



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

PLN-2039
04/2019

Project Title & No. Cayucos Ranch Minor Use Permit/Coastal Development Permit ED20-120

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 checked="" 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.

Young Choi Planner June 25, 2020

Prepared by (Print) Signature Date

Schani Siong Senior Planner June 25, 2020

Reviewed by (Print) Signature Date

Initial Study – Environmental Checklist

Project Environmental Analysis

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

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

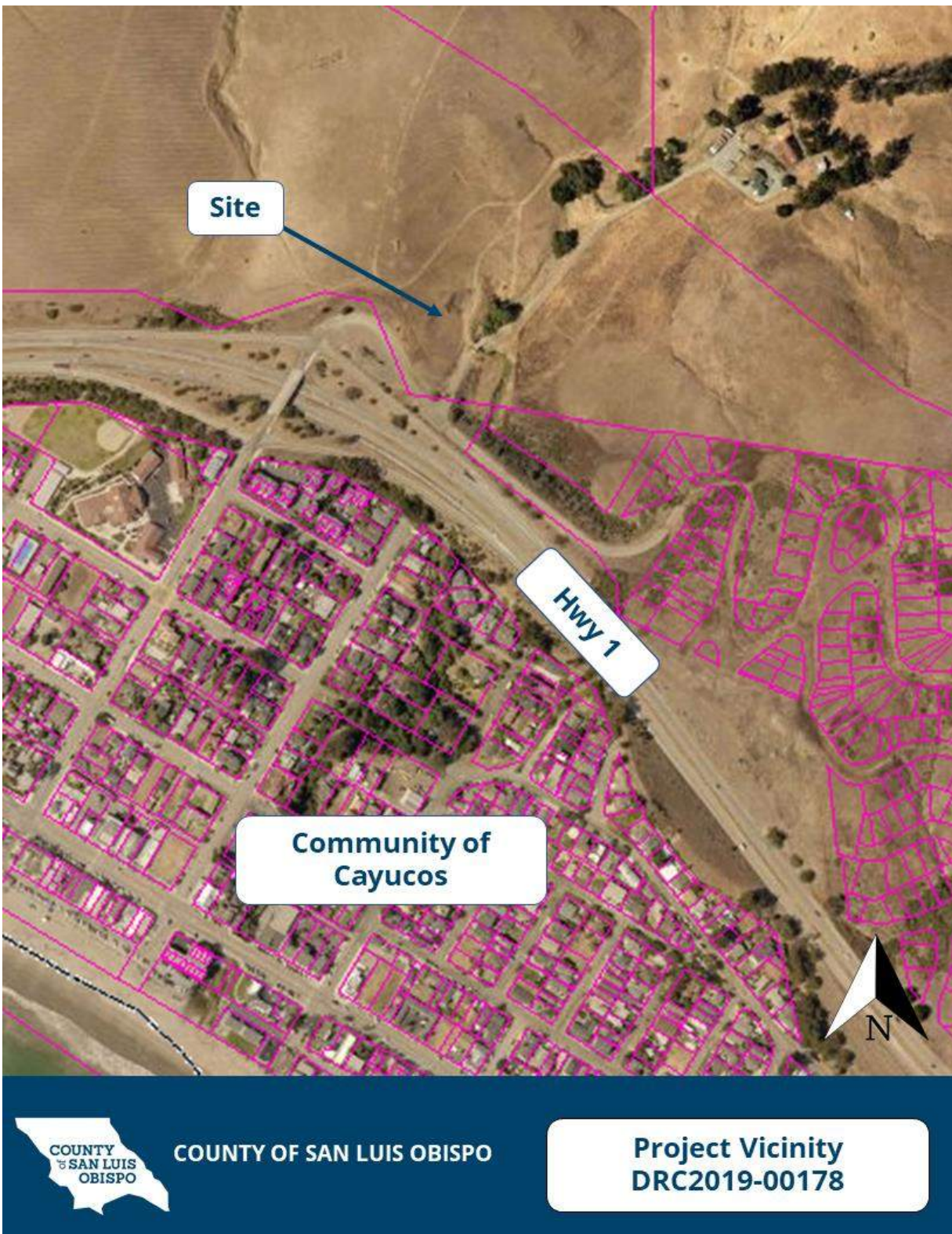
A. Project

DESCRIPTION: A request by Davis Family for a Minor Use Permit/Coastal Development Permit (DRC2019-00178) to construct a 1,800-linear-foot long agricultural road and 74-foot free-span bridge across Little Cayucos Creek to replace the existing site access. The project would result in the disturbance of 1.5 acres on a 428-acre (comprised of three contiguous parcels). The project is within Agriculture land use category and is located at 1101 Little Cayucos Creek Road, northeast of community of Cayucos. The project is in the Estero Planning Area.

The existing primary access to the ranch is via Little Cayucos Creek Road, accessed by Cayucos Drive which extends southwest from the community of Cayucos to Highway 1 (Cayucos Drive) exit. The current Little Cayucos Creek Road entrance is a steep driveway and is difficult for cattle transport trucks to access the site. In addition, the current bridge is dated and requires a replacement. To remedy these constraints and improve the efficiency of the ongoing cattle operations, the applicant is requesting Minor Use Permit/Coastal Development Permit to construct a 1,800 linear foot replacement agricultural access road to replace the existing access road from Cayucos Drive. The roadway will be 24 feet wide and includes 18 feet wide, 74-foot free-span bridge across Little Cayucos Creek. The proposed development will disturb approximately 1.5 acres with 745 cubic yards of cut and 1,900 cubic yards of fill (total of 2,645 cubic yards).

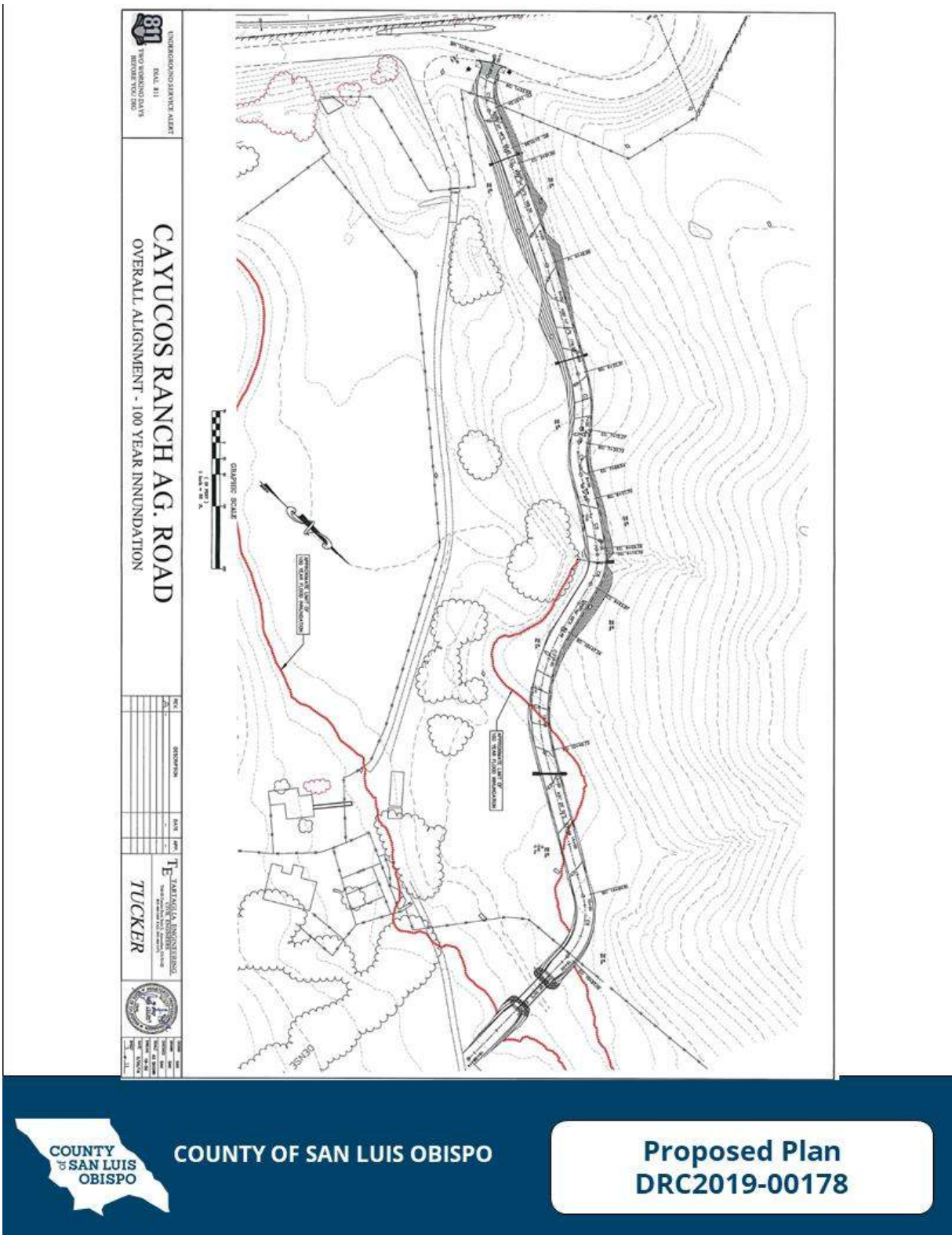
Initial Study – Environmental Checklist

Figure 1 – Project Location



Initial Study – Environmental Checklist

Figure 2 – Proposed Ranch Road Replacement



Initial Study – Environmental Checklist

ASSESSOR PARCEL NUMBER(S): 046-191-057; 046-191-058; 046-191-059

Latitude: 35° 27' 10.5" N

Longitude: 120° 54' 05.5" W

SUPERVISORIAL DISTRICT # 2

B. Existing Setting

Plan Area: Estero

Sub:

Comm: Cayucos

Land Use Category: Agriculture

Combining Designation: Flood Hazard; Geologic Study AreaNone

Parcel Size: 428 acres

Topography: Gently rolling to moderate slopes

Vegetation: Herbaceous; California Coastal Scrub

Existing Uses: Single ranch residence with small barns; Cattle grazing

Surrounding Land Use Categories and Uses:

North: Agriculture; Cattle Grazing

East: Agriculture; Cattle Grazing

South: Rural Lands; Cattle Working

West: Agriculture; Cattle Grazing

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.

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 within the community of Cayucos, immediately north of Highway 1 and west of Whale Rock Reservoir. The project site is accessed from Cayucos Drive off Highway 1. Although Highway 1 is a public road, the view of the project site from the highway is obscured due to existing slopes. The project parcels are also adjacent to Cayucos Creek Road; however, the proposed development is out of view from this road. The project site is within a predominately undeveloped area used for cattle grazing. The site contains California Coastal Scrub habitat on gently rolling to moderate slopes surrounded by undeveloped agricultural parcels. A single-family residence, barn, small accessory structures, livestock paddocks, and pasture are located on the project site. The surrounding visual setting includes undeveloped, open hillsides to the north, west, and east, and the residential neighborhoods of Cayucos south of Highway 1. Highway 1 is a designated state scenic highway by the California Department of Transportation's (Caltrans) California Scenic Highway Mapping System (2018).

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

A scenic vista is generally defined as a high-quality view displaying good aesthetic and compositional values that can be seen from public viewpoints. The project site is located within close vicinity of Highway 1, a designated state scenic highway. However, as noted in the setting section, an existing

Initial Study – Environmental Checklist

slope between the site and Highway 1 obstructs the project site from the Highway's view. As a result, the proposed road will not be visible from Highway 1. The proposed project only includes the construction of an agricultural road, with no structures which would not impact existing viewsheds. The agricultural road generally follows the contours of the existing topography. Additionally, an agricultural road is unpaved and would be compatible with the surrounding agrarian, pastoral setting. Therefore, impacts would be less than significant.

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

The project site does not contain any notable scenic resources except for open hillsides, which would not be substantially damaged by the project. As mentioned previously, Highway 1 is a state scenic highway, however, its view of the project site is obscured by the existing topography. As a result, the proposed road will not be visible from Highway 1. Therefore, impacts would be less than significant.

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

The project is located in a non-urbanized area with a visual character of scrublands with cattle grazing on open hillsides. The project site cannot be clearly observed from nearby public viewsheds. Furthermore, the proposed agricultural road would be consistent with the visual character of the vicinity as the site already contains minor agricultural development in the form of a residence, barn, accessory structures, and pastures as well as Little Cayucos Creek Road. Therefore, impacts would 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?*

The proposed project involves no new sources of light and/or glare. The agricultural road would not result in substantial glare. Therefore, impacts relating to nighttime lighting and glare would be less than significant.

Conclusion

The project is not expected to have any adverse effects on the visual quality of the site or its surroundings, including any scenic vistas or resources. Additionally, the project would not substantially degrade the existing visual character or create a new source of substantial light or glare.

Mitigation

None required.

Sources

See Exhibit A.

Initial Study – Environmental Checklist

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 checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

The project parcel is within the Agriculture land use category. It is not within an agricultural preserve, and it does not contain historic or existing commercial crops although it does support cattle grazing. The parcel is not under a Williamson Act contract. The project parcel is not known to contain any forestland and does not support any timberland activities.

Initial Study – Environmental Checklist

Based on the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) and the San Luis Obispo County Important Farmland Map (FMMP 2018), the project site is mainly located on soils designated as "Not Prime Farmland"; however, a strip of land surrounding Little Cayucos Creek has soils designated as "Prime Farmland if Irrigated"

The soil types and characteristics subject to disturbance from this project include:

Cropley clay (2 - 9 % slope). This gently sloping clayey soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class III without irrigation and Class II when irrigated.

Diablo and Cibo clays (15 - 30 % slope).

Diablo. This moderately sloping clayey soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, slow percolation. The soil is considered Class IV without irrigation and Class is not rated when irrigated.

Cibo. This moderately sloping clayey soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class IV without irrigation and Class is not rated when irrigated.

Discussion

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

The majority of the project site consists of soils deemed as "Not Prime Farmland"; however, a small corridor surrounding Little Cayucos Creek has soils deemed by the Farmland Mapping and Monitoring Program of the California Resources Agency as "Prime Farmland if Irrigated". The proposed parcel is within the Agricultural land use category and is being utilized for agricultural purposes which is cattle grazing. The proposed replacement agricultural access road follows existing Little Cayucos Creek, which has a designation of "Prime Farmland if Irrigated". The proposed project is an agricultural access road to support existing cattle grazing, therefore is consistent with agricultural use. Proposed project does not involve the conversion of prime farmland to a non-agricultural use. Therefore, impacts would be less than significant.

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

The project parcel is zoned for agricultural use and is not under a Williamson Act contract. The project proposes the construction of an agricultural road which is consistent with the agricultural zoning. Therefore, there will be no conflicts, and impacts will be less than significant.

Initial Study – Environmental Checklist

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

The project would not be located in an area that is zoned as forest land, timberland, or timberland zoned Timberland Production and is not listed as Private Timberland or Public Land with Forest by the CDFW, nor would the project cause the rezoning of such lands, therefore no impacts.

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

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

- (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?*

As listed above in Discussion (a), the construction and use of the agricultural road would not impact Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or forest land. As noted in Discussions (c) and (d), the project site is not located on or near any areas zoned for forest land, timberland, and are not listed as Private Timberlands or Public Lands with Forests by the CDFW. Since the proposed project would not result in the conversion of Farmland or forest land to non-agricultural or non-forest use, there would be no impact.

Conclusion

The project is located in an area zoned for agriculture and would not involve any conversion or loss of agriculture or forestry land. The parcel is not under a Williamson Act contract. Therefore, no significant impacts to agricultural resources are anticipated.

Mitigation

None required.

Sources

See Exhibit A.

III. AIR QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	-----------

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

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

As proposed, the project would result in the disturbance of 1.46 acres. This would result in the creation of construction dust. According to the United States Department of Agriculture's Wind Erodibility Index, the wind erodibility of the soils which would be disturbed by the proposed project is "moderate".

Thresholds of Significance for Construction Activities. The APCD's CEQA Handbook establishes thresholds of significance for construction activities (Table 2). According to the handbook, a project with grading in excess of 4.0 acres and/or a project that will move 1,200 cubic yards of earth per day can exceed the construction threshold for respirable particulate matter (PM₁₀). In addition, a project with the potential to generate 137 lbs per day of ozone precursors (ROG + NOx) or diesel particulates in excess of 7 lbs per day can result in a significant impact.

Initial Study – Environmental Checklist

Table 2 – Thresholds of Significance for Construction			
Pollutant	Threshold ¹		
	Daily	Quarterly Tier 1	Quarterly Tier 2
ROG+NOx (combined)	137 lbs	2.5 tons	6.3 tons
Diesel Particulate Matter	7 lbs	0.13 tons	0.32 tons
Fugitive Particulate Matter (PM10), Dust2		2.5 tons	
Greenhouse Gases (CO2, CH4, N2O, HFC, CFC, F6S)	Amortized and Combined with Operational Emissions		

Source: SLO County APCD CEQA Air Quality Handbook, page 2-2.

Notes:

1. Daily and quarterly emission thresholds are based on the California Health & Safety Code and the CARB Carl Moyer Guidelines.
2. Any project with a grading area greater than 4.0 acres of worked area can exceed the 2.5-ton PM10 quarterly threshold.

Thresholds of Significance for Operations. Table 1-1 of the APCD's CEQA Handbook provides screening criteria for operational impacts based the size of different types of projects that would normally exceed the operational thresholds of significance for greenhouse gases and ozone precursors. However, operational impacts are focused primarily on the indirect emissions associated with motor vehicle trips associated with development. For example, a project consisting of 99 single family residences generating 970 average daily vehicle trips would be expected to exceed the 25 lbs/day operational threshold for ozone precursors.

The APCD has also estimated the number of vehicular round trips on an unpaved roadway necessary to exceed the 25 lbs/day threshold of significance for the emission of particulate matter (PM10). According to the APCD estimates, an unpaved roadway of one mile in length carrying 6.0 round trips would likely exceed the 25 lbs/day PM10 threshold.

Sensitive Receptors. Sensitive receptors are people that have an increased sensitivity to air pollution or environmental contaminants, such as the elderly, children, asthmatics, and others who are at a heightened risk of negative health outcomes due to exposure to air pollution. Some land uses are considered more sensitive to changes in air quality than others, due to the population that occupies the uses and the activities involved. Sensitive receptor locations include schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residences. The nearest offsite sensitive receptors to the project are multiple residences located approximately 340 feet to the south of the project site and Cayucos Elementary School located approximately 580 feet to the southwest of the site.

The project would not be within close proximity to any serpentine rock outcrops and/or soil formations which may have the potential to contain naturally occurring asbestos.

Initial Study – Environmental Checklist

Discussion

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

The project site is located within the area governed by the North Coast Area Plan within Coastal Zone and is within the Agricultural land use category. Agricultural road is an integral part supporting agricultural operations therefore allowed in the Agriculture land use category. The project is consistent with the general level of development anticipated and projected in 2001 Clean Air Plan. The project will not conflict with, or obstruct implementation of SCCAB air quality plans, *therefore no impact.*

(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?*

Construction Related Emissions

Based on the project description, the project will be moving less than 1,200 cubic yards/day of material and will result in the disturbance of approximately 1.5 acres. This will result in the creation of construction dust, as well as short-and-long-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and, therefore, will be below the general thresholds triggering construction-related mitigation.

Operational impacts.

From an operational standpoint, based on Table 1-1 of the CEQA Air Quality Handbook (2012), the project will result in less than 10 lbs/day of pollutants, which is below thresholds warranting any mitigation. Additionally, the project is consistent with the general level of development anticipated and projected in the Clean Air Plan and would therefore not conflict with or obstruct the implementation of the applicable air quality plan.

Overall, impacts related to exceedance of federal, state, or SLOAPCD ambient air quality standards due to operational activities would be less than significant and considerably less cumulatively.

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

Sensitive receptors are people or other organisms that may have a significantly increased sensitivity or exposure to air pollution by virtue of their age and health (e.g. schools, day care centers, hospitals, nursing homes), regulatory status (e.g. federal or state listing as a sensitive or endangered species), or proximity to the source. The nearest sensitive receptors are offsite residences located on the opposite side of Highway 1, about 340 feet to the south of the project and Cayucos Elementary School is located approximately 580 feet to the southwest of the site. Residents and school children could be exposed to diesel particulates and fugitive dust during construction activities. Construction of the road is expected to require the use of large diesel-powered construction equipment or significant amounts of grading. Therefore, CZLUO 23.05.050 (Construction Procedures), all air quality controls shall be implemented to ensure impacts to sensitive receptors *will be less than significant.*

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

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

Initial Study – Environmental Checklist

Conclusion

Incorporation of CZLUO 23.05.050 (Construction Procedures) relating to dust control would reduce project related impacts on air quality to a less than significant level pursuant to CEQA.

Mitigation

None required.

Sources

See Exhibit A.

IV. BIOLOGICAL RESOURCES

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

Initial Study – Environmental Checklist

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

Setting

Sensitive Resource Area Designations

The County of San Luis Obispo Land Use Ordinance (LUO) Sensitive Resource Area (SRA) combining designation applies to areas of the county with special environmental qualities, or areas containing unique or sensitive endangered vegetation or habitat resources. The combining designation standards established in the LUO require that proposed uses be designed with consideration of the identified sensitive resources and the need for their protection. The proposed project is not within SRA combining designation.

Federal and State Endangered Species Acts

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

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) protects all migratory birds, including their eggs, nests, and feathers. The MBTA was originally drafted to put an end to the commercial trade in bird feathers, popular in the latter part of the 1800s. The MBTA is enforced by the U.S. Fish and Wildlife Service (USFWS), and potential impacts to species protected under the MBTA are evaluated by the USFWS in consultation with other federal agencies and are required to be evaluated under CEQA.

Clean Water Act and State Porter Cologne Water Quality Control Act

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

Initial Study – Environmental Checklist

continuous flow at least seasonally (typically 3 months), and wetlands that directly abut relatively permanent tributaries.

The State Water Resources Control Board (SWRCB) and nine Regional Water Quality Control Boards (RWQCBs) regulate discharges of fill and dredged material in California, under Section 401 of the CWA and the State Porter-Cologne Water Quality Control Act, through the State Water Quality Certification Program. State Water Quality Certification is necessary for all projects that require a USACE permit, or fall under other federal jurisdiction, and have the potential to impact waters of the State. Based on the U.S. Fish and Wildlife Service National Wetlands Inventory, the project site supports wetlands and riparian habitats. (USFWS 2019).

Conservation and Open Space Element

The intent of the goals, policies, and implementation strategies in the COSE is to identify and protect biological resources that are a critical component of the county's environmental, social, and economic well-being. Biological resources include major ecosystems; threatened, rare, and endangered species and their habitats; native trees and vegetation; creeks and riparian areas; wetlands; fisheries; and marine resources. Individual species, habitat areas, ecosystems and migration patterns must be considered together in order to sustain biological resources. The COSE identifies Critical Habitat areas for sensitive species including California condor, California red legged frog, vernal pool fairy shrimp, La Graciosa thistle, Morro Bay kangaroo rat, Morro shoulderband snail, tiger salamander, and western snowy plover. The COSE also identifies features of particular importance to wildlife for movement corridors such as riparian corridors, shorelines of the coast and bay, and ridgelines.

Site Setting

The following information is based on a Biological Resource Assessment prepared for the project site by Terra Verde Environmental Consulting, LLC (Terra Verde) dated November 2017, and February 2020.

Prior to field work, Terra Verde, conducted a review of available background information including botanical and wildlife inventory, vegetation community mapping, a habitat assessment focused on the potential for special-status species and sensitive natural communities to occur on site, and a preliminary jurisdictional assessment of hydrologic resources on site. In addition, the USFWS's online Wetland and Critical Habitat Mappers <http://www.fws.gov/wetlands/Data/Mapper.html>; <http://criticalhabitat.fws.gov/crithab/> were reviewed to evaluate the extent of documented wetlands and designated critical habitat defined in the immediate area.

Terra Verde conducted field reconnaissance of the property on October 12, 2017, November 15, 2018, and April 26, 2019. On-site surveys included an inventory of botanical and wildlife species observed, an analysis and delineation of jurisdictional drainages, vegetation community classification, and an assessment of habitat, focusing on the potential for special-status species to occur. General wildlife observations were made during the site visit, including use of binoculars to identify bird species. The survey was conducted during the day, and weather was clear and warm with good visibility.

The project site is located in a non-urbanized area used for light cattle grazing northeast of the community of Cayucos, and it currently contains a single-family residence, barn, small accessory structures, livestock paddocks, pastures, and access driveway located on the project site. The project site has experienced some prior disturbance from on-going pastoral activities.

On-Site Habitats

Initial Study – Environmental Checklist

Five habitat types (below), and a small remnant stand of blue gum eucalyptus is present in the survey area. In addition, this property falls within an area of USFWS-designated critical habitat for California red-legged frog (CRLF).

Wild Oats and Annual Brome Grassland

A majority of the survey area consists of annual grassland dominated by slender wild oat (*Avena barbata*), and soft chess (*Bromus hordeaceus*), with occasional dense patches of rye grass (*Festuca perennis*). Most of this community forms dense herbaceous cover up to four feet tall. However, on-going and historical anthropogenic disturbances are apparent throughout this community due to cattle grazing, ranch roads, and debris piling. While the rye grass (*Festuca perennis*) is designated as facultative (FAC) wetland-indicator species, the rye grass only occurs within limited patches on a convex slope, indicating that the rye grass is part of overall grassland community. In addition, higher density patches of rye grass almost entirely overlap with areas of needle grass grassland, which further supports that the rye grass is part of overall grassland community, not an indicator of single-criterion coastal wetland species. This grassland community may provide habitat for nesting birds, small mammals, and other wildlife.

Needle Grass Grassland

Patches of perennial bunchgrass-dominated grassland were documented in limited portions of the survey area. Purple needle grass is the dominant bunchgrass species, with variable cover ranging from 15 to 45 percent. This community integrates with species of the adjacent annual grassland habitat, including rye grass, ripgut grass, and slender wild oat, as well as herbs at low cover. This community may provide habitat for birds, small mammals, reptiles and other wildlife.

California Sycamore Woodlands

Dense, widely spaced patches of remnant riparian woodland were mapped within Little Cayucos Creek, along the southeastern edge of the survey area. This habitat is dominated by mature western sycamore (*Platanus racemose*), with coast live oak (*Quercus agrifolia*) and arroyo willow (*Salix lasiolepis*). The understory is limited to herbaceous cover on the creek banks, with an open, gravelly to sandy channel bottom. In addition, because this community is dominated by hydrophytic species, it is considered coastal wetland and meets the definition of ESHA. This community may provide valuable habitat for nesting birds, roosting bats, and other wildlife.

Coyote Brush Scrub

The southeastern corner of the project site overlaps the edge of a patch of coyote brush scrub. The shrub cover is dominated by coyote brush. This community is also represented by ornamental vegetation along the main driveway to the residence on-site. This community may provide habitat for nesting birds, small mammals, reptiles, and other wildlife.

Eucalyptus Groves

A windrow of mature blue gum eucalyptus tree borders the northern edge of an existing residence. This stand forms a dense canopy with a sparse, herbaceous understory. No other trees were documented in association of this stand, and no overwintering congregations of monarch butterfly were observed. This community may provide valuable habitat for nesting birds, roosting bats, and other wildlife on-site.

Hydrologic Features

Little Cayucos Creek, a USGS blue line drainage, flows northeast to southwest along the southeastern edge of the survey area. This drainage exits the property through a culvert under Highway 1, eventually flowing

Initial Study – Environmental Checklist

directly into the Pacific Ocean, approximately 0.4 mile south of the property. This creek has a clearly defined bed and bank, including evidence of an ordinary high-water mark (OHWM). Within the survey area, Little Cayucos Creek is relatively flat and meandering, with a wide flood plain. Based on these characteristics, this drainage would be considered waters of the State under the jurisdiction of CDFW and RWQCB, and the waters of the U.S. under the jurisdiction of the Army Corps (Corps). If impacted by project activities, regulatory agency permitting pursuant to Section 401/404 of the Clean Water Act and Section 1602 of the Fish and Game Code would be required.

Special Status Plant Species and Wildlife

Based on the site condition, 15 special-status plant species, 14 special-status wildlife species, and one sensitive natural community that have the potential to occur within the overall survey area, in addition to migratory nesting birds. Full list of these species are attached in Exhibit A. In addition, USFWS-designated critical habitat for CRLF overlaps the entire project area. While not a special-status plant species, one mature coast live oak (*Quercus agrifolia*) occurs within 50 feet of the proposed project area.

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?*

Special-Status Plant Species and Other Plants of Concern

No special-status plant species were documented within the survey area during surveys that were appropriately timed for the detection of regionally occurring special-status species for which suitable habitat was identified on site. As such, no impacts to special-status plant species are anticipated as a result of the proposed project. While not a special-status, there is one mature coast live oak tree within approximately 50-feet south of the proposed road improvement edge. Mitigation Measure BIO-1 and BIO-2 shall be implemented to avoid impacts to the oak tree.

Special-Status Wildlife

The grassland habitat surrounding the project area may provide suitable habitat for American badger, and its prey base. In addition, based on the nearest documented occurrence, the habitat suitability, and presence of a prey base, there is a potential to encounter this species on site. In order to reduce impacts to American badger, Mitigation Measure BIO-3 shall be implemented to avoid impacts to American badger.

While CRLF have been documented in nearby creeks, CRLF have not been documented in Little Cayucos Creek. The proposed project site does not provide suitable CRLF aquatic breeding, aquatic non-breeding and upland habitat are not present within the proposed project area. However, marginally suitable aquatic habitat is present within the lower reaches of Little Cayucos Creek, within the survey area. In addition, CRLF is known to disperse up to two miles from aquatic habitat during rainy season and thus may also be found in upland areas outside the aquatic habitat areas during that season, according to the USFWS. As such, the project area may provide suitable CRLF dispersal habitat during the rainy season. Implementation of Mitigation Measure BIO-4 and BIO-5 would ensure

Initial Study – Environmental Checklist

that construction activities occur outside of the rainy season to avoid potential impacts to dispersed CRLF.

Suitable foraging habitat and prey base for two-striped gartersnake (*Thamnophis hammondi*) exists on site. Marginally suitable habitat for western pond turtle is also currently present within the lower reaches of Little Cayucos. To avoid impacts to the two-striped gartersnake and western pond turtle, Mitigation Measure BIO-6 shall be implemented.

In regards to sensitive fish species, Tidewater goby and Steelhead are not expected to be present on current project site as the existing culvert on Highway 1 are likely acting as a barrier to move upstream for these fish species. Mitigation Measure BIO-4 and BIO-9 would reduce impacts on sensitive fish species.

Nesting Birds

The grassland habitat, riparian corridor, and the small eucalyptus grove may provide habitat for the nesting birds. Based on the nearest documented occurrence, and the habitat suitability, there is a potential to encounter the following bird species: Cooper's Hawk (*Accipiter cooperii*), Grasshopper sparrow (*Ammodramus savannarum*), Great blue heron (*Ardea Herodias*), Northern Harrier (*Circus hudsonius*), and White-tailed kite (*Elanus leucurus*). To reduce potential impacts to nesting birds, Mitigation Measure BIO-8 shall be implemented.

Implementation of Mitigation Measure BIO-1 through BIO-9 would reduce impacts on sensitive and special status 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?*
- (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?*

(b-c) As described above, Little Cayucos Creek is a USGS blue line drainage that flows northeast to southwest through the survey area. This drainage is considered waters of the State under the jurisdiction of CDFW and RWQCB, and waters of the U.S. under the jurisdiction of Corps. While the proposed project has been designed to avoid impacts to Little Cayucos Creek and the associated riparian vegetation, however a portion of the bridge abutment will be located at the top of bank. The erosional feature that conveys the surface flow from the surrounding slopes to an existing culvert under the current ranch road is not considered waters of the U.S. but may be considered waters of the State under jurisdiction of CDFW and RWQCB. This culvert is proposed to be extended on the northern edge of the existing road. Mitigation Measure BIO-4 and BIO-9 shall be implemented prior and throughout the project to avoid and lessen the possible impacts to the Little Cayucos Creek.

The entire project site falls under designated critical habitat for CRLF. As mentioned above, suitable breeding and non-breeding aquatic habitat for CRLF occurs south of the project area, but no suitable upland habitat is present within the project area. No impacts are anticipated within the channel bottom of Little Cayucos Creek. In addition, critical habitat for tidewater goby and steelhead has been designated within two miles of the project site, but not within or adjacent to proposed project activities.

Initial Study – Environmental Checklist

The project site is within Coastal Zone in the County. The County's Local Coastal Program Environmentally Sensitive Habitat Area (ESHA) designation includes, but not limited to, wetlands, coastal streams and riparian vegetation, terrestrial, and marine habitats. Within the Coastal Zone, coastal wetlands are determined by the single-criterion method, developed by California Coastal Commission. As mentioned above, a small patch of rye grass, which is designated as a facultative wetland-indicator species, may meet the definition of the coastal wetland, however, as the biologists have explained, this small occurrence of rye grass cannot be ruled as a coastal wetland, as the rye grass is occurring along with needle grass grassland and purple needle grass. Under the definition according to the MCV classification, the project's sites rye grass occurrence does not function as ecological function of a coastal wetland, and therefore not considered as coastal wetland.

The project site does include ESHA within the California Sycamore woodland habitat. This habitat is dominated by hydrophytic species, as it meets the definition of ESHA. Proposed road is not within the California Sycamore woodland habitat; therefore, no impacts would occur within ESHA. The project site does not support state (CDFW/RWQCB) or federal defined wetlands. In addition, avoidance and minimization measure, BIO-4 shall be implemented prior and during construction. Therefore, the project would not result in adverse effect on state (CDFW/RWQCB) or federally protected wetlands and no impacts would occur. No impacts are expected to occur within ESHA, or Coastal Commission's definition of wetland.

The project site also includes the needle grass grassland and have been mapped on site corresponding with the description for Valley Needle Grass Grassland, considered as CDFW's sensitive natural community. Mitigation Measure BIO-10 would reduce impact on Valley Needle Grass Grassland to less than significant with mitigation.

Implementation of Mitigation Measure BIO-4, BIO-9 and BIO-10 would reduce impacts on riparian habitat and sensitive habitat to *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?*

Based on the California Essential Habitat Connectivity Project, the project site is not located in an identified Essential Connectivity Area. The project site is located immediately northeast of Highway 1 and the community of Cayucos. To the east and west, the project site is surrounded by undeveloped properties, primarily used for grazing. The proposed road will serve as a private ranch road and will replace an existing access road immediately to the east. Therefore, this project will not result in an increase in the amount of vehicle traffic in the area. The free-span bridge will not result in a barrier to aquatic species. The proposed project is not expected to increase the overall level of fragmentation in the region. Therefore, impacts related to interference with the movement of resident or migratory fish or wildlife species would be less than significant.

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

Oak trees and woodlands are protected under San Luis Obispo County Oak Woodland Ordinance No. 3346, and SB 1334. Any impacts to removal of any mature oak species are further regulated under California Public Resources Code 21083.4. Numerous mature oak trees are present within the survey area, including the proposed disturbance area, and in association with the riparian corridor. The project is designed to avoid any oak tree removal. In cases of impacted oak trees, the applicant is required to replace at 2:1 ratios, per County of San Luis Obispo Open Space Element. The project is

Initial Study – Environmental Checklist

consistent with relevant policies and ordinance protecting biological resources and does not propose the removal of any oak trees. Mitigation Measure BIO-1 and BIO-2 shall be implemented to address potential removal of oak trees, and mitigation for impacted oak trees. Implementation of Mitigation Measure BIO-1 and BIO-2 would reduce impacts on oak trees to 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 is no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other local, regional, or state habitat conservation plan adopted that includes the project site. Therefore, there will be no impact.

Conclusion

Mitigation measures have been identified to reduce impacts to oak trees, special-status wildlife, and special-status plant species. These mitigation measure also include avoidance and impact minimization to further reduce impacts on Little Cayucos Creek to minimize possible impact on critical habitat, ESHA, and sensitive fish/amphibian species. Upon implementation of the mitigation measures provided in Exhibit B – Mitigation Summary Table, potential impacts to biological resources would be less than significant.

Mitigation

BIO-1 Native Trees – Avoidance Measures. To avoid impacts to individual native (oak) trees, the following aspects will be integrated into the project design:

- a. Locate all structures, and construction activities, outside of the tree dripline, and where possible outside of the tree's root zone;
- b. Consider siting driveway location outside of the tree dripline(s); where this is not possible, trimming to about 15 vertical feet of any encroaching limbs should be done before any construction activities begin to avoid these limbs being irreparably ripped/broken by large vehicles.
- c. When located in "high" or "very high" fire severity zones, make all efforts to locate development at least 30 feet, preferably 100 feet, from existing trees to avoid trimming or removing trees as a part of a fuel modification program to protect structures from wildland fires;
- d. Locate all non-native landscaping that requires summer watering and leach lines outside the trees' dripline and root zone;
- e. Before siting structure location, consider where utility lines will be located to avoid trenching within the tree dripline/ canopy;
- f. When the site requires substantial grading near oaks, consider surface drainage aspects (oaks rely on surface water) to retain similar drainage characteristics to oak's root zones.

BIO-2 Native Tree (Oaks) – Replacement/Planting. At the time of construction permit, if any oak tree is impacted or removed on site, these are considered individual oak trees with

Initial Study – Environmental Checklist

replacement planting to be conducted on-site.

A. The applicant will be replacing “in-kind” trees at the following ratios:

1. For each tree identified as impacted, two (2) seedlings will be planted.
2. For each tree identified for removal, four (4) seedlings will be planted.

B. Protection of newly planted trees is needed and shall include the following measures on the Plan:

3. An above-ground shelter (e.g., tube, wire caging) will be provided for each tree, and will be of sturdy material that will provide protection from browsing animals for no less than five years.
4. Caging to protect roots from burrowing animals will be installed when the tree is planted and be made of material that will last no less than five years for oak trees.

Each shelter should include the following, unless manufacture instructions recommend a more successful approach:

5. Shelter will be secured with stake that will last at least five years; metal stake will be used if grazing could occur on site;
6. Height of shelter will be no less than three (3) feet;
7. Base of shelter will be buried into the ground;
8. Top of shelter will be securely covered with plastic netting, or better, and last for no less than five years;
9. If required planting is located in areas frequented by deer, tube/caging heights will be increased to at least four feet or planting(s) will be protected with deer fencing.

BIO-3

American Badger - Pre-construction survey and avoidance measures. To minimize project-related impacts to the American Badger, **no more than 30 days prior to the site disturbance**, the Applicant shall retain a County-qualified biologist to conduct pre-construction surveys for American badger within suitable habitat on the project site. If present, occupied badger dens shall be flagged and ground-disturbing activities avoided within 50 feet of the occupied den. Maternity dens shall be avoided during pup-rearing season (15 February through 1 July) and a minimum 200-foot buffer established. The extent of buffers shall be flagged in the field utilizing a method highly visible by construction crews. Buffers may be modified with the concurrence of the CDFW. Maternity dens shall be flagged for avoidance, identified on construction maps, and a biological monitor shall be present during construction to monitor for adequate protection of all identified dens and to ensure that all flagging is kept in good working order.

If avoidance of a non-maternity den (impacts to maternity dens is not allowed) is not feasible, badgers shall be relocated by slowly excavating the burrow (either by hand or mechanized equipment under the direct supervision of the biologist, removing no more than 4 inches at a time) before or after the rearing season (15 February through 1 July). Any passive relocation of badgers shall occur only after consultation with the CDFW and the biological monitor.

Initial Study – Environmental Checklist

BIO-4

Sensitive Habitat Protection – Avoidance & Minimization Measure. There shall be no cutting, alteration or disturbance of the existing sensitive habitat. Furthermore:

- a. An environmental awareness training shall be presented to all personnel by a qualified biologist **prior to the start of project activities, including site preparation**. The training shall include color photographs and a description of the ecology of all special-status species known or determined to have potential to occur, as well as other sensitive resources requiring avoidance near project impact areas. A sign-in sheet with the name and signature of the qualified biologist who presented the training and the names of signature of the environmental awareness trainee will be kept.
- b. **At the time of construction permit submittal**, project plans, drawings, and specifications shall show the boundaries of all work areas on site, and the location of erosion and sedimentation controls, limit delineation, and other pertinent measures to ensure the protection of sensitive habitat areas and associated resources.
- c. Adequate measures (e.g., highly visible temporary fencing, etc.) shall be installed **prior to any construction** to clearly delineate that this habitat will be avoided. The use of heavy equipment and vehicles shall be limited to the proposed project limits and defined staging areas/access points. The boundaries of each work area shall be clearly defined and marked with high visibility fencing. No work shall occur outside these limits.
- d. Staging of equipment and materials shall occur in designated areas with appropriate demarcation and perimeter controls. No staging areas shall be located 100 feet of sensitive habitat or jurisdictional aquatic resources.
- e. Washing of concrete, paint, or equipment, and refueling and maintenance of equipment shall occur only in designated staging areas. These activities will occur at a minimum of 100 feet from sensitive habitat or jurisdictional aquatic resources, including drainages and wetlands. Sandbags and/or absorbent pads and spill control kits shall always be available for use in the case of a spill or leak.
- f. Secondary containment such as drip pans shall be used to prevent leaks and spills of potential contaminants.
- g. Best Management Practices for sedimentation and erosion control shall be applied to prevent sediment from entering into this habitat.
- h. Any soil binders used within 50 feet of top of bank/riparian edge must be compatible with riparian/ freshwater habitats. Only soil binders/dust suppressants that have been approved for use in and adjacent to stream and lake habitats by one of the following: United States Environmental Protection Agency (EPA) under the Environmental Technology Verification (ETV) program; the United States Department of Agriculture (USDA) BioPreferredSM program; or CDFW. Approved soil binders/ dust suppressants shall be applied in such a manner as to avoid overspray outside of the target area.
- i. All temporary and permanent vegetation planting within 50 feet of habitat edge shall be compatible with existing habitat vegetation and shall not include any plants considered 'invasive' (as identified on the latest California Invasive Plant Council list).

Initial Study – Environmental Checklist

- j. **Prior to any construction and during construction**, all proposed uses and/or structures shall be setback adequately from the top of bank/ riparian edge per the approved plans.

BIO-5

California Red-legged Frog (CRLF). To minimize impacts to the California Red-legged Frog, the applicant shall retain a qualified herpetologist (biologist with demonstrable experience surveying for and finding CRLF) to conduct the field work and handling related to the CRLF. The applicant shall use this biologist to oversee the following measures to minimize impacts to the CRLF:

- a. Project Limits. Prior to issuance of grading permit, or construction permit, the “project limits” shall be clearly delineated on all construction plans. In addition, sturdy, high-visibility fencing shall be installed in the field showing the “project limits” protecting riparian and wetland habitat not to be disturbed. No construction (including storage of materials) shall occur outside of the “project limits”. This fencing shall remain in place during the entire construction period.
- b. Pre-construction Survey. Prior to commencement of grading/ improvement activities, the biologist will conduct at least one night survey and one daytime/early morning survey in the project area within 48 hours before the onset of work activities. If any life stage of the CRLF is found, the monitor/biologist shall immediately contact the project manager, where they will collaborate with the County, in consultation with USFWS, to determine the best course of action to minimize impacts and resolve the issue.
- c. Work Scheduling. Prior to commencement of grading/ construction/ improvement activities, the applicant shall identify on construction drawings all efforts to schedule work activities for times of the year when impacts to the CRLF would be minimal, such as:
 - i. Avoid work during the rainy season (October through April). If work must occur in the rainy season, no work shall occur during rain events of 0.5-inch or greater within a 24 hour period.
 - ii. Avoid nighttime work. If nighttime work must occur, a qualified biologist shall be on site until it is determined that no potential impacts to CRLF could occur based on conditions and the work occurring. Avoid large pools that may support breeding during the breeding season (i.e., avoid work during November through May);
 - iii. Avoid isolated pools that are important to maintain CRLF through the driest portions of the year (late summer, early fall).

When such conditions exist, the applicant will work with the biologist to coordinate the construction schedule to minimize impacts to the CRLF.

BIO-6

Western Pond Turtle, and Two-striped Garter Snake - Pre-construction survey and monitoring measures – A qualified biologist shall conduct a pre-activity survey within one week prior to the start of initial project activities to ensure special-status amphibians and reptiles are not present within proposed work areas, staging areas, and access routes. To minimize the potential for impacts to dispersing amphibians, work within 100 feet of

Initial Study – Environmental Checklist

drainages shall occur during dry conditions. In addition, a qualified biologist shall monitor all vegetation clearing and initial earth disturbance within 100 feet of suitable aquatic habitat areas on site. If western pond turtle and/or two-striped garter snakes are discovered in the work areas, they shall be allowed to leave the area on their own volition or be relocated by a qualified biologist to pre-determined suitable habitat areas located outside the immediate impact area with appropriate authorization from CDFW.

BIO-7 Monarch Butterfly – Pre-construction survey and Protection Measures – If work is scheduled to occur during the monarch butterfly over-wintering period (i.e., November to February) within 50 feet of suitable habitat (i.e., blue gum trees), a qualified biologist shall complete a survey for any roosting butterflies. If roosting butterflies are detected, a 50-foot buffer shall be placed around the tree(s) and the dust control measures described below shall be implemented to avoid and/or minimize dust emission impacts.

During the clearing, grading and earth moving operations, water trucks or sprinkler systems shall be used in sufficient quantities to significantly prevent dust emissions from leaving the site. At a minimum, this will include the wetting down of such areas in the late morning hours and at the close of each day's activities. Increased watering frequency will be required whenever there are high wind conditions. The entire area of disturbed soil shall be wet down in such a manner as to create a soil crust at the end of each day's activities.

BIO-8 Avoidance of Nesting Birds –To avoid impacts to nesting birds, including special status species and species protected by the Migratory Bird Treaty Act, any tree or shrub removal should be limited to the time period between September 1 and February 14, if feasible. If initial site disturbance, grading, and tree removal cannot be conducted during this time period, a pre-construction survey for active bird nests within the sufficient limits of the project (any area potentially affected by the project) shall be conducted by a qualified biologist and the following measures incorporated.

Surveys shall be conducted within 10-days prior to any construction activities proposed to occur between February 15 and August 31. If no active nests are located, ground disturbing/construction activities may proceed. If active nests are located, then all construction work shall be conducted outside a non-disturbance buffer zone to be developed by the project biologist based on the species (i.e., 250 feet for common species and at least 500 feet for raptors and special status species), slope aspect and surrounding vegetation. No direct disturbance to nests shall occur until the young are no longer reliant on the nest site as determined by the project biologist. The biologist shall conduct monitoring of the nest until all young have fledged.

BIO-9 Protection of Waters and Wetlands – In addition to Mitigation Measure BIO-4, the following measures are provided to further protect hydrologic resources on site:

- a. Prior to construction permit issuance, all applicable agency permits with jurisdiction over the project area should be obtained, as necessary and copies shall be submitted to the County. All additional mitigation measures required by these agencies shall be implemented as necessary throughout the project.

Initial Study – Environmental Checklist

- b. For short-term, temporary stabilization, an erosion and sedimentation control plan shall be developed outlining Best Management Practices (BMPs), which shall be implemented to prevent erosion and sedimentation into drainages. Acceptable methods include the use of weed-free, natural fiber (i.e., non-monofilament to avoid wildlife entanglement) fiber rolls, jute or coir netting, and/or other industry standards. BMPs shall be installed and maintained for the duration of the project.

BIO-10

Needle Grass Grassland – Avoidance and Mitigation – The following measures are required to minimize proposed impacts to needle grass grassland on site:

- Project plans, drawings, and specifications shall show the boundaries of mapped needle
- Prior to the start of any construction-related work, a qualified botanist shall flag the limits of this habitat in the field, to limit areas of impact to approved limits.
- Impacts to this community shall be minimized to the extent feasible. This includes locating staging areas and other temporary disturbance areas outside the mapped limits of needle grass grassland.
- During the late spring or summer, seed from mature individuals that will be impacted by the proposed project should be collected and dispersed elsewhere on the property, outside the limits of disturbance.
- As feasible, the top four to six inches of topsoil shall be salvaged from permanent disturbance areas (i.e., new paved road width) overlap areas of mapped purple needle grass grassland. Salvaged topsoil shall be stored separately and covered during construction, and evenly spread within temporary disturbance areas, as soon as feasible following the completion of construction.

Sources

See Exhibit A.

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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
(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 two Native American tribes, the northernmost subdivision of the Chumash, the Obispeño, and the Salinan. However, the precise location of the boundary between the Chumash-speaking Obispeño Chumash and their northern neighbors, the Hokaan-speaking Playanos Salinan, is currently the subject of debate, as those boundaries may have changed over time.

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

As defined by CEQA, a historical resource includes:

- A resource listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR).
- 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 1 Cultural Resources Inventory prepared by Albion environmental Inc, dated March 2019 and Extended Phase 1 Cultural Resources Inventory prepared by Albion Environmental Inc., dated August 2019, which included a records search at the Central Coast Information Center (CCIC) at the University of California, Santa Barbara and a pedestrian surface survey, as well as subsurface investigation. Tribal outreach and AB 52 consultation information can be found on section XVIII. Tribal Cultural Resources

Discussion

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

Based on the results of the field survey and literature searches, the project site does not contain, nor is it located near, any historic resources identified in the National Register of Historic Places or California Register of Historic Resources.

Initial Study – Environmental Checklist

Based on the interview with current tenant of the Cayucos Ranch (site), Steve Heneigh, stated that the existing ranch house dates to the 1800s. While no records of the ranch were found during the background research of the Cultural Resources Inventory report (Albion Environmental Inc, dated August 2019). However, the proposed ranch house is not proposed for removal, nor within project area. Other than the existing ranch house, the project site does not contain a site under the Historic Site (H) combining designation and does not contain other structures of historic age (50 years or older) that could be potentially significant as a historical resource. Therefore, the project would not result in an adverse change in the significance of a historical resources and impacts would be less than significant.

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

A Phase 1 and Extended Phase 1 Cultural Resources Survey (Albion environmental Inc, dated March 2019 and August 2019) revealed one new cultural resources during investigation. After further examination of the identified cultural resources, small-scale subsurface investigation was conducted to expose possible subsurface deposit associated with the identified cultural resources. Excavation produced negative results and no artifacts were encountered. No anthropogenic soils were observed, and no intact archaeological deposits were discovered.

In the unlikely event that resources are uncovered during grading activities, implementation of LUO 22.10.040 (Archaeological Resources) would be required. This section requires that in the event archaeological resources are encountered during project construction, construction activities shall cease, and the County Planning and Building Department must be notified of the discovery so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and the disposition of artifacts may be accomplished in accordance with state and federal law. Therefore, impacts related to a substantial adverse change in the significance of 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 Cayucos Morro Bay Cemetery, located approximately 1.3 miles to the southwest. Additionally, consultation with the Native American tribes did not result in identification of known burials. (See Section XVIII. Tribal Cultural Resources.) However, project excavations have the potential to encounter previously unidentified human remains in the form of burials or isolated bones and bone fragments. If human remains are exposed during construction, construction shall halt around the discovery of human remains, the area shall be protected, and consultation and treatment shall occur as prescribed by State law. The County's Coroner and Sheriff Department shall be notified immediately to comply with State Health and Safety Code Section 7050.5, which states that no further disturbance shall occur until the County Coroner has been notified and can make the necessary findings as to origin and disposition of the remains. If the remains are determined to be Native American, the Coroner will notify the NAHC and the remains will be treated in accordance with Public Resources Code Section 5097.98. With adherence to State Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98, impacts related to the disturbance of human remains would be reduced to less than significant.

Conclusion

No significant impacts to archaeological, historical, or paleontological resources are expected, and no mitigation measures beyond compliance with the LUO are necessary to mitigate for the unlikely discovery of

Initial Study – Environmental Checklist

archaeological, historic, prehistoric, or human burials. In addition, State law also sets forth general environmental protection measures for cannabis cultivation in Title 3, Division 8, Chapter 1 Article 4 of the California Code of Regulations. Section 8304 (d) requires the project to Immediately halt cultivation activities and implement section 7050.5 of the Health and Safety Code if human remains are discovered.

Mitigation

None necessary beyond ordinance requirements.

None required.

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 type="checkbox"/>	<input type="checkbox"/>
(b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting

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

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

The EWP established the goal to reduce community-wide greenhouse gas emissions to 15% below 2006 baseline levels by 2020. Two of the six community-wide goals identified to accomplish this were to "address future energy needs through increased conservation and efficiency in all sectors" and "increase the production of renewable energy from small-scale and commercial-scale renewable energy installations to account for 10% of local energy use by 2020." In addition, the County has published an EnergyWise Plan 2016

Initial Study – Environmental Checklist

Update to summarize progress toward implementing measures established in the EWP and outline overall trends in energy use and emissions since the baseline year of the EWP inventory (2006).

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

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

Discussion

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

The proposed project is a construction of an agricultural road. The construction of the project will not involve inefficient or unnecessary consumption of energy resources. Therefore, there will be no impacts.

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

The proposed project would not use energy and, therefore, would not conflict with any state or local energy plans.

Conclusion

The project is not expected to result in any potentially significant impacts related to energy.

Mitigation

None required.

Sources

See Exhibit A.

Initial Study – Environmental Checklist

VII. GEOLOGY AND SOILS

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

Initial Study – Environmental Checklist

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

Setting

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

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

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

Liquefaction is the sudden loss of soil strength due to a rapid increase in soil pore water pressures resulting from groundshaking during an earthquake. Liquefaction potential increases with earthquake magnitude and groundshaking duration. Low-lying areas adjacent to creeks, rivers, beaches, and estuaries underlain by unconsolidated alluvial soil are most likely to be vulnerable to liquefaction. The CBC requires the assessment of liquefaction in the design of all structures. The project is located in an area with low potential for liquefaction, according to the Engineering Geology Evaluation (GeoSolution 2018).

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

Initial Study – Environmental Checklist

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

Shrink/swell potential is the extent to which the soil shrinks as it dries out or swells when it gets wet. Extent of shrinking and swelling is influenced by the amount and kind of clay in the soil. Shrinking and swelling of soils can cause damage to building foundations, roads and other structures. A high shrink/swell potential indicates a hazard to maintenance of structures built in, on, or with material having this rating. Moderate and low ratings lessen the hazard accordingly. According to the NRCS, soils underlying the site are characterized as having moderate erodibility and high shrink-swell characteristics.

The County LUO identifies a Geologic Study Area (GSA) combining designation for areas where geologic and soil conditions could present new developments and their users with potential hazards to life and property. All land use permit applicants located within a GSA are required to include a report prepared by a certified engineering geologist and/or registered civil/soils engineer as appropriate. This report is then required to be evaluated by a geologist retained by the County. In addition, all uses within a GSA are subject to special standards regarding grading and distance from an active fault trace within an Earthquake Fault Zone (LUO 22.14.070). The proposed project is located within GSA combining designation.

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

The project site is gently to moderately sloping and the soils on the site have a high shrink-swell (expansive) potential. According to the County's Land Use View, the project site is within the County's Geologic Study Area, and it has a low landslide risk and low liquefaction potential. There are no potentially active faults within a mile of the project site, and there are no notable geologic features on the project site, including serpentine or ultramafic rock/soils.

A Engineering Geology Evaluation was conducted by GeoSolutions, Inc in December 2018. The report concluded that the project site is suitable for the proposed development contingent on the incorporation of recommendations made in the report.

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 sites are not located within an Alquist-Priolo Fault Hazard Zone, and there are no mapped active faults crossing or adjacent to the sites (DOC 2018). The closest known fault is approximately 3.7 miles northeast of the project site. A Engineering Geology Evaluation was prepared by Geosolutions, Inc., dated December 4, 2018. and provided recommendations for site preparation, grading, and foundations. Applicant prepared report was peer-reviewed by County Geologist, who concluded that the project engineering geologic constraints have been adequately characterized, and recommended that all recommendation outlined in the Engineering Geology Evaluation be forwarded to Mitigation Measure, and project Condition of Approval. Implementation of the geotechnical engineering report's recommendations has been included as project conditions of approval to reduce geologic impacts.

Initial Study – Environmental Checklist

Upon implementation of the above control measures impacts related to soil erosion and loss of topsoil would be *less than significant*.

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

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

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

The project is subject to the preparation of a geological report per the County's Land Use Ordinance LUO section 22.14.070 (c) to evaluate the area's geological stability. The applicant provided an Engineering Geology Evaluation prepared by GeoSolutions, Inc dated December 2018. The report found that the project was not at risk of seismic-related ground failure or liquefaction. Therefore, impacts will be less than significant.

(a-iv) *Landslides?*

The project site is gently to moderately sloping. Based on the County Safety Element Landslide Hazards Map, the project is located in an area with high potential for landslide risk. The Engineering Geology Evaluation (December 2018) found no evidence of geologic instability that may cause landslides. Therefore, the project would not cause adverse effects involving landslides and impacts would be less than significant. Based on the County Safety Element Liquefaction Hazards Map and the County Safety Element Landslides Hazards Map, the project site is located in areas with high potential for landslides. Since there will be no structures the likelihood of a landslide or liquefaction resulting in loss, injury, or death is considered low. The geotechnical reports provide recommendations for site preparation, grading, and foundations. Incorporation of the preliminary geotechnical recommendations as well as professional engineering standards and CBC requirements would ensure the project is designed to adequately address potential liquefaction and landslide related impacts. Implementation of the geotechnical engineering report's recommendations has been included as project conditions of approval to reduce geologic impacts. Upon implementation of the above control measures impacts related to soil erosion and loss of topsoil would be *less than significant*.

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

The project would result in the disturbance of approximately 1.5 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. Implementation of the geotechnical engineering report's recommendations has been included as project conditions of approval to reduce geologic impacts. Upon implementation of the above control measures impacts related to soil erosion and loss of topsoil would be *less than significant*.

Initial Study – Environmental Checklist

- (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 located within an area with high landslide potential. The Engineering Geology Evaluation (December 2018) found no evidence of geologic instability that may cause landslides.

The project would be required to comply with CBC seismic requirements to address potential seismic-related ground failure including lateral spread. Based on the County Safety Element and USGS data, the project is not located in an area of historical or current land subsidence (USGS 2019). Based on the County Safety Element Liquefaction Hazards Map, the project site is located in an area with low potential for liquefaction risk. Project Conditions of approval will require implementation of the geotechnical engineering report's recommendations, and the applicant shall demonstrate compliance of the Engineering Geology Evaluation (Geosolution, Inc, dated December 4, 2018), including special inspections during and prior to final inspection. Upon implementation of the above control measures, impacts related to soil erosion and loss of topsoil would be *less than significant*.

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

The project site is located on soils that have a high expansion potential. The project would be required to comply with the most recent CBC requirements, which have been developed to properly safeguard structures and occupants from land stability hazards, such as expansive soils. Implementation of the geotechnical engineering report's recommendations has been included as project condition of approval to reduce geologic impacts. Upon implementation of the above control measures impacts related to soil erosion and loss of topsoil would 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 proposed project would not result in the production of waste water, septic tanks and waste water disposal systems would not be required. Therefore, there would be no impact stemming from the installation of septic systems or waste water disposal systems.

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

According to the Cultural Resource Inventory prepared for the project by Albion in March 2019, no paleontological resources were identified on the project site. As per TCR-1, monitoring of the project site for potential cultural resources will be required.. Therefore, impacts would be *less than significant*.

Conclusion

Based on compliance with existing regulations and recommendations in the Engineering Geology Evaluation (Geosolution, Inc. dated December 4, 2018), as required by the project conditions of approval. Implementation of the sedimentation and erosion control measures as specified in project plans, and compliance with the measures outlined in the County's LUO and codes, impacts to geologic and soil resources would be *less than significant*.

Initial Study – Environmental Checklist

Mitigation

No mitigation required.

Sources

See Exhibit A.

VIII. GREENHOUSE GAS EMISSIONS

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

Setting

As noted in Section 3 Air Quality, the project site is located in the South Central Coast Air Basin (SCCAB) under the jurisdiction of the San Luis Obispo County Air Pollution Control District (SLOAPCD). The SLOAPCD has developed and updated a CEQA Air Quality Handbook (2012) and clarification memorandum (2017) to 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:

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

For most projects, the Bright-Line Threshold of 1,150 metric tons of carbon dioxide per year (MT CO₂e/year) will be the most applicable threshold. In addition to the residential/commercial threshold options proposed above, a bright-line numerical value threshold of 10,000 MT CO₂e/yr was adopted for stationary source (industrial) projects.

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

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

Discussion

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

Based on the size of the proposed project and the comparable general light industry land use category, the project is expected to generate less than the SLOAPCD's Bright-Line Threshold of 10,000 MT CO₂e/yr of GHG emissions due to the negligible long-term operational emissions. Section 15064(h)(2) of the CEQA Guidelines provides 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 related to direct and cumulative GHGs would be *less than significant*.

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

The proposed project would not generate significant additional long-term vehicle trips or mobile-source emissions. The project would not conflict with the control measures identified in the CAP or

Initial Study – Environmental Checklist

other state and local regulations related to GHG emissions and renewable energy. The project would result in *less than significant* impacts associated with conflicts with plans and policies adopted for the purpose of reducing GHG emissions.

Conclusion

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

Mitigation

None required

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 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) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

The project is not located in an area of known hazardous material contamination and is not on a site listed on the "Cortese List" (which is a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5) (SWRCB 2019; California Department of Toxic Substance Control [DTSC] 2019). The project is not located within a high fire hazard severity zone. The project is located within a State Responsibility Area and based on the County's response time map, it will take approximately 0 to 5 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts. The project is not located within an Airport Review Area and the closest active landing strip, Oak Country Ranch Airport, is approximately 9 miles east of the project site.

Discussion

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

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

Initial Study – Environmental Checklist

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

Construction of the proposed project is anticipated to require use of limited quantities of hazardous substances, including gasoline, diesel fuel, hydraulic fluid, 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.

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

Cayucos Elementary School is located approximately 580 feet to the southwest of the site. While a school is within one quarter mile of the project, the project does not propose the routine use, transport, or disposal of hazardous materials, and the construction contractor would be required to implement BMPs for the storage, use, and transportation of hazardous materials. Therefore, impacts would be less than significant.

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

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

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

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

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

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

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

According to Cal Fire, the project site is located in a moderate fire hazard severity zone within a State Responsibility Area. The project will not be accessible to the public, and, with the exception of the construction period, people will not frequently be onsite. The proposed agricultural road would not

Initial Study – Environmental Checklist

increase fire risk and will be required to meet Cal Fire's road and bridge design. Therefore, impacts will be less than significant.

Conclusion

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

Mitigation

None required.

Sources

See Exhibit A.

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 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 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 type="checkbox"/>	<input type="checkbox"/>
(i) Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Initial Study – Environmental Checklist

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

Setting

The Central Coast Regional Water Quality Control Board (RWQCB) has established Total Maximum Daily Load (TMDL) thresholds for waterbodies within the County. A TMDL establishes the allowable amount of a particular pollutant a waterbody can receive on a regular basis and still remain at levels that protect beneficial uses designated for that waterbody. A TMDL also establishes proportional responsibility for controlling the pollutant, numeric indicators of water quality, and measures to achieve the allowable amount of pollutant loading. Section 303(d) of the Clean Water Act (CWA) requires states to maintain a list of bodies of water that are designated as “impaired”. A body of water is considered impaired when a particular water quality objective or standard is not being met.

The RWQCB’s Water Quality Control Plan for the Central Coast Basin (Basin Plan; 2017) describes how the quality of surface water and groundwater in the Central Coast Region should be managed to provide the highest water quality reasonably possible. The Basin Plan outlines the beneficial uses of streams, lakes, and other water bodies for humans and other life. There are 24 categories of beneficial uses, including, but not limited to, municipal water supply, water contact recreation, non-water contact recreation, and cold freshwater habitat. Water quality objectives are then established to protect the beneficial uses of those water resources. The Regional Board implements the Basin Plan by issuing and enforcing waste discharge requirements to individuals, communities, or businesses whose discharges can affect water quality.

The U.S. Army Corps of Engineers (USACE), through Section 404 of the CWA, regulates the discharge of dredged or fill material into waters of the U.S., including wetlands. Waters of the U.S. are typically identified by the presence of an ordinary high water mark (OHWM) and connectivity to traditional navigable waters or other jurisdictional features. The State Water Resources Control Board (SWRCB) and nine RWQCBs regulate discharges of fill and dredged material in California, under Section 401 of the CWA and the State Porter-Cologne Water Quality Control Act, through the State Water Quality Certification Program. State Water Quality Certification is necessary for all projects that require a USACE permit, or fall under other federal jurisdiction,

Initial Study – Environmental Checklist

or have the potential to impact waters of the State. Waters of the State are defined by the Porter-Cologne Act as any surface water or groundwater, including saline waters, within the boundaries of the state.

The County LUO dictates which projects are required to prepare a drainage plan, including any project that would, for example, change the runoff volume or velocity leaving any point of the site, result in an impervious surface of more than 20,000 square feet, or involve hillside development on slopes steeper than 10 percent. Preparation of a drainage plan is not required where grading is exclusively for an exempt agricultural structure, crop production, or grazing.

The County LUO also dictates that an erosion and sedimentation control plan is required year-round for all construction and grading permit projects and site disturbance activities of one-half acre or more in geologically unstable areas, on slopes steeper than 30 percent, on highly erodible soils, or within 100 feet of any watercourse.

Per the County's Stormwater Program, the Public Works Department is responsible for ensuring that new construction sites implement best management practices during construction, and that site plans incorporate appropriate post-construction stormwater runoff controls. Construction sites that disturb 1.0 acre or more must obtain coverage under the SWRCB's Construction General Permit. The Construction General Permit requires the preparation of a Stormwater Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. There are several types of projects that are exempt from preparing a SWPPP, including routine maintenance to existing developments, emergency construction activities, and projects exempted by the SWRCB or RWQCB. Projects that disturb less than 1.0 acre must implement all required elements within the site's erosion and sediment control plan as required by the San Luis Obispo County LUO.

For planning purposes, the flood event most often used to delineate areas subject to flooding is the 100-year flood. The County Safety Element establishes policies to reduce flood hazards and reduce flood damage, including but not limited to prohibition of development in areas of high flood hazard potential, discouragement of single road access into remote areas that could be closed during floods, and review of plans for construction in low-lying areas. All development located in a 100-year flood zone is subject to Federal Emergency Management Act (FEMA) regulations. The County Land Use Ordinance designates a Flood Hazard (FH) combining designation for areas of the County that could be subject to inundation by a 100-year flood or within coastal high hazard areas. Development projects within this combining designation are subject to FH permit and processing requirements, including, but not limited to, the preparation of a drainage plan, implementation of additional construction standards, and additional materials storage and processing requirements for substances that could be injurious to human, animal or plant life in the event of flooding.

The project site is located within a Flood Hazard combining designation. The proposed project is for agricultural road and the bridge to support existing grazing operation. While the project site is within Flood Hazard combining designation, the proposed project does not propose any habitable spaces.

The topography of the project is gently to moderately sloping. As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility and is considered very poorly drained. The project parcel is within the Old Valley Groundwater Basin. Little Cayucos Creek bisects the parcel. The project site is located within a 100-year flood zone.

For areas where drainage is identified as a potential issue, the Land use Ordinance (LUO Sec. 22.52.110) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: construction 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.

Initial Study – Environmental Checklist

Soil type, area of disturbance, and slopes are key aspects to analyzing potential sedimentation and erosion issues. The project's soil types and descriptions are listed in the previous Agriculture section under "Setting".

Discussion

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

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

- Approximately 1.46 acres of site disturbance;
- Storm Water Pollution Prevention Plan (SWPPP) is required;
- The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- The project is on soils with moderate erodibility, and gentle to moderate slopes;
- The project is within a 100-year Flood Hazard designation;
- The project site is bisected by Little Cayucos Creek and is at least 100 feet from the nearest surface water body;
- All hazardous materials and/or wastes will be properly stored onsite, which include secondary containment should spills or leaks occur; and
- Stockpiles will be properly managed during construction to avoid material loss due to erosion.

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

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

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

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

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

The project would be subject to LUO Section 22.52.120 and be required to prepare a sedimentation and erosion control plan. Therefore, potential impacts related to substantial erosion or siltation would be *less than significant*.

Initial Study – Environmental Checklist

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

The project would not substantially increase the amount of impervious surface area or the rate and volume of surface runoff in a manner that could result in flooding on- or off-site. Based on the nature and size of the project, changes in surface hydrology would be negligible. Therefore, potential impacts related to increased surface runoff resulting in flooding would be *less than significant*.

- (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 would not substantially increase the amount of impervious surface area or the rate and volume of surface runoff in a manner that could exceed the capacity of existing stormwater or drainage systems. Therefore, potential impacts related to increased surface runoff exceeding stormwater capacity would be *less than significant*.

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

The proposed agricultural road has been designed to have unimproved road base and a clear span bridge. Based on the nature and size of the project, changes in surface hydrology would be negligible. Therefore, potential impacts related to impeding or redirecting flood flow 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 in a 100-year flood zone, and the Pacific Ocean is located approximately one quarter mile southeast of the project site. Based on the nature and size of the project, the proposed project has no potential to release pollutants due to project inundation and no impacts would occur.

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

The project is not located within a groundwater basin designated as Level of Severity III per the County's Resource Management System or in severe decline by SGMA. The project would not substantially increase water demand, deplete groundwater supplies, or interfere substantially with groundwater recharge. The project would not conflict with the Central Coastal Basin Plan, SGMA, or other local or regional plans or policies intended to manage water quality or groundwater supplies; therefore, *no impacts would occur*.

Conclusion

The project would not substantially increase impervious surfaces and does not propose alterations to existing water courses or other significant alterations to existing on-site drainage patterns. While the existing agricultural road is within flood hazard, the proposed project would realign existing road to mostly avoid flood hazard designation. The proposed project, which consists of unimproved road base, and free-span bridge will not impact existing drainage pattern with implementation of County LUO 22.52.120 (Erosion and Sedimentation Control Plan). Mitigation Measure BIO-4 includes avoidance and minimization measures to

Initial Study – Environmental Checklist

further protect riparian and sensitive habitat, including ESHA. Therefore, potential impacts related to hydrology and water quality would be less than significant and no mitigation measures are necessary.

Mitigation

None required.

Sources

See Exhibit A.

XI. LAND USE AND PLANNING

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

Setting

The proposed project would be located in an area designated Agriculture by the County of San Luis Obispo. The project site is surrounded by other agricultural parcels. The proposed project was reviewed for consistency with policy and regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, North County Area Plan, etc.). Referrals were sent to outside agencies and other County departments to review for policy consistencies (e.g., Environmental Health, Public Works, Native American Outreach (AB52).

Discussion

(a) Physically divide an established community?

The proposed project is located on existing parcels and would not involve any components that would physically divide the rural community. The project would utilize the existing circulation system and onsite roads for access and would not require the construction of offsite infrastructure. Therefore, there would be no impact.

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

The proposed project is for the construction of an agricultural road on agricultural parcels. The project sites are zoned as Agriculture by the County of San Luis Obispo and no zoning changes are proposed.

Initial Study – Environmental Checklist

Agricultural roads are a compatible use for agriculture designation since they aid in existing and future agricultural operations. The project was found to be consistent with standards and policies set forth in the County General Plan, the North County Area Plan, the SLOAPCD Clean Air Plan, and other land use policies for this area. Therefore, impacts related to inconsistency with land use and policies adopted to address environmental effects would be less than significant.

Conclusion

No significant land use or planning impacts would occur.

Mitigation

None required.

Sources

See Exhibit A.

XII. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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. Based on the California Geological Survey (CGS) Information Warehouse for Mineral Land Classification, the project site is located within an Aggregate Materials study area which covers the majority of the county. There are no active mining operations within 1 mile of the project site.

Initial Study – Environmental Checklist

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?*

There are no known mineral resources on the project site. Although the project site is located within an Aggregate Materials study area, the project site does not contain resources identified in the study. 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

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

Sources

See Exhibit A.

XIII. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project result in:</i>				
(a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Initial Study – Environmental Checklist

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

The existing noise environment is characterized by traffic on Highway 1 as well as from typical agricultural and pastoral noises. Noise-sensitive land uses typically include residences, schools, nursing homes, and parks. The project site has noise-sensitive residences and a school located nearby to the south. The project is not located within an Airport Review Area and the closest active landing strip, Oak Country Ranch Airport, is approximately 9 miles east 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. The maximum allowed exterior hourly noise level is 50 db for the daytime hours and 45 db for the nighttime hours.

Discussion

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

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

Project construction activities would generate short-term (temporary) construction noise. These activities would 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 (blasting, pile driving, demolition, etc.). Therefore, impacts related to temporary or permanent groundborne vibration would be *less than significant*.

Initial Study – Environmental Checklist

- (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 closest airport is Oak Country Ranch Airport (private airstrip), located approximately 9 miles to the northeast of the project site. The project site is not located within an airport land use plan and is not located within two miles of a public use airport. Therefore, there would be *no impact*.

Conclusion

No significant noise-related impacts are anticipated.

Mitigation

None required.

Sources

See Exhibit A.

XIV. POPULATION AND HOUSING

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

Initial Study – Environmental Checklist

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, nor does it involve the creation of new homes. The project does involve the creation of a road; however, it is an agricultural road for agricultural access that would not directly increase population growth. Therefore, no impacts would occur.

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

The proposed project proposes construction of an agricultural road. The proposed project does not include any residential uses or structures for human habitation. The project would not result in a need for new housing and would not displace existing housing. Therefore, no impacts would occur.

Conclusion

No significant population and housing impacts would occur.

Mitigation

None required.

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"/>

Initial Study – Environmental Checklist

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

The project area is served by the County Sheriff's Department and Cal Fire as the primary emergency responders. Based on the County's emergency response map, it will take between 0-5 minutes for emergency responders to reach the site. The nearest sheriff station is located off Highway 1, approximately 13 miles southeast of the project, and the nearest Cal Fire station is the #16 station located about one quarter mile south of the project site. The project is within a zone of moderate fire hazard severity and a State Responsibility Area for wildland fire protection. The project is within the Cayucos Elementary School District.

Discussion

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

Fire protection?

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

Police protection?

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

Schools?

The proposed project would not result in the need for new housing and would not result in population growth. Therefore, there will be no impact to existing schools or a need for new school facilities.

Initial Study – Environmental Checklist

Parks?

The proposed project would not result in the need for new housing and would not result in population growth. Therefore, there will be no impact to existing parks or a need for new park facilities.

Other public facilities?

The project proposes construction of an agricultural road and would not generate substantial long-term increases in demand for other public services or utilities. The proposed project site would be accessed by the existing local circulation system and would not generate substantial long-term operational trips. Therefore, potential impacts on public services or utilities would be less than significant.

Conclusion

No significant impacts to public services would occur.

Mitigation

None required.

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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. The Recreation Element does not show any existing or potential future trails going through or adjacent to the project site.

Initial Study – Environmental Checklist

Discussion

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

The proposed project would not result in the need for new housing and would not result in population growth, and therefore would not create a significant need for additional park, natural area, and/or recreational resources. Therefore, there will be no impact.

- (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 proposed project would not include construction of recreational facilities or require the expansion of such facilities. Therefore, there will be no impact.

Conclusion

No significant impacts to recreational resources would occur.

Mitigation

None required.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Initial Study – Environmental Checklist

Setting

The County has established the acceptable Level of Service on roads for this rural area as “C” or better. The existing road network in the area including the project’s access street—Cayucos Drive—are operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

Discussion

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

Short-term construction-related trips would be minimal, and area roadways are operating at acceptable levels and would be able to accommodate construction-related traffic. Long-term maintenance and operational trips would not substantially differ from existing onsite agricultural operations. As a result, the proposed project would have no significant long-term impact on existing road service or traffic safety levels. The project does not conflict with adopted policies, plans and programs related to transportation, would not affect air traffic patterns or policies related to public transit, bicycle, or pedestrian facilities.

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

The County of San Luis Obispo has not yet identified an appropriate model or method to estimate vehicle miles traveled for proposed land use development projects. Section 15064.3, subdivision (b) states that if existing models or methods are not available to estimate the vehicle miles traveled for the particular project being considered, a lead agency may analyze the project’s vehicle miles traveled qualitatively. While the County’s program is still in development, the estimated new vehicle trips generated by the proposed project fall below the suggested screening threshold of 110 trips/day identified in the State guidance (Technical Advisory on Evaluating Transportation Impacts in CEQA; Office of Planning & Research, December 2018), and would be assumed to be insignificant.

- (c) *Based on the nature and location of the project, the project would not generate a significant increase in construction-related or operational traffic trips or vehicle miles traveled. The project would not substantially change existing land uses and would not result in the need for additional new or expanded transportation facilities. Therefore, potential impacts would be less than significant. 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 result in any changes to the access road, and the proposed agricultural road would not involve hazardous design features. Therefore, the project would not substantially increase hazards and would have a less than significant impact.

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

Cayucos Drive is currently able to accommodate farm equipment, construction vehicles, and emergency vehicles. The project would have the highest risk of emergencies occurring during construction, which would be temporary. During operation of the project the likelihood of an emergency incident occurring would low because the agricultural road would not be open to the public and it would have limited use. 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.

Initial Study – Environmental Checklist

Conclusion

No significant transportation-related impacts would occur.

Mitigation

None required.

Sources

See Exhibit A.

XVIII. TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>

Initial Study – Environmental Checklist

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:

Sites, features, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

- Included or determined to be eligible for inclusion in the California Register of Historical Resources; or
- Included in a local register of historical resources as defined in subdivision (k) of California Public Resources Code Section 5020.1.

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 1 Cultural Resource Inventory prepared by Albion Environmental was submitted in March 2019. This report identified a new cultural resource and recommended further testing to be completed on site. Extended Phase 1 Cultural Resource Inventory was prepared by Albion Environmental in August of 2019. This subsurface investigation report produced negative results and no artifacts were encountered, no anthropogenic soils were observed, and no intact archaeological deposits were discovered.

AB 52 consultation letters were sent on August 8, 2019 to Northern Chumash Tribal Council, Salinan Tribe of San Luis Obispo and Monterey Counties, Xolon Salinan Tribe, and yak titʻu titʻu yak tilhini. Northern Chumash Tribal Council.

On August 12, 2019, Northern Chumash Tribal Council requested copy of the cultural resources report. On October 11, 2019, County staff sent the report to Northern Chumash Tribal Council. No further comment was received.

On August 18, 2019, Xolon-Salinan Tribe requested copy of the cultural resources report. On August 22, 2019, County staff sent the report to Xolon-Salinan Tribe. On September 20, 2019, Xolon-Salinan Tribe requested subsurface testing of the project site, and requested construction monitoring. On April 9, 2020, County staff received Extended Phase 1 Cultural Resources Inventory (Albion Environmental Inc, August 2019) and forwarded the report to Xolon-Salinan Tribe on April 21, 2020. No further comments were received as of June 9, 2020.

On September 13, 2019, Salinan Tribe of San Luis Obispo and Monterey Counties requested cultural resources report for the proposed project and requested construction monitoring. Staff sent cultural resources report on September 13, 2019. No further comments was received from Salinan Tribe of San Luis Obispo and Monterey Counties.

No further consultation request was received and AB 52 tribal consultation was concluded.

As noted in Section V. Cultural Resources, the project is located in an area historically occupied by the Obispeño Chumash.

Initial Study – Environmental Checklist

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

As noted above, AB 52 consultation letters were sent to August 8, 2019 to Northern Chumash Tribal Council, Salinan Tribe of San Luis Obispo and Monterey Counties, Xolon Salinan Tribe, and yak tityu tityu yak tihini Northern Chumash Tribal Council.

The County has provided notice of the opportunity to consult with appropriate tribes per the requirements of AB 52 and the project site does not contain any known tribal cultural resources that have been listed or been found eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC Section 5020.1. Potential impacts associated with the inadvertent discovery of tribal cultural resources would be subject to LUO 22.10.040 (Archaeological Resources), which requires that in the event resources are encountered during project construction, construction activities shall cease, and the County Planning and Building Department shall be notified of the discovery so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and the disposition of artifacts may be accomplished in accordance with state and federal law.

The Phase 1 Cultural Resources Inventory and Extended Phase 1 Cultural Resources Inventory (Albion Environmental Inc., March 2019, and August 2019) concluded that the proposed access road will not have an adverse effect on any historical resources or historic properties. However, previous archaeological research indicates that the current study area is located within close proximity to important archaeological sites and is part of a larger historic-era landscape. Furthermore, the Native American outreach, including AB52 suggests that the proposed project is located within a larger sensitive area, and the and the protection of its cultural resources are important to the local tribal community. Therefore, Mitigation Measure TCR-1 shall be implemented to provide cultural resource awareness training before ground disturbance. With implementation of TCR-1, impacts related to a substantial adverse change in the significance of tribal cultural resources would be *less than significant impact with mitigation*.

Conclusion

Prior to ground disturbing activities, the project applicant shall provide Worker Awareness Training (TCR – 1)

Mitigation

TCR-1 **Crew Education – Prior to any site disturbance**, applicant shall include provisions defining education of the construction crew and establishing protocol for treating unanticipated finds.

Initial Study – Environmental Checklist

In consultation with a County-approved archaeologist, the Applicant shall provide cultural resources awareness training to all field crews and field supervisors. This training will include a description of the types of resources that may be found in the project area, the protocols to be used in the event of an unanticipated discovery, the importance of cultural resources to the Native American community, and the laws protecting significant archaeological and historical sites. In addition, the Applicant shall provide all field supervisors with maps showing those areas sensitive for potential buried resources.

The Project Archaeologist shall verify implementation of the Plan during construction of improvements. A final report on compliance shall be submitted by the archaeologist prior to final inspection/occupancy of individual lot construction permits.

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 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
(d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

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 the serve 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 proposed project would not result in the necessity of new or expanded water or wastewater facilities. Wastewater generated during construction phase of the project would be via a portable restroom which would be collected and removed by the portable restroom company. The project will not involve the construction or expansion of wastewater facilities. Therefore, there will be no impact.

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

The proposed project would not result in the usage of water and therefore would result in no impact.

- (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?*

Operation of the proposed project would not result in the production of wastewater. Therefore, the proposed project would have no impact on wastewater treatment and storage facilities.

- (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?*

Operation of the project would not result in solid waste generation. Any waste generated from the construction of the proposed facility would be removed by the contractor and disposed. The project

Initial Study – Environmental Checklist

site is not served by a wastewater treatment provider, and the proposed project would have *no impacts* on capacity of a wastewater treatment provider's facilities.

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

Solid waste during construction would be collected by construction crews and hauled off site periodically. Operation of the proposed project would not result in the production of solid waste and therefore would comply with all federal, state, and local management and reduction statutes and regulations related to solid waste. Impacts with regards to solid waste compliance with statutes and regulations would be less than significant.

Conclusion

Portable restrooms would be provided during construction and handled by the portable restroom provided. Solid waste may be generated during construction of the facility, and would be removed from the site by the project contract. No significant impacts related to utilities and service systems would occur, and therefore mitigation is not required.

Mitigation

None required.

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"/>
(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"/>

Initial Study – Environmental Checklist

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

Setting

The proposed project site is located in a moderate fire hazard severity zone. Existing conditions that may exacerbate fire risk include the gently to moderately sloping topography in some areas.

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

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

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

The project would not conflict with any regional emergency response or evacuation plan because the project would be located on an existing parcel and would not alter or prohibit access to the local circulation system. The proposed road would not pose a significant obstacle during an emergency response. Therefore, impacts would be less than significant.

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

The proposed project is within a high fire hazard severity zone. The project proposes the creation of an agricultural road which would pose a low wildfire risk. The parcel is gently sloping and contains some vegetation which would increase wildfire. The project proponent would be required to adhere to a Fire Safety Plan prepared by Cal Fire to lessen fire risk within the project site. With this in consideration, impacts would be less than significant.

Initial Study – Environmental Checklist

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

Existing local roads would be used for access. The proposed project would create an agricultural road. No other infrastructure is proposed. As the fire risk for the parcel is low, and no prominent infrastructure additions that may exacerbate fire risk will be made, impacts will be less than significant.

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

The project is located in a potential flood hazard zone. However, the proposed project does not propose any structures within Flood Hazard. The bridge will be designed to handle flooding event. The project has no evidence of geologic instability that may cause landslides, therefore impacts would be less than significant.

Conclusion

The project would not expose people or structures to new or exacerbated wildfire risks and would not require the development of new or expanded infrastructure or maintenance to reduce wildfire risks. Therefore, potential impacts associated with wildfire would be less than significant and no mitigation measures are necessary.

Mitigation

No mitigation measures are required.

Sources

See Exhibit A.

Initial Study – Environmental Checklist

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

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

Setting

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?*

As discussed in each resource section above, upon implementation of identified mitigation measures, the proposed project would not result in significant impacts to biological or tribal cultural resources and would not 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,

Initial Study – Environmental Checklist

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. Therefore, impacts would be less than significant with mitigation incorporated.

- (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 with mitigation.

- (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; therefore impacts would be less than significant.

Conclusion

With the implementation of the mitigation measures listed in Exhibit B – Mitigation Summary Table, impacts would be reduced to *less than significant with mitigation*.

Mitigation

See Exhibit B – Mitigation Summary Table.

Sources

See Exhibit A.

Initial Study – Environmental Checklist

Exhibit A - Initial Study References and Agency Contacts

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

Contacted	Agency	Response
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input type="checkbox"/>	County Environmental Health Services	Not Applicable
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	Attached
<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 type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input checked="" type="checkbox"/>	CA Coastal Commission	None
<input checked="" type="checkbox"/>	CA Department of Fish and Wildlife	In File**
<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 type="checkbox"/>	Other _____	Not Applicable
<input type="checkbox"/>	Other _____	Not Applicable

** "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"/> County Documents	<input type="checkbox"/> Specific Plan
<input checked="" type="checkbox"/> Coastal Plan Policies	<input type="checkbox"/> Annual Resource Summary Report
<input checked="" type="checkbox"/> Framework for Planning (Coastal /Inland)	<input type="checkbox"/> Circulation Study
<input checked="" type="checkbox"/> General Plan (Inland/ Coastal), includes all maps/elements; more pertinent elements:	<input checked="" type="checkbox"/> Other Documents
<input checked="" type="checkbox"/> Agriculture Element	<input checked="" type="checkbox"/> Clean Air Plan/APCD Handbook
<input checked="" type="checkbox"/> Conservation & Open Space Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input type="checkbox"/> Economic Element	<input type="checkbox"/> Uniform Fire Code
<input type="checkbox"/> Housing Element	<input type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input type="checkbox"/> Noise Element	<input type="checkbox"/> Archaeological Resources Map
<input type="checkbox"/> Parks & Recreation Element/Project List	<input type="checkbox"/> Area of Critical Concerns Map
<input type="checkbox"/> Safety Element	<input type="checkbox"/> Special Biological Importance Map
<input checked="" type="checkbox"/> Land Use Ordinance (Inland/ Coastal)	<input checked="" type="checkbox"/> CA Natural Species Diversity Database
<input checked="" type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input type="checkbox"/> Public Facilities Fee Ordinance	<input checked="" type="checkbox"/> Flood Hazard Maps
<input 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 type="checkbox"/> Select Planning Area	

Initial Study – Environmental Checklist

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

Phase I Cultural Resource Inventory for the Cayucos Ranch Access Road, San Luis Obispo County, California, Albion Environmental, Inc, March 2019

Extended Phase I Cultural Resource Inventory for the Cayucos Ranch Access Road, San Luis Obispo County, California, Albion Environmental, Inc, August, 2019

Biological Resources Assessment Cayucos Ag Road Improvement Project, Cayucos, California, Terra Verde Environmental Consulting, LLC, November, 2019

Biological Resources Assessment Cayucos Ag Road Improvement Project, Cayucos, California, Terra Verde Environmental Consulting, LLC, February 2020

Initial Study – Environmental Checklist

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

- g. Locate all structures, and construction activities, outside of the tree dripline, and where possible outside of the tree's root zone;
- h. Consider siting driveway location outside of the tree dripline(s); where this is not possible, trimming to about 15 vertical feet of any encroaching limbs should be done before any construction activities begin to avoid these limbs being irreparably ripped/broken by large vehicles.
- i. When located in "high" or "very high" fire severity zones, make all efforts to locate development at least 30 feet, preferably 100 feet, from existing trees to avoid trimming or removing trees as a part of a fuel modification program to protect structures from wildland fires;
- j. Locate all non-native landscaping that requires summer watering and leach lines outside the trees' dripline and root zone;
- k. Before siting structure location, consider where utility lines will be located to avoid trenching within the tree dripline/ canopy;
- l. When the site requires substantial grading near oaks, consider surface drainage aspects (oaks rely on surface water) to retain similar drainage characteristics to oak's root zones.

BIO-2 Native Tree (Oaks) – Replacement/Planting. At the time of construction permit, if any oak tree is impacted or removed on site, these are considered individual oak trees with replacement planting to be conducted on-site.

- B. The applicant will be replacing "in-kind" trees at the following ratios:
 - 1. For each tree identified as impacted, two (2) seedlings will be planted.
 - 2. For each tree identified for removal, four (4) seedlings will be planted.
- C. Protection of newly planted trees is needed and shall include the following measures on the Plan:
 - 10. An above-ground shelter (e.g., tube, wire caging) will be provided for each tree, and will be of sturdy material that will provide protection from browsing animals for no less than five years.

Initial Study – Environmental Checklist

11. Caging to protect roots from burrowing animals will be installed when the tree is planted and be made of material that will last no less than five years for oak trees.

Each shelter should include the following, unless manufacture instructions recommend a more successful approach:

12. Shelter will be secured with stake that will last at least five years; metal stake will be used if grazing could occur on site;

13. Height of shelter will be no less than three (3) feet;

14. Base of shelter will be buried into the ground;

15. Top of shelter will be securely covered with plastic netting, or better, and last for no less than five years;

16. If required planting is located in areas frequented by deer, tube/caging heights will be increased to at least four feet or planting(s) will be protected with deer fencing.

BIO-3 American Badger - Pre-construction survey and avoidance measures. To minimize project-related impacts to the American Badger, **no more than 30 days prior to the site disturbance**, the Applicant shall retain a County-qualified biologist to conduct pre-construction surveys for American badger within suitable habitat on the project site. If present, occupied badger dens shall be flagged and ground-disturbing activities avoided within 50 feet of the occupied den. Maternity dens shall be avoided during pup-rearing season (15 February through 1 July) and a minimum 200-foot buffer established. The extent of buffers shall be flagged in the field utilizing a method highly visible by construction crews. Buffers may be modified with the concurrence of the CDFW. Maternity dens shall be flagged for avoidance, identified on construction maps, and a biological monitor shall be present during construction to monitor for adequate protection of all identified dens and to ensure that all flagging is kept in good working order.

If avoidance of a non-maternity den (impacts to maternity dens is not allowed) is not feasible, badgers shall be relocated by slowly excavating the burrow (either by hand or mechanized equipment under the direct supervision of the biologist, removing no more than 4 inches at a time) before or after the rearing season (15 February through 1 July). Any passive relocation of badgers shall occur only after consultation with the CDFW and the biological monitor.

BIO-4 Sensitive Habitat Protection – Avoidance & Minimization Measure. There shall be no cutting, alteration or disturbance of the existing sensitive habitat. Furthermore:

k. An environmental awareness training shall be presented to all personnel by a qualified biologist **prior to the start of project activities, including site preparation**. The training shall include color photographs and a description of the ecology of all special-status species known or determined to have potential to occur, as well as other sensitive resources requiring avoidance near project impact areas. A sign-in sheet with the name and signature of the qualified biologist who presented the training and the names of signature of the environmental awareness trainee will be kept.

Initial Study – Environmental Checklist

- l. **At the time of construction permit submittal**, project plans, drawings, and specifications shall show the boundaries of all work areas on site, and the location of erosion and sedimentation controls, limit delineation, and other pertinent measures to ensure the protection of sensitive habitat areas and associated resources.
- m. Adequate measures (e.g., highly visible temporary fencing, etc.) shall be installed **prior to any construction** to clearly delineate that this habitat will be avoided. The use of heavy equipment and vehicles shall be limited to the proposed project limits and defined staging areas/access points. The boundaries of each work area shall be clearly defined and marked with high visibility fencing. No work shall occur outside these limits.
- n. Staging of equipment and materials shall occur in designated areas with appropriate demarcation and perimeter controls. No staging areas shall be located 100 feet of sensitive habitat or jurisdictional aquatic resources.
- o. Washing of concrete, paint, or equipment, and refueling and maintenance of equipment shall occur only in designated staging areas. These activities will occur at a minimum of 100 feet from sensitive habitat or jurisdictional aquatic resources, including drainages and wetlands. Sandbags and/or absorbent pads and spill control kits shall always be available for use in the case of a spill or leak.
- p. Secondary containment such as drip pans shall be used to prevent leaks and spills of potential contaminants.
- q. Best Management Practices for sedimentation and erosion control shall be applied to prevent sediment from entering into this habitat.
- r. Any soil binders used within 50 feet of top of bank/riparian edge must be compatible with riparian/ freshwater habitats. Only soil binders/dust suppressants that have been approved for use in and adjacent to stream and lake habitats by one of the following: United States Environmental Protection Agency (EPA) under the Environmental Technology Verification (ETV) program; the United States Department of Agriculture (USDA) BioPreferredSM program; or CDFW. Approved soil binders/ dust suppressants shall be applied in such a manner as to avoid overspray outside of the target area.
- s. All temporary and permanent vegetation planting within 50 feet of habitat edge shall be compatible with existing habitat vegetation and shall not include any plants considered 'invasive' (as identified on the latest California Invasive Plant Council list).
- t. **Prior to any construction and during construction**, all proposed uses and/or structures shall be setback adequately from the top of bank/ riparian edge per the approved plans.

BIO-5

California Red-legged Frog (CRLF). To minimize impacts to the California Red-legged Frog, the applicant shall retain a qualified herpetologist (biologist with demonstrable experience surveying for and finding CRLF) to conduct the field work and handling related to the CRLF. The applicant shall use this biologist to oversee the following measures to minimize impacts to the CRLF:

- d. Project Limits. Prior to issuance of grading permit, or construction permit, the "project limits" shall be clearly delineated on all construction plans. In addition, sturdy, high-

Initial Study – Environmental Checklist

visibility fencing shall be installed in the field showing the “project limits” protecting riparian and wetland habitat not to be disturbed. No construction (including storage of materials) shall occur outside of the “project limits”. This fencing shall remain in place during the entire construction period.

- e. Pre-construction Survey. Prior to commencement of grading/ improvement activities, the biologist will conduct at least one night survey and one daytime/early morning survey in the project area within 48 hours before the onset of work activities. If any life stage of the CRLF is found, the monitor/biologist shall immediately contact the project manager, where they will collaborate with the County, in consultation with USFWS, to determine the best course of action to minimize impacts and resolve the issue.
- f. Work Scheduling. Prior to commencement of grading/ construction/ improvement activities, the applicant shall identify on construction drawings all efforts to schedule work activities for times of the year when impacts to the CRLF would be minimal, such as:
 - i. Avoid work during the rainy season (October through April). If work must occur in the rainy season, no work shall occur during rain events of 0.5-inch or greater within a 24 hour period.
 - ii. Avoid nighttime work. If nighttime work must occur, a qualified biologist shall be on site until it is determined that no potential impacts to CRLF could occur based on conditions and the work occurring. Avoid large pools that may support breeding during the breeding season (i.e., avoid work during November through May);
 - iii. Avoid isolated pools that are important to maintain CRLF through the driest portions of the year (late summer, early fall).

When such conditions exist, the applicant will work with the biologist to coordinate the construction schedule to minimize impacts to the CRLF.

BIO-6 Western Pond Turtle, and Two-striped Garter Snake - Pre-construction survey and monitoring measures – A qualified biologist shall conduct a pre-activity survey within one week prior to the start of initial project activities to ensure special-status amphibians and reptiles are not present within proposed work areas, staging areas, and access routes. To minimize the potential for impacts to dispersing amphibians, work within 100 feet of drainages shall occur during dry conditions. In addition, a qualified biologist shall monitor all vegetation clearing and initial earth disturbance within 100 feet of suitable aquatic habitat areas on site. If western pond turtle and/or two-striped garter snakes are discovered in the work areas, they shall be allowed to leave the area on their own volition or be relocated by a qualified biologist to pre-determined suitable habitat areas located outside the immediate impact area with appropriate authorization from CDFW.

BIO-7 Monarch Butterfly – Pre-construction survey and Protection Measures – If work is scheduled to occur during the monarch butterfly over-wintering period (i.e., November to February) within 50 feet of suitable habitat (i.e., blue gum trees), a qualified biologist shall complete a survey for any roosting butterflies. If roosting butterflies are detected, a 50-foot

Initial Study – Environmental Checklist

buffer shall be placed around the tree(s) and the dust control measures described below shall be implemented to avoid and/or minimize dust emission impacts.

During the clearing, grading and earth moving operations, water trucks or sprinkler systems shall be used in sufficient quantities to significantly prevent dust emissions from leaving the site. At a minimum, this will include the wetting down of such areas in the late morning hours and at the close of each day's activities. Increased watering frequency will be required whenever there are high wind conditions. The entire area of disturbed soil shall be wet down in such a manner as to create a soil crust at the end of each day's activities.

BIO-8 **Avoidance of Nesting Birds** –To avoid impacts to nesting birds, including special status species and species protected by the Migratory Bird Treaty Act, any tree or shrub removal should be limited to the time period between September 1 and February 14, if feasible. If initial site disturbance, grading, and tree removal cannot be conducted during this time period, a pre-construction survey for active bird nests within the sufficient limits of the project (any area potentially affected by the project) shall be conducted by a qualified biologist and the following measures incorporated.

Surveys shall be conducted within 10-days prior to any construction activities proposed to occur between February 15 and August 31. If no active nests are located, ground disturbing/construction activities may proceed. If active nests are located, then all construction work shall be conducted outside a non-disturbance buffer zone to be developed by the project biologist based on the species (i.e., 250 feet for common species and at least 500 feet for raptors and special status species), slope aspect and surrounding vegetation. No direct disturbance to nests shall occur until the young are no longer reliant on the nest site as determined by the project biologist. The biologist shall conduct monitoring of the nest until all young have fledged.

BIO-9 **Protection of Waters and Wetlands** – In addition to Mitigation Measure BIO-4, the following measures are provided to further protect hydrologic resources on site:

- c. Prior to construction permit issuance, all applicable agency permits with jurisdiction over the project area should be obtained, as necessary and copies shall be submitted to the County. All additional mitigation measures required by these agencies shall be implemented as necessary throughout the project.
- d. For short-term, temporary stabilization, an erosion and sedimentation control plan shall be developed outlining Best Management Practices (BMPs), which shall be implemented to prevent erosion and sedimentation into drainages. Acceptable methods include the use of weed-free, natural fiber (i.e., non-monofilament to avoid wildlife entanglement) fiber rolls, jute or coir netting, and/or other industry standards. BMPs shall be installed and maintained for the duration of the project.

BIO-10 **Needle Grass Grassland – Avoidance and Mitigation** – The following measures are required to minimize proposed impacts to needle grass grassland on site:

- f. Project plans, drawings, and specifications shall show the boundaries of mapped needle

Initial Study – Environmental Checklist

- g. Prior to the start of any construction-related work, a qualified botanist shall flag the limits of this habitat in the field, to limit areas of impact to approved limits.
- h. Impacts to this community shall be minimized to the extent feasible. This includes locating staging areas and other temporary disturbance areas outside the mapped limits of needle grass grassland.
- i. During the late spring or summer, seed from mature individuals that will be impacted by the proposed project should be collected and dispersed elsewhere on the property, outside the limits of disturbance.
- j. As feasible, the top four to six inches of topsoil shall be salvaged from permanent disturbance areas (i.e., new paved road width) overlap areas of mapped purple needle grass grassland. Salvaged topsoil shall be stored separately and covered during construction, and evenly spread within temporary disturbance areas, as soon as feasible following the completion of construction.

Tribal Cultural Resources

TCR-1

Cultural Awareness Training (Crew Education) – Prior to any site disturbance, applicant shall include provisions defining education of the construction crew and establishing protocol for treating unanticipated finds. In consultation with a County-approved archaeologist, the Applicant shall provide cultural resources awareness training to all field crews and field supervisors. This training will include a description of the types of resources that may be found in the project area, the protocols to be used in the event of an unanticipated discovery, the importance of cultural resources to the Native American community, and the laws protecting significant archaeological and historical sites. In addition, the Applicant shall provide all field supervisors with maps showing those areas sensitive for potential buried resources.

The Project Archaeologist shall verify implementation of the Plan during construction of improvements. A final report on compliance shall be submitted by the archaeologist prior to final inspection/occupancy of individual lot construction permits.

**DEVELOPER'S STATEMENT FOR
CAYUCOS RANCH MINOR USE PERMIT/COASTAL DEVELOPMENT PERMIT
DRC2019-00178**

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.

Biological Resources

BIO-1 Native Trees – Avoidance Measures. To avoid impacts to individual native (oak) trees, the following aspects will be integrated into the project design:

- a. Locate all structures, and construction activities, outside of the tree dripline, and where possible outside of the tree's root zone;
- b. Consider siting driveway location outside of the tree dripline(s); where this is not possible, trimming to about 15 vertical feet of any encroaching limbs should be done before any construction activities begin to avoid these limbs being irreparably ripped/broken by large vehicles.
- c. When located in "high" or "very high" fire severity zones, make all efforts to locate development at least 30 feet, preferably 100 feet, from existing trees to avoid trimming or removing trees as a part of a fuel modification program to protect structures from wildland fires;
- d. Locate all non-native landscaping that requires summer watering and leach lines outside the trees' dripline and root zone;
- e. Before siting structure location, consider where utility lines will be located to avoid trenching within the tree dripline/ canopy;
- f. When the site requires substantial grading near oaks, consider surface drainage aspects (oaks rely on surface water) to retain similar drainage characteristics to oak's root zones.

BIO-2 Native Tree (Oaks) – Replacement/Planting. At the time of construction permit, if any oak tree is impacted or removed on site, these are considered individual oak trees with replacement planting to be conducted on-site.

- A. The applicant will be replacing "in-kind" trees at the following ratios:
 1. For each tree identified as impacted, two (2) seedlings will be planted.



2. For each tree identified for removal, four (4) seedlings will be planted.
- B. Protection of newly planted trees is needed and shall include the following measures on the Plan:
 3. An above-ground shelter (e.g., tube, wire caging) will be provided for each tree, and will be of sturdy material that will provide protection from browsing animals for no less than five years.
 4. Caging to protect roots from burrowing animals will be installed when the tree is planted and be made of material that will last no less than five years for oak trees.

Each shelter should include the following, unless manufacture instructions recommend a more successful approach:

5. Shelter will be secured with stake that will last at least five years; metal stake will be used if grazing could occur on site;
6. Height of shelter will be no less than three (3) feet;
7. Base of shelter will be buried into the ground;
8. Top of shelter will be securely covered with plastic netting, or better, and last for no less than five years;
9. If required planting is located in areas frequented by deer, tube/caging heights will be increased to at least four feet or planting(s) will be protected with deer fencing.

BIO-3

American Badger - Pre-construction survey and avoidance measures. To minimize project-related impacts to the American Badger, **no more than 30 days prior to the site disturbance**, the Applicant shall retain a County- qualified biologist to conduct pre-construction surveys for American badger within suitable habitat on the project site. If present, occupied badger dens shall be flagged and ground-disturbing activities avoided within 50 feet of the occupied den. Maternity dens shall be avoided during pup-rearing season (15 February through 1 July) and a minimum 200-foot buffer established. The extent of buffers shall be flagged in the field utilizing a method highly visible by construction crews. Buffers may be modified with the concurrence of the CDFW. Maternity dens shall be flagged for avoidance, identified on construction maps, and a biological monitor shall be present during construction to monitor for adequate protection of all identified dens and to ensure that all flagging is kept in good working order.

If avoidance of a non-maternity den (impacts to maternity dens is not allowed) is not feasible, badgers shall be relocated by slowly excavating the burrow (either by hand or mechanized equipment under the direct supervision of the biologist, removing no more than 4 inches at a time) before or after the rearing season (15 February through 1 July). Any passive relocation of badgers shall occur only after consultation with the CDFW and the biological monitor.

BIO-4

Sensitive Habitat Protection – Avoidance & Minimization Measure. There shall be no cutting, alteration or disturbance of the existing sensitive habitat. Furthermore:

- a. An environmental awareness training shall be presented to all personnel by a qualified biologist **prior to the start of project activities, including site preparation**. The training shall include color photographs and a description of the ecology of all special-status species known or determined to have potential to occur, as well as other sensitive resources requiring avoidance near project impact areas. A sign-in sheet with the name and signature of the qualified biologist who presented the training and the names of signature of the environmental awareness trainee will be kept.
- b. **At the time of construction permit submittal**, project plans, drawings, and specifications shall show the boundaries of all work areas on site, and the location of erosion and sedimentation controls, limit delineation, and other pertinent measures to ensure the protection of sensitive habitat areas and associated resources.
- c. Adequate measures (e.g., highly visible temporary fencing, etc.) shall be installed **prior to any construction** to clearly delineate that this habitat will be avoided. The use of heavy equipment and vehicles shall be limited to the proposed project limits and defined staging areas/access points. The boundaries of each work area shall be clearly defined and marked with high visibility fencing. No work shall occur outside these limits.
- d. Staging of equipment and materials shall occur in designated areas with appropriate demarcation and perimeter controls. No staging areas shall be located 100 feet of sensitive habitat or jurisdictional aquatic resources.
- e. Washing of concrete, paint, or equipment, and refueling and maintenance of equipment shall occur only in designated staging areas. These activities will occur at a minimum of 100 feet from sensitive habitat or jurisdictional aquatic resources, including drainages and wetlands. Sandbags and/or absorbent pads and spill control kits shall always be available for use in the case of a spill or leak.
- f. Secondary containment such as drip pans shall be used to prevent leaks and spills of potential contaminants.
- g. Best Management Practices for sedimentation and erosion control shall be applied to prevent sediment from entering into this habitat.
- h. Any soil binders used within 50 feet of top of bank/riparian edge must be compatible with riparian/ freshwater habitats. Only soil binders/dust suppressants that have been approved for use in and adjacent to stream and lake habitats by one of the following: United States Environmental Protection Agency (EPA) under the Environmental Technology Verification (ETV) program; the United States Department of Agriculture (USDA) BioPreferredSM program; or CDFW. Approved soil binders/ dust suppressants shall be applied in such a manner as to avoid overspray outside of the target area.
- i. All temporary and permanent vegetation planting within 50 feet of habitat edge shall be compatible with existing habitat vegetation and shall not include any



plants considered 'invasive' (as identified on the latest California Invasive Plant Council list).

- j. **Prior to any construction and during construction**, all proposed uses and/or structures shall be setback adequately from the top of bank/ riparian edge per the approved plans.

BIO-5

California Red-legged Frog (CRLF). To minimize impacts to the California Red-legged Frog, the applicant shall retain a qualified herpetologist (biologist with demonstrable experience surveying for and finding CRLF) to conduct the field work and handling related to the CRLF. The applicant shall use this biologist to oversee the following measures to minimize impacts to the CRLF:

- a. Project Limits. Prior to issuance of grading permit, or construction permit, the "project limits" shall be clearly delineated on all construction plans. In addition, sturdy, high-visibility fencing shall be installed in the field showing the "project limits" protecting riparian and wetland habitat not to be disturbed. No construction (including storage of materials) shall occur outside of the "project limits". This fencing shall remain in place during the entire construction period.
- b. Pre-construction Survey. Prior to commencement of grading/ improvement activities, the biologist will conduct at least one night survey and one daytime/early morning survey in the project area within 48 hours before the onset of work activities. If any life stage of the CRLF is found, the monitor/biologist shall immediately contact the project manager, where they will collaborate with the County, in consultation with USFWS, to determine the best course of action to minimize impacts and resolve the issue.
- c. Work Scheduling. Prior to commencement of grading/ construction/ improvement activities, the applicant shall identify on construction drawings all efforts to schedule work activities for times of the year when impacts to the CRLF would be minimal, such as:
 - i. Avoid work during the rainy season (October through April). If work must occur in the rainy season, no work shall occur during rain events of 0.5-inch or greater within a 24 hour period.
 - ii. Avoid nighttime work. If nighttime work must occur, a qualified biologist shall be on site until it is determined that no potential impacts to CRLF could occur based on conditions and the work occurring. Avoid large pools that may support breeding during the breeding season (i.e., avoid work during November through May);
 - iii. Avoid isolated pools that are important to maintain CRLF through the driest portions of the year (late summer, early fall).

When such conditions exist, the applicant will work with the biologist to coordinate the construction schedule to minimize impacts to the CRLF.

BIO-6

Western Pond Turtle, and Two-striped Garter Snake - Pre-construction survey and monitoring measures – A qualified biologist shall conduct a pre-activity survey



within one week prior to the start of initial project activities to ensure special-status amphibians and reptiles are not present within proposed work areas, staging areas, and access routes. To minimize the potential for impacts to dispersing amphibians, work within 100 feet of drainages shall occur during dry conditions. In addition, a qualified biologist shall monitor all vegetation clearing and initial earth disturbance within 100 feet of suitable aquatic habitat areas on site. If western pond turtle and/or two-striped garter snakes are discovered in the work areas, they shall be allowed to leave the area on their own volition or be relocated by a qualified biologist to pre-determined suitable habitat areas located outside the immediate impact area with appropriate authorization from CDFW.

BIO-7 Monarch Butterfly – Pre-construction survey and Protection Measures – If work is scheduled to occur during the monarch butterfly over-wintering period (i.e., November to February) within 50 feet of suitable habitat (i.e., blue gum trees), a qualified biologist shall complete a survey for any roosting butterflies. If roosting butterflies are detected, a 50-foot buffer shall be placed around the tree(s) and the dust control measures described below shall be implemented to avoid and/or minimize dust emission impacts.

During the clearing, grading and earth moving operations, water trucks or sprinkler systems shall be used in sufficient quantities to significantly prevent dust emissions from leaving the site. At a minimum, this will include the wetting down of such areas in the late morning hours and at the close of each day's activities. Increased watering frequency will be required whenever there are high wind conditions. The entire area of disturbed soil shall be wet down in such a manner as to create a soil crust at the end of each day's activities.

BIO-8 Avoidance of Nesting Birds –To avoid impacts to nesting birds, including special status species and species protected by the Migratory Bird Treaty Act, any tree or shrub removal should be limited to the time period between September 1 and February 14, if feasible. If initial site disturbance, grading, and tree removal cannot be conducted during this time period, a pre-construction survey for active bird nests within the sufficient limits of the project (any area potentially affected by the project) shall be conducted by a qualified biologist and the following measures incorporated.

Surveys shall be conducted within 10-days prior to any construction activities proposed to occur between February 15 and August 31. If no active nests are located, ground disturbing/construction activities may proceed. If active nests are located, then all construction work shall be conducted outside a non-disturbance buffer zone to be developed by the project biologist based on the species (i.e., 250 feet for common species and at least 500 feet for raptors and special status species), slope aspect and surrounding vegetation. No direct disturbance to nests shall occur until the young are no longer reliant on the nest site as determined by the project biologist. The biologist shall conduct monitoring of the nest until all young have fledged.

BIO-9 Protection of Waters and Wetlands – In addition to Mitigation Measure BIO-4, the following measures are provided to further protect hydrologic resources on site:

- a. Prior to construction permit issuance, all applicable agency permits with jurisdiction over the project area should be obtained, as necessary and copies shall be submitted to the County. All additional mitigation measures required by these agencies shall be implemented as necessary throughout the project.
- b. For short-term, temporary stabilization, an erosion and sedimentation control plan shall be developed outlining Best Management Practices (BMPs), which shall be implemented to prevent erosion and sedimentation into drainages. Acceptable methods include the use of weed-free, natural fiber (i.e., non-monofilament to avoid wildlife entanglement) fiber rolls, jute or coir netting, and/or other industry standards. BMPs shall be installed and maintained for the duration of the project.

BIO-10 Needle Grass Grassland – Avoidance and Mitigation – The following measures are required to minimize proposed impacts to needle grass grassland on site:

- a. Project plans, drawings, and specifications shall show the boundaries of mapped needle
- b. Prior to the start of any construction-related work, a qualified botanist shall flag the limits of this habitat in the field, to limit areas of impact to approved limits.
- c. Impacts to this community shall be minimized to the extent feasible. This includes locating staging areas and other temporary disturbance areas outside the mapped limits of needle grass grassland.
- d. During the late spring or summer, seed from mature individuals that will be impacted by the proposed project should be collected and dispersed elsewhere on the property, outside the limits of disturbance.
- e. As feasible, the top four to six inches of topsoil shall be salvaged from permanent disturbance areas (i.e., new paved road width) overlap areas of mapped purple needle grass grassland. Salvaged topsoil shall be stored separately and covered during construction, and evenly spread within temporary disturbance areas, as soon as feasible following the completion of construction.

BIO-1 through BIO-10 Monitoring/compliance. Prior to the issuance of a construction permit, the applicant shall show the above measure on all applicable construction drawings and submit to the County for review and approval, which may include consultation with the California Department of Fish and Wildlife (CDFW). **Prior to the commencement of any site disturbance,** the Applicant shall retain a qualified biologist to perform a pre-construction survey. The completed survey report shall be submitted to the County for review/approval. Should the report identify active dens, highly visible protection measures shall be installed by the biologist to keep construction from entering the buffer area. The County shall verify all field measures have been followed or installed prior to any site disturbance. As applicable, any such measures shall be kept in good working order for the duration of the construction phase while burrow/den is active. A final report shall be prepared addressing overall compliance with and success of the protection measure(s) as it related to construction of the project. This report shall be submitted to the County prior to **final inspection/ occupancy of the construction permit.**



TCR-1 Cultural Awareness Training (Crew Education) – Prior to any site disturbance, applicant shall include provisions defining education of the construction crew and establishing protocol for treating unanticipated finds. In consultation with a County-approved archaeologist, the Applicant shall provide cultural resources awareness training to all field crews and field supervisors. This training will include a description of the types of resources that may be found in the project area, the protocols to be used in the event of an unanticipated discovery, the importance of cultural resources to the Native American community, and the laws protecting significant archaeological and historical sites. In addition, the Applicant shall provide all field supervisors with maps showing those areas sensitive for potential buried resources.

The Project Archaeologist shall verify implementation of the Plan during construction of improvements. A final report on compliance shall be submitted by the archaeologist prior to final inspection/occupancy of individual lot construction permits.

TCR-1 Monitoring/compliance. Prior to issuance of the construction permit, applicant shall provide a letter from project Archaeologist that they have been retained to provide cultural awareness training.

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.

Will Tucker

Signature of Agent(s)

June 19, 2020

Date

Will Tucker

Name (Print)

CAYUCOS RANCH AGRICULTURAL ROAD
SAN LUIS OBUSPO COUNTY - CAYUCOS, CA

COUNTY GENERAL NOTES:

1. NO CONSTRUCTION SHALL BE STARTED WITHOUT PLANS APPROVED BY THE SAN LUIS OBISPO COUNTY PLANNING DEPARTMENT AND/OR THE DEPARTMENT OF PUBLIC WORKS. THE PLANNING DEPARTMENT SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND THE TIME AND LOCATION SET FOR THE PRE-CONSTRUCTION CONFERENCE. ANY CONSTRUCTION PERFORMED BEFORE THE PRE-CONSTRUCTION CONFERENCE WITHOUT APPROVED PLANS WILL BE REJECTED AND WILL BE AT THE CONTRACTOR'S AND/OR OWNER'S RISK.
2. ALL CONSTRUCTION WORK AND INSTALLATIONS SHALL CONFORM TO THE COUNTY OF SAN LUIS OBISPO STANDARDS AND SPECIFICATIONS, THE STATE SPECIFICATIONS AND THESE PLANS, AND ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE PLANNING DEPARTMENT AND THE DEPARTMENT OF PUBLIC WORKS.
3. STATE SPECIFICATIONS SHALL MEAN THE STANDARD SPECIFICATIONS OF THE BUSINESS AND TRANSPORTATION AGENCY, DEPARTMENT OF TRANSPORTATION, STATE OF CALIFORNIA CURRENTLY IN EFFECT ON THE DATE OF COMMENCEMENT OF WORK. WHERE THE TERMS "STATE" OR "ENGINEER" ARE USED IN THE STATE SPECIFICATIONS, THEY SHALL BE CONSIDERED AS MEANING THE "COUNTY" OR "ENGINEER." WHERE THE TERM "COUNTY" IS USED HEREIN, IT SHALL MEAN EITHER THE SAN LUIS OBISPO COUNTY PUBLIC WORKS DEPARTMENT OR THE COUNTY PLANNING DEPARTMENT.
4. SOILS TESTS SHALL BE DONE IN ACCORDANCE WITH THE COUNTY STANDARDS AND SPECIFICATION SECTION 2.2.2 AND THE REQUIREMENTS AS SET FORTH HEREIN. ALL TESTS MUST BE MADE WITHIN 15 DAYS PRIOR TO THE PLACING OF MATERIAL. THE TEST RESULTS SHALL CLEARLY INDICATE THE LOCATION AND SOURCE OF MATERIAL.
5. COMPACTION TESTS SHALL BE MADE ON EMBANKMENT CONSTRUCTION AND OTHER MATERIAL AS SPECIFIED BY THE ENGINEER. SAID TESTS SHALL BE MADE PRIOR TO THE PLACING OF THE NEXT MATERIAL.
6. EMBANKMENT MATERIAL SHALL BE COMPACTED TO THE REQUIREMENTS AS SET FORTH IN THESE PLANS.
7. A REGISTERED CIVIL ENGINEER SHALL CERTIFY THAT THE IMPROVEMENTS WHEN COMPLETED ARE IN ACCORDANCE WITH THE PLANS PRIOR TO THE REQUEST FOR A FINAL INSPECTION. AS-BUILT PLANS ARE TO BE PREPARED AFTER CONSTRUCTION IS COMPLETED. THE CIVIL ENGINEER CERTIFYING THE IMPROVEMENTS AND PREPARING AS-BUILT PLANS WILL BE PRESENT WHEN THE FINAL INSPECTION IS MADE.
8. AN INSPECTION AGREEMENT WILL BE REQUIRED PRIOR TO THE START OF CONSTRUCTION.
9. THE COUNTY INSPECTOR ACTING ON BEHALF OF THE COUNTY PLANNING DEPARTMENT MAY REQUIRE REVISIONS IN THE PLANS TO SOLVE UNFORESEEN PROBLEMS THAT MAY ARISE IN THE FIELD. ALL REVISIONS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S ENGINEER.
10. IF ENVIRONMENTAL PERMITS FROM THE U.S. ARMY CORPS OF ENGINEERS, THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD/STATE WATER RESOURCES CONTROL BOARD, OR THE CALIFORNIA DEPARTMENT OF FISH & GAME ARE REQUIRED, THE OWNER SHALL:
 - A. SUBMIT A COPY OF ALL SUCH COMPLETED PERMITS TO THE COUNTY DEPARTMENT OF PUBLIC WORKS OR
 - B. DOCUMENT THAT THE REGULATORY AGENCIES DETERMINED THAT SAID PERMIT IS NOT REQUIRED;
11. ANY MITIGATION MONITORING REQUIRED BY SAID PERMITS (ITEM 10 ABOVE) WILL REMAIN THE RESPONSIBILITY OF THE OWNER.
12. ALL PROJECTS INVOLVING SITE DISTURBANCE OF ONE ACRE OR GREATER SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES). THE OWNER SHALL SUBMIT NOTICE OF INTENT (NOI) TO COMPLY WITH THE GENERAL PERMIT FOR CONSTRUCTION ACTIVITY WITH THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB). THE OWNER SHALL PROVIDE THE COUNTY WITH THE WASTE DISCHARGE IDENTIFICATION NUMBER (WDID) OR WITH VERIFICATION THAT AN EXEMPTION HAS BEEN GRANTED BY RWQCB.

WDID # APPLICANT TO APPLY FOR EROSIVITY WAIVER

3. IT SHALL BE THE OWNER'S RESPONSIBILITY TO OBTAIN ALL PERMITS AND PAY ALL FEES NECESSARY FOR THE CONSTRUCTION OF IMPROVEMENTS SHOWN ON THESE PLANS. THE ENGINEER OR CONTRACTOR WILL NOT BE RESPONSIBLE FOR OBTAINING PERMITS.
14. THERE ARE NO KNOWN PUBLIC UTILITIES THAT EXIST WITHIN THE PROJECT AREA. SHOULD THE CONTRACTOR ENCOUNTER ANY UTILITIES WITHIN THE PROJECT AREA DURING CONSTRUCTION, HE/SHE SHALL TAKE WHATEVER MEANS ARE NECESSARY TO INSURE THAT THEY ARE PROTECTED DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH THE PROPERTY OWNER TO INSURE PROTECTION OF THESE LOCAL UTILITIES DURING CONSTRUCTION.
15. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION ON THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO THE NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE COUNTY AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE ENGINEER.
16. DEVIATIONS IN THE CONSTRUCTION WORK FROM THE ENGINEER'S DESIGN WITHOUT WRITTEN APPROVAL OF SUCH DEVIATION FROM THE ENGINEER SHALL SERVE TO RELIEVE THE ENGINEER FROM RESPONSIBILITY AND LIABILITY FROM THE RESULTS OF SUCH DEVIATIONS.
17. INSPECTION BY THE COUNTY OR THE COUNTY'S AUTHORIZED AGENT SHALL BE REQUESTED BY THE OWNER OR CONTRACTOR IMMEDIATELY PRIOR TO COMMENCING AND IMMEDIATELY AFTER THE COMPLETION OF EACH PHASE OF CONSTRUCTION.
18. THE OWNER DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF ANY DATA SHOWN ON THE PLANS RELATIVE TO THE LOCATIONS, SIZES DIMENSIONS, DEPTHS AND CHARACTER OF PIPES, CONDUITS, POLES OR ANY OTHER STRUCTURES OR UTILITIES LOCATED ABOVE OR UNDERGROUND.
19. FINAL REPORTS FOR GRADING AND EARTHWORK SHALL BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2016 CALIFORNIA BUILDING CODE, AND THESE SPECIFICATIONS OR AS AMENDED BY THE COUNTY.
20. UPON THE COMPLETION OF ALL PROJECT WORK, THE GEOTECHNICAL ENGINEER SHALL SUBMIT TO THE DESIGN ENGINEER A COMPLETE SUMMARY (REPORT) OF ALL TESTING PERFORMED DURING CONSTRUCTION. IT SHALL BE THE OWNER'S RESPONSIBILITY TO RETAIN THE SERVICES OF THE GEOTECHNICAL ENGINEER TO OVERSEE AND PERFORM THE REQUIRED TESTS DURING THE CONSTRUCTION PHASE OF THE PROJECT.
21. THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE AND ACCURATE RECORD OF ALL CHANGES WHICH DEVIATE FROM THE CONSTRUCTION AS PROPOSED IN THESE PLANS AND SPECIFICATIONS FOR THE PURPOSE OF PROVIDING THE ENGINEER WITH A BASIS FOR THE PREPARATION OF RECORD DRAWINGS. NO CHANGES SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE COUNTY PUBLIC WORKS DEPARTMENT AND THE DESIGN ENGINEER.
22. IN THE EVENT THAT THE CONTRACTOR NOTICES IRREGULARITIES IN THE LINE OR GRADE, HE SHALL BRING IT TO THE IMMEDIATE ATTENTION OF THE DESIGN ENGINEER AND THE COUNTY PUBLIC WORKS DEPARTMENT. IF HE FAILS TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ERROR IN THE GRADE AND NECESSARY RECONSTRUCTION TO CORRECT SUCH ERROR.
23. CONSTRUCTION GRADE STAKES SHALL BE SET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA.
24. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE RECYCLE REQUIREMENTS OF THE COUNTY. AT THE END OF THE PROJECT HE/SHE SHALL SUBMIT ALL "ORIGINAL RECEIPTS" FROM THE RECYCLING FACILITY THAT RECEIVED WASTE FROM THE PROJECT. IF HE/SHE USED THE COLD CANYON LANDFILL, CHICAGO GRADE LANDFILL OR THE PASO ROBLES LANDFILL THE RECEIPT SHALL INDICATE THAT THE C&O RECYCLING AREA WAS USED. THE RECEIPTS SHALL BE SUBMITTED 7 WORKING DAYS BEFORE FINAL BUILDING INSPECTION. FAILURE TO SUBMIT RECEIPTS COULD RESULT IN DELAYS IN RECEIVING FINAL INSPECTION APPROVAL.

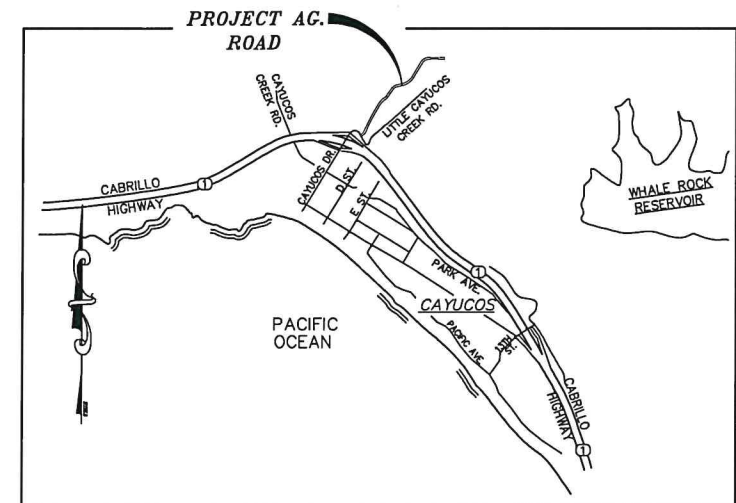
PROJECT BENCHMARK

CONTROL POINT NO. 9 - 3" BRASS CAP STAMPED "T 1314" SET IN TOP & 1' SOUTH OF THE NORTH END OF THE EAST COMBINATION CONCRETE & PIPE GUARDRAIL FOR THE CAYUCOS DRIVE OVERPASS OVER HIGHWAY 1, HAVING A PUBLISHED NGS NAVD 88 ELEVATION OF 78.56'.

TABLE 1705.6
REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	---	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	---	X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	---	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	---
5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	---	X

SPECIAL INSPECTIONS WILL BE PERFORMED BY RICHARD PFOST, GEOSOLUTIONS INC.



VICINITY MAP
(NO SCALE)

SHEET INDEX

SHEET NO.

1. COVER SHEET & NOTES
2. PROJECT KEY MAP, NOTES AND TYPICAL SECTION
3. AG. ROAD ALIGNMENT AND 100 YEAR FLOOD PLAIN
4. AG. ROAD IMPROVEMENT PLAN, STA. 1+00 – 9+00
5. AG. ROAD IMPROVEMENT PLAN, STA. 9+00 – 18+25
6. AG. ROAD ENTRANCE & LITTLE CAYUCOS CROSSING DETAILS
7. MISCELLANEOUS DRAINAGE IMPROVEMENT DETAILS
8. CROSS SECTIONS, STA. 1+25 – 8+50
9. CROSS SECTIONS, STA. 8+80 – 18+00
10. EROSION AND SEDIMENTATION CONTROL PLAN
11. EROSION AND SEDIMENTATION CONTROL DETAILS

SCOPE OF WORK:

SCOPE OF WORK:
PROJECT WORK WILL CONSIST OF THE CONSTRUCTION A NEW 24' WIDE AGRICULTURAL USE ROADWAY TO PROVIDE DIRECT ACCESS TO REAR PARCELS AS WELL AS IMPROVEMENTS TO EMERGENCY VEHICLE ACCESS. ADDITIONALLY, AN 18' WIDE BRIDGE WILL BE CONSTRUCTED OVER THE LITTLE CAYUCOS CREEK.

APNS: 046-191-057, 058 & 059

CONSTRUCTION IS EXPECTED TO BEGIN APPROXIMATELY APRIL 1, 2019, AND BE COMPLETED BY JUNE 30, 2019.

OWNER:
DAMS FAMILY
475 JACOB WAY
TEMPLETON, CA. 93465

CONTACT:
WILLIAM TUCKER
875 JACOB WAY
TEMPLETON, CA. 93465

GEOTECHNICAL CONSULTANT:

GEOSOLUTIONS, INC.
220 HIGH STREET
SAN LUIS OBISPO, CA.
93401

PRE-CONSTRUCTION MEETING

PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD ON THE JOB SITE. IN ATTENDANCE SHALL BE: THE PROJECT OWNER, DESIGN ENGINEER, SOILS ENGINEER AND THE SAN LUIS OBISPO COUNTY INSPECTOR.

CODE COMPLIANCE

2016 CALIFORNIA BUILDING CODE
COUNTY ORDINANCE(S) TITLE 19 (BUILDING), 22 (INLAND)

FINAL REPORTS

THE ENGINEER OF RECORD SHALL PREPARE A FINAL REPORT OF ALL PROJECT WORK PERFORMED AND COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THE REQUIREMENTS AND DETAILS AS SET FORTH ON THESE PLANS.

THE ENGINEER OF RECORD, TARTAGLIA ENGINEERING SHALL PREPARE AND SUBMIT PERIODIC PROGRESS REPORTS TO THE AREA INSPECTOR. THE FREQUENCY OF THE REPORTS SHALL BE DETERMINED AT THE PRE-CONSTRUCTION MEETING.

REV.	DESCRIPTION	DATE	APP.
A	-	-	-

T_E **TARTAGLIA ENGINEERING**
CIVIL ENGINEERS
7360 El Camino Real, Suite E, Atascadero, CA 93422
805-466-5660 FAX: 805-466-5471

TUCKER



DESIGN	SAK
DRAWN	SAK
CHECKED	SAK
SCALE	AS SHOWN
DWG.NO.	18-50
DATE	3/29/19
SHEET	

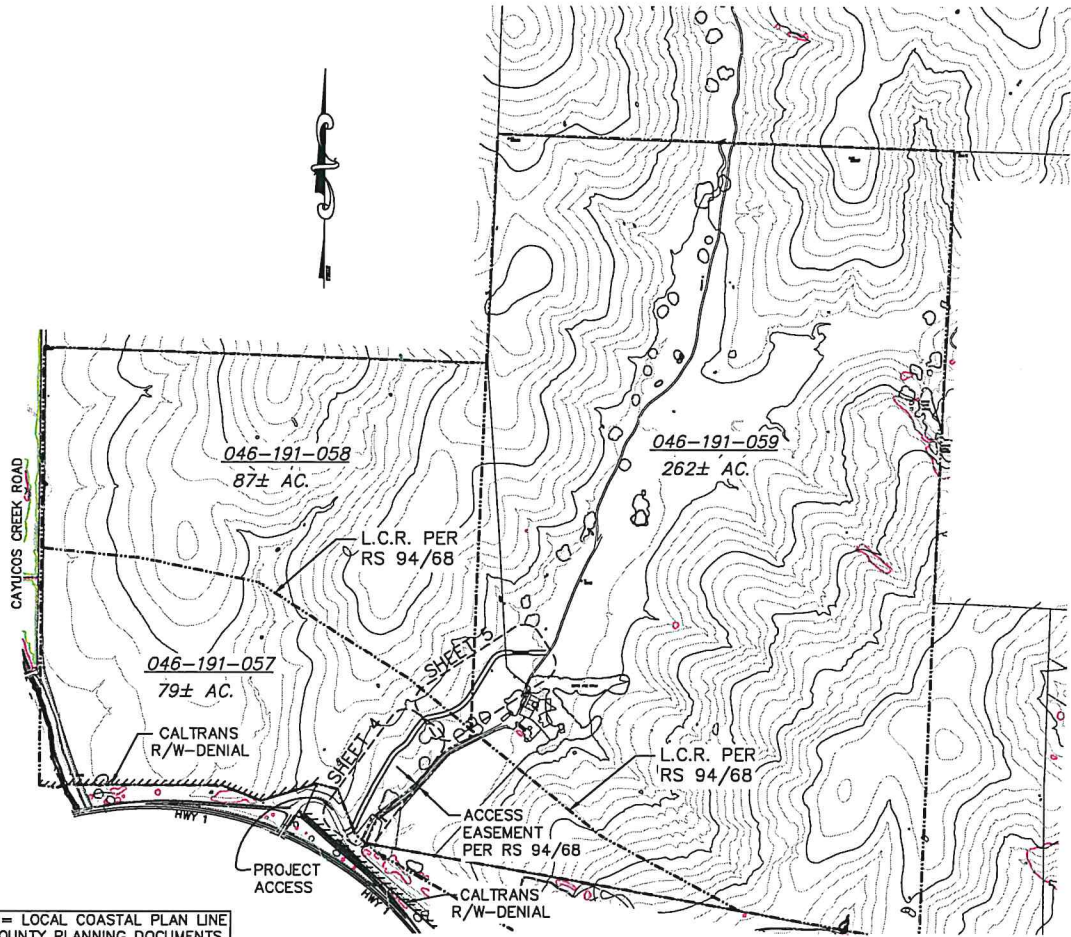
UNDERGROUND SERVICE ALERT

DIAL 811

**TWO WORKING DAYS
BEFORE YOU DIG**

CAYUCOS RANCH AGRICULTURAL ROAD

FRONT SHEET & NOTES



L.C.R. = LOCAL COASTAL PLAN LINE
PER COUNTY PLANNING DOCUMENTS

PROJECT KEY MAP & SURROUNDING PARCELS

SCALE: 1" = 500'

SOILS CERTIFICATE

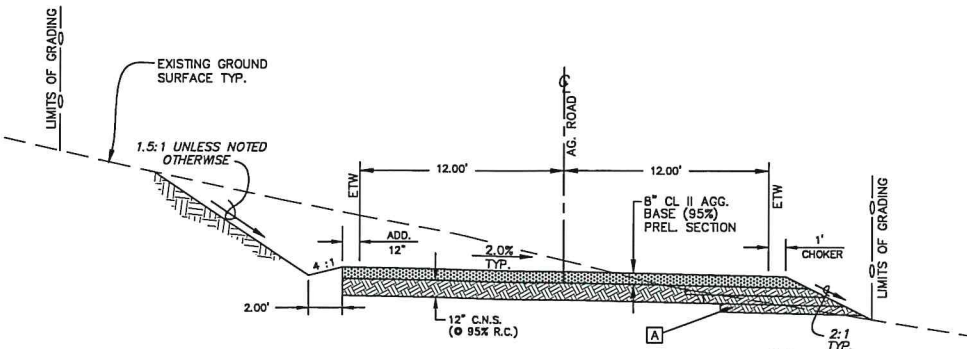
THE SOILS ENGINEER/GEOLOGIST SHALL PROVIDE GENERAL REVIEW OF THE GRADING AND SUBGRADE PREPARATION, PERFORM COMPACTION TESTING, PERFORM "R" VALUE TESTING, RECOMMEND THE STRUCTURAL SECTION FOR ROADS AND PARKING AREAS CONSTRUCTION, TEST AND REVIEW THE QUALITY OF FINISHED SURFACE AND ETC.

THE UNDERSIGNED CERTIFIED ENGINEERING GEOLOGIST HEREBY DECLARES THAT HE WILL PROVIDE OBSERVATION AND TESTING AT THE PROJECT SITE DURING EARTHWORK OPERATIONS AS NECESSARY TO HAVE REASONABLE CERTAINTY THAT THE EARTHWORK WAS PERFORMED IN GENERAL COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE GEOTECHNICAL RECOMMENDATIONS PROVIDED IN THE REPORT TITLED:

ENGINEERING GEOLOGY EVALUATION OF ROADWAY AND ALIGNMENT, APN: 046-191-057, 058 & 059; PROJECT SL11059-1 PREPARED BY GEOSOLUTIONS, INC., DATED DECEMBER 4TH, 2018, INCLUDING ADDENDUMS TO THAT REPORT.

AND THAT UPON COMPLETION OF THE EARTHWORK, HE WILL PROVIDE A FINAL REPORT WITH THE RESULTS OF THE OBSERVATIONS AND TESTING STATING HIS OPINION THAT, TO THE BEST OF HIS KNOWLEDGE, THE WORK WAS DONE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, THE RECOMMENDATIONS OF THE GEOLOGICAL EVALUATION REPORT INCLUDING ADDENDUMS, AND THAT HE CONDUCTED THE OBSERVATIONS AND TESTING OF THIS GRADING IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE CITY OF BUELLTON.

C.E.G. _____ DATE: _____



TYPICAL ROADWAY SECTION A

SCALE: 1" = 5'

ADDITIONAL SECTION NOTE

- A EXCAVATION AREAS - SUBGRADE SHALL BE COMPACTED TO 95% 12" BELOW GRADING PLANE (BASE MATERIAL). **
1. EMBANKMENT AREAS - EMBANKMENT MATERIALS SHALL BE PLACED IN KEY WAY EXCAVATIONS AND COMPACTED TO 90% 32" BELOW FINISHED SURFACE. SUBGRADE SHALL BE COMPACTED TO 95% BETWEEN THE GRADING PLANE AND 24" BELOW FINISH GRADE OR AS DIRECTED BY THE SOILS ENGINEER/GEOLOGIST FOR EMBANKMENT CONSTRUCTION METHODS.

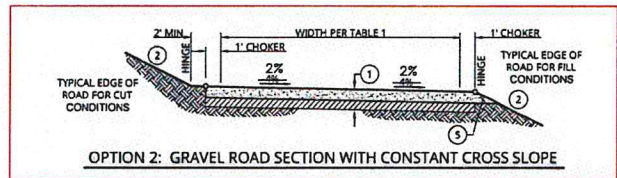
2. THE CONTRACTOR SHALL REVIEW AND ADHERE TO THE GRADING SPECIFICATIONS INCLUDED IN THE "ENGINEERING GEOLOGY EVALUATION OF THE ROADWAY ALIGNMENT"; REPORT PROJECT NO. SL11059-1, DATED DECEMBER 4, 2018, IN PARTICULAR, BUT NOT LIMITED TO:

- SITE PREPARATION
- EXCAVATIONS
- STRUCTURAL AND COMPACTED FILLS
- DRAINAGE

CONSTRUCTION NOTES:

- ALL GRADING AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND ADOPTED ORDINANCES OF THE COUNTY OF SAN LUIS OBISPO INCLUDING THE UNIFORM BUILDING CODE (CURRENT EDITION), THE CALIFORNIA BUILDING CODE (CURRENT EDITION) AND THE STATE STANDARD SPECIFICATIONS (SEC. 19) AND THESE PLANS AND SPECIFICATIONS.
 - ALL CONTACT SURFACES BETWEEN ORIGINAL GROUND AND COMPACTED FILL MATERIAL SHALL BE EITHER HORIZONTAL OR VERTICAL (PER SECTION 19 OF THE CALTRANS STANDARD SPECIFICATIONS, CURRENT EDITION).
 - FILL MATERIAL SHALL BE SPREAD IN LIFTS OF APPROXIMATELY 8 INCHES, MOISTENED OR DRIED TO NEAR OPTIMUM MOISTURE CONTENT AND RECOMPACTED TO THE MINIMUM COMPACTION REQUIREMENTS AS SPECIFIED HEREIN. THE MATERIALS FOR ENGINEERED FILL SHALL BE APPROVED BY A REGISTERED CIVIL ENGINEER. ANY IMPORTED MATERIALS MUST BE APPROVED BEFORE BEING BROUGHT TO THE SITE. THE MATERIALS USED SHALL BE FREE OF ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS.
 - FIELD DENSITY TESTS SHALL BE MADE UNDER THE DIRECTION OF A REGISTERED CIVIL ENGINEER ON EACH COMPACTED LAYER. AT LEAST ONE (1) TEST SHALL BE MADE FOR EACH FIVE HUNDRED (500) CUBIC YARDS OR A FRACTION THEREOF PLACED WITH A MINIMUM OF TWO (2) TESTS PER LAYER IN ISOLATED AREAS OR AS DIRECTED BY THE COUNTY'S CONSTRUCTION INSPECTOR OR THE CALTRANS ENCROACHMENT PERMIT INSPECTOR.
 - THE ENGINEER OF WORK MAY REQUIRE EROSION CONTROL DEVICE INSTALLATIONS WITHIN THE PROJECT VICINITY. EROSION CONTROL DEVICES AND STORM WATER CONTROL DEVICES SHALL NOT BE MODIFIED WITHOUT THE APPROVAL OF THE ENGINEER.
- ALL PROTECTIVE DEVICES DIRECTED TO BE INSTALLED BY THE ENGINEER SHALL BE IN PLACE AT THE END OF EACH WORK DAY WHEN THE FIVE DAY RAIN PROBABILITY EXCEEDS 40%.
- AFTER A RAINSTORM ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS AND SEDIMENTATION BASINS AND BASINS SHALL BE PUMPED DRY.
- DUST CONTROL SHALL BE MAINTAINED BY AN APPROPRIATE MOISTURE CONTENT AT ALL TIMES UPON COMMENCEMENT OF WORK, INCLUDING PERIODS OF SUSPENSION OF WORK, UNTIL FINAL ACCEPTANCE OF THE PROJECT BY THE COUNTY AND THE STATE OF CALIFORNIA.
 - CLEARING AND GRUBBING SHALL BE PERFORMED FOR ALL PROJECT RELATED WORK AND SHALL CONSIST OF REMOVING AND DISPOSING OF ALL GRASS, TREES, BUSHES, STUMPS, FENCES, AND ANY OTHER OBJECTIONABLE MATERIALS WITHIN THE LIMITS AS INDICATED ON THE PLANS FOR REMOVAL. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL STUMPS, ROOTS, SUBSURFACE STRUCTURES AND ANY OBJECTIONABLE MATERIAL TO A DEPTH NECESSARY FOR THE COMPLETE REMOVAL. ALL OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OFF THE PROJECT SITE.
 - THE CONTRACTOR'S ATTENTION IS DIRECTED TO SECTION 7-1.11 "PRESERVATION OF PROPERTY" AND SECTION 7-1.12 "RESPONSIBILITY FOR DAMAGE" OF THE STATE SPECIFICATIONS. EXISTING SITE IMPROVEMENTS, ON-SITE FACILITIES, UTILITIES, TREES AND PLANTS THAT ARE NOT TO BE REMOVED SHALL BE PROTECTED FROM INJURY OR DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS.
 - ALL IMPROVEMENTS, GRADING AND INSTALLATION OF FACILITIES SHALL BE CONSTRUCTED AS SHOWN ON THESE PLANS AND IN ACCORDANCE WITH THE COUNTY OF SAN LUIS OBISPO STANDARD SPECIFICATIONS AND DRAWINGS WHICH INCLUDE BY REFERENCE THE "STATE SPECIFICATIONS AND STANDARD PLANS" OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION CURRENTLY IN EFFECT AND THE COUNTY OF SAN LUIS OBISPO GRADING

- EXCAVATION FOR THE PROPOSED ROADWAY CONSTRUCTION SHALL CONSIST OF ALL EXCAVATION INVOLVED IN GRADING AND CONSTRUCTING THE ROADWAY IN THE MANNER SHOWN ON THE PLANS AND SHALL INCLUDE EXCAVATION AND EMBANKMENT NECESSARY TO BRING THE BASEMENT MATERIAL TO THE GRADES SHOWN ON THE PLANS.
- THE CONTRACTOR'S ATTENTION IS DIRECTED TO SECTION 19-6 OF THE STATE SPECIFICATIONS REGARDING EMBANKMENTS CONSTRUCTED ON HILLSIDES (SLOPES 5:1 OR STEEPER), EXCEPT THAT THE EXISTING SLOPES SHALL BE CUT INTO THE NATURAL SLOPE A MINIMUM DISTANCE OF 10 FEET HORIZONTALLY AS THE WORK IS BROUGHT UP IN LAYERS.
- COMPACTION OF THE SUBGRADE FOR THE CONSTRUCTION OF THE DRIVEWAY STRUCTURAL SECTION SHALL CONFORM TO THE DETAILS ON THE PLANS WHICH INDICATE THAT THE TOP 12-INCHES SHALL BE COMPACTED TO 95% RELATIVE COMPACTION (CALTRANS SEC. 19-5.03).
- AGGREGATE BASE SHALL BE CALTRANS, CLASS 2 AGGREGATE BASE AND SHALL CONSIST OF CRUSHED AGGREGATES PLACED ON A PREPARED SUBGRADE COURSE IN ACCORDANCE WITH THE STATE STANDARD SPECIFICATIONS AND SHALL MEET THE REQUIREMENTS OF SECTION 3.2.1A OF THE COUNTY STANDARD SPECIFICATIONS AND SECTION 26 OF THE STATE SPECIFICATIONS. THE MAXIMUM DEPTH OF A COMPACTED LAYER OF AGGREGATE BASE SHALL BE 6-INCHES.
- GRADE TOLERANCES FOR THE FINISHED SURFACE OF THE AGGREGATE BASE COURSE SHALL MEET THE REQUIREMENTS OF SECTION 26-1.05 OF THE STATE SPECIFICATIONS AND SECTION 3.2.1A OF THE SAN LUIS OBISPO COUNTY STANDARD SPECIFICATIONS.
- COMPACTION TESTING FOR ALL EMBANKMENT CONSTRUCTION, SUBGRADE PREPARATION AND AGGREGATE PLACEMENT SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE STANDARD SPECIFICATIONS.
- WATERING FOR ALL CONSTRUCTION WORK SHALL CONFORM TO THE PROVISIONS OF SECTION 17 OF THE STATE STANDARD SPECIFICATIONS AND THESE SPECIFICATIONS. THE CONTRACTOR SHALL FURNISH ALL EQUIPMENT NECESSARY TO APPLY WATER AS REQUIRED FOR THE COMPLETION OF THE VARIOUS ITEMS OF WORK INCLUDING DUST CONTROL DURING CONSTRUCTION. WATER SHALL BE APPLIED AT THE LOCATIONS, IN THE AMOUNT AND DURING THE HOURS AS DIRECTED BY THE COUNTY'S AUTHORIZED REPRESENTATIVE.
- ROADWAY CONSTRUCTION SHALL MEET THE REQUIREMENTS OF SAN LUIS OBISPO COUNTY STANDARD DRAWING A-11.
- EARTHWORK QUANTITIES:
EXCAVATION: 745 CU. YD. AREA OF DISTURBANCE = 63,600 SQ.FT. (1.46 AC.)
EMBANKMENT: 1,900 CU. YD.
- THE QUANTITIES LISTED ARE "IN-PLACE" VOLUMES AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE INTO ACCOUNT LOSSES DUE TO SHRINKAGE, SOIL LOSS IN CLEARING AND GRUBBING AND SOIL LOSSES IN OTHER CONSTRUCTION OPERATIONS.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "UNDERGROUND SERVICE ALERT" 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO LOCATE ALL EXISTING UTILITIES WITHIN THE PROJECT AREA.



NOTES:

- TYPICAL SECTION MUST BE DESIGNED TO SUPPORT FIRE TRUCK APPARATUS, BUT SHALL NOT BE LESS THAN:
4" MINIMUM CLASS II AGGREGATE BASE TO 95% RELATIVE COMPACTION FOR R=40, OR
6" MINIMUM CLASS II AGGREGATE BASE TO 95% RELATIVE COMPACTION FOR R=40, OVER
12" MINIMUM SUBGRADE COMPACTED TO 95% RELATIVE COMPACTION
- CUT AND FILL SLOPES MUST NOT EXCEED 2 HORIZONTAL:1 VERTICAL (OR 3H:1V IN NATIVE SAND).
- ROADSIDE DRAINAGE MUST BE ACCOMMODATED FOR SUCH THAT IT DOES NOT ERODE THE AGGREGATE SHOULDER. THE SIDE SLOPE OF ANY DRAINAGE SWALE DIRECTLY ADJACENT TO THE EDGE OF ROADWAY MUST NOT EXCEED 4:1V.
- ADDITIONAL WIDTH MUST BE PROVIDED AS NECESSARY TO ACCOMMODATE FOR ROADSIDE DRAINAGE. DRAINAGE MUST NOT ENCROACH WITHIN THE TRAVEL LANE.
- THE AGGREGATE BASE MATERIAL MUST EXTEND TO THE EDGE OF THE FILL SLOPE (CHOKER) TO ALLOW FOR STRUCTURAL ROAD SECTION DRAINAGE.

TABLE 1: DRIVEWAY AND ACCESS ROAD WIDTH REQUIREMENTS

DRIVEWAY WIDTH REQUIREMENTS FOR RESIDENTIAL: 10-FOOT MINIMUM WIDTH FOR LENGTHS TO 49-FOET 12-FOET MINIMUM WIDTH FOR LENGTHS 50 TO 200-FOET 16-FOET MINIMUM WIDTH FOR LENGTHS GREATER THAN 200-FOET
DRIVEWAY WIDTH REQUIREMENTS FOR COMMERCIAL: 24-FOET MINIMUM WIDTH, INCLUDING SECONDARY EGRESS 18-FOET MINIMUM WIDTH MAY BE PERMITTED FOR EMERGENCY EGRESS ONLY FIRE LANES PER CFC SECTION 503
ACCESS ROAD WIDTH REQUIREMENTS FOR RESIDENTIAL AND COMMERCIAL: 24-FOET MINIMUM WIDTH WITH NO-PARKING (INCLUDES SECONDARY EGRESS) 8-FOET ADDITIONAL WIDTH REQUIRED PER SIDE WITH PARKING 18-FOET MINIMUM WIDTH MAY BE PERMITTED FOR EMERGENCY EGRESS ONLY FIRE LANES PER CFC SECTION 503

ADDITIONAL DESIGN CRITERIA:

- FOR ROAD LONGITUDINAL SLOPE DESIGN REQUIREMENTS REFER TO DWG FP-9.
- FOR ROAD HORIZONTAL AND VERTICAL DESIGN REQUIREMENTS REFER TO DWG FP-11.

COUNTY OF SAN LUIS OBISPO FIRE DEPARTMENT / CAL FIRE

GRANVILLE ROAD STANDARD

FOR PRIVATE DRIVEWAYS & ACCESS ROADS

Adopted: Aug. 2014
Revised: Apr. 2017
Drawing No.: FP-8

Scale: NTS
Revision No.: 1

UNDERGROUND SERVICE ALERT

811

DIAL 811

TWO WORKING DAYS
BEFORE YOU DIG

CAYUCOS RANCH AGRICULTURAL ROAD

PROJECT KEY MAP AND GENERAL NOTES

REV.	DESCRIPTION	DATE	APP.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

TARTAGLIA ENGINEERING

CIVIL ENGINEERS

7560 El Camino Real, Suite E, Atascadero, CA 93422
805-466-7660 FAX: 805-466-5471

TUCKER

DESIGN SAK

DRAWN SAK

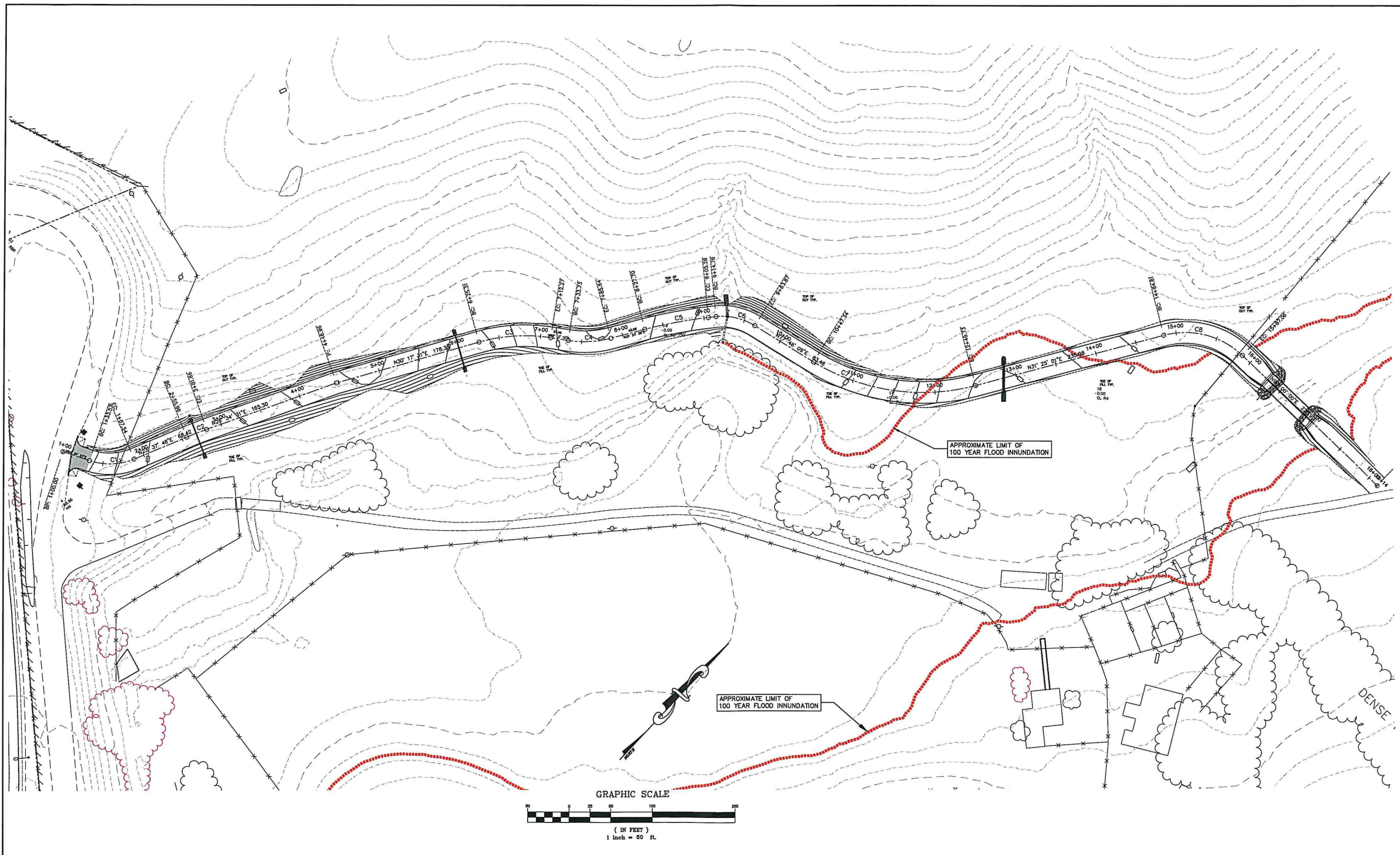
CHECKED SAK

SCALE AS SHOWN

DWGNO. 18-50

DATE 3/29/19

SHEET 2 OF 11



UNDERGROUND SERVICE ALERT

DIAL 811

TWO WORKING DAYS
BEFORE YOU DIG

CAYUCOS RANCH AG. ROAD

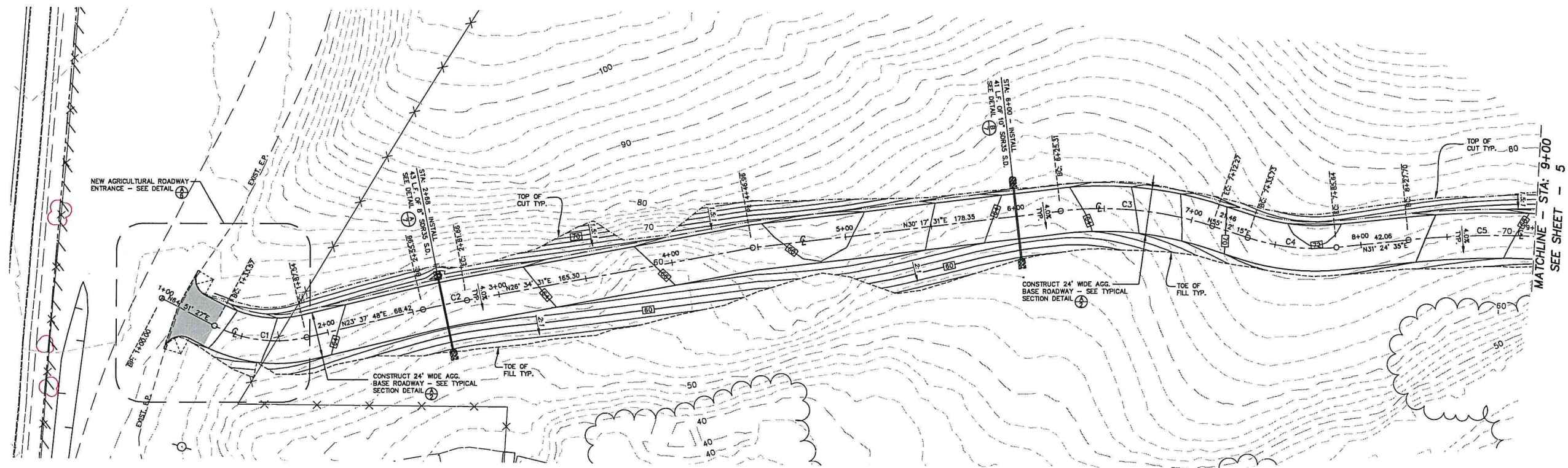
OVERALL ALIGNMENT - 100 YEAR INNUNDATION

REV.	DESCRIPTION	DATE	APP.
1			
2			
3			
4			
5			

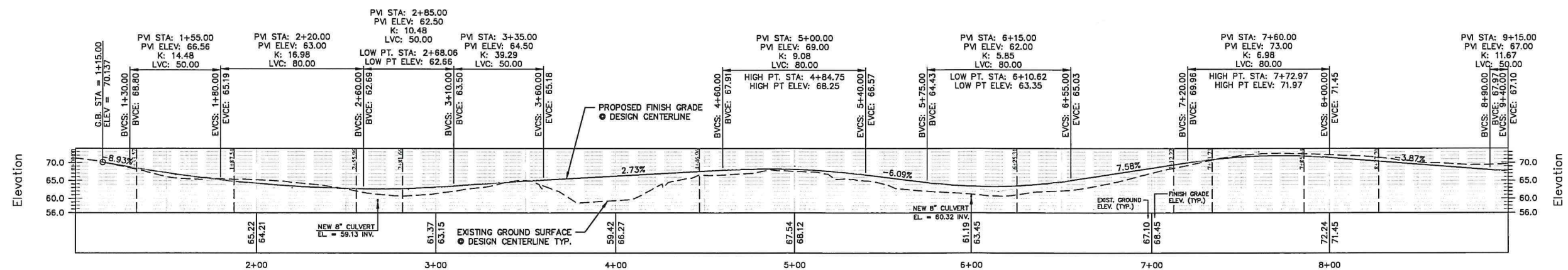
TE TARTAGLIA ENGINEERING
CIVIL ENGINEERS
7360 El Camino Real, Suite 2, Menlo Park, CA 94025
805-466-5660 FAX: 805-466-5471

TUCKER

DESIGN SAK
DRAWN SAK
CHECKED SAK
SCALE AS SHOWN
DWG. NO. 18-50
DATE 3/29/19
SHEET 3 of 11



PLAN VIEW
SCALE: 1" = 30'



PROFILE
SCALE: 1" = 30' HORIZ.
1" = 15' VERT.

LEGEND

68.20	EXISTING GROUND ELEVATION	FL	FLOW LINE
65	EXISTING GROUND CONTOUR	ETW	EDGE OF TRAVELWAY
65	FINISH CONTOUR	INV.	INVERT ELEVATION
BP	BEGIN PROFILE	///	CALTRANS R/W
(E)	EXISTING	---	PARCEL/PROP LINE
---	FLOW LINE AND DIRECTION	EP	EDGE OF PAVEMENT
---	TOE OF FILL	2:1	SLOPE & DIRECTION
---	TOP OF CUT		

Curve Table: Alignments

Curve #	Radius	Length	Delta
C1	75.00'	53.97'	41°13'39"
C2	500.00'	25.70'	2°56'43"
C3	200.00'	86.96'	24°54'44"
C4	125.00'	51.91'	23°47'40"
C5	500.00'	77.59'	8°53'26"
C6	75.00'	49.09'	37°30'08"

UNDERGROUND SERVICE ALERT



DIAL 811

TWO WORKING DAYS
BEFORE YOU DIG

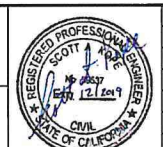
CAYUCOS RANCH AG. ROAD

PLAN AND PROFILE; STA: 1+00 TO 9+00

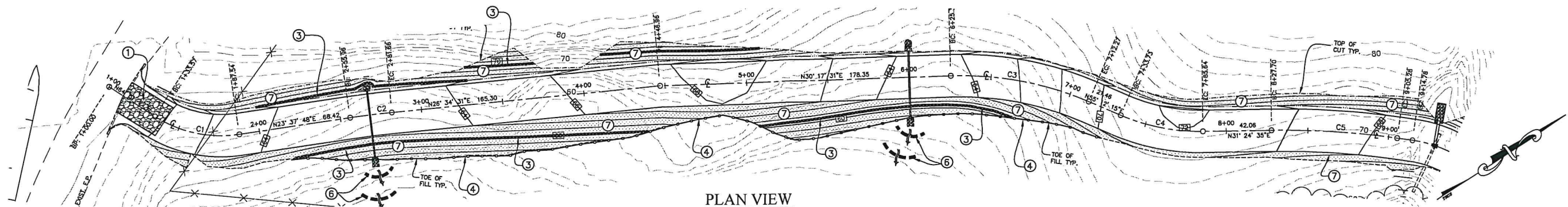
REV.	DESCRIPTION	DATE	APP.
1			
2			
3			
4			
5			

TARTAGLIA ENGINEERING
CIVIL ENGINEERS
7360 El Camino Real, Suite E, Atascadero, CA 93422
805-466-5660 FAX: 805-466-5471

TUCKER

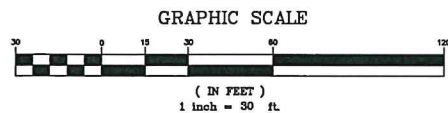


DESIGN SAK
DRAWN SAK
CHECKED SAK
SCALE AS SHOWN
DWG. NO. 18-50
DATE 3/29/19
SHEET 4 of 11



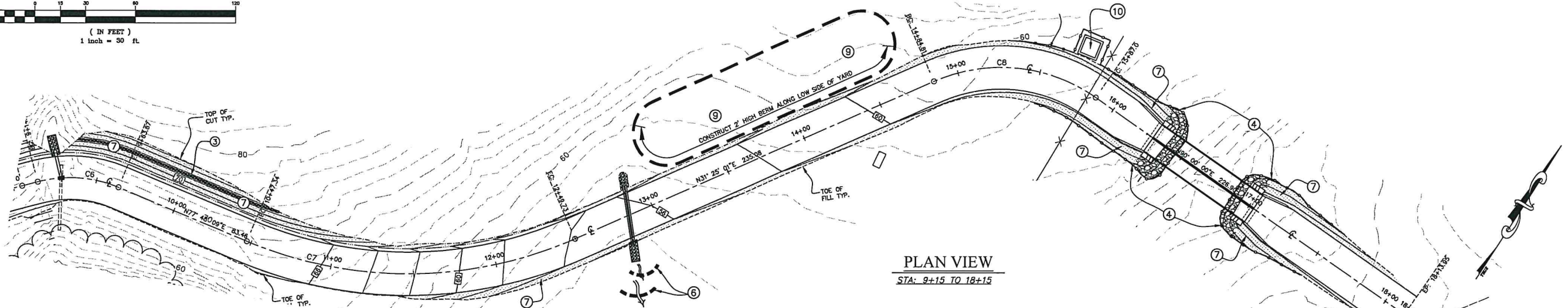
PLAN VIEW

STA: 1+00 TO 9+15



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft



PLAN VIEW

STA: 9+15 TO 18+15

LEGEND

- STRAW/MULCH PUNCH OR HYDROSEED APPLICATION
- SILT FENCING INSTALLATION
- STRAW BALE PLACEMENT
- FIBER ROLL INSTALLATION
- SEDIMENT BARRIER/ENTRAPMENT

EROSION CONTROL CONSTRUCTION NOTES

- A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED @ ENTRY TO PROJECT SITE TO PREVENT TRACKING ONTO PUBLIC ROADS [REFER TO CALTRANS STANDARD TC-1]
- DELETED
- INSTALL FIBER ROLLS ACROSS CUT/FILL SLOPES WHERE SHOWN. INTERVAL SPACING SHALL NOT EXCEED 6' VERTICALLY. [REFER TO CALTRANS STANDARD SC-5]
- INSTALL SILT FENCE BARRIER WHERE SHOWN, TYPICAL WHERE FILL EMBANKMENTS EXCEED 3 TO 4' IN HEIGHT. [REFER TO CALTRANS STANDARD SC-1]
- DELETED
- INSTALL STRAW BALE CHECK DAMS [LOOSELY GAPPED] AT RIP-RAP DISSIPATER WHERE DISCHARGE OCCURS.
- ALL MAN-MADE CUT / FILL EMBANKMENT AND DISTURBED AREAS SHALL RECEIVE EITHER STRAW/MULCH PUNCH OR HYDROSEED APPLICATION - SEE HYDROSEED NOTES THIS SHEET.
- PROVIDE ON-SITE GARBAGE DUMPSTER
- CONTRACTOR EQUIPMENT AND STORAGE AREA SHALL BE LOCATED INSIDE THE PROJECT CONSTRUCTION LIMITS. SITE TO BE MAINTAINED AND KEPT CLEAN EACH DAY.
- INSTALL TEMPORARY CONCRETE WASH-OUT NEAR AREA OF CONCRETE WORK. [REFER TO STANDARD DETAIL, SHEET 10.]
- SEE CALTRANS STORM WATER HANDBOOK - BEST MANAGEMENT PRACTICES (BMP) MANUAL FOR ALL EROSION AND SEDIMENT CONTROL DETAILS.
- INTERIM CHANNELIZATION MAY BE REQUIRED TO ENTRAP SEDIMENT AS PROJECT GRADING ALTERS FLOW PATHS AND SHALL BE COMPLETED TO THE SATISFACTION OF THE COUNTY INSPECTOR.
- TEMPORARY EROSION CONTROL MATERIALS SHALL BE REMOVED AFTER SOIL STABILIZATION AND VEGETATION IS ESTABLISHED.

EROSION CONTROL -GENERAL NOTES:

- ALL MAJOR EARTHWORK, GRADING, AND PAVING SHALL BE PERFORMED IN THE DRY SEASON, BEING SUBSTANTIALLY COMPLETE BEFORE OCTOBER 15, 2019.
- THE SITE IS CURRENTLY UNDEVELOPED PROPERTY, PRIMARILY ROLLING HILLS WITH NATIVE GRASSES AND OAKS USED FOR CATTLE GRAZING.
- SITE ACCESS IS BY MEANS OF CAYUCOS DRIVE OFF-RAMP EAST.
- THE CONTRACTOR SHALL COMPLY WITH SAN LUIS OBISPO COUNTY REQUIREMENTS WITH REGARDS TO DUST CONTROL. THIS RESPONSIBILITY EXTENDS OVER WEEKENDS, HOLIDAYS, AND ANY OTHER NON- WORK PERIODS UNTIL ALL EARTHWORK IS COMPLETE AND ALL PERMANENT EROSION AND DUST CONTROL MEASURES HAVE BEEN INSTALLED.
- THE CONTRACTOR SHALL PROVIDE THE COUNTY OF SAN LUIS OBISPO WITH A CONTACT NAME AND 24-HOUR PHONE NUMBER FOR THE INDIVIDUAL RESPONSIBLE FOR DUST AND EROSION CONTROL.
- THE CONTRACTOR SHALL EMPLOY BEST MANAGEMENT PRACTICES WITH REGARDS TO:
 - A. MATERIAL STORAGE.
 - B. SOLID WASTE DISPOSAL.
 - C. DUST AND EROSION CONTROL.
 - D. SOIL TRACKING FROM THE SITE.
 - E. VEHICLE AND EQUIPMENT MAINTENANCE AND FUELING.
 - F. HAZARDOUS MATERIAL STORAGE AND USE.
 - G. SPILL PREVENTION AND EMERGENCY RESPONSE PROCEDURES.
 - H. NON-STORM WATER MANAGEMENT PRACTICES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR HIS FORCES AND THE FORCES OF ALL SUB-CONTRACTORS UNDER HIS CHARGE.
- THE CONTRACTOR SHALL HAVE ADEQUATE QUANTITIES OF ALL NECESSARY EROSION CONTROL MATERIALS ON-SITE. SAID MATERIALS SHALL BE INSTALLED AND IN-PLACE IN ADVANCE OF POTENTIAL RAIN EVENTS. MATERIALS SHALL BE INSPECTED ONCE A WEEK FOR THE DURATION OF THE PROJECT.
- PERMANENT EROSION CONTROL MATERIALS (FINAL LANDSCAPE PLANTING, EROSION CONTROL BLANKETS, RIP-RAP ENERGY DISSIPATION DEVICES, AND/OR HYDRO-SEED TYPE EROSION CONTROL SOIL BINDER MATERIAL) SHALL BE INSTALLED AS SOON AS IS PRACTICAL AFTER EARTHWORK OPERATIONS ARE COMPLETE.

PROJECT AIR QUALITY NOTES

DURING CONSTRUCTION/GROUND DISTURBANCE ACTIVITIES, THE CONTRACTOR SHALL DESIGNATE A PERSON OR PERSONS TO MONITOR THE DUST CONTROL PROGRAM AND TO ORDER INCREASED WATERING AS NECESSARY TO PREVENT TRANSPORT OF DUST OFF-SITE. THEIR DUTIES SHALL INCLUDE HOLIDAY AND WEEKEND PERIODS WHEN WORK MAY OR MAY NOT BE IN PROGRESS. THE NAME AND TELEPHONE NUMBER OF SUCH PERSONS SHALL BE PROVIDED TO THE APCD PRIOR TO COMMENCEMENT OF CONSTRUCTION.

THE MEASURES FOR DUST CONTROL ARE AS FOLLOWS, BUT NOT LIMITED TO:

- REDUCE THE AMOUNT OF DISTURBED AREA WHERE POSSIBLE.
- USE OF WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. INCREASED WATERING FREQUENCY WILL BE REQUIRED WHENEVER WIND SPEEDS EXCEED 15 MPH. RECLAIMED NON-POTABLE WATER SHALL BE USED WHENEVER POSSIBLE.
- ALL DIRT STOCK PILE AREAS SHALL BE SPRAYED DAILY AS NEEDED.
- PERMANENT DUST CONTROL MEASURES IDENTIFIED IN THE APPROVED PROJECT PLANS SHALL BE IMPLEMENTED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF ANY SOIL DISTURBING ACTIVITIES.
- EXPOSED GROUND AREAS THAT ARE PLANNED TO BE REWORKED AT DATES GREATER THAN ONE MONTH AFTER INITIAL GRADING SHOULD BE SOWN WITH A FAST-GERMINATING NATIVE GRASS SEED AND WATERED UNTIL ESTABLISHED.
- ALL DISTURBED SOIL AREAS NOT SUBJECT TO REVEGETATION MUST BE STABILIZED USING APPROVED CHEMICAL SOIL BINDERS, JUTE NETTING, OR OTHER METHODS APPROVED IN ADVANCE BY THE APCD.

EXPOSED SOIL STABILIZATION NOTE:

APPLICANT SHALL ENSURE ALL MAN-MADE EXPOSED CUT / FILL EMBANKMENTS AND DISTURBED AREAS DURING CONSTRUCTION AND POST GRADING ARE STABILIZED BY EITHER:

1) UPON COUNTY APPROVAL, APPLICANT MAY BROADCAST SEED/STRAW MIXTURE OVER SAID AREA'S AND FOLLOW UP BY "PUNCHING" THE STRAW WITH A SHEEPS-FOOT EXCAVATOR MOUNTED ROLLER TO THE SATISFACTION OF THE COUNTY INSPECTOR.

2) PREFERRED METHOD - HYDROSEEDING SAID AREA'S WITH AN APPROVED COUNTY HYDROSEED MIX ADHERING TO THE COUNTY STANDARD MIX AND PROCEDURES SHOWN BELOW.

EROSION CONTROL SEED MIX

HYDROSEED MIXTURE OF CALIFORNIA NATIVE GRASSES & WILDFLOWERS. SEED SELECTED FROM CALTRANS SITE <http://transplant.dot.ca.gov> FOR HWY 1.

SPECIES	PURE LIVE SEED LBS/AC.
Vulpia microstachys	10.00
Vulpia octiflora	4.00
Elymus glaucus Buckley	4.00
Bromus corymbosus Hook.	4.00
Hordeum brachyantherum	3.00
Melica imperfecta Trin.	3.00
Nassella pulchra	2.00
	30.00

NOTE: OWNER MAY ADAPT SEED MIX DESIGN TO ONE OF HIS LIKING, PROVIDED TOTAL WEIGHT OF PURE LIVE SEED IS 30 LBS/ACRE.

HYDROSEED COMPONENTS

RECOMMENDED HYDROSEED COMPONENTS & APPLICATION RATES:

PRODUCT	APPLICATION RATE
Conwed 1000 Wood Fiber Mulch	1500 LBS/AC.
Hydropost1M Premium Compost	1000 LBS/AC.
Ecology Controls M-Binder/Tack	150 LBS/AC.
Bioal Forte 7-2-1 Organic fertilizer	800 LBS/AC.
AM 120 Mycorrhizal Inoculum	60 LBS/AC.
Pure Live Seed	30 LBS/AC.

NOTE: IF COMPOST IS ELIMINATED, WOOD FIBER MULCH SHALL BE INCREASED TO 2500 LBS./AC.

HYDROSEED NOTES:

- HYDROSEED MIX SHALL BE AS SPECIFIED ON THIS SHEET.
- SURFACE OF AREAS TO RECEIVE SEED SHALL BE LOOSENEED & WATERED PRIOR TO APPLICATION OF SEED AND MULCH.
- MIXING: MIXING OF MATERIAL FOR APPLICATION WITH HYDROSEEDING EQUIPMENT SHALL BE PERFORMED IN A TANK WITH A BUILT-IN CONTINUOUS AGITATION SYSTEM OF SUFFICIENT OPERATING CAPACITY TO PRODUCE A HOMOGENEOUS MIXTURE AND DISCHARGE SYSTEM WHICH SHALL APPLY THE MIXTURE AT A CONTINUOUS AND UNIFORM RATE. THE TANK SHALL HAVE A MINIMUM CAPACITY OF 1,000 GALLONS. THE ENGINEER MAY AUTHORIZE USE OF EQUIPMENT OF SMALLER CAPACITY IF IT IS DEMONSTRATED SUCH EQUIPMENT IS CAPABLE OF PERFORMING ALL OPERATIONS SATISFACTORILY.

UNDERGROUND SERVICE ALERT



DIAL 811

TWO WORKING DAYS
BEFORE YOU DIG

CAYUCOS RANCH AG. ROAD

EROSION AND SEDIMENT CONTROL PLAN

REV.	DESCRIPTION	DATE	APP.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

TARTAGLIA ENGINEERING
CIVIL ENGINEERS
7360 El Camino Real, Suite E, Alexandria, CA 93422
805-466-5660 FAX: 805-466-5471

TUCKER



DESIGN	SAK
DRAWN	SAK
CHECKED	SAK
SCALE	AS SHOWN
DWG. NO.	18-50
DATE	3/29/19
SHEET	10 of 11

To use the Rainfall Erosivity Factor Calculator to determine your eligibility for the LEW, you will need your project's location (either latitude/longitude or address) and the estimated start and end dates of construction. The period of construction activity begins at initial earth disturbance and ends with final stabilization.

- Construction Rainfall Erosivity Waiver Fact Sheet
- Appendix C of the 2017 CGP – Small Construction Waivers and Instructions

For questions or comments, email EPA's CGP staff at cgpn@epa.gov.

Facility Information

- Start Date: 04/01/2019
- End Date: 09/10/2019
- Latitude: 35.511111111111
- Longitude: -120.60583333333

Erosivity Index Calculator Results

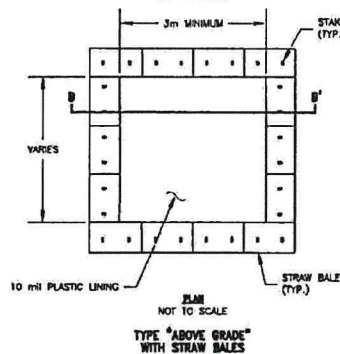
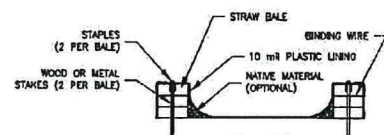
An erosivity index value of 4.91 has been determined for the construction period of 04/01/2019 - 09/10/2019.

A rainfall erosivity factor of less than 5.0 has been calculated for your site and period of construction. Contact your permitting authority to determine if you are eligible for a waiver from NPDES permitting requirements. If you are covered under EPA's construction general permit then you can use eNOI to submit your low erosivity waiver certification.

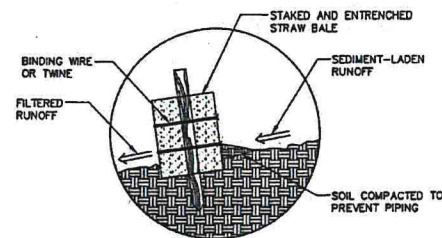
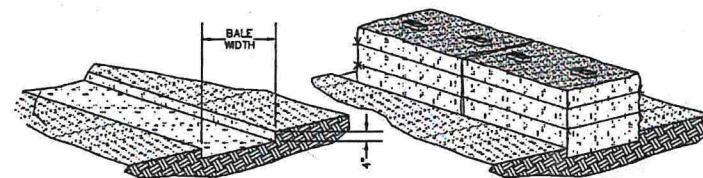
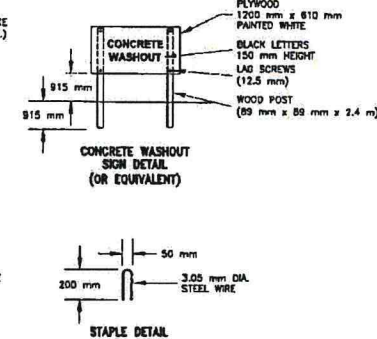
If your construction activity extends past the project completion date you specified above, you must recalculate the R factor using the original start date and a new project completion date. If the recalculated R factor is still less than 5.0, a new waiver certification form must be submitted before the end of the original construction period. If the new R factor is 5.0 or greater, the operator must submit a Notice of Intent to be covered by the Construction General Permit before the original project completion date.

Start Over

PROJECT EROSIVITY WAIVER

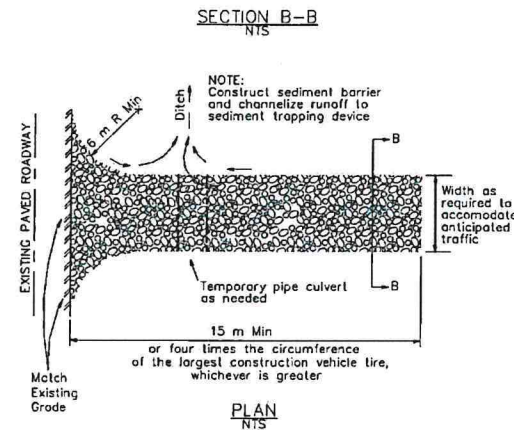
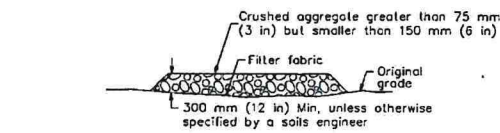


TEMPORARY CONCRETE WASHOUT FACILITY



STRAW BALE INSTALLATION DETAIL

1. EXCAVATE THE TRENCH 4" DEEP TO BALE WIDTH.
2. PLACE AND STAKE STRAW BALES USING 2x2 STAKES, T-RAIL OR #5 REBAR. DRIB STAKES BY 3 INCHES INTO THE GROUND, MINIMUM.
3. WEDGE LOOSE STRAW BETWEEN BALES.
4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



Stabilized Construction Entrance/Exit (Type 1)

California Storm Water Quality Handbook
Construction Site Best Management Practices Manual
November 2000

Stabilized Construction Entrance/Exit TC-1
3 of 4

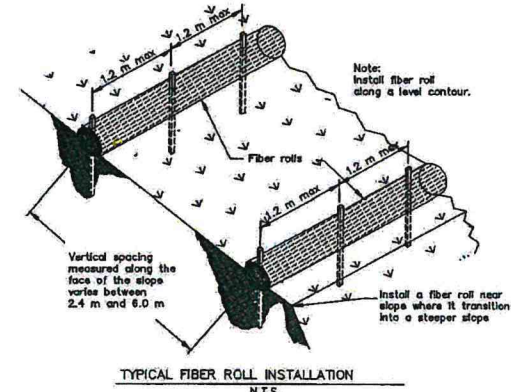
STABILIZED CONSTRUCTION ENTRANCE

NOTES

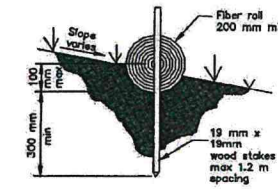
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS.

WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC ROADS.

USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO DRAINAGE FACILITY AS REQUIRED.



TYPICAL FIBER ROLL INSTALLATION



ENTRENCHMENT DETAIL

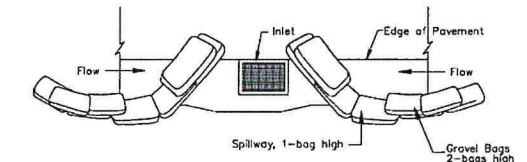
California Storm Water Quality Handbook
Construction Site Best Management Practices Manual
November 2000

Fiber Rolls SC-5
3 of 3

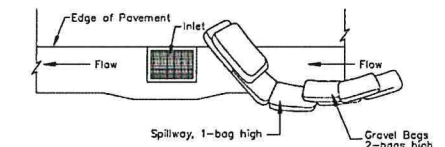
FIBER ROLL INSTALLATION DETAIL

Storm Drain Inlet Protection

SC-10



TYPICAL PROTECTION FOR INLET WITH OPPOSING FLOW DIRECTIONS



TYPICAL PROTECTION FOR INLET WITH SINGLE FLOW DIRECTION

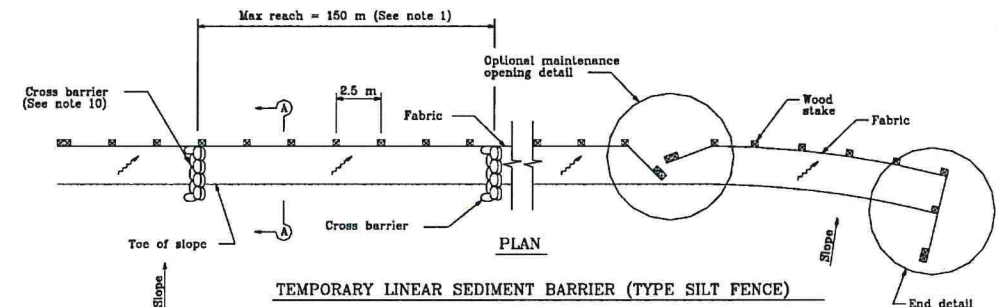
NOTES:

1. Intended for short-term use.
2. Use to inhibit non-storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed.
5. Not applicable in areas with high silts and clays without filter fabric.

California Storm Water Quality Handbook
Construction Site Best Management Practices Manual
March 1, 2003

Storm Drain Inlet Protection SC-10
7 of 7

SAND BAG INLET PROTECTION



NOTES

1. Construct the length of each reach so that the change in base elevation along the reach does not exceed 1/3 the height of the linear barrier, in no case shall the reach length exceed 150m.
2. The last 2.5 m of fence shall be turned up slope.
3. Stake dimensions are nominal.
4. Dimensions may vary to fit field conditions.
5. Stakes shall be spaced at 2.5 m maximum and shall be positioned on downstream side of fence.
6. Stakes to overlap and fence fabric to fold around each stake one full turn. Secure fabric to stake with 4 staples.
7. Stakes shall be driven tightly together to prevent potential flow-through of sediment at joint. The tops of the stakes shall be secured with wire.
8. For end stake, fence fabric shall be folded around two stakes one full turn and secured with 4 staples.
9. Minimum 4 staples per stake. Dimensions shown are typical.
10. Cross barriers shall be a minimum of 1/3 and a maximum of 1/2 the height of the linear barrier.
11. Maintenance openings shall be constructed in a manner to ensure sediment remains behind silt fence.
12. Joining sections shall not be placed at slump locations.
13. Sandbag rows and layers shall be offset to eliminate gaps.

LEGEND

- Tamped backfill
- Slope direction
- Direction of flow

SILT FENCE INSTALLATION DETAIL

TEMPORARY LINEAR SEDIMENT BARRIER (TYPE SILT FENCE)

CROSS BARRIER DETAIL

SECTION C-C



CROSS BARRIER DETAIL

SECTION C-C

REV.	DESCRIPTION	DATE	APP.
A	-	-	-



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
TREVOR KEITH, DIRECTOR

THIS IS A NEW PROJECT REFERRAL / SUMMARY

DATE: 8/8/2019
TO: 2nd District Legislative Assistant, Ag Commissioner, CAL FIRE / County Fire, Public Works, Stormwater (A. Schuetze), Army Corps of Engineers, Caltrans, CA Dept Fish & Wildlife, Coastal Commission, RWQCB, U.S. Dept of Fish & Wildlife, Cayucos Citizen Advisory Council
FROM: Young Choi (805-788-2086 or ychoi@co.slo.ca.us)

PROJECT NUMBER & NAME: DRC2019-00178 DAVIS FAMILY

PROJECT DESCRIPTION: Proposed Minor Use Permit for a new ag-base rock road of approximately 1700 linear feet for cattle transport (to include new CAL FIRE crossing to property). Location is 1101 Little Cayucos Creek Road in Cayucos.

APN(s): 046-191-057; -058 & -059

Return this letter with your comments attached no later than 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART I: IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II: ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
☐ NO (Please go on to PART III.)

PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE INDICATE (VIA E-MAIL OR PHONE).

No comments - will review building/grading plans if requested by Building Department

8/9/19	David E Grim	781-1596
Date	Name	Phone



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
TREVOR KEITH, *DIRECTOR*

Date: August 27, 2019

To: Young Choi

From: Anthony Schuetze, Stormwater Program Manager

Subject: Referral Comments, DRC2019-00178

Thank you for the opportunity to provide information on the proposed project. Based on the information provided in the referral package, the applicant should be made aware of the following conditions and requirements that may impact the proposed project.

Recommended Project Conditions of Approval:

1. At the time of application for construction permits, the applicant must account for the total area of disturbance associated with construction and indicate the limits of disturbance on the plans. Projects that disturb greater than 1.0 acre of construction related activities must enroll in the Construction General Permit (CGP) for Stormwater Discharges Associated with Construction (Order 2009-0009-DWQ) or apply for a Rainfall Erosivity Waiver from the CGP. Based on Land Use Permit Application, 1.46 acres of grading or removal of ground cover are identified. This total site disturbance would require enrollment in CGP or Rainfall Erosivity Waiver.
2. At the time of application for construction permits, the applicant shall complete a Stormwater Control Plan Application and supporting documents or Stormwater Post Construction Requirements Waiver Request Form. The project is partially located within the County of San Luis Obispo Municipal Stormwater Management Area (MS4 Coverage Area) and compliance with the Central Coast Post-Construction Requirements (Resolution R3-2013-00032) may be required.

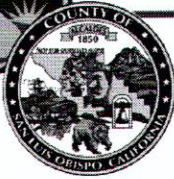
Building Division Stormwater Comments:

1. Projects that do not receive a Stormwater Post Construction Requirements Waiver must incorporate site design and runoff reduction measures during the project planning stage and complete a Stormwater Control Plan (SWCP). Based on total net impervious surface area created, Post Construction Stormwater Management Performance Requirements may be required.



CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
Phone: 805.543.4244 • Fax: 805.543.4248
www.calfireslo.org



Scott M. Jalbert, Unit Chief

August 29, 2019

Young Choi,

Subject: New Ag road, (DRC2019-00178)

- Additional design criteria and information may be obtained from San Luis Obispo County Public Works. San Luis Obispo County Public Works defers to Cal Trans standards.

- Private bridges must meet the following requirements:

- Be designed by a Registered Civil Engineer.
- Engineer must provide written design load and specifications to CAL FIRE/County Fire.
- Bridge weight limit and vertical clearance signs posted at each entrance.
- Provide a minimum of 20 ton capacity.
- Provide vehicle & pedestrian guard rails on each side.
- Provide turnouts on either side of bridge entry.
- One lane bridges must be approved by the fire department.

-ACCESS ROAD A 20-foot wide access road is required

- All weather surface capable of supporting 20 tons
- 10 feet of fuel modification is required on both sides of road
- Must provide an unobstructed vertical clearance of not less than 13'6"
- Where road exceeds a 12% grade, it must be a nonskid surface
- Road must be named & posted using the County standard signage

If I may be of additional assistance, please do not hesitate to contact me at (805)543-4244, ext 3429.

Thank you,

Tony Gomes

Fire Captain /Inspector



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
TREVOR KEITH, DIRECTOR

THIS IS A NEW PROJECT REFERRAL / SUMMARY

DATE: 8/8/2019
TO: 2nd District Legislative Assistant, Ag Commissioner, CAL FIRE / County Fire, Public Works, Stormwater (A. Schuetze), Army Corps of Engineers, Caltrans, CA Dept Fish & Wildlife, Coastal Commission, RWQCB, U.S. Dept of Fish & Wildlife, Cayucos Citizen Advisory Council
FROM: Young Choi (805-788-2086 or ychoi@co.slo.ca.us)

PROJECT NUMBER & NAME: DRC2019-00178 DAVIS FAMILY

PROJECT DESCRIPTION: Proposed Minor Use Permit for a new ag-base rock road of approximately 1700 linear feet for cattle transport (to include new CAL FIRE crossing to property). Location is 1101 Little Cayucos Creek Road in Cayucos.

APN(s): 046-191-057; -058 & -059

Return this letter with your comments attached no later than 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART I: IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☒ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II: ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
☒ NO (Please go on to PART III.)

PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE INDICATE (VIA E-MAIL OR PHONE).

NO CONCERNS IF ROAD IS USED FOR CROP PRODUCTION AND GRAZING
USES ONLY.

11/4/19
Date

LUISA L. AUCHINCLOSS
Name

5914
Phone