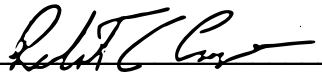
UTL-1 **At the time of application for construction permits,** the applicant will be required to provide a final Can and Will Serve Letter from the Golden State Water Company, acknowledging any required mitigation measures required to serve the proposed project.

Water Resources

W-1 **Prior issuance of building permits,** the applicant shall submit to the Department of Planning and Building for review and approval evidence to the satisfaction of the Planning Director that the applicant has retrofitted enough existing homes and businesses to save twice the amount of water the new residence will use (consistent with Title 19).

W-2 The applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 23.04.186 of the San Luis Obispo County Coastal Zone Land Use Ordinance. All plants utilized shall be drought tolerant. Drip-line irrigation shall be used for all landscaped areas (except turf areas) installed for new construction. The drip irrigation system must include an automatic rain shut-off device, soil moisture sensors, and an operating manual to instruct the building occupant on how to use and maintain the water conservation hardware.

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.



12/26/19

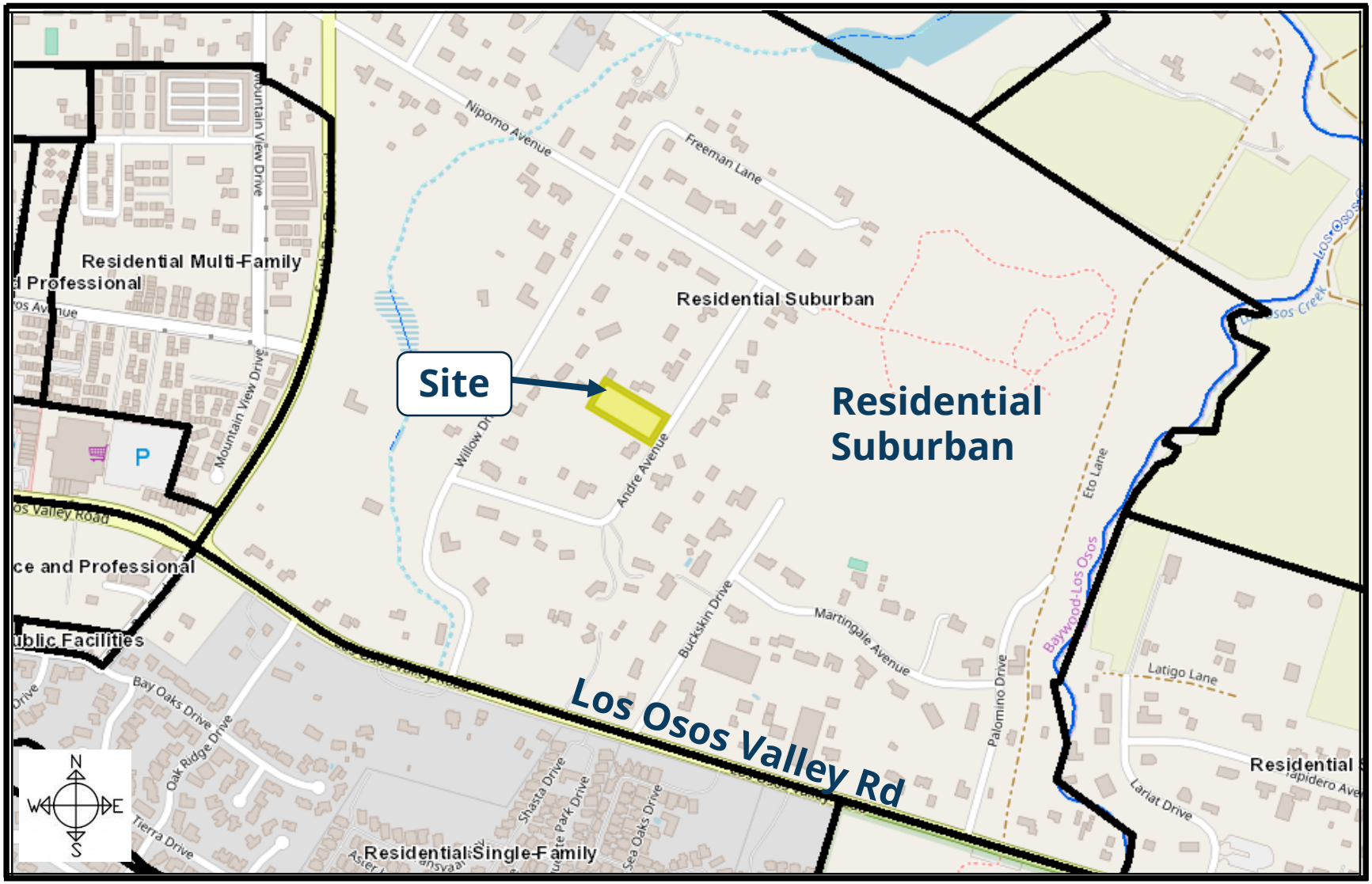
Signature of (Agent(s)) Date

Robert C. Crizer Crizer Design Co. Agent.

Name (Print)

COUNTY OF SAN LUIS OBISPO

Vicinity Map
DRC2019-00125

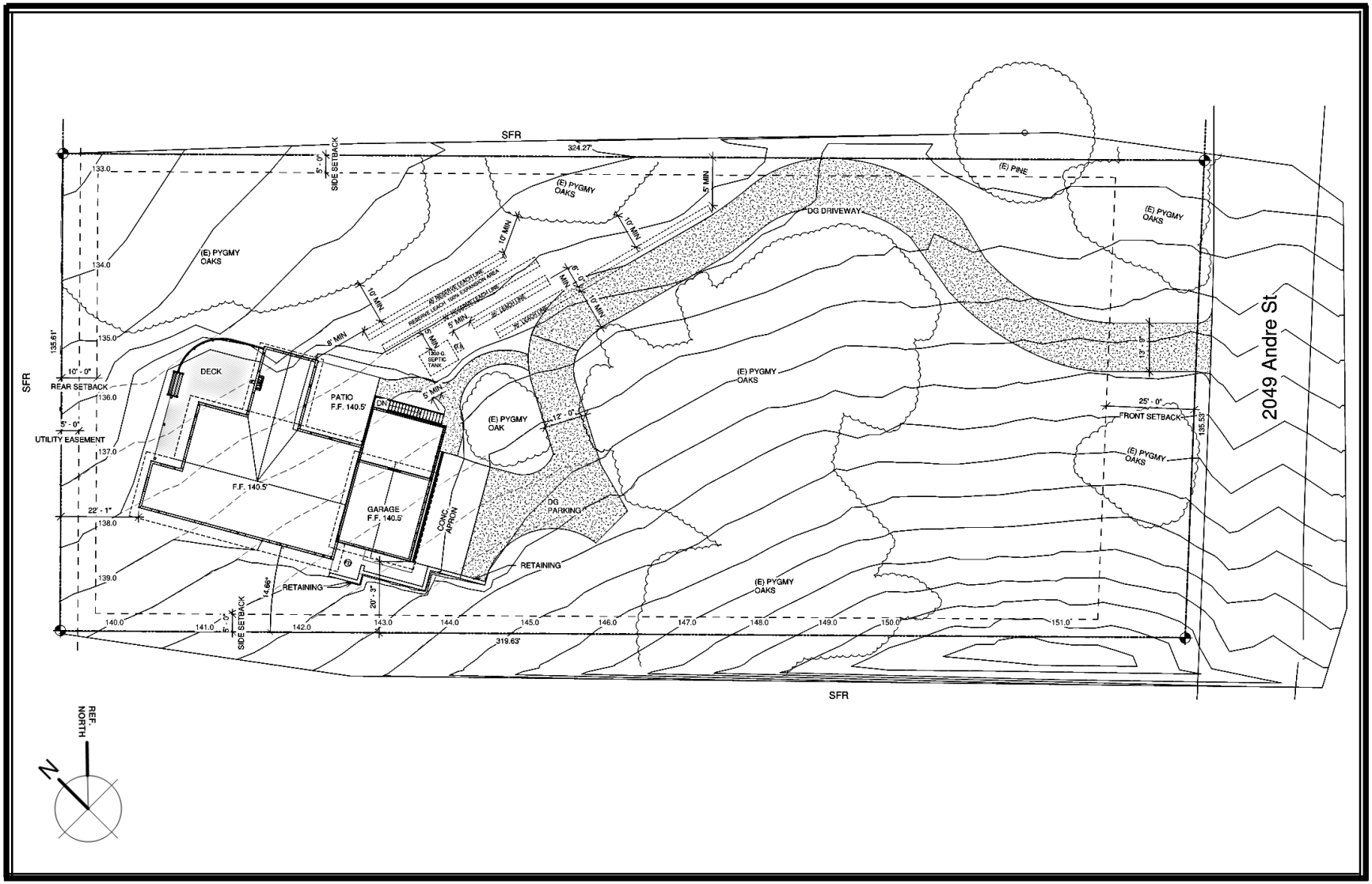


COUNTY OF SAN LUIS OBISPO

Land Use Category Map
DRC2019-00125

COUNTY OF SAN LUIS OBISPO

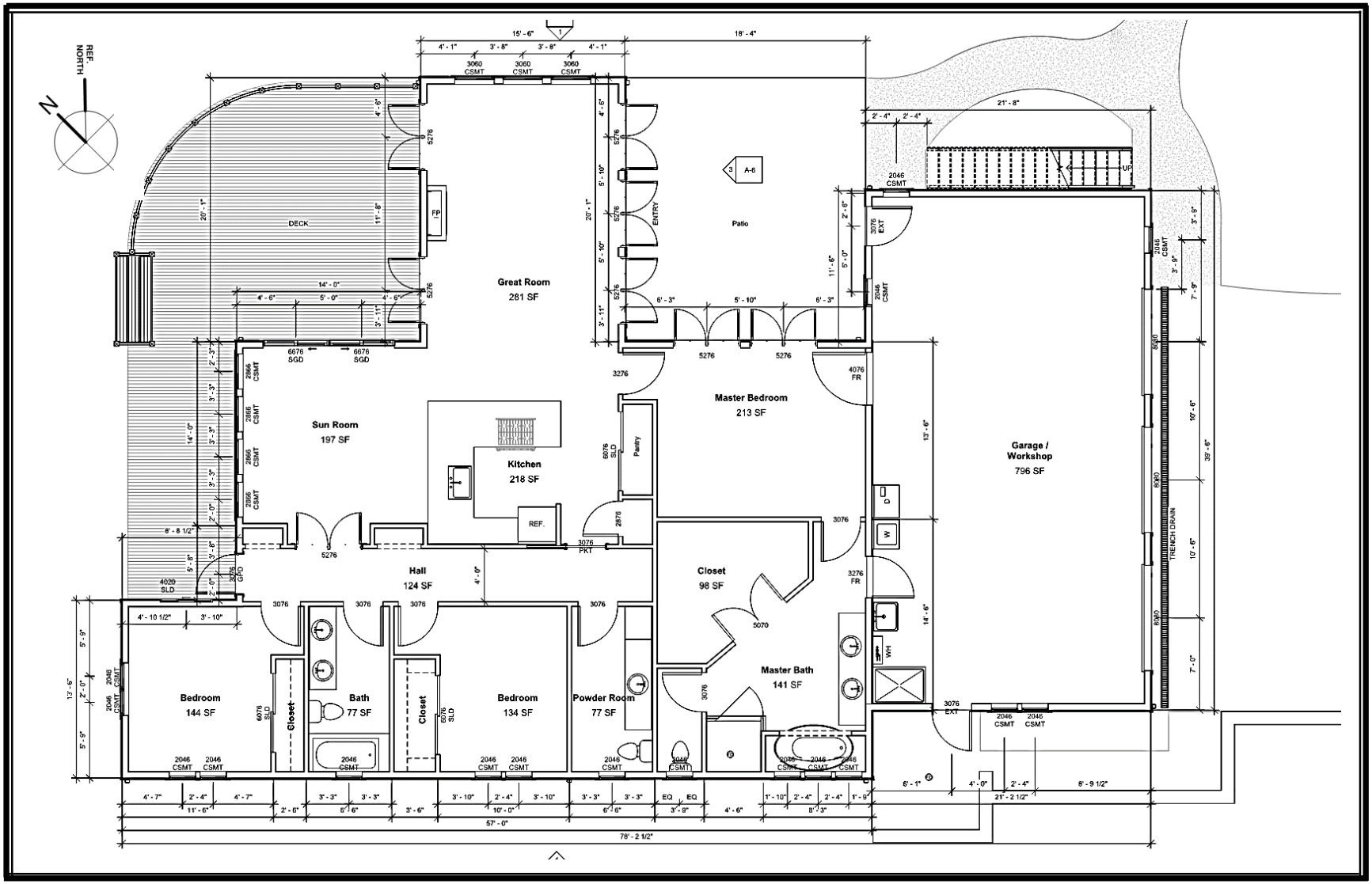
Aerial
DRC2019-00125



COUNTY of SAN LUIS OBISPO

COUNTY OF SAN LUIS OBISPO

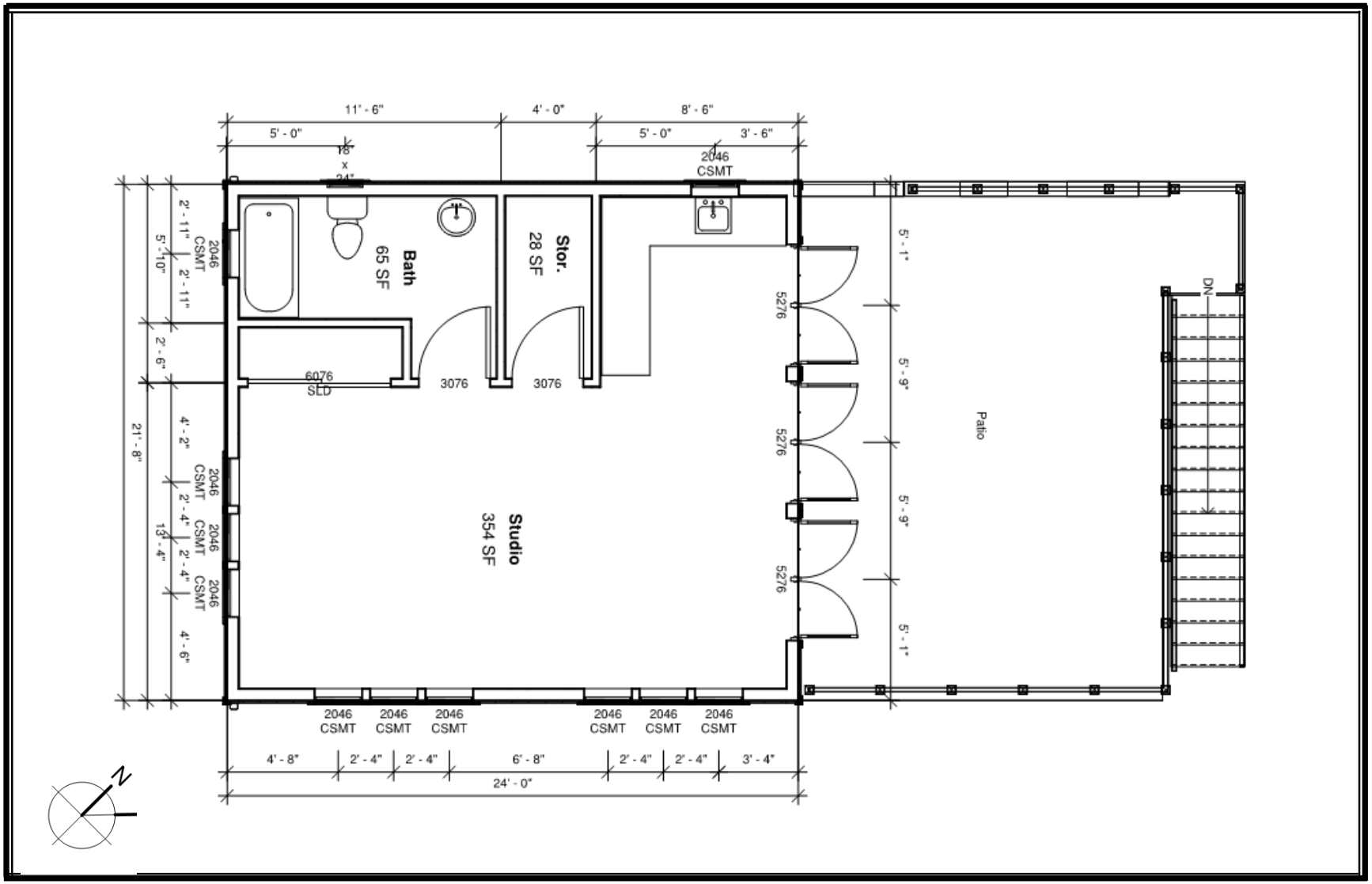
Site Map
DRC2019-00125



COUNTY of SAN LUIS OBISPO

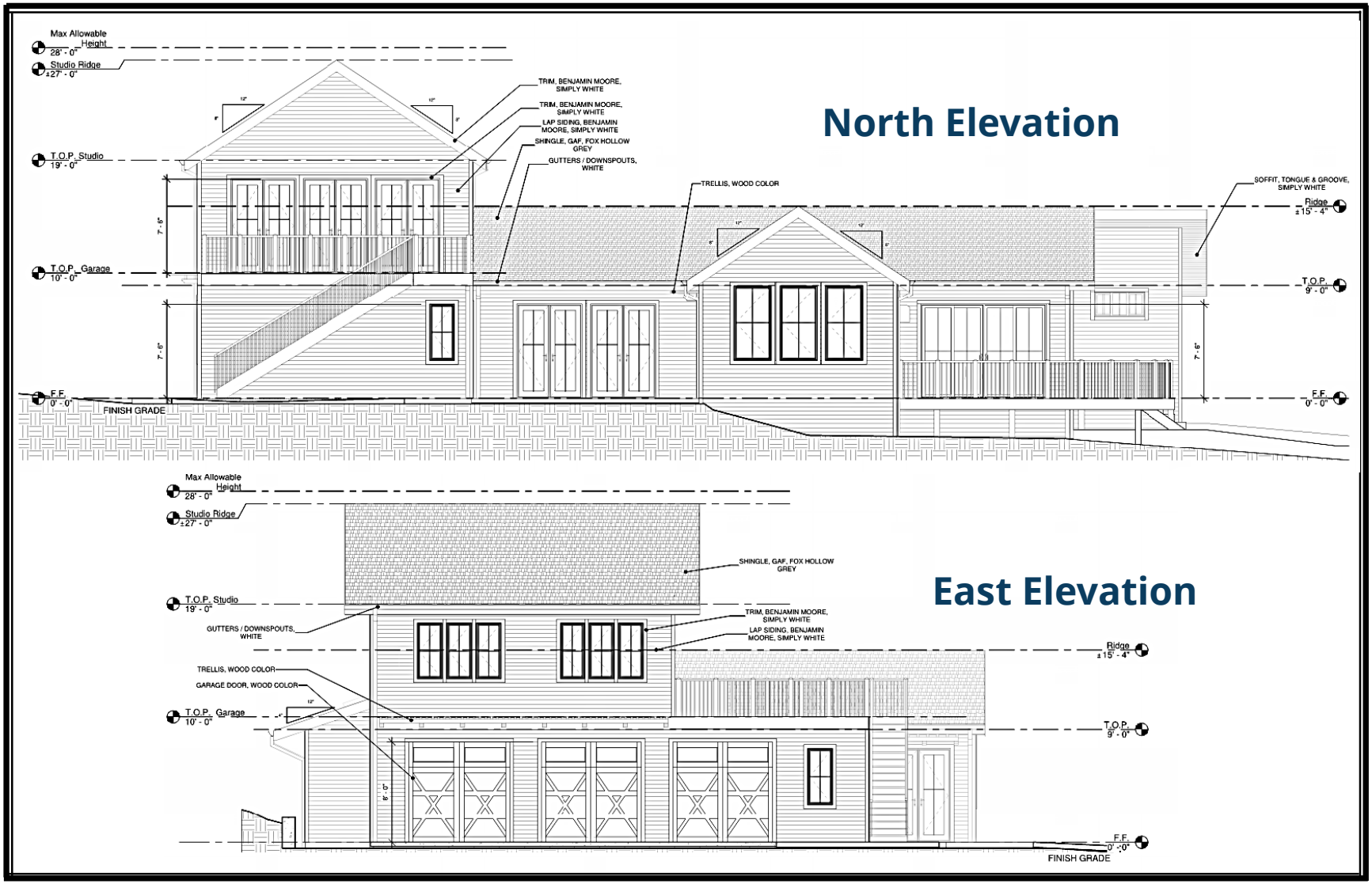
COUNTY OF SAN LUIS OBISPO

First Level Floor Plan
DRC2019-00125



COUNTY OF SAN LUIS OBISPO

Second Level Floor Plan
DRC2019-00125

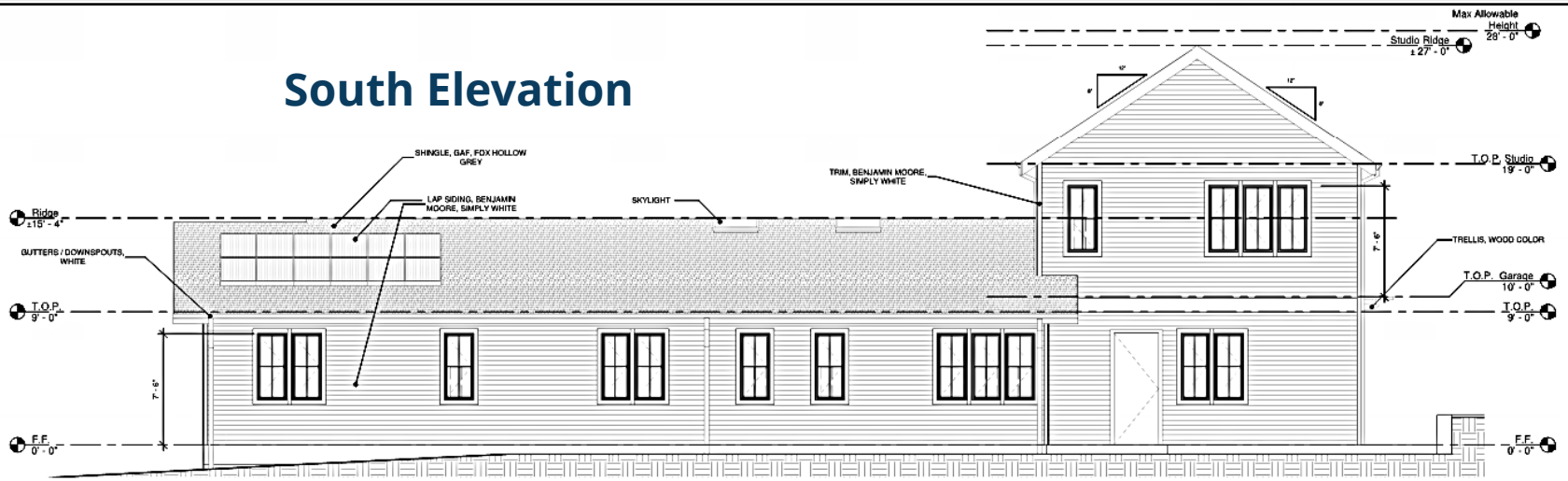


COUNTY of SAN LUIS OBISPO

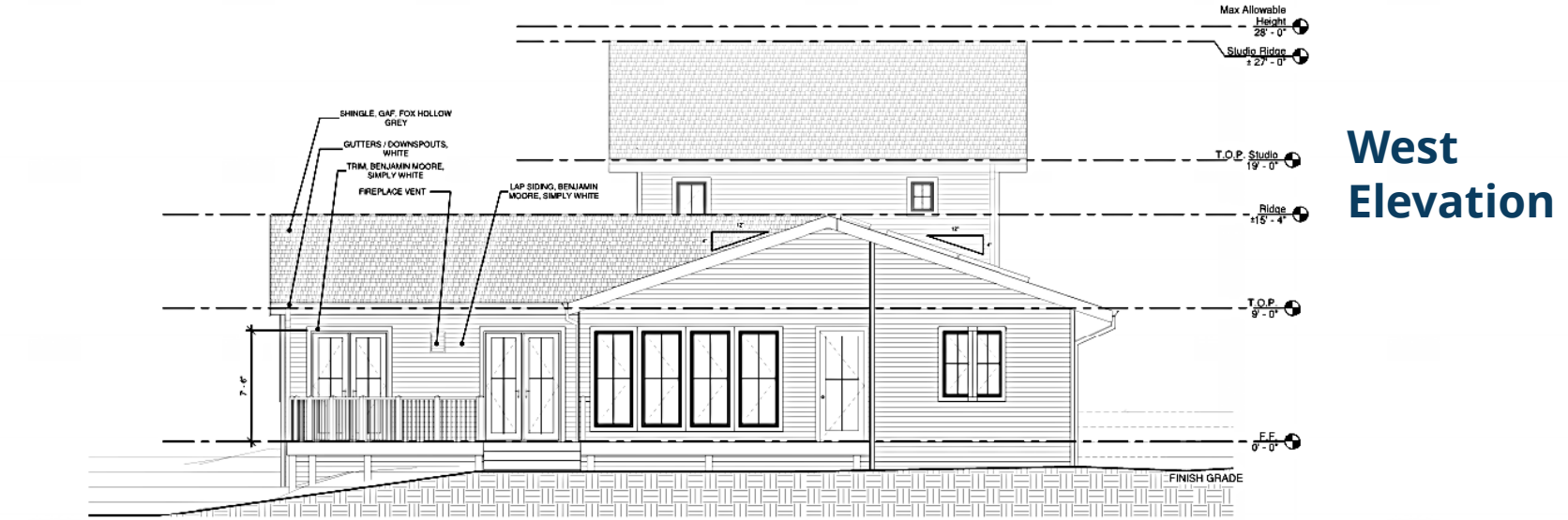
COUNTY OF SAN LUIS OBISPO

Elevations
DRC2019-00125

South Elevation

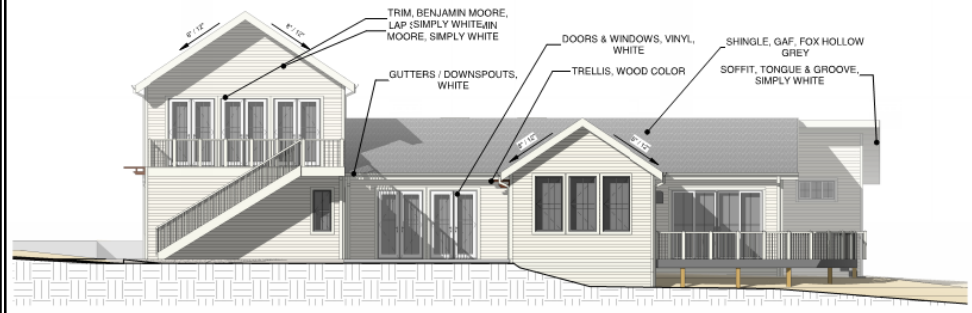


West Elevation

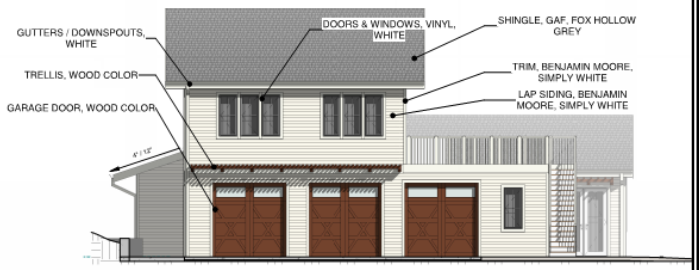


COUNTY OF SAN LUIS OBISPO

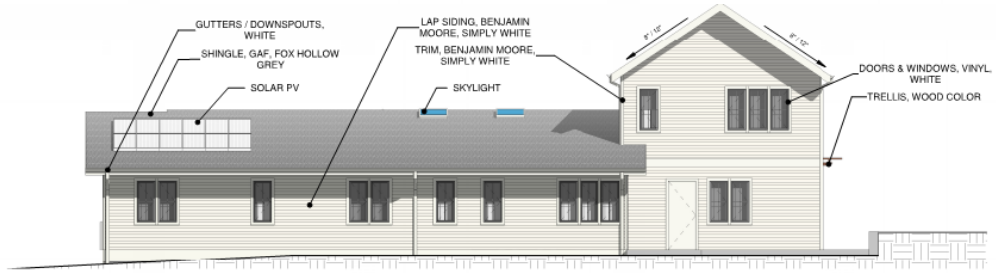
Elevations
DRC2019-00125



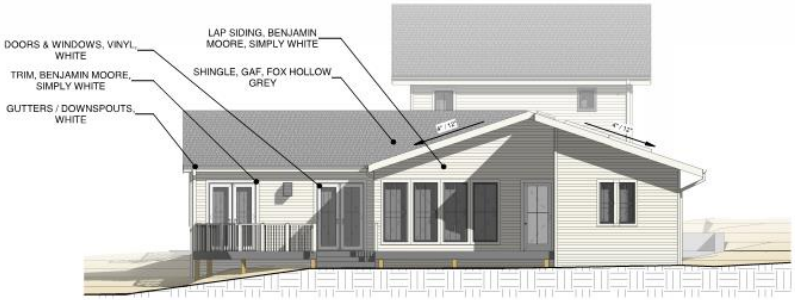
1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"



5 West Elevation Color Board
1/8" = 1'-0"

COUNTY of SAN LUIS OBISPO

COUNTY OF SAN LUIS OBISPO

Color Board / Rendering
DRC2019-00125