



NOTICE OF PREPARATION

Draft Environmental Impact Report

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

Promoting the Wise Use of Land | Helping to Build Great Communities

DATE: June 18, 2020

TO: Responsible Agencies, Trustee Agencies, and Interested Persons

FROM: **Cindy Chambers, Planner III**
Department of Planning and Building
976 Osos St., Room 300
San Luis Obispo, CA 93408-2040
Email: cchambers@co.slo.ca.us

PROJECT TITLE: Phillips 66 Santa Margarita Remediation Project Major Grading Permit PMTG2019-00065 (ED19-204)

PROJECT APPLICANT: Rob Rossi (Property Owner); Olegario Acosta (AECOM, Consultant); Edward Ralston (Phillips 66 Company, Applicant)

RESPONSES DUE BY: 5:00 pm on Wednesday, July 22, 2020

PURPOSE OF NOTICE

The County of San Luis Obispo will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the above-referenced project. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

Due to the time limits mandated by State law, please provide us the following information at the earliest possible date, **but not later than 5:00 pm on Wednesday, July 22, 2020**.

1. NAME OF CONTACT PERSON. (Please include address, e-mail and telephone number)
2. PERMIT(S) or APPROVAL(S) AUTHORITY. Please provide a summary description of these and send a copy of the relevant sections of legislation, regulatory guidance, etc.
3. ENVIRONMENTAL INFORMATION. What environmental information must be addressed in the Environmental Impact Report to enable your agency to use this documentation as a basis for your permit issuance or approval?
4. PERMIT STIPULATIONS/CONDITIONS. Please provide a list and description of standard stipulations (conditions) that your agency will apply to features of this project. Are there other conditions that have a high likelihood of application to a permit or approval for this project? If so, please list and describe.
5. ALTERNATIVES. What alternatives does your agency recommend be analyzed in the EIR?

6. REASONABLY FORESEEABLE PROJECTS, PROGRAMS or PLANS. Please name any future project, programs or plans that you think may have an overlapping influence with the project as proposed.
7. RELEVANT INFORMATION. Please provide references for any available, appropriate documentation you believe may be useful to the county in preparing the EIR. Reference to and/or inclusion of such documents in an electronic format would be appreciated.
8. FURTHER COMMENTS. Please provide any further comments or information that will help the county to scope the document and determine the appropriate level of environmental assessment.

PROJECT DESCRIPTION

Request by Phillips 66 for a major grading permit (PMTG2019-00065) from the County of San Luis Obispo for the excavation of hydrocarbon-impacted soils at varying depths and widths within two affected areas along an existing pipeline alignment on APN 070-091-036. Proposed work will be consistent with the project Corrective Action Plan (CAP), including backfilling the excavations and restoration of the site to current grade. Please refer to Exhibit A, *Detailed Project Description for Environmental Analysis* for a detailed discussion of the proposed project elements and activities. The remediation project will result in the disturbance of approximately 20 acres, including approximately 87,046 cubic yards of cut and 96,023 cubic yards of onsite fill material. The proposed project is within the Agriculture land use category and in the Salinas River Sub Area of the North County Planning Area.

PROJECT LOCATION

The project site is located, on a portion of an approximately 900 acre property known as the Santa Margarita Ranch (addressed as at 9295 Yerba Buena Avenue), located north of the community of Santa Margarita between US Highway 101 and El Camino Real. See the attached project description and location map exhibits for details.

POTENTIAL ENVIRONMENTAL IMPACTS

It is anticipated that the proposed project would result in potentially significant environmental impacts relating to, but not limited to Cultural and Tribal Resources. This issue, together with the remaining impact issue area analysis mandated by the CEQA Guidelines (Appendix G), including other CEQA-mandated analyses including Alternatives, Cumulative Effects, and Growth Inducement will be addressed in the EIR. There are no Cortese listings or GeoTracker sites located on-site, outside of the regulatory actions reported on the GeoTracker database associated with the proposed remediation project.

This NOP and the Preliminary Initial Study for the proposed project are available for review at the County's Department of Planning & Building website <https://www.slocounty.ca.gov/Departments/Planning-Building.aspx> (under *Active Major Projects*) starting June 18, 2020. Please send your response to **Cindy Chambers** at the address or email shown above. As requested above, we will need the name for a contact person in your agency.

Signature _____

Cindy Chambers, Project Manager
Telephone: (805) 781-5608*

*Due to County-imposed Shelter-in-Place, staff is working from home; telephone messages will be returned via private number.

Section 1	Reference: California Administrative Code, Title 14, Section 15082
Exhibit A	Detailed Project Description for Environmental Analysis
Exhibit B	Project Figures: Figure 1, Project Location Map; Figure 2, Overall Site Plan; Figure 3, Western Excavation Area; and Figure 4, Eastern Excavation Area
Exhibit C	Preliminary Initial Study/Environmental Checklist Summary



Notice of Preparation

Draft Environmental Impact Report: Exhibit A

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

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DETAILED PROJECT DESCRIPTION FOR ENVIRONMENTAL ANALYSIS

PROJECT TITLE: Phillips 66 Santa Margarita Remediation Project Development Plan/Conditional Use Permit PMTG2019-00065 (ED19-204)

PROJECT APPLICANT: Rob Rossi (Property Owner); Olegario Acosta (AECOM, Consultant); Edward Ralston (Phillips 66 Pipeline Company, Applicant)

PROJECT LOCATION and SETTING: The proposed project is located on a portion of the Santa Margarita Ranch (APN 070-091-036) (Ranch) in the unincorporated community of Santa Margarita, San Luis Obispo County, California. The entire parcel is approximately 900 acres located on the east side of Highway 101, within the Agriculture land use category. Phillips 66 Pipeline Company LLC (Phillips 66) currently operates two parallel 8-inch diameter petroleum pipelines which traverse a portion of the site from the eastern side of Highway 101 to the Phillips 66 Pipeline Santa Margarita Pump Station located on the east side of El Camino Real. A 6-inch diameter natural gas pipeline owned and operated by Phillips 66 is also present within the pipeline easement. Please refer to Exhibit B, Figure 1, Project Location Map, for additional details.

The pipeline alignment extends across the site for a distance of approximately 1.8 miles. Average surface elevations along the pipeline corridor from north to south range between approximately 975 feet above mean sea level (msl) in the floodplain areas near Yerba Buena and Santa Margarita Creeks, to approximately 1,000 feet msl in the terrace area that contains the historic ranch headquarters structures, and finally to an elevation of 1,090 feet msl in the hilly areas near Highway 101. Santa Margarita Creek, a seasonal tributary to the Salinas River, flows across the site in an easterly direction where it crosses onto the southern portion of the site. The creek then turns generally northerly, flowing through the remainder of the site.

Hydrocarbon-impacted soils have been identified within the pipeline alignment at two locations on the Santa Margarita Ranch. The proposed project entails excavation of impacted soils at two distinct segments of the pipeline alignment within the property. These segments are referred to as the Western Remediation Area and the Eastern Remediation Area. Work activities will occur on approximately 20 acres of the Ranch, including use of existing ranch access roads to the Western and Eastern Remediation Areas. Of this area, excavation will occur over a combined area of approximately 4.3 acres at the two segments, and the remaining project work areas will be used for staging and access.

Western Remediation Area

The Western Remediation Area is an approximately 750-foot segment of the pipeline alignment located on undeveloped pasture land in the southwestern portion of the property. The site is located approximately 1,000 feet east of Highway 101, and approximately 2,700 feet northwest of Highway 58 (El Camino Real) where the road traverses the western portion of the community of Santa Margarita. The width of the work site, including excavation areas and staging, varies from approximately 150 feet at the eastern end to less than 50 feet in the middle section (please refer to Exhibit B; Figure 3, Western Excavation Area). The disturbance footprint for

remedial activities is approximately 2 acres, including staging. The site is level at approximately 1,000 feet msl in the eastern portion and then gradually slopes to an elevation of approximately 1,100 feet msl in the eastern portion. Little Tassajara Creek, an intermittent tributary to Santa Margarita Creek flows in an east-west direction through the Western Remediation Area. Excavation activity will avoid creek resources and tree removal.

Eastern Remediation Area

The Eastern Remediation Area is an approximately 1,500-foot segment of the pipeline alignment located in the central portion of the property. The alignment traverses a corral and is in proximity to existing ranch structures. The eastern end of the segment is located near the top of the western bank of Santa Margarita Creek. The site is approximately 1,900 feet west of El Camino Real, north of Santa Margarita. The width of the excavation area varies from approximately 250 feet at the northeastern end to less than 100 feet in the southwestern section. The disturbance footprint for remedial activities is approximately 3 acres, including excavation areas and staging. The site is on level land at an elevation of approximately 1,000 feet above msl. Limited tree pruning or removal may be required in the developed areas of the ranch central event area. Excavation activity will avoid creek resources.

PROJECT BACKGROUND: The purpose of the project is to implement remedial actions at the subject sites in accordance with a Corrective Action Plan (CAP), subject to approval by the Central Coast Regional Water Quality Control Board (RWQCB). There are no Cortese listings or GeoTracker sites located on-site, outside of the regulatory actions reported on the GeoTracker database associated with the proposed remediation project.

Hydrocarbon-impacted soils near a recently replaced segment of oil pipeline have been identified within the pipeline alignment and further defined by extensive drill testing. The CAP prepared for the project provides detailed analysis of site conditions and recommended remedial actions at the subject sites. The CAP has been approved by the RWQCB. The primary activity entails excavation of impacted soils at varying depths and widths within the two-pipeline alignment and the excavations and restoration of the sites to current grade.

PROJECT DESCRIPTION: As discussed above, the purpose of the project is to implement remedial actions at the subject sites in accordance with a CAP, as approved by the RWQCB. Please refer to Exhibit B, Project Figures, for a detailed depiction of the project location, overall site plan, and the Western and Eastern Excavation Areas.

The primary activity entails excavation of impacted soils at varying depths and widths within the two pipeline alignment areas as detailed in the CAP, and then backfilling of the excavations and restoration of the sites to current grade.

A total volume of 83,851 cubic yards of excavation are planned, as follows:

- 57,153 cubic yards of anticipated impacted soils
- 1,429 cubic yards of over-excavation contingency
- 22,219 cubic yards of clean overburden
- 3,050 cubic yards of anticipated seedbank (top 6-inches of surface soils)

The 1,429 cubic yards of over-excavation contingency are planned in the event that additional unanticipated impacted soils are encountered. The contingency volume is 2.5% of the anticipated volume of impacted soils.

A total volume of 92,670 cubic yards of backfill are planned, as follows:

- 14,885 cubic yards of slurry cement
- 52,516 bulk cubic yards of clean fill material from an the borrow source; this volume accounts for an additional 20% of fill material for compaction;
- 22,219 cubic yards of clean overburden which will be tested prior to use; and
- 3,050 cubic yards of clean segregated seedbank (top 6-inches of surface soil from the excavations).

Remedial Excavation

Impacted soil is proposed to be excavated to the prescribed depth, varying from 6 – 20 feet below ground surface or to the point of contact with shallow bedrock at each remediation area. The excavation process will entail several excavation techniques designed to protect and maintain structural integrity of the existing oil and gas pipelines which will remain active during Remediation Project activities.

Conventional excavation techniques are proposed in the Western and Eastern Remediation Areas outside of the pipeline easement to excavate to the proposed depths. The same techniques will also be used outside of a 2-foot radius safety buffer around the pipelines. Conventional excavation techniques utilize standard earth moving equipment such as an excavator, backhoe, or dozer.

Suction excavation is proposed for the Western and Eastern Remediation Areas to expose the pipelines as a safety measure to prevent inadvertently striking and breaching the pipelines with mechanical equipment. Suction excavation is similar to hydro-excavating or air-knifing but on a larger scale. Suction excavation utilizes high pressure dry air to break up the soil while vacuuming the loose soil into a seal-tight compartment. Suction excavation is considered a soft-dig technique and safe alternative to hand-digging of impacted soils adjacent to the pipelines.

Slot trenching is proposed along the pipeline easement to removed impacted soils beneath the pipelines. Slot trenching addresses the safety concerns associated with excavating along and beneath active pipelines where the span of the exposed pipelines will be greater than 15 feet and proposed excavation depth is greater than 10 feet (i.e. sections of Excavation 5 and all of Excavation 8). Slot trenching consists of excavating sets of 15 - 25-foot wide trenches perpendicular to the pipeline alignment at forty-five (45) linear foot intervals using a telescoping excavator. The telescoping excavator starts removing soil from underneath the pipelines allowing impacted soils around the active pipelines to fall into the trench for removal. The slot trenches are immediately backfilled with cement slurry. Once the slurry cures in the first set of slot trenches, a second set of slot trenches are installed adjacent to the first set of trenches in a "hopscotching" fashion. This method of "hopscotching" slot trenches allows for maximizing the span of the exposed pipelines while excavating beneath the pipelines and maintaining lateral and vertical support. The process of slot trenching is repeated until all the impacted soils beneath the pipelines are removed to the proposed depth. This technique is a safe alternative to using mechanical equipment to excavate around the pipelines and inadvertently striking the pipelines.

Dewatering

To minimize the accumulation of groundwater during excavation activities and the need for dewatering efforts, all excavations are proposed to be backfilled in a timely manner following collection of confirmation soil samples.

It is not anticipated that groundwater will be encountered for excavations ranging between 6 and 10 feet below ground surface since the depth to groundwater in the excavation areas ranges from 11 – 25 feet below ground surface.

The proposed excavation depth for two small areas of excavation (Excavation 5 and most of Excavation 8) is 15 feet below ground surface. It is anticipated that moist or lightly saturated soils may be encountered in these areas, but it is not anticipated that groundwater will accumulate, and dewatering efforts be required since the Remediation Project will be implemented in the dry season when groundwater elevation is at the lower range and most likely greater than 15 feet below ground surface.

The excavation depth of the most eastern end of Excavation 8 is proposed to 20 feet below ground surface if shallow bedrock is not encountered at a shallow depth. Heavily saturated soils and groundwater may be encountered in this portion of Excavation 8 and dewatering efforts may be required to facilitate removal of impacted soils to the proposed excavation depth. Measures to minimize the accumulation of groundwater will

be implemented to the extent possible. However, in the event that dewatering efforts are required, submersible pumps, hoses, and fittings, or, vacuum trucks will be used for dewatering. All dewatered groundwater will be stored in temporary, portable steel tanks with secondary containment and activated carbon canisters for emissions control. The recovered groundwater from dewatering will be sampled for characterization prior to transport to an approved off-site disposal facility. Excavated impacted soil that is heavily saturated will be segregated and blended with other dry impacted soils to facilitate drying prior to being transported for off-site disposal facility.

Separate Phase Hydrocarbon (SPH) Recovery

SPH is not anticipated to be encountered during the excavation process as recoverable free product. However, it is anticipated that hydrocarbon-saturated soils may be encountered in the excavations proposed to a depth of 15 feet below ground surface or greater. If SPH free product is encountered, it is anticipated to be very limited in volume or as a layer on top of groundwater. In the event that SPH free product is encountered, it will be recovered from the excavation using appropriate technologies depending on the thickness and depth to groundwater. Recovery methods may include absorbent materials, recovery during dewatering efforts, or via use of a vacuum truck. The recovery effort will seek to maximize removal of SPH while minimizing groundwater recovery. The recovered SPH will be placed into portable steel tanks within secondary containment and activated carbon canisters for emission control. It is not anticipated that separate storage tanks will be required for SPH and dewatered groundwater.

Excavation Confirmation Soil Sampling

Once the limits of excavations have been achieved, confirmation soil samples would be collected from the sidewalls and bottom to document removal of hydrocarbon-impacted soil to the established cleanup goals in the CAP and to characterize remaining soils left in-place. Soil samples collected from the excavations will be analyzed for the following constituents:

- Total petroleum hydrocarbon (TPH) as gasoline range (TPHg), diesel range (TPHd), and oil range (TPHo); and
- Benzene, toluene, ethylbenzene and total xylenes (BTEX) and naphthalene.

Additional but limited over-excavation may be required based on the results of the confirmation soil samples. For planning purposes, the total volume of impacted soils to be trucked off-site for disposal includes a 2.5% contingency. Confirmation sampling details including frequency, quality control, and total number of confirmation samples anticipated are provided in the CAP.

Offsite Waste Disposal

Impacted soil is proposed to be transported under waste manifest by licensed haulers to an approved and permitted recycling/disposal facility. The disposal facility will be selected prior to commencement of Remediation Project activities. The preferred destination for impacted soil is Waste Management Inc. in Kettleman City, located in western Kings County, approximately 70 miles from the project site. Other potential locations include the Clean Harbors Buttonwillow facility or the McKittrick facility in western Kern County; these facilities are located approximately 100 miles from the Remediation Project. For evaluation of the air emissions, the Clean Harbors Buttonwillow Facility was assumed to account for the longest distance to a disposal facility.

All trucks for off-site hauling of impacted soils or other waste streams will access the Remediation Project via Highway 101 to Highway 58 to Stagecoach Road during non-peak hours only. Loaded trucks will travel west on Highway 58 from Stagecoach Road to Highway 101 north, to State Route 46 (Highway 46) east in Paso Robles, to State Route 41 (Highway 41) north at the James Dean Memorial Junction, to Waste Management in Kettleman City near the intersection of Highway 41 and U.S. Interstate 5 in King County.

Backfilling

The excavations are proposed to be backfilled using a combination of cement slurry, clean fill, segregated clean overburden and seedbank materials.

Backfilling outside of the pipeline easement will consist of a combination of clean fill, clean overburden, and re-spreading of the seedbank stockpile to finished grade. Clean overburden that has been inspected for sensitive cultural artifacts will be used to backfill 4 – 5 feet below top of grade. Clean fill will then be applied over the clean overburden to 6-inches below top of grade. Seedbank material will be used to backfill the top 6-inches to finished grade. Finished grade be will restore the original topography to the greatest extent possible.

Proposed Hauling Schedule

The implementation of the tasks discussed above are interdependent, the timing of which can be dependent on multiple factors. As such, the proposed trucking and hauling schedule is subject to change based on equipment availability, weather conditions, personnel shifting, etc. In order to accommodate the dynamic nature of the project and provide a hauling schedule for the required environmental impact analysis, three off-site trucking timeframes have been considered (Scenarios A, B and C) and have been adopted as part of the proposed project.

These three scenarios were evaluated in the air quality analysis and traffic assessment prepared for this project to ensure that air quality and traffic impacts remain below established thresholds to ensure that any of the potential hauling scenarios could be used in as individual schedules or in combination as needed during project implementation. The proposed scenarios are discussed below.

Scenario A. It is anticipated that off-site hauling will be completed during daytime non-peak hours only as shown below. Under Scenario A, it is estimated that 35 – 37 trucks will depart the Project Area Monday through Thursday and 15 – 18 on Friday with an average of 8 trucks per hour.

Dates	Days	Period	Time
June to October 2021	Monday to Thursday	Daytime	9:00 AM to 3:00 PM
	Friday	Daytime	9:00 AM to 12:00 PM

Scenario B. If off-site trucking delays are encountered either due to truck availability or reallocation of personnel or equipment from loading trucks to other project activities, off-site trucking will continue into the evening non-peak hours as shown below. Under this scenario, the estimated number of trucks departing the Project Area will remain unchanged at 35 – 37 Monday through Thursday and 15 – 18 trucks on Friday. However, by increasing the duration of daily trucking by adding the evening shift, the average trucks per hour is reduced to 4 - 5 trucks. It should be noted, that in order to maintain compliance with air quality standards the number of trucks per day cannot be increased. Additionally, evening off-site trucking is limited to one hour past sunset at which time all trucking activities are required to cease.

Dates	Days	Period	Time
June to October 2021	Monday to Thursday	Daytime	9:00 AM to 3:00 PM
		Evening	6:00 PM to 1 hour after sunset
	Friday	Daytime	9:00 AM to 12:00 PM

Scenario C. If long term trucking delays are encountered either due to truck availability, weather conditions, or reallocation of personnel or equipment from loading trucks to other more critical project activities, it is probable that off-site trucking will cease or be reduced during the 2021 project period and would not be completed prior to the onset of the rainy season. Impacted soils that are not trucked off-site prior to the rainy season will be stockpiled and secured during the rainy months and trucking will resume in the early part of 2022.

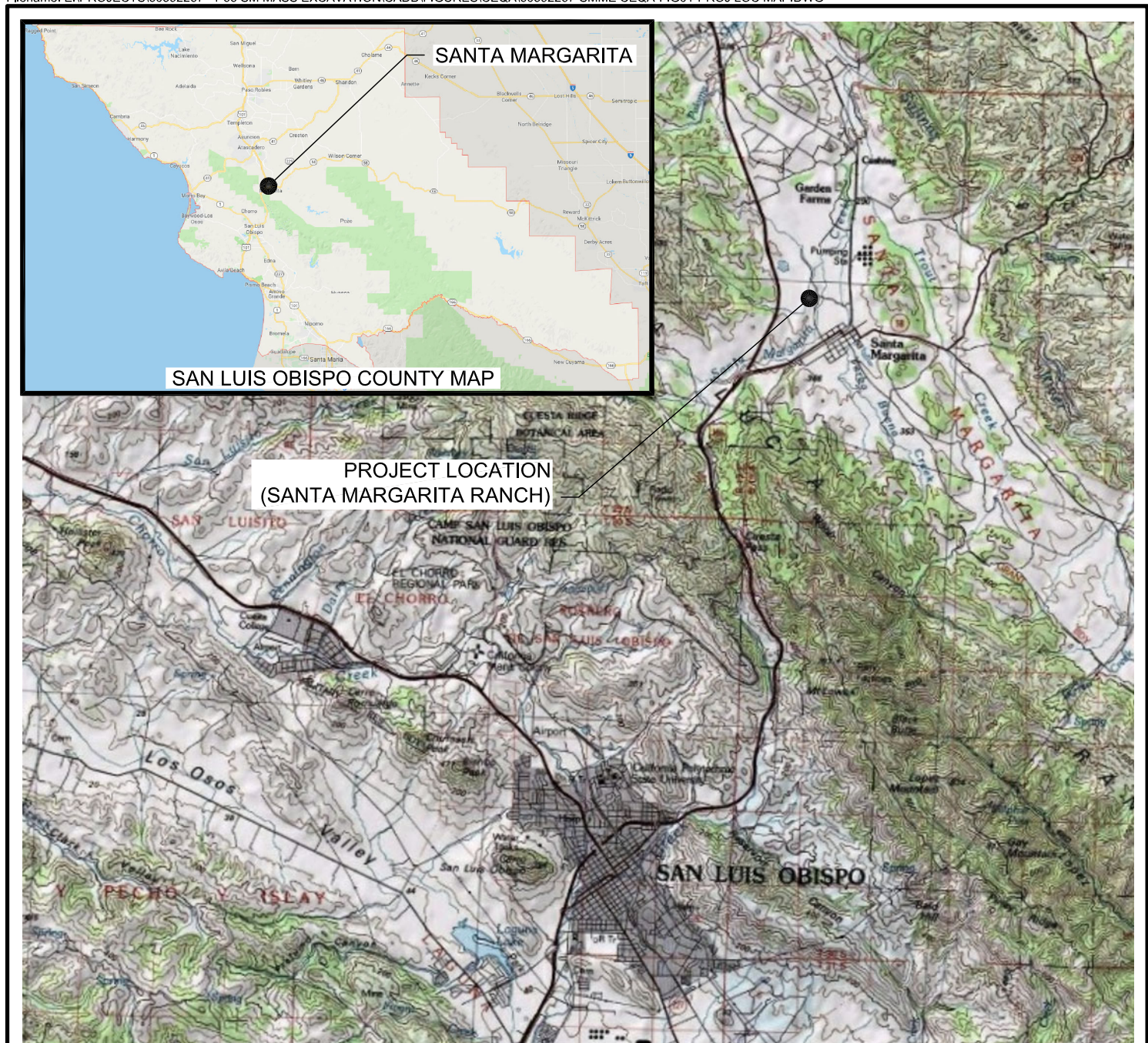
Dates	Days	Period	Time
June to October 2021	Monday to Thursday	Daytime	9:00 AM to 3:00 PM
		Evening	6:00 PM to 1 hour after sunset
	Friday	Daytime	9:00 AM to 12:00 PM
March to May 2022 ¹	Monday to Thursday	Daytime	9:00 AM to 3:00 PM
	Friday	Daytime	9:00 AM to 12:00 PM

¹ The off-site trucking that would resume in 2022 is estimated to occur between March and May. However, weather permitting, it is possible that off-site trucking begins earlier in the year.

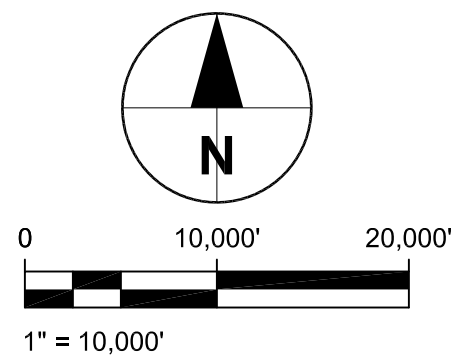
Site Demobilization and Restoration

In undeveloped locations, backfilled areas will be graded to match the surrounding grade and lightly scarified. Salvaged seedbank material will be redistributed over the top 6-inches to the extent possible. An appropriate seed mixture and soil amendments, if needed, will be applied to promote revegetation of the disturbed areas and appropriate erosion controls will be installed.

In developed areas, ground surface will be graded to match the surrounding material (i.e., asphalt, road base etc.). Pre-existing roads, narrow-gauge rail, fences or other improvements removed during Remediation Project activities will be replaced in-kind. Removed vegetation will be restored/replaced in accordance with a restoration plan. All construction equipment and temporary facilities will be removed from the work areas upon completion of Remediation Project activities.



Source: USA Topo Maps ©2013, National Geographic Society, Contour Interval = 10'

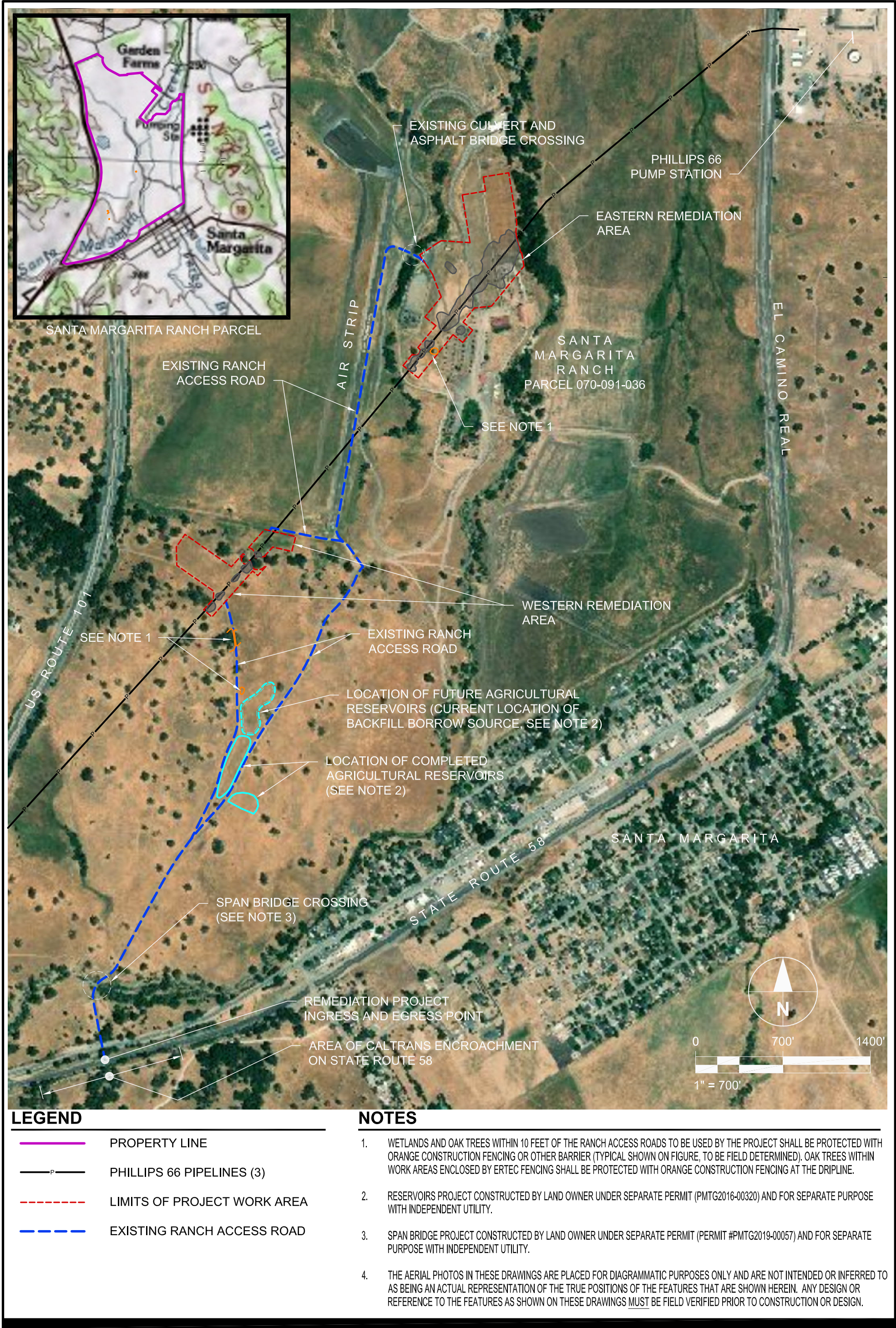


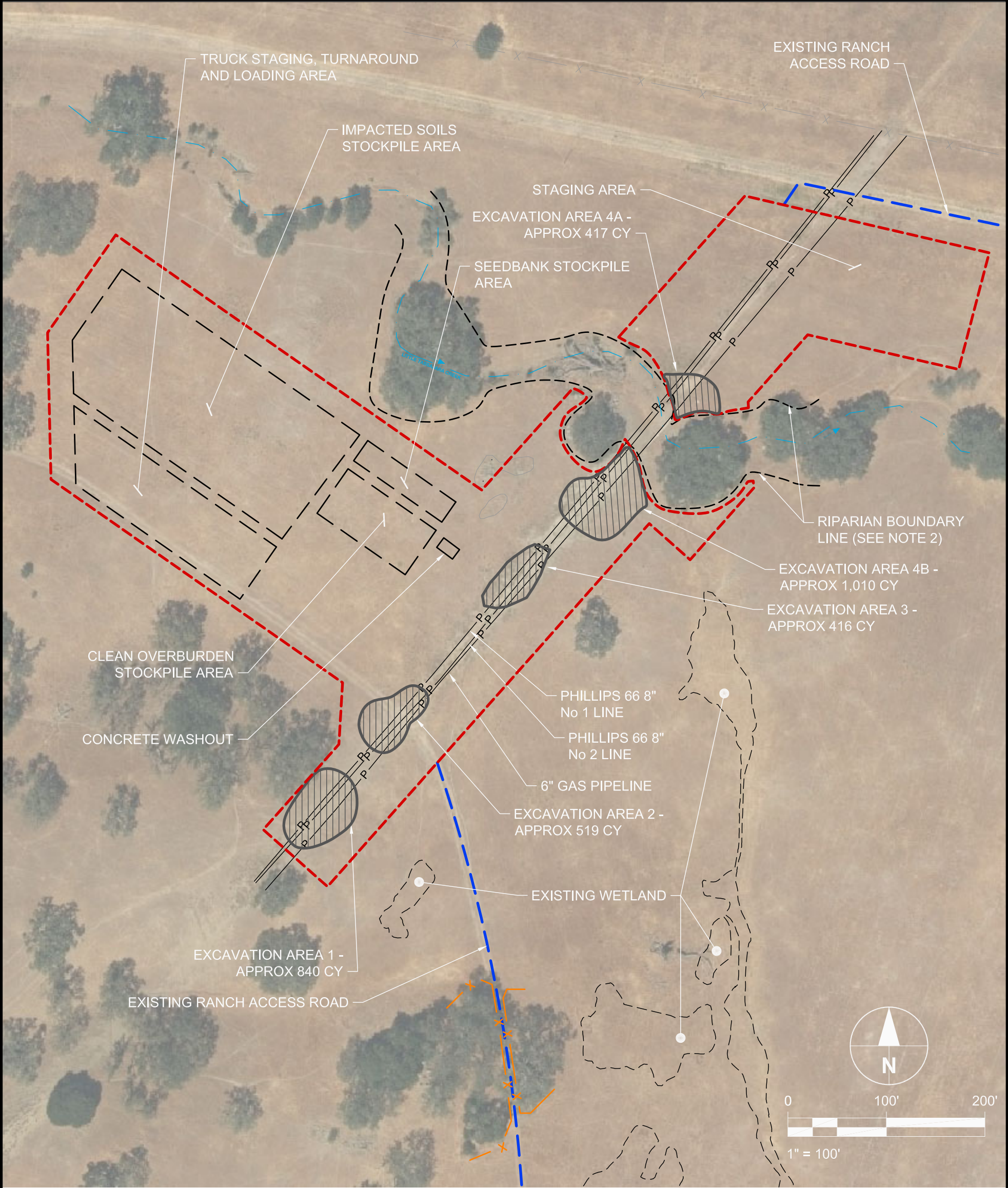
**Santa Margarita
Remediation Project**
Phillips 66 - 76 Broadway - Sacramento, CA 95818
Project No.: 60592267 Date: April 2020

PROJECT LOCATION MAP



Figure: 1





LEGEND

	LIMITS OF PROJECT WORK AREA (ENCLOSED WITH ERTEC WILDLIFE EXCLUSION FENCING)
	LIMITS OF SOIL REMEDIATION AREA
	CONSTRUCTION SAFETY FENCING (VEGETATION BARRIER)
	EXISTING RANCH ACCESS ROAD
	RIVER/STREAM
	PIPELINE

NOTES

- TOTAL VOLUME IS EXCAVATION VOLUME PLUS 2.5%.
- ERTEC WILDLIFE EXCLUSION FENCE WILL HAVE A 5-FOOT OFFSET FROM TOP OF BANK/RIPARIAN BOUNDARY LINE.
- THE AERIAL PHOTOS IN THESE DRAWINGS ARE PLACED FOR DIAGRAMMATIC PURPOSES ONLY AND ARE NOT INTENDED OR INFERRED TO AS BEING AN ACTUAL REPRESENTATION OF THE TRUE POSITIONS OF THE FEATURES THAT ARE SHOWN HEREIN. ANY DESIGN OR REFERENCE TO THE FEATURES AS SHOWN ON THESE DRAWINGS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION OR DESIGN.



LEGEND

- LIMITS OF PROJECT WORK AREA (ENCLOSED WITH ERTEC WILDLIFE EXCLUSION FENCING)
- ▨ LIMITS OF SOIL REMEDIATION AREA
- x - x - x - CONSTRUCTION SAFETY FENCING (VEGETATION BARRIER)
- EXISTING RANCH ACCESS ROAD
- RIVER/STREAM
- P — PIPELINE

NOTES

- TOTAL VOLUME IS EXCAVATION VOLUME PLUS 2.5%.
- ERTEC WILDLIFE EXCLUSION FENCE WILL HAVE A 5-FOOT OFFSET FROM TOP OF BANK/RIPARIAN BOUNDARY LINE.
- THE TEMPORARY STOCKPILE AREA WILL BE USED TO MANAGE SOILS (AS NEEDED) PRIOR TO TRANSFERRING TO RESPECTIVE STOCKPILES. ALL IMPACTED SOIL WILL BE STOCKPILED IN THE WESTERN REMEDIATION AREA AND TRANSFERRED ROUTINELY.
- THE AERIAL PHOTOS IN THESE DRAWINGS ARE PLACED FOR DIAGRAMMATIC PURPOSES ONLY AND ARE NOT INTENDED OR INFERRED TO AS BEING AN ACTUAL REPRESENTATION OF THE TRUE POSITIONS OF THE FEATURES THAT ARE SHOWN HEREIN. ANY DESIGN OR REFERENCE TO THE FEATURES AS SHOWN ON THESE DRAWINGS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION OR DESIGN.



Preliminary Initial Study – Environmental Checklist Summary

Phillips 66 Santa Margarita Remediation Project PMTG2019-00065/ED19-204 Preliminary Initial Study in Support of the Project Notice of Preparation (NOP)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for environmental factors checked below. The purpose of the following discussion is to provide a summary of the environmental impact issue areas that will be analyzed further in the proposed project Environmental Impact Report (EIR).

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

Jeff Oliveira, Oliveira
Environmental Consulting LLC

Prepared by (Print)

Signature

Date

Steve McMasters, Principal
Environmental Specialist

Reviewed by (Print)

Signature

Date

Preliminary Initial Study – Environmental Checklist Summary

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 summarized for each project. The County Planning Department uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

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

A. Project

DESCRIPTION: Request by Phillips 66 for a major grading permit (PMTG2019-00065) for the excavation of impacted soils at varying depths and widths within the two pipeline alignment areas on the subject parcel as detailed in the project Corrective Action Plan (CAP), including the backfilling of the excavations and restoration of the sites to current grade. Please refer to Exhibit A, Detailed Project Description for Environmental Analysis, of the Notice of Preparation (NOP) for a detailed discussion of the proposed project elements. The project will result in the disturbance of approximately 20-acres, including approximately 87,046-cubic yards of cut and 96,023-cubic-yards of fill material on the 899-acre parcel. The proposed project is located within the Agriculture land use category and is located at 9295 Yerba Buena Avenue in the community of Santa Margarita. The site is in the Salinas River Sub Area of the North County Planning Area.

ASSESSOR PARCEL NUMBER(S): 070-091-036

Latitude: 35 ° 23 ' 39.4908 " N **Longitude:** 120 ° 36 ' 58.2264 " W **SUPERVISORIAL DISTRICT #** 5

Other Public Agencies Whose Approval is Required

Permit Type/Action	Agency
Corrective Action Plan, SWPPP	Regional Water Quality Control Board
Encroachment Permit	CalTrans
Authority to Construct	Air Pollution Control District

B. Existing Setting

Plan Area: North County **Sub:** Salinas River **Comm:** Santa Margarita
Land Use Category: Agriculture
Combining Designation: Flood Hazard Historic
Parcel Size: 900 acres

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Topography: Nearly level to gently sloping
Vegetation: Grasses Scattered Oaks Riparian
Existing Uses: Agricultural uses

Surrounding Land Use Categories and Uses:

North:	Agriculture;	East:	Agriculture;
South:	Agriculture;	West:	Agriculture;

C. Environmental Analysis

The Preliminary Initial Study Checklist provides introductory information about the potential environmental impacts of the proposed project that will be analyzed in the proposed Environmental Impact Report (EIR).

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I. AESTHETICS

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

Setting

CEQA establishes that it is the policy of the state to take all action necessary to provide people of the state "with... enjoyment of aesthetic, natural, scenic and historic environmental qualities" (Public Resources Code Section 21001(b)).

A scenic vista is generally defined as a high-quality view displaying good aesthetic and compositional values that can be seen from public viewpoints. 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.

The County of San Luis Obispo Inland Land Use Ordinance (LUO) establishes regulations for exterior lighting (LUO 22.10.060), height limitations for each land use category (LUO 22.10.090), scenic highway corridor standards (LUO 22.10.095), and other visual resource protection policies.

In addition to policies set forth in the LUO, the County Conservation and Open Space Element (COSE) provides guidelines for the appropriate placement of development so that the natural landscape continues to be the dominant view in rural parts of the county and to ensure the visual character contributes to a robust sense of place in urban areas.

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Discussion

Temporary construction activities associated with the proposed project could impact scenic resources and potentially introduce a source of temporary additional light and glare that could adversely affect the nearby areas. Although these issues will be discussed further in the proposed EIR, aesthetic impacts are not expected to be a significant issue area and will not be a focus of the EIR effort.

II. AGRICULTURE AND FORESTRY RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</i>				
(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Setting

The County of San Luis Obispo supports a unique, diverse, and valuable agricultural industry that can be attributed to its Mediterranean climate, fertile soils, and sufficient water supply. In addition, the County functions as an important center for agricultural commerce, both locally and beyond.

The County of San Luis Obispo Agriculture Element includes policies, goals, objectives, and other requirements that apply to lands designated in the Agriculture land use category.

The Land Conservation Act of 1965, commonly referred to as the Williamson Act, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agriculture or related open space use.

The Santa Margarita Ranch area has been historically utilized for grazing and crop production since the late 1700s. Crops such as wine grapes and olives were cultivated in the Ranch Headquarters area (north of the community of Santa Margarita) and herds of horses, cattle and sheep were grazed on the surrounding rangelands.

Discussion

The Santa Margarita Ranch is an existing agricultural operation and has the potential to contain prime or unique farmland. The temporary nature of the proposed remediation activities are not ultimately expected to result in permanent impacts. This will be discussed further in the proposed EIR.

III. AIR QUALITY

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

Setting

Air quality is defined by the concentration of pollutants in relation to their impact on human health. Concentrations of air pollutants are determined by the rate and location of pollutant emissions released by pollution sources, and the atmosphere's ability to transport and dilute such emissions. Natural factors that

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affect transport and dilution include terrain, wind, and sunlight. Therefore, ambient air quality conditions within the local air basin are influenced by natural factors such as topography, meteorology, and climate, in addition to the amount of air pollutant emissions released by existing air pollutant sources.

The project site is part of the South Central Coast Air Basin, (SCCAB) which also includes Santa Barbara and Ventura Counties. Air quality within the SCCAB is regulated by several jurisdictions including the U.S. Environmental Protection Agency (EPA), California Air Resources Board (ARB), and the San Luis Obispo County Air Pollution Control District (SLOAPCD).

The APCD has established thresholds for both short-term construction emissions and long-term operational emissions. Use of heavy equipment and earth moving operations during project construction can generate fugitive dust and engine combustion emissions that may have substantial temporary impacts on local air quality and climate change. SLOAPCD has established thresholds of significance for each of these contaminants.

Discussion

The proposed project activities have the potential to result in an increase in vehicular traffic, which would result in the marginal degradation of the air quality of the air basin. Project implementation may also increase air pollution due to construction activities and energy generation for equipment used. Modeling has been conducted to estimate increases in criteria air pollutants and precursors (e.g., respirable particulate matter [PM₁₀], fine particulate matter [PM_{2.5}], reactive organic gases [ROG], and oxides of nitrogen [NO_x]) as a result of the proposed project activities. The modeling and study methodology has been reviewed by the APCD. It is anticipated that air quality impacts have the potential to be an area of focus in the proposed EIR. These issues will be analyzed further in the EIR.

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting

As discussed in the biological resource assessment prepared by Monk & Associates, Inc. and revised based on the County's review (March, 2020), the Western Remediation Area is an approximately 750-foot segment of the pipeline alignment located on undeveloped pastureland in the southwestern portion of the property. This remediation area is located approximately 500 feet east of Highway 101 and approximately 2,800 feet northwest of Highway 58. The width of the excavation area, including excavation areas and staging varies from approximately 250 feet at the eastern end to 600 feet in the middle section. Little Tassajara Creek, an intermittent tributary to Santa Margarita Creek flows in an east-west direction through the Western Remediation Area and will be avoided by the proposed project activities. The disturbance area for work activities in the Western Remediation Area is approximately 5.5 acres, including excavation footprints, stockpiling and staging.

The Eastern Remediation Area is an approximately 1,400-foot segment of the pipeline alignment located in the central portion of the Santa Margarita Ranch. The eastern end of the segment is located near the top of the western bank of Santa Margarita Creek. Excavation activity will not impact this creek or its associated riparian vegetation. The width of the excavation area varies from approximately 800 feet at the eastern end to 650 feet in the middle section. The disturbance footprint for work activities in the Eastern Remediation Area is approximately 14.5 acres, including excavation footprints, stockpiling and staging areas.

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Biological resources within the project site include common plant and animal species, and special-status plants and animals as designated by the US Fish and Wildlife Service, California Department of Fish and Wildlife, National Marine Fisheries Service, and other resource organizations including the California Native Plant Society. Biological resources also include waters of the United States and State, as regulated by the Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife.

The County of San Luis Obispo includes policies for addressing biological impacts under the Sensitive Resource Area Designations identified in the General Plan. This includes policies under the Oak Woodland Ordinance and policies identified in the comprehensive General Plan Conservation and Open Space Element.

These resources are also regulated through the Federal and State Endangered Species Acts, Migratory Bird Treaty Act and the Clean Water Act.

Discussion

Implementation of the proposed remediation project has the potential to affect potentially sensitive species, their habitats, and wildlife corridors. In addition, there is the potential for project activities to result in losses to special status native vegetation and locally designated natural communities. The on-site biological resources assessment and study methodology have been reviewed by the County and submitted to CDFW and USFWS for review. Issues related to the effects of project implementation on these biological resources are expected to be a focus of the proposed impact analysis and will be analyzed further in the proposed EIR.

V. CULTURAL RESOURCES

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

Setting

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, and immigrant settlers.

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In order to assess the cultural resource landscape of the project site, Applied EarthWorks, Inc. (Æ) completed several cultural resource studies in coordination with the County in support of the proposed Project (Applied EarthWorks 2019a and 2019b).

The Phase 1 cultural resource study (Applied EarthWorks 2019a) included background research, review of previous investigations, record search, surface survey, and outreach to local Native American representatives.

Background research identified eight archaeological resources within 0.25 mile of the remediation areas and the Eastern Remediation area is within the historic SMR Headquarters, which contains several historic-period structures.

Along with the historic features present within the SMR Headquarters area, two archaeological sites are within or near the footprint of the Eastern Remediation area. The Phase 1 survey work resulted in confirmation of the location of the known archaeological sites, including the expansion of the boundary of one site.

The Phase 2 study included subsurface archaeological testing to assess the vertical and horizontal extent of cultural deposits within Project disturbance areas. As part of the on-going testing activity, the project archaeology team is conducting archaeological investigations to locate and recover important data, cultural features and human remains prior to the start of construction. Results from the cultural resources studies will be summarized in the proposed EIR.

This testing effort resulted in documentation of the archaeological deposit within a portion of the Eastern Remediation area; and confirmed that no cultural resources are present within the Western Remediation area.

The data gathered during the testing effort was used to develop an Archaeological Work Plan to guide additional excavations employing a combination of methods to address depth and subsurface integrity of midden deposits, recover data from intact features, and use controlled backhoe excavations to identify and record intact features. This effort is ongoing and once fieldwork is complete all cultural materials will be sorted, analyzed and documented in a final report to be submitted to the County for approval.

Tribal Coordination and AB52

Under the requirements of AB52, Native American outreach has been an ongoing process throughout the life of the project. The applicant team, in coordination with the County, contacted the Native American Heritage Commission and local Native American groups including the Northern Chumash Tribal Council, the San Luis Obispo County Chumash Council, the Salinan Tribe of Monterey and San Luis Obispo Counties, and the yak tiṭṿu tiṭṿu yak tiłhini Northern Chumash Tribe, and the Xolon Salinan Tribe; groups known to have knowledge of or ties to the project area.

The main concerns expressed by the various tribes included proper handling of any human remains recovered, finding a suitable location for reburial on the property, proper curation of all cultural materials and artifacts, and the need for ongoing involvement of the various Native American groups throughout the life of the Project. Tribal monitors have been and will continue to be on site during all archaeological excavations and during all ground-disturbing activities.

During recent archaeological fieldwork, fragmented human remains and evidence of multiple human burials have been found throughout portions of the eastern remediation area. Once human remains were identified and confirmed, per California Health and Safety Code 7050.5 and San Luis Obispo County Land Use Ordinance Section 23.05.140(b), the project team notified the San Luis Obispo County Coroner

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immediately to report the discovery. At the request of the coroner, AEC notified the Native American Heritage Commission (NAHC) who then assigned two Most Likely Descendants (MLD). In coordination with the County, the project team worked with the MLDs and the landowner to store the remains in an appropriate manner and work towards identification of a suitable location for future reburial.

Discussion

Implementation of the proposed remediation project has the potential to significantly impact known archaeological resources and could result in impacts to unknown resources upon project implementation. The project team, in coordination with the County, have conducted extensive background research, surface investigations, subsurface archaeological testing and data recovery. This includes an extensive outreach and monitoring program in partnership with Native American tribal representatives.

Because the project site includes a significant cultural resource and based on the identified impacts to archaeological and tribal resources, the proposed remediation project has the potential to result in significant unavoidable impacts. As such, the analysis of cultural resource impacts is anticipated to be the primary effort under the proposed EIR, which will include a detailed summary of the archaeological investigations and testing prepared to-date, a summary of Native American tribal coordination under AB52, an assessment of impacts to known and as-yet undiscovered archaeological resources and mitigation measures to reduce impacts to the greatest extent feasible.

VI. ENERGY

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

Setting

The proposed remediation project entails short-term construction activities related to soil remediation near the rural community of Santa Margarita and associated hauling of material to and from the work site. The project does not include any development and does not include an operational phase that would have the potential to consume energy resources in the long run.

Standard diesel-fueled construction equipment is proposed for use. In accordance with applicable air quality regulations, the construction equipment will be equipped with fuel-efficient engines and properly maintained. At the completion of remediation, energy consumption will be limited to occasional vehicle trips and equipment used for site restoration.

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Discussion

Energy impacts are not expected, however, the proposed EIR will include assessment discussion of energy impacts.

VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(ii) Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iii) Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iv) Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting

The project site is located in the southern portion of the Coast Ranges geomorphic province of California. The Coast Ranges are characterized by northwest-southeast trending mountain ranges and intervening valleys which are generally bounded by faults. The site is between the Rinconada fault zone to the east and the Nacimiento fault zone to the west. The Santa Margarita Valley is bounded by the granitic La Panza Range to the northeast and the Santa Lucia Range of coastal mountains to the southwest. In addition to being stratigraphically complex, the rock formations present in the Santa Margarita area have been extensively faulted and folded as a result of two or more periods of major deformation.

Several geologic units are exposed or present at shallow depth beneath the pipeline alignment crossing the site. These geologic units, from youngest to oldest, include recent alluvium, older alluvium, Santa Margarita formation, Atascadero formation, and the Franciscan formation assemblage.

Several fault zones are located in the vicinity of the Remediation Project Area, including the Nacimiento Fault Zone and the Rinconada Fault Zone. The Rinconada Fault is zoned as potentially active under the California Alquist-Priolo Earthquake Fault Zoning Act (California Department of Conservation 2019).

However, it is important to note that no permanent structures will be constructed as a result of the proposed short-term (temporary) remediation Project.

In addition, the published record identifies numerous invertebrate fossil localities in the Santa Margarita region, especially in marine rocks. These fossils are usually well preserved in the rock, and are commonplace throughout the area, although some sites are more productive than others. Invertebrate fossils generally are regarded as less significant than other types of paleontological remains. Elevated areas within the Santa Margarita Valley have extensive exposures of the Late Cretaceous Atascadero and Late Miocene Santa Margarita and Monterey formations.

Impacts related to geologic resources are regulated locally and at the State level. This includes requirements stipulated in the Alquist-Priolo Earthquake Fault Zoning Act (Alquist-Priolo Act) and the County General Plan, which includes consistency with the County Safety and Conservation and Open Space Elements as well as the County's Land Use Ordinance.

Discussion

There are several faults within the vicinity of the project site as introduced above. Other geologic hazards in the project area include liquefaction, slope stability (landslides primarily) and alluvial soils. The EIR will

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include a discussion of potential seismic and landslide hazards, as well as expansive soil related hazards. The project area is not located in an area that would be subject to hazards associated with tsunamis, seiche, or mudflow. It should be noted that the County of San Luis Obispo recognizes these geologic influences in the application of the Uniform Building Code to all new development. Although the project has the potential for significant but mitigable geologic impact and these issues will be analyzed in the proposed EIR, it is not expected to be a focus of the analysis.

VIII. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting

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

In March 2012, the SLOAPCD approved thresholds for Greenhouse Gas (GHG) emission impacts, and these thresholds have been incorporated into the CEQA Air Quality Handbook. The Bright-Line Threshold of 1,150 Metric Tons CO₂/year (MT CO₂e/yr) is the most applicable GHG threshold for most projects. Table 1-1 in the APCD CEQA Air Quality Handbook provides a list of general land uses and the estimated sizes or capacity of those uses expected to exceed the GHG Bright Line Threshold of 1,150 Metric Tons of carbon dioxide per year (MT CO₂/yr).

In October 2008, the California Air Resources Board (ARB) published its *Climate Change Proposed Scoping Plan*, which is the State's plan to achieve GHG reductions in California required by Assembly Bill (AB) 32. This initial Scoping Plan contained the main strategies to be implemented in order to achieve the target emission levels identified in AB 32.

The County Energy Wise Plan (EWP; 2011) identifies ways in which the community and County government can reduce greenhouse gas emissions from their various sources. In 2016 the County published the EnergyWise Plan 2016 Update, which describes the progress made toward implementing measures in the 2011 EWP, overall trends in energy use and emissions since the baseline year of the inventory (2006), and

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the addition of implementation measures intended to provide a greater understanding of the County's emissions status.

Discussion

Heavy-duty off-road equipment, materials transport, and worker commutes during the proposed remediation project construction period would result in exhaust-related GHG emissions. Construction-related GHG emissions were estimated by the applicant team, in coordination with the APCD, using the methodology discussed above under Section III, Air Quality. Construction of the Remediation Project is anticipated to occur over approximately 6 months with an anticipated start date of April 2021. The proposed project is limited to temporary construction and hauling activities and no operational phase or development is proposed. Although this issue area is not anticipated to be a focus of the EIR analysis, GHG impacts and project consistency with GHG policies and requirements will be analyzed as part of the proposed EIR.

IX. HAZARDS AND HAZARDOUS MATERIALS

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

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting

The proposed project will take place entirely within the Santa Margarita Ranch property. The purpose of the proposed remediation project is to remove hydrocarbon impacted soil from a previous release within and adjacent to the pipeline easement. The western excavation area is undeveloped open space with active grazing. A private airstrip is located to the north of the work site. The eastern excavation area is located primarily within a fenced corral and adjacent to other agricultural structures related to the Santa Margarita Ranch operations. Existing pipelines are located within an established easement alignment where project excavation is proposed to take place. Excavations outside of the established easement will be conducted under an established access agreement with the landowner.

There are no GeoTracker sites or Cortese listings located on-site, outside of the regulatory actions reported on the GeoTracker database associated with the proposed remediation project. As presented in the CAP submitted to the Central Coast RWQCB, the remediation action objective for excavations is to implement the following measures:

- Removing impacted soil exceeding the established cleanup goals identified below to a maximum depth of 10 feet below ground surface (bgs) at Sites 2/4B and up to 15 or 20 feet bgs or encountered bedrock at Sites 9/11, respectively, subject to any limitations imposed in the Remediation project entitlements or permits;
- Recovering measurable SPH on groundwater within open excavations to the extent practicable and within a designated timeframe prior to backfilling;
- Restoring the disturbed areas and removed surface structures/improvements to pre-existing conditions to the extent practicable, promoting revegetation and drainage of storm water, and minimizing erosion;

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- Completing all site restoration activities without health and safety incidents including property damage and personal injury; and
- Preparing a soil and groundwater management plan (SGMP) to address affected soil remaining in place onsite post-remediation.

Discussion

It is important to note that the proposed project is limited to the remediation of a known hazardous materials release related to hydrocarbon contamination that has resulted from leakage in the existing subsurface pipelines. Although not expected to be a focus of the proposed EIR, impacts related to destabilization of the existing pipelines within the excavation footprints, as well as general fire hazards, will be addressed in the EIR.

X. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
(i) Result in substantial erosion or siltation on- or off-site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iv) Impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting

Existing Santa Margarita Ranch water uses are supplied entirely by groundwater. The northern portion of the pipeline alignment, outside of the proposed project area, is within a narrow alluvial basin that is a southern extension of the Atascadero Ground Water Basin. The southern portion of the pipeline alignment that crosses the Ranch is not within a recognized groundwater basin and is dominantly underlain by Atascadero formation sandstone at shallow depths which does not yield significant water supply.

The proposed remediation project and excavation operations will be short-term (six month construction period) and it is not anticipated that extensive groundwater will be encountered due to the shallow depth of the excavations (6 – 20 feet below ground surface) and the project will be implemented in the dry season when groundwater elevation are lower. If groundwater is encountered, construction measures are proposed to be implemented to minimize dewatering of groundwater including maintaining the open excavations sections small and backfilling in a timely manner to allow groundwater to accumulate.

If groundwater is encountered during excavation activities, the proposed project includes provisions to ensure that it will be collected and disposed offsite at an approved facility. Any surface stormwater runoff entering the project area will be tested and handled in accordance with criteria of the Central Coast Basin Plan (RWQCB) and the project specific Storm Water Pollution Prevention Plan (SWPPP).

If impacted soil cannot be hauled offsite during the dry season due to schedule constraints, the project includes a requirement that the impacted soil stockpile would remain at the project area during the rainy season and then hauled offsite after the rainy season. If impacted soils remain stockpiled during the rainy season, additional Best Management Practices (BMPs) will be employed to prevent impacted runoff from the stockpiles.

In addition to regulation under the approved CAP, groundwater impacts are regulated under the RWQCB which has established Total Maximum Daily Load (TMDL) thresholds for waterbodies within the County.

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The regulatory environment also includes the RWQCB's Water Quality Control Plan for the Central Coast Basin (Basin Plan; 2017) which describes how the quality of surface water and groundwater in the Central Coast Region should be managed to provide the highest water quality reasonably possible.

In addition, the U.S. Army Corps of Engineers (USACE), through Section 404 of the CWA, regulates the discharge of dredged or fill material into waters of the U.S., including wetlands.

The County LUO dictates which projects are required to prepare a drainage plan, including any project that would, for example, change the runoff volume or velocity leaving any point of the site, result in an impervious surface of more than 20,000 square feet, or involve hillside development on slopes steeper than 10 percent.

Per the County's Stormwater Program, the Public Works Department is responsible for ensuring that new construction sites implement best management practices during construction, and that site plans incorporate appropriate post-construction stormwater runoff controls.

Discussion

Drainage issues, flooding and impacts related to the 100-year floodplain will be discussed in the proposed EIR. Surface waters and stormwater runoff may be significantly affected by construction associated with the project as well. These issues have the potential to require mitigation measures and will be analyzed in the EIR.

XI. LAND USE AND PLANNING

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

Setting

The proposed remediation project will take place entirely within the Santa Margarita Ranch property which is under the "Agricultural" land use designation and is within the North County Planning Area in accordance with the County General Plan and Land Use Ordinance. The western remediation area is undeveloped open space with active grazing. Excavation activities outside of the pipeline easement will be conducted under an access agreement with the landowner.

The County's LUO was established to guide and manage the future growth in the County in accordance with the General Plan, to regulate land use in a manner that will encourage and support orderly development and beneficial use of lands, to minimize adverse effects on the public resulting from inappropriate creation,

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location, use or design of buildings or land uses, and to protect and enhance significant natural, historic, archeological, and scenic resources within the county.

The County Land Use Element (LUE) provides policies and standards for the management of growth and development in each unincorporated community and rural areas of the county and serves as a reference point and guide for future land use planning studies throughout the county.

The inland LUE also contains the area plans of each of the four inland planning areas: Carrizo, North County, San Luis Obispo, and South County. The area plans establish policies and programs for land use, circulation, public facilities, services, and resources that apply “areawide”, in rural areas, and in unincorporated urban areas within each planning area.

Discussion

The proposed EIR will examine the project’s consistency with regional plans, including those related to transportation, air quality, and the protection of natural resources. The proposed project would not conflict with any adopted habitat conservation plan. These issues are not expected to result in significant impacts, but will be examined further in the EIR.

XII. MINERAL RESOURCES

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

Setting

The California Surface Mining and Reclamation Act of 1975 (SMARA) requires that the State Geologist classify land into mineral resource zones (MRZ) according to the known or inferred mineral potential of the land (Public Resources Code Sections 2710–2796).

The County LUO provides regulations for development in delineated Energy and Extractive Resource Areas (EX) and Extractive Resource Areas (EX1). The purpose of this combining designation is to protect significant resource extraction and energy production areas identified by the County LUE from encroachment by incompatible land uses that could hinder resource extraction or energy production operations, or land uses that would be adversely affected by extraction or energy production.

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Discussion

The proposed project is limited to the excavation of hydrocarbon-impacted soil and replacement with clean soil within an established easement on the Santa Margarita Ranch. The project is considered to be temporary in nature and no physical development is proposed that would impact future mineral extraction. This impact is anticipated to be less than significant and will be included in the proposed EIR.

XIII. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project result in:</i>				
(a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

The San Luis Obispo County Noise Element of the General Plan provides a policy framework for addressing potential noise impacts in the planning process. The purpose of the Noise Element is to minimize future noise conflicts. Major sources of noise in the County identified in the General Plan Noise Element include: roadways, airports, railroads, and stationary sources such as agricultural operations, construction, and commercial and industrial facilities (County of San Luis Obispo 1992). The existing sources of noise in the vicinity of the Santa Margarita Ranch include noise generated from vehicle traffic along area roadways, the operation of a private air strip on the property, the Union Pacific Railroad (UPRR), and adjacent agriculture and mining operations.

The property has no permanent population, the existing private air strip does not include any employees or sensitive receptors and project-related noise is not anticipated to be audible from offsite locations. Excavation work may occasionally overlap with events at Santa Margarita Ranch.

Discussion

The proposed project is temporary in nature and is limited to construction activity associated with the extraction of hydrocarbon impacted soils and backfilling. Short-term construction activities would be

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limited in nature and duration per County LUO standards. No long-term operational noise or ground vibration would occur as a result of the project. Impacts related to noise generation are not expected to be significant but will be analyzed in the proposed EIR.

XIV. POPULATION AND HOUSING

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

Setting

The County of San Luis Obispo General Plan Housing Element recognizes the difficulty for residents to find suitable and affordable housing within San Luis Obispo County. The Housing Element includes an analysis of vacant and underutilized land located in urban areas that is suitable for residential development and considers zoning provisions and development standards to encourage development of these areas.

The County's Inclusionary Housing Ordinance requires the provision of new affordable housing in conjunction with both residential and nonresidential development and subdivisions.

The proposed project is limited to temporary construction activity associated with the remediation of hydrocarbon impacted soils on-site. The project does not include any physical development or potential to introduce populations to the area or displace existing housing.

Discussion

It is anticipated that the project would not result in significant impacts related to population and housing. This issue will be discussed in the EIR.

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XV. PUBLIC SERVICES

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

Setting

Fire protection services in unincorporated San Luis Obispo County are provided by the California Department of Forestry and Fire Protection (CAL FIRE), which has been under contract with the County of San Luis Obispo to provide full-service fire protection since 1930.

Police protection and emergency services in the unincorporated portions of the county are provided by the San Luis Obispo County Sheriff's Office. The North Station in Templeton is the closest in proximity to the project site.

San Luis Obispo County has a total of 12 school districts that currently enroll approximately 34,000 students in over 75 schools.

Within the County's unincorporated areas, there are currently 23 parks, three golf courses, four trails/staging areas, and eight Special Areas that include natural areas, coastal access, and historic facilities currently operated and maintained by the County.

Public facilities fees, Quimby fees, and developer conditions are several ways the County currently funds public services. A public facility fee program (i.e., development impact fee program) has been adopted to address impacts related to public facilities (county) and schools (State Government Code 65995 et seq.).

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Discussion

The proposed remediation project is limited to the grading and excavation discussed under the Project Description. No development is proposed with the potential to impact public services and impacts are anticipated to be less than significant. However, the project site is mapped as a high fire hazard area under the County Safety Element of the General Plan. These issues will be discussed in the proposed EIR.

XVI. RECREATION

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

Setting

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

Public facilities fees, Quimby fees, and developer conditions are several ways the County currently funds public parks and recreational facilities. Public facility fees are collected upon construction of new residential units and currently provide funding for new community-serving recreation facilities.

Discussion

The proposed project is limited to the remediation/excavation activities discussed throughout this document and does not include any development. The County's Parks and Recreation Element does not identify any public trails, parks, or recreational facilities in the project vicinity. The Santa Margarita Ranch hosts a wide range of ongoing public and private events, such as weddings, fundraisers and festivals; however, no events will be scheduled to occur in the areas proposed for remediation until after all work is completed. This issue is not expected to result in significant impacts; however, this will be discussed in the proposed EIR.

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XVII. TRANSPORTATION

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

Setting

With respect to local traffic regulation, the County Department of Public Works maintains updated traffic count data for all County-maintained roadways. In addition, Traffic Circulation Studies have been conducted within several community areas using traffic models to reasonably simulate current traffic flow patterns and forecast future travel demands and traffic flow patterns

In 2013, Senate Bill 743 was signed into law with the intent to “more appropriately balance the needs of congestion management with statewide goals related to infill development, promotion of public health through active transportation, and reduction of greenhouse gas emissions”. As a result, in December 2018, the California Natural Resources Agency certified and adopted updates to the State CEQA Guidelines that require analysis of vehicle miles traveled (VMT) which will take effect on July 1, 2020. Subsequently, the California Department of Transportation (CalTrans) has prepared a Draft Transportation Impacts Analysis for Projects on the State Highway System (3/1/20). This document is available at:
<https://dot.ca.gov/programs/transportation-planning/office-of-smart-mobility-climate-change/sb-743>

The County’s Framework for Planning (Inland), includes the Land Use and Circulation Elements of the County’s General Plan. The Framework establishes goals and strategies to meet pedestrian circulation needs by providing usable and attractive sidewalks, pathways, and trails to establish maximum access and connectivity between land use designations.

Regional access to the project area is provided via Highway 101 and Highway 58. Local access is also provided by El Camino Real. At present, primary access to the Santa Margarita Ranch is via Highway 58 to Yerba Buena Avenue in the community of Santa Margarita. The Remediation Project access route will be via

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Stagecoach Road (a private agricultural road on the Ranch) from Highway 58, minimizing traffic through the residential portion of the community.

With respect to traffic regulation at the State level, this access will require an Encroachment Permit to be issued by California Department of Transportation (Caltrans), District 5. Highway 58 is regularly used by commuting vehicles and recreation bicyclist. The segment of Highway 58 within the County of San Luis Obispo is under the jurisdictional control and review oversight of Caltrans, District 5 which maintains, and grants encroachment permits within the Highway 58 Right-of-Way.

Project construction workers would access the site for 10-hour shifts Monday through Thursday with a small crew (3 – 5 construction workers) on Fridays for half a day for off-site hauling activities. In addition to the Project workers, and truck hauling of impacted soil offsite, it is anticipated that there will be transport of project materials including cement slurry during the first four months of the project construction period during slot trenching excavation and backfilling. It is anticipated that off-site hauling of impacted soil will occur between June and October 2021.

As discussed under Section III, Air Quality, for planning and project implementation purposes, three distinct off-site trucking timeframes (Scenarios A - C) were included as part of the proposed project in order to address potential changes to the fleet composition due to unforeseen factors and to ensure that all potential scenarios are analyzed in the proposed EIR.

In order to assess traffic impacts, the project applicant team prepared a Traffic Assessment for the proposed project, in accordance with the latest state of the practice traffic analysis procedures for roadway segments, including impacts related to construction worker traffic and the three proposed hauling scenarios.

Discussion

The proposed remediation project and planned excavation activities would be short-term, minimizing the effect on long-term circulation/transportation goals, including the County's Framework for Planning/Inland - Circulation Chapter, and the "vehicle miles traveled" threshold of significance established by SB743, including the recently published CalTrans guidance for transportation impact analysis, as well as Section 15064.3 of the CEQA Guidelines. Traffic and circulation impacts have been modeled and discussed in coordination with CalTrans and the County Public Works Department. Impacts have the potential to be significant but mitigable and will be analyzed in the proposed EIR.

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XVIII. TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting

Approved in 2014, 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.

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- 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.

Recognizing that tribes have expertise with regard to their tribal history and practices, AB 52 requires lead agencies to provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if they have requested notice of projects proposed within that area.

Discussion

As described above in Section V, Cultural Resources, Applied EarthWorks, Inc. (Æ) completed several cultural resource studies in support of the proposed Project. The Phase 1 cultural resource study (Applied EarthWorks, June 2019) included background research, review of previous investigations, record search, surface survey, and outreach to local Native American representatives. The Phase 2 study (Æ, September 2019) included archaeological testing to assess the vertical and horizontal extent of cultural deposits within Project areas. Currently, Æ is conducting archaeological investigations to locate and recover important data, cultural features and human remains prior to the start of construction.

In coordination with the County as part of the AB52 program, Native American outreach has been an ongoing process throughout the life of the project. As part of the cultural resource investigation, the County and applicant team contacted the Native American Heritage Commission and local Native American groups including the Northern Chumash Tribal Council, the San Luis Obispo County Chumash Council, the Salinan Tribe of Monterey and San Luis Obispo Counties, and the yak titvu titvu yak tiłhini Northern Chumash Tribe, and the Xolon Salinan Tribe; groups known to have knowledge of or ties to the project area. The dates, methods, and context of the various episodes of contact and formal meetings are detailed in the Phase 1 cultural resource study.

The main concerns expressed by the various tribes included proper handling of any human remains recovered, finding a suitable location for reburial on the property, proper curation of all cultural materials and artifacts, and the need for ongoing involvement of the various Native American groups throughout the life of the Project. Communication with local tribal representatives regarding the proposed project is an ongoing effort. Tribal monitors have been and will continue to be on-site during all archaeological excavations at CA-SLO-1430 and during all ground-disturbing activities.

Although Native American tribal outreach and coordination has been integrated into the project archaeological assessment process, consultation invitations in accordance with AB52 were sent out by the County to the appropriate tribal representatives provided by the Native American Heritage Commission on April 13, 2020.

The issues regarding tribal resources at the project site containing known sensitive resources have the potential to result in significant impacts and are expected to be part of the focus of the proposed EIR. Similarly, any requests for consultation and the results of consultation will be documented in the EIR as well.

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XIX. UTILITIES AND SERVICE SYSTEMS

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

Setting

The County Public Works Department provides water and wastewater services for specific County Service Areas (CSAs) that are managed through issuance of water/wastewater “will serve” letters. The Department of Public Works currently maintains a CSA for the community of Santa Margarita.

Per the County's Stormwater Program, the Public Works Department is responsible for ensuring that new construction sites implement best management practices during construction, and that site plans incorporate appropriate post-construction stormwater runoff controls. Construction sites that disturb 1.0 acre or more must obtain coverage under the SWRCB's Construction General Permit.

Pacific Gas & Electric Company (PG&E) is the primary electricity provider and both PG&E and Southern California Gas Company provide natural gas services for urban and rural communities within the County of

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San Luis Obispo. There are three landfills in San Luis Obispo County: Cold Canyon Landfill, located near the City of San Luis Obispo, Chicago Grade Landfill, located near the community of Templeton, and Paso Robles Landfill, located east of the City of Paso Robles.

Discussion

As it relates to the proposed remediation project, there is no housing or permanent population existing or projected within the project area. As such, there is no additional demand for permanent public utilities or services.

The Santa Margarita Ranch is not currently served by wastewater infrastructure. Existing development on the Ranch property is served by individual on-site septic systems.

Existing Santa Margarita Ranch water uses are supplied entirely by groundwater. The northern portion of the pipeline easement is within a narrow alluvial basin that is a southern extension of the Paso Robles Ground Water Basin (California Department of Water Resources, 1980). The southern portion of the pipeline easement crossing the Ranch does not yield significant water supply.

Impacts related to utility services from the temporary project are not anticipated to be significant, however, this will be discussed in the proposed EIR.

XX. WILDFIRE

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

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

In central California, the fire season usually extends from roughly May through October, however, recent events indicate that wildfire behavior, frequency, and duration of the fire season are changing in California. Fire Hazard Severity Zones (FHSZ) are defined by the California Department of Forestry and Fire Protection (CalFire) based on the presence of fire-prone vegetation, climate, topography, assets at risk (e.g., high population centers), and a fire protection agency's ability to provide service to the area (CAL FIRE 2007).

The County Emergency Operations Plan (EOP) addresses several overall policy and coordination functions related to emergency management. 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.

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

According to the San Luis Obispo County Safety Element, the Santa Margarita Ranch property is in a zone of high to very high fire hazard. The majority of the property, including the project site, is located in a high fire hazard severity zone (SLO County Safety Element 1999). The topography of the Ranch varies, ranging from gently to moderately sloping areas to deeply incised drainage channels. The intermixing of native vegetation, steep slopes, and difficult access conditions have produced a Wildland Urban Interface (WUI) in the Santa Margarita area, resulting in an increased risk of wildfire-related hazards (SLO County Safety Element 1999).

The proposed project is limited to remediation and excavation activity. There are no existing structures, or population, within the project site that could be potentially impacted by a wildfire. This issue is not expected to result in significant impacts but will be discussed in the proposed EIR.