



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

PLN-2039
04/2019

Project Title & No. Toad Creek Terrace LLC. Tract Map with Conditional Use Permit ED20-029 SUB2019-00046 Tract 3132

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 type="checkbox"/> Aesthetics	<input type="checkbox"/> Greenhouse Gas Emissions	<input 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 type="checkbox"/> Transportation
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Land Use & Planning	<input type="checkbox"/> Tribal Cultural Resources
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Mineral Resources	<input checked="" type="checkbox"/> Utilities & Service Systems
<input type="checkbox"/> Energy	<input type="checkbox"/> Noise	<input type="checkbox"/> Wildfire
<input type="checkbox"/> Geology & Soils	<input type="checkbox"/> Population & Housing	<input checked="" type="checkbox"/> Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

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

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

Katie Nall

Prepared by (Print)

Signature

Steve McMasters

for

Xzandrea Fowler, Environmental
Coordinator

Reviewed by (Print)

Signature

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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 Toad Creek Terrace LLC for a Vesting Tentative Tract Map (Tract 3132) and concurrent Conditional Use Permit (SUB2019-00046) to subdivide an existing 5.63-acre parcel into a Residential Planned Development, and Residential Small Lot Single-Family Cluster Division including: 20 residential parcels ranging from 1,760 to 2,760-square-feet (gross), a 2.49-acre open space parcel, a 2.21 remainder parcel, and the construction of a single-family residence between 1,710 and 1,890-square-feet with an attached 420-square-foot two-car garage on each of the residential parcels. The project is requesting ordinance modifications to the development standards of Small Lot Single-Family (22.30.475D) to allow the third story on all units to exceed 75% of the first floor footprint as well as modifications to Access and Circulation Design (21.03.010D 1 & 7) to allow access to more than five (5) parcels by a private road easement, and to reduce the required road width. The project will result in the disturbance of 1.40-acres of the 5.63-acre parcel. The project is within the Residential Single-Family land use category and is located at the corner of Old County Road and Gibson Road in the community of Templeton. The site is located in the Salinas River Sub Area of the North County Planning Area.

ASSESSOR PARCEL NUMBER(S): 041-031-013

Latitude: 35° 33' 17.9" N **Longitude:** 120° 42' 9.2" W **SUPERVISORIAL DISTRICT #** 1

B. Existing Setting

Plan Area: North County **Sub:** Salinas River **Comm:** Templeton

Land Use Category: Residential Single-Family

Combining Designation: Flood Hazard Area

Parcel Size: 5.63 acres

Topography: Gently sloping to steeply sloping

Vegetation: Annual Grassland, Riparian, Oak Woodland

Existing Uses: Vacant

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Surrounding Land Use Categories and Uses:

North: Residential Single-Family / Office Professional; Residences / Vacant
East: Commercial Retail; Commercial Services / Vacant
South: Residential Single-Family / Commercial Services; Vacant
West: Residential Single-Family; Residences / Toad Creek

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.

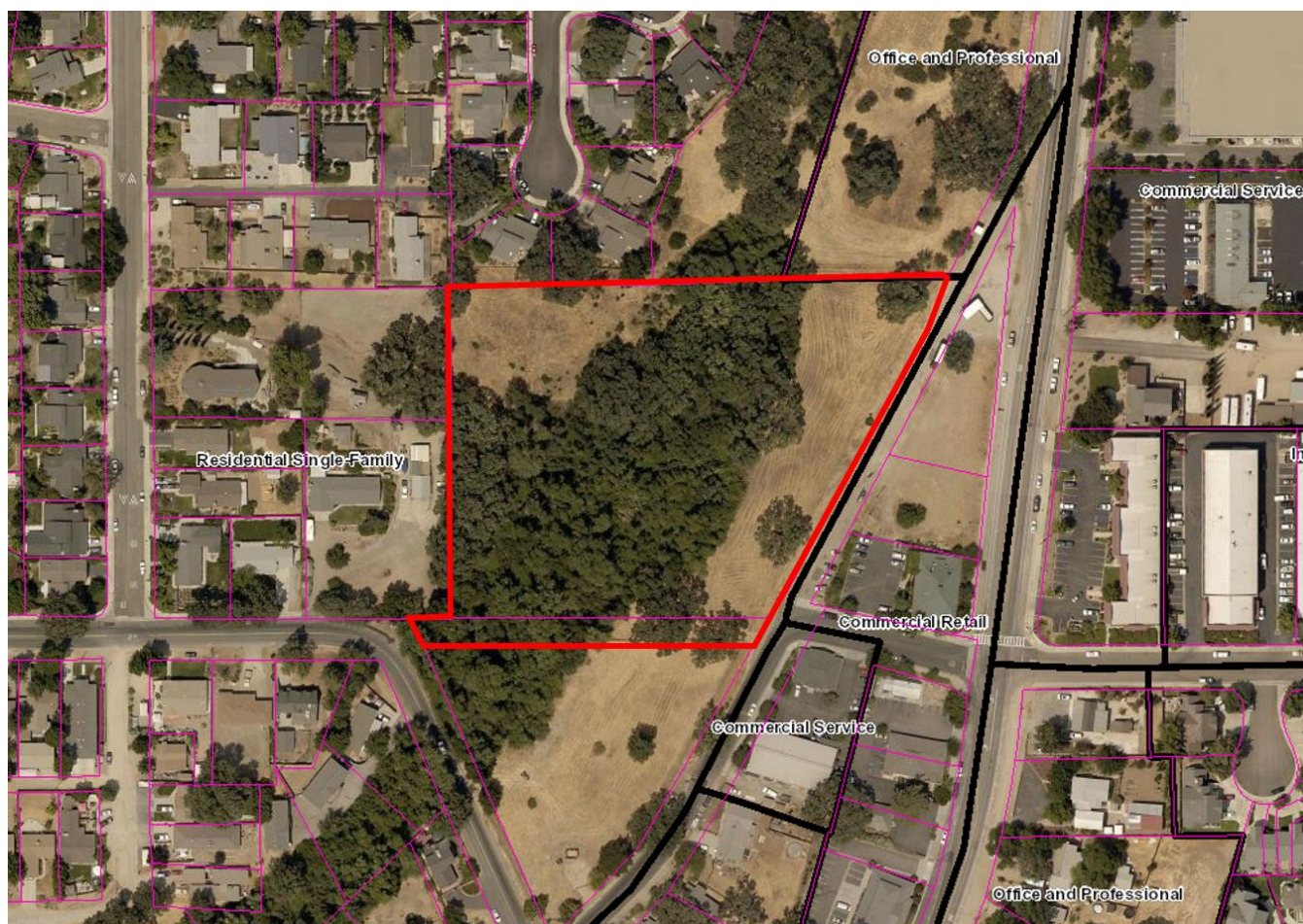


Figure 1. Aerial view of the project's vicinity and surrounding land use categories.

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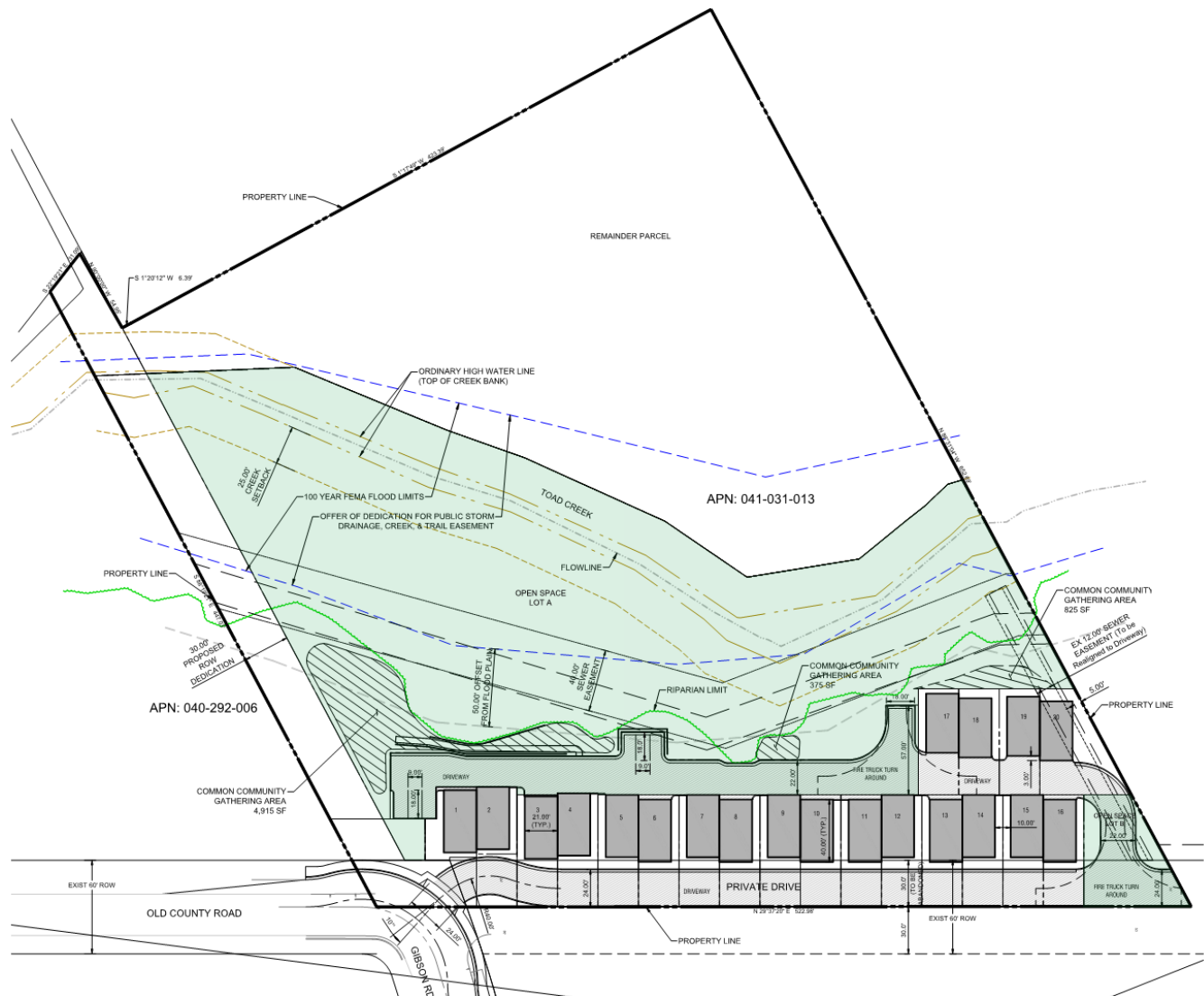


Figure 2. Proposed site plan

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

Setting

The project is located within the community of Templeton, along the northern end of Old County Road. The parcel is designated Residential Single-Family and is divided by Toad Creek and its riparian corridor. The west side of Toad Creek is characterized by single family residences on quarter-acre lots while the east side runs along Main Street with Commercial and Industrial land use categories. The topography of the project parcel varies between gentle slopes along Old County Road and steep slopes leading down to Toad Creek. The project would introduce a higher density of residential use on the eastern side of Toad Creek. The lots directly east of the subject parcel are zoned Commercial Retail but are currently vacant. The proposed residences would be visible from the nearest public road (Main Street). The Templeton Community Design Guidelines, which were adopted in 1990, include design-guidelines which serve to guide the aesthetic development of the community.

Dense riparian vegetation runs along Toad Creek, completely screening the west side of the parcel from the proposed development. There are four Oak trees in the immediate vicinity of the cluster development. Annual grasses dominate the rest of the parcel.

Visual simulations of the proposed unit designs were prepared by Ten Over Studio (Ten Over, 2018). Because of the project's constricted location on the parcel, a majority of the clustered two-story single-family

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residences will be visible from Main Street. The size and appearance of the development as seen from Main Street, will be in compliance with the Templeton Community Design Guidelines.



Figure 3. One proposed design from the Ten Over Studio Preliminary Design Package for Toad Creek Terrace.

Discussion

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

The project is located within the urban area of the community of Templeton. It is not within a dedicated scenic vista and will therefore not cause any substantial adverse effects on a scenic vista. Therefore, project impacts would be *less than significant*.

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

The project is not located within a state scenic highway design corridor or along a scenic roadway. Toad Creek runs through the center of the project parcel. The proposed residential development would block some view of the riparian corridor from Main Street. The project's proposed landscaping plan will help blend the development in with the riparian back drop. Therefore, the project would not result in substantial damage to scenic resources within a state scenic highway, and impacts would be *less than significant*.

(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 is within an urbanized area and will be required to meet all applicable zoning and other regulations governing scenic quality for the area including the Templeton Community Design Guidelines. Therefore, impacts to the visual character and quality of the area would be *less than significant*.

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

The project is unlikely to have any substantial adverse effect on day or nighttime visual resources through the creation of substantial light or glare. The County of San Luis Obispo's Land Use Ordinance 22.10.060 prohibits light or glare which is transmitted or reflected in a concentration or intensity that is detrimental or harmful to persons, or that interferes with the use of surrounding properties or streets. The Templeton Community Design Guidelines also requires that light shielding be used for outdoor lighting on new projects. Therefore, impacts relating to nighttime lighting and glare would be *less than significant*.

Conclusion

The project is not expected to have any adverse effects on the visual quality of the site or its surroundings, including any scenic vistas or resources. Additionally, the project would not substantially degrade the existing visual character or create a new source of substantial light or glare. The project will be visible from Main street. A landscaping plan and color board has been provided to demonstrate how the project blends in with the highly vegetated background.

Mitigation

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

Sources

See Exhibit A.

II. AGRICULTURE AND FORESTRY RESOURCES

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(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 project parcel is approximately 5 acres, within the Residential Single-Family land use category and is not under a Williamson Act contract. Additionally, the site does not support any agricultural activities and no historic crops exist on-site. The project parcel is not known to contain any forestland and does not support any timberland activities.

Based on the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) and the San Luis Obispo County Important Farmland Map (FMMP 2018), the project site contains Prime Farmland if Irrigated. The soil type(s) and characteristics on the subject property include:

Arbuckle-Positas complex (15 - 30 % slope). This moderately to steeply sloping coarse loamy soil is considered moderately drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, slow percolation. The soil is considered Class IV without irrigation and Class IV when irrigated.

Hanford and Greenfield fine sandy loams (2 - 9% slope). This gently sloping, coarse loamy bottom soil is considered moderately drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: no severe limitations identified. The soil is considered Class IV without irrigation and Class II when irrigated.

Arbuckle Positas Complex, 15-30% slopes are the dominant soil map unit associated with the Toad Creek portion of the site and Hanford and Greenfield gravelly sandy loams, 2-9% slopes are mapped on the hilltop

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along Old County Road, where the residential development is proposed. These are moderately-drained alluvial soils derived from mixed rock materials.

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?)*

Based on information provided by the Farmland Mapping and Monitoring Program of the California Resources Agency, the proposed single-family residences would be located atop soils which are designated as "Prime Farmland if Irrigated". However, the site is within the Templeton urban area, bordered by Toad Creek, residential development, and commercial/industrial development and there were no recorded agricultural activities on site. The physical setting, surrounding uses and zoning makes it unlikely the site will ever be used for agriculture, so no Farmland would be converted to non-agricultural uses and potential impacts would be *less than significant*.

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

The parcel is not zoned for agricultural use, nor is it under a Williamson Act contract, therefore *no impact* would occur.

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

The project would not be located in an area that is zoned as forest land, timberland, or timberland zoned Timberland Production, nor would the project cause the rezoning of such lands. Therefore *no impact* would occur.

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

The project is not located in an area that is considered forest land and would therefore not result in the loss of forest land or conversion of forest land to a non-forest use. Therefore *no impact* would occur.

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

The project would not directly or indirectly result in the conversion of farmland, forest land, or timberland to non-agricultural uses or non-forest uses and would not conflict with agricultural zoning or otherwise adversely affect agricultural resources or uses. *No significant impacts* to agricultural resources would occur.

Conclusion

The project is located in a predominantly non-agricultural area with no agricultural activities occurring on the property or within its immediate vicinity. The parcel is not under a Williamson Act contract and is not within an area zoned for agricultural uses. There are no areas identified as forest land or timberland which will be disturbed by the project. Therefore, no significant impacts to agricultural resources are anticipated.

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Mitigation

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

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

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).

San Luis Obispo County Clean Air Plan

The SLOAPCD's San Luis Obispo County 2001 Clean Air Plan (CAP) is a comprehensive planning document intended to evaluate long-term emissions and cumulative effects and provide guidance to the SLOAPCD and other local agencies on how to attain and maintain the state standards for ozone and PM10. The CAP presents a detailed description of the sources and pollutants which impact the jurisdiction's attainment of state standards, future air quality impacts to be expected under current growth trends, and an appropriate control strategy for reducing ozone precursor emissions, thereby improving air quality.

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As proposed, the project would result in the disturbance of 1.40-acres of the 5.63-acre parcel, which would include moving 4,456 cubic yards of cut and 1,174 cubic yards of fill material. This would result in the creation of construction dust, as well as short- and long-term vehicle emissions. According to the United States Department of Agriculture's Wind Erodibility Index, the wind erodibility of the soils which would be disturbed by the proposed project is "moderately low".

The project would be within close proximity (approx. 1,000 feet) to sensitive receptors including businesses and residences that might result in nuisance complaints and be subject to limited dust and/or emission control measures during construction. The project would not be within close proximity to any serpentine rock outcrops and/or soil formations which may have the potential to contain naturally occurring asbestos. Additionally, there are no known faults within close proximity to the project site.

Discussion

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

The Air Pollution Control District (APCD) has developed the CEQA Air Quality Handbook 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).

As proposed, the project will result in the disturbance of approximately 1.40 acres. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation. From an operational standpoint, based on Table 1-1 of the CEQA Air Quality Handbook (2012), the project will result in less than 10 lbs/day of pollutants, which is below thresholds warranting any mitigation. Additionally, the project is consistent with the general level of development anticipated and projected in the Clean Air Plan and would therefore not conflict with or obstruct the implementation of the applicable air quality plan. Impacts to the County's air quality plan are considered *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?*

Based on the project description, the project will be moving less than 1,200 cubic yards/day of material and will not result in an area of disturbance of more than four acres for the construction of the proposed buildings, driveway, and other associated improvements. Therefore, construction related emissions will fall below the general thresholds. Therefore, construction related emissions will result in a *less than significant impact* to ambient air quality standards.

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

Sensitive receptors are people or other organisms that may have a significantly increased sensitivity or exposure to air pollution by virtue of their age and health (e.g. schools, day care centers, hospitals, nursing homes), regulatory status (e.g. federal or state listing as a sensitive or endangered species), or proximity to the source. The nearest offsite residence is on the west side of Toad Creek, adjacent to the property lines as well as approximately 200 feet south. Residences may be occupied by sensitive receptors who could be exposed to diesel particulates and fugitive dust from construction activities. Construction of the residences are expected to require the use of large diesel-powered construction equipment or significant amounts of grading. The project is within close proximity to Toad Creek and has the potential to expose sensitive organisms to construction related pollution impacts. Therefore, mitigation AQ-1 is recommended to ensure impacts to sensitive receptors will be *less than significant with mitigation*.

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

The project is not expected to result in any other emissions, such as those leading to odors.

Conclusion

Incorporation of mitigation measures AQ-1 relating to construction activities, would reduce project related impacts to air quality to a less than significant level pursuant to CEQA.

Mitigation

See Exhibit B for mitigation measure AQ-1.

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"/>

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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

Federal and State Endangered Species Acts

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

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) protects all migratory birds, including their eggs, nests, and feathers. The MBTA was originally drafted to put an end to the commercial trade in bird feathers, popular in the latter

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part of the 1800s. The MBTA is enforced by the U.S. Fish and Wildlife Service (USFWS), and potential impacts to species protected under the MBTA are evaluated by the USFWS in consultation with other federal agencies and are required to be evaluated under CEQA.

Clean Water Act and State Porter Cologne Water Quality Control Act

The U.S. Army Corps of Engineers (USACE) regulates discharges of dredged or fill material into waters of the United States. These waters include wetland and non-wetland water bodies that meet specific criteria. USACE jurisdiction regulates almost all work in, over, and under waters listed as “navigable waters of the U.S.” that results in a discharge of dredged or fill material within USACE regulatory jurisdiction, pursuant to Section 404 of the Clean Water Act (CWA). Under Section 404, USACE regulates traditional navigable waters, wetlands adjacent to traditional navigable waters, relatively permanent non-navigable tributaries that have a continuous flow at least seasonally (typically 3 months), and wetlands that directly abut relatively permanent tributaries.

The State Water Resources Control Board (SWRCB) and nine Regional Water Quality Control Boards (RWQCBs) regulate discharges of fill and dredged material in California, under Section 401 of the CWA and the State Porter-Cologne Water Quality Control Act, through the State Water Quality Certification Program. State Water Quality Certification is necessary for all projects that require a USACE permit, or fall under other federal jurisdiction, and have the potential to impact waters of the State. Based on the U.S. Fish and Wildlife Service National Wetlands Inventory, the project site does not support wetlands, riparian or deep-water habitats (USFWS 2019).

Conservation and Open Space Element

The intent of the goals, policies, and implementation strategies in the COSE is to identify and protect biological resources that are a critical component of the county's environmental, social, and economic well-being. Biological resources include major ecosystems; threatened, rare, and endangered species and their habitats; native trees and vegetation; creeks and riparian areas; wetlands; fisheries; and marine resources. Individual species, habitat areas, ecosystems and migration patterns must be considered together in order to sustain biological resources. The COSE identifies Critical Habitat areas for sensitive species including California condor, California red legged frog, vernal pool fairy shrimp, La Graciosa thistle, Morro Bay kangaroo rat, Morro shoulderband snail, tiger salamander, and western snowy plover. The COSE also identifies features of particular importance to wildlife for movement corridors such as riparian corridors, shorelines of the coast and bay, and ridgelines. Project site does not provide habitat for Critical Habitat species.

Site Setting

The project is located on a vacant lot in the unincorporated town of Templeton in northern San Luis Obispo County. The site is gently to steeply sloping towards Toad Creek which flows north, with surface soils consisting of moderately-drained alluvial soils derived from mixed rock materials. The property is bordered by residential development to the west, and commercial development to the east along Gibson Road and Main street. North and south of the site are primarily vacant covered by disturbed annual grassland and several large oaks. A residential subdivision touches the northwest portion of the site and another residential subdivision is proposed to the south of the site. The residential and urban development in the watershed has increased the amount of runoff entering the creek.

The project includes subdividing the site into 20 residential lots with a remainder parcel to preserve Toad Creek and the portion of the property to the west as open space. The residential subdivision would include a private driveway extending Old County Road and wrapping around the residences, connections to existing community water and sewer lines, stormwater retention areas, and associated hardscaped areas immediately

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adjacent to the residential developments. The proposed project would disturb approximately 1.40 acres of annual grassland, or 24% of the site, including 4,456 cubic yards of cut and 1,174 cubic yards of fill. A new 8-inch sewer line that will connect to the existing sewer main located within the Toad Creek riparian habitat will temporarily impact 625 square feet of riparian vegetation. Removal of two mature valley oak trees is proposed for the development of residential lots 2 - 5 and the fire truck turn around and would potentially encroach on the roots of two other oaks.

Kevin Merk Associate, LLC. (KMA) preformed a series of field surveys of the project site and prepared a Biological Resources Assessment, *2017 BA* (KMA, August 2017) for a previously proposed parcel map. An updated Biological Resources Assessment Addendum #1, *2018 BA Addendum #1*, was prepared by Sage Institute in 2018 (Sage Institute, April 2019). This addendum includes additional information and analysis on potential impacts and proposed mitigation measures related to the currently proposed tract map. Since the 2018 BA Addendum #1, the applicant revised the project description, removing two lots from the southern most portion of the development. This environmental document analysis uses the most up to date residential lot numbers.

Toad Creek and an ephemeral tributary run through the center of the site and hydrologically connect to the Salinas River approximately a mile to the northeast. Toad Creek has a defined bed and bank and supports dense cover of riparian habitat consisting of willow, cottonwood, black walnut, valley and coast live oaks. Understory vegetation consists of creek dogwood, Himalayan blackberry, and creeping bent grass. This area is characterized as a freshwater forested/shrub wetland (KMA, August 2017).

The site is composed of three habitat types including Annual Grassland, Riparian, and Mixed Oak Woodland, consisting of coast live, blue and valley oaks. California annual grasslands provide foraging, breeding habitat, and movement opportunities for many wildlife species. Oak woodlands and individual trees can provide habitat, nesting sites, and cover for birds and many mammals. Their understory can provide foraging areas for small mammals and microclimates suitable for amphibians and reptiles (KMA, August 2017).

The 2018 BA Addendum #1 remapped the Riparian edge, Flood plain, and Creek Bank to assess the impacts of the tract's updated layout. Grading and fill slopes for the residential lots would come within 5 feet of the Toad Creek riparian edge. As proposed, lots 1, 2, 5, and 18 are within the 50-foot riparian habitat setback, as required by the Templeton Community Design Guidelines for development next to Toad Creek (Guideline III.D.1), but not less than 30 feet from the riparian edge. The structures on three lots are within 30 feet of the riparian edge (22' from Lot 7; 23' from Lot 8; and 14' from Lot 17). The development plan overall provides for a greater than 50-foot average setback to the riparian habitat edge with no direct impact and no encroachment of the physical lots or structures into the designated riparian habitat. The proposed stormwater detention basin adjacent to the Toad Creek riparian habitat is within the 50-foot riparian setback (Templeton Community Design Plan) but avoids impacts on Toad Creek's riparian habitat. The overflow outlet will be via rock-lined swale that will discharge towards Toad Creek via sheet flow at an upland release point (Sage Institute, April 2019).

The site is composed of three habitat types including Annual Grassland, Riparian, and Mixed Oak Woodland, consisting of coast live, blue and valley oaks. California annual grasslands provide foraging, breeding habitat, and movement opportunities for many wildlife species. Oak woodlands and individual trees can provide habitat, nesting sites, and cover for birds and many mammals. Their understory can provide foraging areas for small mammals and microclimates suitable for amphibians and reptiles (KMA, August 2017).

The CNDDDB search for the property identified multiple special status plants and animal species to have the potential to occur within 5-miles of the subject property. Examples of these species include the American Badger, Bell's Vireo, Vernal Pool Fairy Shrimp, and California Red Legged Frog (CRLF). However, based on

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biological surveys conducted in 2017 and 2018, no rare or special status plants or animals were present onsite and are not expected to occur on the study area due to a lack of suitable habitat.

Nine CRLF surveys, following USFWS Guidance, took place over a five-month period in 2017 and included known breeding and non-breeding seasons. These focused field surveys in 2017 did not locate CRLF within the project site (KMA, August 2017).

Willow dominated riparian habitat is a special status plant community due to the special regulatory permitting requirements, and large valley oak trees are considered to have a special status due to County and state regulations and associated mitigation requirements for tree removal. The onsite trees have the potential to support nesting birds during the spring and summer months as well as provide roosting sites for several bat species that could potentially occur in the area (Sage Institute, April 2019).

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?*

Based on the field surveys and document review outlined in the 2017 BA and 2018 BA Addendum #1, no rare or special status plants or wildlife were present onsite, and focused surveys following USFWS protocol for CRLF confirmed this species is not expected to occur onsite (KMA, August 2017) and (Sage Institute, April 2019). Therefore, impacts to sensitive plant and animal species are considered *less than significant*.

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

Based on preliminary construction drawings, the proposed eight-inch sewer line will temporary impact approximately 625 square feet (25' X 25') of jurisdictional riparian habitat along the outermost eastern edge of Toad Creek on the northern end edge of the site. Grading and development of the site will result in direct disturbance and encroachment into the riparian habitat associated with Toad Creek. Work within waters of the State is potentially subject to regulatory permitting authority of the USACE, RWQCB and CDFW. The applicant will be required to provide evidence to the County that either a permit was not necessary or provide a copy of the required permits (BR-11 and BR-12). Therefore, impacts to riparian habitat will be *less than significant with mitigation*.

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

Grading limits for the proposed driveway and fill slope along the west side of the development would require encroachment into the 50-foot riparian setback. Based on final site designs, the applicant shall confirm with a qualified biologist or from the USACE that a Clean Water Act (CWA) Section 404 permit will not be required from US Army Corps of Engineers (USACE) for any fill activities within waters of the U.S.

Assuming an USACE permit is not required, RWQCB compliance will need to occur via the Statewide General Waste Discharge Requirements for Dredged or Fill Discharges to Waters Deemed by the U.S. Army Corps of Engineers to be Outside of Federal Jurisdiction (Water Quality Order No. 2004-0004-DWQ). If the project design is modified to where fill within waters of the U.S. will be required, the

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applicant shall obtain and implement all the terms and conditions of a Corps Nationwide Permit to the satisfaction of the Corps. Compliance with Corps regulatory permitting would also include obtaining and CWA 401 Water Quality Certification from the RWQCB that would satisfy approval of work in California waters of the State. The applicant shall also obtain Section 1600 regulatory compliance in the form of a Streambed Alteration Agreement from CDFW or a determination that no agreement would be required for impacts to the Toad creek riparian corridor (BR-11 and BR-12). Compensatory mitigation will likely be required to be implemented onsite at a minimum ratio of 3:1 to offset permanent impacts to jurisdictional riparian habitat (note resource agencies may require a higher ratio). A Compensatory Wetland Mitigation and Monitoring Plan shall be prepared by a biologist familiar with restoration and mitigation techniques as part of the permit application packages (BR-13).

A sedimentation and erosion control plan shall be prepared to prevent erosion and sedimentation of the Toad Creek riparian corridor adjacent to the construction site. During development of the site, Best Management Practices (BMP's) should be utilized to avoid indirect impacts to the creek and its riparian corridor. These measures will include dust control measures to minimize construction activities impacting native vegetation near the site (BR-14). With these mitigation measures, the project may require permits from other state and federal agencies (BR-11 and BR-12).

Therefore, impacts to state or federally protected waters shall be *less than significant with mitigation*.

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

The site contains oak woodland and riparian habitat along Toad Creek, which provide protection, nesting, roosting, and foraging opportunities for birds and bat species. Development could potentially affect nesting birds that may be present seasonally in large oak and willow trees which are close to construction activities. Preconstruction surveys will be required to ensure if any active nest sites of protected bird species are onsite, appropriate buffers are enforced to avoid direct impacts to nests, eggs, and/or young (BR-1).

Wildlife species that are active at night could be adversely affected by the increased number of lights from the proposed residences located adjacent to Toad Creek. Standard light mitigation will be required (BR-2) to reduce any impact to wildlife resources and movement corridors in the area.

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

The County of San Luis Obispo has adopted site development Tree Preservation standards; Title 22.56.030 of the San Luis Obispo County Code identifies tree removal standards and permits the removal of oak trees which are obstructing proposed improvements that cannot be reasonably designed to avoid the need for tree removal.

Based on the 2018 BA Addendum #1, two oak trees will be removed and two oak trees will be impacted. Oak trees have a County required mitigation replacement ratio of 4:1 and a impact ratio of 2:1 to ensure compliance with the Open Space Element and typical County avoidance and minimization measures. A Native Tree Inventory and replacement plan is required to ensure replacement tree success. With the implementation of mitigation measures BR-3 through BR-10, impacts to Oak Trees will be *less than significant with mitigation*.

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- (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?*

There is no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other local, regional, or state habitat conservation plan adopted that includes the project site. Therefore, there will be *no impact*.

Conclusion

The site supports three natural plant communities including annual grassland, riparian and mixed oak woodland. The annual grassland habitat is common to the region, does not support any special status species, and is not considered a special status or sensitive biological resource. Since the 2017 BA, no new impacts to special-status species are anticipated, new potential impacts and recommended mitigation measures have been provided in Exhibit B. Mitigation Measures BR-1 and BR-2 address site related impacts and mitigation to nesting birds. Mitigation Measures BR-3 through BR-10 address protection measures to oak trees onsite, and mitigation measures BR-11 through BR-14 address impacts to riparian vegetation. With the implementation of these mitigation measures, impacts to biological resources will be less than significant.

Mitigation

See Exhibit B for mitigation measures BR-1 through BR-14.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

The project site exists in the community of Templeton, an area known for high archeological sensitivity.

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The project is located in an area historically occupied by two Native American tribes, the northernmost division of the Chumash, the Obispeño (after Mission San Luis Obispo de Tolosa), and the Salinan. However, the precise location of the boundary between the Chumashan-speaking Obispeño Chumash and the Hokan-speaking Salinan, is currently the subject of debate, as those boundaries may have changed over time.

San Luis Obispo County possesses a rich and diverse cultural heritage and therefore has a wealth of historic and prehistoric resources, including sites and buildings associated with Native American 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.

A Cultural Resources Investigation was prepared for the site by John Parker in April of 2004. The report found no prehistoric or historic cultural materials or historic structures within the project site, and it estimated that the possibility of intact archaeological deposits existing within the site is low (Parker, April 2004). See Section XVIII – Tribal Cultural Resources for AB52 consultation.

Discussion

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

The project site is within close proximity to Toad Creek, a blue line stream. According to the Cultural Resources Investigation (Parker, April 2004), no known prehistoric or historic cultural materials or historic structures are present on the project site. The proposed project will not cause a substantial adverse change in the significance of a historical resource. Therefore, *no impacts* will occur.

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

As noted above, the Cultural Resources Survey identified no known archaeological resources. 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 low known sensitivity of the project site, and with implementation of LUO Section 22.10.040, impacts to archaeological resources would be *less than significant*.

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

The record and literature search of the project area did not identify any know 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

County land Use Ordinance Section 22.10.040 includes a provision that construction work cease in the event resources are unearthed with work allowed to continue once the issue is resolved. No significant impacts on cultural resources would occur. In the event of an unanticipated discovery of archaeological resources during earth-moving activities, compliance with the LUO would ensure potential impacts to cultural resources would be reduced to less than significant.

Mitigation

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

Sources

See Exhibit A.

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VI. ENERGY

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

Setting

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 "address future energy needs through increased conservation and efficiency in all sectors" and "increase 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.

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

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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?*

According to the project application materials, the proposed residential activities are expected to consume approximately 133,680 kWh of electricity per year which about the equivalent energy demand associated with 20 single family residences (6,684 kWh per year per dwelling). The project would utilize connections to existing nearby power sources. Energy use would be limited to powering the residences. The project is not expected to result in wasteful, inefficient or unnecessary consumption of energy resources because the residential design utilizes east and west facing windows to increase natural light and encourage energy efficiency. The project will also be constructed with fixtures and equipment that meets current Title 24 building codes for energy efficiency and conservation; therefore, the project's impact on energy resources would be *less than significant*.

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

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

Conclusion

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

Mitigation

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

Sources

See Exhibit A.

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VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Setting

The Alquist-Priolo Earthquake Fault Zoning Act (Act) is a California state law that was developed to regulate development near active faults and mitigate the surface fault rupture potential and other hazards. The Act identifies active earthquake fault zones and restricts the construction of habitable structures over known active or potentially active faults. San Luis Obispo County is located in a geologically complex and seismically active region. The Safety Element of the County of San Luis Obispo General Plan identifies three active faults that traverse through the County and that are currently zoned under the State of California Alquist-Priolo Fault Zoning Act: the San Andreas, the Hosgri-San Simeon, and the Los Osos. The San Andreas Fault zone is located along the eastern border of San Luis Obispo County and has a length of over 600 miles. The Hosgri-San Simeon fault system generally consists of two fault zones: the Hosgri fault zone that is mapped off of the San Luis Obispo County coast; and the San Simeon fault zone, which appears to be associated with the Hosgri, and comes onshore near the pier at San Simeon Point. Lastly, the Los Osos Fault zone has been mapped generally in an east/west orientation along the northern flank of the Irish Hills.

The County's Safety Element also identifies 17 other faults that are considered potentially active or have uncertain fault activity in the County. The Safety Element establishes policies that require new development to be located away from active and potentially active faults. The element also requires that the County enforce applicable building codes relating to seismic design of structures and require design professionals to evaluate the potential for liquefaction or seismic settlement to impact structures in accordance with the Uniform Building Code.

Groundshaking refers to the motion that occurs in response to local and regional earthquakes. Groundshaking can endanger life and safety due to damage or collapse of structures or lifeline facilities. The California Building Code (CBC) currently requires structures to be designed to resist a minimum seismic force resulting from ground motion.

Liquefaction is the sudden loss of soil strength due to a rapid increase in soil pore water pressures resulting from groundshaking during an earthquake. Liquefaction potential increases with earthquake magnitude and groundshaking duration. Low-lying areas adjacent to creeks, rivers, beaches, and estuaries underlain by unconsolidated alluvial soil are most likely to be vulnerable to liquefaction. The CBC requires the assessment of liquefaction in the design of all structures. The project is located in an area with low to moderate potential for liquefaction, according to the County's Land Use View.

Landslides and slope instability can occur as a result of wet weather, weak soils, improper grading, improper drainage, steep slopes, adverse geologic structure, earthquakes, or a combination of these factors. Despite current codes and policies that discourage development in areas of known landslide activity or high risk of landslide, there is a considerable amount of development that is being impacted by landslide activity in the County each year. The County Safety Element identifies several policies to reduce risk from landslides and slope instability. These policies include the requirement for slope stability evaluations for development in areas of moderate or high landslide risk, and restrictions on new development in areas of known landslide

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activity unless development plans indicate that the hazard can be reduced to a less than significant level prior to beginning development. The project is located in an area with low potential for landslides.

Shrink/swell potential is the extent to which the soil shrinks as it dries out or swells when it gets wet. Extent of shrinking and swelling is influenced by the amount and kind of clay in the soil. Shrinking and swelling of soils can cause damage to building foundations, roads and other structures. A high shrink/swell potential indicates a hazard to maintenance of structures built in, on, or with material having this rating. Moderate and low ratings lessen the hazard accordingly. According the NRCS, Hanford and Greenfield fine sandy loams (2 - 9 % slope) underlying the site is characterized as having a moderate erodibility and low shrink-swell characteristics, no potential septic system constraints have been identified.

The County LUO identifies a Geologic Study Area (GSA) combining designation for areas where geologic and soil conditions could present new developments and their users with potential hazards to life and property. All land use permit applicants located within a GSA are required to include a report prepared by a certified engineering geologist and/or registered civil/soils engineer as appropriate. This report is then required to be evaluated by a geologist retained by the County. In addition, all uses within a GSA are subject to special standards regarding grading and distance from an active fault trace within an Earthquake Fault Zone (LUO 22.14.070). The proposed project is not located within GSA combining designation.

The County Conservation and Open Space Element (COSE) identifies a policy for the protection of paleontological resources from the effects of development by avoiding disturbance where feasible. Paleontological sensitivity is defined as the potential for a geologic unit to produce scientifically significant fossils.

The project site is gently to steeply sloping and the soils on the site have a low shrink-swell (expansive) potential. According to the County's Land Use View, the project site is not within the County's Geologic Study Area, and it has a low landslide risk and low to moderate liquefaction potential. There is one potentially active fault approximately a mile northeast of the project site, and there are no notable geologic features on the project site, including serpentine or ultramafic rock/soils.

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 is not on or near an earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map or based on other evidence. The project would therefore not likely cause potential substantial adverse effects from the rupture of a known earthquake fault. An unnamed fault form is located 1-mile northeast of the project site. In addition, the proposed project would be subject to professional engineering and construction standards to ensure the development is constructed in a stable manner. Therefore, the potential for impacts related to surface ground rupture to occur at the residential sites is low, and potential impacts would be *less than significant*.

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

The project would be required to comply with the California Building Code (CBC) to ensure the effects of a potential seismic event would be minimized to the greatest extent feasible. The project would be

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subject to California Building Code, therefore impacts related to the production of strong seismic ground shaking would be *less than significant*.

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

The project site is gently to steeply sloping. Based on the County Safety Element Landslide Hazards Map is located in an area with low to moderate potential for liquefaction. 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 site is gently to moderately sloping. 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?*

The project would result in the disturbance of approximately 1.40-acres. During grading activities there would be a potential for erosion and sedimentation to occur. 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*.

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

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

The project would be required to comply with CBC seismic requirements to address potential seismic-related ground failure including lateral spread. Based on the County Safety Element and USGS data, the project is not located in an area of historical or current land subsidence (USGS 2019). Based on the County Safety Element Liquefaction Hazards Map, the project site is located in an area with low to moderate potential for liquefaction risk and impacts will be *less than significant*.

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

The project site is located on soils that have a low expansion potential. The project would also be required to comply with the most recent CBC requirements, which have been developed to safeguard structures and occupants from land stability hazards, such as expansive soils. Therefore, the project will not create a substantial direct or indirect risk to life or property from soil expansion, and impacts will be *less than significant*.

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- (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 applicant provided a will-serve letter from the Templeton Community Service District confirming that the community service district is willing and able to provide sewer services. Therefore, the project will not involve the use of onsite waste disposal systems, and no impacts from the use of septic tanks or alternative wastewater disposal systems are expected. Therefore, there would be *no impact*.

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

According to the Cultural Resources Investigation (Parker, April 2004), no paleontological sites have been identified near the project site. No unique geological features exist on the project site and would therefore not be affected. Therefore, impacts would be *less than significant*.

Conclusion

The project would be required to comply with CBC requirements which have been developed to properly safeguard against seismic and geologic hazards. The project would not result in significant impacts related to geology or soils and no mitigation is necessary.

Mitigation

No mitigation measures above what are required by ordinance are required.

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"/>
(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

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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 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.

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

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

The proposed project would involve the construction of 20 new single-family residences. The average carbon footprint of homes is approximately 10 metric tons making the total GHG emissions of the project roughly 200 metric tons. 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 than 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.

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

The proposed project would not interfere with any applicable plans, policies, or regulations regarding greenhouse gas emissions including the County of San Luis Obispo's EnergyWise Plan, which notes the emission reduction goals for the county by 2035 (San Luis Obispo County 2011). Therefore, impacts would be *less than significant*.

Conclusion

The project would not violate any regulations regarding GHG emissions, and it would not surpass any emission thresholds. Therefore, the project would result in less than significant impacts related to Greenhouse Gas Emissions.

Mitigation

No mitigation measures are necessary.

Sources

See Exhibit A.

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IX. HAZARDS AND HAZARDOUS MATERIALS

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

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Setting

The 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 mapped fire hazard severity zone. The project is located within a Local Responsibility Area (Templeton Fire) and based on the County's response time map, it will take approximately 0 to 5 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts. The project is not located within an Airport Review Area and the closest active landing strip, Oak Country Ranch Airport is located 5.2 west of the project site.

Discussion

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

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

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

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

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

The project does not propose the use of hazardous materials, nor the generation of hazardous emissions. There are no schools within a quarter mile of the proposed project, the nearest school is Templeton Middle School, located 0.65 miles to the south. Therefore, impacts would be *less than significant*.

- (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*.

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

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

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

The project 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 project construction would be contained within the project site. 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?*

According to the County GIS mapping layers, the project is not located in a Fire Hazard Severity Zone, and response times are between 0 and 5 minutes. In accordance with sections 903.2 of the Building Code, fire sprinklers will be installed. The project proponent would also be required to adhere to a Fire Safety Plan prepared by the Templeton Fire to lessen fire risk within the project site. With this in consideration, impacts would be *less than significant*.

Conclusion

The project is not known to contain or involve hazardous materials. Safety issues pertaining to wildland fires, emergency evacuation plan implementation, and airport hazards are less than significant; therefore, no significant impacts related to hazards or hazardous materials would occur.

Mitigation

No mitigation measures are necessary.

Sources

See Exhibit A.

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X. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input 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"/>

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Setting

The project proposes to obtain its water needs from a community water system (Templeton Community Service District). The proposed project would require 20 residential service connections. The project is subject to the County's Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), and/or the "Water Quality Control Plan, Central Coast Basin" for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant.

The topography of the project is gently to steeply sloping. As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility and is considered moderately drained. The project parcel is within the Salinas Valley – Atascadero Area Groundwater Basin and the Atascadero/Templeton Water Planning Area. The closest creek from the proposed development is Toad Creek, which flows north through the parcel. Project construction is proposed to stay outside of the edge of the riparian vegetation. Disturbance is proposed up to the riparian edge and temporary disturbance to 625 square feet (25 x 25) of riparian vegetation is proposed for connection to the sewer system. The project parcel is located within a 100-year flood zone, however development is outside of the boundary.

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. The applicant provided a Preliminary Stormwater Control Plan (Wallace Group, January 2019) and an infiltration test, which was completed by Mid-Coast Geotechnical, Inc. on August 03, 2018. The report found the infiltration of stormwater at the depths and locations of this site to be feasible for moderate volumes of water (MCG, August 2018).

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. When work is done in the rainy season, the County's Land Use Ordinance requires that temporary erosion and sedimentation measures to be installed.

Discussion

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

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

- Approximately 1.40 acres of site disturbance;
- Storm Water Pollution Prevention Plan (SWPPP) is required;
- The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- The project is on soils with moderate erodibility, and gentle to steep slopes;
- The project is within a 100-year Flood Hazard designation, but the development is not;
- The project is within 500 feet of Toad Creek;

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- All hazardous materials and/or wastes will be properly stored onsite, which include secondary containment should spills or leaks occur; and
- Stockpiles will be properly managed during construction to avoid material loss due to erosion.

Implementation of Land Use Ordinance Section 22.52.110 and Section 22.52.120 will help ensure less than significant impacts to water quality standards and surface and ground water quality. Therefore, impacts would be *less than significant*.

- (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 not located within a groundwater basin designated as level of Severity III per the County's Resource Management System or in severe decline by the Sustainable Groundwater Management Act (SGMA). The project would not substantially increase water demand deplete groundwater supplies, or interfere substantially with groundwater recharge; therefore, the project would not interfere with sustainable management of the groundwater basin. Potential impacts associated with groundwater supplies would be *less than significant*.

- (c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*
- (c-i) *Result in substantial erosion or siltation on- or off-site?*
 - (c-ii) *Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*
 - (c-iii) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*
 - (c-iv) *Impede or redirect flood flows?*

The project has been conditioned to provide final grading, drainage, erosion and sedimentation control plans, and SWPPP for review and approval prior to building permit issuance as required by LUO Section 22.52.100, 110 and 120.

The amount of increased impervious surfaces is not expected to exceed the capacity of stormwater conveyances or increase downslope flooding. Therefore, impacts would be *less than significant*.

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

The proposed project is greater than 10 miles from the Pacific Ocean. Therefore, impacts would be *less than significant*.

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

The project will be conditioned to comply with relevant provisions of the Central Coast RWQCB Basin Plan. Therefore, impacts would be *less than significant*.

Conclusion

No significant hydrology and water quality impacts would occur.

Mitigation

No mitigation measures are necessary.

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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

The proposed project would be located in an area designated Residential Single-Family by the County of San Luis Obispo. Surrounding uses are identified on Page 2 of this Initial Study and the proposed project is considered compatible with these surrounding uses. The proposed project was reviewed for consistency with policy and regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, North County Area Plan, Templeton Community Design Guidelines, etc.). Referrals were sent to outside agencies and other County departments to review for policy consistencies (e.g., Templeton Community Service District, Environmental Health, Public Works, Templeton Area Advisory Council, City of Atascadero, City of Paso Robles, Native American Outreach (AB52), and Oceano Advisory Council).

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 residential community. The proposed project is considered in-fill development and the project would utilize the existing circulation system and proposes to construct an onsite driveway for access and would not require the construction of offsite infrastructure. Therefore, there would be *no impact*.

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- (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 proposed project will involve a subdivision and the construction of 20 single-family residences utilizing Cluster Development, Small Lot Single-Family, and Planned Development. The project was found to be consistent with standards and policies set forth in the County General Plan, the Inland Area Plan, the Templeton Community Design Guidelines, the SLOAPCD Clean Air Plan, and other land use policies for this area. The project would be required to be consistent with standards set forth by the Templeton Fire Authority and the Public Works Department. Therefore, impacts related to inconsistency with land use and policies adopted to address environmental effects would be *less than significant*.

Conclusion

No significant land use or planning impacts would occur.

Mitigation

None needed.

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

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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?

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

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

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

Due to the lack of known valuable minerals on the project site, and the lack of a mineral resource recovery designation, the proposed project would not result in the loss of availability of or future extraction of valuable mineral resources.

Mitigation

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

Sources

See Exhibit A.

XIII. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<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"/>

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

Setting

The proposed 20-lot residential subdivision and development are considered a sensitive noise receptor. The existing ambient noise environment is characterized by traffic on the surrounding streets, Main Street, Gibson Road, and Old County Road as well as typical residential activities in the surrounding homes and commercial activities in the commercial and industrial land use categories to the east. Noise sensitive land uses typically include residences, schools, nursing homes, and parks. The project site is surrounded by single-family residences to the north, south, and west, with commercial and industrial land use categories located to the east. The project is not located within an Airport Review Area and the closest active landing strip, Oak Country Ranch Airport is located 5.2 west of the project site.

The proposed residential development is considered a sensitive noise receptor. Exterior noise exposure over 60 dB is required to be mitigated. Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the northeastern corner of the property is within the 60db category. This area will be used for the access driveway, no residential development will be exposed to exterior noise over 60 db. Based on the expected noise levels, the additional construction measures, as specified in the Noise Element, would reduce interior noise levels to acceptable levels.

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

Discussion

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

The proposed project would result in ambient noise levels consistent with the surrounding area. Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area.

Project construction activities would generate short-term (temporary) construction noise. Activities that generate noise in excess of 60 dB at the project site boundary shall be limited to the hours of 7 a.m. to 6 p.m. If possible, the use of pile drivers shall be minimized in construction. Alternative

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techniques that produce less noise, such as drilled or bored piles, shall be considered. Furthermore, compliance with County LUO Section 22.10.120 would require construction noise to be limited. Noise impacts resulting from both construction and operation 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*.

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

The project is not located within an Airport Review Area and the closest active landing strip Oak Country Ranch Airport is located 5.2 west of the project site. Since the project site is not located within two miles of a public airport or public use airport, and is not located in an area subject to an airport land use plan, there would be *no impact* to people residing or working in the project area from excessive air traffic related noise levels.

Conclusion

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

Mitigation

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

Sources

See Exhibit A.

XIV. POPULATION AND HOUSING

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

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(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 (Title 22 Section 22.12.080) requires provision of new affordable housing in conjunction with both residential and nonresidential development and subdivisions.

Discussion

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

The proposed project will create new residences which will increase the supply of homes in the area leading to potential, small population growth. This is in line with County and Local plans to increase housing availability. 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. Therefore, would be *less than significant*.

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

The proposed project does not involve the displacement, either directly or indirectly, of existing people or housing that would necessitate the construction of replacement housing elsewhere. The project proposes the creation of additional housing to increase home supply. Therefore, *no impacts* would occur.

Conclusion

The proposed project would provide additional housing. Therefore, no population and housing impacts would occur.

Mitigation

None needed.

Sources

See Exhibit A.

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XV. PUBLIC SERVICES

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

Setting

The project area is served by the following public services:

Fire: Templeton Fire (Location: 206 5th Street Templeton, approximately 0.4 miles south of the project parcel). The project site does not have a Fire Hazard Severity rating. According to Cal Fire and County Fire response times are estimated to be between 0 to 5 minutes.

Police: County Sheriff (Location: 65 N Main Street, Templeton, San Luis Obispo County Sheriff North Patrol, approximately 0.6 miles north of the project parcel)

School District(s): Templeton Unified School District.

Parks: The project parcel is within the Toad Creek trail corridor.

Initial Study – Environmental Checklist

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 Templeton Fire for consistency with the Uniform Fire Code and will be required to adhere to the requirements of Uniform Fire Code. A will-serve letter from Templeton Fire dated July 16, 2019 was provided for the project. 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 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*.

Police protection?

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

Schools?

The proposed project would result in the creation of new housing and may result in minor population growth. This population growth would result in a cumulative effect on existing school facilities. The project's direct and cumulative impacts would be within the general assumptions of allowed use for the subject property. Therefore, impacts would be *less than significant*.

Parks?

The proposed project would result in the creation of new housing and may result in minor population growth. The project is subject to Quimby Act. The Quimby fees shall be collected at a time of building issuance, per 21.09.010 (Parks and recreation facilities). The project's direct and cumulative impacts would be within the general assumptions of allowed use for the subject property. The applicant is proposing an easement along Toad Creek, as requested by the County Parks Department, providing additional recreational in the area. Therefore, impacts would be *less than significant*.

Other public facilities?

The project is supporting the extension of Gibson Road to Las Tablas Road over Toad Creek. The proposed project would not generate a substantial long-term demand for roads, solid waste, or other public services or utilities. Electrical demands of the project would be within expected uses for the property. 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

No significant impacts to public services or utilities would occur.

Mitigation

None required.

Initial Study – Environmental Checklist

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting

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

Toad Creek runs through the project site. The Templeton Community Design Guidelines recommend offers of dedication along Toad Creek be required with subdivision and discretionary land use permit applications on creek-front properties where there is a reasonable expectation that a continuous corridor can eventually be acquired. County Department of Parks and Recreation requests a 12-foot wide trail easement on the east side of the Toad Creek riparian area.

Discussion

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

The proposed project would have a cumulative effect on the use of existing parks and recreational facilities through population growth caused by the construction of new homes. The project is located within close vicinity (0.2 miles) to a public open space area. The project is subject to Quimby Act. The Quimby fees shall be collected at a time of building issuance, per 21.09.010 (Parks and recreation facilities). Therefore, the local area has the recreational capacity to handle the increased use caused by the project, and impacts would be *less than significant*.

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

The project is subject to Quimby Act. The Quimby fees shall be collected at a time of building issuance, per 21.09.010 (Parks and recreation facilities). The proposed project will be required to provide a 12-foot wide trail easement along the east side of Toad Creek per County Parks request. Therefore, impacts will be *less than significant with Mitigation* including the payment of Quimby Fees and the dedication of a trail easement.

Conclusion

No significant impacts to recreational resources would occur.

Mitigation

No mitigation measures are necessary.

Sources

See Exhibit A.

XVII. TRANSPORTATION

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

Setting

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

Initial Study – Environmental Checklist

The project is subject to the Area A Templeton Road Fee, which addresses cumulative impacts to county roads in the area by funding areawide circulation impacts. No significant traffic-related concerns were identified from the Public Works Department.

The project is located outside of the County's Airport Review combining designation (AR). The project is within the urban reserve line. The proposed project is not located within a quarter mile buffer of a railroad crossing. There are bike lanes along Gibson Road or Old County Road, and the closest bus station and park and ride lot are located on Bennett Way, approximately 0.6 miles to the west.

Discussion

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

Per the Templeton Community Design Guidelines, Private roads that do not meet the County standards, are permitted in closed, private communities with active homeowner's associations (HOAs). These HOAs will be responsible for street maintenance and parking regulation enforcement. The proposed project falls under this category and will require an HOA to regulate parking.

Per County Public Work's request, the southern strip of property will be used for the future realignment of Las Tablas Road per the April 15, 2005 Las Tablas Memo. This realignment will connect Las Tablas Road with Gibson Road. The project will include a 30-foot offer of dedication area for this. The project owner is willing to provide a temporary construction easement adjacent to the 30-foot offer of dedication area. Site improvements will be limited to pavement, sidewalks, site walls, and other miscellaneous features.

Short-term construction-related trips would be minimal, and area roadways are operating at acceptable levels and would be able to accommodate construction-related traffic. An increase in trips associated with completion of the project would be within expected levels.

The applicant has requested a Curb, Gutter and Sidewalk waiver. The zoning is Residential Single Family but based on the environmental and physical constraints of the site, curb, gutter, and sidewalk improvements would not fit within the development area and as stated from Public Works, the granting of the adjustment will not be detrimental to the traffic circulation system.

The project does not conflict with adopted policies, plans and programs related to transportation, would not affect air traffic patterns or policies related to public transit, bicycle, or pedestrian facilities. As a result, the proposed project would have *a less than significant*, long-term impact on existing road service or traffic safety levels.

- (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, no significant impact has been identified.

- (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 will result in safer access from Old County Road and Gibson Road to the Tract by decreasing the sharp curve from accessing the tract from Gibson Road. The project would not substantially increase hazards and would have a *less than significant* impact.

Initial Study – Environmental Checklist

(d) *Result in inadequate emergency access?*

Old County Road and the connecting roads in the area are currently able to accommodate emergency vehicles. The project would have the highest risk of emergencies during construction which would be temporary. The project would not block or alter egress routes for surrounding residents. Therefore, impacts related to emergency access would be *less than significant*.

Conclusion

No significant transportation-related impacts are expected to occur.

Mitigation

No mitigation measures beyond what is required by ordinance are necessary.

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

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	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:

- a. Sites, features, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
 - a. Included or determined to be eligible for inclusion in the California Register of Historical Resources; or
 - b. Included in a local register of historical resources as defined in subdivision (k) of California Public Resources Code Section 5020.1.
- b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of California Public Resources Code Section 5024.1. In applying these criteria for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American Tribe.

A Cultural Resources Investigation was prepared for the site by John Parker in April 2004. The report (Parker, April 2004) found no prehistoric or historic cultural materials or historic structures within the project site, and it estimated that the possibility of intact archaeological deposits existing within the site is low. As noted in Section V. Cultural Resources, the project is located in an area historically occupied by the northernmost subdivision of the Chumash, the Obispoño (after Mission San Luis Obispo de Tolosa), and the Salinan Tribes. AB 52 consultation letters were sent to four tribes on June 18, 2019: Northern Salinan, Xolon Salinan, Yak Tityu Tityu Northern Chumash, and the Northern Chumash Tribal Council. The Xolon Salinan Tribe responded on July 13, 2019, requesting to review the Phase 1 Archeological Resource Assessment, but do not know of any specific sensitive areas within the project's vicinity. No further consultations were requested.

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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 in Section V. Cultural Resources, the Cultural Resources Investigation prepared by John Parker in April 2004 concluded that known prehistoric or historic resources were not present within the proposed project vicinity. There are no known historical resources within the project area; therefore, impacts to historical resources and tribal historical resources would be *less than significant*.

(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:

As noted in Section V. Cultural Resources, the Cultural Resources Survey prepared by Central Coast Archeological Research Consultants Consulting concluded that known prehistoric or historic cultural resources were not present within the proposed project area. 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 immediate project area. Compliance with the LUO would ensure potential impacts to cultural resources would be reduced to *less than significant*.

Conclusion

No significant impacts on tribal cultural resources are anticipated. County land Use Ordinance Section 22.10.040 includes a provision that construction work cease in the event resources are unearthed with work allowed to continue once the issue is resolved. No significant impacts on cultural resources would occur. In the event of an unanticipated discovery of archaeological resources during earth-moving activities, compliance with the LUO would ensure potential impacts to cultural resources would be reduced to less than significant.

Mitigation

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

Initial Study – Environmental Checklist

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 proposed project is a 20 residential lot Tract Map. The project proposes to connect to Templeton Community Services District's (TCSD) water and sewer system. The sewer connection runs along Toad Creek. The applicant has provided a conditional will serve letter dated July 19, 2019 for 22 residential lots (a previous proposal). The Templeton Community Service District system is currently operating at acceptable levels and the system has the capacity to support existing commitments in addition to the proposed project.

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A fee program has been adopted to address impacts related to public facilities (County) and schools (State Government Code 65995 et seq.). Fees are assessed annually by the County based on the type of proposed development and proportional impact and collected at the time of building permit issuance. Fees are used for the construction as needed to finance the facilities required to serve the new development.

The project received a preliminary Health Clearance letter from the County Environmental Health Department dated December 9, 2019, determining that there is preliminary evidence that there will be sufficient water and sewer available to serve the proposed project.

Discussion

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

The project proposes to receive water and sewer services from Templeton Community Services District (TCSD). A new 8-inch sewer line is proposed to connect to an existing sewer main located along the northern property line within Toad Creek riparian habitat. The interior sewer line serving the project shall be located within a conditioned District Facilities easement. This will require temporary impacts to approximately 625 square feet (25' X 25') of California Department of Fish and Wildlife (CDFW) jurisdictional riparian habitat. This biological impact will be mitigated (see mitigation measures BR-11 through BR-13). With the construction of the project, additional special conditions may be required by TCSD based on District codes, ordinances, and regulations. The applicant will be required to provide a final can and will serve (will-to-serve) letter from the TCSD at the time of application for construction permits, showing compliance with applicable conditions (UTL-1). Therefore, impacts to existing facilities will be *less than significant with mitigation*.

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

The project will be subject to the County's Title 19 (Building and Construction Ordinance, Sec. 19.20.238), which states that no grading or building permit shall be issued until the water purveyor provides a written statement that potable water service will be provided via the community systems.

The project is located in the Salinas Valley – Atascadero Area Groundwater Basin and proposes to receive water from the area's designated water purveyor, the TCSD. Water serving this project is based on riparian rights. In order to retain a final Can and Will Serve letter from TCSD, the applicant must comply with conditions outlined in the Conditional Will Serve letter, dated July 19, 2019. Fees for all 20 water units have been paid. Additional water units may need to be purchased based on the water use calculations for the irrigation of the landscape plan. TCSD has adopted Water Conservation Standards and Regulations as well as a Water Shortage Contingency Plan in the event of dry and multiple dry years.

As proposed, the project's water use is within expected amounts for the area; therefore, the impacts to water supply are *less than significant*.

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

The proposed project will rely on a Community sewage disposal system for sewage disposal. Fees for 10 sewer units have been paid. Fees for the remaining 10 sewer units have not been paid and those

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fees will be due prior to tentative map recordation to ensure that sewer capacity is available. The project is required to provide a final Can and Will Serve (will-to-serve) letter by the TCSD prior to map recordation (UTL-1). Therefore, impacts will be *less than significant with mitigation*.

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

The proposed project would use TCSD as its disposal company. The proposed project is a 20-unit residential subdivision and is not expected to exceed the capacity of local solid waste facility. Therefore, impacts will be *less than significant*.

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

The project is required to provide a final Can and Will Serve letter from TCSD and abide by federal, state, and local management reduction statutes and regulations related to solid waste. Therefore, the project will comply with all statutes and regulations related to solid waste, and impacts will be *less than significant*.

Conclusion

The project proposes to receive water and sewer services from Templeton Community Services District. In the preliminary can and will serve letter, TCSD applied conditions to the project, to be completed prior to map recordation and permit issuance. The applicant has entered into a Main Line Extension agreement with TCSD and it is anticipated that a more complete set of comments and conditions of service will be generated based on the water and sewer plan submittals. Per the County Environmental Health Department, there is preliminary evidence that there will be sufficient water and sewer available to serve the proposed project, however final will-to-serve documentation for both water and sewer services is required.

Mitigation

See Exhibit B for mitigation measure UTL-1.

Sources

See Exhibit A.

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"/>

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(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 proposed project site is not located within a Fire Hazard Severity Zone and the site has gently to steeply sloping topography. The project is under the responsibility of the Templeton Fire, a local agency. The closest station is 206 5th Street Templeton, approximately 0.4 miles south of the project site. Based on the County's fire response time map, it will take approximately 0-5 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

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

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

The Templeton Community Services District reviewed the projects Will Serve Application, site and grading plan and identified project requirements outlined in a letter dated July 16, 2019.

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Discussion

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

The proposed project would not impair any regional emergency response or evacuation plan as the existing access roads would be wide enough to accommodate emergency vehicles and project construction would be contained within the project site. 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. Templeton Fire provided a letter dated July 16, 2019 from Templeton Fire Chief, Bill White, outlining standard fire department requirements. Therefore, impacts would be *less than significant*.

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

The proposed project is not within a Fire hazard Severity Zone, and it is an infill development which would pose less of a wildfire risk. The parcel is gently to steeply sloping and contains grassy vegetation which could increase wildfire risk. The project proponent would be required to adhere to the 2016 California Fire Code. With this in consideration, impacts would be *less than significant*.

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

Existing local roads would be used for access, and the only new road construction would be a private 22-foot wide driveway for access to the residences. All other utility infrastructure for the proposed project, such as for water, sewers, cable, and power, will be underground and will not exacerbate fire risks. As the fire risk for the parcel is low, and no prominent infrastructure additions that may exacerbate fire risk will be made, impacts will be *less than significant*.

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

The project is located on a site with gently sloping to steeply topography but is within a flood hazard area. The applicant has provided a preliminary Stormwater Control Plan and stormwater management has been incorporated into the design of the project. Retention of the 95th percentile storm event is achieved in the two areas of bioretention. A drainage plan is also required by ordinance for all projects within a flood hazard area. A Flood Hazard Plan, identifying construction constraints must be approved by the Director of Public Works prior to project approval. These measures are required through ordinance standards. Therefore, impacts are expected to be *less than significant*.

Conclusion

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

Mitigation

No mitigation measures are necessary.

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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"/>
(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"/>

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Discussion

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

The project has the potential to impact Air Quality, Biological Resources, and Utilities. Mitigation measures have been placed within each of these sections to address potential impacts and their implementation would reduce impacts to less than significant levels with mitigation.

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

Potential cumulative impacts of the proposed project have been analyzed within the discussion of each environmental resource area above. Cumulative impacts associated with the proposed project would be *less than significant*.

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

Environmental impacts that may have an adverse effect on human beings, either directly or indirectly, are analyzed in each environmental resource section above. There is no evidence that measures above what will already be required by ordinance or codes are needed. Therefore, impacts would be *less than significant*.

Conclusion

With the implementation of mitigation measures in addition to the required ordinance and code, the project would cause less than significant impacts and thus, the project impacts would be less than significant.

Mitigation

No mitigation needed.

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

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

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

1. California Department of Conservation (DOC). 2019. Farmland Mapping and Monitoring Program - DLRP Important Farmland Finder. Accessed on: February 13, 2020. Available at: <<https://maps.conservation.ca.gov/DLRP/CIFF/>>
2. California Department of Toxic Substances Control (DTSC). 2019. EnviroStor. Accessed on March 5, 2020. Available at: <<https://www.envirostor.dtsc.ca.gov/public/>>
3. County of San Luis Obispo (County). 2018. Land Use View at: <https://gis.slocounty.ca.gov/sites/luvview.htm>. Accessed on: February 10, 2020.
4. County of San Luis Obispo. 2011. EnergyWise Plan. Available at <<https://www.slocounty.ca.gov/Departments/Planning-Building/Energy-and-Climate/Energy-Climate-Reports/EnergyWise-Plan.aspx>> Accessed on: March 5, 2020.
5. Kevin Merk Associates, LLC. (KMA). Biological Resources Assessment for Vesting Tentative Parcel Map CO 15-0071 (APN 041-031-005 and -013) Templeton, San Luis Obispo County, California. August 10, 2017.
6. Natural Resource Conservation Service (NRCS). 2018. Web Soil Survey. Available at: <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>. Accessed on: February 10, 2020.
7. Parker & Associates. Cultural Resource Investigation of Parcels APNS 041-031-005 ad 013 Old County Road, Tempelton. April 16, 2004.
8. Sage Institutes. Biological Resources Assessment Addendum #1 for the Cenco Investments, LLC, Templeton Oakview Estates Project, Templeton, California. April 29, 2019.
9. San Luis Obispo Air Pollution Control District (SLOAPCD). 2012. CEQA Air Quality Handbook. Accessed on February 13, 2020. Available at: < https://storage.googleapis.com/slocleanair-org/images/cms/upload/files/CEQA_Handbook_2012_v2%20%28Updated%20Map2019%29_LinkedwithMemo.pdf>
10. Ten Over Studio. Preliminary Design Package Toad Creek Terrace. January 7, 2018.
11. Urban Design Studio & Engineering Development Associates. Templeton Community Design Plan. December 11, 1990.
12. Wallace Group. Preliminary Stormwater Control Plan for Toad Creek Terrace Templeton. January 31, 2019.

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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.

- AQ-1 Standard Construction Measures. Based on Air Pollution Control District's (APCD) CEQA Handbook (2012), to reduce nitrogen oxides (NOx), reactive organic gases (ROG), and diesel particulate matter (DPM) emissions from construction equipment, the applicant shall incorporate into the project the following "standard" construction mitigation measures:
- a. Maintain all construction equipment in proper tune according to manufacturer's specifications;
 - b. Fuel all off-road and portable diesel-powered equipment with Air Resources Board (ARB) certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);
 - c. Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State Off-Road Regulation;
 - d. Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;
 - e. Construction or trucking companies with fleets that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NOx exempt area fleets) may be eligible by proving alternative compliance;
 - f. All on and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5 minute idling limit;
 - g. Diesel idling within 1,000 feet of sensitive receptors is not permitted;
 - h. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;
 - i. Electrify equipment when feasible;
 - j. Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and,
 - k. Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.
- BR-1 To minimize impacts to nesting birds and bats, construction and grading activities should take place outside the bird nesting season, which is February 1 through August 31. If construction or grading activities occur during the bird nesting season, a qualified biologist shall conduct a clearance survey within one week prior to the initiation of ground disturbance to identify nests and burrows. Visual surveys for bats should be conducted in the vicinity of all trees that have cavities, broken limbs, resulting in hanging woody debris, and large patches of loose bark.
- a. If Active nest sites of bird species protected under the Migratory Bird Treaty Act and/ or California Fish and Game Code Section 3503 are observed within the project area, the

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particular construction activity should be modified and /or delayed as necessary to avoid direct impacts of the identified nests, eggs, and/or young. Potential project modifications may include establishing appropriate “no activity” buffers around the nest site. Construction activities should not occur in the buffer until a biologist has determined that the nesting activity has ceased.

- b. If active nest sites of raptors and/or bird species of special concern are observed within the vicinity of project related disturbances, an appropriate buffer around the nest site (potentially up to 500 feet for raptors depending on the location) shall be implemented. Construction activities in the buffer zone should be prohibited until the young have fledged the nest and achieved independence. Active nests should be documented and monitored by a biologist, and a letter report should be submitted to the County and CDFW and other appropriate agencies, documenting project compliance with the MBTA and applicable project mitigation measures.

BR-2 New light sources will be minimized, and lighting will be designed to limit the lighted area to the minimum necessary. All lighting fixtures should be of low intensity and shall be shielded so that neither the lamp or the related reflector interior surface spills over into the creek corridor and adjacent open space areas. Light hoods shall be dark colored.

BR-3 Native Trees – Avoidance Measures. To avoid impacts to individual native (oak) trees, the following aspects will be integrated into the project design:

- a. Locate all structures, and construction activities, outside of the tree dripline, and where possible outside of the tree’s root zone;
- b. Trimming to about 15 vertical feet of any encroaching limbs should be done before any construction activities begin to avoid these limbs being irreparably ripped/broken by large vehicles.
- c. When the site requires substantial grading near oaks, consider surface drainage aspects (oaks rely on surface water) to retain similar drainage characteristics to oak’s root zones.

BR-4 At the time of application for construction permits, the applicant shall clearly show on the grading and construction plans a ‘Native Tree (Oak) Inventory’ identifying the locations of all native trees within 25 feet of the proposed project limits (including ancillary elements, such as trenching). For each of the trees shown, they shall be marked with one of the following 1) to be removed, 2) to be impacted, or 3) to remain intact/protected. This should be noted as the “Native Tree Impact Plan”.

BR-5 Native Trees (Oaks) –Minimizing Impacts. The following measures shall be completed to minimize native tree (oak) impacts:

- a. For trees identified as ‘impacted’ or ‘to remain protected’ they shall be marked in the field as such and protected to the extent possible prior to any ground disturbing activities. Protective measures shall be visible to work crews and be able to remain in good working order for the duration of the construction work. Waterproof signage at protective edge is recommended (e.g., “TREE PROTECTION AREA – STAY OUT”). All trees to remain on-site that are within fifty feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading. The outer edge of the tree root zone is 1-1/2 times the distance from the trunk to the drip line of the tree. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root

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zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface.

- b. 2 Oak trees may be removed and 2 oak trees may be impacted on the site (Sage Institute, April 2019). All oak trees identified to remain shall not be removed. Unless previously approved by the County, the following activities are not allowed within the root zone of existing or newly planted oak trees: year-round irrigation (no summer watering, unless “establishing” new tree or native compatible plant(s) for up to 7 years); grading (includes cutting and filling of material); compaction (e.g., regular use of vehicles); placement of impermeable surfaces (e.g., pavement); disturbance of soil that impacts roots (e.g., tilling).

BR-6 At the time of application for construction permits, the applicant shall submit a tree replacement plan to be reviewed and approved by the Environmental Coordinator. The plan shall provide for the replacement, in kind at a 4:1 ratio, all oak trees removed as a result of the development of the project, and in addition, shall provide for the planting, in kind at a 2:1 ratio, of oak trees to mitigate for trees impacted but not removed. This includes all ground disturbance within the dripline of the oak tree. Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, topsoil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer).

- a. Trees replaced onsite shall be monitored and maintained for no less than 7 years. The ‘Mitigation Monitoring Plan’ shall include success criteria and adaptive management provisions to ensure that at (seven) years from planting there is no net loss of trees when compared to those removed/impacted and that those replanted trees are alive and in a vigorous and healthy condition. Replacement trees that do not survive must be replanted and maintained for an additional 7 years.
- b. Alternatively, mitigation may occur via payment of tree mitigation fees subject to County approval. Two (2) mature oak trees are proposed for removal therefore, with a 4:1 mitigation ratio, eight (8) oak trees must be replaced. Per project plans, 2 mature oak trees may be impacted. To mitigate the potential impacts at a 2:1 ratio, a maximum of 4 oak trees must be planted to mitigate those impacts.

BR-7 At the time of application for construction permits, adequate tree protection measures (e.g., sturdy fencing) shall be shown on the construction plans. Protection measures shall remain in good working order during construction. Prior to final inspection or acceptance of subdivision improvements, verification of the required protection of the specified native trees shall be provided to the County by a qualified individual (e.g., landscape contractor, arborist, nurseryman, botanist). An additional map sheet shall be prepared for any measures required post map recordation.

BR-8 At the time of application for subdivision improvement plans, the applicant shall clearly show on the project plans all revised drainage patterns that are within 100 feet upslope of any existing oak trees to remain. All reasonable efforts shall be made to maintain the historic drainage patterns and flow volumes to these oak trees.

BR-9 In the event that construction would require work affecting more than 25 percent of the root zone around an existing tree, the project applicant shall consult with an approved arborist on a case by

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case basis to minimize effects on the impacted tree and to determine if the tree should be determined a removal for mitigation purposes. Any trees identified as needing to be removed must be included in the 'Mitigation Monitoring Plan'.

- BR-10 Understory Protection. To minimize impacts to the sensitive oak woodland understory habitat (e.g. maritime chaparral, coastal scrub), the applicant agrees to the following during construction/ tract improvements and for the life of the project:
- All native vegetation removal shall be shown on all applicable grading/ construction or improvement plans, and reviewed/ approved by the County (Planning and Building Dept.) before any work begins.
 - Understory vegetation removal of native habitat shall be limited to what is shown on the county-approved grading/ construction /improvement plans.
 - Vegetation clearance for fire safety purposes shall be limited to the minimum setbacks required by CAL FIRE standards. Where feasible, all efforts will be made to retain as much of this vegetation within the setback as possible (e.g. remove/trim only enough vegetation to create non-contiguous islands of native vegetation).
 - No livestock shall be allowed within the native habitat area.
 - All allowed uses within the native habitat area shall be "passive", where the use will have either no or minimal impact on the habitat.
 - Any CC&R's created shall include the above provisions to protect the native habitat.
- BR-11 Agency Permitting. At the time of application for construction permits, the application shall provide evidence to the County Department of Planning and Building that all applicable permits and/or clearances from any relevant local, state, and federal Resource Agencies for all proposed works have been obtained prior to conducting site work.
- BR-12 Agency Permitting - Waterway. Prior to issuance of construction permit or approval of subdivision improvement plan involving any riparian area or drainage feature, the Applicant shall obtain a Section 404 Nationwide Permit from USACE, a Section 401 Water Quality Certification from RWQCB, and a Section 1602 Streambed Alteration Agreement from CDFW to authorize project-related impacts in all areas potentially under the jurisdiction of these regulatory agencies and provide satisfactory evidence to the County.
- BR-13 A Compensatory Wetland Mitigation Plan will be required to be implemented onsite at a minimum ratio of 3:1 to offset permanent impacts to jurisdictional riparian habitat (note resource agencies may require a higher ratio). A mitigation and monitoring plan shall be prepared by a biologist familiar with restoration and mitigation techniques as part of the permit application packages to mitigate impacts to the 625-square-feet of State waters within the project area, the applicant shall provide a formal compensatory mitigation and monitoring plan to the County and regulatory agencies. The conceptual compensatory mitigation of 0.04 acres of created and enhanced riparian and upland buffer habitat constitutes a 3:1 mitigation ratio for impacts on waters of the State. The final approved plan may vary from this conceptual plan based on the final wetlands disturbance area, agency input, commercial availability of plant and seed material, and further evaluation of the plant palette mix appropriate to the mitigation area design. The plan shall include, but not be limited to the following components:
- Description of the project/impact site,

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- goal(s) of the compensatory mitigation project,
- description of the proposed compensatory mitigation-site,
- implementation plan for the compensatory mitigation-site,
- maintenance activities during the monitoring period,
- monitoring plan for the compensatory mitigation-site,
- success criteria and performance standards,
- reporting requirements, and
- contingency measures and funding mechanisms.
- Erosion control and landscaping specifications included in the mitigation plan shall allow only natural-fiber, biodegradable meshes and coir rolls, to prevent impacts to the environment and to prevent entrapment of wildlife.

Establishment Monitoring and Success Criteria -- The compensatory mitigation area shall be provided supplemental irrigation for plant establishment that could be upwards of three years depending on wet season rainfall. The area shall be maintained regularly for invasive weed removal and irrigation maintenance as needed. Monitoring and reporting would occur annually for a three to five year period depending on successful plant establishment and agency requirements. The compensatory mitigation would be deemed successful with at least 80 percent survival of all trees and shrubs after two years without supplemental irrigation. Alternately for shrubs, a cover of greater than 75 percent would be deemed a success. A tolerance of no greater than five percent aerial cover of non-native invasive weedy species would also be required. Given this mitigation area would be viewed as an amenity to the proposed project, ongoing maintenance and irrigation may occur well beyond the success establishment period.

- BR-14 Implement Best Management Practices (BMPs). Biological BMPs will be implemented during all ground disturbance and construction-related activities to avoid or minimize project impacts on biological resources. These BMPs will include but are not limited to the following:
- a. Prior to ground disturbance of any kind the project work areas shall be clearly delineated by stakes, flags, or other clearly identifiable system; these delineations shall be kept in good working order during construction.
 - b. Vehicles and equipment shall be parked on pavement, existing roads, and previously disturbed areas to the extent practicable.
 - c. Speed limit signs, imposing a speed limit of 15 miles per hour, will be installed throughout the project site prior to initiation of site disturbance and/or construction. Project-related vehicle traffic outside of the construction zone shall be directed to only use established roads or other pre-approved area.
 - d. No vehicles or equipment relating to 1) refueling or 2) concrete mixing/washout shall occur within 100 feet of an ephemeral drainage or wetland unless it has been pre-approved through this permit. Any vehicles driven and/or operated within or adjacent to drainages or wetlands shall be checked and maintained daily to prevent leaks of materials. Any leaks or spills found will be immediately cleaned up and disposed of properly. Blue line creek(s) and waterbody(ies) within 100 feet from edge of work limits shall be specified on applicable construction drawings.

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- e. All general trash, food-related trash items (e.g., wrappers, cans, bottles, food scraps, cigarettes, etc.) and other human-generated debris scheduled to be removed weekly will be stored in animal-proof containers and/or removed from the site each day. No deliberate feeding of wildlife will be allowed.
- f. During construction the project site will maintain existing hydrologic patterns with respect to runoff supporting seasonal wetlands, vernal pools and ephemeral drainages.
- g. All stored pipes and culverts with a diameter of greater than 4 inches shall be capped or taped closed until used. All vertical piping shall be temporarily capped during construction and then permanently capped during operations. Prior to capping or taping the pipe/ culvert shall be inspected for the presence of wildlife. If encountered the wildlife shall be allowed to escape unimpeded.
- h. To prevent harassment or mortality of listed, special-status species and common wildlife, or destruction of their habitats no domesticated animals of any kind shall be permitted in any project area.
- i. Use of chemicals, fuels, lubricants, or biocides will be in compliance with all local, state and federal regulations. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other state and federal legislation, as well as additional project-related restrictions deemed necessary by the USFWS and CDFW. [If rodent control must be conducted the use shall be restricted to interiors of building and zinc phosphide shall be used because of lower risk of poisoning San Joaquin kit fox and American badgers.]
- j. Any contractor or employee that inadvertently kills or injures a special-status animal, or finds one either dead, injured, or entrapped, will immediately report the incident to [the onsite representative identified in the WEEP]. The representative will contact the USFWS, CDFW, and County by telephone by the end of the day, or at the beginning of the next working day if the agency office is closed. In addition, formal notification shall be provided in writing within three working days of the incident or finding. Notification will include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured will be turned over immediately to CDFW for care, analysis, or disposition.
- k. Avoidance and minimization of vegetation removal outside of active construction areas. This will include flagging of sensitive vegetative communities or plants, as applicable.
- l. Avoidance and minimization of construction activities resulting in impacts to wetlands, streambeds, and banks of any ephemeral drainage.
- m. All excavation, steep-walled holes or trenches in excess of 6 inches in depth shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps (one every 250 feet) constructed of earthen fill or wooden planks. Trenches will also be inspected for entrapped wildlife each morning prior to onset of construction activities and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled, they will be thoroughly inspected for entrapped wildlife. Any wildlife discovered will be allowed to escape before construction activities are allowed to resume, or removed from the trench or hole by a County-qualified biologist holding the appropriate permits (if required).

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- UTL-1 Prior to map recordation, final will-to-serve documentation for both water and sewer services will be required. The improvements for water and sewer in favor of each parcel shall be built, accepted and immediately serving or bonded for prior to recordation. The bond must be reviewed and approved by County Public Works prior to recordation of the map.

**DEVELOPER'S STATEMENT FOR
TOAD CREEK TERRACE LLC
LAND DIVISION PERMIT SUB2019-00046**

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

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

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

Exhibit B - Mitigation Summary

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

Air Quality

AQ-1 Standard Construction Measures. Based on Air Pollution Control District's (APCD) CEQA Handbook (2012), to reduce nitrogen oxides (NOx), reactive organic gases (ROG), and diesel particulate matter (DPM) emissions from construction equipment, the applicant shall incorporate into the project the following "standard" construction mitigation measures:

- a. Maintain all construction equipment in proper tune according to manufacturer's specifications;
- b. Fuel all off-road and portable diesel-powered equipment with Air Resources Board (ARB) certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);
- c. Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State Off-Road Regulation;
- d. Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;
- e. Construction or trucking companies with fleets that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NOx exempt area fleets) may be eligible by proving alternative

compliance;

- f. All on and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5 minute idling limit;
- g. Diesel idling within 1,000 feet of sensitive receptors is not permitted;
- h. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;
- i. Electrify equipment when feasible;
- j. Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and,
- k. Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

Biological Resources

BR-1 To minimize impacts to nesting birds and bats, construction and grading activities should take place outside the bird nesting season, which is February 1 through August 31. If construction or grading activities occur during the bird nesting season, a qualified biologist shall conduct a clearance survey within one week prior to the initiation of ground disturbance to identify nests and burrows. Visual surveys for bats should be conducted in the vicinity of all trees that have cavities, broken limbs, resulting in hanging woody debris, and large patches of loose bark.

- a. If Active nest sites of bird species protected under the Migratory Bird Treaty Act and/ or California Fish and Game Code Section 3503 are observed within the project area, the particular construction activity should be modified and /or delayed as necessary to avoid direct impacts of the identified nests, eggs, and/or young. Potential project modifications may include establishing appropriate “no activity” buffers around the nest site. Construction activities should not occur in the buffer until a biologist has determined that the nesting activity has ceased.
- b. If active nest sites of raptors and/or bird species of special concern are observed within the vicinity of project related disturbances, an appropriate buffer around the nest site (potentially up to 500 feet for raptors depending on the location) shall be implemented. Construction activities in the buffer zone should be prohibited until the young have fledged the nest and achieved independence. Active nests should be documented and monitored by a biologist, and a letter report should be submitted to the County and CDFW and other appropriate agencies, documenting project compliance with the MBTA and applicable project mitigation measures.

BR-2 New light sources will be minimized, and lighting will be designed to limit the lighted area to the minimum necessary. All lighting fixtures should be of low intensity and shall be shielded so that neither the lamp or the related reflector interior surface spills over into the creek corridor and adjacent open space areas. Light hoods shall be dark colored.

BR-3 Native Trees – Avoidance Measures. To avoid impacts to individual native (oak) trees, the following aspects will be integrated into the project design:

- a. Locate all structures, and construction activities, outside of the tree dripline, and where possible outside of the tree’s root zone;

- b. Trimming to about 15 vertical feet of any encroaching limbs should be done before any construction activities begin to avoid these limbs being irreparably ripped/broken by large vehicles.
 - c. When the site requires substantial grading near oaks, consider surface drainage aspects (oaks rely on surface water) to retain similar drainage characteristics to oak's root zones.
- BR-4 At the time of application for construction permits, the applicant shall clearly show on the grading and construction plans a 'Native Tree (Oak) Inventory' identifying the locations of all native trees within 25 feet of the proposed project limits (including ancillary elements, such as trenching). For each of the trees shown, they shall be marked with one of the following 1) to be removed, 2) to be impacted, or 3) to remain intact/protected. This should be noted as the "Native Tree Impact Plan".
- BR-5 Native Trees (Oaks) –Minimizing Impacts. The following measures shall be completed to minimize native tree (oak) impacts:
- a. For trees identified as 'impacted' or 'to remain protected' they shall be marked in the field as such and protected to the extent possible prior to any ground disturbing activities. Protective measures shall be visible to work crews and be able to remain in good working order for the duration of the construction work. Waterproof signage at protective edge is recommended (e.g., "TREE PROTECTION AREA – STAY OUT"). All trees to remain on-site that are within fifty feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading. The outer edge of the tree root zone is 1-1/2 times the distance from the trunk to the drip line of the tree. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface.
 - b. 2 Oak trees may be removed and 2 oak trees may be impacted on the site (Sage Institute, April 2019). All oak trees identified to remain shall not be removed. Unless previously approved by the County, the following activities are not allowed within the root zone of existing or newly planted oak trees: year-round irrigation (no summer watering, unless "establishing" new tree or native compatible plant(s) for up to 7 years); grading (includes cutting and filling of material); compaction (e.g., regular use of vehicles); placement of impermeable surfaces (e.g., pavement); disturbance of soil that impacts roots (e.g., tilling).
- BR-6 At the time of application for construction permits, the applicant shall submit a tree replacement plan to be reviewed and approved by the Environmental Coordinator. The plan shall provide for the replacement, in kind at a 4:1 ratio, all oak trees removed as a result of the development of the project, and in addition, shall provide for the planting, in kind at a 2:1 ratio, of oak trees to mitigate for trees impacted but not removed. This includes all ground disturbance within the dripline of the oak tree. Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, topsoil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer).
- a. Trees replaced onsite shall be monitored and maintained for no less than 7 years. The 'Mitigation Monitoring Plan' shall include success criteria and adaptive

management provisions to ensure that at (seven) years from planting there is no net loss of trees when compared to those removed/impacted and that those replanted trees are alive and in a vigorous and healthy condition. Replacement trees that do not survive must be replanted and maintained for an additional 7 years.

- b. Alternatively, mitigation may occur via payment of tree mitigation fees subject to County approval. Two (2) mature oak trees are proposed for removal therefore, with a 4:1 mitigation ratio, eight (8) oak trees must be replaced. Per project plans, 2 mature oak trees may be impacted. To mitigate the potential impacts at a 2:1 ratio, a maximum of 4 oak trees must be planted to mitigate those impacts.
- BR-7 At the time of application for construction permits, adequate tree protection measures (e.g., sturdy fencing) shall be shown on the construction plans. Protection measures shall remain in good working order during construction. Prior to final inspection or acceptance of subdivision improvements, verification of the required protection of the specified native trees shall be provided to the County by a qualified individual (e.g., landscape contractor, arborist, nurseryman, botanist). An additional map sheet shall be prepared for any measures required post map recordation.
- BR-8 At the time of application for subdivision improvement plans, the applicant shall clearly show on the project plans all revised drainage patterns that are within 100 feet upslope of any existing oak trees to remain. All reasonable efforts shall be made to maintain the historic drainage patterns and flow volumes to these oak trees.
- BR-9 In the event that construction would require work affecting more than 25 percent of the root zone around an existing tree, the project applicant shall consult with an approved arborist on a case by case basis to minimize effects on the impacted tree and to determine if the tree should be determined a removal for mitigation purposes. Any trees identified as needing to be removed must be included in the 'Mitigation Monitoring Plan'.
- BR-10 Understory Protection. To minimize impacts to the sensitive oak woodland understory habitat (e.g. maritime chaparral, coastal scrub), the applicant agrees to the following during construction/ tract improvements and for the life of the project:
- a. All native vegetation removal shall be shown on all applicable grading/ construction or improvement plans, and reviewed/ approved by the County (Planning and Building Dept.) before any work begins.
 - b. Understory vegetation removal of native habitat shall be limited to what is shown on the county-approved grading/ construction /improvement plans.
 - c. Vegetation clearance for fire safety purposes shall be limited to the minimum setbacks required by CAL FIRE standards. Where feasible, all efforts will be made to retain as much of this vegetation within the setback as possible (e.g. remove/trim only enough vegetation to create non-contiguous islands of native vegetation).
 - d. No livestock shall be allowed within the native habitat area.
 - e. All allowed uses within the native habitat area shall be "passive", where the use will have either no or minimal impact on the habitat.
 - f. Any CC&R's created shall include the above provisions to protect the native habitat.
- BR-11 Agency Permitting. At the time of application for construction permits, the application shall provide evidence to the County Department of Planning and Building that all

applicable permits and/or clearances from any relevant local, state, and federal Resource Agencies for all proposed works have been obtained prior to conducting site work.

BR-12 Agency Permitting - Waterway. Prior to issuance of construction permit or approval of subdivision improvement plan involving any riparian area or drainage feature, the Applicant shall obtain a Section 404 Nationwide Permit from USACE, a Section 401 Water Quality Certification from RWQCB, and a Section 1602 Streambed Alteration Agreement from CDFW to authorize project-related impacts in all areas potentially under the jurisdiction of these regulatory agencies and provide satisfactory evidence to the County.

BR-13 A Compensatory Wetland Mitigation Plan will be required to be implemented onsite at a minimum ratio of 3:1 to offset permanent impacts to jurisdictional riparian habitat (note resource agencies may require a higher ratio). A mitigation and monitoring plan shall be prepared by a biologist familiar with restoration and mitigation techniques as part of the permit application packages to mitigate impacts to the 625-square-feet of State waters within the project area, the applicant shall provide a formal compensatory mitigation and monitoring plan to the County and regulatory agencies. The conceptual compensatory mitigation of 0.04 acres of created and enhanced riparian and upland buffer habitat constitutes a 3:1 mitigation ratio for impacts on waters of the State. The final approved plan may vary from this conceptual plan based on the final wetlands disturbance area, agency input, commercial availability of plant and seed material, and further evaluation of the plant palette mix appropriate to the mitigation area design. The plan shall include, but not be limited to the following components:

- Description of the project/impact site,
- goal(s) of the compensatory mitigation project,
- description of the proposed compensatory mitigation-site,
- implementation plan for the compensatory mitigation-site,
- maintenance activities during the monitoring period,
- monitoring plan for the compensatory mitigation-site,
- success criteria and performance standards,
- reporting requirements, and
- contingency measures and funding mechanisms.
- Erosion control and landscaping specifications included in the mitigation plan shall allow only natural-fiber, biodegradable meshes and coir rolls, to prevent impacts to the environment and to prevent entrapment of wildlife.

Establishment Monitoring and Success Criteria -- The compensatory mitigation area shall be provided supplemental irrigation for plant establishment that could be upwards of three years depending on wet season rainfall. The area shall be maintained regularly for invasive weed removal and irrigation maintenance as needed. Monitoring and reporting would occur annually for a three to five year period depending on successful plant establishment and agency requirements. The compensatory mitigation would be deemed successful with at least 80 percent survival of all trees and shrubs after two years without supplemental irrigation. Alternately for shrubs, a cover of greater than 75 percent would be deemed a success. A tolerance of no greater than five percent aerial cover of non-native invasive weedy species would also be required. Given this mitigation area would be viewed as an amenity to the proposed project, ongoing maintenance and

irrigation may occur well beyond the success establishment period.

BR-14 Implement Best Management Practices (BMPs). Biological BMPs will be implemented during all ground disturbance and construction-related activities to avoid or minimize project impacts on biological resources. These BMPs will include but are not limited to the following:

- a. Prior to ground disturbance of any kind the project work areas shall be clearly delineated by stakes, flags, or other clearly identifiable system; these delineations shall be kept in good working order during construction.
- b. Vehicles and equipment shall be parked on pavement, existing roads, and previously disturbed areas to the extent practicable.
- c. Speed limit signs, imposing a speed limit of 15 miles per hour, will be installed throughout the project site prior to initiation of site disturbance and/or construction. Project-related vehicle traffic outside of the construction zone shall be directed to only use established roads or other pre-approved area.
- d. No vehicles or equipment relating to 1) refueling or 2) concrete mixing/washout shall occur within 100 feet of an ephemeral drainage or wetland unless it has been pre-approved through this permit. Any vehicles driven and/or operated within or adjacent to drainages or wetlands shall be checked and maintained daily to prevent leaks of materials. Any leaks or spills found will be immediately cleaned up and disposed of properly. Blue line creek(s) and waterbody(ies) within 100 feet from edge of work limits shall be specified on applicable construction drawings.
- e. All general trash, food-related trash items (e.g., wrappers, cans, bottles, food scraps, cigarettes, etc.) and other human-generated debris scheduled to be removed weekly will be stored in animal-proof containers and/or removed from the site each day. No deliberate feeding of wildlife will be allowed.
- f. During construction the project site will maintain existing hydrologic patterns with respect to runoff supporting seasonal wetlands, vernal pools and ephemeral drainages.
- g. All stored pipes and culverts with a diameter of greater than 4 inches shall be capped or taped closed until used. All vertical piping shall be temporarily capped during construction and then permanently capped during operations. Prior to capping or taping the pipe/ culvert shall be inspected for the presence of wildlife. If encountered the wildlife shall be allowed to escape unimpeded.
- h. To prevent harassment or mortality of listed, special-status species and common wildlife, or destruction of their habitats no domesticated animals of any kind shall be permitted in any project area.
- i. Use of chemicals, fuels, lubricants, or biocides will be in compliance with all local, state and federal regulations. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other state and federal legislation, as well as additional project-related restrictions deemed necessary by the USFWS and CDFW. [If rodent control must be conducted the use shall be restricted to interiors of building and zinc phosphide shall be used because of lower risk of poisoning San Joaquin kit fox and American badgers.]
- j. Any contractor or employee that inadvertently kills or injures a special-status animal, or finds one either dead, injured, or entrapped, will immediately report the


incident to [the onsite representative identified in the WEEP]. The representative will contact the USFWS, CDFW, and County by telephone by the end of the day, or at the beginning of the next working day if the agency office is closed. In addition, formal notification shall be provided in writing within three working days of the incident or finding. Notification will include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured will be turned over immediately to CDFW for care, analysis, or disposition.

- k. Avoidance and minimization of vegetation removal outside of active construction areas. This will include flagging of sensitive vegetative communities or plants, as applicable.
- l. Avoidance and minimization of construction activities resulting in impacts to wetlands, streambeds, and banks of any ephemeral drainage.
- m. All excavation, steep-walled holes or trenches in excess of 6 inches in depth shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps (one every 250 feet) constructed of earthen fill or wooden planks. Trenches will also be inspected for entrapped wildlife each morning prior to onset of construction activities and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled, they will be thoroughly inspected for entrapped wildlife. Any wildlife discovered will be allowed to escape before construction activities are allowed to resume, or removed from the trench or hole by a County-qualified biologist holding the appropriate permits (if required).

Utilities and Service Systems

UTL-1 Prior to map recordation, final will-to-serve documentation for both water and sewer services will be required. The improvements for water and sewer in favor of each parcel shall be built, accepted and immediately serving or bonded for prior to recordation. The bond must be reviewed and approved by County Public Works prior to recordation of the map.

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.


Signature of Agent(s)

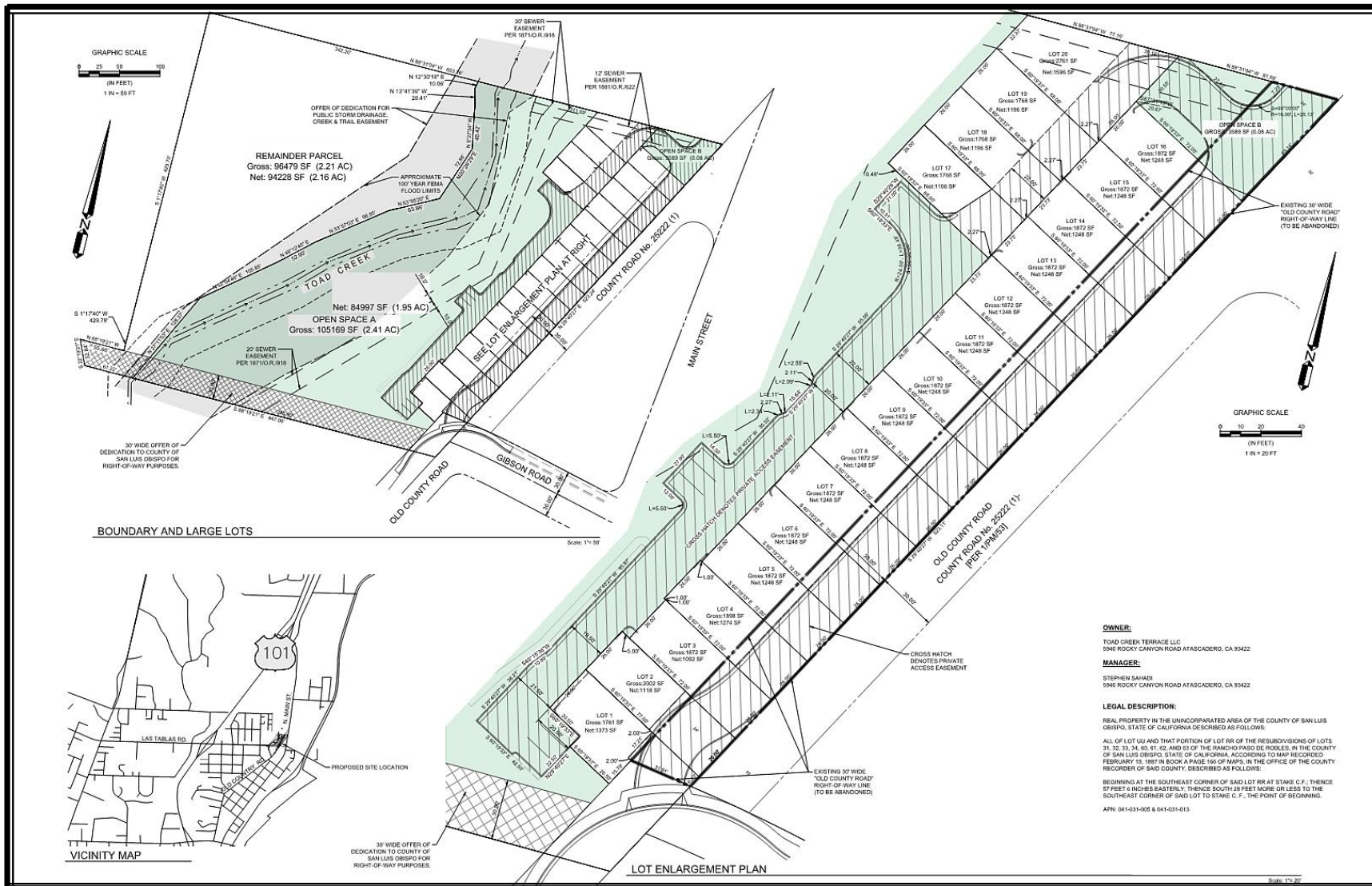
4/19/20
Date

Steve Schachl
Name (Print)



COUNTY OF SAN LUIS OBISPO

Aerial
SUB2019-00046

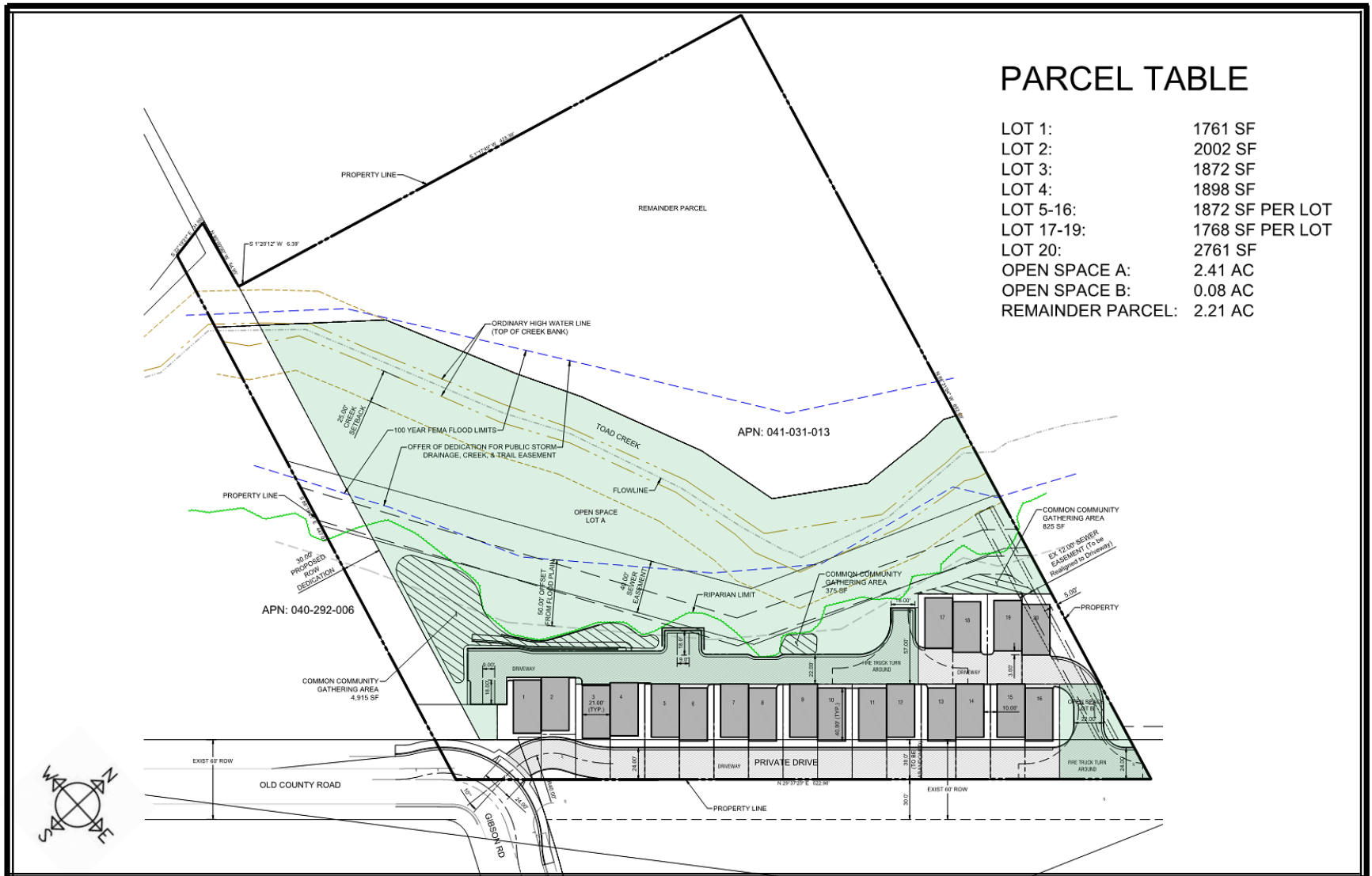


COUNTY OF SAN LUIS OBISPO

Site Map
SUB2019-00046

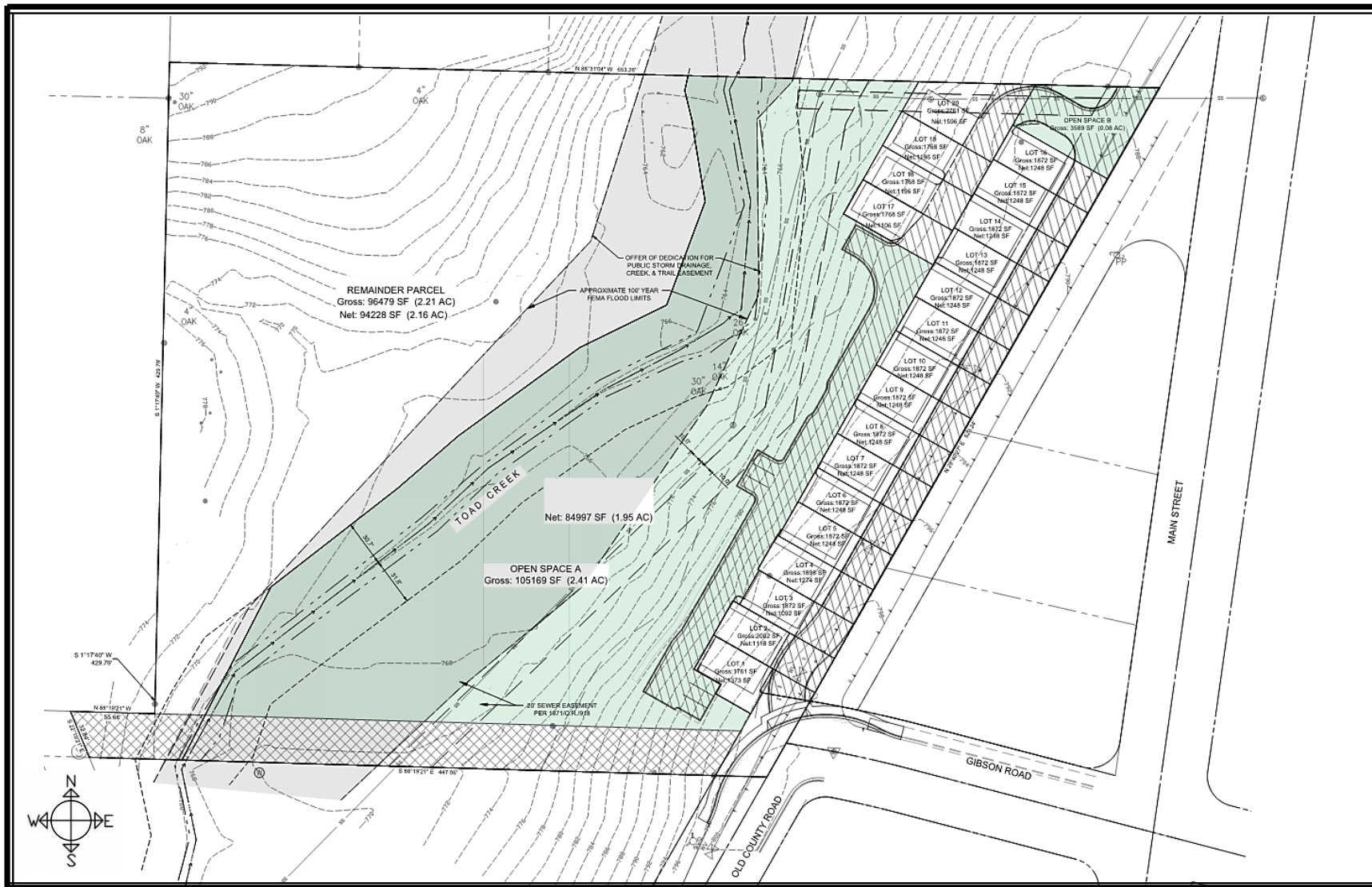
PARCEL TABLE

LOT 1:	1761 SF
LOT 2:	2002 SF
LOT 3:	1872 SF
LOT 4:	1898 SF
LOT 5-16:	1872 SF PER LOT
LOT 17-19:	1768 SF PER LOT
LOT 20:	2761 SF
OPEN SPACE A:	2.41 AC
OPEN SPACE B:	0.08 AC
REMAINDER PARCEL:	2.21 AC



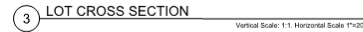
COUNTY OF SAN LUIS OBISPO

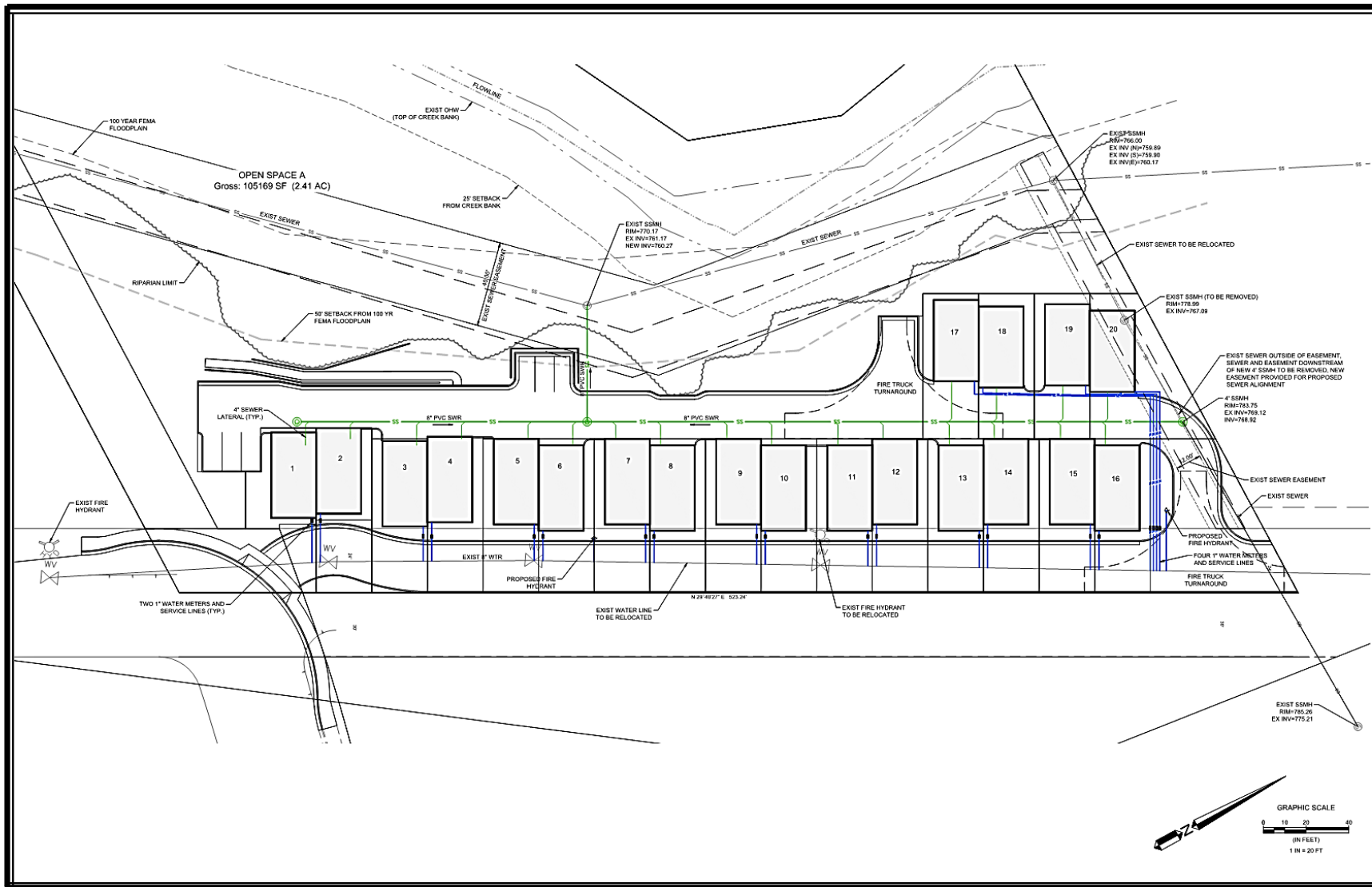
Site Plan
SUB2019-00046



COUNTY OF SAN LUIS OBISPO

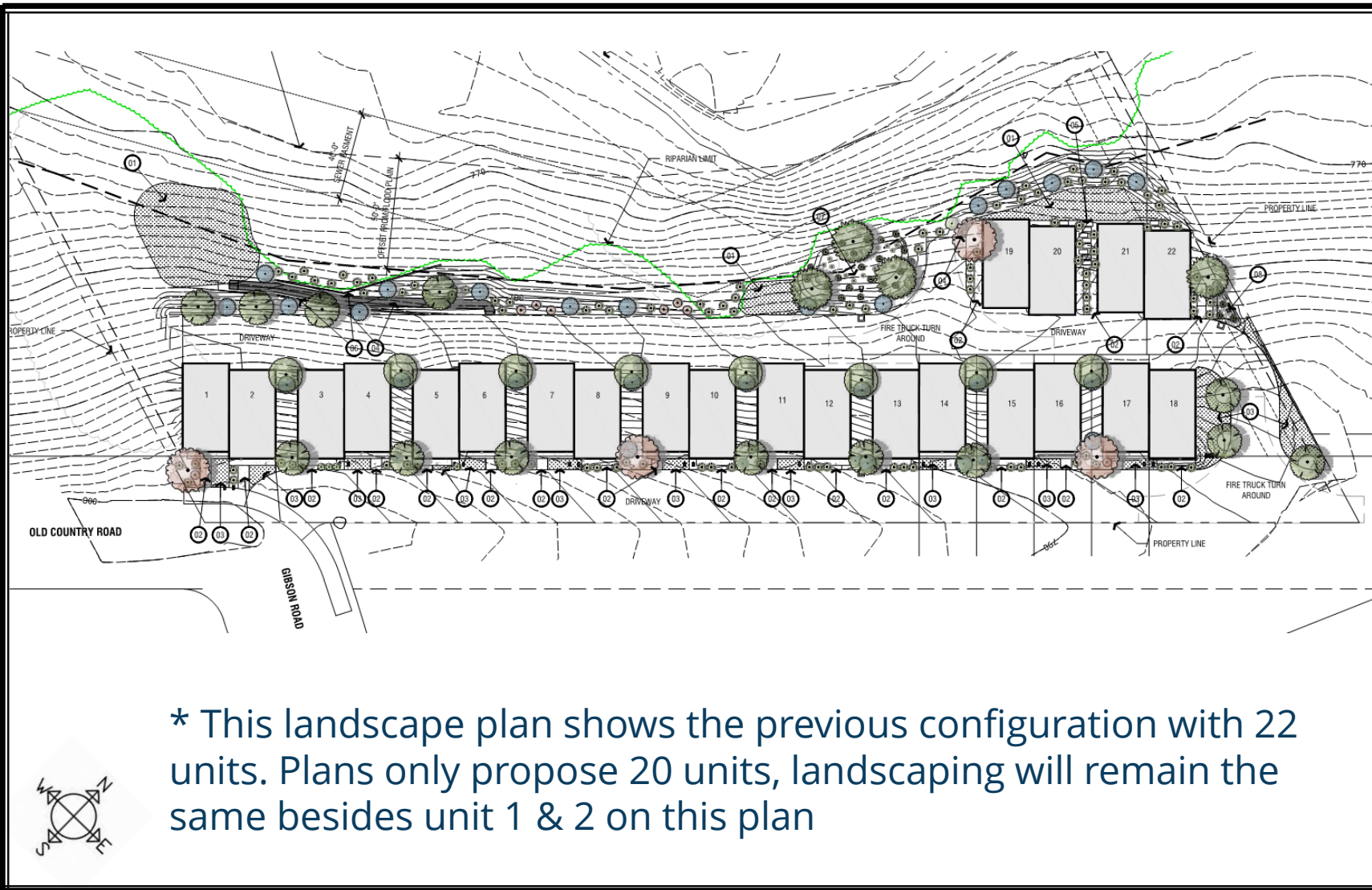
Existing Site Topography
SUB2019-00046

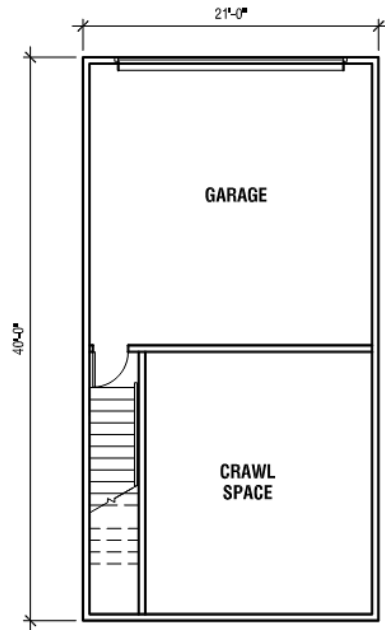




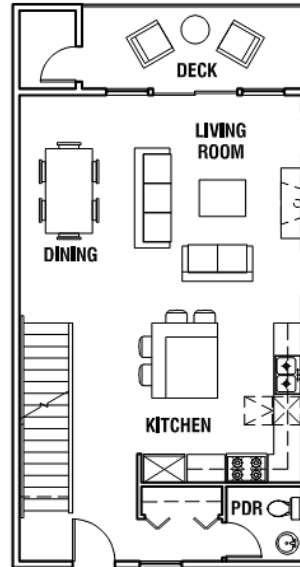
COUNTY OF SAN LUIS OBISPO

Utility Plan
SUB2019-00046

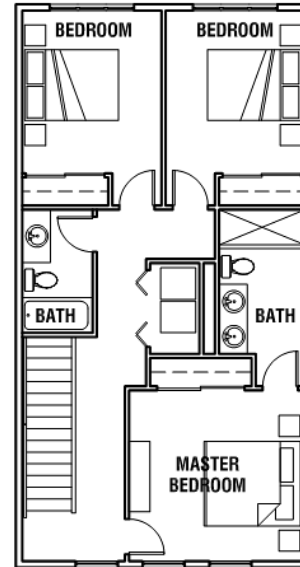




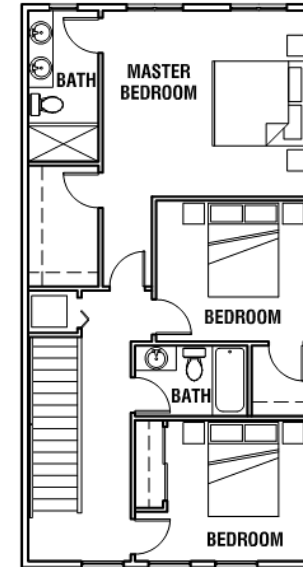
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR
OPTION 1

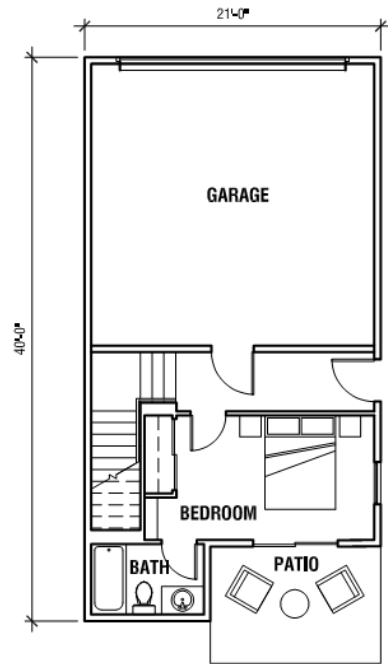


THIRD FLOOR
OPTION 2

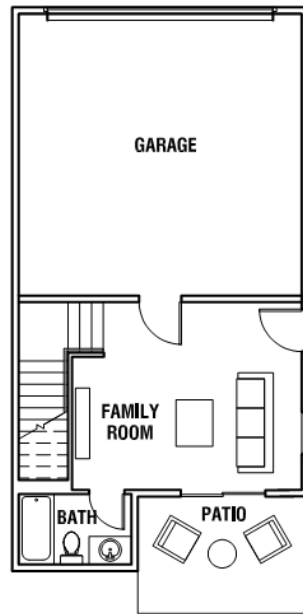


COUNTY OF SAN LUIS OBISPO

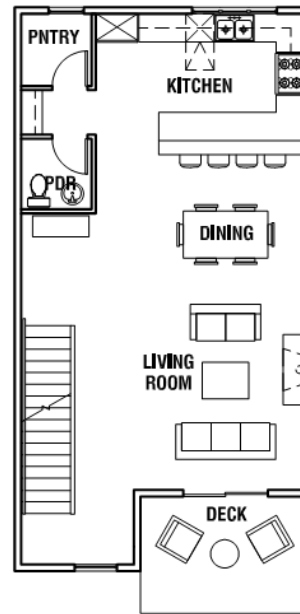
Unit 1 Floor Plans
SUB2019-00046



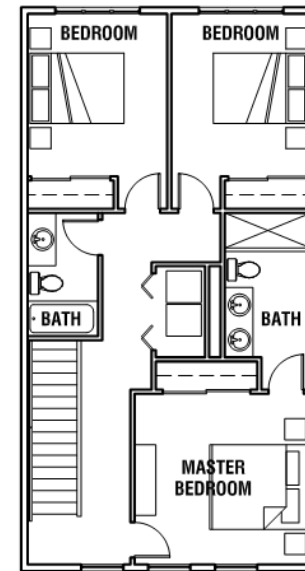
FIRST FLOOR
OPTION 1



FIRST FLOOR
OPTION 2



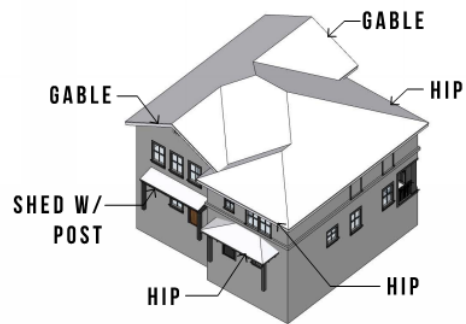
SECOND FLOOR



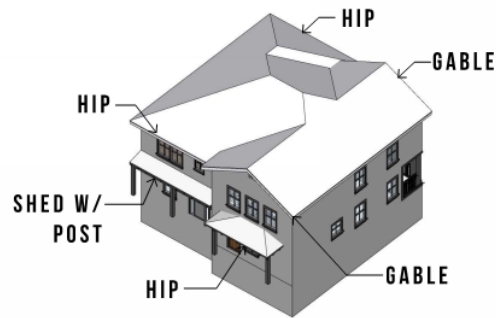
THIRD FLOOR



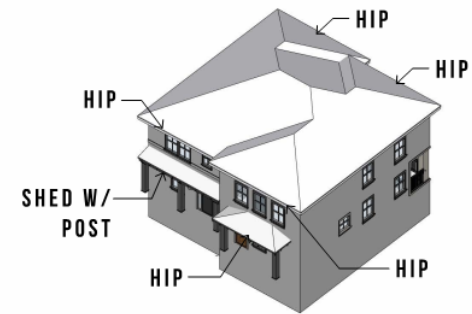
BUILDING TYPE DIAGRAM



TYPE 1

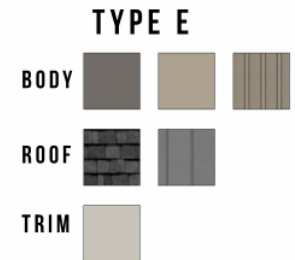
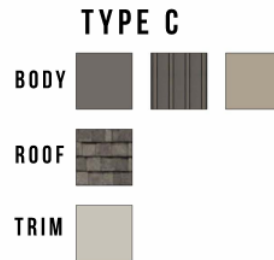


TYPE 2



TYPE 3

MATERIAL PALETTE



COUNTY OF SAN LUIS OBISPO

Building Type & Materials
SUB2019-00046



VIEW FROM OLD COUNTY ROAD



VIEW FROM DRIVEWAY

Building
Type: 1

Material
Palette: A



VIEW FROM OLD COUNTY ROAD



VIEW FROM DRIVEWAY

Building
Type: 2

Material
Palette: B



COUNTY OF SAN LUIS OBISPO

Example Designs
SUB2019-00046



VIEW FROM OLD COUNTY ROAD



VIEW FROM DRIVEWAY

Building
Type: 1

Material
Palette: C



VIEW FROM OLD COUNTY ROAD



VIEW FROM DRIVEWAY

Building
Type: 2

Material
Palette: D



COUNTY OF SAN LUIS OBISPO

Example Designs
SUB2019-00046



VIEW FROM OLD COUNTY ROAD



VIEW FROM DRIVEWAY

Building Type: 3

Material Palette: E



COUNTY OF SAN LUIS OBISPO

Example Designs
SUB2019-00046



* There are no parking areas
in the proposed plans *

Front view of first row units looking north



COUNTY OF SAN LUIS OBISPO

Visual Design Rendering
SUB2019-00046



Rear view of first row units looking east



COUNTY OF SAN LUIS OBISPO

Visual Design Rendering
SUB2019-00046



Front view of second row units looking north

VIEW LOOKING NORTH



COUNTY OF SAN LUIS OBISPO

Visual Design Rendering
SUB2019-00046



Rear view of second row units looking south

VIEW LOOKING SOUTH



COUNTY OF SAN LUIS OBISPO

Visual Design Rendering
SUB2019-00046