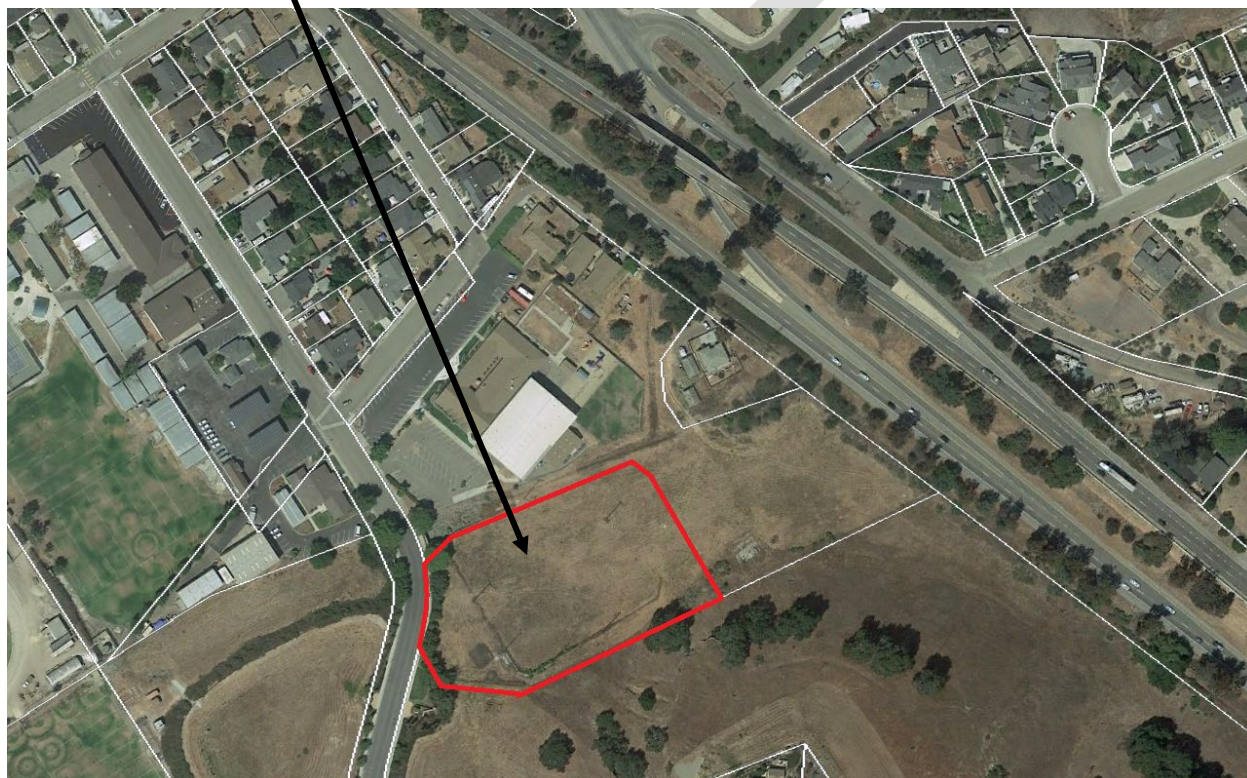




INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION

Project Location



**Orchard Senior Living
Conditional Use Permit 19-002
207 Pilgrim Way
City of Arroyo Grande, County of San Luis Obispo, California**

May 2020

Project: Conditional Use Permit 19-002

Lead Agency: City of Arroyo Grande

Document Availability:

- City of Arroyo Grande
Community Development Department
300 East Branch Street
Arroyo Grande, CA 93420
- <http://www.arroyogrande.org/>

Project Description:

The proposed project is a residential care facility for the elderly, licensed by the State of California Community Care Licensing Division. The facility will consist of 78 assisted living units and 20 memory care units. Within the assisted living portion of the facility, there are proposed to be 31 studios, 41 one-bedroom units, and 6 two-bedroom units. The memory care portion of the facility is proposed to consist of 10 single occupancy rooms and 10 double occupancy rooms. The maximum occupancy for the entire facility would be 120 residents. The facility would also include a conference room, reception area, and offices for sales, marketing, and management staff. A double pump/motor sewer lift station with emergency backup power capability shall be installed to maintain adequate sewer operations for the facility. A total of seventy (70) parking spaces are proposed for the project.

Summary Document Preparation:

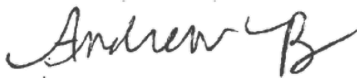
Pursuant to Section 21082.1 of the California Environmental Quality Act, the City of Arroyo Grande (the City) has independently reviewed and analyzed the Initial Study and Mitigated Negative Declaration for the proposed project and finds that these documents reflect the independent judgment of the City. The City, as lead agency, also confirms that the project mitigation measures detailed in these documents are feasible and will be implemented as stated in the Mitigated Negative Declaration.



Whitney McDonald
Community Development Director

05-15-2020

Date



Andrew Perez
Assistant Planner

05-15-2020

Date

Table of Contents:

1. Introduction	5
Introduction and Regulatory Guidance.....	5
Lead Agency	5
Purpose and Document Organization.....	5
Summary of Findings.....	6
2. Project Description	7
Introduction	7
Project Location	7
Background and Need for Project.....	7
Project Description.....	8
Required Public Agency Approvals	8
Related Projects	8
3. Environmental Checklist	9
Project Information.....	9
Environmental Factors Potentially Affected	10
Determination.....	10
Evaluation of Environmental Impacts.....	11
I. Aesthetics.....	12
II. Agriculture and Forestry Resources.....	13
III. Air Quality	15
IV. Biological Resources	19
V. Cultural Resources	20
VI. Energy	21
VII. Geology and Soils.....	22
VIII. Greenhouse Gas Emissions.....	24
IX. Hazards and Hazardous Materials	27
X. Hydrology and Water Quality	28
XI. Land Use and Planning.....	31
XII. Mineral Resources	31
XIII. Noise	32
XIV. Population and Housing.....	33
XV. Public Services	34
XVI. Recreation.....	35

XVII. Transportation	36
XVIII. Tribal Cultural Resources	39
XIX. Utilities and Service Systems	40
XX. Wildfire	41
XXI. Mandatory Findings of Significance.....	43
4. References	44
5. Summary of Mitigation Measures	45

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1. Introduction

Introduction and Regulatory Guidance

The City of Arroyo Grande (City) is the lead agency for the proposed project (CEQA Statute §21067 and CEQA Guidelines Article 4 and §15367). The City Council for the City of Calimesa is the governing body for the approval of the proposed project and adoption of the Mitigated Negative Declaration (MND). Because the proposed project involves a change to the existing site, the City's consideration of the proposed project and its potential environmental effects is a discretionary action that is subject to the California Environmental Quality Act (CEQA). This Initial Study (IS) and its appendices have been prepared in accordance with the CEQA statute and the State's Guidelines for Implementation of CEQA. This IS, when combined with the Notice of Intent (NOI) to Adopt a MND, serves as the environmental document for the proposed project pursuant to the provisions of CEQA.

The overarching goal of CEQA is to protect the physical environment. To achieve that goal, CEQA requires that public agencies identify the environmental consequences of their discretionary actions and consider alternatives and mitigation measures, if necessary, that could avoid or reduce significant adverse impacts when avoidance or reduction is feasible. It also gives other public agencies and the public an opportunity to comment on the proposed project.

Lead Agency

The lead agency is the public agency with primary approval authority over the proposed project. In accordance with CEQA Guidelines §15051(b)(1), "the lead agency will normally be an agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." The lead agency for the proposed project is the City of Arroyo Grande. The contact person for the lead agency is:

Andrew Perez
Assistant Planner
City of Arroyo Grande
300 E. Branch Street
Arroyo Grande, CA 93420

T: (805) 473-5420
E: aperez@arroyogrande.org

Purpose and Document Organization

The purpose of this document is to evaluate the potential environmental effects of the proposed project. Mitigation measures have been identified and incorporated into the project to eliminate any potentially significant impacts or reduce them to a less-than-significant level.

This document is organized as follows:

1. Introduction

This chapter provides an introduction to the project and describes the purpose and organization of this document.

2. Project Description

This chapter describes the reasons for the project, scope of the project, and project objectives.

3. Environmental Checklist

This chapter summarizes the project and the environmental issues to be considered, and describes the process for evaluation of environmental impacts. This chapter also explains the environmental setting for each environmental issue area, identifies the significance of potential environmental impacts, and evaluates the potential impacts identified in the CEQA Environmental (Initial Study) Checklist. Mitigation measures are incorporated, where appropriate, to reduce potentially significant impacts to a less-than-significant level.

4. References

This chapter identifies the references and sources used in the preparation of this IS/MND. It also provides a list of those involved in the preparation of this document.

5. Summary of Mitigation Measures

This chapter summarizes the mitigation measures incorporated into the project as a result of the Initial Study.

Summary of Findings

Section 3 of this document contains the Environmental (Initial Study) Checklist that identifies the potential environmental impacts (by environmental issue) and a brief discussion of each impact resulting from implementation of the proposed project.

In accordance with §15064(f) of the CEQA Guidelines, a Mitigated Negative Declaration shall be prepared if the proposed project will not have a significant effect on the environment after the inclusion of mitigation measures in the project. Based on the available project information and the environmental analysis presented in this document, there is no substantial evidence that, after the incorporation of mitigation measures, the proposed project would have a significant effect on the environment. It is proposed that a Mitigated Negative Declaration be adopted in accordance with the CEQA Guidelines.

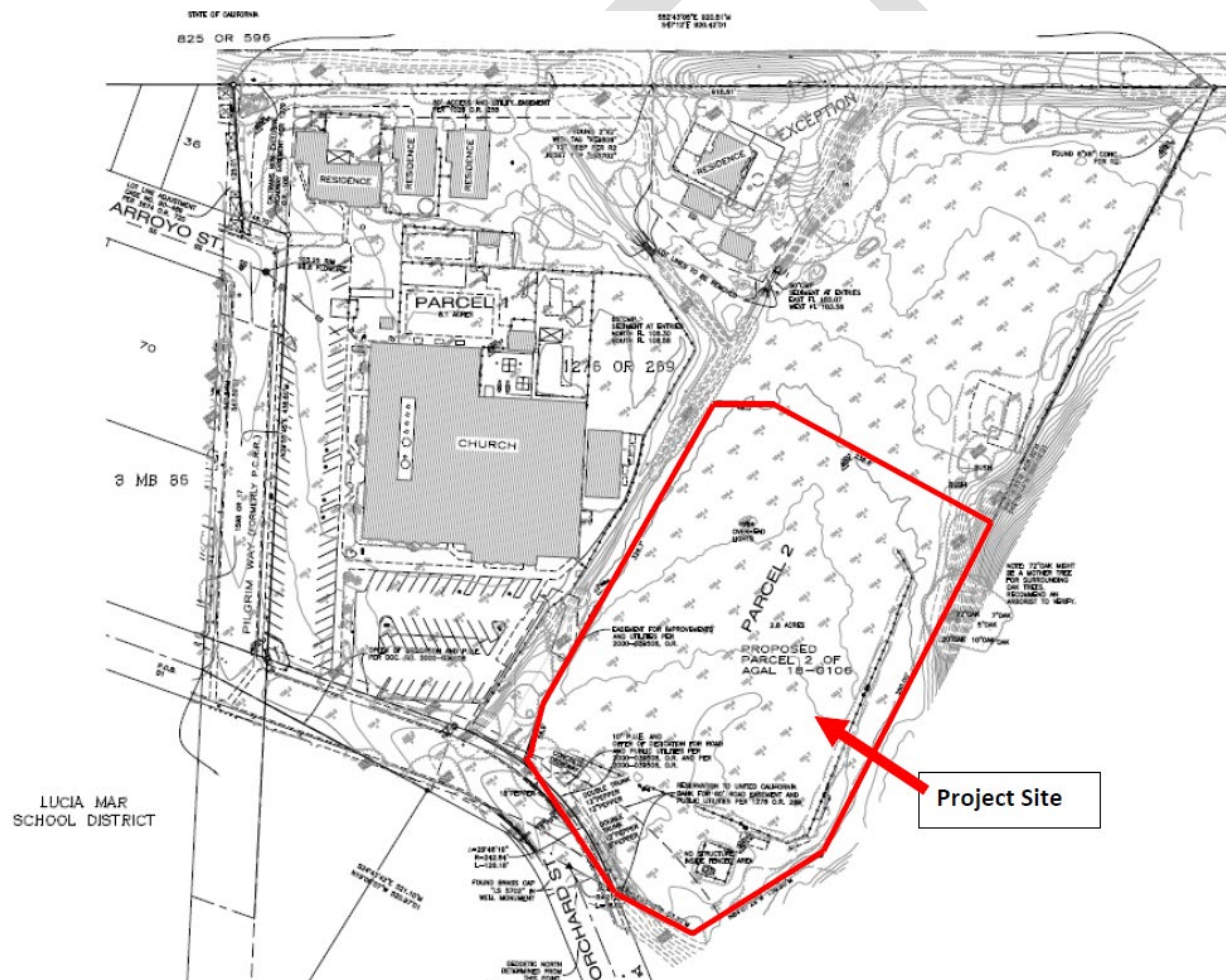
2. Project Description

Introduction

This Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared by the City to evaluate the potential environmental effects of the proposed project. The proposed project is a 98-room residential care facility for the elderly, licensed by the State of California Community Care Licensing Division on a 2.8 acre project site. The site is currently vacant and adjacent to a religious facility and a single-family residence to the north, and other undeveloped parcels to the south and east.

Project Location

The project site is located within the City of Arroyo Grande, San Luis Obispo County, California. The project site is bounded by Orchard Road to the west and US Highway 101 right-of-way to the east.



Background and Need for Project

The City's General Plan and Development Code provide for the conduct of public, quasi-public, and institutional activities, including the protection of areas needed for such future facilities. The proposed project qualifies as a recreational use, per the Municipal Code, and is allowed in the Public Facility zone

with the approval of a Conditional Use Permit. The proposed project will develop the property with a total of 78 assisted living units and 20 memory care units, with a maximum occupancy of 120 residents.

Project Description

As previously mentioned, a Conditional Use Permit is required for the assisted living facility, in accordance with the Arroyo Grande Municipal Code. The proposed Conditional Use Permit will allow for the construction of the proposed project. The facility will consist of 78 assisted living units and 20 memory care units. Within the assisted living portion of the facility, there are proposed to be 31 studios, 41 one-bedroom units, and 6 two-bedroom units. The memory care portion of the facility is proposed to consist of 10 single occupancy rooms and 10 double occupancy rooms. The maximum occupancy for the entire facility would be 120 residents. The facility would also include a conference room, reception area, and offices for sales, marketing, and management staff. A total of seventy (70) parking spaces are proposed for the project.

Required Public Agency Approvals

No other public agency approvals are required for the proposed project.

Related Projects

The proposed project is not related to any other past, present, or future planned projects.

3. Environmental Checklist

Project Information

Project Title:	Conditional Use Permit 19-002
Lead Agency Name & Address:	City of Arroyo Grande 300 East Brach Street Arroyo Grande, CA 93420
Contact Person & Telephone Number:	Andrew Perez Assistant Planner (805) 473-5420
Project Location:	207 Pilgrim Way.
Project Sponsor Names & Addresses:	Noble Ventures Properties, Inc. 3 Upper Newport Plaza First Floor Newport Beach, CA 93660
General Plan Designation:	Community Facility
Zoning:	Public Facility (PF)
Description of Project:	Refer to page 8
Surrounding Land Uses & Setting:	The project site is surrounded by vacant parcels to the south, east, and west, and a religious facility and single-family residence to the north.
Approval Required from Other Public Agencies:	None

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact", as indicated by the checklist on the following pages:

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

Determination

On the basis of this initial evaluation:

- ☐ I find that the proposed project **COULD NOT** have a significant effect on the environment and a **NEGATIVE DECLARATION** will be prepared.
- ☒ I find that, although the original scope of the proposed project **COULD** have had a significant effect on the environment, there **WILL NOT** be a significant effect because revisions/mitigations to the project have been made by or agreed to by the applicant. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project **MAY** have a significant effect on the environment and an **ENVIRONMENTAL IMPACT REPORT** or its functional equivalent will be prepared.
- ☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated impact" on the environment. However, at least one impact has been adequately analyzed in an earlier document, pursuant to applicable legal standards, and has been addressed by mitigation measures based on the earlier analysis, as described in the report's attachments. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the impacts not sufficiently addressed in previous documents.
- ☐ I find that, although the proposed project could have had a significant effect on the environment, because all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration, pursuant to applicable standards, and have been avoided or mitigated, pursuant to an earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, all impacts have been avoided or mitigated to a less-than-significant level and no further action is required.



Andrew Perez
Assistant Planner

05-15-2020

Date

Evaluation of Environmental Impacts

1. A brief explanation is required for all answers, except "No Impact", that are adequately supported by the information sources cited. A "No Impact" answer is adequately supported if the referenced information sources show that the impact does not apply to the project being evaluated (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on general or project-specific factors (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must consider the whole of the project-related effects, both direct and indirect, including off-site, cumulative, construction, and operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether that impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate when there is sufficient evidence that a substantial or potentially substantial adverse change may occur in any of the physical conditions within the area affected by the project that cannot be mitigated below a level of significance. If there are one or more "Potentially Significant Impact" entries, an Environmental Impact Report (EIR) is required.
4. A "Mitigated Negative Declaration" (Negative Declaration: Less Than Significant with Mitigation Incorporated) applies where the incorporation of mitigation measures, prior to declaration of project approval, has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact with Mitigation." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR (including a General Plan) or Negative Declaration [CCR, Guidelines for the Implementation of CEQA, § 15063(c)(3)(D)]. References to an earlier analysis should:
 - a) Identify the earlier analysis and state where it is available for review.
 - b) Indicate which effects from the environmental checklist were adequately analyzed in the earlier document, pursuant to applicable legal standards, and whether these effects were adequately addressed by mitigation measures included in that analysis.
 - c) Describe the mitigation measures in this document that were incorporated or refined from the earlier document and indicate to what extent they address site-specific conditions for this project.
6. Lead agencies are encouraged to incorporate references to information sources for potential impacts into the checklist or appendix (e.g., general plans, zoning ordinances, biological assessments). Reference to a previously prepared or outside document should include an indication of the page or pages where the statement is substantiated.
7. A source list should be appended to this document. Sources used or individuals contacted should be listed in the source list and cited in the discussion.
8. Explanation(s) of each issue should identify:
 - a) the criteria or threshold, if any, used to evaluate the significance of the impact addressed by each question **and**
 - b) the mitigation measures, if any, prescribed to reduce the impact below the level of significance.

I. Aesthetics

Environmental Setting

The proposed project site is 2.8 acres and currently undeveloped. Several pepper trees exist on the western edge of the site along Orchard Street and other vegetation includes various shrubs and grasses. A seasonal drainage channel is located along the northern property line between the project site and the religious facilities.

Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) In nonurbanized 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"/>

Discussion

A: The project site is located near the base of a hill where several oak trees and native vegetation exist, however the area is currently being developed with several single-family residences. The project's design is sensitive to the presence of the scenic hillside and minimizes the potential for significant impacts. Less than significant.

B: The project is not anticipated to damage scenic resources. No impact.

C: The development of the site will change the character of the project site because although the site is vacant it was previously graded, and contains a variety non-native trees and grasses in an open space setting. Given that the property is visible from several vantage points, including US Highway 101, and because specific development standards are applicable to this property, sensitive design of the facility is critical. To lessen impacts to public views, the project has been reviewed by the City's Architectural Review Committee, and special consideration was given to the massing and exterior materials and colors. The project shall be constructed to minimize visual impacts to adjacent residences, and use colors that harmonize with the surrounding environment. Less than significant.

D: The project would include new light sources by way of exterior building lights and parking lot lighting. However, these new light sources will be shielded, downcast, and within appropriate illumination levels, in compliance with the Development Code. Therefore, any impact associated with a new source of light would be minimal. Less than significant.

II. Agriculture and Forestry Resources

Environmental Setting

The California Department of Conservation and Natural Resources Conservation Service (NRCS) classify agricultural lands in to five (5) categories: Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, and Farmland of Local Potential. Non-farmlands are classified as Grazing Land, Urban and Built-Up Land, Other Land, or Water. The project site is classified as "Grazing Land" based on the California Department of Conservation's (CDOC) Farmland Mapping and Monitoring Program (FMMP) and San Luis Obispo County Important Farmland Map (CDOC 2016).

The Williamson Act of 1965 is the state's principle policy for the preservation of agricultural, open-space, and rangeland. The program encourages landowners to work with local governments to protect important farmland and open space in exchange for tax benefits. As land is restricted to agricultural and compatible open-space uses under the Williamson Act, it is assessed for property taxes at a rate consistent with its actual use, rather than the potential value of the land.

The Agriculture, Conservation, and Open Space Element of the City's General Plan identifies the importance of avoiding and/or mitigating for the loss of prime farmland soils and of conserving non-prime agricultural uses and natural resource lands. The City's policies also recognize the importance of allocation and conservation of ground and surface water resources for agricultural uses and the need to minimize potential urban and fringe area development that would divert such resources away from agricultural uses.

The project site is not designated or zoned for agricultural use nor is it near land zoned for agricultural use.

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project::

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b) Conflict with existing zoning for agricultural use or a Williamson Act contract?

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<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))?

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

.*

Discussion

a-e: The project site consists of previously disturbed soils adjacent to developed land uses to the north, east, and west. The project site contains some land that is identified as .Farmland of Local Potential. The properties to the north are identified as Urban and Built-Up Land and the properties to the south are identified as Grazing Land. The property is zoned as Public Facilities and is not in a Williamson Act contract. Neither forest land nor timberlands are located on the project site, and therefore, construction and operation of the proposed project would not impact these resources. Therefore no impacts are anticipated.

III. Air Quality

Environmental Setting

San Luis Obispo County is part of the South Central Coast Air Basin, which also includes Santa Barbara and Ventura Counties. The climate of the basin area is strongly influenced by its proximity to the Pacific Ocean. Airflow around and within the basin plays an important role in the movement and dispersion of pollutants. The speed and direction of local winds are controlled by the location and strength of the Pacific Ocean high pressure system and other global weather patterns, topographical factors, and circulation patterns that result from temperature differences between the land and the sea.

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

The County's air quality is measured by multiple ambient air quality monitoring stations, including four APCD-operated permanent stations, two state-operated permanent stations, two special stations, and one station operated by Tosco Oil Refinery for monitoring Sulfur Dioxide (SO₂) emissions.

San Luis Obispo County is in non-attainment status for ozone (O₃), respirable particulate matter (PM₁₀) and vinyl chloride under the California Air Resource Board (CARB) standards. The County is in attainment status for all other applicable CARB standards.

The project site is not located within an area identified as having a potential for Naturally Occurring Asbestos (NOA) to occur based on the APCD's NOA Map (APCD 2017).

Some land uses are considered more sensitive to changes in air quality than others, depending on the population groups and the activities involved. The CARB has identified the following typical groups who are most likely to be affected by air pollution: children under 14 years of age, the elderly over 65 years of age, athletes, and people with cardiovascular and chronic respiratory diseases. Sensitive receptors include residences, schools, playgrounds, childcare centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes. Sensitive receptors near the project area include nearby residences to the south of the project site and Arroyo Grande High School to the north.

The proposed project will construct an assisted living facility for senior citizens, and includes a backup generator for the sewer lift station, which do not exceed the threshold of significance in the APCD's CEQA Air Quality Handbook (2012). However, given that the site is in close proximity to sensitive receptors (residential development, high school school), mitigation is required to reduce potential air quality impacts during construction.

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the applicable air quality plan?
- b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
- c) Expose sensitive receptors to substantial pollutant concentrations?
- d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make these determinations.*

Discussion

a-d: Construction and operational impacts of the proposed project will likely be less than significant when typical mitigation measures are included in the project. The proposed project will also generate short-term emissions during construction. Implementation of the following mitigation measures will reduce these impacts to a less than significant level. Less than significant with mitigation.

MM AQ-1: On-road diesel vehicles shall comply with Section 2485 of Title 13 of the California Code of Regulations. This regulation limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight ratings of more than 10,000 pounds and licensed for operation on highways. It applies to California and non-California based vehicles. In general, the regulation specifies that drivers of said vehicles:

- Shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location.
- Shall not operate a diesel-fueled auxiliary power system (APS) to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5 minutes at any location when within 1,000 feet of a restricted area.

MM AQ-2: Off-road diesel equipment shall comply with the 5-minute idling restriction identified in Section 2449(d)(2) of the California Air Resources Board's In-Use Off-Road Diesel regulation.

MM AQ-3: Signs must be posted in the designated queuing areas and job sites to remind drivers and operators of the State's 5-minute idling limit.

MM AQ-4: The project shall comply with these more restrictive requirements to minimize impacts to nearby sensitive receptors (adjacent residential development):

- Staging at queuing areas shall not be located within 1,000 feet of sensitive receptors;
- Diesel idling within 1,000 feet of sensitive receptors shall not be permitted;

- Use of alternative fueled equipment is recommended; and
- Signs that specify no idling areas must be posted and enforced at the site.

MM AQ-5: The project shall implement the following mitigation measures to manage nitrogen oxide (NO_x), reactive organic gases (ROG), and diesel particulate matter (DPM) emissions:

- Maintain all construction equipment in proper tune according to manufacturer's specifications;
- Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);
- 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;
- Use on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;
- 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 NO_x exempt area fleets) may be eligible by proving alternative compliance;
- Electrify equipment when feasible;
- Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and
- Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

MM AQ-6: The project shall implement the following mitigation measures to manage fugitive dust emissions such that they do not exceed the APCD's 20% opacity limit (APCD Rule 401) or prompt nuisance violations (APCD Rule 402):

- Reduce the amount of the disturbed area where possible;
- Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency would be required when wind speeds exceed 15 mph. Reclaimed (non-potable) water shall be used;
- All dirt stock pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
- Permanent dust control measures identified in the approved project revegetation and landscape plans shall be implemented as soon as possible, following completion of any soil disturbing activities;
- Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be shown with a fast germinating, non-invasive, grass seed and watered until vegetation is established;
- All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
- Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;

- All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23.114;
- Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
- Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water should be used where feasible. Roads shall be pre-wetted prior to sweeping when feasible;
- A listing of all required mitigation measures should be included on grading and building plans; and,
- The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.

MM AQ-7: Prior to the start of the project, the applicant shall obtain all necessary permits for equipment to be used during construction by contacting the APCD Engineering Division at (805) 781-5912.

MM AQ-8: Burning of vegetative material on the development site shall be prohibited.

MM AQ-9: Should hydrocarbon-contaminated soil be encountered during construction activities, the APCD shall be notified within forty-eight (48) hours of such contaminated soil being discovered to determine if an APCD permit is required. In addition, the following measures shall be implemented immediately after contaminated soil is discovered:

- Covers on storage piles shall be maintained in place at all times in areas not actively involved in soil addition or removal.
- Contaminated soil shall be covered with at least six (6) inches of packed, uncontaminated soil or other TPH – non-permeable barrier such as plastic tarp. No headspace shall be allowed where vapors could accumulate.
- Covered piles shall be designed in such a way as to eliminate erosion due to wind or water. No openings in the covers are permitted.
- During soil excavation, odors shall not be evident to such a degree as to cause a public nuisance.
- Clean soil must be segregated from contaminated soil.

MM AQ-10: The project shall implement a minimum of eight (8) Standard Mitigation Measures as stated in Table 3-5 of the APCD's 2012 CEQA Handbook.

MM AQ-11: Prior to any demolition at the site, the applicant shall obtain a Notification of Demolition and Renovation form approved by the APCD.

MM AQ-12: Proposed truck routes shall be evaluated and selected to ensure routing patterns have the least impact to residential dwellings and other sensitive receptors, such as schools, parks, day care centers, nursing homes, and hospitals.

The proposed project would construct a senior citizen assisted living facility. This use is not classified as an odor generating facility within Table 3-3 of the SLO County APCD CEQA Air Quality Handbook. Therefore, the proposed project would not be anticipated to create significant levels of odors under CEQA. Less than significant with mitigation.

IV. Biological Resources

Environmental Setting

The existing vegetation at the project site consists of mostly non-native grasses and weeds and a stand of several pepper trees near Orchard Street. A large oak tree on the adjacent parcel to the south overhangs the proposed fire access road. The presence of US Highway 101 to the east, a religious facility and single family homes to the north, and existing development to the south of the project site precludes its use as a wildlife corridor.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a sensitive, candidate, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands, as defined by §404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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?

☐ ☐ ☐ ☒

Discussion

a-f: No impacts.

V. Cultural Resources

Environmental Setting

The earliest inhabitants of Arroyo Grande Valley were the northern or Obispeno Chumash Indians. Given the long history of the Chumash occupying this region, many archaeological sites have been identified within the City limits. However, records show that no archeological sites have been recorded within one-half mile of the project site. The property has also been previously graded, making it less likely that cultural resources are present on the site. Nevertheless, isolated archaeological materials could still be present given the extensive history of Chumash Indians inhabiting this area.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a. The project will not result in changes to a historical resource. No impact.

b-c: As a precaution, if cultural resources are encountered during the construction process, development activities at the site shall cease until a qualified archaeologist has been employed to view and assess the discovery and prepare a mitigation plan. Implementation of the following mitigation measures will reduce these impacts to a less than significant level. Less than significant with mitigation.

MM CUL-1: If a potentially significant cultural resource is encountered during subsurface earthwork activities, all construction activities within a 100-foot radius of the find shall cease until a qualified archaeologist determines whether the uncovered resource requires further study. A standard inadvertent discovery clause shall be included in every grading and construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction shall be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of California Environmental Quality Act criteria by a qualified archaeologist. Potentially significant cultural resources consist of, but are not limited to, stone, bone, glass, ceramic, wood, or shell artifacts; fossils; or features including hearths, structural remains, or historic dumpsites. If the resource is determined significant under CEQA, the qualified archaeologist shall prepare and implement a research design and

archaeological data recovery plan that will capture those categories of data for which the site is significant. The archaeologist shall also perform appropriate technical analysis, prepare a comprehensive report, and file it with the appropriate Information Center and provide for the permanent curation of the recovered materials.

MM CUL-2: If human remains are encountered during earth-disturbing activities, all work in the adjacent area shall stop immediately and the San Luis Obispo County Coroner's office shall be notified. If the remains are determined to be Native American in origin, the Native American Heritage Commission shall be notified and will identify the Most Likely Descendent, who will be consulted for recommendations for treatment of the discovered remains.

VI. Energy

Environmental Setting

The short-term construction and long-term operation of the proposed project will require the consumption of energy resources in several forms, including natural gas, petroleum, and electricity at the project site and within the project area.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a) Result in 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a: Temporary electric power for as-necessary lighting and electronic equipment such as computers inside temporary construction trailers would be provided by Pacific Gas & Electric (PGE). Project operation would require electricity for multiple purposes including building heating and cooling, lighting, appliances, and electronics. The proposed project would result in a negligible increase in electricity consumption.

Natural gas consumption during operation would be required for various purposes, including building heating and cooling and cooking. The proposed project is subject to statewide mandatory energy requirements as outlined in Title 24, Part 6, of the California Code of Regulations. Title 24, Part 11, contains additional energy measures that are applicable to proposed project under the California Green Building Standards Code (CALGreen).

Heavy-duty construction equipment associated with construction activities would rely on diesel fuel, as would haul and vendor trucks involved in delivery of materials to the project site. Construction workers would travel to and from the project site throughout the duration of construction. It is assumed in this analysis that construction workers would travel to and from the site in gasoline-powered light-duty vehicles. The fuel consumption resulting from the project's operational phase would be mostly

attributable to employees and visitors traveling to and from the project site because only 10-15% of residents are anticipated to have vehicles.

In summary, although the project would increase energy use, the use would be a small fraction of the statewide use and, due to efficiency increases, is expected to diminish over time (particularly with respect to petroleum). Given these considerations, energy consumption associated with the project would not be considered inefficient or wasteful and would result in a less than significant impact.

b: The proposed project would follow applicable energy standards and regulations during construction. In addition, the proposed project would be built and operated in accordance with all existing, applicable regulations at the time of construction. As such, the proposed project would not conflict with existing energy standards and regulations. No Impacts.

VII. Geology and Soils

Environmental Setting

The proposed project is located within the Coast Ranges province, which is characterized by its many elongate mountain ranges and valleys, extending 600 miles along the coast of California from the Oregon border south to the Santa Ynez River in Santa Barbara County. The Arroyo Grande Valley (and the southern Cienega Valley portion) is located near the intersection of the California coastal ranges and the Los Angeles ranges. The project site encompasses an urban area that is generally flat within the city of Arroyo Grande at an elevation approximately 100 feet above mean sea level.

Arroyo Grande is located in a geologically complex and seismically active region. Seismic, or earthquake-related, hazards have the potential to result in significant public safety risks and widespread property damage. Two of the direct effects of an earthquake include the rupture of the ground surface along the trend or location of a fault, and ground shaking that results from fault movement. Other geologic hazards that may occur in response to an earthquake include liquefaction, seismic settlement, and landslide.

The main trace of the Wilmar Avenue Fault is the closest fault to the project site. According to the City's General Plan, the Wilmar Avenue Fault is a potentially active fault adjacent to the City of Arroyo Grande. The Wilmar Avenue Fault is exposed in a sea cliff in Pismo Beach, and the buried trace of the fault is inferred to strike northwest-southeast parallel and adjacent to US 101 beneath portions of Arroyo Grande. This potentially active fault poses a moderate potential fault rupture hazard to the City.

The soil materials at the site were primarily alluvial soil, and rear surface soils generally consist of very dark brown fat clay with sand encountered in a dry and firm condition. The sub-surface materials consisted of black sandy clay with gravel encountered in a moist and very stiff condition.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area, or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?				
iii) Seismic-related ground failure, including liquefaction?				
iv) Landslides?				
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste disposal systems, where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature??				

Discussion

a-d: A geotechnical investigation of the project site was performed by GeoSolutions Inc. (2018). This investigation concluded that the project site is suitable for the proposed project if the recommendations contained in the investigation are incorporated into the project plans and specifications. Less than significant.

MM GEO-1: All construction plans shall incorporate the recommendations of the geotechnical study prepared for the project by Beacon Geotechnical, Inc. dated November 2018.

e: The project does not propose installation of any septic disposal systems. No impact.

f: No paleontological resources were identified within the project site as a result of the institutional records search or desktop geological review. As such, the project area is not anticipated to be underlain by unique geologic features. Less than significant.

VIII. Greenhouse Gas Emissions

Environmental Setting

Greenhouse gases (GHG) are any gases that absorb infrared radiation in the atmosphere, and are different from the criteria pollutants discussed in Section III, Air Quality, above. The primary GHGs that are emitted into the atmosphere as a result of human activities are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and fluorinated gases. These are most commonly emitted through the burning of fossil fuels (i.e., oil, natural gas, and coal), agricultural practices, decay of organic waste in landfills, and a variety of other chemical reactions and industrial processes (e.g., the manufacturing of cement).

Carbon dioxide is the most abundant GHG and is estimated to represent approximately 80–90% of the principal GHGs that are currently affecting the earth's climate. According to the ARB, transportation (vehicle exhaust) and electricity generation are the main sources of GHG in the state.

California has passed several pieces of legislation in the past several years aimed at dealing with GHG emissions and climate change. Executive Order S-3-05 set a goal to reduce California's GHG emissions to: (1) 2000 levels by 2010; (2) 1990 levels by 2020; and (3) 80% below 1990 levels by 2050. These goals were reinforced in 2006 with the passage of Assembly Bill 32 (AB 32) which set forth the same emission reduction goals and further mandated that the CARB create a plan, including market mechanisms, and develop and implement rules to achieve "real, quantifiable, cost-effective reductions of greenhouse gases." Executive Order S-01-07 set forth California's low carbon fuel standard, which requires the carbon intensity of the state's transportation fuels to be reduced by 10% by 2020. In addition, Senate Bill 97 (SB 97) required amendments to the CEQA Guidelines to address GHG emissions; the amendments were put into effect on March 18, 2010.

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 ARB to develop statewide thresholds.

In March 2012, the APCD approved thresholds for GHG emission impacts, and these thresholds have been incorporated into the APCD's CEQA Air Quality Handbook. APCD determined that a tiered process for land use development 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:

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

The City of Arroyo Grande adopted a Climate Action Plan (CAP) on November 26, 2013. The City's CAP is a long-range plan to reduce GHG emissions from City government operations and community activities within Arroyo Grande and prepare for the anticipated effects of climate change. To achieve the state-recommended target of 15% below 2005 levels (71,739 metric tons of CO₂ equivalent [MT CO₂e]) by 2020 and prepare for the anticipated effects of climate change, the CAP identifies climate action measures. Collectively, the measures identified in the CAP have the potential to reduce GHG emissions within Arroyo Grande by 5,371 MT CO₂e (17% below the 2005 baseline) by 2020 and meet the reduction target.

For most projects, the Bright-Line Threshold of 1,150 MT CO₂e per year (MT CO₂e/yr) will be the most applicable threshold. In addition to the land use development 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" 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 stricter emissions standards, and energy delivered to consumers will increasingly come from renewable sources. Other programs that are intended to reduce the overall GHG emissions include Low Carbon Fuel Standards, Renewable Portfolio standards, and the Clean Car standards. As a result, even the emissions that result from projects that produce fewer emissions than the threshold will be subject to emission reductions.

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

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

Discussion

a: The San Luis Obispo Air Pollution Control District (APCD) has adopted GHG significance thresholds. These thresholds are based on AB 32 GHG emission reduction goals, which take into consideration the emission reduction strategies outlined in the Air Resource Board's Scoping Plan. The GHG significance thresholds include one (1) qualitative threshold and two (2) quantitative thresholds options for evaluation of operational GHG emissions. The qualitative threshold option is based on a consistency analysis in comparison to a Qualified Greenhouse Gas Reduction Strategy, or equitably similar adopted policies, ordinances and programs. If a project complies with a Qualified Greenhouse Gas Reduction Strategy that is specifically applicable to the project, then the project would be considered less than significant. The

City's Climate Action Plan was developed to be consistent with CEQA Guidelines Section 15183.5(b) to mitigate emissions and climate change impacts and therefore serves as a Qualified GHG Reduction Strategy for the City.

As previously stated, under CEQA, an individual project's GHG emissions will generally not result in direct significant impacts because the climate change issue is global in nature. However, an individual project could be found to contribute to a potentially significant cumulative impact. APCD has established mitigation measures to reduce project-level GHG emissions, which are consistent with the City's Climate Action Plan. Implementation of the following mitigation measure will reduce this impact to a less than significant level. Less than significant with mitigation.

MM GHG-1: Prior to issuance of a building permit, all construction plans shall incorporate the following GHG-reducing measures where applicable:

- Incorporate outdoor electrical outlets to encourage the use of electric appliances and tools.
- Provide shade tree planting in parking lots to reduce evaporative emissions from parked vehicles. Design should provide 50% tree coverage within 10 years of construction using low ROG emitting, low maintenance native drought resistant trees.
- No residential wood burning appliances.
- Trusses for south-facing portions of roofs shall be designed to handle dead weight loads of standard solar-heated water and photovoltaic panels. Roof design shall include sufficient south-facing roof surface, based on structures size and use, to accommodate adequate solar panels. For south facing roof pitches, the closest standard roof pitch to the ideal average solar exposure shall be used.
- Increase the building energy rating by 20% above Title 24 requirements. Measures used to reach the 20% rating cannot be double counted.
- Plant drought tolerant, native shade trees along southern exposures of buildings to reduce energy used to cool buildings in summer.
- Utilize green building materials (materials which are resource efficient, recycled, and sustainable) available locally if possible.
- Install high efficiency heating and cooling systems.
- Design building to include roof overhangs that are sufficient to block the high summer sun, but not the lower winter sun, from penetrating south facing windows (passive solar design).
- Utilize high efficiency gas or solar water heaters.
- Utilize built-in energy efficient appliances (i.e. Energy Star®).
- Utilize double-paned windows.
- Utilize energy efficient interior lighting.
- Install energy-reducing programmable thermostats.
- Use roofing material with a solar reflectance values meeting the EPA/DOE Energy Star® rating to reduce summer cooling needs.
- Eliminate high water consumption landscape (e.g., plants and lawns) in residential design. Use native plants that do not require watering and are low ROG emitting.
- Provide storage space in garage for bicycle and bicycle trailers, or covered racks / lockers to service the residential units.

b: The project as proposed does not conflict with any regional or local plans or regulations adopted for the purpose of reducing greenhouse gas emissions. Less than significant.

IX. Hazards and Hazardous Materials

Environmental Setting

Based on a search of the California Department of Toxic Substance Control's EnviroStor database and the State Water Resources Control Board's Geotracker system, no clean-up sites are identified within the project area. The project site does not contain hazardous waste and there is no evidence of Underground Storage Tanks (UST), pits, sumps, clarifiers, or other potential hazardous material conditions that might impact the underlying soil or groundwater. Only household trash was observed at the site and consisted of plastic, glass, paper, and metal.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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/or accident conditions involving the release of hazardous materials, substances, or waste into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites, compiled pursuant to Government Code §65962.5, and, as a result, create a significant hazard to the public or 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 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a: During construction of the proposed project, potentially hazardous materials would likely be handled on the project site. These materials would include gasoline, diesel fuel, lubricants, and other petroleum-based products used to operate and maintain construction equipment. Handling these potentially hazardous materials would be temporary and would coincide with the short-term construction phase of the proposed project. Therefore, impacts would be less than significant.

b: Construction at the project site would involve the temporary use of small quantities of hazardous and/or flammable materials, including diesel fuel, gasoline, and other oils and lubricants. The use, storage, transport, and disposal of these materials would comply with all existing local, state, and federal regulations. Nonetheless, accidental/incidental spills of construction related contaminants (e.g., fuels and oils) could occur during grading and construction, thereby degrading water quality in the project vicinity. Because the proposed project would exceed one acre in size, the applicant would be required to comply with the General Construction Activity National Pollutant Discharge Elimination System Permit (Order No. 2009-0009-DWQ, as amended by Order No. 2010-0014-DWQ, National Pollutant Discharge Elimination System No. CAS000002), which requires the applicant to prepare and implement a stormwater pollution prevention plan (SWPPP) during construction activities. The SWPPP must include water quality protection measures with respect to incidental spills of petroleum products and hazardous materials, including secondary containment of fluid containers, storing fluid containers indoors during rain events, placing drip pans under equipment when not in use, and designating specific areas for equipment fueling and maintenance with surrounding spill containment booms. With implementation of erosion and spill control measures stipulated in a project-specific SWPPP, the proposed project would not create a significant hazard to the public or environment through accidental release of hazardous materials during construction activities. No Impacts.

c: Arroyo Grande High School is located within a quarter-mile from the project site, however the project would not emit hazardous emissions, nor would hazardous materials be stored or handled on site. No Impacts.

D: The project site is not included in any lists of hazardous materials sites or in any relevant environmental records as a hazardous materials site. No Impacts.

E: The project site is not within an adopted airport land use compatibility plan (ALUCP) or within two miles of a public airport. No Impacts

F: The proposed project includes development of a senior assisted living facility on a parcel that is slated for a community facility under the City's General Plan. No existing or proposed roadways would be impacted by the proposed project that would affect the evacuation routes established by the City. No Impacts

g: The project site is served by the Five Cities Fire Authority (Refer to Section XIV, Public Services). The project is not within a state responsibility areas (SRA) either. Therefore, the proposed project would not expose people or structures to a significant risk associated with wildland fires. No Impact.

X. Hydrology and Water Quality

Environmental Setting

The project site is vacant, was previously graded in areas, and is covered with a mix of weeds, native grasses, and pepper trees clustered near Orchard Street. Existing soils are varying shades of brown clayey sand.

The project site is located within the Arroyo Grande Creek watershed, a coastal basin with headwaters that originate at approximately 3,100 feet above mean sea level and eventually drain to the Pacific Ocean. Arroyo Grande Creek drains the 157-square-mile watershed and is the dominant surface water feature in

the city. Flows in the creek are dominated by two factors: winter rains and Lopez Dam. Arroyo Grande Creek is included on the Section 303(d) list of impaired waterbodies for elevated concentrations of fecal coliform and Escherichia coli (E. coli).

The project site will be required to construct on site facilities to comply with post construction stormwater requirements. Low-impact development (LID) techniques are required to be implemented by the Central Coast Regional Water Quality Control Board (RWQCB) and will act to filter drainage water.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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:				
i) result in a substantial erosion or siltation on- or off-site;				
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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				
iv) impede or redirect flood flows?				
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a: Development of the previously partially developed property will result in an increase in the amount of impervious surface area. Post Construction Stormwater Requirements (PCSRs) have been developed for the project to provide the required retention volume and the usage of Low LID standards for a 95th percentile design storm event. These include biofiltration and underground clarifiers and storage tanks. Less than significant impact.

b. The anticipated increase in water consumption by the project will result from the new residential units proposed at the facility. The property is zoned Public Facility and water use projections and supplies for this property have already been included within the Water Master Plan. Less than significant impact.

c: The State Water Quality Control Board requires municipalities, via the National Pollutant Discharge Elimination System (NPDES) Permit, to minimize negative impacts on aquatic ecosystems and degradation of water quality to the maximum extent practicable. Permittees must implement Best Management Practices (BMPs) that reduce pollutants in storm water runoff to the technology-based standard of Maximum Extent Practicable (MEP) to protect water quality. The goals of post-construction BMPs are to prevent and control erosion and sedimentation, provide source control of potential pollutants, control and treat runoff, and protect wetlands and water quality resources. Post-construction BMPs are required to achieve stormwater quality standards through site-planning measures. Vegetative swales or other biofilters are recommended as the preferred choice for post-construction BMPs for all projects with suitable landscape areas, because these measures are relatively economical and require limited maintenance. For projects where landscape based treatment is impracticable, or insufficient to meet required design criteria, other post-construction BMPs should be incorporated. All post-construction BMPs must be maintained to operate effectively. Implementation of the BMPs listed below will reduce the potential impacts to water quality to a less than significant level. Less than significant with mitigation.

MM HYD-1: The following BMPs shall be incorporated into the project:

- Run-off Control. Maintain post-development peak runoff rate and average volume of runoff at levels that are similar to pre-development levels.
- Labeling and Maintenance of Storm Drain Facilities. Label new storm drain inlets with “No Dumping – Drains to Ocean” to alert the public to the destination of stormwater and to prevent direct discharge of pollutants into the storm drain.
- Common Area Litter Control. Implement a trash management and litter control program to prevent litter and debris from being carried to water bodies or the storm drain system.
- Food Service Facilities. Design the food service facility to have a sink or other area for cleaning floor mats, containers, and equipment that is connected to a grease interceptor prior to discharging to the sanitary sewer system. The cleaning area shall be large enough to clean the largest mat or piece of equipment to be cleaned.
- Refuse Areas. Trash compactors, enclosures and dumpster areas shall be covered and protected from roof and surface drainage. Install a self-contained drainage system that discharges to the sanitary sewer if water cannot be diverted from the areas.
- Outdoor Storage Controls. Oils, fuels, solvents, coolants, and other chemicals stored outdoors must be in containers and protected from drainage by secondary containment structures such as berms, liners, vaults or roof covers and/or drain to the sanitary sewer system. Bulk materials stored outdoors must also be protected from drainage with berms and covers. Process equipment stored outdoors must be inspected for proper function and leaks, stored on impermeable surfaces and covered. Implement a regular program of sweeping and litter control and develop a spill cleanup plan for storage areas.
- Cleaning, Maintenance and Processing Controls. Areas used for washing, steam cleaning, maintenance, repair or processing must have impermeable surfaces and containment berms, roof covers, recycled water wash facility, and discharge to the sanitary sewer.

Discharges to the sanitary sewer may require pretreatment systems and/or approval of an industrial waste discharge permit.

- Street/parking lot Sweeping: Implement a program to regularly sweep streets, sidewalks and parking lots to prevent the accumulation of litter and debris. Debris resulting from pressure washing should be trapped and collected to prevent entry into the storm drain system. Washwater containing any cleaning agent or degreaser should be collected and discharged to the sanitary sewer.

d-e: No impacts.

XI. Land Use and Planning

Environmental Setting

The project site is identified as Community Facility in the City's Land Use Map and zoned Public Facility (PF). The proposed type and scale of development of a senior assisted living facility with 120 beds and associated amenities will be consistent with both the Community Facility land use category and PF zoning district.

Would the project:

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

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a-b: The project is consistent with all applicable General Plan and Development Code policies and standards. Therefore, no impacts.

XII. Mineral Resources

Environmental Setting

The project site does not contain any known mineral resources.

Would the project:

- a) Result in the loss of availability of a known mineral resource that is or would be of value to the region and the residents of the state?
- b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a-b: There are no known mineral resources in the project area, and future extraction of mineral resources is very unlikely due to the urbanized nature of the area. Therefore, no impacts.

XIII. Noise

Environmental Setting

The Noise Element of the City of Arroyo Grande General Plan provides policy framework for addressing potential noise impacts. The Noise Element establishes maximum allowable noise exposure levels for transportation and non-transportation noise sources. The standards applied to transportation noise sources are based on average-daily noise exposure levels (in A-weighted decibels [dBA] Community Noise Equivalent Level/day-night equivalent level [CNEL/Ldn]). For noise-sensitive land uses exposed to non-transportation noise, the maximum allowable noise exposure standards vary depending on the duration of exposure and time of day. The Noise Element's maximum allowable noise exposure from transportation noise sources is generally 60 dB for exterior areas (70 dB for playgrounds) and 45 dB for interior spaces (35 dB for theaters, auditoriums, and music halls). Noise exposure throughout the City is primarily caused by automobile traffic on surface streets and US Highway 101, with intermittent noise generated by agricultural operations and construction activities. The site is surrounded by a religious facility and Arroyo Grande High School to the northeast, a single-family residence and Highway 101 to the east and a residential neighborhood to the south.

Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibrations or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>

Discussion

a-b: During construction of the proposed project, the use of construction vehicles and equipment has the potential to generate excessive levels of noise; however, this is only a temporary increase. All construction activities will comply with applicable City policies regarding noise. Less than significant impact with mitigation

MM NOI-1: Construction activities shall be restricted to between the hours of 8 a.m. and 5 p.m. Monday through Friday. No construction shall occur on Saturday or Sunday. Equipment maintenance and servicing shall be confined to the same hours. To the greatest extent possible,

grading and construction activities should occur during the middle of the day to minimize the potential for disturbance of noise to neighboring sensitive uses.

MM NOI-2: All equipment will have sound-control devices that are no less effective than those provided on the original equipment. No equipment will have an unmuffled exhaust.

MM NOI-3: Equipment mobilization areas, water tanks, and equipment storage areas shall be placed in a central location as far from sensitive receptors as feasible.

c, The project site is not located within an adopted airport land use plan or within the vicinity of an airport. Therefore, no impacts.

XIV. Population and Housing

Environmental Setting

Arroyo Grande's population has grown from 3,291 in 1960 to 17,252, based on the 2010 Census. At the time of the 2010 Census, there were 7,628 housing units in the City, an 822-unit increase from 2000. The vast majority, 75%, are single-family units. The overall average household size in Arroyo Grande is 2.41 persons, with owner-occupied units averaging 2.45 persons per household and renter-occupied units averaging 2.33 persons per household. This rate is relatively consistent with the 1990 City average of 2.48, and slightly less than California's average rate of 2.87 persons per household.

The project site is vacant and the General Plan Land Use Designation for this parcel is Community Facility. The proposed use complies with this designation.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial 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"/>
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"/>

Discussion

A: The project site is currently vacant and existing development is located to both the north and south. The new assisted living facility is an anticipated use in the General Plan; therefore, Less Than Significant Impact.

b: The project site is currently vacant and will not require replacement housing to be constructed. Therefore, no impacts.

XV. Public Services

Environmental Setting

Fire Protection Services. The Five Cities Fire Authority was established on July 9, 2010 by a Joint Powers Agreement between the cities of Arroyo Grande, Grover Beach, and the Oceano Community Services District to provide fire protection services of these communities. Five Cities Fire Authority also provides services to the Town of Halcyon and the Oceano Dunes State Vehicle Recreation Area. The Authority has three stations: one in Arroyo Grande, one in Grover Beach, and one in Oceano. The Arroyo Grande station (Station 1) is located at 140 Traffic Way and serves as the headquarters for the Authority and serves the City of Arroyo Grande and the greater Arroyo Grande area. The California Division of Forestry (CAL FIRE) provides fire protection to surrounding communities and areas, including the County of San Luis Obispo, as well as back up support in Arroyo Grande. CAL FIRE has four substations in the area, at the following locations: 2391 Willow Road, Arroyo Grande; 450 Pioneer Road, Nipomo; 990 Bello Street, Pismo Beach; and, 2555 Shell Beach Road, Pismo Beach.

Police Protection Services. The City of Arroyo Grande's police station is adjacent to the project at 200 North Halcyon Road. In addition to the City police station, the San Luis Obispo County Sheriff substation is located at 1681 Front Street in Oceano and provides backup support within the City of Arroyo Grande. The California Highway Patrol (CHP) office located in San Luis Obispo serves the south county including the City of Arroyo Grande. The response times of both the Sheriff Department and CHP can be delayed due to the large coverage area.

Emergency Medical Services. The San Luis Ambulance South County sub-station, located at 201 Brisco Road in Arroyo Grande, provides southern San Luis Obispo County residents paramedic services. There are currently two units stationed at the South County substation, which provide South County residents with emergency transportation to and from the Arroyo Grande Community Hospital located at 342 South Halcyon Road.

Schools. The project area is within the Lucia Mar Unified School District (LMUSD). LMUSD covers 550 square miles and serves the adjoining communities of Arroyo Grande, Grover Beach, Nipomo, Oceano, Pismo Beach, and Shell Beach. The district serves the City of Arroyo Grande with seven public schools, including three elementary schools, two middle schools, one high school, and one adult school. The San Luis Obispo County Office of Education (SLOCOE) oversees the Arroyo Grande Community School, a public alternative school, within the city limits. In addition to these public schools, there are seven private schools in the City of Arroyo Grande. Arroyo Grande High School, is located just to the northeast of the project area.

Parks. Ten City parks, a 26-acre sports complex, and a community garden are located within the City of Arroyo Grande. There are no public parks within the project. Park facilities are further discussed in Section XVI, Recreation, below.

Would the project:

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

Fire protection?

Police protection:

Schools?

Parks?

Other public facilities?

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a: The proposed project is consistent with the City's General Plan and the zoning code. The proposed project would be required to comply with the relevant provisions of the California Building Code and Fire Code. The project would result in new residences at the subject property and the project would be required to pay appropriate fees for the project's need for these important resources.

The proposed project would not induce population growth outside of that anticipated in the General Plan and would not include a use that would significantly increase the demand for public services, which, in turn, would necessitate the construction of new facilities that would adversely affect the environment.

Therefore, impacts would be less than significant.

XVI. Recreation

Environmental Setting

The City of Arroyo Grande supports various community and neighborhood parks, as well as multiple designated bikeways and recreational paths. Recreational uses include a 26-acre sports complex that offers lighted tennis courts, little league and softball fields, and soccer and football fields; ten city parks that offer a variety of active and passive uses, including picnics, barbeques, playgrounds, and entertainment areas; an off-leash dog park; and a community garden. There are also hiking and walking trails along Arroyo Grande Creek and within the James Way Oak Habitat and Wildlife Preserve.

The project is not proposed in a location that will affect any trail, park, or other recreational resource.

a) 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?

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

Discussion

a, b: The proposed project includes recreational areas for residents of the facility, therefore the project will have no impacts on recreational facilities.

XVII. Transportation

Environmental Setting

This section is largely based on the Transportation Impact Analysis Report Memorandum of Assumptions prepared for the project (Central Coast Transportation Consulting April 2, 2019) and Updated TIAR (Central Coast Transportation Consulting April 2020).

The City's street network consists of a hierarchy of street types which serve different functions. These include freeways, arterials, collectors, local streets and alleyways. Freeways route traffic through the community and are characterized by large traffic volumes and high-speed travel. Arterials link residential and commercial districts and serve shorter through traffic needs. Due to the heavier traffic on arterials, adjacent land uses are intended to be a mix of commercial and multi-family residential. Collector streets link neighborhoods to arterials and are not intended for through traffic but are nonetheless intended to move traffic in an efficient manner. Local streets are designed to serve only adjacent land uses and are intended to protect residents from through traffic impacts.

Access to the project site is provided via a single driveway from Orchard Street, which appears to have adequate throat depth based upon geometrics of the project plans.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines § 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a: The Arroyo Grande General Plan Circulation Element specifies minimum level-of-service standards for all streets and intersections within the City's jurisdiction. In section CT2, the following performance standards for acceptable LOS are established:

CT2: Attain and maintain Level of Service (LOS) 'C' or better on all streets and controlled intersections.

CT2-1: Where deficiencies exist, mitigate to an LOS 'D' at a minimum and plan improvement to achieve LOS 'C' (LOS 'E' or 'F' unacceptable = significant adverse impact unless Statement of Overriding Considerations or CEQA Findings approved). The design and funding for such planned improvements shall be sufficiently definite to enable construction within a reasonable period of time.

The City of Arroyo Grande Traffic Impact Analysis Report Guidelines provide the following additional standards:

At signalized intersections, the project is considered to have a significant impact if it would:

- Result in a signalized intersection that will operate at an acceptable LOS D or better in the No Project condition to deteriorate to an unacceptable LOS E or worse in the Plus Project condition; or,
- Increase the delay by more than 7.5 seconds at a signalized intersection that is already operating or will already operate at LOS D or E within Caltrans right-of-way or LOS E within City right-of-way in the No Project condition.
- Increase the delay by more than 5 seconds at a signalized intersection that is already operating or will already operate at LOS F in the No Project condition.

At unsignalized intersections, the project is considered to have a significant impact if it would:

- Result in an unsignalized intersection that will operate at an acceptable LOS D or better in the No Project condition to deteriorate to an unacceptable LOS E or worse in the Plus Project condition; or,
- Increase the delay by more than 5 seconds at an unsignalized intersection that is already operating or will already operate at an unacceptable LOS in the No Project condition.

For bicycle and pedestrian facilities, the project is considered to have a significant impact if it would:

- Fail to meet requirements of the Americans with Disabilities Act;
- Disrupt existing or planned pedestrian and/or bicycle facilities or conflict with adopted pedestrian and/or bicycle plans, guidelines, policies, or standards;
- Fail to provide accessible and safe pedestrian connections between buildings and to adjacent streets and transit facilities; or,
- Add bicycle and/or pedestrian trips to an existing facility or service that does not meet current standards.

Consistent with City policies quoted above, LOS "C" has been taken as the general threshold for acceptable operations at study intersections and roadway segments maintained by the City. Where intersections reach below LOS "D," the City's Traffic Impact Analysis Report Guidelines provide further details regarding significance thresholds applicable to those intersections for purposes of CEQA. The TIAR identifies

intersections near the project site that are most likely to be impacted by the addition of project generated traffic. The intersections examined were: Fair Oaks Avenue/Valley Road, Fair Oaks Avenue/California Street, and Fair Oaks Avenue/Orchard Street/US Highway 101.

The TIAR also determines the level of service that each intersection is operating at currently, and how it is expected to operate with the addition of traffic from pending and approved projects that have not been built yet, and pending and approved project plus the proposed project. The intersection at Fair Oaks Avenue/Orchard Street/US Highway 101 currently operates at LOS E during the Peak AM period, and all other intersections currently operate at LOS C or better. The addition of pending and approved projects shows the LOS during the Peak AM period at the Fair Oaks Avenue/California Street and the Fair Oaks Avenue/Orchard Street/US 101 intersections deteriorate to LOS D, and LOS F, respectively.

The “Existing Plus Approved/Pending Project LOS” for the Fair Oaks Avenue/Orchard Street/US 101 Southbound off-ramp is anticipated to operate at LOS F during the Peak AM period and LOS C during the Peak PM period. The addition of project traffic will increase the delay at the intersection during the Peak AM period by three (3) seconds, and by one (1) second during the Peak PM period. At unsignalized intersections, a project is considered to have a significant impact if it would increase the delay by more than five (5) seconds at an intersection that is already operating at an unacceptable LOS prior to the project. The Fair Oaks Avenue/California Street intersection is anticipated to remain operating at LOS D, but with an additional 0.5 second delay, with the addition of project traffic. Therefore, impacts to the Fair Oaks Avenue/California Street intersection will be insignificant under the City’s standards.

Separately from the proposed project, the City has obtained funding for the design and construction of a roundabout at the Fair Oaks Avenue/Orchard Street/US 101 Southbound off-ramp intersection. Completion of the roundabout would improve operations at this intersection to LOS B or better, although timing of construction is unknown. The applicant will be required to make a fair share contribution for improvements to the intersection through the City’s development impact fee program. This fair share contribution will address the project’s impacts to the Fair Oaks Avenue/Orchard Street/US 101 Southbound off-ramp intersection.

In order to address potential queuing at the study intersections during peak traffic hours associated with Arroyo Grande High School, a mitigation measure is recommended to preclude shift changes at the project site during those times. This measure will reduce the additional traffic demand associated with this project on Fair Oaks Avenue during the times when queuing otherwise occurs during baseline conditions.

Pedestrian and Bicycle Circulation:

The City’s Bicycle and Trails Master Plan identifies Class II bike lanes on Orchard Street from Fair Oaks Avenue to the existing Class I bike path on the south side of Arroyo Grande High School. Orchard Street is 40’ wide in this area and parking would need to be removed on one side to accommodate bike lanes. The project will be conditioned to add a Class II bike lane across the project’s frontage, or pay an in-lieu fee if adding a bike lane is not feasible due to physical constraints.

Therefore, impacts would be less than significant with mitigation.

MM TR-1: The developer shall pay pro-rata share contributions for the roundabout improvements at the Fair Oaks Avenue/Orchard Street/US 101 Southbound off-ramp intersection.

MM-TR-2: Shift changes at the proposed senior living facility shall be prohibited during Arroyo Grande High School peak periods.

b: Senate Bill 743, passed in 2013, changes the way transportation impacts are to be identified under CEQA. The bill's passage required the Office of Planning and Research (OPR) to update CEQA Guidelines to include a new metric for evaluating project specific transportation impacts. Beginning July 1, 2020, vehicle miles travelled will be the primary metric to evaluate a project's impact to the transportation network, and level of service (congestion) will no longer be considered. However, LOS will still be required to evaluate a project's consistency with the City's land use policies that address impacts to City transportation infrastructure. Due to the uncertainty of the hearing date for this project's entitlement, both LOS and VMT analyses was performed.

To implement a VMT assessment, certain methodological determinations must first be made. These determinations include: developing a VMT calculation tool, determining a baseline VMT estimate, and determining a significance threshold. Each agency can determine the appropriate methodology and thresholds for VMT. The applicant's consultant used the San Luis Obispo Council of Governments (SLOCOG) travel model for evaluating VMT. The analysis found that the project generated VMT is roughly forty percent below the countywide average. OPR's guidance on VMT analyses suggest that a project of this kind would not be considered as creating a potentially significant transportation impact if estimated VMT generated by the project is 15% below the relevant baseline. Therefore the project is not expected to have a significant impact on VMT. Therefore, impacts will be less than significant.

c-d: No impacts.

XVIII. Tribal Cultural Resources

Environmental Setting

As discussed in Section V. Cultural Resources, the earliest inhabitants of Arroyo Grande Valley were the northern or Obispeno Chumash Indians. Given the long history of the Chumash occupying this region, many archaeological sites have been identified within the City limits, including sites within one-half mile of the project site. The property has been previously graded, making it less likely that cultural resources are present on the site. Nevertheless, isolated archaeological materials could still be present given the extensive history of Chumash Indians inhabiting this area.

On February 14, 2020, local Native American tribal groups that requested consultation under AB 52 were formally noticed that the application for the proposed project was deemed complete and invited to provide consultation on the proposed project. The City received no correspondence from local Native American tribal groups related to this project.

	Potentially Significant Impact	Less Than Significant with Mitigation	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:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a-i) No impacts.

a-ii) As discussed in Section V. Cultural Resources, it is unlikely that Tribal Cultural Resources will be impacted due to previous grading on the site. However, as a precaution, if cultural resources are encountered during the construction process, development activities at the site shall cease until a qualified archaeologist has been employed to view and assess the discovery and prepare a mitigation plan.

Therefore, potential impacts associated with tribal cultural resources would be less than significant with mitigation.

MM TCR-1: Implement MM CUL-1 and CUL-2.

XIX. Utilities and Service Systems

Environmental Setting

The project site is located within the incorporated City Limits of Arroyo Grande. Utilities will be served by the City. Water and wastewater services within the City are provided by the City Public Works Department. The City has a franchise agreement with South County Sanitary Service for collection, diversion, and disposal of solid waste and is served by the Cold Canyon Landfill located approximately 4 miles north of Arroyo Grande in unincorporated San Luis Obispo County.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
a: Wastewater generated by the proposed project will be treated by the South County Sanitation District, which has adequate capacity to accommodate the increase. <u>Less than significant impact</u>				
b: . All new development in the City is required to either implement a water neutralization program or pay a water neutralization fee to offset increased water demand generated by the development. Therefore, through implementation of the water conserving strategies, there are sufficient water supplies available to serve the project, even in light of recent, cyclical drought conditions. <u>Less than significant with mitigation.</u>				

MM UTL-1: The development shall include the Low Impact Development, Water conserving fixture, and water conserving landscape strategies identified in the Water Conservation Plan (In Balance 2017).

c-e: No impact

XX. Wildfire

Environmental Setting

The project site is located within the incorporated City Limits of Arroyo Grande. As discussed in Section XV, the Five Cities Fire Authority provides fire protection services for the city. The California Division of Forestry (CAL FIRE) provides fire protection to surrounding communities and areas.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project :				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

a-d. The project site is not located within a State Responsibility Areas (SRAs) or land classified as a Very High Fire Hazards Severity Zone in a Local Responsibility Area (LRA). The proposed project does not include any characteristics that would physically impair or otherwise conflict with an adopted emergency response plan or emergency evacuation plan. In addition, as previously discussed in Section VII, Geology and Soils, landslides or other forms of natural slope instability do not represent a significant hazard to the project because the project site is located in a relatively flat area. Therefore, no impacts.

XXI. Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant with Mitigation	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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a: Although previously graded, the project site does not contain any significant or threatened flora or fauna, and because it is surrounded by urban development, the site does not have any potential to serve as a wildlife corridor. Isolated prehistoric materials may be present on the project site but the project would not eliminate important examples of the major periods of California history or prehistory with implementation of identified mitigation. Therefore, impacts would be less than significant with mitigation.

b: The proposed project is consistent with the City's General Plan as it relates to future growth, both in general terms and specifically as it relates to the project site. While the proposed project will have project specific impacts, with implementation of the proposed mitigation measures, it will not result in any cumulatively considerable environmental impacts. Therefore, impacts would be less than significant.

c: With implementation of the proposed mitigation measures, the proposed project will not cause substantial adverse effects on human beings, either directly or indirectly. Therefore, impacts would be less than significant with mitigation.

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5. Summary of Mitigation Measures

MM III-1: On-road diesel vehicles shall comply with Section 2485 of Title 13 of the California Code of Regulations. This regulation limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight ratings of more than 10,000 pounds and licensed for operation on highways. It applies to California and non-California based vehicles. In general the regulation specifies that drivers of said vehicles:

- Shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location.
- Shall not operate a diesel-fueled auxiliary power system (APS) to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5 minutes at any location when within 1,000 feet of a restricted area.

Responsible Party: Developer

Monitoring Agency: City of Arroyo Grande – Engineering Division, Public Works Department

Timing: During Construction

MM III-2: Off-road diesel equipment shall comply with the 5 minute idling restriction identified in Section 2449(d)(2) of the California Air Resources Board's In-Use Off-Road Diesel regulation.

Responsible Party: Developer

Monitoring Agency: City of Arroyo Grande – Engineering Division, Public Works Department

Timing: During Construction

MM III-3: Signs must be posted in the designated queuing areas and job sites to remind drivers and operators of the State's 5-minute idling limit.

Responsible Party: Developer
Monitoring Agency: City of Arroyo Grande – Engineering Division, Public Works Department
Timing: During Construction

MM III-4: The project applicant shall comply with these more restrictive requirements to minimize impacts to nearby sensitive receptors (adjacent residential development):

- Staging at queuing areas shall not be located within 1,000 feet of sensitive receptors;
- Diesel idling within 1,000 feet of sensitive receptors shall not be permitted;
- Use of alternative fueled equipment is recommended; and
- Signs that specify no idling areas must be posted and enforced at the site.

Responsible Party: Developer
Monitoring Agency: City of Arroyo Grande – Engineering Division, Public Works Department
Timing: During Construction

MM III-5: The project shall implement the following mitigation measures to manage nitrogen oxide (NO_x), reactive organic gases (ROG), and diesel particulate matter (DPM) emissions:

- Maintain all construction equipment in proper tune according to manufacturer's specifications;
- Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);
- 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;
- Use on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;
- 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 NO_x exempt area fleets) may be eligible by proving alternative compliance;
- Electrify equipment when feasible;
- Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and
- Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

Responsible Party: Developer
Monitoring Agency: City of Arroyo Grande – Engineering Division, Public Works Department
Timing: During Construction

MM III-6: The project shall implement the following mitigation measures to manage fugitive dust emissions such that they do not exceed the APCD's 20% opacity limit (APCD Rule 401) or prompt nuisance violations (APCD Rule 402):

- Reduce the amount of the disturbed area where possible;

- Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency would be required when wind speeds exceed 15 mph. Reclaimed (non-potable) water shall be used;
- All dirt stock pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
- Permanent dust control measures identified in the approved project revegetation and landscape plans shall be implemented as soon as possible, following completion of any soil disturbing activities;
- Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be shown with a fast germinating, non-invasive, grass seed and watered until vegetation is established;
- All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
- Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23.114;
- Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
- Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water should be used where feasible. Roads shall be pre-wetted prior to sweeping when feasible;
- A listing of all required mitigation measures should be included on grading and building plans; and,
- The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.

Responsible Party: Developer

Monitoring Agency: City of Arroyo Grande – Engineering Division, Public Works Department

Timing: Prior to start of work and during construction

MM III-7: Prior to the start of the project, the applicant shall obtain all necessary permits for equipment to be used during construction by contacting the APCD Engineering Division at (805) 781-5912.

Responsible Party: Developer

Monitoring Agency: City of Arroyo Grande – Engineering Division, Public Works Department, APCD
Timing: Prior to issuance of grading permit

MM III-8: Burning of vegetative material on the development site shall be prohibited.

Responsible Party: Developer
Monitoring Agency: City of Arroyo Grande – Engineering Division, Public Works Department
Timing: During Construction

MM III-9: Should hydrocarbon-contaminated soil be encountered during construction activities, the APCD shall be notified within forty-eight (48) hours of such contaminated soil being discovered to determine if an APCD permit is required. In addition, the following measures shall be implemented immediately after contaminated soil is discovered:

- Covers on storage piles shall be maintained in place at all times in areas not actively involved in soil addition or removal.
- Contaminated soil shall be covered with at least six (6) inches of packed, uncontaminated soil or other TPH – non-permeable barrier such as plastic tarp. No headspace shall be allowed where vapors could accumulate.
- Covered piles shall be designed in such a way as to eliminate erosion due to wind or water. No openings in the covers are permitted.
- During soil excavation, odors shall not be evident to such a degree as to cause a public nuisance.
- Clean soil must be segregated from contaminated soil.

Responsible Party: Developer
Monitoring Agency: City of Arroyo Grande – Engineering Division, Public Works Department
Timing: During Construction

MM III-10: The project shall implement a minimum of eight (8) Standard Mitigation Measures as stated in Table 3-5 of the APCD's 2012 CEQA Handbook.

Responsible Party: Developer
Monitoring Agency: City of Arroyo Grande – Engineering Division, Public Works Department
Timing: During Construction

MM III-11: Prior to any demolition at the site, the applicant shall obtain a Notification of Demolition and Renovation form approved by the APCD.

Responsible Party: Developer
Monitoring Agency: City of Arroyo Grande – Engineering Division, Public Works Department
Timing: During Construction

MM III-12: Proposed truck routes shall be evaluated and selected to ensure routing patterns have the least impact to residential dwellings and other sensitive receptors, such as schools, parks, day care centers, nursing homes, and hospitals.

Responsible Party: Developer
Monitoring Agency: City of Arroyo Grande – Engineering Division, Public Works Department
Timing: During Construction

MM V-1: If a potentially significant cultural resources is encountered during subsurface earthwork activities, all construction activities within a 100-foot radius of the find shall cease until a qualified archaeologist determines whether the uncovered resource requires further study. A standard inadvertent discovery clause shall be included in every grading and construction contract to inform contactors of this requirement. Any previously undiscovered resources found during construction shall be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of California Environmental Quality Act criteria by a qualified archaeologist. Potentially significant cultural resources consist of, but are not limited to, stone, bone, glass, ceramic, wood, or shell artifacts; fossils; or features including hearths, structural remains, or historic dumpsites. If the resources is determined significant under CEQA, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan that will capture those categories of data for which the site is significant. The archaeologist shall also perform appropriate technical analysis, prepare a comprehensive report, and file it with the appropriate Information Center and provide for the permanent curation of the recovered materials.

Responsible Party: Developer
Monitoring Agency: City of Arroyo Grande – Engineering Division, Public Works Department
Timing: During Construction

MM V-2: If human remains are encountered during earth-disturbing activities, all work in the adjacent area shall stop immediately and the San Luis Obispo County Coroner's office shall be notified. If the remains are determined to be Native American in origin, the Native American Heritage Commission shall be notified and will identify the Most Likely Descendent, who will be consulted for recommendations for treatment of the discovered remains.

Responsible Party: Developer
Monitoring Agency: City of Arroyo Grande – Engineering Division, Public Works Department
Timing: During Construction

MM VII-1: All construction plans shall incorporate the recommendations of the geotechnical study prepared for the project by GeoSolutions Inc, dated 2018.

Responsible Party: Developer

Monitoring Agency: City of Arroyo Grande – Engineering Division, Public Works Department
Timing: During Construction

MM VIII-1: Prior to issuance of a building permit, all construction plans shall incorporate the following GHG-reducing measures where applicable:

- Incorporate outdoor electrical outlets to encourage the use of electric appliances and tools.
- Provide shade tree planting in parking lots to reduce evaporative emissions from parked vehicles. Design should provide 50% tree coverage within 10 years of construction using low ROG emitting, low maintenance native drought resistant trees.
- No residential wood burning appliances.
- Trusses for south-facing portions of roofs shall be designed to handle dead weight loads of standard solar-heated water and photovoltaic panels. Roof design shall include sufficient south-facing roof surface, based on structures size and use, to accommodate adequate solar panels. For south facing roof pitches, the closest standard roof pitch to the ideal average solar exposure shall be used.
- Increase the building energy rating by 20% above Title 24 requirements. Measures used to reach the 20% rating cannot be double counted.
- Plant drought tolerant, native shade trees along southern exposures of buildings to reduce energy used to cool buildings in summer.
- Utilize green building materials (materials which are resource efficient, recycled, and sustainable) available locally if possible.
- Install high efficiency heating and cooling systems.
- Design building to include roof overhangs that are sufficient to block the high summer sun, but not the lower winter sun, from penetrating south facing windows (passive solar design).
- Utilize high efficiency gas or solar water heaters.
- Utilize built-in energy efficient appliances (i.e. Energy Star®).
- Utilize double-paned windows.
- Utilize energy efficient interior lighting.
- Install energy-reducing programmable thermostats.
- Use roofing material with a solar reflectance values meeting the EPA/DOE Energy Star® rating to reduce summer cooling needs.
- Eliminate high water consumption landscape (e.g., plants and lawns) in residential design. Use native plants that do not require watering and are low ROG emitting.
- Provide storage space in garage for bicycle and bicycle trailers, or covered racks / lockers to service the residential units.

Responsible Party: Developer
Monitoring Agency: City of Arroyo Grande – Planning, Building, and Engineering Divisions, Community Development Department
Timing: Prior to issuance of a building permit.

MM X-1: The following BMPs shall be incorporated into the project:

- Run-off Control: Maintain post-development peak runoff rate and average volume of runoff at levels that are similar to pre-development levels.
- Labeling and Maintenance of Storm Drain Facilities: Label new storm drain inlets with “No Dumping – Drains to Ocean” to alert the public to the destination of stormwater and to prevent direct discharge of pollutants into the storm drain.
- Common Area Litter Control: Implement a trash management and litter control program to prevent litter and debris from being carried to water bodies or the storm drain system.
- Food Service Facilities: Design the food service facility to have a sink or other area for cleaning floor mats, containers, and equipment that is connected to a grease interceptor prior to discharging to the sanitary sewer system. The cleaning area shall be large enough to clean the largest mat or piece of equipment to be cleaned
- Refuse Areas: Trash compactors, enclosures and dumpster areas shall be covered and protected from roof and surface drainage. Install a self-contained drainage system that discharges to the sanitary sewer if water cannot be diverted from the areas.
- Outdoor Storage Controls: Oils, fuels, solvents, coolants, and other chemicals stored outdoors must be in containers and protected from drainage by secondary containment structures such as berms, liners, vaults or roof covers and/or drain to the sanitary sewer system. Bulk materials stored outdoors must also be protected from drainage with berms and covers. Process equipment stored outdoors must be inspected for property function and leaks, stored on impermeable surfaces and covered. Implement a regular program of sweeping and litter control and develop a spill cleanup plan for storage areas.
- Cleaning, Maintenance and Processing Controls: Areas used for washing, steam cleaning, maintenance, repair or processing must have impermeable surfaces and containment berms, roof covers, recycled water wash facility, and discharge to the sanitary sewer. Discharges to the sanitary sewer may require pretreatment systems and/or approval of an industrial waste discharge permit.
- Street/parking lot Sweeping: Implement a program to regularly sweep streets, sidewalks and parking lots to prevent the accumulation of litter and debris. Debris resulting from pressure washing should be trapped and collected to prevent entry into the storm drain system. Washwater containing any cleaning agent or degreaser should be collected and discharged to the sanitary sewer.

Responsible Party: Developer

Monitoring Agency: City of Arroyo Grande – Planning, Building, and Engineering Divisions

Timing: Prior to issuance of a Building Permit and maintained for the life of the project.

MM XIII-1: Construction activities shall be restricted to between the hours of 8 a.m. and 5 p.m. Monday through Friday. No construction shall occur on Saturday or Sunday. Equipment

maintenance and servicing shall be confined to the same hours. To the greatest extent possible, grading and construction activities should occur during the middle of the day to minimize the potential for disturbance of noise to neighboring sensitive uses.

Responsible Party: Developer
Monitoring Agency: City of Arroyo Grande – Planning, Building, and Engineering Divisions
Timing: During construction

MM XIII-2: All equipment will have sound-control devices that are no less effective than those provided on the original equipment. No equipment will have an unmuffled exhaust.

Responsible Party: Developer
Monitoring Agency: City of Arroyo Grande – Planning, Building, and Engineering Divisions
Timing: During construction

MM XIII-3: Equipment mobilization areas, water tanks, and equipment storage areas shall be placed in a central location as far from sensitive receptors as feasible.

Responsible Party: Developer
Monitoring Agency: City of Arroyo Grande – Planning, Building, and Engineering Divisions
Timing: During construction

MM XVII-1: The developer shall pay pro-rata share contributions for the roundabout improvements at the Fair Oaks Avenue/Orchard Street/US 101 Southbound off-ramp intersection.

Responsible Party: Developer
Monitoring Agency: City of Arroyo Grande – Planning, Building, and Engineering Divisions
Timing: During construction

MM XVII-2: Shift changes at the proposed senior living facility shall be prohibited during Arroyo Grande High School peak periods.

Responsible Party: Developer
Monitoring Agency: City of Arroyo Grande – Planning, Building, and Engineering Divisions
Timing: Life of the Project

MM XVIII-1: Implement MM-CUL-1 through CUL-3

Responsible Party: Developer
Monitoring Agency: City of Arroyo Grande – Planning, Building, and Engineering Divisions
Timing: During construction

MM XIX: The development shall include the Low Impact Development, water conserving fixtures, and water conserving landscape strategies identified in the Water Conservation Plan (In Balance 2017).

Responsible Party:	Developer
Monitoring Agency:	City of Arroyo Grande – Planning, Building, and Engineering Divisions
Timing:	During construction

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