



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

PLN-2039  
04/2019

**Project Title & No. (Souza) Parcel Map CO 18-0072 ED20-075 (SUB2019-00019)**

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

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

**DETERMINATION: (To be completed by the Lead Agency)**

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

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

Prepared by (Print)	Signature	Date
	Steve McMasters, Principal Environmental Specialist	
Reviewed by (Print)	Signature	Date

## Initial Study – Environmental Checklist

### Project Environmental Analysis

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

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

### A. Project

**DESCRIPTION:** Request by Steve and Julie Souza for a Tentative Parcel Map to allow for the subdivision (SUB2019-00019 / CO 18-0072) of a 469.74-acre parcel into two (2) parcels of 17.67 acres and 452.07 acres for the purpose of sale and/or development. The project will result in the disturbance of approximately 0.35 acres of the 469.74-acre site. There are currently three land use designations for the site; Agricultural, Rural Lands, and Residential Rural. The proposed Parcel 1 would contain 17.67 acres of Residential Rural zoning and the proposed Remainder Parcel would contain approximately 300 acres of Agricultural zoning and approximately 152 acres of Rural Lands zoning. The project proposes a new development "building" envelope of approximately 0.35 acres on Parcel 1. The subdivision is required to make roadway improvements in the right-of way along Tassajara Creek Road, and will be required to construct the private access road to Cal Fire Standards with additional easement width as necessary to contain all elements of the roadway prism. The proposed project is located at 8475 Tassajara Creek Road, approximately 1 mile east of the intersection between Tassajara Creek Road and Highway 101. The site is approximately 2 miles west of the community of Santa Margarita and is within the Salinas River Sub Area of the North County Planning Area.

**ASSESSOR PARCEL NUMBER:** 070-093-018

**Latitude:** 35° 38' 89" N      **Longitude:** 120° 66' 47" W      **SUPERVISORIAL DISTRICT #** 1

### B. Existing Setting

<b>Plan Area:</b>	North County	<b>Sub:</b>	Salinas River	<b>Comm:</b>	Rural
<b>Land Use Category:</b>	Agriculture Rural Lands Residential Rural				
<b>Combining Designation:</b>	None				
<b>Parcel Size:</b>	469.74 acres				
<b>Topography:</b>	Gently sloping to steeply sloping				
<b>Vegetation:</b>	Annual grassland, oak woodland, chaparral, and riparian woodland.				
<b>Existing Uses:</b>	Undeveloped, existing dirt roads				

## Initial Study – Environmental Checklist

### Surrounding Land Use Categories and Uses:

**North:** Open Space; grazing

**East:** Agriculture; residential & grazing

**South:** Residential Rural; residential

**West:** Rural Lands; residential

### C. Environmental Analysis

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

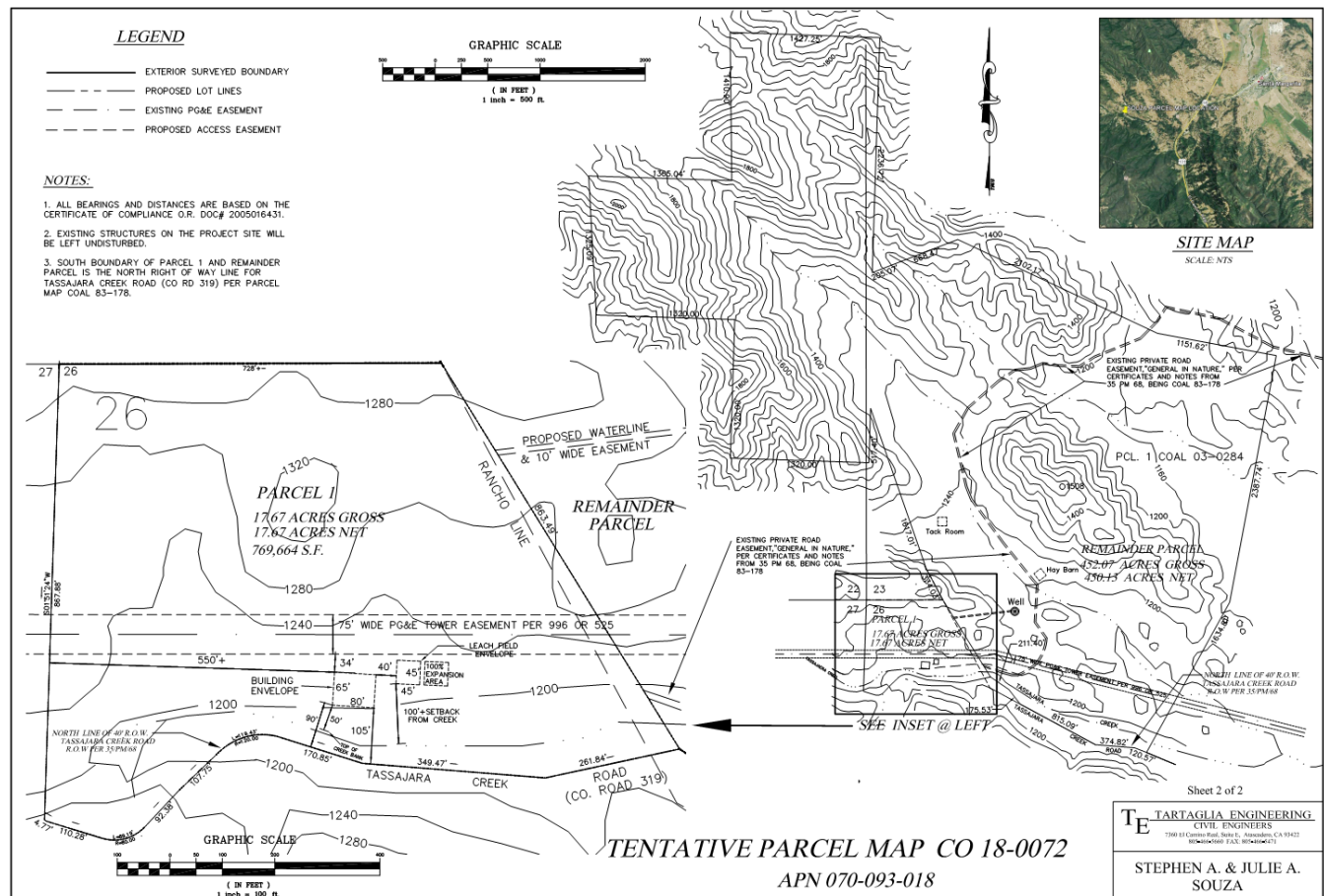


Figure 1. Proposed Tentative Parcel Map.

## Initial Study – Environmental Checklist

### I. AESTHETICS

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

#### Setting

The project site is located at the base of the Santa Lucia Mountain Range in hilly terrain along the floor of the Tassajara Creek Valley, approximately 2 miles west of the community of Santa Margarita. The project site is located in a rural and heavily vegetated area between Tassajara and Hale Creek, on a 469.74-acre parcel. The topography of the site varies from gently sloping near the southern end of the property to steeply sloping near the northern portion of the property. A majority of the site, including the northern portion of the proposed remainder parcel and proposed parcel 1 is located in the Los Padres National Forest and is within the Tassajara Canyon scenic highway corridor for Highway 101.

The surrounding parcels are designated as Open Space, Rural Lands, and Agriculture land use categories and range between 150 to 300 acres in size, while the Residential Rural parcels directly around proposed Parcel 1 range between 5 and 30 acres in size. The surrounding visual setting consists mainly of dense vegetation and open space hills with the occasional residence. Currently, the parent parcel is used as rangeland for cattle/livestock and has been developed with a main residence, several outbuildings, and a fenced corral. A 750-foot easement for a transmission line runs along the south-central part of the parcel with a transmission tower located immediately outside the western parcel boundary. Several dirt roads provide access to the property from surrounding parcels.

## Initial Study – Environmental Checklist

The building envelope is outside of this visual corridor on proposed parcel 1. Access to the proposed Parcel 1 is from a private asphalt driveway that intersects with the north side of Tassajara Creek Road approximately 1.6 miles west of the Highway 101 and Tassajara Creek Road intersection. Access to the building envelope is from a gravel road connecting to the asphalt driveway. Proposed parcel 1 is vegetated with a mix of annual grassland, oak woodland, chaparral, and riparian woodland, and includes several drainage swales that convey water towards Tassajara Creek. The proposed building site is on annual grassland that is somewhat disturbed by periodic livestock grazing. This site is located on a fluvial terrace, 50 feet from the top of the Tassajara Creek stream bank. The site is not visible from Tassajara Creek Road, a local roadway, due to the dense vegetation along Tassajara Creek. Tassajara Creek, Hale Creek, and several of their tributaries run through the property.

### Discussion

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

The site is visible from Tassajara Creek Road and Hale Creek Road but will not silhouette against any ridgelines as viewed from public roadways. The project, resulting in the development of Parcel 1 with a single-family residence is considered compatible with the surrounding residential rural development. Therefore, impacts to scenic vistas will be *less than significant*.

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

The property is located within the Tassajara Canyon scenic highway corridor for Highway 101. Any construction inside the scenic highway corridor must follow the design standards outlined in Section 22.10.095 of the Land Use Ordinance. The location of the proposed building envelope is outside of the scenic highway designation and is placed in an area covered by annual grasses. The building envelope will be accessed via an existing asphalt and gravel road. No trees are proposed for removal and no rock outcropping or historic buildings are within the vicinity of the site. Therefore, no scenic resources will be damaged by the subdivision or development on the proposed building envelope and impacts will be *less than significant*.

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

The site is located in a rural area, 1.6 miles north of the Cuesta grade summit. The subdivision would create one additional residential rural parcel of 17.67 acres and an agriculture and rural lands remainder parcel of 452.07 acres. These sizes are similar to the surrounding parcels in the vicinity. The placement of the proposed building envelope would not degrade the visual character of the site. The site would not be visible from public roads through the dense vegetation along Tassajara Creek Road and surrounding the parcel.

Per County Public Work's referral response, the applicant will be required to make additional roadway improvements in the right-of way along Tassajara Creek Road, and will be required to construct the private access road to Cal Fire Standards within a minimum 30-foot private access, utility, and drainage easement with additional easement width as necessary to contain all elements of the roadway prism. All future development would be required to meet standards of Land Use Ordinance. Properties to the east of the site are designated Agriculture and rural lands zoning, but no agricultural activities

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beyond some limited grazing occur within the immediate vicinity. The surrounding landscape is characterized by rolling hills with dense vegetation of annual grassland, oak woodland, chaparral, and riparian woodland. The building envelope is considered compatible with the surrounding residential rural development. Impacts to the existing visual character and quality of public views are expected to be *less than significant*.

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

Any new development with exterior lighting would be required to abide by the California Building Code and have shielded lights. Therefore, the impact is *less than significant*.

### Conclusion

No aesthetic related impacts are expected to come from this development.

### Mitigation

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

### Sources

See Exhibit A.

## II. AGRICULTURE AND FORESTRY RESOURCES

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



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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<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"/>

### Setting

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

**Land Use Category:** Rural Lands, Agricultural, Residential Rural **Historic/Existing Commercial Crops:** None

**State Classification:** Prime Farmland if Irrigated; Not Prime Farmland **In Agricultural Preserve?** Santa Margarita **Under Williamson Act contract?** No

Based on the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) and the San Luis Obispo County Important Farmland Map (DOC 2019), the project site contains Prime Farmland if Irrigated and Not Prime Farmland. The project site is not subject to a Williamson Act contract and does not contain existing or past agriculture uses. The soil type and characteristics of the proposed Parcel 1 containing the building envelope within the Residential Rural land use category include:

Cuesta-Henneke families complex, 15 to 60 percent slopes – 0.9 acres of the proposed parcel 1 contains this soil type. The parent material of this soil type is residuum weather from serpentinite. The unit is composed of weathered and unweathered bedrock overlain by very cobbly to very rocky clay over cobbly loam. The drainage class of the unit is well drained with a runoff class of very high. This soil type tends to occur on mountains at elevations from 1,800 to 4,000 feet and is not considered prime farmland.

Lodo-Hambright-Millsholm families association, 30 to 60 percent slopes – 15.9-acres of proposed parcel 1 contains this soil type. The parent material of this soil type is residuum weathered from shale. The unit is composed of clay loam over unweathered bedrock with a drainage class of somewhat excessively drained and a runoff class of medium. This soils type tends to occur on mountains at elevations from 800 to 3,100 feet and is not considered prime farmland.

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Xerofluvents-Xerorthents-Riverwash complex, 0 to 15 percent slopes – Less than 0.1 acres of the proposed parcel 1 contain this soil type. The parent material is alluvium. The unit is composed of fine sandy loam over weathered stratified gravelly sandy loam to gravelly loamy sand over stratified gravelly loamy sand to cobbly sandy loam. The drainage class of the unit is well drained with a run-off class of low. The soil type tends to occur on terraces at elevation from 1,400 to 1,600 feet and is not considered prime farmland.

Millsholm-Dibble complex, 30 to 50 percent slopes – the remaining part of the proposed parcel 1 is comprised of this soil type. The parent material is residuum weathered from shale and/or sandstone. The unit is composed of clay loam over unweathered bedrock with a drainage class of well drained and a runoff class of very high. This soil type tends to occur on hills at elevations from 1000 to 2,500 feet and is not considered prime farmland.

Other soils on the project site, but outside of the project area, include:

Vista-Cienega complex, 15 to 30 percent slopes

Corducci-Typic Xerofluvents, 0 to 5 percent slopes

Dibble clay loam, 3 to 26 percent slopes

Dibble clay loam, 5 to 32 percent slopes

Lodo-Hambright-Millsholm families association, 30 to 60 percent slopes

Lompico-McMullin complex, 50 to 75 percent slopes

Millerton-Millsholm-Agua Dulce families association, 30 to 60 percent slopes

Rock outcrop-Gaviota complex, 30 to 75 percent slopes

Ryer clay loam, 2 to 9 percent slopes

Still clay loam, 2 to 9 percent slopes

### *Discussion*

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

A majority of the parcel that contains soils of prime farmland is zoned agriculture. These areas will not be impacted by the proposed subdivision or placement of a building envelope. The surrounding agriculturally zoned parcels are primarily used for grazing activities due to the steeper slopes and chaparral. The location of the proposed building envelope will cover not prime farmland soils within the residential rural land use category. Therefore, impacts to farmland will be *less than significant*.

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

Surrounding agriculturally zoned parcels are primarily used for residences and limited grazing activities, and the parcel is not under a Williamson Act contract. There would be *no impact*.



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

The existing parcel is partially located within the Los Padres National Forrest. Section 12220(g) of the California Public Resources Code defines forest land as land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. The remainder parcel will consist of forest land, but the proposed project and future uses of the site will not conflict with any zoning or cause any rezoning. The proposed building site is free from any forest land. The site contains no timberland or timberland zoned Timberland Production. Therefore, impacts are *less than significant*.

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

Mixed oak forest covers about 6.87 acres of the new parcel and California Sycamore Woodland covers 2.43 acres according to a biological assessment done on December 5, 2019 by EcoVision Partners. Both of these tree varieties are located outside the proposed development envelope. Approval of this project would not disrupt any tree located on the site. Therefore, impacts to forest land would be *less than significant*.

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

The site consists of Agriculture, Open Space, and Residential Rural land uses. The plans show no proposed changes in zoning, and any effects of the residential rural are considered negligible to the use of the agriculturally zoned land. No agriculturally zoned land would be at risk to convert to non-agricultural uses.

### Conclusion

No major agricultural impacts are expected to occur.

### Mitigation

No mitigation measures are needed.

### Sources

See Exhibit A.

## Initial Study – Environmental Checklist

### III. AIR QUALITY

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

#### Setting

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

The project proposes to disturb soils that have been given a wind erodibility rating of 3 to 6, which is considered “moderately low”.

**Greenhouse Gas (GHG) Emissions** are said to result in an increase in the earth’s average surface temperature. This is commonly referred to as global warming. The rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth’s climate system. This is also known as climate change. These changes are now thought to be broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

The passage of AB32, the California Global Warming Solutions Act (2006), recognized the need to reduce GHG emissions and set the greenhouse gas emissions reduction goal for the State of California into law. The law required that by 2020, State emissions must be reduced to 1990 levels. This is to be accomplished by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions. Subsequent legislation (e.g., SB97-Greenhouse Gas Emissions bill) directed the California Air Resources Board (CARB) to develop statewide thresholds.

In March 2012, the San Luis Obispo County Air Pollution Control District (APCD) approved thresholds for GHG emission impacts, and these thresholds have been incorporated the APCD’s CEQA Air Quality Handbook.

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APCD determined that a tiered process for residential / commercial land use projects was the most appropriate and effective approach for assessing the GHG emission impacts. The tiered approach includes three methods, any of which can be used for any given project:

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

For most projects the Bright-Line Threshold of 1,150 Metric Tons CO<sub>2</sub>/year (MT CO<sub>2</sub>e/yr) will be the most applicable threshold. In addition to the residential/commercial threshold options proposed above, a bright-line numerical value threshold of 10,000 MT CO<sub>2</sub>e/yr was adopted for stationary source (industrial) projects.

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

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

As proposed, the project would result in the disturbance of 0.35-acres of the 469.74-acre parcel. This would result in the creation of construction dust, as well as short- and long-term vehicle emissions. According to the United States Department of Agriculture's Wind Erodibility Index, the project proposes to disturb soils that have been given a wind erodibility rating of 3 to 6, which is considered "moderately low".

### Discussion

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

As proposed, the project would result in the disturbance of approximately 0.35 acres, including the residence, septic location, and leach lines. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project is not within close proximity to any sensitive receptors. The project would be moving less than 1,200 cubic yards/day of material and would disturb less than four acres of area, and therefore would be below the general thresholds triggering construction-related mitigation. From an operational standpoint, based on Table 1-1 of the CEQA Air Quality Handbook (2012), the project would not exceed operational thresholds triggering mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. Therefore, impacts related to conflicts with and obstruction of implementation of the applicable air quality plan would be *less than significant*.

## Initial Study – Environmental Checklist

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- (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?*

San Luis Obispo County is currently designated as nonattainment status for federal ozone, state ozone, and state PM<sub>10</sub> standards. With regards to federal ozone standards, only the eastern portion of the county is designated nonattainment. Therefore, impacts related to a cumulatively considerable net increase of a criteria pollutant would be *less than significant*.

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

The building envelope site is situated near a small cluster of residential rural parcels with existing residences. As stated above, the project would result approximately 0.35 acres of site disturbance and minimal grading for the construction portion of the project, once constructed, a single-family residence will not produce substantial air pollutant concentrations and therefore impacts would be *less than significant*.

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

The project would not result in the generation of other emissions such as those leading to odors, and will not expose a substantial number of people to other emissions produced from the project site. Therefore, *no impacts* would occur.

### Conclusion

The project is consistent with the County Clean Air Plan and would not result in cumulatively considerable emissions of any criteria pollutant for which the County is in non-attainment. The project would not expose sensitive receptors to substantial pollutant concentrations or result in other emissions adversely affecting a substantial number of people. Therefore, the project would not result in significant adverse impacts related to Air Quality.

### Mitigation

No mitigation measures above ordinance requirements are necessary.

### Sources

See Exhibit A.

## Initial Study – Environmental Checklist

### IV. BIOLOGICAL RESOURCES

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

## Initial Study – Environmental Checklist

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### *Setting*

The project site is located at the base of the Santa Lucia Mountain Range along the floor of the Tassajara Creek Valley. The property is situated between the Hale and Tassajara Creek, with tributaries running throughout the property.

Currently, the parent parcel is used as rangeland for cattle/livestock and has been developed with a main residence, several outbuildings, and a fenced corral. The proposed parcel 1 is periodically used for pasturing horses and is developed with a three-sided shelter structure and water trough near the northeastern corner. An all-weather gravel road crosses the southern portion of the parcel where construction of the new residential structure is proposed. No additional disturbance will be required for construction of the road. Culverts at three locations along the road convey surface spring/seep water and runoff beneath the road to Tassajara Creek. A power transmission line and 75-foot easement spans the south-central part of the parcel with a transmission tower located immediately outside the western parcel boundary. The proposed disturbance footprint currently supports an annual grassland plant community.

The project proposes a total area of disturbance of 0.35 acres. Of that, approximately 0.1 acre will be used for the proposed development footprint and 0.02 acres is the existing ranch road. Temporary impacts to an additional 0.12 acres of the grassland are anticipated from the initial leach field installation and possible future expansion area. The remaining 0.13 acres of development footprint will see temporary impacts during construction activities.

Biological field surveys were conducted on multiple occasions within June 2019 through September 2019 and a Biological Resource Assessment (BRA) reporting the analysis and results of these surveys was prepared by EcoVision Partners, LLC for the project site (EcoVision, December 2019). Observations of the site's existing conditions including soils, hydrologic features, vegetation communities, and wildlife were recorded. The assessment included review of available information for the project vicinity followed by field surveys of the project site.

### Hydrology

Tassajara Creek runs west to east through the southern part of the proposed new parcel. The terrain in the project vicinity is scattered with perennial and ephemeral seeps. Five areas on the proposed parcel 1 display hydrophytic vegetation and apparent connectivity to Tassajara Creek. Therefore, it is expected that these drainage features would be considered waters of the US and waters of the State. A formal evaluation and delineation of potential jurisdictional areas within the drainage swales was not conducted as part of the BRA.

### Vegetation

A total of 91 plant species were identified onsite, of which 29 were non-native and 20 of those were listed on the California Invasive Plant Council's Invasive Plant Inventory. Five plant communities were identified during the survey period (June through September); annual grassland, mixed oak forest, California sycamore woodland, chamise chaparral, and drainage swales/seeps. The 0.35-acre disturbance footprint for the proposed new residence is located entirely within the annual grassland community. Tree spacing is variable, ranging from stands adjacent to the riparian corridor with high tree densities and nearly closed canopies to relatively open, sparsely forested hillsides with limited or no canopy interconnection. The drainage swales convey runoff towards Tassajara Creek. The swales support grasses, trees, and shrubs and emergent hydrophytic species indicates groundwater sources.

The California Natural Diversity Database (CNDDB) records show 8 Sensitive Natural Communities within the area; Central Dune Scrub, Central Maritime Chaparral, Coastal and Valley Freshwater Marsh, Coastal Brackish



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Marsh, Northern Coastal Salt Marsh, Northern Interior Cypress Forest, Serpentine Bunchgrass, and Valley Needlegrass.

CNDDDB records show 21 special-status plant species within 3 miles of the study area. Several of these plants occur in specialized habitats or plant communities were not present on the project site. The timing of the field surveys coincided with the bloom period for some special-status plant species on the CNDDDB list, but not for many. 6 manzanita shrubs have the potential to be present approximately 330 feet north of the proposed disturbance footprint, however surveys took place outside the regular blooming period. No other special-status plant species were identified within the project disturbance footprint during the survey period, however the presence cannot be dismissed without conducting surveys during the appropriate time of year. 7 plant species identified in the CNDDDB have a low potential for occurrence in the grassland habitat within the disturbance footprint.

### Wildlife

One reptile, 26 birds, and 7 mammals were detected within the study area during the surveys. Fish were noted in Tassajara Creek but species type could not be identified from the banks. Wildlife activity during site surveys was relatively low, potentially due to the seasonal and diurnal timing of the visits. Based on onsite habitat characteristics, the following list of wildlife species have a high potential to be present onsite.

Steelhead. The perennial reach of Tassajara Creek that crosses the Study Area offers suitable rearing habitat for SCCC steelhead and potentially suitable spawning habitat.

California red-legged frog. The California red-legged frog (CRLF) is listed as threatened. The nearest reported location for CRLF is from a 2002 occurrence in a pool on Tassajara Creek approximately 0.1 miles downstream of the eastern boundary of the proposed parcel 1. The species was not observed during within the Study Area during the surveys, however, the area provides suitable breeding, non-breeding aquatic habitat, upland habitat, and dispersal habitat for CRLF. The potential for the presence of the species within one or more of these habitats on the parcel is considered high. There is also potential for upland dispersal through the project site, particularly during rainy conditions.

Coast Range newt. The Coast Range newt is designated a species of special concern (SSC) by CDFW. The nearest reported location is from a tributary to Tassajara Creek approximately 0.4 miles southwest of the western boundary of the proposed parcel 1. Coast Range newts were not observed within the Study Area during the study area, however, the habitat communities on site provide suitable habitat for the terrestrial and aquatic phases of the species. The presence of the species within one or more of these habitats on the parcel is considered high.

Western Pond Turtle. The Western Pond Turtle (WPT) is under consideration for listing under FESA and is designated SSC by CDFW. WPT were not detected during surveys but suitable aquatic habitat for the species is present within Tassajara Creek and potential nesting and overwintering habitat is present in the habitats and communities within the Study Area. Therefore, the potential presence of the WPT within one or more of these habitats on the parcel is considered high.

Birds. Online databases and literature identified 44 special-status bird species within the project vicinity. Site surveys were initiated late in the nesting season of most resident and migratory bird species, however, 26 bird species were observed within the study area during surveys, including 2 species on the USFWS list of Birds of Conservation Concern. Many species can be expected to occur within the Study Area during all seasons of the year. The California sycamore woodland and mixed oak forest adjacent to the construction site offer the highest quality habitat for nesting but chaparral and annual grassland habitat also provides nesting for various species. Raptor species may utilize large trees in the area for nesting and are typically less

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tolerant of disturbance. Based on the habitat within the Study Area, 15 bird species were considered to have a potential for utilization of habitat onsite.

Mammals. CNDDDB search identified 15 special-status mammal species within the vicinity. Based on the habitat preferences of each species and habitat within the Study Area, two special status terrestrial mammals and 5 bat species were considered to have a potential for utilization of habitat on the site. The project site is within the range of the Monterey dusky-footed woodrat and woodrat nests and suitable habitat are present onsite. Therefore, there is a high potential for the occurrence of the species within the Study Area. The American badger or evidence of recent or past badger activity such as burrows or dens were not observed within the Study Area during surveys. Much of the topography of the proposed new parcel has steeper slopes than typically associated with badger habitats. A suitable prey base is present so there is a potential for the species to occur in the project vicinity but the possibility is considered low.

### Discussion

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

No special-status plant or sensitive wildlife species were identified within the proposed development footprint during field surveys. However, based on habitat conditions, it cannot be determined that special status species will not be present or impacted during project construction and occupation. The BRA determined that because of these habitat conditions, the project has the potential to result in direct and indirect adverse impacts to 7 special-status plants (if present) and 23 special status wildlife species.

No Special-status species were document within the proposed 0.35-acre disturbance footprint during the field surveys. However, the field surveys were conducted from late June through September so the presence of spring-blooming, special-status species could not be determined. The plants discussed in the BRA may not have been detectable at the time of the surveys so direct impacts could occur during ground disturbance if plants are present. These species may also be impacted by the removal of grassland habitat as a result of the project. Construction activities have the risk of introducing new invasive plant species to the project site or spread existing invasive species into new areas off the project site. The Study Area supports trees, shrubs, and other vegetation that provide foraging and nesting habitat for protected resident and migratory passerine birds and raptors.

Although no special status reptiles or mammals were found during site visits, suitable habitat conditions were present, and construction activities within the building envelope could have the potential for direct and indirect impacts to special-status wildlife species. Increased vehicular traffic, grading and trenching could result in trampling, noise, and dust, impacting wildlife by disrupting foraging and breeding patterns in adjacent habitats.

The proposed parcel 1 is located within the area designated as critical habitat for CRLF and SCCC steelhead. Implementation of the proposed residential construction project will result in the permanent conversion of potential CRFL habitat and cause indirect impacts to Tassajara Creek. The expected presence of CRLF in the Study Area may require consultation with the USFWS and the presence of SSC steelhead may require consultation with the National Marine Fisheries Service prior to any construction activities.

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Species specific surveys for CRLF were not conducted as part of the BRA and the species was not detected during general wildlife surveys. However, based on habitat conditions and occurrence records the presence of the CRLF is expected. Project activities are confined to annual grassland habitat and will avoid impacts to potential CRLF habitat within the Tassajara Creek channel, riparian, and drainages/seeps in upland areas of the Study Area. If present during construction, individual CRLF may be directly impacted by vegetation removal, grading, trenching and construction activities. Measures can be implemented to avoid and/or mitigate potential inadvertent impacts to individual CRLF onsite.

As a result, biological mitigation measures BIO-1 through BIO-7 will be implemented to reduce the level of impact to sensitive species to *less than significant with mitigation*.

- (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?*

Three sensitive natural communities designated critical habits were identified within the Study Area. These areas support trees, shrubs, and other vegetation that provide foraging and nesting habitat for protected resident and migratory passerine birds and raptors. Construction and occupation of the proposed residential structure has the potential to result in direct and indirect adverse impacts to 7 special-status plants (if present) and 23 special status wildlife species. The proposed parcel 1 is located within the area designated as critical habitat for CRLF and SCCC steelhead. The proposed disturbance envelope is located 50 feet from the top of Tassajara Creek's bank. No disturbance or removal of riparian vegetation is proposed so the current filtration and erosion control functions of the riparian vegetation will not be altered. Direct impacts to the creek are not expected to occur, but soils disturbed or stockpiled during grading and construction activities have the potential to enter Tassajara Creek during storm events and impact riparian habitat for sensitive aquatic species. Leaks from construction equipment or other contaminants could adversely impact water quality of the creek. Mitigation measure BIO-6 will be implemented to prevent excess pollution and sedimentation from entering the stream. Therefore, impacts to riparian habitat is expected to be *less than significant with mitigation*.

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

Several potential jurisdictional wetland areas were identified within the Study Area that would be considered sensitive habitats. Formal wetland delineations of these areas were not conducted as part of the BRA. The proposed building envelope avoids direct impacts to federal and state jurisdictional waters and potential wetland features. The footprint of the residence is located outside the designated 50-foot top of bank setback for Tassajara Creek and the footprint of the leach field is located greater than 100 feet from the top of the back.

Construction activities will not result in impacts to the nearby wetland features from runoff and sedimentation since the potential wetland areas are upland of the proposed development footprint. Potential impacts to Tassajara Creek from discharge of sediment and other pollutants in runoff from the site during construction and prior to establishment of permanent groundcover vegetation in disturbed areas.

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If existing culverts require replacement, a review and possible permit approval from the appropriate jurisdictional agencies will be required. The project applicant would be responsible for obtaining all necessary permits from the appropriate agencies. With implementation of mitigation measure BIO-8, impacts to state waters will be *less than significant with mitigation*.

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

Wildlife movement corridors exist within the woodland along Tassajara Creek, the open low-gradient grassland habitat along the stream terrace, and the moderate gradient hills and drainage swales that occupy the northern portion of the parcel. Tassajara Creek provides perennial aquatic habitat for the movement of fish and other aquatic and semi-aquatic species through the site. Construction of a residential structure would not affect movement of wildlife through the Tassajara Creek corridor or through the upland portions of the site. The existing structures and proposed building area may be in areas along the stream terrace that is avoided by some wildlife species but would not be a barrier to movement. Therefore, impacts to migratory species in wildlife corridors is considered *less than significant*.

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

No trees are proposed for removal and the project is not expected to conflict with any local ordinances protecting biological resources. Therefore, impacts will be *less than significant*.

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

There are no known conflicts with any conservation plans.

### Conclusion

Although no special status plant or animal species were documented during the field surveys, suitable habitats were present. Mitigation measures are proposed to address potential impacts to biological resources including pre-construction surveys, best management practices, and avoidance measures on the proposed parcels. Incorporation of these measures will reduce impacts to a level of insignificance.

### Mitigation

See Exhibit B.

### Sources

See Exhibit A.

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### V. CULTURAL RESOURCES

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

#### Setting

The project is located in an area historically occupied by the Salinan/Chumash Native American tribe.

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

As defined by CEQA, a historical resource includes:

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

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

A Phase I surface survey was conducted for the site by David Hoover in 2019 (Hoover, 2019). Based on the field survey and records search no evidence of cultural resources were noted on the property and it estimated that the possibility of intact archaeological deposits existing within the site is low. Impacts to historical or paleontological resources are not expected. See Section XVIII – Tribal Cultural Resources for AB52 consultation.

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### Discussion

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

The proposed building envelope is within close proximity to Tassajara Creek, a blue line stream. According to the Phase 1 surface survey (Hoover, 2019), no known prehistoric or historic cultural materials or historic structures are present on the project site. Archeological studies have been done on 4 sites within 1 mile of the proposed building envelope, all of which have no findings. The proposed project will not cause a substantial adverse change in the significance of a historical resource. Therefore, *no impacts* will occur.

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

As noted above, the phase 1 surface survey found *no* evidence of cultural resources noted on the property, and 4 studies done within 1 mile of the site have produced no findings. In the event resources are uncovered during grading activities, implementation of LUO Section 22.10.040 (Archaeological Resources) would be required, which states:

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

A. Construction activities shall cease, and the Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.

B. In the event archeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner shall be notified in addition to the Department so proper disposition may be accomplished.

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

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

The nearest dedicated cemetery is the Santa Margarita Cemetery, located 4.13 miles to the east. The record and literature search of the project area did not identify any known burial sites within 0.5 miles of the project. Additionally, consultation with the Native American tribes did not result in identification of known burials (See Section XVIII. Tribal Cultural Resources). Based on the low known sensitivity of the project site, and with implementation of LUO Section 22.10.040, impacts to human remains are expected to be *less than significant*.

### Conclusion

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

### Mitigation

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



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### Sources

See Exhibit A.

## VI. ENERGY

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

### Setting

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

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

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

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

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vice versa), residential and nonresidential ventilation requirements, and non-residential lighting requirements.

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

### Discussion

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

The project is a 2-lot Parcel Map which will result in potentially one new primary residence which is allowed in the Residential Rural land use category. New development will be subject to Title 24 requirements and will incorporate energy and construction efficiencies. The project site is located close to existing residential development and will have access to utilities which will not result in a potentially significant environmental impact due to wasteful, inefficient or unnecessary consumption of energy resources. Therefore, impacts will be *less than significant*.

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

A portion of the project is located in a renewable energy area combining designation. New construction on the parcels will have the option to provide for the use of renewable energy for some or all of the structure's power needs and impacts will be *less than significant*.

### Conclusion

No significant impacts to energy resources are anticipated.

### Mitigation

No mitigation measures are required.

### Sources

See Exhibit A.

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### VII. GEOLOGY AND SOILS

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

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

### Setting

The proposed Residential Rural parcel is gently to extremely sloping and the soils on the site have a moderate to high shrink-swell (expansive) potential. The project site is not within the County's Geologic Study Area. The parcel varies between a low to high landslide risk and low to moderate liquefaction potential, however the building site is located on gentle slope, over moderate landslide potential and low liquefaction potential. The nearest potentially active fault is approximately 1.68 miles southwest of the project site. Serpentine or ultramafic rock/soils are known to be found approximately 0.5 miles south of the project site.

The soil type and characteristics of the proposed Parcel 1 containing the building envelope within the Residential Rural land use category include:

Cuesta-Henneke families complex, 15 to 60 percent slopes – 0.9 acres of the proposed parcel 1 contains this soil type. The parent material of this soil type is residuum weather from serpentinite. The unit is composed of weathered and unweathered bedrock overlain by very cobbly to very rocky clay over cobbly loam. The drainage class of the unit is well drained with a runoff class of very high. This soil type tends to occur on mountains at elevations from 1,800 to 4,000 feet and is not considered prime farmland.

Lodo-Hambright-Millsholm families association, 30 to 60 percent slopes – 15.9-acres of proposed parcel 1 contains this soil type. The parent material of this soil type is residuum weathered from shale. The unit is composed of clay loam over unweathered bedrock with a drainage class of somewhat excessively drained and a runoff class of medium. This soils type tends to occur on mountains at elevations from 800 to 3,100 feet and is not considered prime farmland.

Xerofluvents-Xerorthents-Riverwash complex, 0 to 15 percent slopes – Less than 0.1 acres of the proposed parcel 1 contain this soil type. The parent material is alluvium. The unit is composed of fine sandy loam over weathered stratified gravelly sandy loam to gravelly loamy sand over stratified gravelly loamy sand to cobbly sandy loam. The drainage class of the unit s well drained with a run-off class of low. The soil type tends to occur on terraces at elevation from 1,400 to 1,600 feet and is not considered prime farmland.

Millsholm-Dibble complex, 30 to 50 percent slopes – the remaining part of the proposed parcel 1 is comprise of this soil type. The parent material is residuum weathered from shale ad/or sandstone. The unit is composed of clay loam over unweathered bedrock with a drainage class of well drained and a runoff class of very high. This soil type tends to occur on hills at elevations from 1000 to 2,500 feet and is not considered prime farmland.

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### Discussion

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

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

The project is not on or near an earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map or based on other evidence, however, an unnamed fault is located approximately 1.68 miles southwest of the project site. Any future development would be subject to professional engineering and construction standards to ensure it is constructed in a stable manner. Therefore, the project would not likely cause potential substantial adverse effects from the rupture of a known earthquake fault, and potential impacts would be *less than significant*.

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

The project would be required to comply with the California Building Code (CBC) to ensure the effects of a potential seismic event would be minimized to the greatest extent feasible, therefore impacts related to the production of strong seismic ground shaking would be *less than significant*.

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

The existing parcel varies between gentle slopes and steep slopes. The area for the proposed building envelope is located on gentle slopes. Based on the County Safety Element Liquefaction Hazards Map is located in an area with low potential for liquefaction risk. Therefore, the project would not cause adverse effects involving liquefaction, a product of landslides, and impacts would be *less than significant*. Future development will need to comply with current building codes which will address any potential liquefaction risk.

- (a-iv) *Landslides?*

Based on the County Safety Element Landslide Hazards Map, the new building envelope is located in an area with moderate potential for landslide risk. However, the building envelope site is gently sloping and surrounded by grasses. Therefore, the project would not cause adverse effects involving landslides and impacts would be *less than significant*.

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

The project would result in the disturbance of approximately 0.35-acres. During grading activities there would be a potential for erosion and sedimentation to occur. A sedimentation and erosion control plan is required for all construction and grading projects (LUO Section 22.52.120) to minimize potential impacts related to erosion and sedimentation, and includes requirements for specific erosion control materials, setbacks from creeks, and siltation. Upon implementation of the above control measures, as required by the County ordinance, impacts related to soil erosion and sedimentation would be reduced to *less than significant*.

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

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

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

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

The project is not located on soil with high expansive risk. Standard building code requirements will be required when residential building permits are applied, therefore impacts will be less than significant.

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

The project proposes the use of an on-site wastewater disposal system (septic with leach field).

For onsite wastewater treatment (septic) systems, there are several key factors to consider for a system to operate successfully, including sufficient land area, the soils percolation rate, depth, and the distance from water sources.

Based on Natural Resource Conservation Service (NRCS) Soil Survey map, the soil types for the project, as provided in the previous Agricultural Resource section is Lodo-Hambright-Millsholm families association (30 to 60% slopes), which has potential septic system constraints due to steep slopes, however the site for the leach field will be on gently sloping topography.

Prior to building permit issuance and/or final inspection of the wastewater system, the applicant will need to show to the county compliance with the California OWTS Policy Tier 1 Criteria, including any above-discussed information relating to potential constraints, or obtain approval from the Central Coast Water Board for the OWTS in the event that the design does not meet Tier 1 criteria. Therefore, based on the project being able to comply with these regulations, potential groundwater quality impacts are considered *less than significant*.

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

No unique geologic features exist on the project site and would therefore not be affected. Therefore, impacts to paleontological resources and unique geologic features would be *less than significant*.

### Conclusion

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



## Initial Study – Environmental Checklist

### Mitigation

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

### Sources

See Exhibit A.

## VIII. GREENHOUSE GAS EMISSIONS

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

### Setting

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

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

The passage of AB32, the California Global Warming Solutions Act (2006), recognized the need to reduce GHG emissions and set the greenhouse gas emissions reduction goal for the State of California into law. The law required that by 2020, State emissions must be reduced to 1990 levels. This is to be accomplished by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions. Subsequent legislation (e.g., SB97-Greenhouse Gas Emissions bill) directed the California Air Resources Board (CARB) to develop statewide thresholds.

## Initial Study – Environmental Checklist

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

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

For most projects, the Bright-Line Threshold of 1,150 metric tons of carbon dioxide per year (MT CO<sub>2</sub>e/year) will be the most applicable threshold. In addition to the residential/commercial threshold options proposed above, a bright-line numerical value threshold of 10,000 MT CO<sub>2</sub>e/year was adopted for stationary source (industrial) projects.

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

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

### Discussion

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

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

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

## Initial Study – Environmental Checklist

### Conclusion

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

### Mitigation

No mitigation measures are needed.

### Sources

See Exhibit A.

## IX. HAZARDS AND HAZARDOUS MATERIALS

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

## Initial Study – Environmental Checklist

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Setting

The project is not located in an area of known hazardous material contamination and is not on a site listed on the "Cortese List" (which is a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5) (SWRCB 2019; California Department of Toxic Substance Control [DTSC] 2019). The project is located within a very high fire hazard severity zone within a State Responsibility Area and based on the County's response time map, it will take approximately 10 to 15 minutes to respond to a call regarding fire or life safety. The project is not located within an Airport Review Area and the closest active landing strip, Old Santa Margarita Ranch Airport, is 1.77 miles northeast of the project site.

### Discussion

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

The future uses of this site would be residences and possibly accessory structures. It is highly unlikely that any residential structures will involve the routine transport, use, or disposal of any hazardous materials. Future uses of the site that would require this would need approval on a separate application. The impact is *less than significant*.

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

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

## Initial Study – Environmental Checklist

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

The nearest school is Santa Margarita Elementary School, located 3.52 miles to the northeast in Santa Margarita. There are no schools within a quarter mile of the proposed project. Therefore, there would be *no impact*.

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

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

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

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

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

The project would not conflict with any regional emergency response or evacuation plan as the construction would take place at the end of a private driveway off of Tassajara Creek Road. Construction and operation of the project would not require road closure, and the project would not physically block the onsite residents from evacuating during an emergency. All future roads would be required to comply with the Cal Fire specifications. Therefore, impacts would be *less than significant*.

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

According to Cal Fire, the project site is located in a very high fire hazard severity zone within a State Responsibility Area. The response time for fire protection services is 10 to 15 minutes. The project site has been placed in the area with the least amount of fire safety concerns and with the adoption of the required Cal Fire Safety standards, the project is expected to result in a *less than significant impact* on wildfires.

### Conclusion

No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary beyond ordinance requirement.

### Mitigation

No mitigation measures are needed.

### Sources

See Exhibit A.

## Initial Study – Environmental Checklist

### X. HYDROLOGY AND WATER QUALITY

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



## Initial Study – Environmental Checklist

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### Setting

The project is subject to the County's Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), and/or the "Water Quality Control Plan, Central Coast Basin" for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant. The project proposes to obtain its water needs from an existing on-site well.

The topography of the project is gently to steeply sloping. As described in the NRCS Soil Survey, the soil surface is considered to have moderately low erodibility and is considered well drained. The project parcel lies outside the Salinas Valley – Atascadero Area Groundwater Basin and lies within the Santa Margarita Water Planning Area. The property is situated between the Hale and Tassajara Creek, with tributaries running throughout the property. The proposed building site is within the undetermined 100-year flood zone but greater than 50 feet from the top of bank for Tassajara Creek.

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.110) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows. A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120). When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program. When work is done in the rainy season, the County's Land Use Ordinance requires that temporary erosion and sedimentation measures to be installed.

### Discussion

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

The project proposes approximately 0.35-acres of site. The project is not on highly erodible soils, nor on steep slopes and the project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use. Project grading will create exposed graded areas subject to increased soil erosion and down-gradient sedimentation. Adherence to the County's LUO for sedimentation and erosion control (Sec. 22.52.120) will adequately address these impacts. Additionally, all disturbed areas will be permanently stabilized with impermeable surfaces and landscaping and stockpiles will be properly managed during construction to avoid material loss due to erosion.

To reduce construction-related surface water quality impacts, the project will be subject to Section 22.52.080 of the County's Land Use Ordinance (Title 22) which requires a drainage plan. Compliance with this plan will direct surface flows in a non-erosive manner through the site.

The project is subject to the County's Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), and/or the "Water Quality Control Plan, Central Coast Basin" for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant.

Existing regulations and/or required plans will adequately address surface water quality impacts during construction and permanent use of the project. No additional measures above what are

## Initial Study – Environmental Checklist

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required or proposed are needed to protect water quality. Therefore, impacts are expected to be *less than significant*.

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

The project is not within an identified and mapped groundwater basin. The project proposes to utilize the existing onsite well to provide service to the new parcel via a new proposed waterline easement. The project is not expected to increase the amount of water extracted from the well because the project is a new single-family residence. Therefore, impacts to groundwater recharge are *less than significant*. Therefore, impacts to groundwater recharge are *less than significant*.

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

- (c-i) *Result in substantial erosion or siltation on- or off-site?*

The soil surface is considered to have moderately low erodibility. The applicant will be required to submit a Stormwater Pollution Prevention Plan, consistent with County standards and is not expected to result in any substantial erosion or siltation on or off site. Therefore, impacts are *less than significant*.

## Initial Study – Environmental Checklist

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

Based on the implementation of the proposed parcel map and future build-out and occupation of the new residence on the new residential parcel, the project will not substantially increase the amount of surface runoff. Existing regulations for drainage and stormwater will mitigate any impacts to a *less than significant level*.

- (c-iii) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

The project proposes additional impervious surfaces for road improvements, road extension, and a future residential structure located within the building envelope. The proposed road improvements will be required to follow County stormwater regulations and therefore, will not substantially increase the amount of surface runoff. The project will be required to provide a Stormwater Pollution Prevention Plan at the time of application for construction permits. Therefore, existing regulations for drainage and stormwater will mitigate any impacts to a *less than significant level*.

- (c-iv) *Impede or redirect flood flows?*

The project will be conditioned to provide final grading, drainage, erosion and sedimentation control plans, and SWPPP for review and approval prior to building permit issuance as required by LUO Section 22.52.100, 110 and 120. The amount of increased impervious surfaces is not expected to exceed the capacity of stormwater conveyances or increase downslope flooding. Therefore, impacts would be *less than significant*.

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

Based on the County Safety Element Dam Inundation Map, the project site is not located in an area that would become inundated in the event of dam failure. The proposed project is located more than 20 miles from the project site. The likelihood of flood, tsunami, or seiche affecting the project site is very low and therefore impacts would be *less than significant*.

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

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

### Conclusion

Based on the proposed amount of water to be used and the water source, which is for one additional rural residential parcel and the allowable future construction of one single-family residence, no significant impacts from water use are anticipated. The proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. It would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge. The project would not substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation, surface runoff, or impede or redirect flood flows. The project would not

## Initial Study – Environmental Checklist

risk release of pollutants due to project inundation or conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

### Mitigation

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

### Sources

See Exhibit A.

## XI. LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

## Initial Study – Environmental Checklist

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### Setting

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

The proposed project is subject to the following Planning Area Standard(s) as found in the County's LUO:

1. LUO Section 22.10.095 – Highway Corridor Design Standards
2. LUO Section 22.94.080 – Salinas River Sub-Area
3. LUO Section 22.94.082 – RR Tassajara Canyon – Rural
4. Article 66474.02 - Special Subdivision Findings Required

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

### Discussion

(a) *Physically divide an established community?*

The subdivision would allow for an additional house to be built on the land in similar characteristic with the surrounding parcels. The project would not involve any components that would physically divide the residential community; therefore, the impact would be *less than significant*.

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

The building envelope was shaped to avoid impacting any environmentally sensitive areas, specifically Tassajara Creek. Additional biological mitigation measures are proposed (see section IV, Biological Resources). The building envelope is outside of the Highway Corridor Design Standards, only structures within the designation need to comply. The project is within an area designated as very high fire hazard and must therefore make the special subdivision findings per article 66474.02. However, the limited size of the building envelope will limit the amount of environmental damage done from the project and the project does not conflict with any land use regulation. Therefore, impacts will be *less than significant*.

### Conclusion

No major land use issues are expected to arise through the approval of this project.

### Mitigation

No mitigation measures are required.

### Sources

See Exhibit A.

## Initial Study – Environmental Checklist

### XII. MINERAL RESOURCES

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

#### Setting

The County Land Use Ordinance provides regulations for development in delineated Energy and Extractive Resource Areas (EX) and Extractive Resource Areas (EX1). The proposed project is not located within an EX or EX1 designation. The proposed project does not cross any active mining operations and no significant economic mineral resources have been recorded on site. A field of active mining operations is located to the southwest of the site, the closest being 0.94 miles southwest of the project site.

#### Discussion

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

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

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

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

#### Conclusion

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

#### Mitigation

No mitigation measures are necessary.

## Initial Study – Environmental Checklist

### Sources

See Exhibit A.

### XIII. NOISE

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

### Setting

The existing ambient noise environment is characterized by traffic on Tassajara Creek Road, as well as noise created by the surrounding properties. Noise-sensitive land uses typically include residences, schools, nursing homes, and parks. The nearest onsite sensitive receptor is a residence, and the nearest offsite sensitive receptor to the project is a residence located that lies approximately 745 feet on the property adjacent to the north. The project is not officially located within an Airport Review Area, but the closest active landing strip, Old Santa Margarita Ranch Airport, is 1.77 miles northeast of the project site.

The County Land Use Ordinance Section 22.10.120 establishes maximum allowed noise levels for both daytime (7 a.m. to 10 p.m.) and nighttime (10 p.m. to 7 a.m.) hours, as shown below. The maximum allowed exterior hourly noise level is 50 db for the daytime hours and 45 db for the nighttime hours.



## Initial Study – Environmental Checklist

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### Discussion

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

The noise profile from future uses of the site would be consistent with the surrounding residential uses. The addition of any residential uses on Parcel 1 are limited by County Code Section 22.06.030. Parcel 2 is currently undeveloped but is subject to the standards for the rural lands and agricultural land use category. Any future development will have to be compatible with the surrounding character of the area. The only projected noise emitted would be during the construction period of the project.

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

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

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

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

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

The project is not located within an Airport Review Area, but it is located within 2 miles of Old Santa Margarita Ranch Airport, which is located 1.77 miles to the northeast of the project site. While the project site is located in close proximity to the airport, the noise levels from incoming and outgoing flight patterns does not exceed the acceptable noise levels warranting mitigation. Therefore impacts would be *less than significant*.

### Conclusion

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

### Mitigation

No mitigation measures are considered necessary.

### Sources

See Exhibit A.

## Initial Study – Environmental Checklist

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

#### Setting

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

#### Discussion

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

The proposed project would not result in new jobs in the area that would require new housing. The land is zoned for Residential Rural and the size of the new lots are permitted by the LUO section 22.22.060. The land is already zoned for this usage which shows that it is permittable for this land to support the subdivision. The project is not expected to cause any substantial population growth as it would be providing only for one single-family residence. Therefore, impacts would be *less than significant*.

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

There are no existing residences onsite, and no nearby offsite residences would be affected by the subdivision or the location of the new building envelope. The use of the proposed project for one additional rural residential parcel and the allowable future construction of one single-family residence would not result in the displacement of existing people or housing and would therefore not necessitate the construction of replacement housing elsewhere. Therefore, there would be *no impact* on displacement of housing nor would there be a need for new housing.

## Initial Study – Environmental Checklist

### Conclusion

No significant population or housing impacts are expected to occur.

### Mitigation

No mitigation measures are necessary.

### Sources

See Exhibit A.

## XV. PUBLIC SERVICES

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

### Setting

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

Police: County Sheriff

Location: San Luis Obispo (approximately 9.9 miles south)

Fire: Cal Fire / County Fire

Hazard Severity: Very High

Response Time: 10 to 15 minutes

Location: #40 Parkhill Station Approximately 6.4 miles northeast

School District: Atascadero Unified School District.

## Initial Study – Environmental Checklist

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### Discussion

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

#### *Fire protection?*

The project is under the protection of Cal Fire/County Fire. Cal Fire/County Fire has given the area of the proposed project a High Fire Hazard Severity rating and estimates an emergency response time between 10 to 15 minutes. The additional rural residential parcel and the allowable future construction of one single-family residence would not result in any need for additional fire facilities or cause any environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives for fire protection. Additionally, the project's direct and cumulative impacts on fire protection services are within the general assumptions of an allowed use for the subject property that were used to estimate future use of such services. Therefore, impacts are considered *less than significant*.

Issues associated with fire hazards are discussed in further detail in the Hazards and Hazardous Materials and Wildfire Sections.

#### *Police protection?*

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

#### *Schools?*

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

#### *Parks?*

The proposed project, along with other projects in the area, would result in a cumulative effect on parks. The project's direct and cumulative impacts would be within the general assumptions of allowed use for the subject property that was used to estimate the public facility fees in place. Therefore, impacts would be *less than significant* with the payment of Quimby fees which are fees paid on new vacant parcels for the improvement or development of neighborhood or community parks. The "Quimby" fee will adequately mitigate the project's impact on recreational facilities.

#### *Other public facilities?*

None.

### Conclusion

No significant impacts to public services would occur.

## Initial Study – Environmental Checklist

### Mitigation

No mitigation measures are necessary.

### Sources

See Exhibit A.

## XVI. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<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. Based on the County Trails Map, the project parcel is within the proposed Tassajara Creek Road to US Forest Service trail corridor. The Recreation Element does not show any existing or potential future trails going through or adjacent to the project site.

### Discussion

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

Implementation of the proposed parcel map and future build-out and occupation of the new residence on the new residential parcel would contribute to the local and cumulative demand for recreational resources in San Luis Obispo County. This increase in demand is not significant and payment of Quimby fees will adequately address this issue, therefore impacts are *less than significant*.

## Initial Study – Environmental Checklist

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

The two-lot parcel map does not include recreational facilities that would require construction or expansion of recreational facilities. Therefore, impacts are *less than significant*.

### Conclusion

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

### Mitigation

No mitigation measures are considered necessary.

### Sources

See Exhibit A.

## XVII. TRANSPORTATION

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

### Setting

The existing road network in the area includes Tassajara Creek Road which is operating at an acceptable level of service. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable. Referrals were sent to County Public Works. No significant project specific traffic-related concerns were identified.

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The project is located outside of the County's Airport Review combining designation (AR). There are no bike lanes, railroads, or public transit stops nearby.

### Discussion

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

The proposed project would not conflict with plans, ordinances, or policies which address the circulation system. Therefore, impacts would be *less than significant*.

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

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

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

The project would not alter any existing public roads or create new roads, so there is *no impact*.

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

Tassajara Creek Road is currently able to accommodate residential trips, construction vehicles, and emergency vehicles. The project would have the highest risk of emergencies occurring during construction, which would be temporary. The driveway must abide to Cal Fire standards for accessibility to allow emergency vehicles. Additionally, the proposed project would not block or alter egress routes for the existing onsite residents. Therefore, impacts related to emergency access would be *less than significant*.

### Conclusion

The proposed project would not result in a significant increase in the use of the existing roads servicing the area nor would it increase or create any hazard or obstruction to emergency access.

### Mitigation

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

### Sources

See Exhibit A.



## Initial Study – Environmental Checklist

### XVIII. TRIBAL CULTURAL RESOURCES

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

#### Setting

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

- 1) Sites, features, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
  - a. Included or determined to be eligible for inclusion in the California Register of Historical Resources; or
  - b. Included in a local register of historical resources as defined in subdivision (k) of California Public Resources Code Section 5020.1.

## Initial Study – Environmental Checklist

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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.

A Phase I surface survey was conducted for the site by David Hoover in 2019 (Hoover, 2019). Based on the field survey and records search no evidence of cultural resources were noted on the property and it estimated that the possibility of intact archaeological deposits existing within the site is low.

AB 52 consultation letters were sent to four tribes on March 12, 2019: Northern Salinan, Xolon Salinan, Yak Tityu Tityu Northern Chumash, and the Northern Chumash Tribal Council. The Salinan Tribal Council responded on July 16, 2019, requesting to review the Phase 1 surface survey and on January 21, 2020, the Northern Chumash responded with no further comments or concerns after reviewing the Phase 1 surface survey. No further consultations were requested.

As noted in Section V. Cultural Resources, the project is located in an area historically occupied by the Salinan/Chumash Native American tribe.

### Discussion

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

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

As noted in Section V. Cultural Resources, no known archaeological resources are present on the project site. Archeological studies have been done on 4 sites within 1 mile of the proposed building envelope, all of which have no findings. It is unlikely that any tribal cultural resources will be found on the site. Therefore, the impact is *less than significant*.

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

Archeological studies done within a one-mile radius of the confirms the absence of known archaeological sites near the study area.

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

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

A. Construction activities shall cease, and the Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.

## Initial Study – Environmental Checklist

B. In the event archeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner shall be notified in addition to the Department so proper disposition may be accomplished.

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

### Conclusion

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

### Mitigation

No mitigation measures beyond those required by ordinance are required.

### Sources

See Exhibit A.

## XIX. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

## Initial Study – Environmental Checklist

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Setting

The project is located in an area of residential rural development. The parcel is already developed with a residence, several outbuildings, and a fenced corral and there are residences surrounding the site. Gas lines and public utility easements are available either adjacent to or on the site which will not require significant site disturbance to provide services to the newly created parcel. The project proposes an onsite leach field and access to water via an existing well approximately 0.2 miles to the east of the proposed building envelope.

The proposed parcel map will include a building envelope for future development, an on-site septic system and onsite well for water supply. Improvements also include additional roadway improvements in the right-of way along Tassajara Creek Road, and will be required to construct the private access road to Cal Fire Standards within a minimum 30-foot private access, utility, and drainage as well as replacement and expansion of existing underground electrical. Regulations and guidelines on proper wastewater system design and criteria are found within the Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment Systems (California OWTS Policy), and the California Plumbing Code. The California OWTS Policy includes the option for public agencies in California to prepare and implement a Local Agency Management Program (LAMP), subject to approval by the Central Coast Water Board. Once adopted, the LAMP will ensure local agency approval and permitting of on-site wastewater treatment systems protective of groundwater quality and public health and will incorporate updated standards applicable to onsite wastewater treatment systems. At this time, the California OWTS Policy standards supersede San Luis Obispo County Codes in Title 19. Until the County's LAMP is approved, the County permitting authority is limited to OWTS that meet Tier 1 requirements, as defined by the California OWTS Policy and summarized in the County's Updated Criteria Policy Document BLD-2028 (dated 06/21/18). All other onsite wastewater disposal systems, including all seepage pit systems, must be approved and permitted through the Central Coast Water Board. The subject property is not within an identified groundwater basin.

For onsite wastewater treatment (septic) systems, there are several key factors to consider for a system to operate successfully, including the following:

- Sufficient land area to meet the criteria for as currently established in Tier 1 Standards of the California OWTS Policy; depending on rainfall amount, and percolation rate, required parcel size minimums will range from one acre to 2.5 acres;
- The soil's ability to percolate or "filter" effluent before reaching groundwater supplies (30 to 120 minutes per inch is ideal);

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- The soil's depth (there needs to be adequate separation from bottom of leach line to bedrock [at least 10 feet] or high groundwater [5 feet to 50 feet depending on percolation rates]);
- The soil's slope on which the system is placed (surface areas too steep creates potential for daylighting of effluent);
- Potential for surface flooding (e.g., within 100-year flood hazard area);
- Distance from existing or proposed wells (between 100 and 250 feet depending on circumstances); and
- Distance from creeks and water bodies (100-foot minimum).

See Agriculture section for each soil type found within the parcel boundary and relative septic compatibility. Soils on this site had the following potential septic system constraints: steep slopes, shallow depth to bedrock, slow percolation, and flooding.

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

### Discussion

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

The project proposes to receive water via an onsite well approximately 0.2 miles to the east of the proposed building envelope and would not require the expansion of existing community facilities. This well will be located on the larger remainder parcel once the subdivision is complete. Therefore, impacts would be *less than significant*.

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

The project would be subject to the County's Title 19 (Building and Construction Ordinance, Sec. 19.20.238), states that no grading or building permit shall be issued until either the water purveyor provides a written statement that potable water service will be provided (community systems), or an on-site well is installed, tested and certified to meet minimum capacity requirements and Health Department approval.

The project proposes the use of an on-site well to obtain its water. The existing well was previously approved by Environmental Health Department. The project is a additional parcel, proposing a shared-well agreement and water source via waterline and easement as shown on the parcel map. Th residence is expected to use a relatively small amount of water each year.

Additionally, to conserve water, the project will be subject to the County's Title 19 (Building and Construction Ordinance, Sec. 19.20.240), which requires specific water-conserving fixtures for domestic use. Therefore, impacts would be *less than significant*.

## Initial Study – Environmental Checklist

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

The project proposes the use of an on-site wastewater treatment system. Therefore, no additional demand will be added to the community's provider's existing commitments and impacts will be *less than significant*.

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

The proposed parcel map and future residential development is expected to generate a limited amount of solid waste and will likely not result in the impairment of solid waste reduction goals. Therefore, impacts would be *less than significant*.

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

The project is required to abide by federal, state, and local management reduction statutes and regulations related to solid waste. Therefore, the project will comply with all statutes and regulations related to solid waste, and impacts will be *less than significant*.

### Conclusion

The proposed project would not result in the need for expanded utility and service systems and is not expected to create any solid waste in excess of state and local standards.

### Mitigation

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

### Sources

See Exhibit A.

## XX. WILDFIRE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>				
(a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Setting

In central California, the fire season usually extends from roughly May through October, however, recent events may 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). FHSZs throughout the County have been designated as "Very High," "High," or "Moderate." In San Luis Obispo County, most of the area that has been designated as a "Very High Fire Hazard Severity Zone" is located in the Santa Lucia Mountains, which extend parallel to the coast along the entire length of San Luis Obispo County, from Monterey County in the north to Santa Barbara County in the south. The Moderate Hazard designation does not mean the area cannot experience a damaging fire; rather, it indicates that the probability is reduced, generally because the number of days a year that the area has "fire weather" is less than in high or very high fire severity zones.

The project is located within a State Responsibility Area, Cal Fire, on land designated as a Very High Fire Hazard Severity Zone. Emergency response time within the project area is 10 to 15 minutes. The closest Cal Fire Station is located at 40 Parkhill Road in Santa Margarita, approximately 8.7 miles to the east.

The project site is also located within an area designated to make Special Subdivision Findings, required by Article 66474.02 of the Government Code Title 7 – Planning and Land Use. These findings include:



## Initial Study – Environmental Checklist

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1. Substantial evidence that the design of each lot in the subdivision are consistent with applicable Fire Protection regulations;
2. Evidence that structural fire protection and suppression services are available either through services monitored and funded by a county or other public entity, or the Department of Forestry and Fire Protection; and
3. Ingress and egress for the subdivision meet road standards for fire equipment access per the Public Resources Code and any local ordinances.

The County Emergency Operations Plan (“EOP”) addresses several overall policy and coordination functions related to emergency management. The EOP includes the following components:

- Identifies the departments and agencies designated to perform response and recovery activities and specifies tasks they must accomplish;
- Outlines the integration of assistance that is available to local jurisdictions during disaster situations that generate emergency response and recovery needs beyond what the local jurisdiction can satisfy;
- Specifies the direction, control, and communications procedures and systems that will be relied upon to alert, notify, recall, and dispatch emergency response personnel, alert the public, protect residents and property, and request aid/support from other jurisdictions and/or the federal government;
- Identifies key continuity of government operations; and
- Describes the overall logistical support process for planned operations.

Topography influences wildland fire to such an extent that slope conditions can often become a critical wildland fire factor. Conditions such as speed and direction of dominant wind patterns, the length and steepness of slopes, direction of exposure, and/or overall ruggedness of terrain influence the potential intensity and behavior of wildland fires and/or the rates at which they may spread.

The County of San Luis Obispo Safety Element establishes goals, policies, and programs to reduce the threat to life, structures, and the environment caused by fire. Policy S-13 identifies that new development should be carefully located, with special attention given to fuel management in higher fire risk areas, and that new development in fire hazard areas should be configured to minimize the potential for added danger. Implementation strategies for this policy include identifying high risk areas, the development and implementation of mitigation efforts to reduce the threat of fire, requiring fire resistant material to be used for building construction in fire hazard areas, and encouraging applicants applying for subdivisions in fire hazard areas to cluster development to allow for a wildfire protection zone.

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

The County’s Emergency Operations Plan outlines the emergency measures that are essential for protecting the public health and safety. These measures include, but are not limited to, public alert and notifications, emergency public information and protective actions. The EOP also addresses policy and coordination related to emergency management.

## Initial Study – Environmental Checklist

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### Discussion

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

The project is located off of Tassajara Creek Road and the building envelope is accessed from a private driveway. The project does not require any road closures and would be designed to accommodate emergency vehicle access. Implementation of the proposed project would not have a permanent impact on any adopted emergency response plans or emergency evacuation plans. Temporary construction activities and staging would not substantially alter existing circulation patterns or trips. Access to adjacent areas would be maintained throughout the duration of the project. There are adequate alternative routes available to accommodate any rerouted trips through the project area for the short-term construction period. The project would not impair implementation or physically interfere with County hazard mitigation or emergency plans; therefore, potential impacts would be *less than significant*.

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

The project would be developed on a gently sloping portion of the parcel surrounded by heavily vegetated and steeply sloped mountains in the Los Padres National Forest. The building envelope is primarily surrounded by Rural Residential land use categories as well as Agriculture to the east. The residence is required to provide fire sprinklers, in addition to all requirements outline a Fire Safety Plan, required prior to approval of construction permits. Therefore, impacts would be *less than significant*.

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

Per Public Work's requirements the proposed project would be required to make additional roadway improvements in the right-of way along Tassajara Creek Road, and will be required to construct the private access road to Cal Fire Standards within a minimum 30-foot private access, utility, and drainage easement with additional easement width as necessary to contain all elements of the roadway prism. The access road shall terminate in a Cal Fire standard cul-de-sac or other approved terminus. However, these improvements are not necessary for the maintenance of the associated infrastructure and would not exacerbate fire risk or that would result in temporary or ongoing impacts to the environment.

The building site was placed in a manner that would not require major vegetation management, the construction of fuel breaks, emergency access roads, or other infrastructure that may adversely affect the environment. Therefore, impacts would be *less than significant*.

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

The proposed building site is within the undetermined 100-year flood zone. The site is greater than 50 feet from the top of bank for Tassajara Creek. A drainage and stormwater control plan is required by ordinance for all projects within a flood hazard area. A Flood Hazard Plan, identifying construction constraints must be approved by the Director of Public Works prior to construction plan approval.

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These measures are required through ordinance standards. Therefore, impacts are expected to be *less than significant*.

### Conclusion

The project site has been placed in the area with the least amount of fire safety concerns and with the adoption of the required Cal Fire Safety standards, the project is not expected to result in any significant issues relating to wildfire.

### Mitigation

No mitigation beyond Ordinance requirements is necessary.

### Sources

See Exhibit A.

## XXI. MANDATORY FINDINGS OF SIGNIFICANCE

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

## Initial Study – Environmental Checklist

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### Discussion

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

Implementation of the mitigation measures discussed in the Biological Resources section of this document will reduce the project's impacts to a level of insignificance.

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

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

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

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

## Initial Study – Environmental Checklist

### Exhibit A - Initial Study References and Agency Contacts

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

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

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

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

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

## Initial Study – Environmental Checklist

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

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

County of San Luis Obispo (County). 2018. Land Use View at: <https://gis.slocounty.ca.gov/sites/luvview.htm>.

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

David N Hoover & Robert L Hoover. Phase 1 Archaeological Report Souza Property 8475 Tassajara Creek Road Santa Margarita, California. 2019.

EcoVision Partners, LLC. Biological Resource Assessment Souza Subdivision and Residential Construction APN: 070-093-018 Tassajara Creek Road, Santa Margarita, California. December 5, 2019.

Metro Traffic Data Inc. 24 Hour Volume Report for Tassajara Creek Road w/o Sully Spring/Oracle Oak Way. June 12, 2019.

Natural Resource Conservation Service (NRCS). 2018. Web Soil Survey. Available at: <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>.

San Luis Obispo Air Pollution Control District (SLOAPCD). 2012. CEQA Air Quality Handbook. Available at: <[https://storage.googleapis.com/slocleanair-org/images/cms/upload/files/CEQA\\_Handbook\\_2012\\_v2%20%28Updated%20Map2019%29\\_LinkedwithMemo.pdf](https://storage.googleapis.com/slocleanair-org/images/cms/upload/files/CEQA_Handbook_2012_v2%20%28Updated%20Map2019%29_LinkedwithMemo.pdf)>

## Initial Study – Environmental Checklist

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### Exhibit B - Mitigation Summary

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

- BIO-1 Worker Environmental Education Program. A Worker Environmental Education Program (WEEP) shall be prepared by a qualified biologist **prior to any site disturbance or other construction or improvement-related activities**. The intent of the WEEP is to educate all construction workers about potentially sensitive plants and wildlife that may be encountered during project construction. The on-site construction Crew Training shall include educational handouts and/or briefings that: i) discuss Federal and State Endangered Species Acts, Bald and Golden Eagle Protection Act, and the Migratory Bird Treaty Act; ii) explain the consequences of non-compliance with these acts; iii) identify sensitive plant and wildlife species and important habitats with the potential to occur onsite (photos of each); iv) identifies hazardous substance spill prevention and containment measures; v) identifies a contact person and phone number in the event of the discovery of dead or injured wildlife; and vi) reviews project's conditions of approval relating to biological resources. All employees shall sign a form provided by the qualified biologist documenting they have attended the WEEP and understand the information presented.
- BIO-2 Best Management Practices. Many of the potential indirect impacts from construction activities to sensitive habitats and special-status wildlife species can be avoided or minimized through the implementation of standard Best Management Practices (BMPs) for the construction site. The following general wildlife BMPs are recommended for construction activity on the project site:
- Prior to the initiation of construction activities, aquatic and riparian habitat, drainage features, potential wetlands, and other sensitive habitat areas shall be identified by a qualified biologist and high visibility orange construction fencing shall be installed to establish the limits of the construction area. Fencing shall be installed a minimum buffer width of 20 feet (where feasible) from the edge of the riparian canopy or top of bank, and the edge wetland features and maintained throughout the construction period. No use of heavy equipment and vehicles or staging of materials shall occur outside the limits of the construction area. Once construction is complete, the fencing may be removed.
  - To avoid impacts to nocturnal and crepuscular species, construction work shall be restricted to daylight hours (7:00 AM to 7:00 PM). No construction night lighting shall be permitted within 50 feet of the top of the Tassajara Creek bank.
  - All food-related trash that may attract predators must be properly contained and removed from the work site on a daily basis. All construction debris and waste shall be stored in a proper container and regularly disposed of at an appropriate site. Following construction, all trash and construction debris will be removed from the site.



## Initial Study – Environmental Checklist

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- d. All vehicles and equipment used on site shall be in good working condition and free of leaks. Construction equipment shall be inspected and maintained by the operator on a daily basis to ensure that equipment is in good working order and no fuel or lubricant leaks are present.
- e. Construction materials and equipment shall be inspected at the beginning of each day to ensure that no wildlife is utilizing such objects for shelter. Any wildlife species found during inspections shall be gently encouraged to leave the area by a qualified biological monitor or otherwise trained personnel.
- f. All refueling, maintenance, and staging of equipment and vehicles shall occur within a designated staging area at least 60 feet from the TOB of Tassajara Creek and in a location where an accidental spill would not drain toward the creek channel or other wetland features. Secondary containment such as drip pans shall be used as necessary to prevent contamination of soils and vegetation from potential leaks and spills.
- g. An Accidental Spill Response Plan directing prompt and effective response to any accidental spill must be prepared prior to the initiation of work activities. All materials and equipment necessary for an effective spill response and clean-up shall be available on-site at all times during construction. All workers shall be informed of the appropriate measures to take should an accidental spill occur.
- h. To minimize the potential for adverse impacts from sediment in storm water runoff or other contaminants from entering aquatic habitat within Tassajara Creek or wetland features, erosion control BMPs (e.g., silt fence, straw wattles, fiber rolls, and barriers, etc.) shall be installed along appropriate downslope locations to the construction site. Erosion control measures and other installed BMPs will be checked and maintained on a daily basis throughout the duration of construction to ensure that they are intact and functioning effectively. Erosion control BMPs utilizing plastic monofilament netting shall not be utilized on site. Adequate dust control techniques, such as site watering, will be implemented as necessary during construction to protect water quality.
- i. An equipment and tool cleaning/washout area shall be established at a location at least 60 feet from wetlands, other waters, or other aquatic areas such that no stormwater runoff or discharge will reach Tassajara Creek or drainage/wetland features on the site.
- j. All open trenches or pits shall be constructed with suitable exit ramps to allow for the escape of wildlife that may accidentally become entrapped in the trench. Trenches will remain open only for the period necessary to complete required work. Similarly, open pits/holes shall be covered at the end of the work day to prevent the accidental entrapment of wildlife species.

BIO-3 Noxious Weed Species. To prevent the potential spread of invasive weed species all vehicles and equipment used at the site shall be inspected and, as necessary, cleaned of all dirt, mud, and plant debris prior to exiting the site. This will prevent tracking of potential noxious plants and seed stock off the property. The equipment wash area shall be contained within a catchment basin to prevent runoff from entering any adjacent aquatic habitats.

BIO-4 Pre-activity Surveys. A qualified biologist shall conduct pre-activity surveys for the special status species with the potential of occurring onsite:

- a. *Special-Status Plant Species*. A qualified botanist shall conduct surveys of the disturbance footprint prior to ground disturbing activities to ensure potentially occurring special-status plant species

## Initial Study – Environmental Checklist

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are not impacted. Surveys will encompass all areas proposed for disturbance during construction, including staging and laydown areas and utility installation corridors. If special-status plants are not observed during the surveys, no further action is required. If special-status plant populations are detected, the individual plants shall be flagged and construction activities shall avoid impacting the flagged areas to the maximum extent practicable.

If avoidance of individuals or populations of any sensitive plant is not feasible, then impacts to the population shall be reduced to less than significant levels by conserving the native seed bank in salvaged topsoil and reapplying the soil to temporarily impacted areas following construction. The top six inches of native topsoil shall be scraped and stockpiled on site until project activities are concluded in the area or construction is complete, whichever is sooner. The native topsoil shall be re-applied to appropriate areas that will no longer be directly or indirectly impacted by construction or occupation of the residence. These measures will preserve the seeds of any rare plants present as well as the diversity and composition of the existing annual grassland community.

- b. *Special-Status Wildlife Species*. A qualified biologist shall conduct pre-activity survey two weeks prior to and within 48 hours prior to the initiation of project activities to ensure that special-status amphibians, reptiles, ground nesting birds, or mammals are not present within the development footprint at the start of construction. The pre-activity survey shall also include a general assessment for all sensitive resources with potential to be impacted. A letter report shall be prepared by the qualified biologist and submitted to the County detailing the findings of the pre-activity survey, documenting conditions on the site, and updating information on special-status species, sensitive habitats, and the potential for impacts from project activities.
- c. *California Red-legged Frog*. A USFWS-approved biologist shall survey the project area for CRLF no more than 48 hours **prior the onset of work activities**. If possible, initial site grubbing and grading activities shall occur during dry conditions to minimize the potential for impacts to dispersing CRLF. If construction is scheduled to start during the rainy season (i.e., November through May) when dispersal activity through upland areas has a greater likelihood, a qualified biologist shall monitor initial site grubbing and grading activities. Monitoring shall include a daily inspection of the work site and equipment prior to the start of work each day and continue until the initial vegetation clearing and grading has been completed. During the rainy season monitoring shall occur during rain events and a pre-activity survey shall be conducted prior to the resumption of work after rain events. If dispersing CRLF are observed during pre-construction or monitoring surveys, work activities shall stop and the approved biologist shall consult with and obtain USFWS approval before work activities resume.
- d. *Raptors and Nesting Birds*. If ground disturbing activities or other site work is scheduled to begin within the nesting bird season, typically from February 1 through September 15, a qualified biologist shall conduct a nesting bird survey within two weeks **prior to the initiation of work activities**. The preactivity nesting bird survey shall include the proposed development footprint and adjacent habitats within 200 feet. Pre-activity nesting bird surveys shall be timed appropriately to capture high activity levels among birds on the site and for a sufficient duration to determine the presence or absence of nesting birds and raptors in habitats adjacent to the work site.

## Initial Study – Environmental Checklist

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If active nests are found to be present on or near the proposed development footprint, an activity exclusion zone shall be established around the nest site to exclude all activities within 50 feet around nests of non-listed, passerine species, and 250-feet around nests of raptor species. The boundaries of the activity exclusion zones shall be demarcated using highly visible flagging, tape, or orange construction fencing. Activity exclusion zones shall be observed until a qualified biologist has determined that the young birds have fledged or that proposed construction activities would not cause adverse impacts to the nest, adults, eggs, or young. In the event that nests of special-status avian species are identified, CDFW and/or the USFWS shall be consulted to determine appropriate work exclusion zones for the species. Work on the site shall not be initiated until an appropriate activity exclusion zone around the nest(s) is/are established. Implementation of these recommended measures would avoid and/or minimize potential impacts to nesting birds and raptors.

- e. *American Badger*. A qualified biologist shall conduct a pre-activity survey within two weeks prior to the start of initial project activities to ensure American badger are not present on the site before the initiation of ground disturbing activities. If a potential badger den is discovered within the development footprint, work activities shall not be initiated until the qualified biologist determines if the potential den is occupied. Infrared camera stations or other means shall be used for several (3) consecutive nights to determine the occupation status of the potential den. If the qualified biologist determines that the potential den is inactive, it will be hand excavated with a shovel to prevent re-occupation, and work activities can be initiated without further mitigation. If the determination is made that the potential dens may be active during the non-breeding season, the qualified biologist shall implement humane measures (e.g., incremental blockage of den entrance) to discourage the use of the den prior to initiation of project activities. Once the qualified biologist determines that badgers have abandoned the den, it shall be hand excavated with a shovel to prevent reoccupation during construction.

If occupied American badger dens are found during the species' breeding and pup-rearing season (February 15 through June 30), the den shall be flagged and ground disturbing activities avoided within a 100-foot buffer to protect adults and nursing young. Buffers around occupied maternity dens shall not be removed until the qualified biologist has determined that the den is no longer in use.

- f. *SSC Bats*. Removal of trees or other potential bat roost habitat is not proposed as a part of project implementation so direct impacts to bat roosts are not anticipated. Indirect impacts from construction-related disturbance may occur if roosting bats are present in nearby habitats during construction. A qualified biologist shall conduct a pre-activity survey for roosting bats **within 48 hours of the initiation of ground disturbing activities**. Survey methodology may include visual surveys for bats during foraging periods and inspection of riparian trees and other suitable habitat for sign (urine and guano) indicating the presence of a roost.

If an active roost is detected, the qualified biologist shall determine if young are present. If the roost is determined to be a maternity roost, the roost tree will be avoided by establishment of a 50-foot activity exclusion zone until the bat pups are independent of their mothers. If non-maternity roost sites are found, the qualified biologist will make a determination whether special-status bat species are present and if any action, such as the establishment of activity exclusion zones, is warranted. If construction activity is to occur during nighttime or crepuscular hours,

## Initial Study – Environmental Checklist

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activity near the roost should be restricted and lighting should be directed away from potential roost sites. If any bats are found day roosting within the structure under construction or other structures/equipment on the site, the individual bat or bats shall not be injured or harassed and allowed to leave the roost the following evening. If it becomes necessary, the qualified biologist shall develop and implement a means of excluding the bats from the structure in question.

- BIO-5 Monitoring. A qualified biological monitor shall be available on-site **at the time of initial vegetation removal and grading** and shall survey for special-status species immediately ahead of any ground disturbing activity. Should individuals of any special status species be observed in an area where mortality or injury from work activities may occur, the qualified biologist shall stop work in the area and contact the appropriate agency. If a prior letter of permission from CDFW has been obtained, the qualified biologist shall capture and relocate any SSC species or other native species to suitable habitat outside of the area of impact. If a FESA listed species (e.g., CRLF) is observed on the site, the individual or individuals shall be allowed to exit the area on their own accord and the qualified biologist shall consult USFWS before work activities resume. The qualified biologist shall record all appropriate data documenting the occurrence and promptly submit the CNDDDB data form to CDFW.

Following completion of ground disturbing activities, the qualified biologist shall be available on an on-call basis during other project related activities. If construction occurs during the rainy season, monitoring shall occur during rain events and a pre-activity survey shall be conducted prior to the resumption of work after rain events. The qualified biologist shall maintain a daily monitoring log and submit a monitoring report to the County upon completion of the construction phase of the project.

- BIO-6 Avoidance/Mitigation for Potential Impacts to SCCC Steelhead- To minimize the potential for impacts to SCCC steelhead from soils/sediment entering the Tassajara Creek, **prior to ground disturbing activities** a continuous silt fence shall be installed above the TOB and outside of any associated riparian vegetation. Additional BMP's including silt fence, straw wattles, fiber rolls shall be installed as necessary at appropriate locations to prevent impacts to water quality and aquatic habitat from soils/sediment entering the creek channel or wetland features. BMPs, BIO 2 (d, f, g, h, and i), shall be implemented to avoid impacts from contaminants entering aquatic habitat and adversely affecting SCCC steelhead. Therefore, construction of the proposed single-family residence will avoid impacts to SCCC steelhead and critical habitat for the species.
- BIO-7 Avoidance/Mitigation for Potential Impacts to SSC Reptiles and Amphibians. **Prior to construction activities**, the qualified biological monitor shall obtain a letter of permission from the CDFW to relocate foothill yellow-legged frog, western pond turtles, coast range newt, and other SSC species if encountered in work areas during construction. If present during pre-activity surveys or monitoring, any SSC species or other native wildlife species encountered shall be captured and relocated by the qualified biologist to suitable habitat outside of the disturbance envelope. Implementation of BMP BIO 2 (k) will reduce the potential for impacts to SSC reptiles and amphibians from entrapment in open trenches and pits during construction.
- BIO-7 Avoidance/Mitigation for Potential Impacts to SSC Woodrats. The woodrat nests in Drainage C are outside the proposed disturbance envelope and will be within work exclusion zones delineated by orange construction fencing as part of protection measures for sensitive habitats (potential wetland features). Implementation of BMPs BIO 2 (c) and BIO 2 (i) should avoid or reduce the potential for

## Initial Study – Environmental Checklist

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impacts to woodrats through removal of potentially attractive food-related trash and preventing entrapment of woodrats that may enter the work site. If a woodrat is encountered on the site by construction personnel, the individual woodrat shall not be harmed or captured and shall be allowed to move off the site on its own. If the woodrat does not move off the site on its own, work will be stopped in the immediate sheltering area and the qualified on-call biologist shall be contacted to determine the means of encouraging the individual to leave the site.

### BIO-8 Avoidance/Mitigation for Potential Impacts to Sensitive Habitats

- a. Direct impacts to federal and state waters and potentially jurisdictional wetlands shall be avoided through construction setbacks delineated on site plans and minimum 25 foot buffer areas from sensitive habitats identified by the qualified biologist and marked with high visibility orange construction fencing as required by BIO 2 (a) above. The 25 foot buffer area should be maximized wherever feasible. BMPs specified in BIO 2 (d, f, g, h, and i) will avoid indirect impacts to sensitive aquatic habitats from sedimentation or spills of fuel, paints, or other contaminants that could adversely impact aquatic species and habitats. If current project plans are altered in a way that may result in impacts to any potentially jurisdictional areas, a formal delineation of the potentially affected wetland areas shall be conducted and the applicant shall obtain from all necessary permits and authorizations to complete the work from the ACOE, RWQCB, and CDFW.
- b. To reduce the potential for indirect impacts from sediments in runoff from the site entering sensitive aquatic habitats, all disturbed soils shall be revegetated or otherwise stabilized prior to the onset of seasonal rains. As described in BIO 4, salvaged native topsoil from the site shall be reapplied to appropriate, temporarily disturbed areas that will no longer be directly or indirectly impacted by construction or occupation of the residence. The reapplied topsoil shall be irrigated for a sufficient period of time prior to the onset of seasonal rains to re-establish stabilizing groundcover. Invasive or exotic plants observed in these areas shall be actively controlled to the maximum extent practicable to reduce their prevalence in the community.
- c. Riparian trees and understory vegetation provide high value functions for sensitive aquatic species as well as foraging and nesting habitat for numerous species. Depending of the specific location, riparian habitat may fall within the jurisdiction of the ACOE or CDFW. As such, no riparian trees or vegetation shall be removed or trimmed. BIO 2 (a) shall be implemented to avoid impacts to riparian vegetation.

**DEVELOPER'S STATEMENT FOR  
SOUZA  
PARCEL MAP SUB2019-00019**

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

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

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

## **Exhibit B - Mitigation Summary**

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

### **Biological Resources**

- BIO-1** Worker Environmental Education Program. A Worker Environmental Education Program (WEEP) shall be prepared by a qualified biologist **prior to any site disturbance or other construction or improvement-related activities**. The intent of the WEEP is to educate all construction workers about potentially sensitive plants and wildlife that may be encountered during project construction. The on-site construction Crew Training shall include educational handouts and/or briefings that: i) discuss Federal and State Endangered Species Acts, Bald and Golden Eagle Protection Act, and the Migratory Bird Treaty Act; ii) explain the consequences of non-compliance with these acts; iii) identify sensitive plant and wildlife species and important habitats with the potential to occur onsite (photos of each); iv) identifies hazardous substance spill prevention and containment measures; v) identifies a contact person and phone number in the event of the discovery of dead or injured wildlife; and vi) reviews project's conditions of approval relating to biological resources. All employees shall sign a form provided by the qualified biologist documenting they have attended the WEEP and understand the information presented.
- BIO-2** Best Management Practices. Many of the potential indirect impacts from construction activities to sensitive habitats and special-status wildlife species can be avoided or minimized through the implementation of standard Best Management Practices (BMPs) for the construction site. The following general wildlife BMPs are recommended for construction activity on the project site:

- a. Prior to the initiation of construction activities, aquatic and riparian habitat, drainage features, potential wetlands, and other sensitive habitat areas shall be identified by a qualified biologist and high visibility orange construction fencing shall be installed to establish the limits of the construction area. Fencing shall be installed a minimum buffer width of 20 feet (where feasible) from the edge of the riparian canopy or top of bank, and the edge wetland features and maintained throughout the construction period. No use of heavy equipment and vehicles or staging of materials shall occur outside the limits of the construction area. Once construction is complete, the fencing may be removed.
- b. To avoid impacts to nocturnal and crepuscular species, construction work shall be restricted to daylight hours (7:00 AM to 7:00 PM). No construction night lighting shall be permitted within 50 feet of the top of the Tassajara Creek bank.
- c. All food-related trash that may attract predators must be properly contained and removed from the work site on a daily basis. All construction debris and waste shall be stored in a proper container and regularly disposed of at an appropriate site. Following construction, all trash and construction debris will be removed from the site.
- d. All vehicles and equipment used on site shall be in good working condition and free of leaks. Construction equipment shall be inspected and maintained by the operator on a daily basis to ensure that equipment is in good working order and no fuel or lubricant leaks are present.
- e. Construction materials and equipment shall be inspected at the beginning of each day to ensure that no wildlife is utilizing such objects for shelter. Any wildlife species found during inspections shall be gently encouraged to leave the area by a qualified biological monitor or otherwise trained personnel.
- f. All refueling, maintenance, and staging of equipment and vehicles shall occur within a designated staging area at least 60 feet from the TOB of Tassajara Creek and in a location where an accidental spill would not drain toward the creek channel or other wetland features. Secondary containment such as drip pans shall be used as necessary to prevent contamination of soils and vegetation from potential leaks and spills.
- g. An Accidental Spill Response Plan directing prompt and effective response to any accidental spill must be prepared prior to the initiation of work activities. All materials and equipment necessary for an effective spill response and clean-up shall be available on-site at all times during construction. All workers shall be informed of the appropriate measures to take should an accidental spill occur.
- h. To minimize the potential for adverse impacts from sediment in storm water runoff or other contaminants from entering aquatic habitat within Tassajara Creek or wetland features, erosion control BMPs (e.g., silt fence, straw wattles, fiber rolls, and barriers, etc.) shall be installed along appropriate downslope locations to the construction site. Erosion control measures and other installed BMPs will be checked and maintained on a daily basis throughout the duration of construction to ensure that they are intact and functioning effectively. Erosion control BMPs utilizing plastic monofilament netting shall not be utilized on site. Adequate dust control techniques, such as site watering, will be implemented as necessary during construction to protect water quality.



- i. An equipment and tool cleaning/washout area shall be established at a location at least 60 feet from wetlands, other waters, or other aquatic areas such that no stormwater runoff or discharge will reach Tassajara Creek or drainage/wetland features on the site.
- j. All open trenches or pits shall be constructed with suitable exit ramps to allow for the escape of wildlife that may accidentally become entrapped in the trench. Trenches will remain open only for the period necessary to complete required work. Similarly, open pits/holes shall be covered at the end of the work day to prevent the accidental entrapment of wildlife species.

**BIO-3** Noxious Weed Species. To prevent the potential spread of invasive weed species all vehicles and equipment used at the site shall be inspected and, as necessary, cleaned of all dirt, mud, and plant debris prior to exiting the site. This will prevent tracking of potential noxious plants and seed stock off the property. The equipment wash area shall be contained within a catchment basin to prevent runoff from entering any adjacent aquatic habitats.

**BIO-4** Pre-activity Surveys. A qualified biologist shall conduct pre-activity surveys for the special status species with the potential of occurring onsite:

- a. *Special-Status Plant Species*. A qualified botanist shall conduct surveys of the disturbance footprint prior to ground disturbing activities to ensure potentially occurring special-status plant species are not impacted. Surveys will encompass all areas proposed for disturbance during construction, including staging and laydown areas and utility installation corridors. If special-status plants are not observed during the surveys, no further action is required. If special-status plant populations are detected, the individual plants shall be flagged and construction activities shall avoid impacting the flagged areas to the maximum extent practicable.

If avoidance of individuals or populations of any sensitive plant is not feasible, then impacts to the population shall be reduced to less than significant levels by conserving the native seed bank in salvaged topsoil and reapplying the soil to temporarily impacted areas following construction. The top six inches of native topsoil shall be scraped and stockpiled on site until project activities are concluded in the area or construction is complete, whichever is sooner. The native topsoil shall be re-applied to appropriate areas that will no longer be directly or indirectly impacted by construction or occupation of the residence. These measures will preserve the seeds of any rare plants present as well as the diversity and composition of the existing annual grassland community.

- b. *Special-Status Wildlife Species*. A qualified biologist shall conduct pre-activity survey two weeks prior to and within 48 hours prior to the initiation of project activities to ensure that special-status amphibians, reptiles, ground nesting birds, or mammals are not present within the development footprint at the start of construction. The pre-activity survey shall also include a general assessment for all sensitive resources with potential to be impacted. A letter report shall be prepared by the qualified biologist and submitted to the County detailing the findings of the pre-activity survey, documenting conditions on the site, and updating information on special-status species, sensitive habitats, and the potential for impacts from project activities.
- c. *California Red-legged Frog*. A USFWS-approved biologist shall survey the project area for CRLF no more than 48 hours **prior the onset of work activities**. If possible, initial site grubbing and grading activities shall occur during dry conditions to minimize the

- potential for impacts to dispersing CRLF. If construction is scheduled to start during the rainy season (i.e., November through May) when dispersal activity through upland areas has a greater likelihood, a qualified biologist shall monitor initial site grubbing and grading activities. Monitoring shall include a daily inspection of the work site and equipment prior to the start of work each day and continue until the initial vegetation clearing and grading has been completed. During the rainy season monitoring shall occur during rain events and a pre-activity survey shall be conducted prior to the resumption of work after rain events. If dispersing CRLF are observed during pre-construction or monitoring surveys, work activities shall stop and the approved biologist shall consult with and obtain USFWS approval before work activities resume.
- d. *Raptors and Nesting Birds*. If ground disturbing activities or other site work is scheduled to begin within the nesting bird season, typically from February 1 through September 15, a qualified biologist shall conduct a nesting bird survey within two weeks **prior to the initiation of work activities**. The preactivity nesting bird survey shall include the proposed development footprint and adjacent habitats within 200 feet. Pre-activity nesting bird surveys shall be timed appropriately to capture high activity levels among birds on the site and for a sufficient duration to determine the presence or absence of nesting birds and raptors in habitats adjacent to the work site.
- If active nests are found to be present on or near the proposed development footprint, an activity exclusion zone shall be established around the nest site to exclude all activities within 50 feet around nests of non-listed, passerine species, and 250-feet around nests of raptor species. The boundaries of the activity exclusion zones shall be demarcated using highly visible flagging, tape, or orange construction fencing. Activity exclusion zones shall be observed until a qualified biologist has determined that the young birds have fledged or that proposed construction activities would not cause adverse impacts to the nest, adults, eggs, or young. In the event that nests of special-status avian species are identified, CDFW and/or the USFWS shall be consulted to determine appropriate work exclusion zones for the species. Work on the site shall not be initiated until an appropriate activity exclusion zone around the nest(s) is/are established. Implementation of these recommended measures would avoid and/or minimize potential impacts to nesting birds and raptors.
- e. *American Badger*. A qualified biologist shall conduct a pre-activity survey within two weeks prior to the start of initial project activities to ensure American badger are not present on the site before the initiation of ground disturbing activities. If a potential badger den is discovered within the development footprint, work activities shall not be initiated until the qualified biologist determines if the potential den is occupied. Infrared camera stations or other means shall be used for several (3) consecutive nights to determine the occupation status of the potential den. If the qualified biologist determines that the potential den is inactive, it will be hand excavated with a shovel to prevent re-occupation, and work activities can be initiated without further mitigation. If the determination is made that the potential dens may be active during the non-breeding season, the qualified biologist shall implement humane measures (e.g., incremental blockage of den entrance) to discourage the use of the den prior to initiation of project activities. Once the qualified biologist determines that badgers have

abandoned the den, it shall be hand excavated with a shovel to prevent reoccupation during construction.

If occupied American badger dens are found during the species' breeding and pup-rearing season (February 15 through June 30), the den shall be flagged and ground disturbing activities avoided within a 100-foot buffer to protect adults and nursing young. Buffers around occupied maternity dens shall not be removed until the qualified biologist has determined that the den is no longer in use.

- f. **SSC Bats.** Removal of trees or other potential bat roost habitat is not proposed as a part of project implementation so direct impacts to bat roosts are not anticipated. Indirect impacts from construction-related disturbance may occur if roosting bats are present in nearby habitats during construction. A qualified biologist shall conduct a pre-activity survey for roosting bats **within 48 hours of the initiation of ground disturbing activities**. Survey methodology may include visual surveys for bats during foraging periods and inspection of riparian trees and other suitable habitat for sign (urine and guano) indicating the presence of a roost.

If an active roost is detected, the qualified biologist shall determine if young are present. If the roost is determined to be a maternity roost, the roost tree will be avoided by establishment of a 50-foot activity exclusion zone until the bat pups are independent of their mothers. If non-maternity roost sites are found, the qualified biologist will make a determination whether special-status bat species are present and if any action, such as the establishment of activity exclusion zones, is warranted. If construction activity is to occur during nighttime or crepuscular hours, activity near the roost should be restricted and lighting should be directed away from potential roost sites. If any bats are found day roosting within the structure under construction or other structures/equipment on the site, the individual bat or bats shall not be injured or harassed and allowed to leave the roost the following evening. If it becomes necessary, the qualified biologist shall develop and implement a means of excluding the bats from the structure in question.

- BIO-5 Monitoring.** A qualified biological monitor shall be available on-site **at the time of initial vegetation removal and grading** and shall survey for special-status species immediately ahead of any ground disturbing activity. Should individuals of any special status species be observed in an area where mortality or injury from work activities may occur, the qualified biologist shall stop work in the area and contact the appropriate agency. If a prior letter of permission from CDFW has been obtained, the qualified biologist shall capture and relocate any SSC species or other native species to suitable habitat outside of the area of impact. If a FESA listed species (e.g., CRLF) is observed on the site, the individual or individuals shall be allowed to exit the area on their own accord and the qualified biologist shall consult USFWS before work activities resume. The qualified biologist shall record all appropriate data documenting the occurrence and promptly submit the CNDDDB data form to CDFW.

Following completion of ground disturbing activities, the qualified biologist shall be available on an on-call basis during other project related activities. If construction occurs during the rainy season, monitoring shall occur during rain events and a pre-activity survey shall be conducted prior to the resumption of work after rain events. The qualified biologist shall maintain a daily monitoring log and submit a monitoring report to the County upon completion of the construction phase of the project.

**BIO-6** Avoidance/Mitigation for Potential Impacts to SCCC Steelhead- To minimize the potential for impacts to SCCC steelhead from soils/sediment entering the Tassajara Creek, **prior to ground disturbing activities** a continuous silt fence shall be installed above the TOB and outside of any associated riparian vegetation. Additional BMP's including silt fence, straw wattles, fiber rolls shall be installed as necessary at appropriate locations to prevent impacts to water quality and aquatic habitat from soils/sediment entering the creek channel or wetland features. BMPs, BIO 2 (d, f, g, h, and i), shall be implemented to avoid impacts from contaminants entering aquatic habitat and adversely affecting SCCC steelhead. Therefore, construction of the proposed single-family residence will avoid impacts to SCCC steelhead and critical habitat for the species.

**BIO-7** Avoidance/Mitigation for Potential Impacts to SSC Reptiles and Amphibians. **Prior to construction activities**, the qualified biological monitor shall obtain a letter of permission from the CDFW to relocate foothill yellow-legged frog, western pond turtles, coast range newt, and other SSC species if encountered in work areas during construction. If present during pre-activity surveys or monitoring, any SSC species or other native wildlife species encountered shall be captured and relocated by the qualified biologist to suitable habitat outside of the disturbance envelope. Implementation of BMP BIO 2 (k) will reduce the potential for impacts to SSC reptiles and amphibians from entrapment in open trenches and pits during construction.

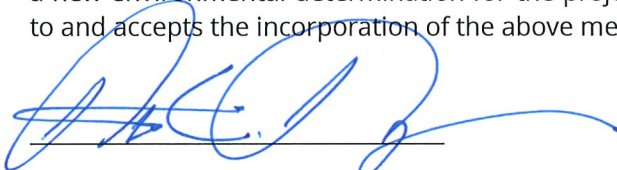
**BIO-7** Avoidance/Mitigation for Potential Impacts to SSC Woodrats. The woodrat nests in Drainage C are outside the proposed disturbance envelope and will be within work exclusion zones delineated by orange construction fencing as part of protection measures for sensitive habitats (potential wetland features). Implementation of BMPs BIO 2 (c) and BIO 2 (i) should avoid or reduce the potential for impacts to woodrats through removal of potentially attractive food-related trash and preventing entrapment of woodrats that may enter the work site. If a woodrat is encountered on the site by construction personnel, the individual woodrat shall not be harmed or captured and shall be allowed to move off the site on its own. If the woodrat does not move off the site on its own, work will be stopped in the immediate sheltering area and the qualified on-call biologist shall be contacted to determine the means of encouraging the individual to leave the site.

**BIO-8** Avoidance/Mitigation for Potential Impacts to Sensitive Habitats

- a. Direct impacts to federal and state waters and potentially jurisdictional wetlands shall be avoided through construction setbacks delineated on site plans and minimum 25 foot buffer areas from sensitive habitats identified by the qualified biologist and marked with high visibility orange construction fencing as required by BIO 2 (a) above. The 25 foot buffer area should be maximized wherever feasible. BMPs specified in BIO 2 (d, f, g, h, and i) will avoid indirect impacts to sensitive aquatic habitats from sedimentation or spills of fuel, paints, or other contaminants that could adversely impact aquatic species and habitats. If current project plans are altered in a way that may result in impacts to any potentially jurisdictional areas, a formal delineation of the potentially affected wetland areas shall be conducted and the applicant shall obtain from all necessary permits and authorizations to complete the work from the ACOE, RWQCB, and CDFW.

- b. To reduce the potential for indirect impacts from sediments in runoff from the site entering sensitive aquatic habitats, all disturbed soils shall be revegetated or otherwise stabilized prior to the onset of seasonal rains. As described in BIO 4, salvaged native topsoil from the site shall be reapplied to appropriate, temporarily disturbed areas that will no longer be directly or indirectly impacted by construction or occupation of the residence. The reapplied topsoil shall be irrigated for a sufficient period of time prior to the onset of seasonal rains to re-establish stabilizing groundcover. Invasive or exotic plants observed in these areas shall be actively controlled to the maximum extent practicable to reduce their prevalence in the community.
- c. Riparian trees and understory vegetation provide high value functions for sensitive aquatic species as well as foraging and nesting habitat for numerous species. Depending of the specific location, riparian habitat may fall within the jurisdiction of the ACOE or CDFW. As such, no riparian trees or vegetation shall be removed or trimmed. BIO 2 (a) shall be implemented to avoid impacts to riparian vegetation.

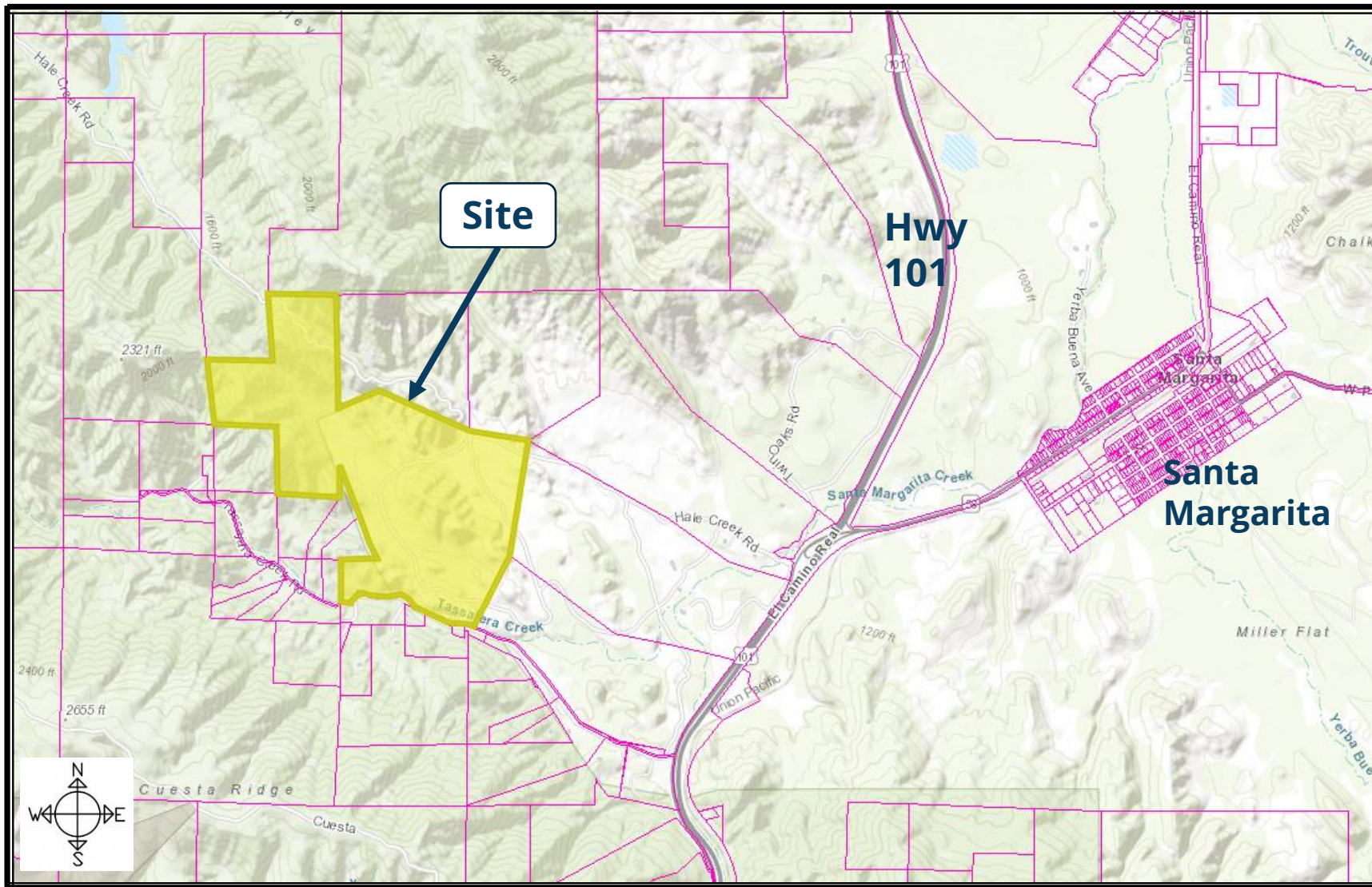
The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts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

  
\_\_\_\_\_  
Signature of Agent(s)

6/16/20  
\_\_\_\_\_  
Date

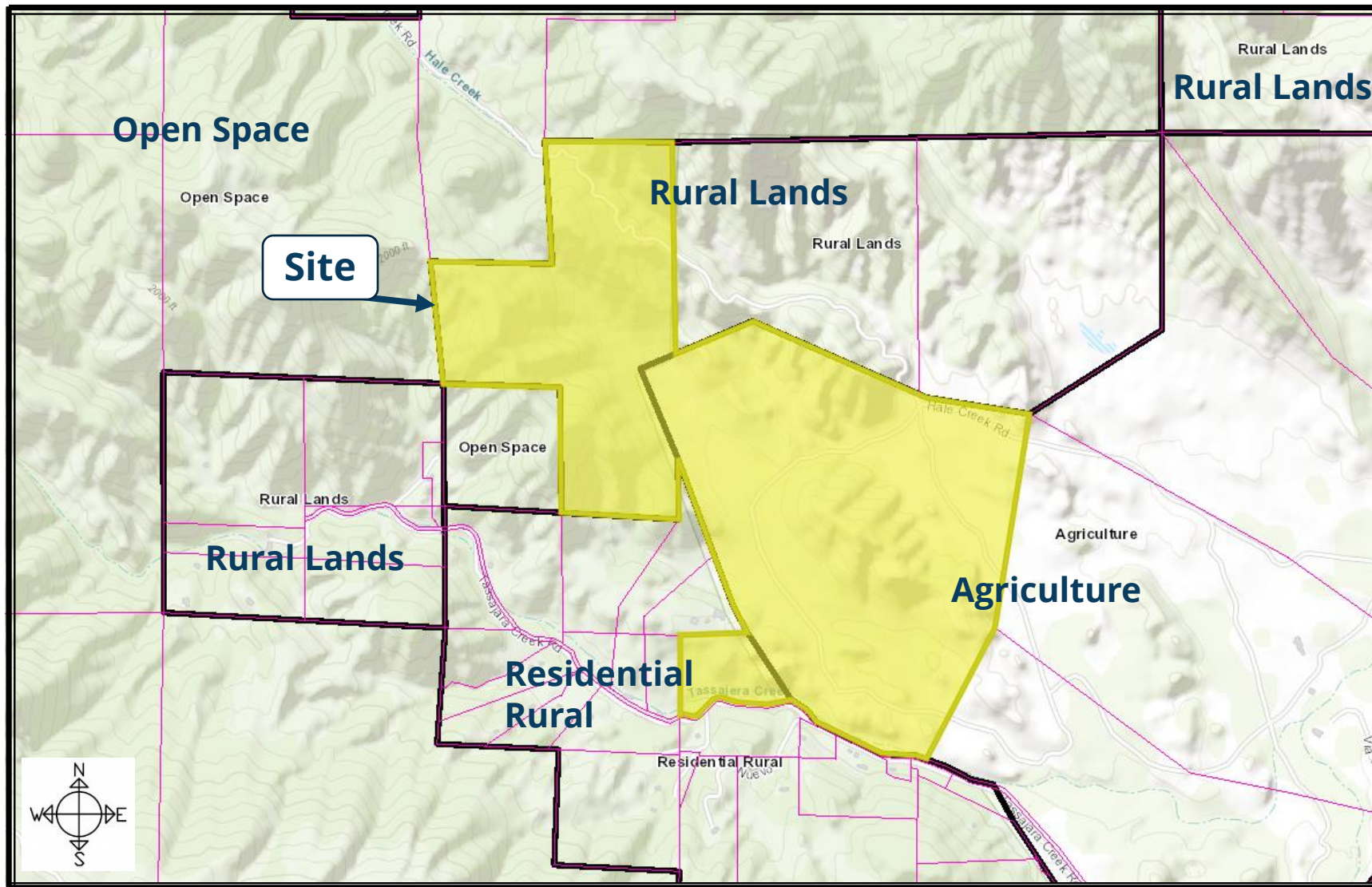
STEVE A. WOUTTE  
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Name (Print)





COUNTY OF SAN LUIS OBISPO

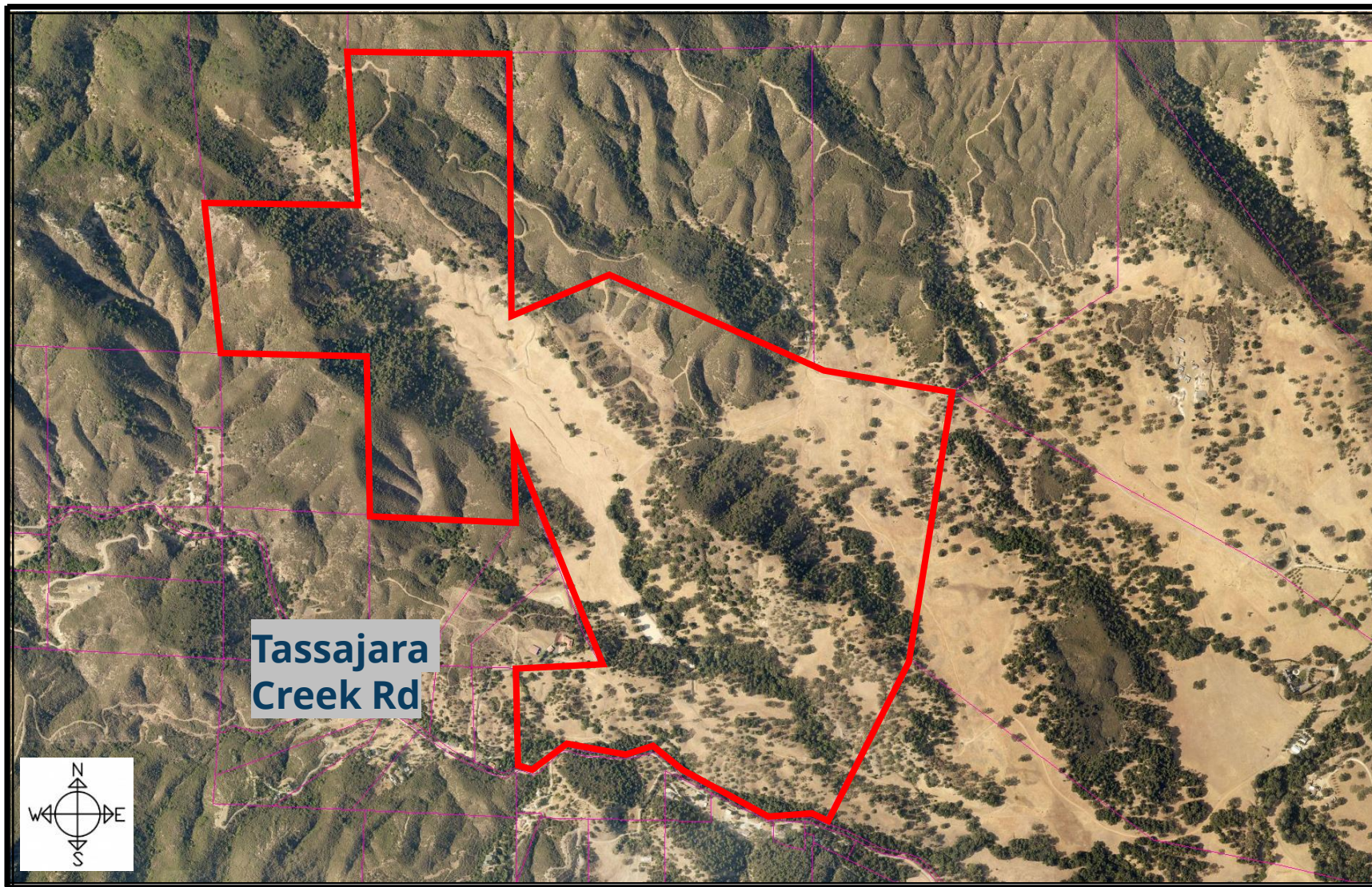
Vicinity Map  
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COUNTY OF SAN LUIS OBISPO

Land Use Category Map  
SUB2019-00019

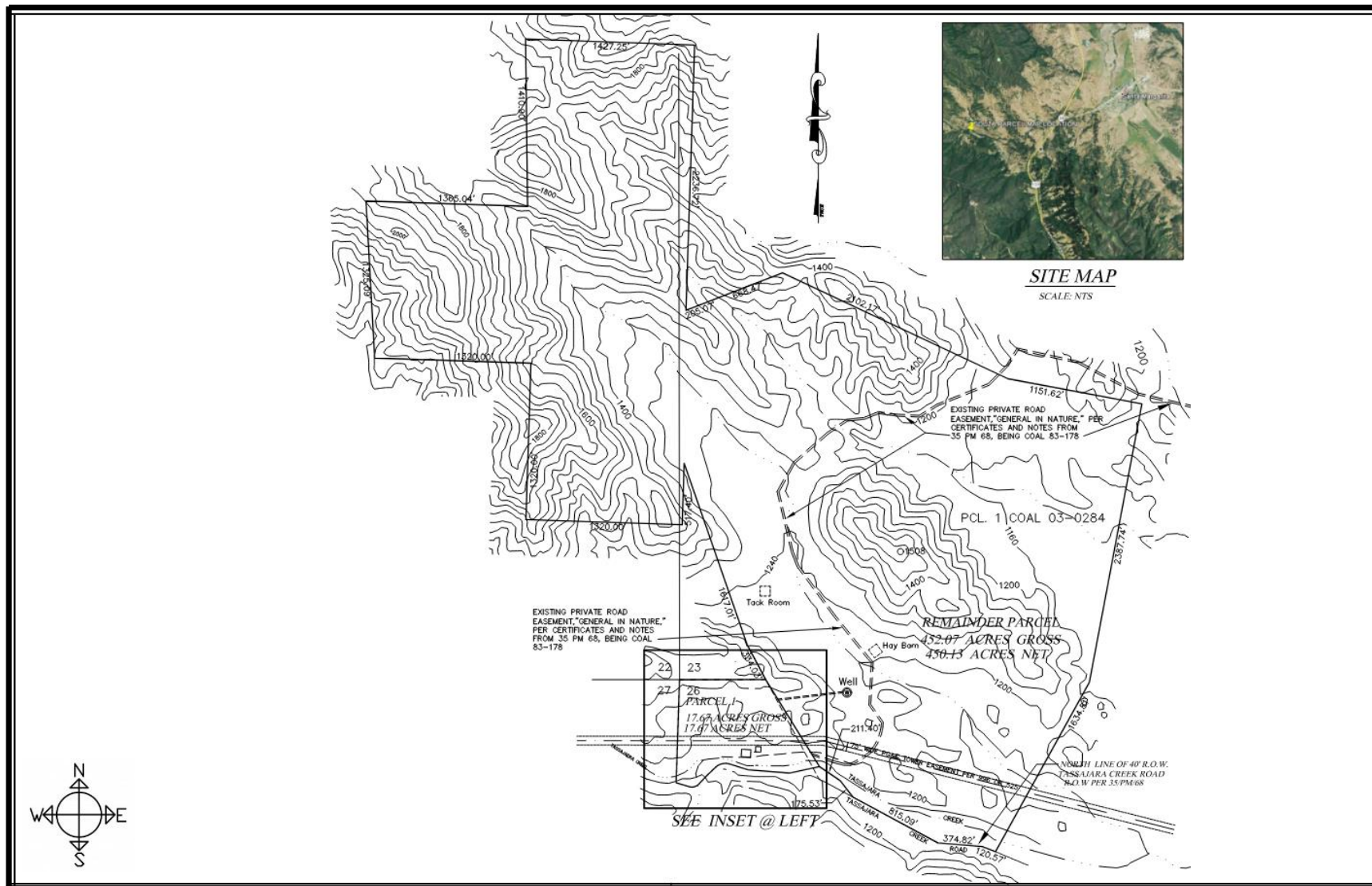




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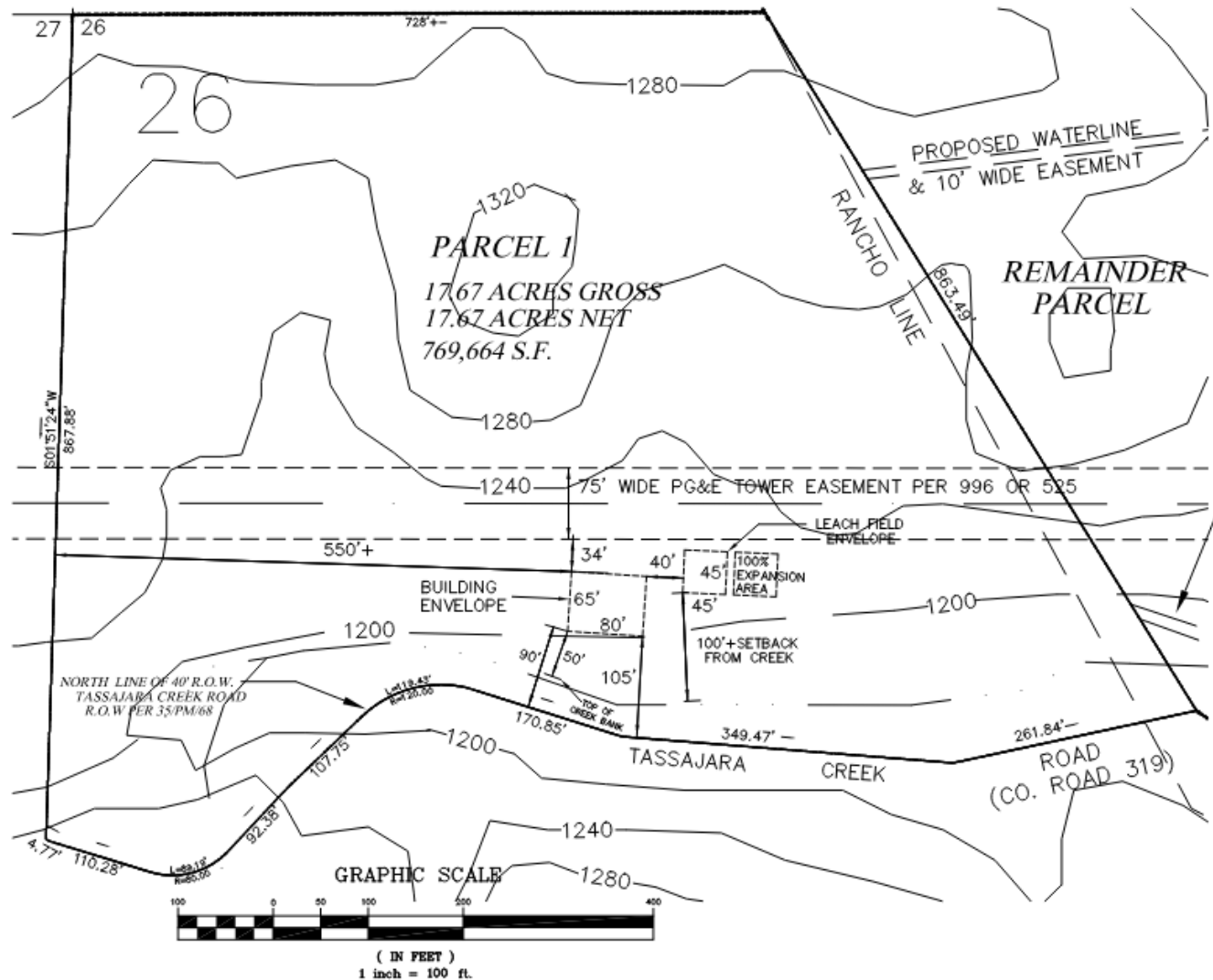
Aerial  
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COUNTY OF SAN LUIS OBISPO

Parcel Map  
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COUNTY OF SAN LUIS OBISPO

Parcel 1  
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