



Negative Declaration & Notice Of Determination

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

ENVIRONMENTAL DETERMINATION NO. ED19-267

DATE: February 13, 2020

PROJECT/ENTITLEMENT: Braff Parcel Map; SUB2018-00015/CO18-0029

APPLICANT NAME: Chuck Braff

Email: chuck@bowtieholdings.com

ADDRESS: 835 Aerovista Drive, SLO, CA 93401

CONTACT PERSON: Cristi Fry

Telephone: (805) 545-0010

PROPOSED USES/INTENT: Request by Chuck Braff for a Tentative Parcel Map (CO 18-0029) to subdivide an existing 7.13- acre parcel into four parcels of ranging in size from 1.2 to 1.6 acres each with a 1.2-acre remainder parcel. The project will result in the disturbance of approximately 30,000 square feet (for road improvements to Windmill Way and the existing driveway from Highway 227) of the 7.13-acre parcel. The division will extend Windmill Way from its current terminus to the north of the parcel to the southern property line, ending in a CalFire approved turnaround. The project also includes off-site road improvements to an existing shared access driveway to State Route 227. Additional disturbance shall occur as the parcels are developed. The proposed project is within the Residential Suburban land use category.

LOCATION: The project is located adjacent to Edna Road, approximately one mile south of the City of San Luis Obispo, in the San Luis Obispo planning area (San Luis Obispo North sub area).

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

STATE CLEARINGHOUSE REVIEW: YES ☒ NO ☐

OTHER POTENTIAL PERMITTING AGENCIES: CalTrans

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

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT4:30 p.m., Thursday, February 27, 2020

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

Notice of Determination

State Clearinghouse No. _____

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

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

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

Stephanie Fuhs sfuhs@co.slo.ca.us

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
Initial Study – Environmental Checklist

PLN-2039
04/2019

Braff Parcel Map; ED19-267; (SUB2018-00015)

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

2/3/2020

Stephanie Fuhs

Prepared by (Print)

Signature

Date

Reviewed by (Print)

Steve McMasters

Signature

Steve McMasters, Principal
Environmental Specialist

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 Chuck Braff for a Tentative Parcel Map (CO 18-0029) to subdivide an existing 7.13-acre parcel into four parcels of ranging in size from 1.2 to 1.6 acres each with a 1.2-acre remainder parcel. The project will result in the disturbance of approximately 30,000 square feet (for road improvements to Windmill Way and the existing driveway from Highway 227) of the 7.13-acre parcel. The division will either extend Windmill Way from its current terminus to the north of the parcel to the southern property line or extend Windmill Way from the south to the northern property line ending in a CalFire approved turnaround. The project also includes off-site road improvements to an existing shared access driveway to State Route 227. Additional disturbance shall occur as the parcels are developed. The proposed project is within the Residential Suburban land use category is located adjacent to Edna Road, approximately one mile south of the City of San Luis Obispo, in the San Luis Obispo planning area (San Luis Obispo North sub area).

The property currently is not developed with residences, but does have a barn and accessory buildings on proposed Parcels 3 and 4. With the subdivision, each parcel could have a primary and secondary dwelling (eight new dwellings total) and accessory structures allowed within the Residential Suburban land use category. The remainder parcel cannot be developed with structures until a certificate or conditional certificate of compliance is recorded for said parcel.

ASSESSOR PARCEL NUMBER: 044-082-035

Latitude: 35° 22' 39" N **Longitude:** 120° 62' 79" W **SUPERVISORIAL DISTRICT #** 3

B. Existing Setting

Plan Area: San Luis Obispo **Sub:** San Luis Obispo(North) **Comm:** Los Rancho/Edna

Land Use Category: Residential Suburban

Combining Designation: Airport Review

Parcel Size: 7.13 acres

Topography: Nearly level

Initial Study – Environmental Checklist

Vegetation: Grasses, shrubs, oaks, riparian

Existing Uses: Barn, Undeveloped

Surrounding Land Use Categories and Uses:

North: Residential Suburban; residences

East: Agriculture; Tolosa Vineyard

South: Residential Suburban; residences

West: Residential Suburban; residences

C. Environmental Analysis

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

Initial Study – Environmental Checklist

I. AESTHETICS

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

Setting

The seven-acre project site is located along Highway 227, approximately 220 feet north of the Highway 227/Los Ranchos Road. It is approximately one mile south of the City of San Luis Obispo. The property is located on the southwestern side of Highway 227 in an area of residential suburban development primarily dominated by 1-2 acre parcels developed with residential and accessory uses. To the southwest is the San Luis Obispo Country Club, to the northeast, Tolosa vineyards.

Discussion

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

Approximately 20 feet of the northeastern corner of the property is located within the highway corridor area. This portion of the site is within the proposed remainder parcel and would be located within a front setback precluding any development within this area. The southwestern side of Highway 227 in this location contains Residential Suburban and Recreation zoning and consists of 1-8 acre parcels within the Residential Suburban land use category and the San Luis Country Club development. Future development of one primary and one secondary dwelling with accessory dwellings on each parcel is consistent with development patterns in this area and would not create a significant adverse impact on a scenic vista.

Initial Study – Environmental Checklist

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

A small portion of the site is located within the highway corridor design standards boundary. This portion of the site is located on the remainder parcel within the front setback where no development would occur. Because there is no development, there will be no disruption of the highway corridor design standards, so there is 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 a non-urbanized area. As stated above, this area consists of residential suburban and recreation zoning with lower density residential development. Development of the proposed parcels is considered consistent with the surrounding development patterns and will not degrade the existing visual character of public views.

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

LUO Section 22.10.060 provides standards for exterior lighting. To minimize night lighting and glare impacts, the applicant will be required to provide a lighting plan to ensure all proposed lighting is directed downward and will not extend beyond the site. No significant visual impacts are expected to occur with implementation of a lighting plan that meets LUO standards. No additional mitigation measures are necessary.

Conclusion

Mitigation measures for lighting have been included. No further measures are considered necessary.

Mitigation

- V-1. **At the time of application for construction permits**, the applicant shall provide a lighting plan for review and approval. The lighting plan shall show low intensity lighting, shielded lighting and lighting directed downward onto the project site in accordance with Section 22.10.060 of the Land Use Ordinance.

Sources

See Exhibit A.

Initial Study – Environmental Checklist

II. AGRICULTURE AND FORESTRY RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>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:</i></p>				
(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

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

Land Use Category: Residential Suburban

Historic/Existing Commercial Crops: Unknown

Initial Study – Environmental Checklist

State Classification: Not prime farmland

In Agricultural Preserve? Yes, Edna Valley AG Preserve Area

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, the entire project site contains Prime Farmland if Irrigated and currently contains a barn and intermittently some sheep and goats. The project site is not subject to a Williamson Act Contract. The soil type and its characteristics of the project area is:

Cropley clay (2 - 9% slope). This gently sloping soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class IV without irrigation and Class IV when 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 property is located on Class IV irrigated and non-irrigated soil. The site is zoned Residential Suburban which allows 1 acre parcels if served by community water or sewer. This will convert prime farmland to residential uses, however, the parent parcel is just over seven acres and is not of a size that is conducive to commercial agricultural uses and has not been historically used for agricultural operations. The conversion of Prime Farmland is not considered significant.

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

The subject property is not zoned for agricultural use and is not currently under Williamson Act contract because the site has not historically been used for agriculture and is not zoned agriculture.

- (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.

- (d) *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?*

The property is zoned for residential suburban uses and is located in an area with low density residential development. There are vineyards located to the northeast of the property across Highway 227, however, the proposed subdivision and future residential development is consistent with the surrounding development patterns and will not result in the conversion of farmland to non-agricultural use.

Initial Study – Environmental Checklist

Conclusion

The project is located primarily in an area of low density residential development. There are some vineyards in the vicinity of the site, however, they are located over 350 feet from the property which does not warrant any agricultural buffers. No significant impacts to agricultural resources are anticipated.

Mitigation

No mitigation measures are considered necessary.

Sources

See Exhibit A.

III. AIR QUALITY

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

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

Initial Study – Environmental Checklist

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 onsite sensitive receptor is a residence that lies, and the nearest offsite sensitive receptors to the project are a residence 20 feet to the north (APN 044-082-033) and a residence located approximately 30 feet to the south across (APN 044-082-034).

Discussion

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

The parcel map will likely lead to the addition of a minimum of four new primary residences with an additional four secondary dwellings. For each of these structures, proper construction procedures must be followed as laid out in section 22.52.160 of the general code. Following these procedures, the impact on air quality will 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?*

The guidelines in section 22.52.160 of the land use ordinance contain specific guidelines for criteria pollutants which the region is in non-attainment. The project must follow these ordinance mandated guidelines, so the final project will not be out of compliance with any emissions that the county is currently out of compliance with, so the impact is less than significant.

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

The proposed project would be within close proximity (approx. 1,000 feet) to sensitive receptors. Section 22.52.160 (C)(1)(b) of the San Luis Obispo land use ordinance defines “sensitive receptors” and lays out mitigation measures to prevent these sensitive receptors from exposure to pollutant concentrates. All measures from this section will protect sensitive receptors from pollutants, so the impact is less than significant.

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

Construction activities have the potential to emit odors from diesel equipment, paints, solvents, fugitive dust, and adhesives. Odors from construction activities would be intermittent and temporary, and generally would not extend beyond the construction area. The proposed project does not include any components or operational activities that would generate substantial odor or other emissions. Due to the temporary and intermittent nature of construction odors, the project would not result in other emissions affecting a substantial number of people; therefore, potential impacts would be less than significant.

Initial Study – Environmental Checklist

Conclusion

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

The project will also be subject to residential wood combustion and developmental burning standards as recommended by the APCD. Incorporation of these measures will reduce impacts to less than significant levels.

Mitigation

- AQ-1. Projects with grading areas that are less than 4-acres and that are not within 1,000 feet of any sensitive receptor shall implement the following mitigation measures to significantly reduce fugitive dust emissions, to manage fugitive dust emissions such that they do not exceed the APCD 20% opacity limit (APCD Rule 401) and minimize nuisance impacts. **During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans:
- a. Reduce the amount of the disturbed area where possible;
 - b. Use water trucks, APCD approved dust suppressants (see Section 4.3 in the CEQA Air Quality Handbook), or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the District's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. Please note that since water use is a concern due to drought conditions, the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control. Please refer to the following link for potential dust suppressants to select from to mitigate dust emissions: <http://www.valleyair.org/busind/comply/PM10/Products%20Available%20for%20Controlling%20PM10%20Emissions.htm>
 - c. All dirt stock-pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
 - d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding, soil binders or other dust controls are used;
 - e. All of these fugitive dust mitigation measures shall be shown on grading and building plans; and,
 - f. The contractor or builder shall designate a person or persons whose responsibility is to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to minimize dust complaints and reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Their duties shall include holidays and weekend periods when work may not be in progress (for example, wind-blown dust could be generated on an open dirt lot). The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition (Contact Tim Fuhs at (805) 781-5912).

Initial Study – Environmental Checklist

AQ-2. **At the time of application for construction permits, the following shall be added to the construction plans:** Effective February 25, 2000, the APCD prohibited developmental burning of vegetative material within San Luis Obispo County. If you have any questions regarding these requirements, contact the APCD Engineering & Compliance Division at (805) 781-5912.

Sources

See Exhibit A.

IV. BIOLOGICAL RESOURCES

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

Initial Study – Environmental Checklist

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

Setting

Vegetation on the project site primarily consists of grasses and shrubs with some oaks and riparian along the southwestern property line along Davenport Creek.

The California Natural Diversity Database (CNDDDB) was queried for sensitive species within one mile of the proposed project. One species was identified to have documented occurrences within the one-mile radius:

Western pond turtle (*Emys marmorata pallida*), CSC, FSC: The potential for the western pond turtle (*Emys marmorata pallida*) has been identified about 0.98 miles to the North. The western pond turtle is a federal and California Species of Special Concern. This is an aquatic turtle that uses upland habitat seasonally. They occur in ponds, streams, lakes, ditches, and marshes. The species prefers slow-water aquatic habitat with available basking sites nearby. Hatchlings require shallow water habitat with relatively dense submergent vegetation for foraging.

The site has the potential for Pismo Clarkia habitat.

As discussed in Section II: Agriculture and Forestry Resources, above, soil on the site is not considered sandy/gravelly and the project area does not contain depressions or other features that would be conducive to wetlands or vernal pools. Several oak trees are located to the west of the project area, but no trees would be impacted or removed as a result of construction or operation of the project.

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?*
- (b) As stated above, the project site lies within an area identified as being possible habitat for pismo clarkia and Southwestern pond turtle. The area most likely to contain these species is along Davenport Creek running along the southwestern property line. The previous parcel map that created this parcel required a 50-foot creek setback from the property line to protect the existing vegetation along this channel. The remainder of the project site does not appear to support any sensitive native vegetation, significant wildlife habitats, or special status species due to the lack of significant vegetation and the use of this portion of the site for intermittent grazing by goats and sheep.

Development in or near Davenport Creek could result in removal or impacts to these plant and animal species. Providing the 50-foot setback from riparian vegetation (not from the property line) will provide adequate mitigation for these species. Extension of Windmill Way from its current terminus to the subject property will require removal of some non-native trees along an existing

Initial Study – Environmental Checklist

drainage channel. This channel does not contain native species and appears to have had large items (appliances) abandoned here.

The riparian vegetation also provides suitable habitat for nesting birds. Removal of trees during nesting season should be avoided to protect migratory bird species. Fish and Game Code 3503 protects birds, their eggs and nests from disturbance or destruction from construction activities. The area containing the riparian species along Davenport Creek will be avoided, however, approximately six non-native trees may need to be removed for the extension of Windmill Way.

Mitigation measures are recommended to provide a minimum 50-foot setback from the edge of the riparian vegetation to proposed structures, providing construction fencing at the edge of the riparian vegetation during any site disturbance, and avoiding removal of vegetation or any other ground disturbance between February 15 and September 15 to avoid impacts to native breeding and nesting birds. If construction activities during this period cannot be avoided, a county-approved biologist shall survey all breeding and nesting habitat on the site and adjacent sites for breeding and/or nesting birds no more than two weeks prior to construction or site disturbance activities. Results of the surveys shall be submitted to the Department of Fish and Wildlife (CDFW) for concurrence with the report. If nesting and/or breeding birds are found, appropriate mitigation measures shall be developed in consultation with the CDFW and the applicant shall adhere to these measures during all construction activities on the site.

- (c) *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?*

As stated above, the site contains some riparian species due to Davenport Creek running along the southwestern property line and is in potential Pismo Clarkia habitat. These impacts will be mitigated by continuing to provide a 50-foot setback from riparian vegetation. Any tree removal associated with extending Windmill Way will require a nesting bird survey if the removal occurs during the nesting season.

- (d) *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?*

The project is not located on ant state or federally protected wetlands.

- (e) *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 50-foot riparian setback for Davenport Creek and the requirement for a nesting bird survey for any proposed tree removal during nesting season will limit impacts to a level of insignificance.

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

The site will not require the removal of any native trees such as oak trees, so the project is not subject to the oak tree ordinance. Providing the 50-foot creek setback is consistent with local County policy to protect creeks and associated habitat.

Initial Study – Environmental Checklist

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

There are no known conflicts with any conservation plans.

Conclusion

Mitigation measures are proposed to address potential impacts to biological resources including setbacks from the existing riparian vegetation and nesting bird surveys prior to any site disturbance and/or development on the proposed parcels. Incorporation of these measures will reduce impacts to a level of insignificance.

Mitigation

- BIO-1. **At the time of application for construction permits**, the applicant shall show all development located a minimum of 50-feet from riparian vegetation.
- BIO-2. **Prior to any site disturbance**, the applicant shall provide construction fencing at the edge of the riparian vegetation on the project site. This area will be marked by orange construction fencing which shall be installed **prior to any site disturbance** and remain in place throughout the grading and construction phases.
- BIO-3. The applicant shall avoid removal of vegetation or any other ground disturbance between February and September 15 to avoid impacts to native breeding and nesting birds. If construction activities during this period cannot be avoided, a county-approved biologist shall survey all breeding and nesting habitat on the site and adjacent sites for breeding and/or nesting birds **no more than two weeks prior to construction or site disturbance activities**. Results of the surveys shall be submitted to the County for concurrence with the report. If nesting and/or breeding birds are found, appropriate mitigation measures, including recommended buffers, shall be developed and submitted for review and approval by the County, in consultation with the California Department of Fish and Wildlife (CDFW) and the applicant shall adhere to these measures during all construction activities on the site.

Sources

See Exhibit A.

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Initial Study – Environmental Checklist

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

The project is located in an area historically occupied by the Northern Chumash. San Luis Obispo county possesses a rich and diverse cultural heritage and therefore has a wealth of historic and prehistoric resources, including sites and buildings associated with Native American inhabitation, Spanish missionaries, immigrant settlers, and military branches of the United States.

As defined by CEQA, a historical resource includes:

1. A resource listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR).
2. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant. The architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural records of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence.

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

An archeological survey was done for the project site on July 8, 2019 by SWCA, Environmental Consultants. The survey consisted of a cultural resources records search, Native American Heritage Commission (NAHC) coordination, a physical archeological survey of the project area, and the preparation of the report. The results of the surveys showed that there were no known archeological artifacts on the project site. However, the result of the NAHC search suggests that the project area has "a moderate sensitivity for the presence of unidentified archaeological resources." No additional testing or construction monitoring was recommended, but the report suggests training for construction personnel by a County-qualified archaeologist prior to any site disturbance.

Discussion

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

As the archeological survey concluded, there are no known historical resources are present on the project site. Because there are no known historic resources on the site and the existing structures are not currently planned for any disruption, the project would have no impact on historical resources.

Initial Study – Environmental Checklist

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

An archeological survey was done on July 8, 2019. The survey consisted of a records search, communication with NAHC, and an archeological field survey. The records search and archeological field survey turned up no results.

In the unlikely event resources are uncovered during grading activities, implementation of LUO Section 22.10.040 (Archaeological Resources) would be required, which states:

In the event archeological resources are unearthed or discovered during any construction activities, the following standards apply:

- A. Construction activities shall cease, and the Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
- B. In the event archeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner shall be notified in addition to the Department so proper disposition may be accomplished.

Based on the moderate sensitivity of the project site, providing construction personnel training prior to any site disturbance as recommended in the archaeological report is included as a mitigation measure for the project.

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

The nearest dedicated cemetery is the San Luis Cemetery, located 6.2 miles to the northeast. The record and literature search of the project area did not identify any known burial sites within 0.25 miles of the project. Additionally, consultation with the Native American tribes did not result in identification of known burials. (See Section XVIII. Tribal Cultural Resources.) Based on the low known sensitivity of the project site, and with implementation of LUO Section 22.10.040, impacts to human remains are expected to be *less than significant*.

Conclusion

Based on the results of the surface survey, no cultural resources were identified, but there is a moderate sensitivity for the presence of unidentified archaeological resources. Therefore, a measure has been added for training of construction personnel prior to any site disturbance.

Mitigation

- CR-1. **Prior to any ground disturbing construction activities**, the applicant shall retain a County-qualified archaeologist to provide construction personnel training relative to unidentified archaeological resources. Evidence of the training will be provided to the County Planning and Building Department, **prior to issuance of construction permits or approval of subdivision improvement plans**.

Sources

See Exhibit A.

Initial Study – Environmental Checklist

VI. ENERGY

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

Setting

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.

Initial Study – Environmental Checklist

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

Discussion

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

The project is a 4-lot Parcel Map which will result in potentially four new primary residences and four secondary residences and accessory structures allowed in the Residential Suburban land use category. New development will be subject to Title 24 requirements and will incorporate energy and construction efficiencies. The project site is located in an already developed area that have access to utilities which will not result in a potentially significant environmental impact due to wasteful, inefficient or unnecessary consumption of energy resources.

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

The project is not located in a renewable energy area combining designation. New construction on the parcels will have the option to provide for the use of renewable energy for some or all of the structure's power needs.

Conclusion

No significant impacts to energy resources are anticipated.

Mitigation

No mitigation measures are considered necessary.

Sources

See Exhibit A.

VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Initial Study – Environmental Checklist

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

Setting

The project site is gently sloping to mostly flat and the soils on the site have a high 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 low liquefaction potential. The nearest potentially active fault is

Initial Study – Environmental Checklist

approximately 5.7 miles east of the project site and a capable fault 0.45 miles to the southeast. There are no notable geologic features on the project site, including serpentine or ultramafic rock/soils.

As stated in Section II. Agriculture and Forestry Resources above, the soil underlying the project is:

Cropley clay (2 - 9% slope). This gently sloping soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class IV without irrigation and Class II when irrigated.

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 0.45 miles southeast of the project site. So long as the future buildings on the site are built in accordance with the California building Code, then impacts are expected to 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 parcel has relatively flat topography. Based on the County Safety Element Landslide Hazards Map is located in an area with low potential for landslide risk. Therefore, the project would not cause adverse effects involving liquefaction, a product of landslides, and impacts would be *less than significant*.

(a-iv) *Landslides?*

The project area has relatively flat topography. Based on the County Safety Element Landslide Hazards Map 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?*

Future uses would result in disturbance of topsoil. A sedimentation and erosion control plan is required for all construction and grading projects (LUO Section 22.52.120) to minimize potential impacts related to erosion and sedimentation, and includes requirements for specific erosion control materials, setbacks from creeks, 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*.

Initial Study – Environmental Checklist

- (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.

- (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 high expansive risk. Standard building code requirements will be required when residential building permits are applied for to address this issue.

- (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 proposed parcels will rely on a community sewer system, CSA 18, and community water system, Golden State Water. No individual wells or septic systems would be needed on site, so impact would be less than significant.

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

There is a known paleontological site located within a mile of the project site, however, the boundaries of this site are well documented and it is not anticipated that the current project will directly or indirectly destroy any paleontological resource.

Conclusion

Based on compliance with existing LUO and Building Code standards, and NPDES requirements, impacts resulting from geology and soils would be less than significant.

Mitigation

There is no evidence that measures above what will already be required by ordinance or codes are needed, and no mitigation measures are considered necessary.

Sources

See Exhibit A.

VIII. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Initial Study – Environmental Checklist

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

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 CO₂e/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 CO₂e/yr was adopted for stationary source (industrial) projects.

Initial Study – Environmental Checklist

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

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

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

Conclusion

The project is below the operational thresholds for greenhouses gases warranting mitigation measures.

Mitigation

No mitigation measures are considered necessary.

Sources

See Exhibit A.

Initial Study – Environmental Checklist

IX. HAZARDS AND HAZARDOUS MATERIALS

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

Initial Study – Environmental Checklist

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 not located within a designated fire hazard severity zone, and within a Local Responsibility Area. Based on the local agencies’ response time, it will take approximately 0 to 5 minutes to respond to a call regarding fire or life safety. The project is located within an Airport Review Area and the closest airport, San Luis Obispo County Regional Airport, is 0.44 miles north 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 future uses of this site would be residences and residential accessory structures. It is highly unlikely that any residential structures will involve the routine transport, use, or disposal of any hazardous materials. Future uses of the site that would require this would need approval on a separate application. The impact is *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 future project could require use of limited quantities of hazardous substances. Handling of any such 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 nearest school is Los Ranchos Elementary School, located 0.6 miles to the south. There are no schools within a quarter mile of the proposed project. Therefore, there would be *no impact*.

- (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?*

The project is not located in an area of known hazardous material contamination and is not on a site listed on the “Cortese List” pursuant to Government Code Section 65962.5. Therefore, there would be *no impact*.

- (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?*

Project is located within two miles of an airport and lies within the County's Airport Review combining designation (AR). The AR is used to recognize and minimize the potential conflict between new development around the San Luis Obispo County Regional Airport and the ability of aircraft to safely and efficiently maneuver to and from this airport. This includes additional

Initial Study – Environmental Checklist

standards relating to limiting structure/vegetation heights as well as avoiding airport operation conflicts (e.g., exterior lighting, radio/electronic interference, etc.). The Airport Land Use Plan (ALUP) provides guidance for and limitations to the type of development allowed within the AR designation. Per the ALUP, the proposed use is considered “conditionally approvable”. The project is for low density residential development with a maximum of eight units (four primary and four secondary dwellings) allowed. This density of development is consistent with the allowable number of people per acre contained in the SLO Airport Land Use Plan. An aviation easement will be required prior to recordation of the final parcel map.

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

The project would not conflict with any regional emergency response or evacuation plan as the existing access roads would be wide enough to accommodate emergency vehicles and the project footprint is small. Construction and operation of the project would not require road closure, and the project would not physically block the onsite residents from evacuating during an emergency. 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 not located within a fire hazard severity zone and lies within a local responsibility area. The response time to the parcel is less than 5 minutes. Therefore, impacts related to risk of loss, injury or death involving wildland fires would be *less than significant*.

Mitigation

No mitigation measures are considered necessary.

Conclusion

No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary beyond recordation of an aviation easement prior to recordation of the final parcel map.

Sources

See Exhibit A.

X. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Initial Study – Environmental Checklist

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

Setting

The project proposes to obtain its water needs from a community system (Golden State Water Company). The Environmental Health Division has reviewed the project for water availability and has determined that there is preliminary evidence that there will be sufficient water available to serve the proposed project.

The topography of the project is mostly level. As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility and poorly drained. The project parcel is within the San Luis Obispo

Initial Study – Environmental Checklist

Groundwater Basin. The closest creek to the proposed development, called Davenport Creek, runs through a small portion of the site on the southwest side. The project site is not located within a 100-year flood zone.

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

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 moderate.

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

Discussion

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

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

In addition, stormwater runoff from the development may adversely impact adjacent residential properties, including soil erosion and sedimentation. Drainage and stormwater management measures are recommended to mitigate this impact.

- (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 San Luis Obispo Valley groundwater basin area. The project proposes to rely on Golden State Water, a private water supply company. The project will not significantly decrease groundwater supplies because the project would result in a total of four new residences and four secondary dwellings. The water company has provided a letter stating they have available capacity to serve this project.

The addition of structures on the land could lead to a diversion of runoff to recharge groundwater, but the main water recharge source for San Luis Obispo Valley groundwater basin is infiltration from precipitation, applied irrigation water, and streamflow. Because the basin has so many sources of water, the addition of four additional primary dwellings and four additional secondary dwellings would have a *less than significant impact*.

Initial Study – Environmental Checklist

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

i. Result in substantial erosion or siltation on- or off-site?

The project takes place on Cropley clay (2 - 9% slope) which is classified as having moderate erodibility. Erosion mitigation measures are required when the soil erodibility is high, so the impact of erosion on the project is *less than significant*.

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

Based on the allowable density of two units per acre and the minimal amount of increased impervious surfaces for road improvements, the project will not substantially increase the amount of surface runoff. Existing regulations for drainage and stormwater will mitigate any impacts to a level of insignificance.

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?

Based on the allowable density of two units per acre and the minimal amount of increased impervious surfaces for road improvements, the project will not substantially increase the amount of surface runoff. Existing regulations for drainage and stormwater will mitigate any impacts to a level of insignificance.

iv. Impede or redirect flood flows?

The project is not located within a flood zone, but it is located within close proximity to the drainage channel Davenport Creek. Davenport Creek lies within the San Luis Obispo Valley groundwater basin and acts as a refill source for the basin. The project will be required to comply with drainage and stormwater regulations to ensure the new impervious surfaces will not significantly impact on-site resources or offsite properties.

(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 5.16 miles southwest of the project site, making tsunamis an irrelevant issue.

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

The project site is not located in an area with an adopted water quality control plan or sustainable groundwater management plan.

Conclusion

The annual indoor estimated water use for the project is 1.4 acre feet based on a “worst case” scenario of two dwelling units per parcel. The annual outdoor usage is estimated at 2.04 acre feet per year for a total of 3.44 acre feet per year for the project at buildout. Based on available water information, there appears to be sufficient water to supply the project because the primary use of the water will be for four new

Initial Study – Environmental Checklist

residences and potentially four new secondary dwellings. Any new landscaping will need to comply with MWEL standards (drought tolerant, low water using plants).

Existing regulations and/or required plans will adequately address surface water quality impacts during construction and permanent use of the project. No additional measures above what are required or proposed are needed to protect water quality. Based on the proposed amount of water to be use and the water source, no significant impacts from water use are anticipated.

Mitigation

No mitigation measures are considered necessary.

Sources

See Exhibit A.

XI. LAND USE AND PLANNING

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

Setting

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

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

Discussion

(a) Physically divide an established community?

The proposed project is located on an existing parcel and would not involve any components that would physically divide the surrounding community. The project would utilize the existing circulation system and onsite roads for access. Extension of Windmill Way through the property will allow for improved circulation for the Crestmont Drive and San Luis Golf Course neighborhoods by extending the link from Crestmont Drive toward Los Ranchos Road. Therefore, there would be *no impact*.

Initial Study – Environmental Checklist

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

The project site is located in an area surrounded by residential parcels and Highway 227. The project site is zoned as Residential Suburban by the County of San Luis Obispo and no zoning changes are proposed. The additional parcels created will remain in the Residential Suburban land use category to match the surrounding area. The project would be conditioned to be consistent with standards set forth by County Fire/CAL FIRE, Environmental Health, and the Department of Public Works. Therefore, impacts related to inconsistency with land use and policies adopted to address environmental effects would be *less than significant*.

Conclusion

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

Mitigation

No mitigation measures are considered necessary.

Sources

See Exhibit A.

XII. MINERAL RESOURCES

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

Setting

The County Land Use Ordinance provides regulations for development in delineated Energy and Extractive Resource Areas (EX) and Extractive Resource Areas (EX1). The proposed project is not located within an EX or EX1 designation. Active mining operations are located approximately 1.38 miles southwest of the project site.

Initial Study – Environmental Checklist

Discussion

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

There are no known mineral resources on the project site, therefore impacts would be *less than significant*.

- (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?

Based on Chapter 6 of the County of San Luis Obispo General Plan Conservation and Open Space Element – Mineral Resources, the project site is not located within an extractive resource area or an energy and extractive resource area, and the site is not designated as a mineral resource recovery site. Therefore, impacts related to preclusion of future extraction of locally important mineral resources would be *less than significant*.

Conclusion

The project site is not located within an extractive resource area and there are no known mineral resources on the property, therefore, the impacts to Mineral Resources are considered less than significant.

Mitigation

No mitigation measures are considered necessary.

Sources

See Exhibit A.

XIII. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project result in:</i>				
(a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Initial Study – Environmental Checklist

	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

The existing ambient noise environment is characterized by traffic on Highway 227, as well as the sounds of airplanes from San Luis Obispo County Regional Airport. Noise-sensitive land uses typically include residences, schools, nursing homes, and parks. The nearest offsite sensitive receptors to the project are two residences located within 30 feet to the north (044-082-033) and south (044-082-034). The project is located within an Airport Review Area and the closest airport, San Luis Obispo County Regional Airport, is 0.44 miles north of the project site.

Approximately 200 feet of the project site is within the 60-65 dbl level for roadway noise from Highway 227. Given the remainder parcel along Highway 227 is 170 feet wide and standard rear setbacks for the parcels will be 30 feet, future development will be located outside of the area requiring mitigation.

The County Land Use Ordinance Section 22.10.120 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.

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?*

Project construction activities would also generate short-term (temporary) construction noise. These activities would be limited to the daytime hours of 7:00 a.m. to 9:00 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturday or Sunday, in accordance with County construction noise standards (County Code Section 22.10.120.A).

Noise impacts resulting from construction of the proposed facility are expected to be *less than significant*.

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

Operation of the proposed project would not result in groundborne vibration. No construction equipment or methods are proposed that would generate substantial ground vibration. Therefore, impacts related to temporary or permanent groundborne vibration would be *less than significant*.

Initial Study – Environmental Checklist

- (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 closest airport is the San Luis Obispo County Airport, located 0.44 miles north of the project site. While the project site is located in close proximity to the airport, the noise levels from incoming and outgoing flight patterns does not exceed the acceptable noise levels warranting mitigation.

Conclusion

Future development will not be located within an area exceeding Noise Element standards.

Mitigation

No mitigation measures are considered necessary.

Sources

See Exhibit A.

XIV. POPULATION AND HOUSING

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

Setting

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

Initial Study – Environmental Checklist

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 proposed project would not result in new jobs in the area that would require new housing. The project does not propose new roads or infrastructure to undeveloped or underdeveloped areas that would indirectly result in population growth. The plans propose an extension of Windmill Way, but the road is not placed in an area that could lead to expansion past the parcel lines. The extension of the road would only provide access to the new parcels.

The land is zoned for Residential Suburban and the size of the new lots are permitted by the LUO section 22.22.070. The land is already zoned for this usage which shows that it is permissible for this land to support the subdivision. Therefore, no impacts would occur.

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

There are currently no residences on this parcel and no people or housing would be displaced by the extension of Windmill Way through APN 044-082-033. No replacement housing is needed, so there would be *no impact*.

Conclusion

No significant population and housing impacts are anticipated. The project will mitigate its cumulative impact to the shortage of affordable housing stock by payment of the housing impact fee.

Mitigation

No mitigation measures are considered necessary.

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:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Initial Study – Environmental Checklist

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

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

Police: County Sheriff

Location: San Luis Obispo (Kansas Ave.) (Approximately 4.36 miles to the north)

Fire: Cal Fire (formerly CDF)

Hazard Severity: High

Response Time: 0 to 5 minutes

Location: #21 Airport Station Approximately 1 mile north

School District: San Luis Coastal Unified School District.

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 proposed project was reviewed by County Fire/Cal Fire for consistency with the Uniform Fire Code and will be required to adhere to the requirements of Uniform Fire Code. The proposed project, along with other projects in the area, will result in a cumulative effect on fire protection services. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the public facility fees in place. Therefore, impacts would be less than significant.

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.

Initial Study – Environmental Checklist

Schools?

The proposed project, along with other projects in the area, would result in a cumulative effect on the schools in the district. 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*.

Parks?

The proposed project, along with other projects in the area, would result in a cumulative effect on parks. 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* with the payment of Quimby fees which are fees paid on new vacant parcels for the improvement or development of neighborhood or community parks. The "Quimby" fee will adequately mitigate the project's impact on recreational facilities.

Other public facilities?

The proposed project is for a four-lot parcel map and would not generate substantial long-term increases in demand for roads, solid waste, or other public services or utilities. The proposed project site would be accessed by the existing local circulation system and would not generate substantial long-term operational trips. Therefore, potential impacts on public services or utilities would be *less than significant*.

Conclusion

Regarding cumulative effects, public facility (County) and school (State Government Code 65995 et seq.) fee programs have been adopted to address this impact and will reduce the cumulative impacts to less than significant levels. Traffic impacts and mitigation measures are discussed in the Transportation section below.

Mitigation

No mitigation measures are considered necessary.

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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Initial Study – Environmental Checklist

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

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

Discussion

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

Implementation of the proposed parcel map and future build-out and occupation of new residences on the four new residential parcels would contribute to the local and cumulative demand for recreational resources in San Luis Obispo County. This increase in demand is not significant and payment of Quimby fees will adequately address this issue.

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

The four-lot parcel map does not include recreational facilities that would require construction or expansion of recreational facilities.

Conclusion

The "Quimby" fee will adequately mitigate the project's impact on recreational facilities. No significant recreation impacts are anticipated.

Mitigation

No mitigation measures are considered necessary.

Sources

See Exhibit A.

Initial Study – Environmental Checklist

XVII. TRANSPORTATION

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

Setting

The County has established the acceptable Level of Service (LOS) on roads for this urban area as “D” or better. The existing road network in the area includes Windmill Way which is operating at an acceptable level of service, and Highway 227 which is operating at an unacceptable level of service during peak hour times. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

Referrals were sent to County Public Works, CalTrans and the City of San Luis Obispo. No significant project specific traffic-related concerns were identified.

Airport Review Combining Designation. The project is within the County's Airport Review combining designation (AR). The AR is used to recognize and minimize the potential conflict between new development around the San Luis Obispo County airport and the ability of aircraft to safely and efficiently maneuver to and from this airport. This includes additional standards relating to limiting structure/vegetation heights as well as avoiding airport operation conflicts (e.g., exterior lighting, radio/electronic interference, etc.). The Airport Land Use Plan (ALUP) provides guidance for and limitations to the type of development allowed within the AR designation. Per the ALUP, the proposed use is considered “compatible”. The project was referred to the County Airport Manager, no comments were received. All projects within the AR designation are required to obtain an aviation easement to secure avigable airspace.

Initial Study – Environmental Checklist

Discussion

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

The project is located along Highway 227. The County adopted a Highway 227 Corridor Road Improvement Fee program that collects fees to fund anticipated road improvements along this corridor. This project will be required to pay its “fair share” of these improvements prior to issuance of building permits.

- (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. Therefore, this threshold does not apply and there is *no 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 would extend Windmill Way, the access road, to reach the new parcels on the property. The proposed road does not show any sharp curves and does not feature any new intersections.

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

The project meets fire code standards for emergency access, so no additional measures are needed for this project.

Conclusion

The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project will be located on Windmill Way, a local road that will be constructed to a level able to handle any additional traffic associated with the project. Project traffic impacts to Highway 227, an arterial road, will be addressed through mitigation measures and conditions of approval addressing future road improvements through payment of an in-lieu fee.

Mitigation

T-1. **Prior to issuance of construction permits**, the applicant shall:

- a. Enter into a State Route 227 Corridor Traffic Mitigation Fee agreement with the Department of Public Works per Board Resolution 2017-266, in a form acceptable to County Counsel, for payment of their fair share participation in the costs for planning, design, and/or construction of five intersection improvements (SR227 at Farmhouse Lane; at Kendall Drive; at Buckley Road; at Crestmont Drive; and at Los Ranchos Road) as identified in the SLOCOG adopted State Route 227 Corridor Study (2016). The fee shall be paid **prior to issuance of building permits** and based on the afternoon peak hour trip (pht) generated by the project as determined by the applicant’s civil or traffic engineer; **or**
- b. The applicant must enter into a similar circulation or mitigation fee program adopted by the Board of Supervisors, the City of San Luis Obispo, Caltrans or SLOCOG (or any joint program) that is substantially equivalent to the State Route 227 Corridor Traffic Mitigation Fee agreement as approved by the County; **or**

Initial Study – Environmental Checklist

- c. The applicant must construct operational improvements consistent with the State Route 227 Corridor Traffic Mitigation Fee agreement to an extent preapproved by the County and Caltrans. If the cost of improvements is anticipated to exceed the applicant's fair-share fee contribution they may request, prior to construction, a reimbursement agreement with the County as allowed under the applicable County Code 13.01.040 or 13.20 for reimbursement in excess of the applicant's fair share participation, **and**
- d. The applicant shall pay to the Department of Public Works the State Route 227 Corridor Traffic Mitigation Fee, estimated in the agreement on file with the Department of Public Works. The fee shall be imposed **at the time of application for building permits and shall be assessed for each building permit to be issued.** The fee may be subject to annual adjustment and the applicant shall be responsible for paying the fee in effect **at the time of issuance of building permits.**

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Initial Study – Environmental Checklist

	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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:

- 1) Sites, features, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
 - a. Included or determined to be eligible for inclusion in the 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.
- 2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in 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.

An archeological survey was done for the area on July 8, 2019 by SWCA, Environmental Consultants. The survey consisted of a cultural resources records search, Native American Heritage Commission (NAHC) coordination, an archeological survey of the project area, and the preparation of the report turned into the County Planning and Building Department. The results of the surveys showed that there were no known archeological artifacts on the project site. However, the result of the NAHC search suggests that the project area has “a moderate sensitivity for the presence of unidentified archaeological resources.” No additional testing or construction monitoring was recommended, but the report suggests training for construction personnel prior to any site disturbance by a County-qualified archaeologist.

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

Initial Study – Environmental Checklist

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)?*

As noted above, no archeological resources were found in a survey of the project footprint on the site. The result of the NAHC search suggests that the project area has “a moderate sensitivity for the presence of unidentified archaeological resources.” No additional testing or construction monitoring was recommended, but the report suggests training for construction personnel prior to any site disturbance by a County-qualified archaeologist.

- (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.*

In the unlikely event resources are uncovered during grading activities, implementation of LUO Section 22.10.040 (Archaeological Resources) would be required, which states:

In the event archeological resources are unearthed or discovered during any construction activities, the following standards apply:

- A. Construction activities shall cease, and the Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
- B. In the event archeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner shall be notified in addition to the Department so proper disposition may be accomplished.

There are no known tribal cultural resources within the project area. Therefore, impacts are expected to be *less than significant*.

Conclusion

Based on the results of the surface survey, there is a limited potential for tribal cultural resources to occur on the project site, but a moderate sensitivity for the presence of unidentified archaeological resources. While not needed as a measure to mitigate an identified significant impact to a tribal cultural resource, a measure has been recommended for training of construction personnel prior to any site disturbance. This measure will be included as a proposed condition of approval.

- TCR-1. **Prior to any ground disturbing construction activities**, the applicant shall retain a County-qualified archaeologist to provide construction personnel training relative to unidentified archaeological resources. Evidence of the training will be provided to the

Initial Study – Environmental Checklist

County Planning and Building Department, **prior to issuance of construction permits or approval of subdivision improvement plans.**

Sources

See Exhibit A.

XIX. UTILITIES AND SERVICE SYSTEMS

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

Setting

The project is located in an area of residential suburban development. While the property is primarily undeveloped with the exception of a barn on Proposed Parcel 4, there are residences to the north and south of the site. Gas lines, sewer laterals and public utility easements are available either adjacent to or on the site which will not require significant site disturbance to provide services to the newly created parcels.

Initial Study – Environmental Checklist

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?*

Wastewater facilities in the area are provided by the community sewer system CSA-18. A proposed 4-foot sewer lateral follows the path of the Windmill Way road extension. Creating the sewage path would not create any additional area of disturbance, so the impact is *less than significant*.

The applicant has provided a will-serve letter from CSA-18. In order to provide water to the site, the project proposes to be supplied by Golden State Water Company. Properties to the north and south are served by this water company, so no significant disturbance will be required to bring water lines to the newly created parcels.

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

The water company has provided a will-serve letter to serve the proposed project.

- (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?*

CSA-18 has provided an intent to serve letter that states it has available capacity to provide for the wastewater demand generated by this project.

- (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 project is a four-lot parcel map which would result in a maximum of four primary residences and four secondary dwellings. The solid waste created by this project would be comparable with other low-density residential projects in the area and not considered significant.

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

The project would be served by the local solid waste management company which encourages recycling of green waste, and other recyclable materials.

Conclusion

The site is surrounded by residential development which is already being served by existing water, sewer and other utilities. Providing these services will not require a substantial amount of site disturbance and impacts are considered less than significant.

Mitigation

No mitigation measures are considered necessary.

Sources

See Exhibit A.

Initial Study – Environmental Checklist

XX. WILDFIRE

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

Setting

The project is located in an area of low-density, residential suburban development. The property does not contain a significant amount of combustible vegetation. Grasses on the site are regularly mowed or grazed intermittently by goats and sheep.

Discussion

- (a) *Substantially impair an adopted emergency response plan or emergency evacuation plan?*
The site provides access in accordance with Fire Code standards and will not 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?*
The topography of the site is mostly level. Prevailing winds would not exacerbate wildfire risks above what already exists and would not expose occupants to pollutant concentrations from a wildfire.

Initial Study – Environmental Checklist

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

The plans propose an extension of Windmill Way in order to provide direct access to all parcels. The road must meet CALFire requirements so emergency vehicles have access to the site in case of an emergency. The road includes a turnaround area at the end of Windmill Way extension. The existing gas line will stay on site and be used for the new parcels. The addition of any new structures increases the risk of wildfire. All future buildings must be built up to code, mitigating the fire risk to a *less than significant 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?*

The site is mostly level, so downstream flooding or landslide risk is considered insignificant.

Conclusion

The site is located in a low-density, residential suburban area. The area doesn't contain significant slopes or vegetation that would increase the risk of wildfire.

Mitigation

No mitigation measures are considered 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Discussion

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

Implementation of the mitigation measures discussed in the Biological Resources, Cultural Resources and Tribal Cultural Resources sections of this document will reduce the project's impacts to a level of insignificance.

- (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)?*

Implementation of the mitigation measures discussed under the Air Quality and Transportation sections will reduce impacts to a level of insignificance. In addition, ordinance standards for geology, recreation and public services were adopted to address cumulative impacts.

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

The project is of a size and scope that will not have substantial adverse effects on human beings either directly or indirectly.

Conclusion

Implementation of the proposed mitigation measures and adherence to adopted ordinance standards will reduce the impacts of this project to a level of insignificance.

Initial Study – Environmental Checklist

Mitigation

No mitigation measures are considered necessary.

Sources

See Exhibit A.

Initial Study – Environmental Checklist

Exhibit A - Initial Study References and Agency Contacts

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

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

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

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

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

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:

Phase 1 Archaeological Survey for an Edna Road Development Project, SWCA Environmental Consultants, July 24, 2019

Initial Study – Environmental Checklist

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.

Aesthetics

- V-1. **At the time of application for construction permits**, the applicant shall provide a lighting plan for review and approval. The lighting plan shall show low intensity lighting, shielded lighting and lighting directed downward onto the project site in accordance with Section 22.10.060 of the Land Use Ordinance.

Air Quality

- AQ-1. Projects with grading areas that are less than 4-acres and that are not within 1,000 feet of any sensitive receptor shall implement the following mitigation measures to significantly reduce fugitive dust emissions, to manage fugitive dust emissions such that they do not exceed the APCD 20% opacity limit (APCD Rule 401) and minimize nuisance impacts. **During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans:
- Reduce the amount of the disturbed area where possible;
 - Use water trucks, APCD approved dust suppressants (see Section 4.3 in the CEQA Air Quality Handbook), or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the District's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. Please note that since water use is a concern due to drought conditions, the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control. Please refer to the following link for potential dust suppressants to select from to mitigate dust emissions: <http://www.valleyair.org/busind/comply/PM10/Products%20Available%20for%20Controlling%20PM10%20Emissions.htm>
 - All dirt stock-pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
 - All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding, soil binders or other dust controls are used;
 - All of these fugitive dust mitigation measures shall be shown on grading and building plans; and,
 - The contractor or builder shall designate a person or persons whose responsibility is to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to minimize dust complaints and reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in

Initial Study – Environmental Checklist

any 60-minute period. Their duties shall include holidays and weekend periods when work may not be in progress (for example, wind-blown dust could be generated on an open dirt lot). The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition (Contact Tim Fuhs at (805) 781-5912).

- AQ-2. **At the time of application for construction permits, the following shall be added to the construction plans:** Effective February 25, 2000, the APCD prohibited developmental burning of vegetative material within San Luis Obispo County. If you have any questions regarding these requirements, contact the APCD Engineering & Compliance Division at (805) 781-5912.

Biological Resources

- BIO-1. **At the time of application for construction permits,** the applicant shall show all development located a minimum of 50-feet from riparian vegetation.
- BIO-2. **Prior to any site disturbance,** the applicant shall provide construction fencing at the edge of the riparian vegetation on the project site. This area will be marked by orange construction fencing which shall be installed **prior to any site disturbance** and remain in place throughout the grading and construction phases.
- BIO-3. The applicant shall avoid removal of vegetation or any other ground disturbance between February and September 15 to avoid impacts to native breeding and nesting birds. If construction activities during this period cannot be avoided, a county-approved biologist shall survey all breeding and nesting habitat on the site and adjacent sites for breeding and/or nesting birds **no more than two weeks prior to construction or site disturbance activities**. Results of the surveys shall be submitted to the Department of Fish and Wildlife (CDFW) for concurrence with the report. If nesting and/or breeding birds are found, appropriate mitigation measures shall be developed in consultation with the CDFW and the applicant shall adhere to these measures during all construction activities on the site.

Cultural Resources

- CR-1. **Prior to any ground disturbing construction activities,** the applicant shall retain a County-qualified archaeologist to provide construction personnel training relative to unidentified archaeological resources. Evidence of the training will be provided to the County Planning and Building Department, **prior to issuance of construction permits or approval of subdivision improvement plans**.

Transportation and Circulation

- T-1. **Prior to issuance of construction permits,** the applicant shall:
- Enter into a State Route 227 Corridor Traffic Mitigation Fee agreement with the Department of Public Works per Board Resolution 2017-266, in a form acceptable to County Counsel, for payment of their fair share participation in the costs for planning, design, and/or construction of five intersection improvements (SR227 at Farmhouse Lane; at Kendall Drive; at Buckley Road; at Crestmont Drive; and at Los Ranchos Road) as identified in the SLOCOG adopted State Route 227 Corridor Study (2016). The fee shall be paid **prior to issuance of building permits** and based on the afternoon peak hour trip (pht) generated by the project as determined by the applicant's civil or traffic engineer; **or**

Initial Study – Environmental Checklist

- b. The applicant must enter into a similar circulation or mitigation fee program adopted by the Board of Supervisors, the City of San Luis Obispo, Caltrans or SLOCOG (or any joint program) that is substantially equivalent to the State Route 227 Corridor Traffic Mitigation Fee agreement as approved by the County; **or**
- c. The applicant must construct operational improvements consistent with the State Route 227 Corridor Traffic Mitigation Fee agreement to an extent preapproved by the County and Caltrans. If the cost of improvements is anticipated to exceed the applicant's fair-share fee contribution they may request, prior to construction, a reimbursement agreement with the County as allowed under the applicable County Code 13.01.040 or 13.20 for reimbursement in excess of the applicant's fair share participation, **and**
- d. The applicant shall pay to the Department of Public Works the State Route 227 Corridor Traffic Mitigation Fee, estimated in the agreement on file with the Department of Public Works. The fee shall be imposed **at the time of application for building permits and shall be assessed for each building permit to be issued.** The fee may be subject to annual adjustment and the applicant shall be responsible for paying the fee in effect **at the time of issuance of building permits.**

Date: December 31, 2019

DEVELOPER'S STATEMENT FOR
Braff Parcel Map
SUB2018-00015 / ED19-267

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

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

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

Aesthetics

- V-1. **At the time of application for construction permits**, the applicant shall provide a lighting plan for review and approval. The lighting plan shall show low intensity lighting, shielded lighting and lighting directed downward onto the project site in accordance with Section 22.10.060 of the Land Use Ordinance.

Monitoring: The Planning and Building Department shall verify compliance.

Air Quality

- AQ-1. Projects with grading areas that are less than 4-acres and that are not within 1,000 feet of any sensitive receptor shall implement the following mitigation measures to significantly reduce fugitive dust emissions, to manage fugitive dust emissions such that they do not exceed the APCD 20% opacity limit (APCD Rule 401) and minimize nuisance impacts. **During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans:

- a. Reduce the amount of the disturbed area where possible;
- b. Use water trucks, APCD approved dust suppressants (see Section 4.3 in the CEQA Air Quality Handbook), or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the District's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used

whenever possible. Please note that since water use is a concern due to drought conditions, the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control. Please refer to the following link for potential dust suppressants to select from to mitigate dust emissions:

<http://www.valleyair.org/busind/comply/PM10/Products%20Available%20for%20Controlling%20PM10%20Emissions.htm>

- c. All dirt stock-pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
- d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding, soil binders or other dust controls are used;
- e. All of these fugitive dust mitigation measures shall be shown on grading and building plans; and,
- f. The contractor or builder shall designate a person or persons whose responsibility is to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to minimize dust complaints and reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Their duties shall include holidays and weekend periods when work may not be in progress (for example, wind-blown dust could be generated on an open dirt lot). The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition (Contact Tim Fuhs at (805) 781-5912).

AQ-2. At the time of application for construction permits, the following shall be added to the construction plans: Effective February 25, 2000, the APCD prohibited developmental burning of vegetative material within San Luis Obispo County. If you have any questions regarding these requirements, contact the APCD Engineering & Compliance Division at (805) 781-5912.

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

Biological Resources

- BIO-1. **At the time of application for construction permits**, the applicant shall show all development located a minimum of 50-feet from riparian vegetation.
- BIO-2. **Prior to any site disturbance**, the applicant shall provide construction fencing at the edge of the riparian vegetation on the project site. This area will be marked by orange construction fencing which shall be installed **prior to any site disturbance** and remain in place throughout the grading and construction phases.
- BIO-3. The applicant shall avoid removal of vegetation or any other ground disturbance between February 1st and September 1st to avoid impacts to native breeding and nesting birds. If construction activities during this period cannot be avoided, a County-approved biologist shall survey all breeding and nesting habitat on the site and adjacent sites for breeding and/or nesting birds **no more than two weeks prior to construction or site disturbance activities**. Results of the surveys shall be submitted to the Department of Fish and Wildlife (CDFW) for concurrence with the report. If nesting and/or breeding birds are found, appropriate mitigation measures shall be developed in consultation with the CDFW and the applicant shall adhere to these measures during all construction activities on the site.

<p>Bio Measures 1-3 Monitoring: The Planning and Building Department shall verify compliance.</p>
--

Cultural Resources

- CR-1. **Prior to any ground disturbing construction activities**, the applicant shall retain a County-qualified archaeologist to provide construction personnel training relative to unidentified archaeological resources. Evidence of the training will be provided to the County Planning and Building Department, **prior to issuance of construction permits or approval of subdivision improvement plans**.

<p>Monitoring: The Planning and Building Department shall verify compliance.</p>

Transportation and Circulation

- T-1. **Prior to issuance of construction permits**, the applicant shall:
- Enter into a State Route 227 Corridor Traffic Mitigation Fee agreement with the Department of Public Works per Board Resolution 2017-266, in a form acceptable to County Counsel, for payment of their fair share participation in the costs for planning, design, and/or construction of five intersection improvements (SR227 at Farmhouse Lane; at Kendall Drive; at Buckley Road; at Crestmont

Drive; and at Los Ranchos Road) as identified in the SLOCOG adopted State Route 227 Corridor Study (2016). The fee shall be paid **prior to issuance of building permits** and based on the afternoon peak hour trip (pht) generated by the project as determined by the applicant's civil or traffic engineer; or


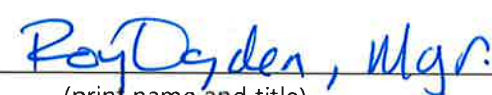
b. The applicant must enter into a similar circulation or mitigation fee program adopted by the Board of Supervisors, the City of San Luis Obispo, Caltrans or SLOCOG (or any joint program) that is substantially equivalent to the State Route 227 Corridor Traffic Mitigation Fee agreement as approved by the County; or


c. The applicant must construct operational improvements consistent with the State Route 227 Corridor Traffic Mitigation Fee agreement to an extent preapproved by the County and Caltrans. If the cost of improvements is anticipated to exceed the applicant's fair-share fee contribution they may request, prior to construction, a reimbursement agreement with the County as allowed under the applicable County Code 13.01.040 or 13.20 for reimbursement in excess of the applicant's fair share participation, and

d. The applicant shall pay to the Department of Public Works the State Route 227 Corridor Traffic Mitigation Fee, estimated in the agreement on file with the Department of Public Works. The fee shall be imposed **at the time of application for building permits** and shall be assessed for each building permit to be issued. The fee may be subject to annual adjustment and the applicant shall be responsible for paying the fee in effect **at the time of issuance of building permits**.

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

Owner(s): Rancho San Luisito, LLC

 1/14/20 
Signature Date (print name and title)

 1/14/20 
Signature Date (print name and title)



Date: September 13, 2019

To: Stephanie Fuhs, Project Planner

From: Mark Davis, Development Services Engineer, Edward M. Reading, County Surveyor

Subject: Public Works Revised Project Referral for CO 18-0029 (SUB2018-00015), Braff Parcel Map, State Route 227, San Luis Obispo, APN 044-082-035

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

Public Works Comments:

- A. August 1, 2018: In response to the applicant's request to take project access directly to State Route (SR) 227 Public Works has reviewed the Caltrans letter dated July 17, 2018 and coordinated with our Transportation Division who are presently working on a roundabout design for the intersection of SR 227 at Los Ranchos Road. The following is our recommendation:
 1. An interim project driveway connection to SR 227 allowing full turning movements will be permitted until such time the SR 227 at Los Ranchos Road intersection improvements commence, thereafter driveway turning movements will be restricted to right-in & right-out only. To facilitate future project circulation due to SR 227 driveway restrictions the project must construct a secondary access road back to the County maintained segment of Windmill Way. This circulation improvement will permit future northbound SR 227 traffic to access the project site via Crestmont Drive and Windmill Way. The project conditions of approval reflect this recommendation.
- B. At the time the project referral was received by Public Works on April 13, 2018 the application acceptance date had not been established. The attached recommended conditions of approval are subject to change based on Ordinances and Policies in affect at the date of application acceptance.
- C. Recommend the following finding [per 21.050.045 (a-c)] be incorporated into Findings to ensure public improvements are constructed prior to recordation (or bonded for): *"In the interest of the public health and safety, and as a necessary pre-requisite to the orderly development of the surrounding area, the construction of any road improvements shall occur prior to recordation of the parcel map or, if bonded for, within the time frame approved in the Subdivision Agreement and prior to issuance of a permit or other grant of approval for development on a parcel."*
- D. Public Works supports limited project access to State Route 227, restricted to right-in & right-out movements. The intent of previous maps (1/PM/96 & 17/PM/92) was to provide development connection via Windmill Way back to Crestmont Drive, Public Works recommends Windmill Way be utilized to provide future primary access to the proposed development. This will require an A-1 rural road section be constructed within the existing offer of dedications, including that of the northerly adjacent property (Parcel 3 of 1PM96, APN 044-082-033), back to the County maintained segment of Windmill Way. The recommended project conditions of approval reflect this recommendation.
- E. The residents of Rolling Hills Ranchos (Tract 211) and adjacent subdivisions are required to use Crestmont Drive as their singular point of access. Over the years residents have requested the County assist with identifying alternative points of connection. Development of this project will provide

a southerly extension of Windmill Way towards future connection with Los Ranchos Road, providing secondary access.

- F. Project site is located within the City of San Luis Obispo Sphere of Influence per Memorandum of Agreement (MOA) approved by the Board on October 18, 2005. The applicant is encouraged to meet with the City to determine if road impact fees will be applicable to this project.
- G. This project is a regulated project as it meets the applicability criteria for Stormwater Management and is therefore required to submit a Stormwater Control Plan (SWCP) Application. The Stormwater Control Plan application, SWCP template, and LID Handbook guidance can be found at:
<https://www.slocounty.ca.gov/Departments/Public-Works/Services/Stormwater-Requirements-for-New-Construction.aspx>
- H. If the project site disturbs 1.0 acre or more the applicant must enroll for coverage under California's Construction General Permit, which may require preparation of a project Stormwater Control Plan even though it is located outside a Stormwater Management Area.

Recommended Public Works Conditions of Approval

Access and Improvements

1. Road and/or streets to be constructed to the following standards, unless design exceptions are approved by the Public Works Department in accordance with Section 1.2 of the Public Improvement Standards:
 - a. Windmill Way shall be constructed to a complete A-1a rural road section within the existing 60-foot (or proposed 50-foot) offer of dedication for road easement purposes through the entire project site, and northerly through the adjacent property (Parcel 3 of 1/PM/96, APN 044-082-033) to connect back to the County maintained segment. Windmill Way shall terminate at the southerly project boundary in a Cal Fire standard cul-de-sac, hammer head or other approved terminus with additional easement width as necessary to contain all elements of the roadway terminus improvements. The terminus shall allow for future connection to Hacienda Avenue.
 - b. The proposed State Route 227 shared access driveway over Parcel 3 of 1/PM/96, as shown on the tentative map, must be improved to state driveway standards under a separate encroachment permit issued by Caltrans. Upon commencement of State Route 227 at Los Ranchos Road intersection improvements, the driveway will be restricted to right-in and right-out turning movements.
 - c. The existing project site (Parcel 2 of 52/PM/17) connection to State Route 227 shall be demolished, scarified, revegetated, fenced, and the State Route 227 shoulder restored in accordance with Caltrans encroachment permit requirements.
 - d. All roadway grading shall be done in accordance with Title 19 and the California Building Code. All lot lines shall be considered as Site Area Boundaries with slopes setback accordingly.
2. The applicant shall enter into an agreement and post a deposit with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative.
3. The applicant shall provide the county with an Engineer of Work Agreement retaining a registered civil engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works. The civil engineer, upon completion of the improvements, shall certify to the Department of Public Works that the improvements are made

in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans.

Offers, Easements and Restrictions

4. The applicant shall offer for dedication to the public the following easements by certificate on the map or by separate document:
 - a. For public road easement purposes, the applicant shall acquire an offer of dedication for a 50-foot minimum right-of-way for the proposed alignment of Windmill Way across Parcel 3 of 1/PM/96.
 - b. For public road easement purposes, a 50-foot minimum right-of-way plus additional width as necessary to contain the roadway terminus. Windmill Way may be accepted for future County maintenance following completion and certification of the improvements and future connection to Los Ranchos Road.
 - c. A public utility easement along both sides of Windmill Way to be described as 6-feet beyond the right-of-way, plus those additional easements as required by the utility company, shall be shown on the final map.
 - d. Drainage easement(s) as necessary to contain both existing and proposed drainage improvements where those improvements accept storm water from a public road.
5. The applicant shall reserve the following private easements by certificate on the map or by separate document:
 - a. Private drainage easement(s) as necessary to contain both existing and proposed drainage and stormwater improvements.
6. The applicant shall show the following restrictions by certificate on the map or record by separate document:
 - a. Except where permitted via a Caltrans encroachment permit, access shall be denied to all new parcels State Route 227 and this shall be by certificate and designation on the map.
 - b. If drainage basins are required then the basin areas shall be indicated as a building restriction on the map.
7. If a drainage basin is required, the drainage basin along with rights of ingress and egress shall be reserved as a drainage easement in favor of the owners and assigns.

Improvement Plans

8. Improvement plans shall be prepared in accordance with County Public Improvement Standards by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plans are to include, as applicable:
 - a. Street plan and profile.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - c. Utility plan.
 1. Water plan to be approved jointly with County Environmental Health. Water facilities and appurtenances shall be constructed and service laterals stubbed to each new parcel.
 2. Sewer plan to be approved jointly with County Environmental Health. Sewer facilities and appurtenances shall be constructed and service laterals stubbed to each new parcel
 3. New electric power, telephone and cable television service conduits and appurtenances shall be constructed and service conduits stubbed to each new parcel.

4. New gas distribution mains and appurtenances shall be installed along the entire project frontage(s) and gas service laterals stubbed to each new parcel.
5. All existing overhead electric power, telephone and cable television transmission and distribution lines fronting or contained within the project boundary shall be relocated underground [21.03.10(h)] and the poles removed.
- d. Sedimentation and erosion control plan for subdivision related improvements.
- e. Stormwater control plan for subdivision related improvements.
- f. Traffic control plan for construction in accordance with the California Manual on Uniform Traffic Control Devices (CA-MUTCD).
- g. Public utility plan, showing all existing utilities and installation of all new utilities to serve each lot.
- h. Tree removal/retention plan for trees to be removed and retained associated with the required improvement for the land division to be approved jointly with the Department of Planning and Building.
- i. Trail plan, if required, to be approved jointly with County Parks.
- j. All grading shall be done in accordance with the County Public Improvement Standards and the California Uniform Building Code. Lot lines shall be considered as Site Area Boundaries with slopes setback accordingly.
- k. If environmental permits from the Army Corps of Engineers or the California Department of Fish and Game are required for any public improvements that are to be maintained by the County, the applicant or his engineer, prior to the approval of the plans by the Department of Public Works shall:
 1. Submit a copy of all such permits to the Department of Public Works OR
 2. Document that the regulatory agencies have determined that said permit is not required.

Drainage

9. Submit complete drainage calculations to the Department of Public Works for review and approval. If calculations so indicate, drainage must be retained in a shallow drainage basin on the property [21.03.010(e)(2)]. The design of the basin is to be approved by the Department of Public Works, in accordance with county standards. The basin/s is/are to be maintained in perpetuity.
10. At the time of application for construction permits, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.
11. All project related drainage shall be designed and constructed in accordance with the recommendations of the San Luis Creek Watershed Drainage Design Manual.

CSA 18

12. **Prior to application for construction permits**, the applicant shall obtain a conditional intent to serve water letter from CSA 18 and must enter into a reimbursement agreement. Additional documents specific to the project may include resolution of application, Public Works Annexation Agreement, Pipeline Extension Performance Agreement, and General Conditions for Additions to District Facilities.

Stormwater Pollution Prevention Plan (SWPPP)

13. **At the time of application for construction permits**, if the project disturbs more than 1.0 acre or is part of a common plan of development, the applicant must enroll for coverage under California's Construction General Permit. Sites that disturb less than 1.0 acre must implement all

required elements within the site's erosion and sediment control plan as required by San Luis Obispo County Codes.

Stormwater Control Plan (SWCP)

14. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject post-construction stormwater requirements by submitting a Stormwater Control Plan application or Stormwater Post Construction Requirements (PCRs) Waiver Request Form.
 - a. The applicant must submit a SWCP for all regulated projects subject to Performance Requirement #2 and above. The SWCP must be prepared by an appropriately licensed professional and submitted to the County for review and approval. Applicants must utilize the County's latest SWCP template.
 - b. If post-construction stormwater control measures (SCMs) are proposed, the applicant must submit a draft Stormwater Operations and Maintenance Plan for review by the County. The plan must consist of the following Planning & Building Department forms;
 1. Structural Control Measure Description (Exhibit B)
 2. Stormwater System Contact Information
 3. Stormwater System Plans and Manuals
 - c. If applicable, following approval by the County, the applicant shall record with the County Clerk-Recorder the Stormwater Operation and Maintenance Plan and an agreement or provisions in the CCRs for the purpose of documenting on-going and permanent storm drainage control, management, treatment, inspection and reporting.
15. **Prior to acceptance of the improvements (if applicable)**, the Stormwater Operations and Maintenance Plan and General Notice must be updated to reflect as-built changes, approved by the county, and re-recorded with the County Clerk-Recorder as amendments to the original document.

Fees

16. **Prior to recordation of the final map**, the project is located within the City of San Luis Obispo Sphere of Influence per Memorandum of Agreement approved by the Board on October 18, 2005. The applicant shall submit evidence to the County that all City impact fees applicable to this project have been paid, or that none are required.
17. **Prior to map recordation**, the applicant shall:
 - a. Enter into a State Route 227 Corridor Traffic Mitigation Fee agreement with the Department of Public Works per Board Resolution 2017-266, in a form acceptable to County Counsel, for payment of their fair share participation in the costs for planning, design, and/or construction of five intersection improvements (SR227 at Farmhouse Lane; at Kendall Drive; at Buckley Road; at Crestmont Drive; and at Los Ranchos Road) as identified in the SLOCOG adopted State Route 227 Corridor Study (2016). The actual fee shall be paid prior to issuance of building permits and based on the afternoon peak hour trip (pht) generated by the project as determined by the applicant's civil or traffic engineer; or
 - b. The applicant must enter into a similar circulation or mitigation fee program adopted by the Board of Supervisors, the City of San Luis Obispo, Caltrans or SLOCOG (or any joint program) that is substantially equivalent to the State Route 227 Corridor Traffic Mitigation Fee agreement as approved by the County; or
 - c. The applicant must construct operational improvements consistent with the State Route 227 Corridor Traffic Mitigation Fee agreement to an extent preapproved by the County and Caltrans. If the cost of improvements is anticipated to exceed the applicant's fair-share fee

contribution they may request, prior to construction, a reimbursement agreement with the County as allowed under the applicable County Code 13.01.040 or 13.20 for reimbursement in excess of the applicant's fair share participation.

Additional Map Sheet

18. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:
- a. If improvements are bonded for, all public improvements (access, drainage, and utilities) shall be completed to the satisfaction of the County prior to occupancy of any new structure.
 - b. Notification to prospective buyers that all subdivision roads and streets are to be privately maintained until accepted for maintenance by a public agency, indicating the proposed maintenance mechanism.
 - c. Notification to prospective buyers that the driveway connection to State Route 227 may be restricted to future right-in and right-out turning movements only, commencing at the time of work for the State Route 227 at Los Ranchos Road intersection improvements.
 - d. Notification to prospective buyers that if a drainage basin is required, that the owner(s) of Lots 1-4 are responsible for on-going maintenance of drainage basin, sedimentation control devices, fencing, and adjacent landscaping in a viable condition on a continuing basis into perpetuity. The basin(s) area shall be indicated as a building restriction.
 - e. Notification that the owner(s) of all lots are responsible for on-going maintenance of drainage and flood control improvements including basins, pipes, manholes, inlets, headwalls, sediment control devices, fencing, landscaping, etc. in a viable condition on a continuing basis into perpetuity, and indicating the proposed maintenance mechanism. The improved areas shall be indicated as a building restriction.
 - f. Notification that the owner(s) of all lots are responsible for on-going maintenance of stormwater quality improvements including basins, water quality control devices, landscaping, etc. in a viable condition on a continuing basis into perpetuity, and indicating the proposed maintenance mechanism.
 - g. Notification to prospective buyers that the applicant for building permits shall be responsible for paying to the Department of Public Works the State Route 227 Corridor Traffic Mitigation Fee, estimated in the agreement with CO 18-0029, onfile with the Department of Public Works. The fee shall be imposed at the time of application for building permits and shall be assessed for each building permit to be issued. The fee may be subject to annual adjustment and the applicant shall be responsible for paying the fee in effect at the time of issuance of building permits.
 - h. The applicant shall demonstrate that the project construction plans are in conformance with the applicant's Storm Water Control Plan.
 - i. The property owner shall be responsible for the operation and maintenance of public road frontage landscaping in a viable condition and on a continuing basis into perpetuity, or until specifically accepted for maintenance by a public agency.

Miscellaneous

19. The project shall comply with the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.
20. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and sewer a copy of which is attached hereto and incorporated by reference herein as though set forth in full.

21. All lots must be numbered in sequence.

22. All timeframes on approved tentative maps for filing of parcel or final tract maps are measured from the date the Review Authority approves the tentative map as required by the Subdivision Map Act.

\\wings\Public Works\Groups\Development\DEVserv Referrals\Land Divisions\PM\CO 2018-0029 SUB2018-00015 Braff SLO\PW
REFERRAL RESPONSE CO 2018-0029 SUB2018-00015 Braff 9-16-19.docx

Status	Item	Comments
✓	Preliminary Title Report. Preliminary title report concerning the property which is not more than six months old showing current property owners.	
✓	(1) Record Data. The boundary lines of the original parcel, with dimensions shown in feet, based on survey data or information of record, and area of the property shown in square feet or acres to the nearest tenth.	
✓	(2) Property Description. A description of the property as well as the assessor's parcel number(s) for the property.	
✓	(3) Legend and Owner Information. A north arrow and scale, the name and address of the record owner(s), and the name and address of the subdivider.	
✓	(4) Vicinity Map. A vicinity map on which shall be shown the general area including adjacent property, subdivisions and roads	
✓	(5) Existing Structures. All existing structures, wells, septic tanks, driveways and other improvements located on the original parcel shall be accurately located, identified and drawn to scale. The distance between structures, the distance from existing structures to the boundary lines of the new parcel on which the structures are to be located, and the height of each structure shall be shown. Such distances shall be established by a registered civil engineer's or licensed land surveyor's survey when deemed necessary by the planning department.	
✓	(6) Contour Lines. Contour lines of the property shall be shown at intervals set forth: >40 Ac, 40ft; 20-40 AC, 20 ft; 10-20 AC, 10 ft; <10 AC w/ 0-12% slope, 2 ft; >12% slope , 5 ft	
✓	(7) Drainage. The approximate location of all watercourses, drainage channels and existing drainage structures.	
✓	(8) Landforms. The approximate location of other topographic or manmade features, such as bluff tops and ponds.	
X	(9) Lakes and Ocean. Approximate high-water lines in lakes or reservoirs, and the mean high tide line of the ocean.	
X	(10) Flood Hazard. The location of all areas subject to inundation or stormwater overflow.	
X	(11) Proposed Parcel Lines. The proposed division lines with dimensions in feet and the gross and net area of each parcel created by such division in square feet or acres to the nearest tenth. Also, each parcel created shall be designated on the tentative map by number.	
✓	(12) Designated Building Sites. Any designated building sites proposed by the applicant to minimize grading, tree removal, and other potential adverse impacts, or any areas proposed for exclusion from construction activities, shall be shown on the tentative map for proposed parcels greater than ten thousand square feet. Also, any details on proposed building setback lines and widths of side yards shall be shown on the tentative map.	
✓	(13) Streets. The locations, names, county road numbers and widths of all adjoining and contiguous highways, streets and ways.	
✓	(14) Easements. The locations, purpose and width of all existing and proposed easements, streets (with proposed names) and appurtenant utilities.	
X	(15) Coastal Zone. For tentative maps for properties located within the coastal zone between the sea and the first public road paralleling the sea, show the location of the public access ways nearest to the subject site	

EMR 9-16-2019

Status: X = Not Applicable O = Requires Compliance ✓ = Complied



COUNTY OF SAN LUIS OBISPO HEALTH AGENCY
PUBLIC HEALTH DEPARTMENT

Jeff Hamm *Health Agency Director*

Penny Borenstein, MD, MPH *Health Officer/Public Health Director*

April 5, 2018

Mr. Chuck Braff
835 Aerovista Park, Suite 220
San Luis Obispo, CA 93401

RE: **TENTATIVE MAP CO 18-0029**
 APN 044-082-035

Water Supply

This office is in receipt of a **preliminary** evidence of water from the Golden State Water Co. (in the form of a *Preliminary Can and Will Serve Letter* dated 3/28/18), to provide water to the above referenced project.

Be advised that a final "will serve" letter from the water company shall be obtained and submitted to this office for review and approval stating there are operable water facilities immediately available for connection to each of the parcels created prior to recordation of the final map. Water main extensions and related facilities may be bonded for, subject to the approval of County Public Works and Environmental Health Services. This bond must be reviewed and approved by County Public Works **prior** to recordation of the map.

Wastewater Disposal

Project proposes community sewer. Service to be provided by CSA-18 following annexation into their service boundary.

Be advised that a final "will serve" letter from the waste water company shall be obtained and submitted to this office for review and approval stating there are operable sewer facilities immediately available for connection to each of the parcels created prior to recordation of the final map. Sewer main extensions and related facilities may be bonded for, subject to the approval of County Public Works and Environmental Health Services. This bond must be reviewed and approved by County Public Works **prior** to recordation of the map.

CO 18-0029 is approved for Environmental Health subdivision map processing.

A handwritten signature in blue ink, appearing to be "Leslie Terry", with a long horizontal line extending to the right.

Leslie Terry, REHS
Supervising Environmental Health Specialist

Cc Todd Smith, Cannon

Environmental Health Services

2156 Sierra Way, Suite B | San Luis Obispo, CA 93401 | (P) 805-781-5544 | (F) 805-781-4211
www.slopublichealth.org/ehs



Golden State

Water Company

A Subsidiary of American States Water Company

March 28, 2018

Mr. Chuck Braff
835 Aerovista Park, Suite 220
San Luis Obispo, CA 93401

**Reference: PRELIMINARY CAN AND WILL SERVE LETTER
Tentative Parcel Map CO 18-0029
Four Rural Residential lots
APN 044-082-035**

This letter is to inform you that Golden State Water Company (GSWC) will be able to provide domestic and fire protection water service to the proposed four rural single-family residential lots in GSWC's Edna Road Water System ("Project"), subject to the requirements listed below. As a general matter, GSWC's ability to extend water service is done pursuant to the rules and regulations of the California Public Utilities Commission (CPUC).

Special facilities may be required to provide water service and fire protection to the Project. Special facilities are specific system upgrades that are required to provide water service based on the Project's impact to the GSWC's existing system. Special facilities might include new booster station, storage, well, or other tangible infrastructure necessary to ensure adequate water service and fire flow protection. 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:


Robert N. Hanford, P.E., Engineering Design and New Business Manager
New Business Department
Golden State Water Company
1920 Corporate Way, Anaheim CA 92801
rhanford@gswater.com

All costs associated with improvements to or new main extensions, water supply, water storage and any additional water appurtenances will be paid by the applicant and contributed to GSWC without refund unless otherwise noted in written agreements.

This can and will serve commitment expires one year from the date of the letter. If construction of the water system improvements has not started within one year, a time extension may be requested. Such time extension will be subject to any requirements in place at the time of the request.

PRELIMINARY CAN AND WILL SERVE LETTER
Tentative Parcel Map CO 18-0029
Page 2 of 2

Sincerely,

 Date:
2018.03.28
16:26:01 -07'00'

Larry Dees, P.E.
Operations Engineer
Coastal/Northern Districts

cc: Robert Hanford, GSWC
Mark Zimmer, GSWC
Tony Lindstrom, GSWC

RE: AB52, NCTC -- SUB2018-00015 CO18-0029 BRAFF, South County E-Referral, Parcel Map, San Luis Obispo

Fred Collins <fcollins@northernchumash.org>

Mon 4/16/2018 7:54 AM

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

Hello Stephanie,

Please add language similar to this, thank you,

In the event that buried or otherwise unknown cultural resources are discovered during construction work in the area of the find, work shall be suspended and the County of San Luis Obispo should be contacted immediately, and appropriate mitigations measures shall be developed by qualified archeologist or historian if necessary, at the developers expense. If the coroner determines the remains are Native American, the Native American Heritage Commission (NAHC) will be contacted and the remains will be left in situ and protected until a decision is made on their final disposition.

Fred Collins
NCTC

From: Mail for PL_Referrals Group [mailto:plreferrals@co.slo.ca.us]

Sent: Friday, April 13, 2018 4:41 PM

To: fcollins_northernchumash.org

Cc: Stephanie Fuhs

Subject: AB52, NCTC -- SUB2018-00015 CO18-0029 BRAFF, South County E-Referral, Parcel Map, San Luis Obispo

County of San Luis Obispo

Department of Planning & Building

SUB2018-00015 CO18-0029 BRAFF, South County E-Referral, Parcel Map, San Luis Obispo

APN(s): 044-082-035

[DIRECT LINK to Referral Package](#)

PLEASE CONTACT:

Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)

The deadline for consultation request is:

MAY 13th 2018

The County of San Luis Obispo is notifying you of the proposed project listed above. The project application was recently filed with the Planning Department for review and approval. State law under Assembly Bill 52 (Public Resources Code Section 21080.3.1) allows California Native American tribes 30 days to request consultation regarding possible significant effects that

implementation of the proposed project may have on tribal cultural resources. The attached letter is your official notification and provides target timelines for the AB 52 Consultation Process.

If you have questions about this project or wish to request consultation, please contact the project manager(s) listed above and provide a designated lead contact person for this consultation

For general questions about the AB52 process, or as an additional point of contact for specific projects, inquiries can be directed to the AB 52 Coordinator, Brian Pedrotti (805-788-2788 or bpedrotti@co.slo.ca.us) or Hilary Brown (805-788-2009 or hbrown@co.slo.ca.us).

Referral Response:

As part of your response to this referral, please answer the following questions:

Are there significant concerns, problems or impacts in your area of review?

See following comments.

If Yes, please describe the impacts along with any recommendations to reduce the impacts in your response.

If your community has a "vision" statement in the Area Plan - does the community feel this project helps to achieve that vision? If No, please describe.

Possibly no relationship. Edna Road (Hwy. 227) is scheduled for improvements, including a Class I bikeway and retention of highway shoulders along the project frontage. This project should not interfere with the accomplishment of this outcome by SLOCOG and Caltrans.

What does the community like or dislike about the project or proposal?

Is the project compatible with surrounding development, does it fit in well with its surroundings? If No, are there changes in the project that would make it fit in better?

Yes

Does the community believe the road(s) that provide access to the site is(are) already overcrowded?

Hwy. 227/Edna Road is seeing increased traffic loading per SLOCOG and Caltrans. This is also impacting bicycle use of the route for both commuters and recreational cyclists. Adding additional driveway accesses will, potentially, add to the problems, which need to be addressed.

Does the community wish to have a trail in this location?

A Class I multi-use pathway is propose along this property frontage.

If the proposal is a General Plan Amendment, does the community feel the proposed change would encourage other surrounding properties to intensify, or establish intense uses that would not otherwise occur?



May 11, 2018

COALITION PARTNERS:

Bike SLO County
Boys and Girls Club – South County
Cal Poly State University
Center for Sustainability
Food Science & Nutrition Department
Kinesiology Department
STRIDE
CenCal Health
City of San Luis Obispo Parks and Recreation
Community Action Partnership of SLO
Community Foundation of SLO County
Dairy Council of California
Diringer & Associates
First 5 San Luis Obispo County
Food Bank Coalition of SLO County
French Hospital Medical Center
Lucia Mar Unified School District
One Cool Earth
Rideshare – Safe Routes to School
San Luis Sports Therapy
SLO Council of Governments
SLO County Departments:
Board of Supervisors
Health Commission
Planning and Building
Public Health
SLO County Office of Education
UC Cooperative Extension
YMCA of SLO County

Stephanie Fuhs
County of San Luis Obispo- Department of Planning and Building

RE: SUB2018-00015 BRAFF CO18-0029

Dear Stephanie,

The Healthy Communities Work Group has reviewed the project to subdivide one 7.13-acre parcel into 4 lots off Edna Road in San Luis Obispo County.

We do not have comments regarding this specific lot split request as the project size and scope does not have appreciable community health effects. However, looking ahead to ever increasing demands for housing in SLO County, as more projects are proposed, even at this size and scope, we anticipate cumulative impacts as increased vehicular travel compromises bicycle and pedestrian safety.

Thank you for the opportunity to comment on this referral.

Sincerely,

Stephanie Teaford
Chair
Healthy Communities Work Group

Re: SUB2018-00015 CO18-0029 BRAFF, South County E-Referral, Parcel Map, San Luis Obispo

Stephanie Fuhs

Tue 4/17/2018 9:58 AM

To: Michael Stoker <mstoker@co.slo.ca.us>;

Hi Mike,
No questions, thanks for reviewing so quickly.

Stephanie Fuhs
Planner
County of San Luis Obispo Planning and Building Department
976 Osos Street, Room 300
San Luis Obispo, CA 93408
(805) 781-5721
<http://www.sloplanning.org>

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

From: Michael Stoker
Sent: Monday, April 16, 2018 12:55:45 PM
To: Stephanie Fuhs
Cc: Cheryl Journey; Don C. Moore
Subject: Re: SUB2018-00015 CO18-0029 BRAFF, South County E-Referral, Parcel Map, San Luis Obispo

Stephanie,

Building has no recommendation on SUB2018-00029. See comment below and let me know if you have any questions.

In regards to this preliminary review, a building permit is not required. The drawings specify the work to be completed consists of subdividing one 7.13 acre parcel into 4 lots. There appears to be no grading, building, electrical, mechanical or plumbing indicated on the application at this time. However, if this changes the building division will need to re-review the proposed plans to verify if a building permit is required.

thanks

County Of San Luis Obispo
Planning & Building

Michael Stoker, CASp

Building Division Supervisor

(p) 805-781-1543

mstoker@co.slo.ca.us



Community Development

919 Palm Street, San Luis Obispo, CA 93401-3249
805.781.7170
slocity.org

June 12, 2018

Stephanie Fuhs
Department of Planning and Building
County of San Luis Obispo
976 Osos St., Rm. 300
San Luis Obispo, CA 93408

SUBJECT: Proposed two-lot parcel map to divide one 7.13 acre parcel into four lots off Edna Road in San Luis Obispo (APN: 044-082-035; Appl. SUB 2018-00015)

The 2016 City/County Memorandum of Understanding states that the County and City should work cooperatively to plan for future uses and public services and facilities to improve and maintain area circulation, connections, and to preserve agricultural land and open space. Thank you for the opportunity to provide input on the above referenced entitlement application.

Natural Resources Comments

Please consider the below issues to correct project information for an initial study or to determine if one is required:

- The property is considered "Farmland of Local Potential" according to the State of California Department of Conservation through their Farmland Mapping and Monitoring Program.
- The "drainage ditch" at the south side of the parcel is the main stem of Davenport Creek, a tributary to San Luis Obispo Creek.

The City's Conservation & Open Space Element contains the following policies applicable to this project which should be considered:

8.2.1. Open space preserved.

The City will preserve as open space or agriculture the undeveloped and agricultural land outside the urban reserve line, including the designated Greenbelt as shown in Figure 5, and will encourage individuals, organizations and other agencies to do likewise.

8.6.3(G)(3). The City will encourage the County not to create new parcels within the greenbelt, with the exception of those permitted under the County's agriculture cluster incentive. Outside of cluster districts, allowed parcel sizes within the greenbelt should

be no smaller, and the number of dwellings allowed on a parcel should be no greater than as designated in the September 2002 San Luis Obispo Area Plan and related County codes.

Public Works Comments

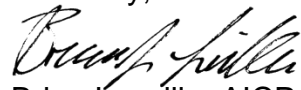
1. SLOCOG Hwy 227 operations study calls for driveway access to be limited and restricted. It is recommended that in addition to the utility easements connecting to Windmill Way, an access easement should be acquired along the same alignment to Windmill Way, so the existing driveway at Hwy 227 can be abandoned with only bicycle and pedestrian access to the parallel trail with possible bollard secondary emergency access at Hwy 227. Vehicle access to Hwy 227 will then be via Crestmont which is planned to be controlled by a multilane roundabout. Alternatively, consider restricting the Hwy 227 driveway to right turn in / out with widening and a median island as suggested in the SLOCOG Hwy 227 operations study.
2. The SLOCOG Hwy 227 operations study calls for the rehabilitation of the pathway between Los Ranchos Road to Crestmont Drive. The City Transportation department recommends that the applicant install new / upgrade the existing trail to a standard Class I trail facility along their Hwy 227 property frontage.
3. Its recommended that the project pay fair share fees towards the planned Buckley Road, Crestmont Drive, and Los Ranchos Road roundabouts.

The City requests to continue to be notified/consulted on further project review such as any significant project modifications, environmental review, and upcoming hearings.

Please feel free to contact me if you have any questions or would like to arrange a meeting. I can be contacted by phone at 805-781-7166, or by e-mail:
bleveille@slocity.org

Thank you for considering City Community Development Department comments on the proposed project.

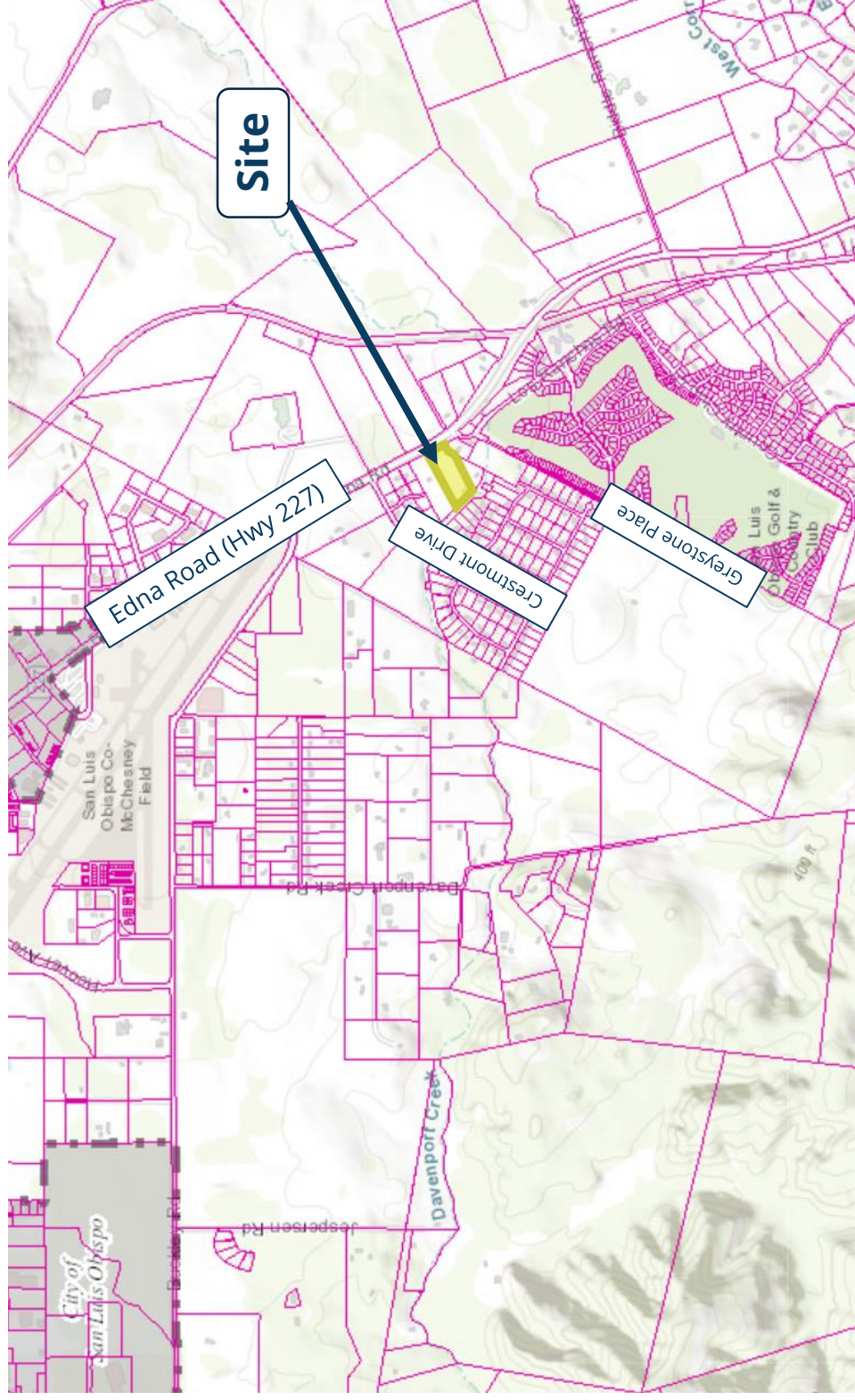
Sincerely,



Brian Leveille, AICP
Senior Planner
City of San Luis Obispo
Community Development Department

City of San Luis Obispo referral response
Braff Parcel Map (SUB 2018-00015)

CC: San Luis Obispo City Council
Michael Codron, Community Development Director
Xzandrea Fowler, Deputy Director of Community Development
Tim Bochum, Deputy Director of Public Works
Hal Hannula, Supervising Civil Engineer
Jake Hudson, Traffic Operations Manager



Vicinity Map

SUB2018-00015

COUNTY OF SAN LUIS OBISPO





Aerial
SUB2018-00015

COUNTY OF SAN LUIS OBISPO



TENTATIVE MAP PM CO 18-0029

BEING A SUBDIVISION OF APN 044-082-035

SAN LUIS OBISPO COUNTY

GENERAL NOTES

1. GROSS SITE AREA = 1.13 AC ±.
2. NET SITE AREA = 0.75 AC ±.
3. PROPOSED NUMBER OF LOTS = 4 + REMAINDER.
4. THE PROPOSED LOTS ARE SHOWN IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.
5. THE PROPOSED LOTS ARE SHOWN IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.
6. THE PROPOSED LOTS ARE SHOWN IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.
7. THE PROPOSED LOTS ARE SHOWN IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.
8. THE PROPOSED LOTS ARE SHOWN IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.
9. THE PROPOSED LOTS ARE SHOWN IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.
10. THE PROPOSED LOTS ARE SHOWN IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.

ABANDONMENT STATEMENT

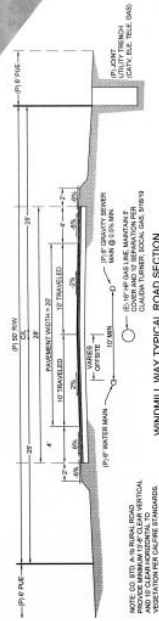
THE FOLLOWING ITEMS ARE PROPOSED TO BE ABANDONED:
1. THE EXISTING WINDMILL WAY.
2. THE EXISTING WINDMILL WAY.
3. THE EXISTING WINDMILL WAY.
4. THE EXISTING WINDMILL WAY.
5. THE EXISTING WINDMILL WAY.
6. THE EXISTING WINDMILL WAY.
7. THE EXISTING WINDMILL WAY.
8. THE EXISTING WINDMILL WAY.
9. THE EXISTING WINDMILL WAY.
10. THE EXISTING WINDMILL WAY.

WINDMILL WAY EXTENSION NOTE

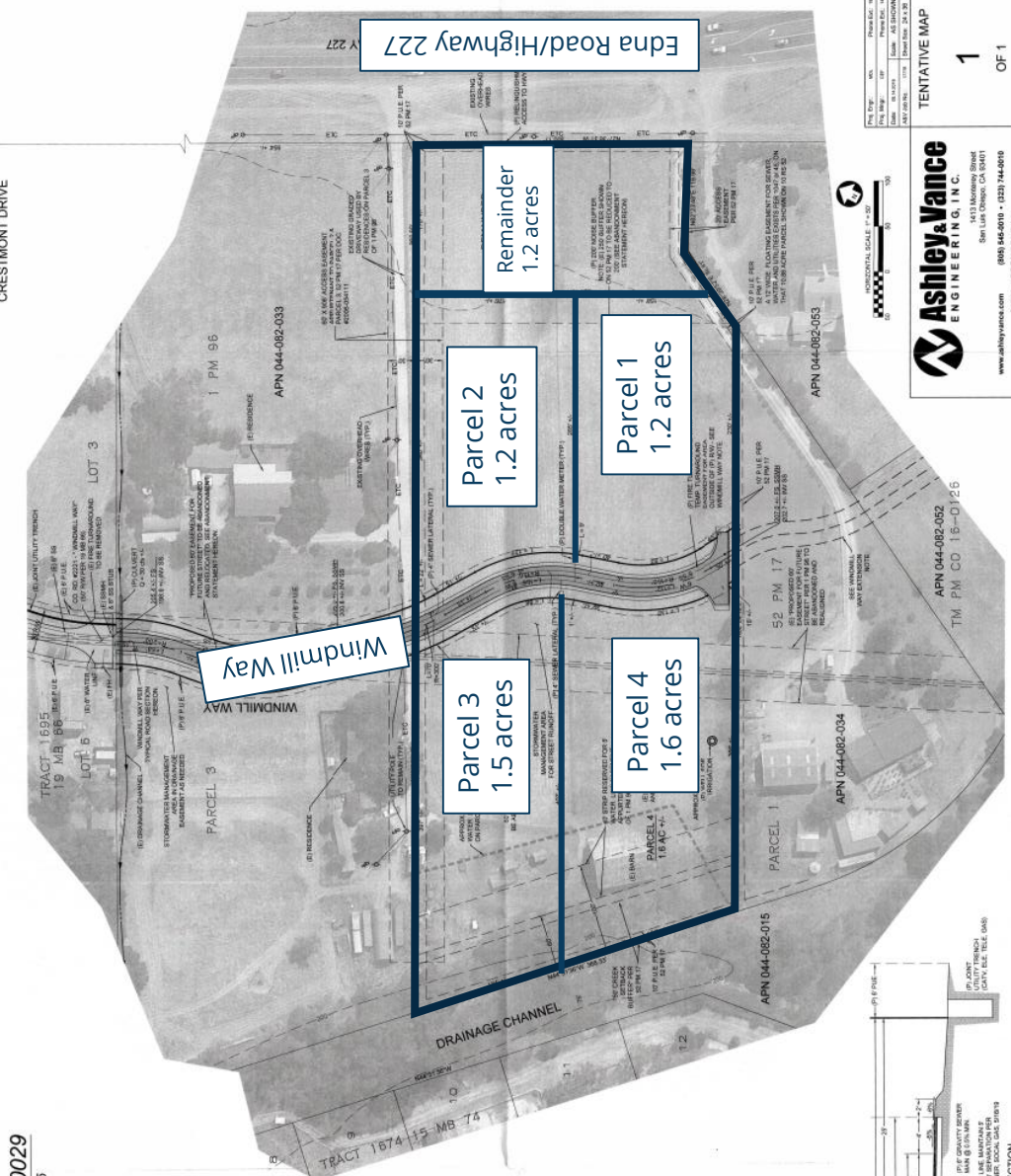
THE WINDMILL WAY EXTENSION IS PROPOSED TO BE ABANDONED.
1. THE WINDMILL WAY EXTENSION IS PROPOSED TO BE ABANDONED.
2. THE WINDMILL WAY EXTENSION IS PROPOSED TO BE ABANDONED.
3. THE WINDMILL WAY EXTENSION IS PROPOSED TO BE ABANDONED.
4. THE WINDMILL WAY EXTENSION IS PROPOSED TO BE ABANDONED.
5. THE WINDMILL WAY EXTENSION IS PROPOSED TO BE ABANDONED.
6. THE WINDMILL WAY EXTENSION IS PROPOSED TO BE ABANDONED.
7. THE WINDMILL WAY EXTENSION IS PROPOSED TO BE ABANDONED.
8. THE WINDMILL WAY EXTENSION IS PROPOSED TO BE ABANDONED.
9. THE WINDMILL WAY EXTENSION IS PROPOSED TO BE ABANDONED.
10. THE WINDMILL WAY EXTENSION IS PROPOSED TO BE ABANDONED.



VICINITY MAP
SCALE: 1" = 300'



WINDMILL WAY TYPICAL ROAD SECTION
SCALE: 1" = 10'



GRAPHICAL SCALE: 1" = 100'

Ashley & Vance
ENGINEERING, INC.
1415 McKinley Street
San Luis Obispo, CA 93401
(805) 546-0010 • (831) 744-0015
www.ashleyvance.com
CIVIL • STRUCTURAL

TENTATIVE MAP
1
OF 1



COUNTY OF SAN LUIS OBISPO

Tentative Map
SUB2018-00015