COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

Initial Study – Environmental Checklist

PLN-2039
04/2019

Peoples' Self Help Housing Rolling Hills III
Conditional Use Permit DRC2019-00260 ED20-072

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

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

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

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

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

Holly Phipps	Holly Phipps Digitally signed by Holly Phipps DN: C=US, E=hphipps@co.slo.ca.us, O=County of San Luis Obispo, OU=Planning and Building, CN=Holly Phipps Date: 2020.06.06 08:57:33-07'00'		June 5, 2020
Prepared by (Print)	Signature		Date
Lacey Minnick	Lacey Minnick Digitally signed by Lacey Minnick DN: C=US, E=lminnick@co.slo.ca.us, O=County of San Luis Obispo, OU=Planning and Building, CN=Lacey Minnick Date: 2020.06.07 16:18:49-07'00'	For Steve McMasters, Principal Environmental Specialist	June 5, 2020
Reviewed by (Print)	Signature		Date

Initial Study – Environmental Checklist

Project Environmental Analysis

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

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

A. Project

DESCRIPTION: A request by People's Self Help Housing Rolling Hills III for a Conditional Use Permit (DRC2019-00260) to allow for the construction of an 11,691-square-foot, 28-unit apartment complex, consisting of two structures ranging in size from 5,439 to 6,252 square feet each. The project also includes the construction of a 2,110-square foot learning center and a 432-square-foot maintenance building. The project will result in the disturbance of 2.1 acres of a 3.5-acre parcel, including approximately 2,850 cubic yards of cut and 2,810 cubic yards of fill. The proposed project is within the Office and Professional land use category and is located at 246 Bennett Way, approximately 260 feet west of the Highway 101/Las Tablas Road intersection, in the community of Templeton. The site is in the Salinas River Sub Area of the North County Planning Area.

ASSESSOR PARCEL NUMBER(S): 040-289-020

Latitude: 35.55297 degrees N **Longitude:** 120.71523 degrees W **SUPERVISORIAL DISTRICT #** 1

B. Existing Setting

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

Land Use Category: Office and Professional

Combining Designation: None

Parcel Size: 3.5 acres

Topography: Gently sloping

Vegetation: Scattered Oaks

Existing Uses: Vacant

Surrounding Land Use Categories and Uses:

North: Commercial Retail/multifamily residences ***East:*** Commercial Retail/Park and ride

South: Residential Single/church ***West:*** Residential Multi-Family/multi-family residences

C. Environmental Analysis

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



Figure 1: Aerial view of the project's vicinity and surrounding



Figure 2: Peoples' Self Help Housing Properties

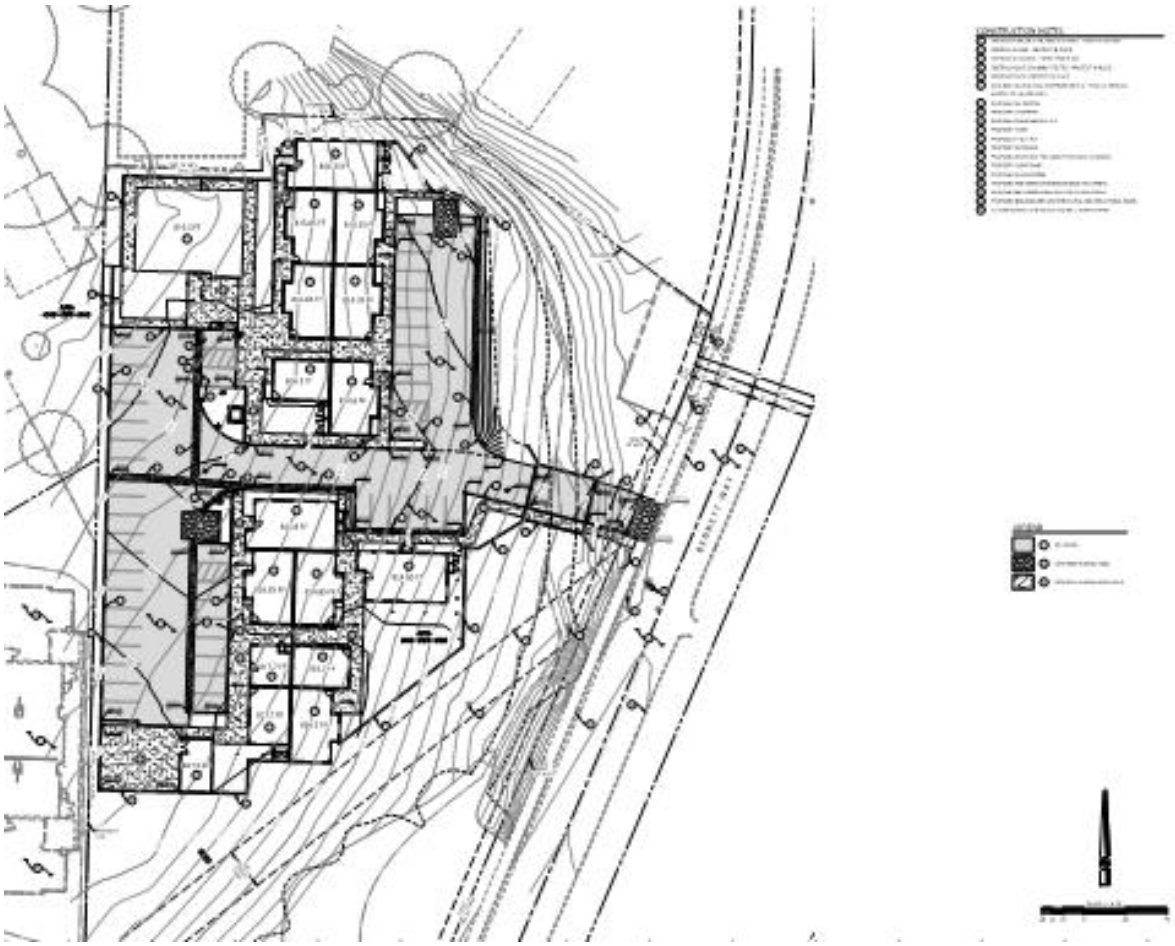


Figure 3: Proposed Site Plan

Initial Study – Environmental Checklist

I. AESTHETICS

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

Setting

The project site is located in the community of Templeton, which is a designated urban area. The site is also within the Office and Professional zone. This area immediately surrounding the project site is currently characterized by a mix of multi-family and office development. The property is bounded: to the north by a veterinary office, other office uses and Las Tablas Road beyond; to the west by multi-family residential development (Rolling Hills I and Rolling Hills II); to the southwest by a small riparian corridor along an unnamed tributary of Toad Creek that is surrounded by suburban development; and, to the southeast and east by Bennett Way and Highway 101 beyond.

The project site is located immediately west of Highway 101 and Bennett Way. The project site would be visible from both the north and southbound traveler along Bennett Way and partially visible from Highway 101. The site is currently undeveloped. The southern portion of the property boundary follows a densely vegetated seasonal stream, a tributary to Toad Creek.

The Templeton Community Design Plan includes guidelines which serve to provide criteria for proposed development within the community. These guidelines include both site planning and architectural guidelines consistent with the community vision for the town of Templeton.



Figure 4: Proposed design for multi-family buildings.



Figure 5: Proposed design for the learning center building.

Discussion

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

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

The project site is adjacent to Highway 101. This section of Highway 101 through the Templeton area is not a State designated Scenic Highway but is listed as "eligible" to be designated. Highway 101 is included on the County's list of "Suggested Scenic Corridors" provided in Table VR-2 of the Open Space and Conservation Element. The project site is not within the Highway Corridor Design Standards overlay designation but is subject to the residential and subdivision provisions of the Templeton Community Design Plan.

The Design Plan provides guidance for the site planning of multi-family dwellings which is intended to minimize the appearance of a large, single, monotonous rectangular buildings and to cluster development. The proposed project is consistent with the Templeton Community Design plan.

Therefore, impacts to the quality of the visual character of the area would be *less than significant with mitigation*.

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

Among the most prominent scenic features of the project site are the Willow trees to the south located in the riparian area. No trees will be removed. The project site is not located along nor is visible from a designated state scenic highway or eligible state scenic highway. Therefore, the project would not result in substantial damage to scenic resources within a state scenic highway, and there would be *no impact*.

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

The proposed project is located with the Templeton Urban Reserve line and would not conflict with visual charter. The project site is not located along nor is visible from a designated state scenic highway or eligible state scenic highway. Therefore, impacts to the quality of the visual character of the area would be *less than significant with mitigation*.

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

Standard county regulations require exterior lighting to be shielded to minimize glare. The project will be conditioned to provide an exterior lighting plan prior to building permit issuance to ensure the project will not create off-site glare. Therefore, impacts relating to nighttime lighting and glare would be *less than significant*.

Conclusion

No significant impacts to visual resources would occur and no mitigation measures beyond ordinance requirements are necessary.

Mitigation

No mitigation measures are necessary.

Sources

See Exhibit A.

II. AGRICULTURE AND FORESTRY RESOURCES

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

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

Setting

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

Land Use Category: Office and Professional

State Classification: Farmland of Statewide Importance

Historic/Existing Commercial Crops: Vacant

In Agricultural Preserve? No

Under Williamson Act contract? No

Based on the California Department of Conservation Farmland Mapping and Monitoring Program and the San Luis Obispo County Important Farmland Map (DOC 2019), the entire project site contains Farmland of Statewide Importance. The project site is located within the urban area of Templeton on a 3.5-acre parcel surrounded by a mix of development types. The area immediately surrounding the project site is currently characterized by a multi-family housing (Rolling Hills I and Rolling Hills II) and medical office development. An adjacent parcel to the west is zoned Residential Multi-Family that was developed by Peoples' Self Help Housing-(Rolling Hills II-30-unit apartment complex, consisting of "five" structures ranging in size from 3,885 to 3,970 square feet each.), a church to the southwest (across the creek corridor which follows the southwestern property boundary) and Highway 101 to the east. The project parcel is essentially an island surrounded by development.

The soil type and characteristics of the project area include:

160-Lockwood-Concepcion complex, 9 to 15 percent slopes. This complex consists of rolling soils on terraces. This complex is very deep, moderately well to well drained, and has very slow to moderately slow permeability. The complex also has medium runoff potential and moderate erodibility. Main uses include cultivated crops and urban land. Soil erosion can be controlled by cultivating across the slope, maintaining

crop residue on or near the surface during periods of rain, and by using crop rotation. This complex has moderate to high shrink-swell potential. This soil is classified as Not Prime Farmland by the NRCS.

Discussion

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

The proposed project will result in the permanent conversion of about 1.75 acres. The project site is within the Office and Professional land use category (zoning) and within the Templeton Agricultural Reserve Area. However, the project site is not subject to a Williamson Act Contract.

Although development of the project will result in the permanent loss of important farmland, including a small amount of prime farmland, this impact is considered less than significant because:

- The project site is located in an urban area of Templeton surrounded by development and the US 101 right-of-way and is crossed by a seasonal creek.
- There are no ongoing agricultural operations on the project site or in the vicinity.

Therefore, no significant impacts to agricultural resources would occur and no mitigation measures are necessary.

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

The submit property is zoned for Office and Professional use and is located within an urban area of Templeton. Based on the project's impacts based on zoning for agricultural use or Williamson Act contracts, *impacts would be less than significant.*

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

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

The project site is not zoned for forest land, timberland, or Timberland Protection, and is not listed as Private Timberland or Public Land with Forest by the CDFW. There is no forest land onsite and the nearest forest land is approximately 7 miles to the west (Los Padres National Forest). The proposed project would have *no impacts* to forest and timberland.

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

The project would result in the conversion of Farmland however, the size, and shape of the of the project site will not be viable for agriculture therefore, that would be *no significant impact.*

Conclusion

Although development of the project will result in the permanent loss of Farmland of Statewide Importance, this impact is considered less than significant because:

- The project site is located in an urban area of Templeton surrounded by residential development and the US 101 right-of-way and is crossed by a seasonal creek.
- There are no ongoing agricultural operations on the project site or in the vicinity.

- The size, shape, and slope of the remaining undeveloped portions of the project site will not be viable for agriculture.

No significant impacts to agricultural resources would occur and no mitigation measures are necessary.

Mitigation

No mitigation measures are necessary.

Sources

See Exhibit *A.*

III. AIR QUALITY

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

Setting

The project site is located in the South Central Coast Air Basin (SCCAB) under the jurisdiction of the San Luis Obispo County Air Pollution Control District (SLOAPCD). The SLOAPCD has developed and updated a CEQA Air Quality Handbook (2012) and clarification memorandum (2017) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by SLOAPCD).

San Luis Obispo County Clean Air Plan

The SLOAPCD's San Luis Obispo County 2001 Clean Air Plan (CAP) is a comprehensive planning document intended to evaluate long-term emissions and cumulative effects and provide guidance to the SLOAPCD and other local agencies on how to attain and maintain the state standards for ozone and PM10. The CAP presents a detailed description of the sources and pollutants which impact the jurisdiction's attainment of

state standards, future air quality impacts to be expected under current growth trends, and an appropriate control strategy for reducing ozone precursor emissions, thereby improving air quality.

As proposed, the project would result in the disturbance of 2.1 acres of a 3.5- acre parcel, which would include moving 2,850 cubic yards of cut and 2,810 cubic yards of fill material. This would result in the creation of construction dust, as well as short- and long-term vehicle emissions. According to the United States Department of Agriculture's Wind Erodibility Index, the wind erodibility of the soils which would be disturbed by the proposed project is "moderately low".

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

Discussion

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

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

As proposed, the project will result in the disturbance of approximately 2.1 acres. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation. From an operational standpoint, based on Table 1-1 of the CEQA Air Quality Handbook (2012), the project will result in less than 10 lbs/day of pollutants, which is below thresholds warranting any mitigation. Additionally, the project is consistent with the general level of development anticipated and projected in the Clean Air Plan and would therefore not conflict with or obstruct the implementation of the applicable air quality plan. Impacts to the County's air quality plan are considered *less than significant*.

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

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

Expose sensitive receptors to substantial pollutant concentrations?

Sensitive receptors are people or other organisms that may have a significantly increased sensitivity or exposure to air pollution by virtue of their age and health (e.g. schools, day care centers, hospitals, nursing homes), regulatory status (e.g. federal or state listing as a sensitive or endangered species), or proximity to the source. The nearest offsite residence is on the north and west, adjacent

to the property lines. Residences may be occupied by sensitive receptors who could be exposed to diesel particulates and fugitive dust from construction activities.

A Screening Health Risk Assessment was performed for 246 Bennett Way by Dudek, August 25, 2017. Based on the peak-hour volume trips on Highway 101 (located 130 feet from the parcel boundary), the proposed project site would not exceed the SLOCAPCD health risk threshold.

Construction of the residences are expected to require the use of large diesel-powered construction equipment or significant amounts of grading. The project is within close proximity to creek drainage and has the potential to expose sensitive organisms to construction related pollution impacts. Therefore, mitigation AQ-1 is recommended to ensure impacts to sensitive receptors will be *less than significant with mitigation*.

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

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

Conclusion

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

Mitigation

See Exhibit B for mitigation measure AQ-1.

Sources

See Exhibit A.

IV. BIOLOGICAL RESOURCES

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
(a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐

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

Setting

Federal and State Endangered Species Acts

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

Migratory Bird Treaty Act

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

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

Clean Water Act and State Porter Cologne Water Quality Control Act

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

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

Conservation and Open Space Element

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

Site Setting

The property is a relatively small parcel of disturbed grassland surrounded by suburban development. The property is bounded to the north by a veterinary office, other office uses and Las Tablas Road beyond; the west by multi-family residential development (Rolling Hills I and Rolling Hills II); the southwest by a small riparian corridor along an unnamed tributary of Toad Creek that is surrounded by suburban development; and, to the southeast and east by Bennett Way and Highway 101 beyond.

The project would result in the construction of a multi-family residential housing on approximately 1.9-acres of frequently disturbed Non-native Grassland. The project will also result in the disturbance to widen Bennett Way. Total site disturbance is estimated to be 2.1 acres. The project would cluster two-story housing buildings in upland areas away from on-site drainage features. The project would include a community building, play area, BBQ/picnic areas, paved parking spaces, and an access to Bennett Way.

Kevin Merk Associates, LLC. (July 30,2019) preformed a biological resources and wetland assessment for Rolling Hills III. The building site would be located north of the unnamed tributary to Toad Creek ("Drainage B") and to the south and west of an ephemeral drainage ("Drainage A") that is also connected to Toad Creek. The proposed project proposes to provide access to Bennett Way via the construction of either a bridge or a hydro-arch soft bottom culvert that would span the creek bed and avoid impacts to the potential Clean Water Act jurisdictional areas of the drainage feature. Stormwater retention basins would also be proposed onsite for stormwater runoff infiltration incompliance with the County of San Luis Obispo's and State Water Resources Board's Low Impact Development requirements.

Six plant habitat types were determined to occur within the property; 1) Non-native Grassland; 2) Wetland; 3) Ruderal/Disturbed; 4) Riparian; 5) Coyote Brush; and 6) Ornamental.

The CNDDB search for the property identified special status plants and animal species to have the potential to occur within 5-miles of the subject property. Example of these include the mesa horkelia, Bell's Vireo, Northern California legless lizard, American badger and the western spadefoot toad.

The riparian habitat exits as a band along Drainage B, consists of an overstory of mature trees and moderately dense shrub and understory layers, Coast live oak, and red willow. The shrub consisted of poison oak, and American dogwood (KMA, July 30, 2019).

Discussion

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

The Non-native Grassland habitat onsite has been regularly mowed, and this type of disturbance would preclude most special-status from occurring. Based on the field surveys and document review outlined in the biological resources and wetland assessment no rare or special status plants or wildlife were present onsite. However, there is a slight chance that two annual rare plant species (San Luis Obispo owl's-clover and shinning navarretia) could occur in the non-native Grassland habitat. To ensure avoidance and potential future impacts, the applicant shall conduct a pre-activity Spring survey with provisions for relocation San Luis Obispo owl's-clover and shinning navarretia to nearby suitable habitat. Protected birds and raptors could potentially nest in forested areas adjacent to the project area. Mitigation is proposed to ensure impacts would be *less than significant (BR-4).*

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

The proposed project will avoid the Riparian habitat and Drainage B, and a bridge would be constructed over the span of Drainage A above the area potentially under the jurisdiction by the Regional Water Quality Control Board ("RWQCB"), and California Department of Fish and Wildlife ("CDFW"). The bridge would require permitting from CDFW due to spanning the channel and RWQCB should be consulted. Any alterations to onsite drainages that may be required for stormwater runoff would also require permitting from United States Army Core of Engineers ("USACE") CDFW, and RWQCB. No impacts are anticipated therefore, impacts would be *less than significant.*

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

As discussed previously, federally protected non-wetland and wetland waters of the United States are present along Drainages A and B. The permanent disturbance associated with the proposed project would be setback from the onsite drainage features and the respective riparian and wetland habitats. Therefore, there would be no direct effects on the federally protected wetlands as a result of the project (BR-3).

The project proposes to provide access to Bennett Way via the construction of either a bridge or a hydro-arch soft bottom culvert that would span the creek bed and avoid impacts to the potential Clean Water Act jurisdictional areas of the drainage feature. However, the construction of the projects' entrance driveway could affect jurisdictional stream and wetland habitats through excavation or placement of fill materials. Stormwater runoff, if not properly contained, could also result in pollutants and sediment entering the stream corridors during construction. This is potentially significant but mitigable. Implementation of Land Use Ordinance section 22.52.110 will ensure no significant drainage related issues will occur to the stream corridors during construction.

During application for construction permits, a drainage, sedimentation, erosion plan will be required and will be reviewed by the Department of Public Works (per Land Use Ordinance section 22.52.110). With implementation of this plan, impacts to wetlands would be *less than significant.*

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

Development could potentially affect nesting birds that may be present seasonally in large oak and willow trees which are close to construction activities. Preconstruction surveys will be required to ensure if any active nest sites of protected bird species are onsite, appropriate buffers are enforced to avoid direct impacts to nests, eggs, and/or young (BR-1).

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

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

(f) The Oak Woodland ordinance is not applicable to this project. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

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

Conclusion

The field surveys and document review outlined in the biological resources and wetland assessment concluded no rare or special status plants or wildlife were present onsite. The project is not expected to result in significant biological impacts. Implementation of Land Use Ordinance section 22.52.110 will ensure

no significant drainage related issues will occur to the stream corridors during construction. With the implementation of these mitigation measures, impacts to biological resources will be less than significant.

Mitigation Measures BR-1 and BR-2 address site related impacts and mitigation to nesting birds. BR-4 will ensure avoidance and potential future impacts to San Luis Obispo owl's-clover and shinning navarretia will be less than significant. With the implementation of these mitigation measures, impacts to biological resources will be less than significant.

The applicant shall obtain, if required, a Section 404 Nationwide Permit from USACE, a Section 401 Water Quality Certification from RWQCB, and a Section 1602 Streambed Alteration Agreement from CDFW to authorize project-related impacts in all areas potentially under the jurisdiction of these regulatory agencies and provide satisfactory evidence to the County (BR-3).

Mitigation

See Exhibit B for mitigation measures BR-1 though BR-4.

See Exhibit A.

V. CULTURAL RESOURCES

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

Setting

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

San Luis Obispo county possesses a rich and diverse cultural heritage and therefore has a wealth of historic and prehistoric resources, including sites and buildings associated with Native American inhabitation, Spanish missionaries, immigrant settlers, and military branches of the United States.

As defined by CEQA, a historical resource includes:

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

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

An Archaeological Surface Survey was prepared for the project site by Heritage Discoveries Inc. in November 2017 and September 2019. The report found no archaeological remains within the project site, and it estimated that the possibility of intact archaeological deposits existing within the site is low. It is recommended that no further cultural resources studies be required.

Discussion

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

According to the Cultural Resources Survey, no known historical resources are present on the project site. Therefore, the project would have *no impact* on historical resources.

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

No known archaeological resources are present on the project site. As noted above, the Cultural Resources Survey identified no known archaeological sites. In the unlikely event resources are uncovered during grading activities, implementation of LUO Section 22.10.040 (Archaeological Resources) would be required, which states:

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

Based on the low known sensitivity of the project site, and with implementation of LUO Section 22.10.040, impacts to archaeological resources would be *less than significant.*

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

The nearest dedicated cemetery is the Templeton Cemetery, located 5 miles to the northwest. The record and literature search of the project area did not identify any know burial sites within 0.5 miles of the project. Additionally, consultation with the Native American tribes did not result in identification of known burials. (See Section XVIII. Tribal Cultural Resources.) Based on the low known sensitivity of the project site, and with implementation of LUO Section 22.10.040, impacts to human remains are expected to be *less than significant.*

Conclusion

County land Use Ordinance Section 22.10.040 includes a provision that construction work cease in the event resources are unearthed with work allowed to continue once the issue is resolved. No significant archaeological or historical resource impacts are expected to occur.

Mitigation

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

Sources

See Exhibit A.

VI. ENERGY

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

Setting

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

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

measures, and actions, including energy efficiency and development and use of renewable energy resources.

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

The California Building Code (CBC) contains standards that regulate the method of use, properties, performance, or types of materials used in the construction, alteration, improvement, repair, or rehabilitation of a building or other improvement to real property. The CBC includes mandatory green building standards for residential and nonresidential structures, the most recent version of which are referred to as the *2019 Building Energy Efficiency Standards*. These standards focus on four key areas: smart residential photovoltaic systems, updated thermal envelope standards (preventing heat transfer from the interior to the exterior and vice versa), residential and nonresidential ventilation requirements, and non-residential lighting requirements.

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

Discussion

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

According to the project application materials, the proposed residential activities are expected to consume approximately 187,152 kwH of electricity per year which about the equivalent energy demand associated with 28 single family residences (6,684 kwH per year per dwelling). The project would utilize connections to existing nearby power sources. Energy use would be limited to powering the residences. The project is not expected to result in wasteful, inefficient or unnecessary consumption of energy resources because the residential design utilizes east and west facing windows to increase natural light and encourage energy efficiency. The project will also be constructed with fixtures and equipment that meets current Title 24 building codes for energy efficiency and conservation; therefore, the project's impact on energy resources would be *less than significant*.

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

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

Conclusion

The project would not result in a significant energy demand during the construction phase or during operation. The project would not result in a conflict with state or local renewable energy or energy efficiency plans. Therefore, the project would not result in any potentially significant impacts related to energy and no mitigation measures are necessary.

Mitigation

No mitigation measures are necessary

Sources

See Exhibit A.

VII. GEOLOGY AND SOILS

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

Initial Study – Environmental Checklist

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
(d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
(e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
(f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

Setting

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

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

Groundshaking refers to the motion that occurs in response to local and regional earthquakes. Groundshaking can endanger life and safety due to damage or collapse of structures or lifeline facilities. The

California Building Code (CBC) currently requires structures to be designed to resist a minimum seismic force resulting from ground motion.

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

Landslides and slope instability can occur as a result of wet weather, weak soils, improper grading, improper drainage, steep slopes, adverse geologic structure, earthquakes, or a combination of these factors. Despite current codes and policies that discourage development in areas of known landslide activity or high risk of landslide, there is a considerable amount of development that is being impacted by landslide activity in the County each year. The County Safety Element identifies several policies to reduce risk from landslides and slope instability. These policies include the requirement for slope stability evaluations for development in areas of moderate or high landslide risk, and restrictions on new development in areas of known landslide activity unless development plans indicate that the hazard can be reduced to a less than significant level prior to beginning development. The project is located in an area with low potential for landslides.

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

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

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

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

Discussion

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

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

The project is not on or near an earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map or based on other evidence. The project would therefore not likely cause potential substantial adverse effects from the rupture of a known earthquake fault. An unnamed fault is located greater than 2 miles northeast of the project site. In addition, the proposed project would be subject to professional engineering and construction standards to ensure the buildings are constructed in a stable manner. Therefore, the potential for impacts related to surface ground rupture to occur at the residential sites is low, and *potential impacts would be less than significant.*

(a-ii) Strong seismic ground shaking?

Not applicable to this project.

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

Based on information provided by the United States Geological Survey, the project site has a low liquefaction risk potential and strong seismic activity is not considered likely. Therefore, the proposed project would not be likely to create any substantial adverse effects involving seismic-related ground failure and impacts would be *less than significant*.

(a-iv) Landslides?

Based on the County Safety Element Landslide Hazards Map, the project is in an area with moderate to low potential for landslide risk. Therefore, it is unlikely that the project would create any substantial adverse effects involving landslides and impacts would be *less than significant.*

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

The project would result in the disturbance of approximately 2.1 acres and does not include substantial vegetation removal. During grading activities there would be a potential for erosion and sedimentation to occur. A sedimentation and erosion control plan is required for all construction and grading projects (LUO Section 22.52.120) to minimize potential impacts related to erosion and sedimentation, and includes requirements for specific erosion control materials, setbacks from creeks, and siltation. Upon implementation of the above control measures, as recommended by the county, impacts related to soil erosion and sedimentation would be reduced to *less than significant*.

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

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

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

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

The project site is located on soil units with a moderate to high shrink-swell potential, which stems from high clay content. The proposed project would be uninhabited and would be required to comply with the most recent CBC requirements, which have been developed to property safeguard structures and occupants from land stability hazards, such as expansive soils

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

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

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

According to the Paleontological Assessment for the Templeton Medical Plaza, (by Cogstone Resource Management, Inc., April 16, 2003) a project site that is located 0.25 miles west of the proposed project determined there was a potential for paleontological resources to exist in the plaza area and construction activities could unearth fossil resources based on the underlying soil geologic formations. Rock units potentially present on the site are known to produce significant vertebrate fossils. These geological formations are considered to have high paleontological significance and have produced several significant documented paleontological resources in San Luis Obispo County including fossil from: elephant, horse, bison, elk, terrestrial mollusks, crustaceans, three-spine stickleback, giant tortoise, rodent, long-horned bison, yesterday's camel, fossil kelp, brittlestars, marine fishes, blue-footed booby, sea lion, sea hippo, dolphins, and whales.

Another Paleontological Assessment Report and Mitigation Plan for the Behavioral Health Hospital (Cogstone; July 2006, a project also located 0.25 miles west of the proposed project) determined that this project site is located on the Quaternary Older Alluvium and/or Paso Robles Formation overlying the lower shale of the Monterey Formation. During a field survey conducted by Sherri Gust of Cogstone (July, 2006), no surface paleontological resources were identified. However, given the

history of fossils in the area, the presence of paleontological resources is possible.

Paleontological sites have been identified within a half mile radius of the proposed project site. The project is proposing 2.1 acres of grading on the site for the construction of the proposed apartment buildings and that could result in impacts to paleontological resources if they are present. During construction of Peoples' Self Housing project for Rolling Hills II (project directly adjacent to the project parcel) no paleontological resources were encountered. Therefore, a paleontological resource monitoring plan is required and should include proposed mitigation measures including data recovery if significant resources are found (refer to Exhibit B for a complete list of measures).

Implementation of the monitoring plan would mitigate potential impacts to paleontological resources to less than significant. Therefore, impacts to paleontological resources and unique geologic features would be less than significant.

Conclusion

The project would be required to comply with CBC requirements which have been developed to properly safeguard against seismic and geologic hazards. Mitigation Measures GS-1-GS-3 address potential site related impacts and mitigation. With the implementation of Mitigation Measures GS-1-GS-3 will ensure paleontological impacts to less than significant.

Mitigation

GS-1 Prior to issuance of grading and construction permits, the applicant shall submit for the review and approval of the Environmental Coordinator, a detailed research design for a Paleontological Monitoring & Recovery Plan ("PMRP"). The PMRP shall be consistent with the Paleontological Assessment of Templeton Medical Plaza, Templeton, San Luis Obispo County, California (Cogstone; April 16, 2003) and shall be prepared by a qualified paleontologist approved by the Environmental Coordinator. The PMRP shall include the following at minimum.

a. List of personnel involved in the monitoring activities;

b. Clear identification of what portions of the project (e.g. phases, areas of site, types of activities);

c. Description of how the monitoring shall occur;

d. Description of frequency of monitoring (e.g. full-time, part time, spot checking);

e. Description of what resources are expected to be encountered;

f. Description of circumstances that would result in the "work diversion" at the project site;

g. Description of procedures for diverting work on the site and notification procedures;

h. Description of monitoring reporting procedures;

i. Disposition of collected materials;

j. Proposed analysis of results of data recovery and collected materials, including timeline of final analysis results.

GS-2 During ground disturbing construction activities, the applicant shall implement the PMRP measures as delineated in the PMRP.

GS-3 Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection, whichever occurs first, the consulting paleontologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met and include analysis of all discoveries per the PMRP. If the analysis included in the PMRP program is not complete by the time final inspection or occupancy will occur, the applicant shall provide to the Environmental Coordinator, proof of obligation to complete the required analysis.

Sources

See Exhibit A.

VIII. GREENHOUSE GAS EMISSIONS

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

Setting

As noted in Section 3 Air Quality, the project site is located in the South Central Coast Air Basin (SCCAB) under the jurisdiction of the San Luis Obispo County Air Pollution Control District (SLOAPCD). The SLOAPCD has developed and updated a CEQA Air Quality Handbook (2012) and clarification memorandum (2017) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

Greenhouse Gas (GHG) Emissions have been found to result in an increase in the earth's average surface temperature by exacerbating the naturally occurring "greenhouse effect" in the earth's atmosphere. The rise in global temperature is has been projected to lead to long-term changes in precipitation, sea level, temperatures, wind patterns, and other elements of the earth's climate system. This phenomenon is commonly referred to as global climate change. These changes are broadly attributed to GHG emissions, particularly those emissions that result from human production and use of fossil fuels.

The passage of AB32, the California Global Warming Solutions Act (2006), recognized the need to reduce GHG emissions and set the greenhouse gas emissions reduction goal for the State of California into law.

Initial Study – Environmental Checklist

The law required that by 2020, State emissions must be reduced to 1990 levels. This is to be accomplished by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions. Subsequent legislation (e.g., SB97-Greenhouse Gas Emissions bill) directed the California Air Resources Board (CARB) to develop statewide thresholds.

In March 2012, the San Luis Obispo County Air Pollution Control District (APCD) approved thresholds for GHG emission impacts, and these thresholds have been incorporated the APCD's CEQA Air Quality Handbook. APCD determined that a tiered process for residential / commercial land use projects was the most appropriate and effective approach for assessing the GHG emission impacts. The tiered approach includes three methods, any of which can be used for any given project:

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

For most projects, the Bright-Line Threshold of 1,150 metric tons of carbon dioxide per year (MT CO_2e/year) will be the most applicable threshold. In addition to the residential/commercial threshold options proposed above, a bright-line numerical value threshold of 10,000 MT CO_2e/yr was adopted for stationary source (industrial) projects.

It should be noted that projects that generate less than the above-mentioned thresholds will also participate in emission reductions because air emissions, including GHGs, are under the purview of the CARB (or other regulatory agencies) and will be "regulated" either by CARB, the federal government, or other entities. For example, new vehicles will be subject to increased fuel economy standards and emission reductions, large and small appliances will be subject to more strict emissions standards, and energy delivered to consumers will increasingly come from renewable sources. Other programs that are intended to reduce the overall GHG emissions include Low Carbon Fuel Standards, Renewable Portfolio Standards, and the Clean Car Standards. As a result, even the emissions that result from projects that produce fewer emissions than the threshold will be subject to emission reductions.

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

Discussion

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

The proposed project would involve the construction of 28-unit multi-family residences. The average carbon footprint of homes is approximately 10 metric tons making the total GHG emissions of the project roughly 280 metric tons. Using the GHG threshold information described in the Setting section, the project is expected to generate less than the Bright-Line Threshold of 1,150 metric tons of GHG emissions. Therefore, the project's potential direct and cumulative GHG emissions are found to be *less than significant* and less than a cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts. If it is shown that an incremental contribution to a cumulative impact, such as global climate change, is not 'cumulatively considerable', no mitigation is required.

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

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

Conclusion

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

Mitigation

No mitigation measures are necessary.

Sources

See Exhibit A.

IX. HAZARDS AND HAZARDOUS MATERIALS

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

Initial Study – Environmental Checklist

Setting

The project is not located in an area of known hazardous material contamination and is not on a site listed on the "Cortese List" (which is a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5) (SWRCB 2019; California Department of Toxic Substance Control [DTSC] 2019). The project is not located within a high fire hazard severity zone or within a State Responsibility Area and based on the County's response time map. It will take approximately 0 to 5 minutes to respond to a call regarding fire or life safety. The project is not located within an Airport Review Area and the closest active landing strip.

Discussion

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

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

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

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

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

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

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

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

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

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

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

The project would not conflict with any regional emergency response or evacuation plan as the existing access roads would be wide enough to accommodate emergency vehicles and project construction would be contained within the project site. Construction and operation of the project would not require road closure, and the project would not physically block the onsite residents from evacuating during an emergency. Therefore, impacts would be *less than significant*.

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

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

Conclusion

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

Mitigation

No mitigation measures are necessary.

Sources

See Exhibit A.

X. HYDROLOGY AND WATER QUALITY

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

Setting

The project proposes to obtain its water needs from a community water system (Templeton Community Service District). The proposed project would require 28 residential service connections. The project is subject to the County's Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), and/or the "Water Quality Control Plan, Central Coast Basin" for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant.

The topography of the project is gently sloping. As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility and is considered moderately drained. The project parcel is within the Salinas Valley – Atascadero Area Groundwater Basin and the Atascadero/Templeton Water Planning Area.

The building site would be located north of the unnamed tributary to Toad Creek ("Drainage B") and to the south and west of an ephemeral drainage ("Drainage A") that is also connected to Toad Creek. The project proposes to provide access to Bennett Way via the construction of either a bridge or a hydro-arch soft bottom culvert that would span the creek bed and avoid impacts to the potential Clean Water Act jurisdictional areas of the drainage feature. The project is located outside a 100-year flood zone.

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

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

Discussion

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

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

- Approximately 2.1 acres of site disturbance.
- Storm Water Pollution Prevention Plan (SWPPP) is required;
- The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- The project is on soils with moderate erodibility, and gentle slopes;
- The project is not within a 100-year Flood Hazard designation;
- The project is approximately 1,000 feet from Toad Creek;
- All hazardous materials and/or wastes will be properly stored onsite, which include secondary containment should spills or leaks occur; and

- Stockpiles will be properly managed during construction to avoid material loss due to erosion.

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

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

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

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

(c-i) Result in substantial erosion or siltation on- or off-site?
(c-ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?
(c-iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
(c-iv) Impede or redirect flood flows?

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

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

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

Based on the County Safety Element Dam Inundation Map, the project site is not located in an area that would become inundated in the event of dam failure. The proposed project is not located in a 100-year flood zone, and the Pacific Ocean is located more than 10 miles from the project site. The likelihood of flood, tsunami, or seiche affecting the project site is very low and therefore impacts would be *less than significant*.

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

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

Conclusion

No significant water-related impacts would occur.

Mitigation

No mitigation measures are necessary.

Sources

See Exhibit A.

XI. LAND USE AND PLANNING

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

Setting

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

Discussion

(a) Physically divide an established community?

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

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

The project was found to be consistent with standards and policies set forth in the County General Plan, the Inland Area Plan, the Templeton Community Design Guidelines, the SLOAPCD Clean Air Plan, and other land use policies for this area. The project would be conditioned to be consistent with standards set forth by Templeton Fire Authority and the Department of Public Works.

Therefore, impacts related to inconsistency with land use and policies adopted to address environmental effects would be *less than significant*.

Conclusion

No significant land use or planning impacts would occur.

Mitigation

No mitigation measures are necessary.

Sources

See Exhibit A.

XII. MINERAL RESOURCES

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

Setting

The County Land Use Ordinance provides regulations for development in delineated Energy and Extractive Resource Areas (EX) and Extractive Resource Areas (EX1).). The proposed project is not located within an EX or EX1 designation. Information provided by the USGS Mineral Resources Data System confirms that the proposed project does not cross any active mining operations and no significant economic mineral resources have been recorded on site. The proposed project is greater than 4 miles from any existing mines.

Discussion

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

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

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

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

Conclusion

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

Mitigation

No mitigation measures are necessary.

Sources

See Exhibit A.

XIII. NOISE

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

Initial Study – Environmental Checklist

Setting

The proposed 28-lot residential subdivision and development are considered a sensitive noise receptor. The existing ambient noise environment is characterized by traffic on the surrounding streets, Highway 101, Las Tablas Road, Bennett Way, as well as typical residential activities in the surrounding homes and commercial activities in the commercial land use categories to the east and north, office. Noise sensitive land uses typically include residences, schools, nursing homes, and parks. The project site is surrounded by multi-family residences to the north, and west, with commercial and office professional land use categories located to the west. The project is not located within an Airport Review Area and the closest active landing strip.

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

The County Land Use Ordinance Section 22.10.120 establishes maximum allowed noise levels for both daytime (7 a.m. to 10 p.m.) and nighttime (10 p.m. to 7 a.m.) hours. The maximum allowed exterior hourly noise level is 50 db for the daytime hours and 45 db for the nighttime hours. Staff reviewed the Noise Element and associated noise contour mapping for transportation and stationary noise sources, as well as the surrounding uses and their potential to generate noise.

A noise study was completed in April 2018 on the subject property and another noise study was completed in August 2019 that incorporated the proposed project (Karl Mikel, KM Acoustic Studies, April 11, 2018 and August 21, 2019). The noise studies concluded that both exterior and interior future noise sources would be in compliance with the established thresholds as outlined in the Noise Element, no additional noise minimizing measures would be required.

Discussion

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

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

Project construction activities would generate short-term (temporary) construction noise. Activities that generate noise in excess of 60 dB at the project site boundary shall be limited to the hours of 7 a.m. to 6 p.m. If possible, the use of pile drivers shall be minimized in construction. Alternative techniques that produce less noise, such as drilled or bored piles, shall be considered. Furthermore, compliance with County LUO Section 22.10.120 would require construction noise to be limited. Noise impacts resulting from both construction and operation of the proposed facility are expected to be *less than significant.*

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

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

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

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

Conclusion

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

No significant noise-related impacts are anticipated.

Sources

See Exhibit A.

XIV. POPULATION AND HOUSING

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

Setting

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

Discussion

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

The proposed project will create new residences which will increase the supply of homes in the area leading to potential, small population growth. This is in line with County and Local plans to increase housing availability. The proposed project would not result in new jobs in the area that would require new housing. The project does not propose new roads or infrastructure to undeveloped or underdeveloped areas that would indirectly result in population growth. Therefore, would be *less than significant*.

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

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

Conclusion

No significant population and housing impacts would occur.

Mitigation

No mitigation measures are necessary.

Sources

See Exhibit A.

XV. PUBLIC SERVICES

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

Setting

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

Fire: Templeton Fire (Location: 206 5th Street Templeton, approximately 1 mile southeast of the project parcel). The project site does not have a Fire Hazard Severity rating. According to Cal Fire and County Fire response times are estimated to be between 0 to 5 minutes.

Police: County Sheriff (Location: 65 N Main Street, Templeton, San Luis Obispo County Sheriff North Patrol, approximately 0.8 miles north of the project parcel)

School District(s): Templeton Unified School District.

Parks: The project parcel is not within the Toad Creek trail corridor.

Onsite amenities include a 2,110-square-foot learning center available to onsite residents and residents of Rolling Hills I and II apartment complexes located west of the proposed site). Other amenities include a community area with a garden and barbeques, a children's play equipment area, and a basketball court. Walking paths will connect each of the buildings.

Discussion

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

Fire protection?
The proposed project was referred to Templeton Fire Department for consistency with the Uniform Fire Code and will be required to adhere to the requirements of Uniform Fire Code (Templeton Community Services District, December 3, 2019). A will-serve letter has not been issued and will be required prior to issuance of a building permit (Templeton Community Services District, December 3, 2019).

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

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

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

Parks?
The proposed project would result in the creation of new housing and may result in minor population growth. The project's direct and cumulative impacts would be within the general assumptions of allowed use for the subject property. The project is not subject to Quimby Act. Additionally, the project is proposing park amenities onsite for the residents. Therefore, impacts would be *less than significant*.

Other public facilities?

The proposed project would not generate a substantial long-term demand for roads, solid waste, or other public services or utilities. Electrical demands of the project would be within expected uses for the property. The proposed project site would be accessed by the existing local circulation system and would not generate substantial long-term operational trips. Therefore, potential impacts on public services or utilities would be *less than significant*.

Conclusion

No significant impacts to public services would occur.

Mitigation

No mitigation measures are necessary.

Sources

See Exhibit A.

XVI. RECREATION

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

Setting

The County of San Luis Obispo Parks and Recreation Element (Recreation Element) establishes goals, policies, and implementation measures for the management, renovation, and expansion of existing, and the development of new, parks and recreation facilities in order to meet existing and projected needs and to assure an equitable distribution of parks throughout the county. The Recreation Element does not show any existing or potential future trails going through or adjacent to the project site.

The project is proposing onsite amenities that will include a 2,110-square-foot learning center available to onsite residents and residents of Rolling Hills I and II apartment complexes located west of the proposed site). Other amenities include a community area with a garden and barbeques, a children's play equipment area, and a basketball court. Walking paths will connect each of the buildings.

Discussion

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

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

The project is proposing onsite amenities that will include a 2,110-square-foot learning center available to onsite residents and residents of Rolling Hills I and II apartment complexes located west of the proposed site). Other amenities include a community area with a garden and barbeques, a children's play equipment area, and a basketball court. Walking paths will connect each of the buildings. The project is not subject to Quimby Act. *Therefore, impacts will be* less than significant.

Conclusion

No significant impacts to recreational resources would occur.

Mitigation

No mitigation measures are necessary.

Sources

See Exhibit A.

XVII. TRANSPORTATION

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
(a)	Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
(b)	Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
(c)	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐

Initial Study – Environmental Checklist

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(d)	Result in inadequate emergency access?	☐	☐	☒	☐

Setting

The County has established the acceptable Level of Service on roads for this urban area as "D" or better. The existing road network in the area including the project's access street, Bennett Way, is operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance meets the minimum standard. The project is expected to generate a total of 177 trips per day (ADT) with 13 AM and 19 PM peak hour trips (Stephen A. Orosz, P.E., Orosz Engineering Group, September 17, 2019).

The project is subject to the Area A Templeton Road Fee, which addresses cumulative impacts to county roads in the area by funding areawide circulation impacts. This fee provides the means to collect "fair share" monies from new development to help fund certain regional road improvements that will be needed once the area reaches "buildout" and addresses cumulative impacts to County roads in the area. No significant traffic-related concerns were identified from the Public Works Department.

The project is located outside of the County's Airport Review combining designation (AR). The project is within the urban reserve line. The proposed project is not located within a quarter mile buffer of a railroad crossing. The closest bus station and park and ride lot is located on Bennett Way, approximately 200 feet away.

Discussion

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

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

The proposed project triggers Curb Gutter and Sidewalk requirements per 22.54.030. If found deficient, the existing concrete curb, gutter and sidewalk (CGSW) shall be upgraded in accordance with current standards. Improvement plans must be submitted to Public Works for review and approval.

The proposed project fronts Bennett Way, identified in the 2016 County Bikeways Plan as a proposed Class 2 bikeway. Road widening improvements may be required for compliance with the County Bikeways Plan.

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

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

CEQA Guidelines section 15064.3 does not apply until July 1, 2020 and the County has not elected to be governed by the provisions of this section in the interim. Therefore, this threshold does not apply and there is *no impact.*

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

The project may require the applicant to widen Bennett Way a sufficient width as necessary to contain all the elements of the roadway prism, sidewalks, driveway aprons, curb returns, Class II bikeway and other improvements within a dedicated right of way. Therefore, the project would not substantially increase hazards and would have a less than significant impact.

(d) Result in inadequate emergency access?

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

Conclusion

No significant transportation-related impacts would occur.

Mitigation

No mitigation measures are necessary.

Sources

See Exhibit A.

XVIII. TRIBAL CULTURAL RESOURCES

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				

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

Setting

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

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

AB 52 consultation letters were sent to four tribes on August 21, 2018: Northern Chumash Tribal Council, Salinan Tribe of San Luis Obispo and Monterey Counties, Xolon Salinan Tribe, and yak tityu tityu yak tiłhini. A response was submitted by the Xolon Salinan Tribe on December 22, 2019 requesting to review the Phase I Archaeology survey. At this time, the Xolon Salinan Tribe did not know of any specific sensitive sites. No further response or request for consultation were received.

Discussion

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

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

The project site is an open field with no structures on site. There are no known historical resources within the project area; therefore, impacts to historical resources and tribal historical resources would be *less than significant*.

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

As noted in Section V. Cultural Resources, the Cultural Resources Surveys prepared by Heritage Discoveries Inc. concluded that known prehistoric or historic cultural resources were not present within the proposed project area. A literature search and pedestrian survey further confirmed the absence of known archaeological sites near the study area. Further, per AB 52, no tribal cultural resources were identified by any of the four tribes that received notice.

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

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

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

Conclusion

No significant impacts on tribal cultural resources would occur. In the event of an unanticipated discovery of tribal resources during earth-moving activities, compliance with the LUO would ensure potential impacts would be reduced to less than significant.

Mitigation

No mitigation measures are necessary.

Sources

See Exhibit A.

XIX. UTILITIES AND SERVICE SYSTEMS

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

Setting

The proposed project is a 28-unit apartment complex The project proposes to connect to Templeton Community Services District's (TCSD) water and sewer system. The sewer connection runs along Toad Creek. The applicant has provided a conditional will serve letter dated July 19, 2019 for 22 residential lots (a previous proposal). The Templeton Community Service District system is currently operating at acceptable levels and the system has the capacity to support existing commitments in addition to the proposed project.

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

The project will be required to obtain a Will Serve letter from the Templeton Community Services District prior to issuance of construction permits

Discussion

(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?*

The project will be required to receive water and sewer services from Templeton Community Services District ("TCSD). Therefore, impacts to existing facilities will be *less than significant with mitigation.*

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

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

The project is located in the Salinas Valley – Atascadero Area Groundwater Basin and proposes to receive water from the area's designated water purveyor, the TCSD. Water serving this project is based on riparian rights. In order to retain a final Will Serve letter from TCSD, the applicant must comply with conditions outlined in the Conditional Will Serve letter, (Referral Response from TCSD dated December 3, 2019). Fees for 28-water units will be required. Additional water units may need to be purchased based on the water use calculations for the irrigation of the landscape plan. TCSD has adopted Water Conservation Standards and Regulations as well as a Water Shortage Contingency Plan in the event of dry and multiple dry years.

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

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

The proposed project will rely on a Community sewage disposal system for sewage disposal. The applicant is required to provide a Will Serve (will-to-serve) letter from the TCSD prior to issuance of a construction permit. Therefore, impacts will be *less than significant with mitigation.*

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

Any waste generated from the construction of the proposed facility would be removed by the contractor and disposed of. The nearest solid waste facility is the Chicago Grade Landfill, located near the community of Templeton, which has a remaining capacity of 6,022,396 cubic yards

(CalRecycle 2019). The proposed project is a 28-unit residential development and is not expected to exceed the capacity of local solid waste facility. Impacts are expected to be *less than significant.*

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

Solid waste during construction would be collected by construction crews and hauled off site periodically. The project is required to provide a final Can and Will Serve letter from TCSD and be required to comply with all federal, state, and local management and reduction statutes and regulations related to solid waste. Impacts with regards to solid waste compliance with statutes and regulations would be *less than significant*.

Conclusion

Portable restrooms would be provided during construction and handled by the portable restroom provided. Solid waste may be generated during construction of the facility, and would be removed from the site by the project contract. Prior to issuance of construction permits, the applicant will be required to obtain a Will Serve letter for water and sewer services from TCSD. No significant impacts related to utilities and service systems would occur, and therefore mitigation is not required.

Mitigation

No mitigation measures are necessary.

Sources

See Exhibit A.

XX. WILDFIRE

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

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

Setting

The proposed project site is not located within a Fire Hazard Severity Zone and the site has gently to steeply sloping topography. The project is under the responsibility of the Templeton Fire, a local agency. The closest station is 206 5th Street Templeton, approximately 1 mile southeast of the project site. Based on the County's fire response time map, it will take approximately 0-5 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

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

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

Discussion

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

The proposed project would not impair any regional emergency response or evacuation plan as the existing access roads would be wide enough to accommodate emergency vehicles and project construction would be contained within the project site. Construction and operation of the project would not require road closure, and the project would not physically block the onsite residents from evacuating during an emergency.

Therefore, impacts would be *less than significant.*

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

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

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

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

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

The project is located on a site with gently sloping topography and is not within a flood hazard area. A Storm Water Control Plan and stormwater management will be required. These measures are required through ordinance standards. Therefore, impacts are expected to be *less than significant*.

Conclusion

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

Mitigation

No mitigation measures are necessary.

Sources

See Exhibit A.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
(b)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
(c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion

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

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

(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)?*

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

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

Environmental impacts that may have an adverse effect on human beings, either directly or indirectly, are analyzed in each environmental resource section above. Environmental impacts that could cause substantial adverse effects of human beings would be less than significant.

Conclusion

The proposed project has the potential to have significant impacts to air quality, paleontological, biological resources. However, with the inclusion of mitigation measures, impacts would be mitigated to less than significant.

Mitigation

See mitigation measures AQ-1 which would reduce aesthetic impacts to less than significant.

See mitigation measures BIO-1 – BIO-4, which would reduce biological resource impacts to less than significant.

See mitigation measures GS-1-GS-3, which would reduce paleontological impacts to less than significant.

Sources

See Exhibit A.

Exhibit A - Initial Study References and Agency Contacts

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

Contacted	Agency	Response
☒	County Public Works Department	**In File****
☒	County Environmental Health Services	**None**
☐	County Agricultural Commissioner's Office	**Not Applicable**
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☒	Air Pollution Control District	**None**
☐	County Sheriff's Department	**Not Applicable**
☐	Regional Water Quality Control Board	**Not Applicable**
☐	CA Coastal Commission	**Not Applicable**
☒	CA Department of Fish and Wildlife	**None**
☐	CA Department of Forestry (Cal Fire)	**Not Applicable**
☐	CA Department of Transportation	**None**
☒	Templeton Community Services District	**In File**
☒	Templeton Area Advisory Group	**In File****
☒	Other Native American Consultation	**In File**
☒	HEAL SLO	**In File**

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

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

☒ Project File for the Subject Application

County Documents

☐ Coastal Plan Policies
☒ Framework for Planning (Coastal/Inland)
☒ General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements:
- ☒ Agriculture Element
- ☒ Conservation & Open Space Element
- ☐ Economic Element
- ☒ Housing Element
- ☐ Noise Element
- ☒ Parks & Recreation Element/Project List
- ☐ Safety Element

☒ Land Use Ordinance (Inland/Coastal)
☒ Building and Construction Ordinance
☐ Public Facilities Fee Ordinance
☐ Real Property Division Ordinance
☒ Affordable Housing Fund
☐ Airport Land Use Plan
☒ Energy Wise Plan
☒ North County Area Plan/Salinas Sub Area
☒ Templeton Design Plan
☐ Specific Plan
☐ Annual Resource Summary Report
☐ Circulation Study

Other Documents

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

Initial Study – Environmental Checklist

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

Acoustical Analysis for 246 Bennett Way, KM Acoustic Studies, April 11, 2018.

Archaeological Surface Survey, Heritage Discoveries, Ind., Thor Conway, September 16, 2019

Archaeological Surface Survey, Heritage Discoveries, Ind., Thor Conway, November 3, 2017

Biological Resources Assessment and Wetlands Assessment, Kevin Merk Associates, LLC, July 30, 2019

California Department of Conservation (DOC). 2019. Farmland Mapping and Monitoring Program - DLRP Important Farmland Finder. Accessed on: June 14, 2019. Available at: <https://maps.conservation.ca.gov/DLRP/CIFF/>

California Department of Fish and Wildlife (CDFW). 2018. CDFW Lands Viewer. Accessed on July 1, 2019. Available at: < https://apps.wildlife.ca.gov/lands/>

California Department of Fish and Wildlife (CDFW). 2019. California Natural Diversity Database BIOS Viewer. Accessed on June 18, 2019. Available at: < https://apps.wildlife.ca.gov/bios/?bookmark=327>

California State Water Resources Control Board. 2019. Geotracker. Accessed on June 18, 2019. Available at: <http://geotracker.waterboards.ca.gov>

California Department of Toxic Substances Control (DTSC). 2019. EnviroStor. Accessed on June 18, 2019. Available at: <https://www.envirostor.dtsc.ca.gov/public/>

California Department of Transportation (Caltrans). 2008. Scenic Highway Guidelines. October 2008.

California Department of Conservation (DOC). California Geological Survey Information Warehouse for Mineral Land Classification. 2019. Accessed on June 18, 2019. Available at <https://maps.conservation.ca.gov/cgs/informationwarehouse/mlc/>

CalRecycle. May 14, 2019. SWIS Facility Detail. Accessed on June 18, 2019. Available at: <https://www2.calrecycle.ca.gov/swfacilities/Directory/40-AA-0008>

County of San Luis Obispo. 2011. EnergyWise Plan. Available at <https://www.slocounty.ca.gov/Departments/Planning-Building/Energy-and-Climate/Energy-Climate-Reports/EnergyWise-Plan.aspx> Accessed on: June 3, 2019.

Paleontological Assessment of Templeton Medical Plaza, Cogstone Resource Management, Inc., April 16, 2003, Templeton, San Luis Obispo County, California.

Archeological and Paleontological Evaluation Report and Mitigation Plan of Billing Project (Behavioral Health Hospital and Assisted Living Facilty, by Cogstone, July 2006).

Pacific Gas and Electric (PG&E). 2019. Delivering Low-Emission Energy. Available at: https://www.pge.com/en_US/about-pge/environment/what-we-are-doing/clean-energy-solutions/clean-energy-solutions.page

San Luis Obispo Air Pollution Control District (SLOAPCD). 2012. CEQA Air Quality Handbook. Accessed on June

14, 2019. Available at: < https://storage.googleapis.com/slocleanair-org/images/cms/upload/files/CEQA_Handbook_2012_v2%20%28Updated%20Map2019%29_LinkedwithMemo.pdf>

San Luis Obispo Air Pollution Control District (SLOAPCD). 2017. CEQA Air Quality Handbook Clarification Memo. Accessed on June 14, 2019. Available at: < https://storage.googleapis.com/slocleanair-org/images/cms/upload/files/FINAL_Clarification%20Memorandum%2020172.pdf>

Screening Health Risk Assessment, performed for 246 Bennett Way by Dudek, August 25, 2017

Traffic Study, Orosz Engineering Group, September 17, 2019, Stephen A. Orosz,P.E.

U.S. Fish and Wildlife Service (USFWS). 2019. National Wetlands Inventory Surface Waters and Wetlands. June 5, 2019. Available at: <https://www.fws.gov/wetlands/data/Mapper.html>

Weather Spark. 2018. Average Weather in Templeton, California. Access on June 30, 2019. Available at: < https://weatherspark.com/y/1290/Average-Weather-in-Templeton-California-United-States-Year-Round>

Exhibit B - Mitigation Summary

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

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

a. Maintain all construction equipment in proper tune according to manufacturer's specifications;

b. Fuel all off-road and portable diesel-powered equipment with Air Resources Board (ARB) certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);

c. Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State Off-Road Regulation;

d. Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;

e. Construction or trucking companies with fleets that that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NOx exempt area fleets) may be eligible by proving alternative compliance;

f. All on and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5 minute idling limit;

g. Diesel idling within 1,000 feet of sensitive receptors is not permitted;

h. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;

i. Electrify equipment when feasible;

j. Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and,

k. Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

BR-1 Prior to permit issuance and initiation of any ground disturbing activities, the applicant shall provide construction timelines to the County Department of Planning and Building in order to minimize impacts to nesting birds and bats. Construction and grading activities should take place outside the bird nesting season, which is February 1 through August 31. If construction and grading activities occur during nesting bird season, provide evidence that a County approved qualified biologist has been obtained to conduct a clearance survey within one week prior to the initiation of ground

disturbance to identify nests and burrows. Visual surveys for bats should be conducted in the vicinity of all trees that have cavities, broken limbs, resulting in hanging woody debris, and large patches of loose bark.

a. If Active nest sites of bird species protected under the Migratory Bird Treaty Act and/ or California Fish and Game Code Section 3503 are observed within the project area, the particular construction activity should be modified and /or delayed as necessary to avoid direct impacts of the identified nests, eggs, and/or young. Potential project modifications may include establishing appropriate "no activity" buffers around the nest site. Construction activities should not occur in the buffer until a biologist has determined that the nesting activity has ceased.

b. If active nest sites of raptors and/or bird species of special concern are observed within the vicinity of project related disturbances, an appropriate buffer around the nest site (potentially up to 50 feet (250 feet for raptors) of the construction area, the biologist in consultation with CDFW, shall determine the extent of a buffer to be established around the nest. The buffer will delineated with flagging and no work shall take place within the buffer area unit the young have let the nest, as determined by the biologist.

BR-2 At the time of application for construction permits, the applicant shall provide details on any proposed exterior lighting, if applicable. New light sources will be minimized, and lighting will be designed to limit the lighted area to the minimum necessary. All lighting fixtures should be of low intensity and shall be shielded so that neither the lamp or the related reflector interior surface spills over into the creek corridor and adjacent open space areas. Light hoods shall be dark colored.

BR-3 Prior to issuance of construction permit the applicant shall obtain if required a Section 404 Nationwide Permit from USACE, a Section 401 Water Quality Certification from RWQCB, and a Section 1602 Streambed Alteration Agreement from CDFW to authorize project-related impacts in all areas potentially under the jurisdiction of these regulatory agencies and provide satisfactory evidence to the County.

BR-4 Prior to issuance of grading and/or construction permits for each structure or building cluster to assure avoidance of potential impacts future impacts to San Luis Obispo owl's-clover and shinning navarretia a Spring survey shall be conducted by a County approved biologist with approval from California Department of Fish and Wildlife (CDFW) to relocate these species out of harm's way. If the focused survey results are negative, a letter report shall be submitted to the County, and no further action shall be required. If these species are found to be present in the work areas, the following steps shall be taken:

a. San Luis Obispo owl's-clover and shinning navarretia a survey shall be collected by hand by the project biologist and relocated to an appropriate location well outside the project areas.

b. A letter report shall be submitted to the County and CDFW within 30 days of San Luis Obispo owl's-clover and shinning navarretia relocation, or as directed by CDFW.

GS-1 Prior to issuance of grading and construction permits, the applicant shall submit for the review and approval of the Environmental Coordinator, a detailed research design for a Paleontological Monitoring & Recovery Plan ("PMRP"). The PMRP shall be consistent with the Paleontological Assessment of Templeton Medical Plaza, Templeton, San Luis Obispo County, California (Cogstone; April 16, 2003) and shall be prepared by a qualified paleontologist approved by the Environmental

Coordinator. The PMRP program shall include the following at minimum.

k. List of personnel involved in the monitoring activities;

l. Clear identification of what portions of the project (e.g. phases, areas of site, types of activities);

m. Description of how the monitoring shall occur;

n. Description of frequency of monitoring (e.g. full-time, part time, spot checking);

o. Description of what resources are expected to be encountered;

p. Description of circumstances that would result in the "work diversion" at the project site;

q. Description of procedures for diverting work on the site and notification procedures;

r. Description of monitoring reporting procedures;

s. Disposition of collected materials;

t. Proposed analysis of results of data recovery and collected materials, including timeline of final analysis results.

GS-2 During ground disturbing construction activities, the applicant shall implement the PMRP measures as delineated in the PMRP.

GS-3 Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection, whichever occurs first, the consulting paleontologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met and include analysis of all discoveries per the PMRP. If the analysis included in the PMRP program is not complete by the time final inspection or occupancy will occur, the applicant shall provide to the Environmental Coordinator, proof of obligation to complete the required analysis.

May 28, 2020
Revised May 29, 2020

DEVELOPER'S STATEMENT & MITIGATION MONITORING/REPORTING PROGRAM
FOR PEOPLES' SELF HELP HOUSING CONDITIONAL USE PERMIT DRC2019-00260
ED20-072

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

Per Public Resources Code Section 21081.6 the following measures also constitute the mitigation monitoring and/or reporting program that will reduce potentially significant impacts to less than significant levels. These measures will become conditions of approval (COAs) should the project be approved. The Lead Agency (County) or other Responsible Agencies, as specified in the following measures, is responsible to verify compliance with these COAs.

Project Description: A request by People's Self Help Housing Rolling Hills III for a Conditional Use Permit (DRC2019-00260) to allow for the construction of an 11,691-square-foot, 28-unit apartment complex, consisting of "two" structures ranging in size from 5,439 to 6,252 square feet each. The project also includes the construction of a 2,110-square foot learning center and a 432-square-foot maintenance building. The project will result in the disturbance of 2.1 acres of a 3.5-acre parcel, including approximately 2,850 cubic yards of cut and 2,810 cubic yards of fill. The proposed project is within the Office and Professional land use category and is located at 246 Bennett Way, approximately 260 feet west of the Highway 101/Las Tablas Road intersection, in the community of Templeton. The site is in the Salinas River Sub area of the North County Planning Area.

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

AIR QUALITY

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

a. Maintain all construction equipment in proper tune according to manufacturer's specifications;

b. Fuel all off-road and portable diesel-powered equipment with Air Resources Board (ARB) certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);

c. Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State Off-Road Regulation;

d. Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;

e. Construction or trucking companies with fleets that that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NOx exempt area fleets) may be eligible by proving alternative compliance;

f. All on and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5 minute idling limit;

g. Diesel idling within 1,000 feet of sensitive receptors is not permitted;

h. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;

i. Electrify equipment when feasible;

j. Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and,

k. Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator and APCD.

BIOLOGICAL

BR-1 Prior to permit issuance and initiation of any ground disturbing activities, the applicant shall provide construction timelines to the County Department of Planning and Building in order to minimize impacts to nesting birds and bats. Construction and grading activities should take place outside the bird nesting season, which is February 1 through August 31. If construction and grading activities occur during nesting bird season, provide evidence that a County approved qualified biologist has been obtained to conduct a clearance survey within one week prior to the initiation of ground disturbance to identify nests and burrows. Visual surveys for bats should be conducted in the vicinity of all trees that have cavities, broken limbs, resulting in hanging woody debris, and large patches of loose bark.

a. If Active nest sites of bird species protected under the Migratory Bird Treaty Act and/ or California Fish and Game Code Section 3503 are observed within the project area, the particular construction activity should be modified and /or delayed as necessary to avoid direct impacts of the identified nests, eggs, and/or young. Potential project modifications may include establishing appropriate "no activity" buffers around the nest site. Construction activities should not occur in the buffer until a biologist has determined that the nesting activity has ceased.

b. If active nest sites of raptors and/or bird species of special concern are observed within the vicinity of project related disturbances, an appropriate buffer around the nest site (potentially up to 50 feet (250 feet for raptors) of the construction area, the biologist in

consultation with CDFW, shall determine the extent of a buffer to be established around the nest. The buffer will delineated with flagging and no work shall take place within the buffer area unit the young have let the nest, as determined by the biologist.

BR-2 At the time of application for construction permits, the applicant shall provide details on any proposed exterior lighting, if applicable. New light sources will be minimized, and lighting will be designed to limit the lighted area to the minimum necessary. All lighting fixtures should be of low intensity and shall be shielded so that neither the lamp or the related reflector interior surface spills over into the creek corridor and adjacent open space areas. Light hoods shall be dark colored.

BR-3 Prior to issuance of construction permit the applicant shall obtain if required a Section 404 Nationwide Permit from USACE, a Section 401 Water Quality Certification from RWQCB, and a Section 1602 Streambed Alteration Agreement from CDFW to authorize project-related impacts in all areas potentially under the jurisdiction of these regulatory agencies and provide satisfactory evidence to the County.

BR-4 Prior to issuance of grading and/or construction permits for each structure or building cluster to assure avoidance of potential impacts future impacts to San Luis Obispo owl's-clover and shinning navarretia a Spring survey shall be conducted by a County approved biologist with approval from California Department of Fish and Wildlife (CDFW) to relocate these species out of harm's way. If the focused survey results are negative, a letter report shall be submitted to the County, and no further action shall be required. If these species are found to be present in the work areas, the following steps shall be taken:

a. San Luis Obispo owl's-clover and shinning navarretia a survey shall be collected by hand by the project biologist and relocated to an appropriate location well outside the project areas.

b. A letter report shall be submitted to the County and CDFW within 30 days of San Luis Obispo owl's-clover and shinning navarretia relocation, or as directed by CDFW.

Monitoring: Department of Planning and Building shall verify compliance (BR-1 thru BR-4) in consultation with the Environmental Coordinator.

PALEONTOLOGICAL

GS-1 Prior to issuance of grading and construction permits, the applicant shall submit for the review and approval of the Environmental Coordinator, a detailed research design for a Paleontological Monitoring & Recovery Plan ("PMRP"). The PMRP shall be consistent with the Paleontological Assessment of Templeton Medical Plaza, Templeton, San Luis Obispo County, California (Cogstone; April 16, 2003) and shall be prepared by a qualified paleontologist approved by the Environmental Coordinator. The PMRP program shall include the following at minimum.

a. List of personnel involved in the monitoring activities;

b. Clear identification of what portions of the project (e.g. phases, areas of site, types of activities);

c. Description of how the monitoring shall occur;

d. Description of frequency of monitoring (e.g. full-time, part time, spot checking);

e. Description of what resources are expected to be encountered;

f. Description of circumstances that would result in the "work diversion" at the project site;

g. Description of procedures for diverting work on the site and notification procedures;

h. Description of monitoring reporting procedures;

i. Disposition of collected materials;

j. Proposed analysis of results of data recovery and collected materials, including timeline of final analysis results.

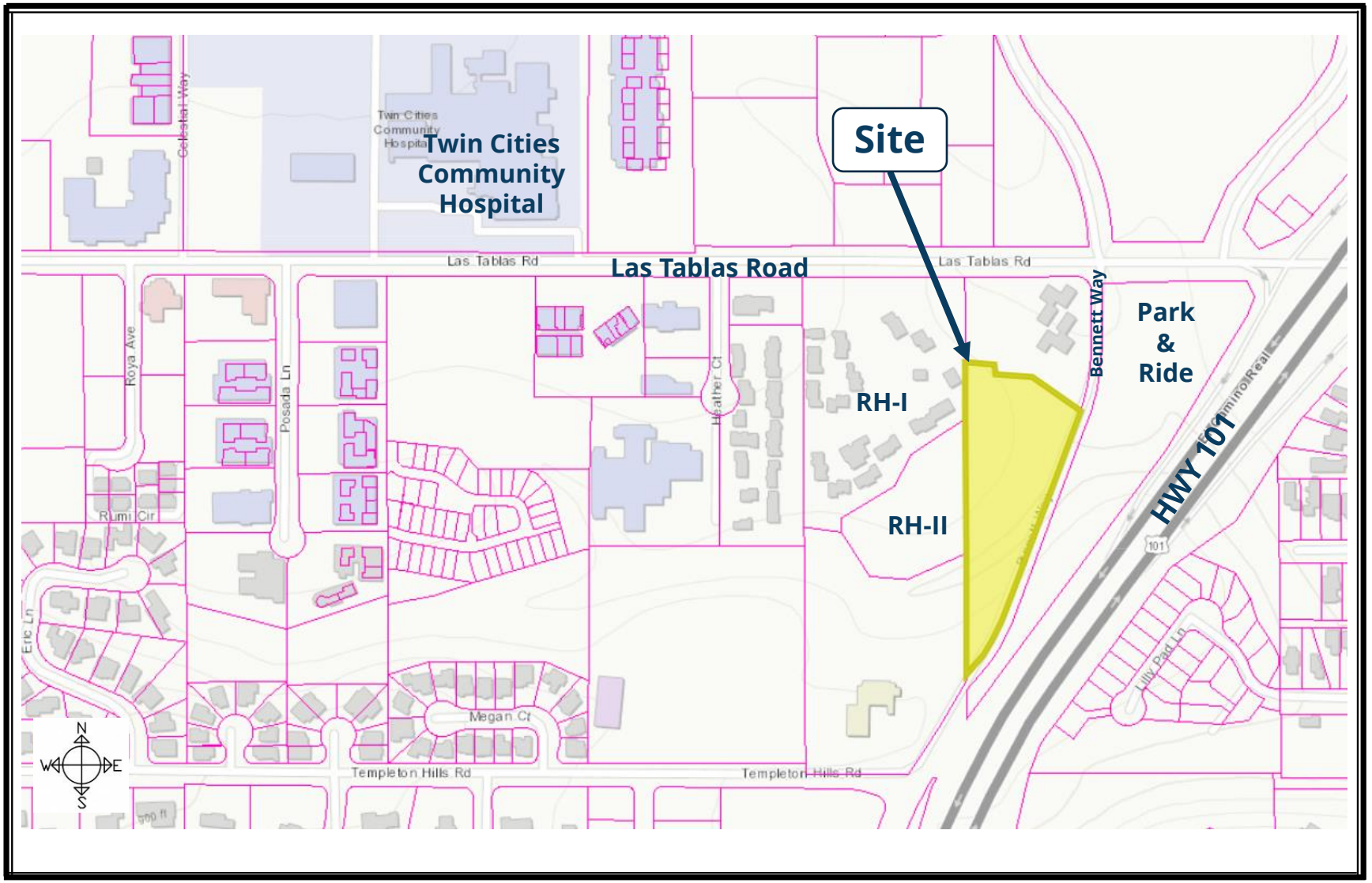
GS-2 During ground disturbing construction activities, the applicant shall implement the PMRP measures as delineated in the PMRP.

GS-3 Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection, whichever occurs first, the consulting paleontologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met and include analysis of all discoveries per the PMRP. If the analysis included in the PMRP program is not complete by the time final inspection or occupancy will occur, the applicant shall provide to the Environmental Coordinator, proof of obligation to complete the required analysis.

Monitoring: Department of Planning and Building shall verify compliance (GS-1 thru GS-3) in consultation with the Environmental Coordinator.

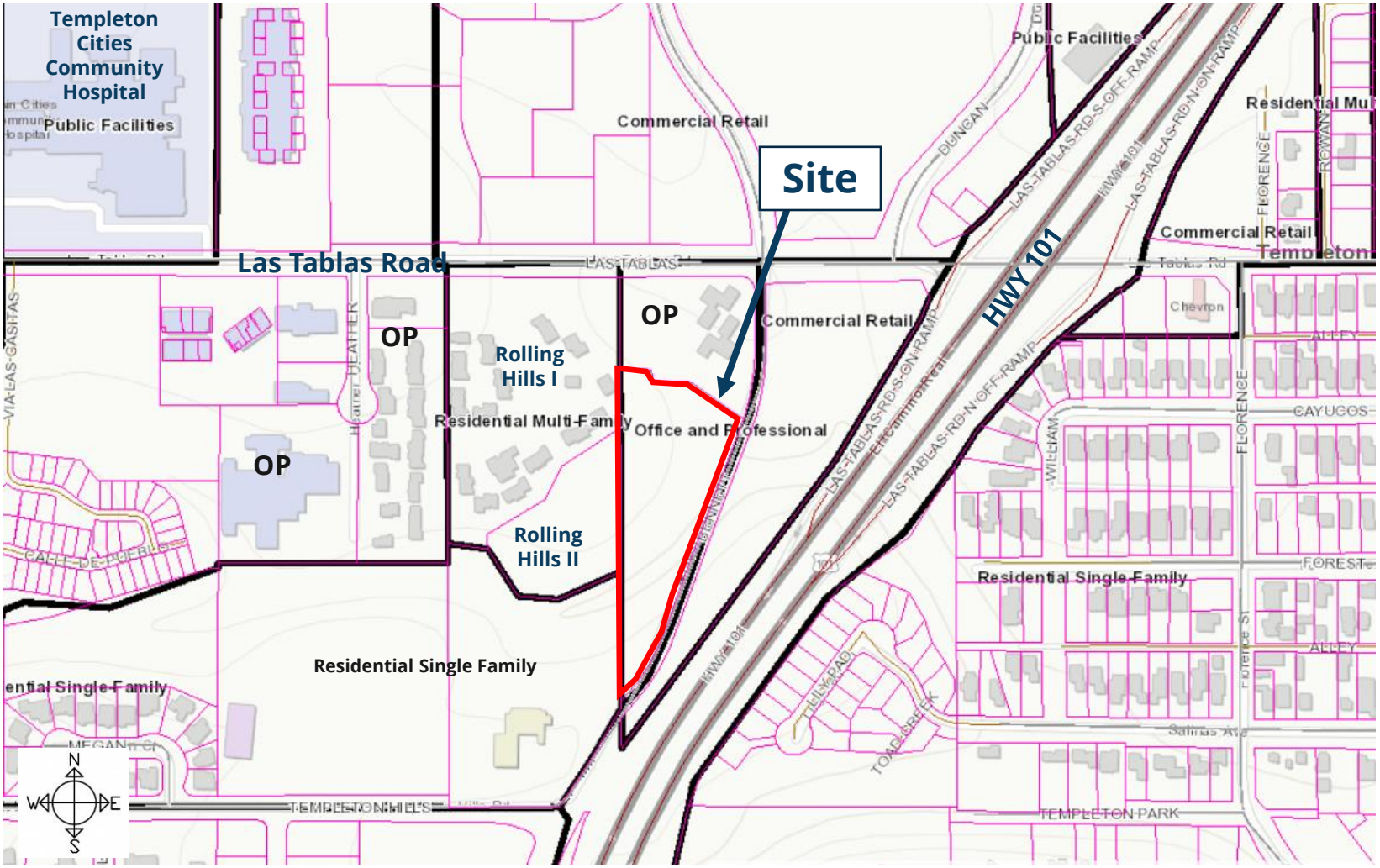
The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts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

Signature of Owner(s)	Name (Print)	Date
	Ken Trigueiro, EVP	5/29/20
Signature of Owner(s)	**Name (Print)**	**Date**



COUNTY OF SAN LUIS OBISPO

Vicinity Map
DRC2019-00260



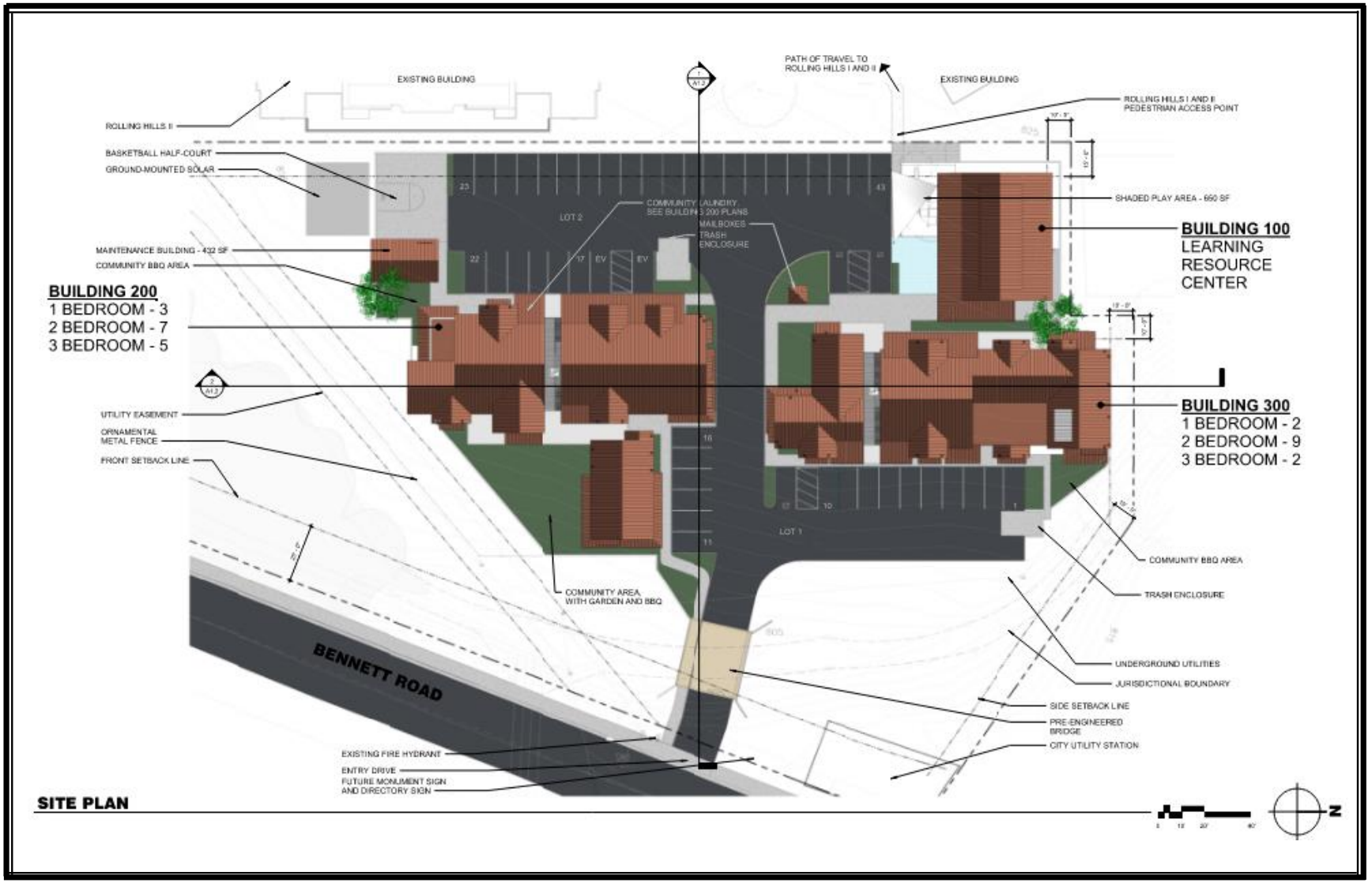
COUNTY OF SAN LUIS OBISPO

Land Use Category Map
DRC2019-00260



COUNTY OF SAN LUIS OBISPO

Aerial
Project Number



COUNTY OF SAN LUIS OBISPO

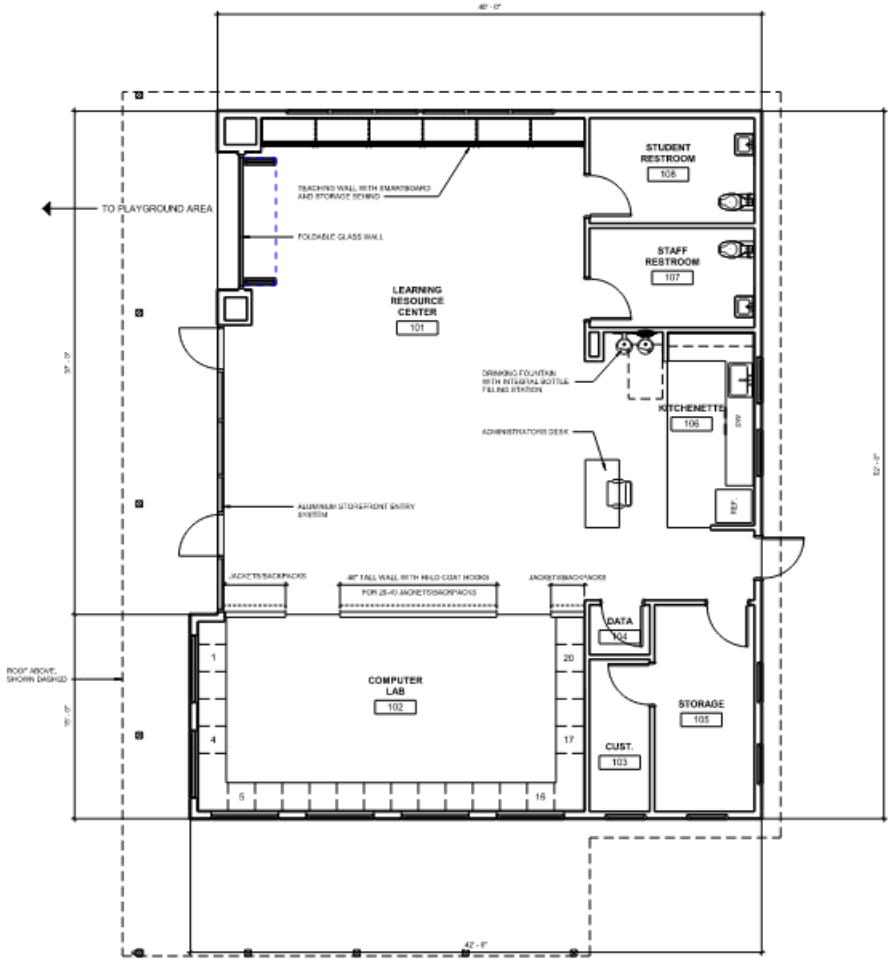
Site Map
DRC2019-00260



1 SOUTH ELEVATION

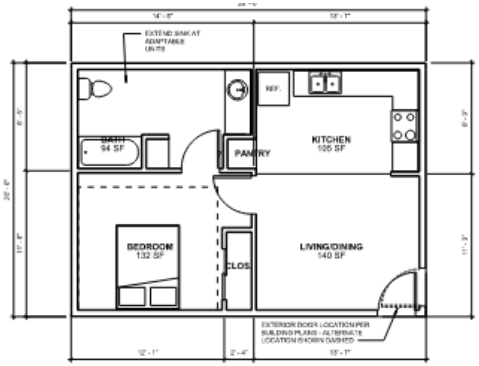


2 WEST ELEVATION

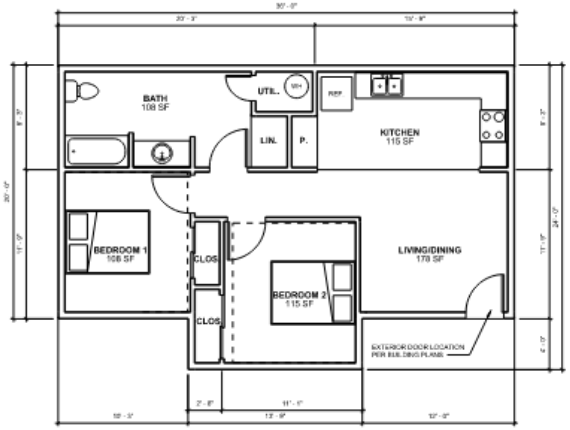


COUNTY OF SAN LUIS OBISPO

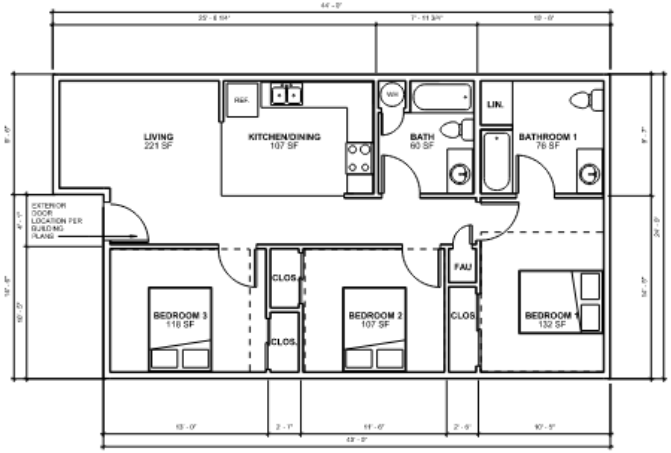
Floor Plans
Learning Center



1 ONE BEDROOM UNIT
560 S.F. (GROSS)



2 TWO BEDROOM UNIT
780 S.F. (GROSS)



3 THREE BEDROOM UNIT
998 S.F. (GROSS)

COUNTY OF SAN LUIS OBISPO

Typical Unit Plans
Floor Plans



1 NORTH ELEVATION



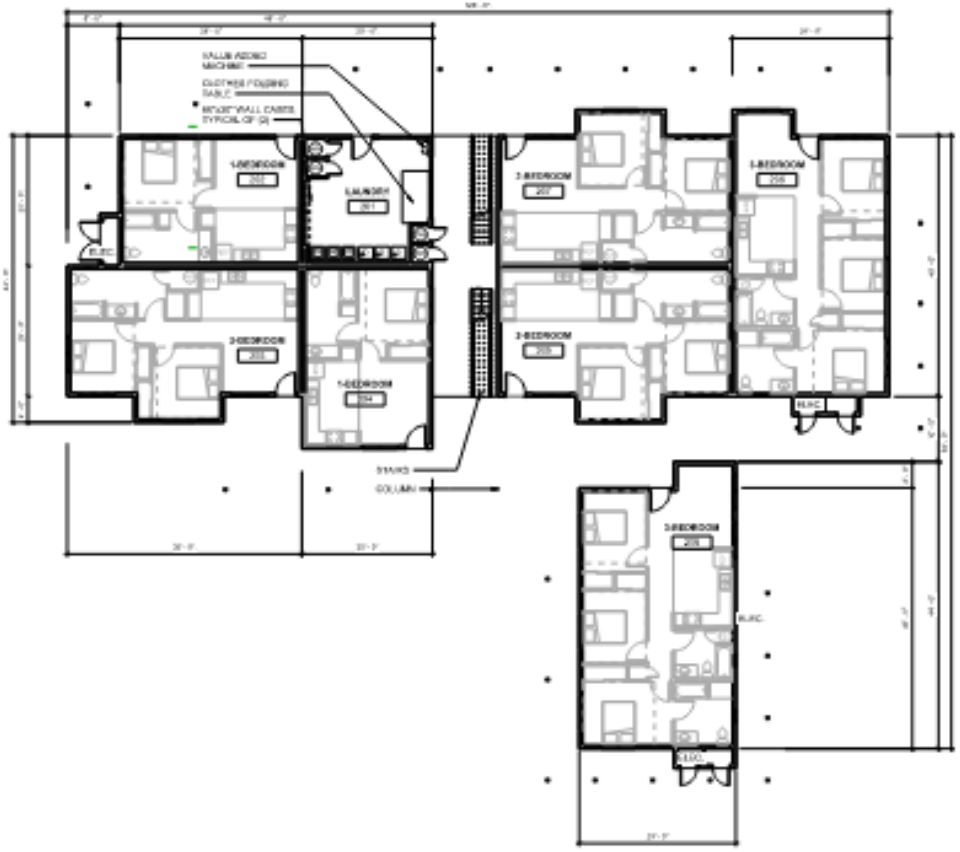
1 SOUTH ELEVATION



2 EAST ELEVATION



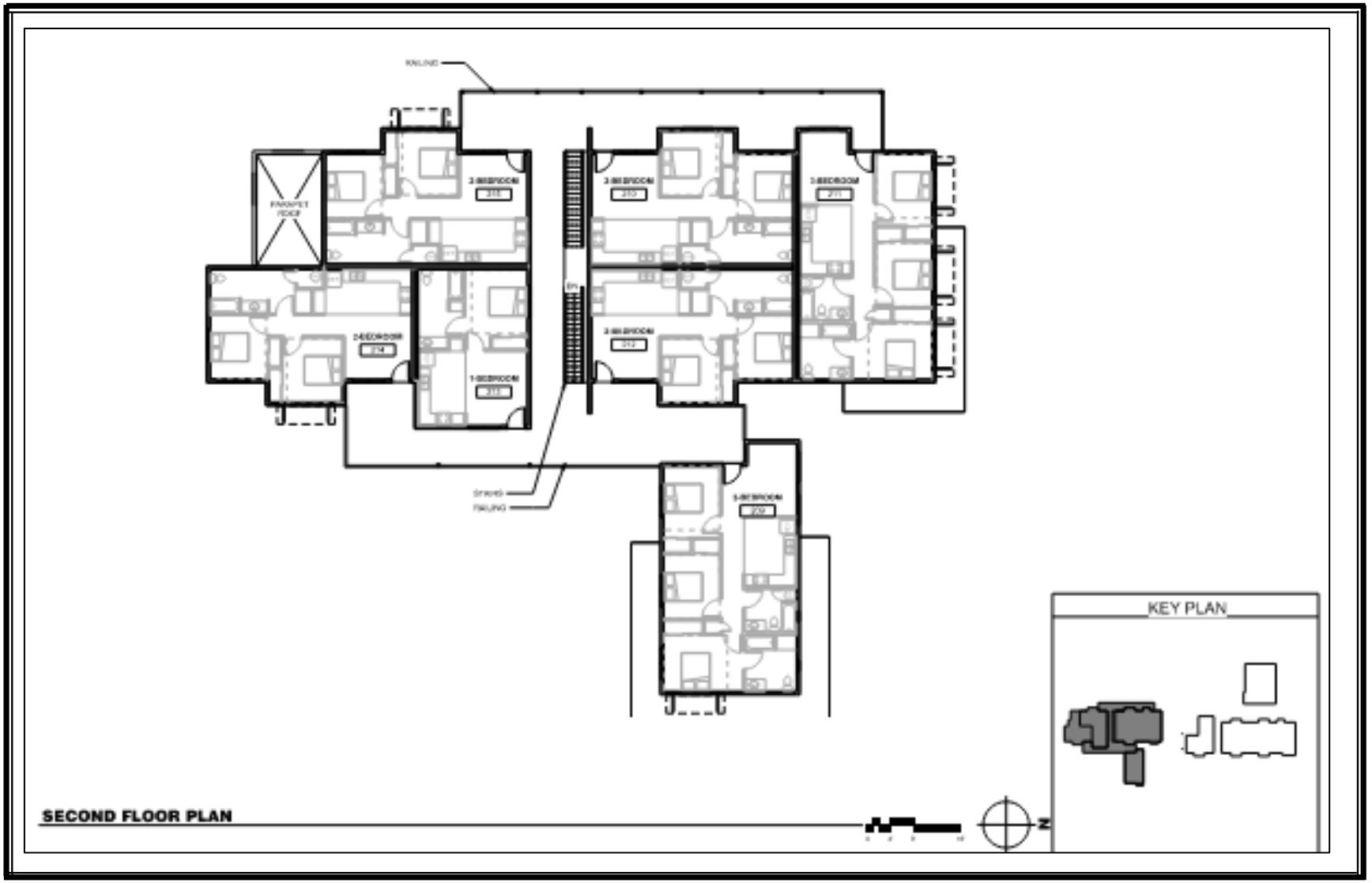
2 WEST ELEVATION



FIRST FLOOR PLAN

COUNTY OF SAN LUIS OBISPO

Building 200
First Floor Plan



COUNTY OF SAN LUIS OBISPO

Building 200
Second Floor Plan



1 NORTH ELEVATION



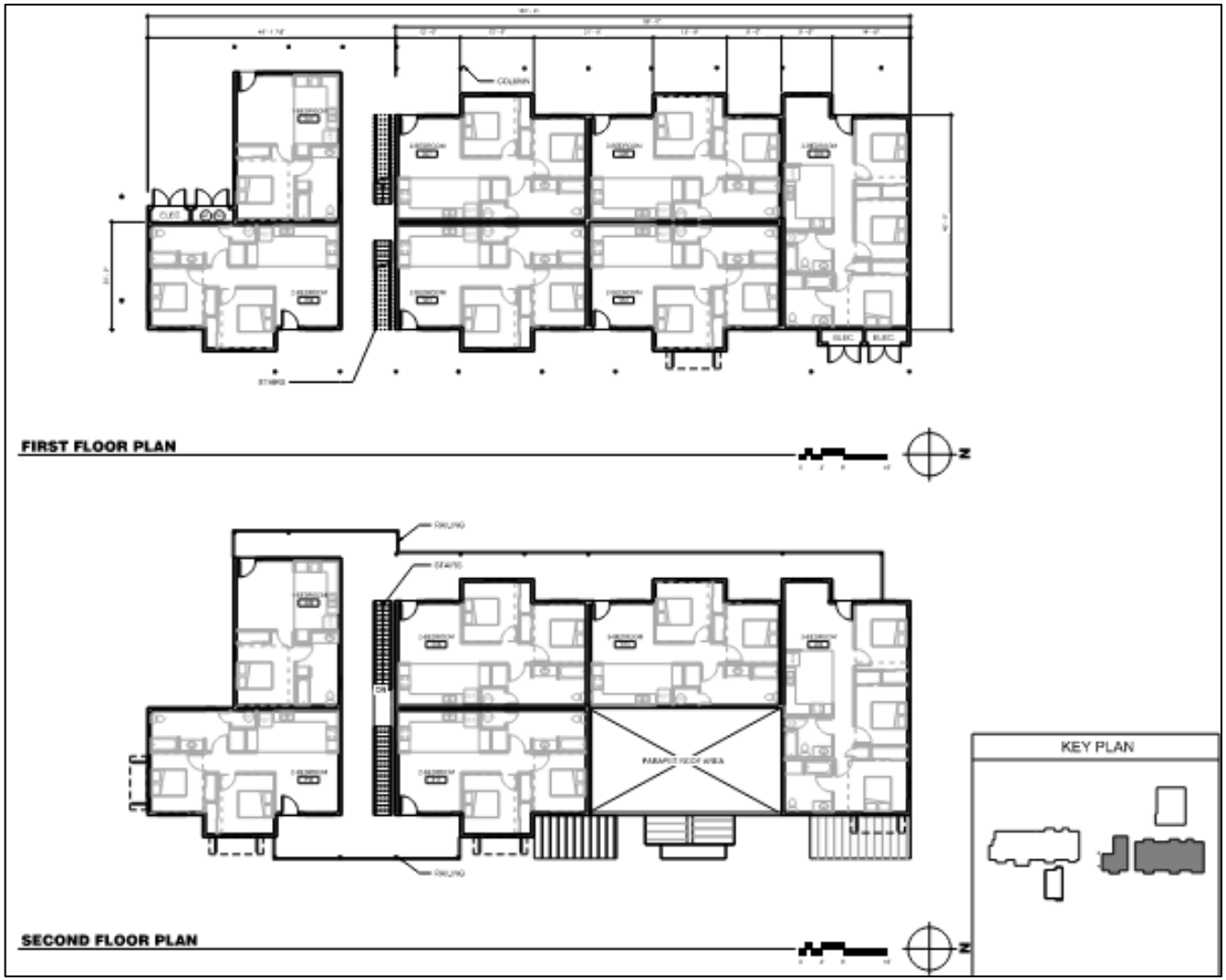
3 SOUTH ELEVATION



2 EAST ELEVATION

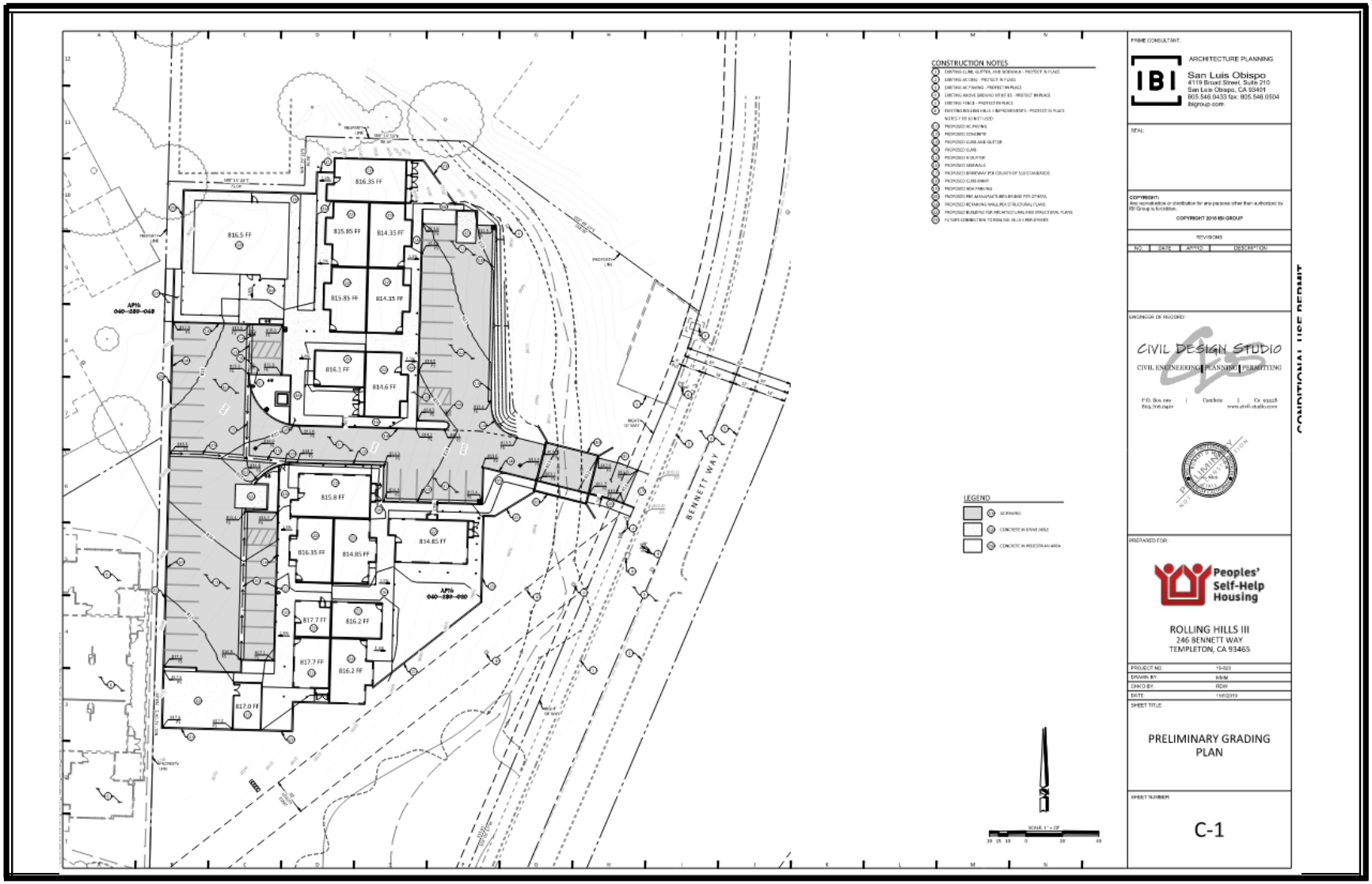


4 WEST ELEVATION



COUNTY OF SAN LUIS OBISPO

Building 300
Floor Plans



COUNTY OF SAN LUIS OBISPO

Preliminary Grading Plans



COUNTY OF SAN LUIS OBISPO

Landscaping Plan